1. CONSENT

    Documents:

        16 QUAKER ASBUILT REV 2022-12-7605 WINDOW.PDF

2. NEW BUSINESS 09/03/2024

    Documents:

        5 MATTAPOISETT DECK EXPANSIONS.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
        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 FAIRGROUNDS 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

3. NEW BUSINESS 09/17/2024

    Documents:

        46 ESSEX RD DRIVEWAY.PDF
        50 WANOMA NEW DWELLING.PDF
        9 ORANGE REV DOOR.PDF

3 MANATOOK WY MOVE DEMO OUTBUILDING 1.PDF
3 MANATOOK WY MOVE DEMO OUTBUILDING 2.PDF
3 MANATOOK WY MOVE DEMO OUTBUILDING 3.PDF
2 FAWN LN REV CHIMNEY.PDF
3 POPS LN GARAGE DEMO.PDF
3 POPS LN MH DEMO.PDF
3 POPS LN MH.PDF
3 POPS LN GARAGE.PDF
3 POPS LN GH.PDF
3 POPS LN POOL.PDF
6 PLAINFIELD ROAD POOL.PDF
109 TOM NEVERS RD REV 9477.PDF
75 FAREGROUNDS NEW DWELLING.PDF
10 MARION DECK EXTENTION.PDF
332 MADAKET RD MH REVISIONS TO COA.PDF
332 MADAKET RD 2ND DWELLING.PDF
3 RUDDER LANE REVS TO COA RETAIN FP PORCH.PDF
8 SCONSET AVE REMOVE ADDITION AND WALKDOWN FENESTRATION CHANGES AND EXTEND DORMER.PDF
8 SCONSET AVE POOL.PDF
4 STARBUCK RD REPLACEMENT EXISTING GARAGE ROOF.PDF
65 POLPIS RD MOVE DWELLING ON FROM 19 NFR.PDF
20 BROAD ST NEW ACCESSIBILITY AND LIKE KIND CHIMNEY REPLACEMENT.PDF
224 POLPIS GARAGE.PDF
32 NORTH LIBERTY REVISIONS.PDF
44 SKYLINE DR MOVE ON FROM 20 GREGLEN AVE.PDF
20 GREGLEN MOVE OFF DWELLING TO 44 SKYLINE.PDF

4. NEW BUSINESS 10/01/2024

Documents:

6 SANDY DR BRICK PIERS RENO REV 2024-07-10776.PDF
32 MAIN ST WINDOW REPLACEMENT.PDF
8 MICHEME LN DORMER GARAGE.PDF
7 KIMBALL SHED.PDF
49 RIDGE LN ALTERATIONS.PDF
8 MILL ST ROOF.PDF
15 LIBERTY RAMP.PDF
3 SHAWKEMO FOR COLOR CHANGE.PDF
46 W MIACOMET HOUSE MOVE.PDF
46 W MIACOMET SHED MOVE ON SITE.PDF
1 BACK ST REV 10328 DOOR WINDOW.PDF
3 BACK ST REV 10332 DOORS AND WINDOWS.PDF
23 OLD SOUTH WHARF SKINNY DIP STAIRS.PDF
15 AURORA WAY - SHED.PDF
52 W CHESTER STREET MH REV TO COA 9822.PDF
5 COFFIN ST SIAS DWELLING HDC HISTORIC DETERMINATION.PDF
38 VESTAL- SHED ADDITION.PDF
11 BAYBERRY ADD ROOF OER GARAGE DOORS.PDF
23 MASAQUET POOL CABANA.PDF
113 MAIN ST ROOF CHANGE.PDF
46 N LIBERTY STEPS DORMER.PDF
5 INDEPENDENT HEAT PUMP WOOD ENCLOSURES.PDF
117 EEL POINT POOL.PDF
24 DERRYMORE RD ADDITION.PDF
10 DENNIS DR SHED.PDF
7 LAURETTA LN REV SPA PATIO FIREPIT.PDF

88 POCOMO RD MAIN DWELLING DEMO 092324 (INCL PHOTOS).PDF
3 MASAQUET AVE POOL HARDSCAPE.PDF
3 MASAQUET AVE TENNIS COURT.PDF
116 POLPIS PICKLEBALL COURT.PDF
59 POLPIS HARDSCAPE.PDF
24 MEADOW VIEW WINDOW DOORS.PDF
ZERO SANKATY RD ROOF.PDF
27 OSPREY WY DECK.PDF
7 MEETING HOUSE LN ROOF.PDF
27 RUGGED RD STUDIO REV 10476.PDF
27 RUGGED RD MAIN HOUSE 10478.PDF
8 SECOND WAY - 2ND DWELLING.PDF
14 HONEYSUCKLE DR NEW DWELLING.PDF
2 GOLDEN ROD COURT NEW DWELLING.PDF
3 GOLDEN ROD COURT NEW DWELLING.PDF
4 GOLDEN ROD NEW DWELLING.PDF
5 GOLDEN ROD COURT NEW DWELLING.PDF
10 BEACH GRASS HARDSCAPE.PDF
12 BEACH GRASS HARDSCAPE.PDF
14 BEACH GRASS HARDSCAPE.PDF
1 BEACH GRASS HARDSCAPE.PDF
3 BEACH GRASS HARDSCAPE.PDF
5 BEACH GRASS HARDSCAPE.PDF
17 HONEYSUCKLE HARDSCAPE.PDF
19 HONEYSUCKLE HARDSCAPE.PDF
21 HONEYSUCKLE HARDSCAPE.PDF
7 NORTH PASTURE ROTATE COTTAGE ON SITE.PDF
7 NORTH PASTURE LN PATIO.PDF
5 SURFSIDE REV REMOVE WINDOW WELLS AND NEW FOUNDATION.PDF
8 RED MILL NEW DWELLING.PDF
8 RED MILL LN HARDSCAPE.PDF
8 RED MILL NEW CABANA.PDF
8 RED MILL LN HDC PHOTOS 9.23.2024.PDF
1 DOVEKIE CT ROOFTOP SOLAR.PDF
32 CANNONBURY MAINHOUSE.PDF
28 EQUATOR ADDITION COLOR CHANGE.PDF
8 WALBANG AVE SHED REVS.PDF
8 MARBLE WAY NEW DWELLING.PDF
8 MARBLE WAY GARAGE.PDF
26 SOMERSET LN CABANA.PDF
29 LONG POND DR FENESTRATION COLOR CHANGES.PDF
6 MILESTONE CROSSING POOL SPA.PDF
6 RED MILL LN ADD PATIO ROOF AND FENESTRATION CHANGES.PDF
2 STONE ALLEY REV 8882 ALTERATIONS.PDF
250 MILESTONE NGC CLUBHOUSE EVENT TERRACE.PDF
10 LINCOLN AVE MH OMIT CHIMNEY.PDF
3 POCHICK MOVE OFF DWELLING.PDF
3 POCHICK DEMO CABANA.PDF
3 POCHICK DEMO EXISTING SHED (1).PDF
3 MASAQUET MOVE DEMO DWELLING.PDF
3 MASAQUET MOVE ON MAIN DWELLING.PDF
3 MASAQUET GARAGE.PDF
3 MASAQUET SHED.PDF
64 66 BAXTER RD NEW MH.PDF
64 66 BAXTER RD NEW GH.PDF
31 EEL POINT RD SHED.PDF
31 EEL POINT RD CABANA.PDF
31 EEL POINT RD PERGOLA.PDF
19R HOOPER FARM RD MOVE ON FROM 2 DUKES RD.PDF

164 HUMMOCK POND RD POOL SPA PATIO.PDF
46 HUMMOCK POND RD REVS TO COA OUTDOOR KIT PATIO.PDF
21 FIELD AVE POOL SPA PATIO REVS TO COA.PDF

5. OLD BUSINESS 09/24/2024

Documents:

OB 39 MONOMOY RD POOL HARDSCAPE.PDF
OB 6 MARIONS POOL.PDF
OB 10 SILVER ST HARDSCAPE.PDF
OB 6 MARIONS POOL.PDF
OB 61 CENTER ST STAIRS.PDF
OB 48 YORK ST ADDITION.PDF

16 quaker road, Nantucket MASS

From: Amanda Spatola (amandajsspatola@gmail.com)

To: jcmcon@yahoo.com

Cc: jake@bisoncapitallending.com

Date: Thursday, September 19, 2024 at 10:53 AM EDT

John,

Please take this email as authorization to act as my agent with regard to the hdc application for 16 quaker road.

Thank you,
Amanda Spatola and Jacob Murphy

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 176.1

Street & Number of Proposed Work: 16 Quaker RD

Owner of record: NANTUCKET 16 QUAKER PROJECT LLC

Mailing Address: 9 ALPINE LANE
DARIEN, CT 06820

Contact Phone #: 203-273-8615 E-mail: AMANDAJSPATOLA@GMAIL.COM

AGENT INFORMATION (if applicable)

Name: John Murray

Mailing Address: POBOX 2415
NANTUCKET MA 02584

Contact Phone #: 5082211470 E-mail: jcmcon@yahoo.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District ____) ☐ Roof ☒ Other AS BUILT REVISION – NO CHANGE TO DORMER WINDOWS, ADD WINDOWS SOUTH ELEVATION ONLY

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

Width: N/A 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 _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation AS APPROVED ~~ON~~ UNDER HDC 2022-12-7605
2. South Elevation KEEP DORMER AS EXISTING ADD KITCHEN WINDOW
3. West Elevation AS APPROVED
4. North Elevation AS APPROVED

Is there an HDC survey form for 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 _____

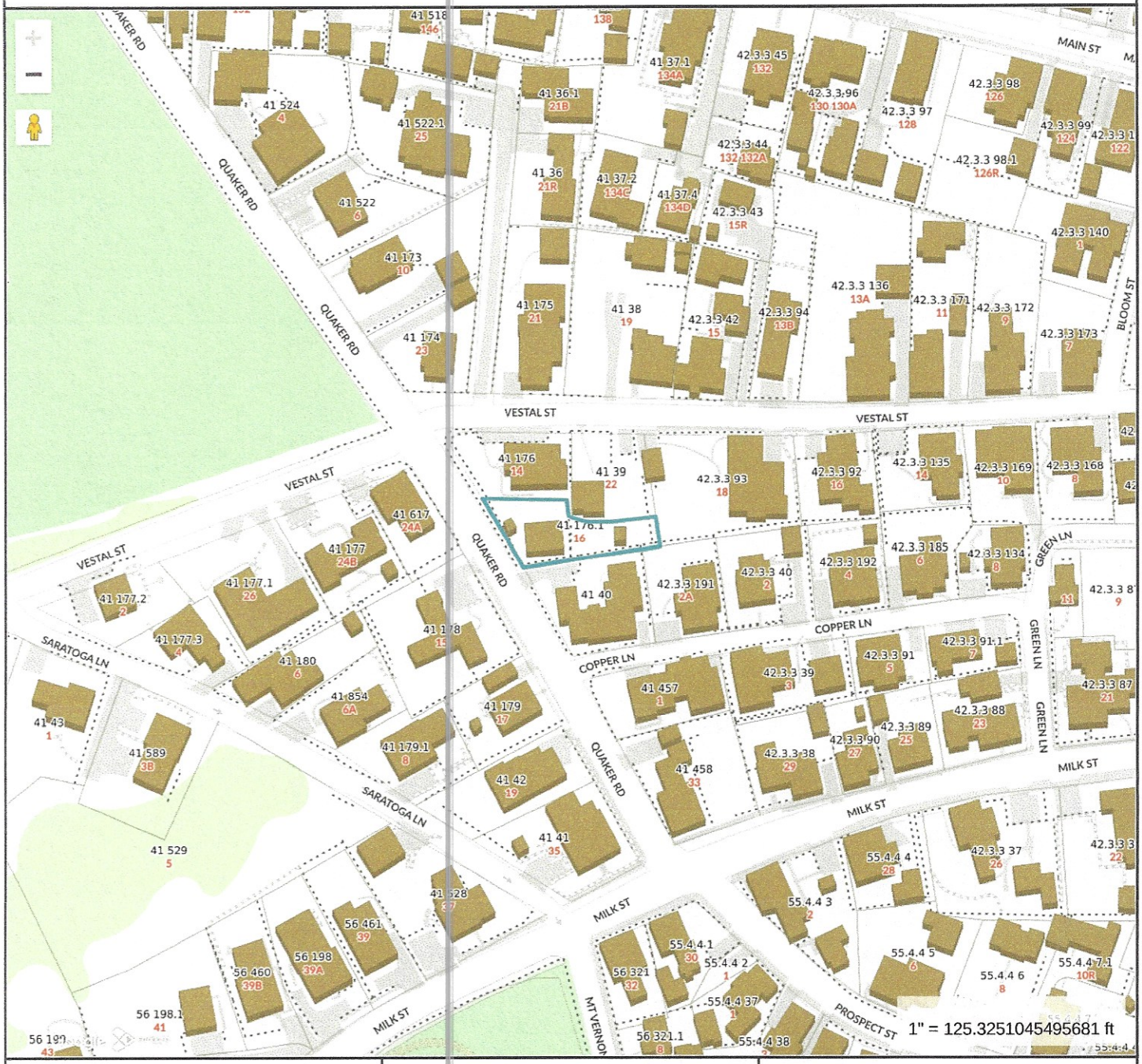
Trim _____ Sash _____ Doors _____

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 09/19/24 Signature of owner of record John Murray (AGENT) Signed under penalties of perjury



Property Information

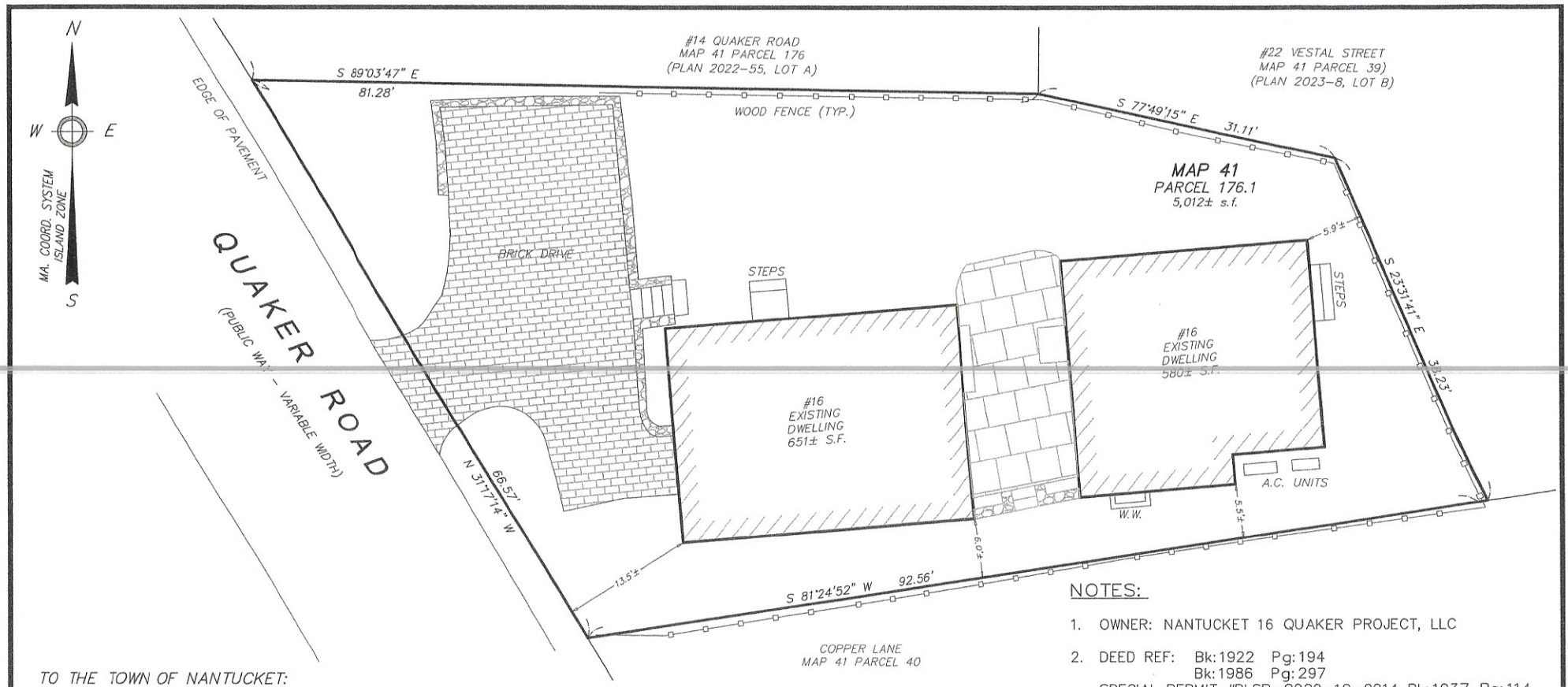
Property ID	191402
Location	16 QUAKER RD
Owner	NANTUCKET 16 QUAKER PROJECT LLC

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.



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
ALAN M GRADY
No. 31732
PROFESSIONAL LAND SURVEYOR

9/12/24

PROFESSIONAL LAND SURVEYOR

ZONE: ROH

	REQUIRED	EXISTING
LOT AREA:	5,000 s.f.	5,012± s.f.
FRONTAGE:	50'	66.57'
FRONT YARD:	0'	13.5'±
SIDE YARD:	5'	5.5'±
REAR YARD:	5'	5.9'±
GROUND COVER:	40% (MAX)	24.6% (1,231± s.f.)

PLAN SCALE

0 2 4 6 8 10 15 20 30

1 inch = 10 feet

NOTES:

1. OWNER: NANTUCKET 16 QUAKER PROJECT, LLC
2. DEED REF: Bk:1922 Pg:194
   Bk:1986 Pg:297
   SPECIAL PERMIT #PLSP-2022-12-0214 Bk:1937 Pg:114
3. PLAN REF: Plan #2023-8(LOT 2-REVISED & PARCEL A)
4. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0088-G dated 06/09/2014.

Date:	Drawn:	Checked:
SEPTEMBER 12, 2024	ERC/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

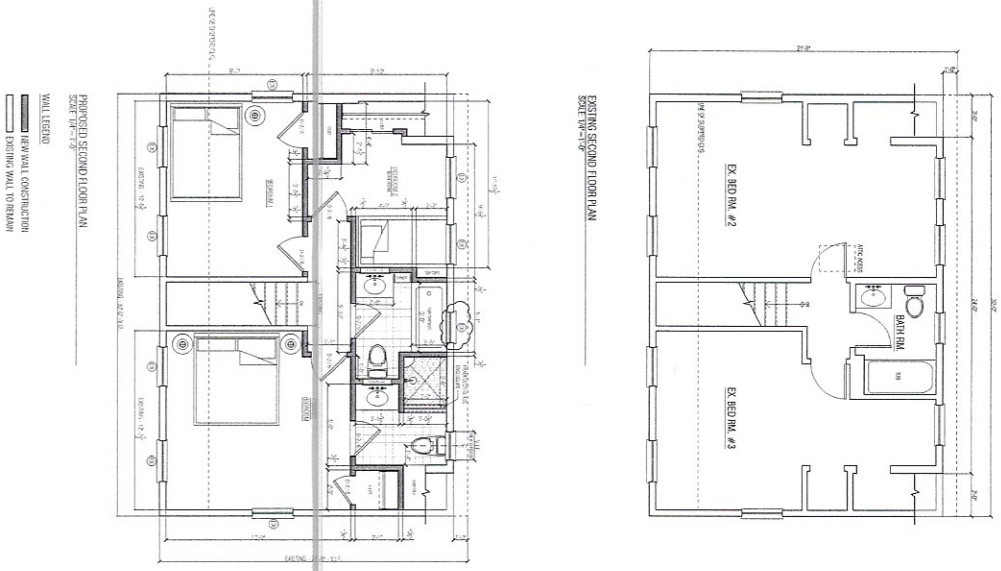
IN NANTUCKET, MA

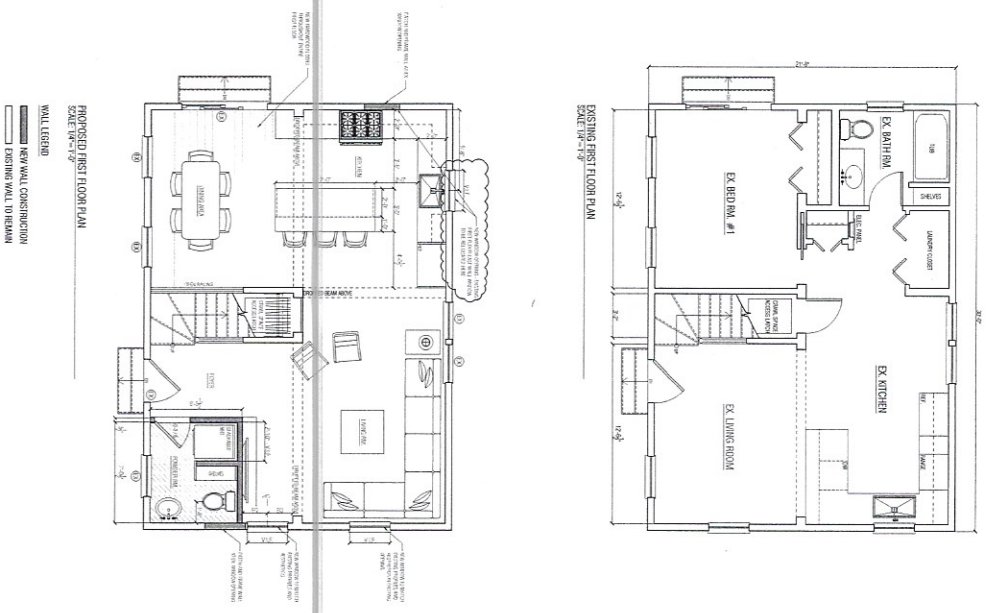
Prepared for:

NANTUCKET 16 QUAKER PROJECT LLC

#16 QUAKER ROAD
MAP 41 PARCEL 176.1

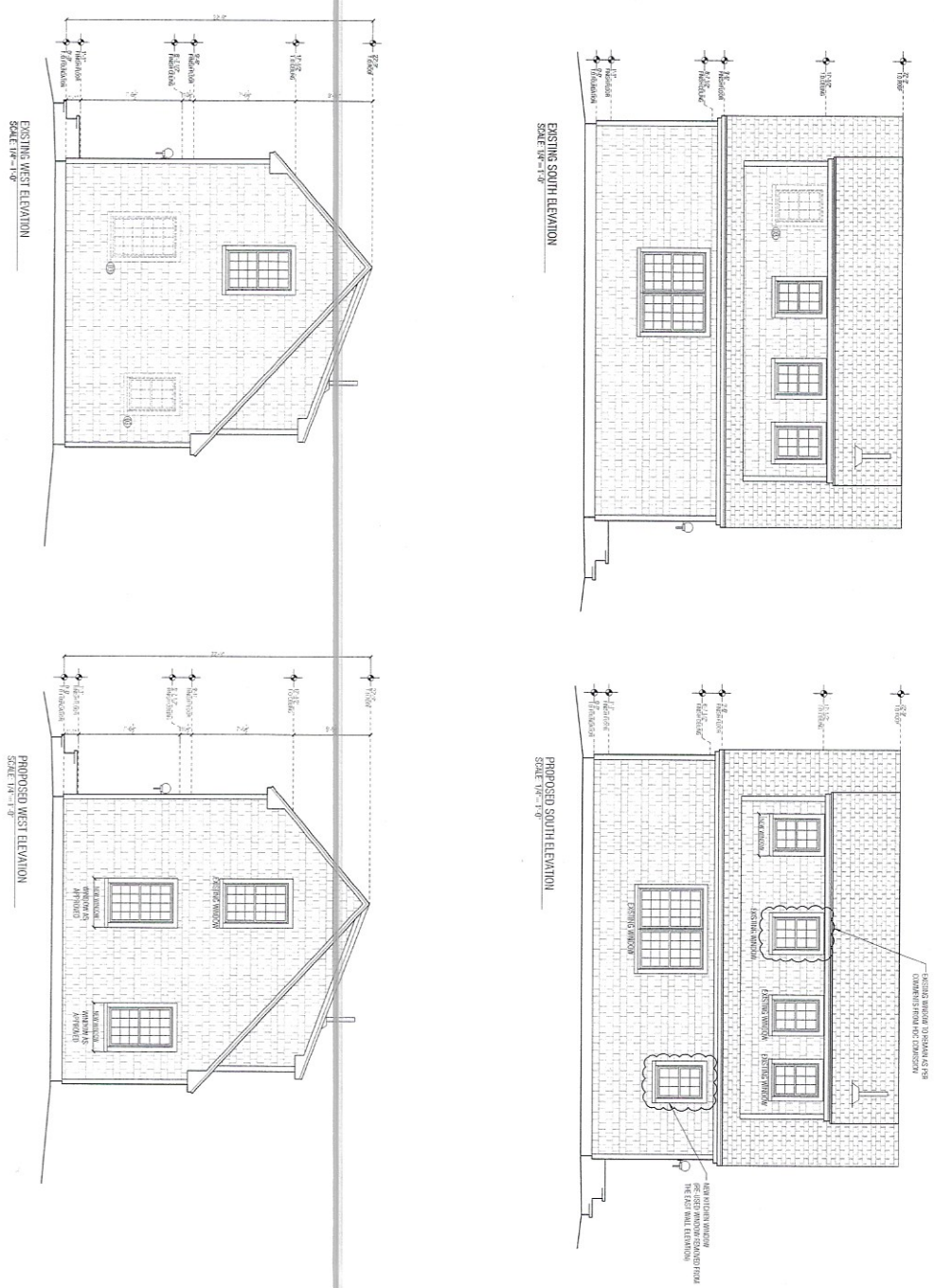
S:\Autocad Drawings\Nantucket\Quaker Rd\16 Quaker Road\16 Quaker Rd - FAB.dwg





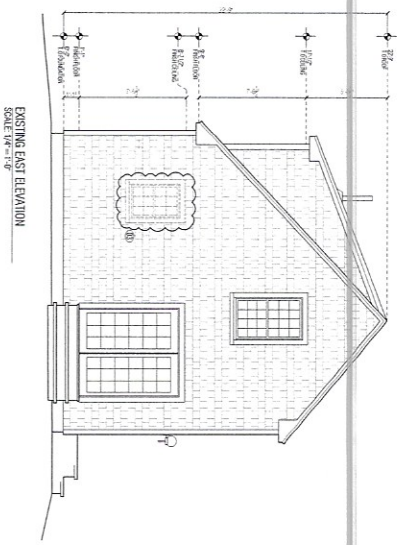
CONSTRUCTION SET

2022-12	PORTION OF 14 QUAKER ROAD Nantucket, MA	DEMAIO DESIGN GROUP, LLC. Nicholas M. DeMaio, AIA 9 Alpine Ln Darien, CT 06820 203 554 1504	SCALE: AS NOTED	REVISED: 09/09/2024	THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. HAS BEEN PREPARED SPECIFICALLY FOR THE OWNER FOR THIS PROJECT AT THIS SITE, AND IS NOT TO BE USE FOR ANY OTHER PURPOSE, LOCATION, OR OWNER, WITHOUT WRITTEN CONSENT OF THE ARCHITECT.
A-1.1	*EXISTING & PROPOSED FLOOR PLANS*		DATE: 11/22/2022		
			DRAWN: N.M.D.		

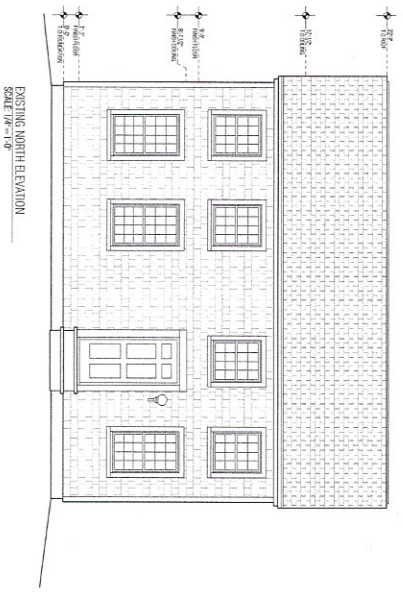


CONSTRUCTION SET

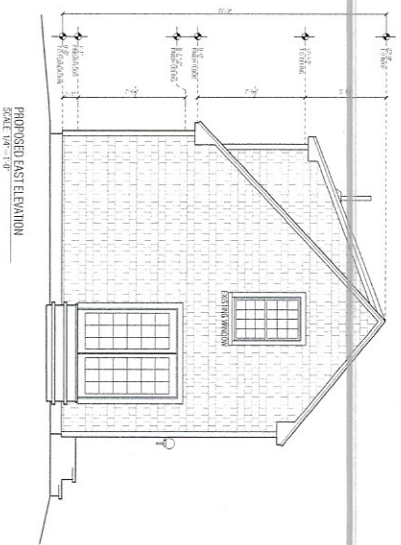
2022-12	PORTION OF 14 QUAKER ROAD Nantucket, MA	DEMAIO DESIGN GROUP, LLC. Nicholas M. DeMaio, AIA 9 Alpine Ln. Darien, CT 06820 203.554.1504	SCALE: AS NOTED	REVISED: 09/09/2024	THIS DRAWING IS THE PROPERTY OF THE ARCHITECT: HAS BEEN PREPARED SPECIFICALLY FOR THE OWNER FOR THIS PROJECT AT THIS SITE, AND IS NOT TO BE USE FOR ANY OTHER PURPOSE, LOCATION, OR OWNER, WITHOUT WRITTEN CONSENT OF THE ARCHITECT.
A-1.4	*PROPOSED ELEVATIONS*		DATE: 11/01/2022		
			DRAWN: N.M.D.		



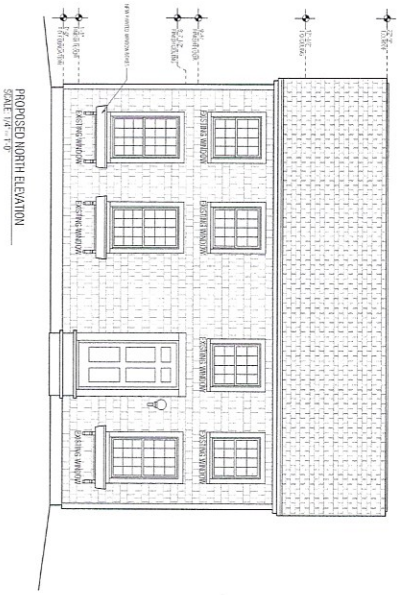
EXISTING EAST ELEVATION
SCALE 1/4" = 1'-0"



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



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



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

CONSTRUCTION SET

2022-12	PORTION OF 14 QUAKER ROAD Nantucket, MA	DEMAIO DESIGN GROUP, LLC. Nicholas M. DeMaio, AIA 9 Alpine Ln Darien, CT 06820 203 554 1504	SCALE: AS NOTED	REVISED: 09/09/2024	THIS DRAWING IS THE PROPERTY OF THE ARCHITECT; HAS BEEN PREPARED SPECIFICALLY FOR THE OWNER FOR THIS PROJECT AT THIS SITE, AND IS NOT TO BE USE FOR ANY OTHER PURPOSE, LOCATION, OR OWNER, WITHOUT WRITTEN CONSENT OF THE ARCHITECT.
A-1.3	*EXISTING ELEVATIONS*		DATE: 11/22/2022		
			DRAWN: N.M.D.		

2022-12-7605

COA _____ Inspector N.S Date Inspected 8/29/24 Map 41 Parcel 176.1

HDC Inspection Checklist – Major

Owner 16 Quake Project llc AKA 14 Quaker Inspection observed from: _____

Address 16 Quake Rd " "

_____ Pass X Fail _____

____New Dwelling ____Addition ____Garage ____Commercial Bldg ____Studio ____Move ____Demolition ____Shed

____Renovation X Alteration

Other: MH Fenestration changes

INSPECTION DETAILS

Buildings –

Siting on lot: _____

Foundation: Height exposed: ____ Material _____ Coating/Color _____

Chimney Height _____ Material _____ Style _____ Cap _____

Roof Pitch Main Mass _____ Secondary Mass _____ Dormer _____ Other _____

Roof Material- Material _____ Style _____ Color _____

Skylight(s) Location _____ Material _____ Style _____

Gutter / Leader material _____ Size _____ Color _____

Sidewall exposure(inches) ____ material _____ Clapboard _____ exposure (3 ½-4") _____

Trim material _____ Treatment _____ size _____ Color _____

Windows Type (TDL) ____ (SDL) ____ Style ____ Color ____ notes _____

Doors Type (TDL) ____ (SDL) ____ Style ____ Color ____ notes _____

Garage doors Type (TDL) ____ (SDL) ____ Style ____ Color ____ notes _____

OTHER/NOTES - South Elevation – windows do not match approval.

_____ INDICATES COMPLIANCE X INDICATES NON-COMPLIANCE N/A INDICATES Not Applicable

ATTACH PHOTOGRAPHS – Y/N 0

CERTIFICATE NO: _____ DATE ISSUED: 1/24/23

HDC2022-12-7605

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

PORTION OF

TAX MAP N°: 41 PARCEL N°. 39+176

Street & Number of Proposed Work: PORTION OF 22 SUESAL/14 QUAKER

Owner of record: NANTUCKET 14 QUAKER PROJECT LLC

Mailing Address: 9 ALPINE LANE
DARIEN, CT 06820

Contact Phone #: 203-273-8615 E-mail: AMANDAJSSPATCA@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: 12/20/22 Fee Paid: $ 50

Must be acted on by: 1/27/23

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: Roger Reed

Member: _____

Member: _____

Member: Dawn Coombs

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to Approve.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District ____) ☐ Roof ☒ Other FENESTRATION REVISION

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: 1995

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation – Remove 1 window
2. South Elevation – CHANGE 2 DORMER WINDOWS
3. West Elevation – CHANGE 2 WINDOWS
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 AS NEEDED FOR WINDOW REPLACEMENT

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

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

Window Casing 1" x 4" Door Frame _____ Columns/Posts: Round ____ Square ____

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

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

Doors* (type and material): ☐ 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 AS NEEDED NTW Clapboard (if applicable) _____ Roof _____

Trim WHITE Sash WHITE SASH Doors _____

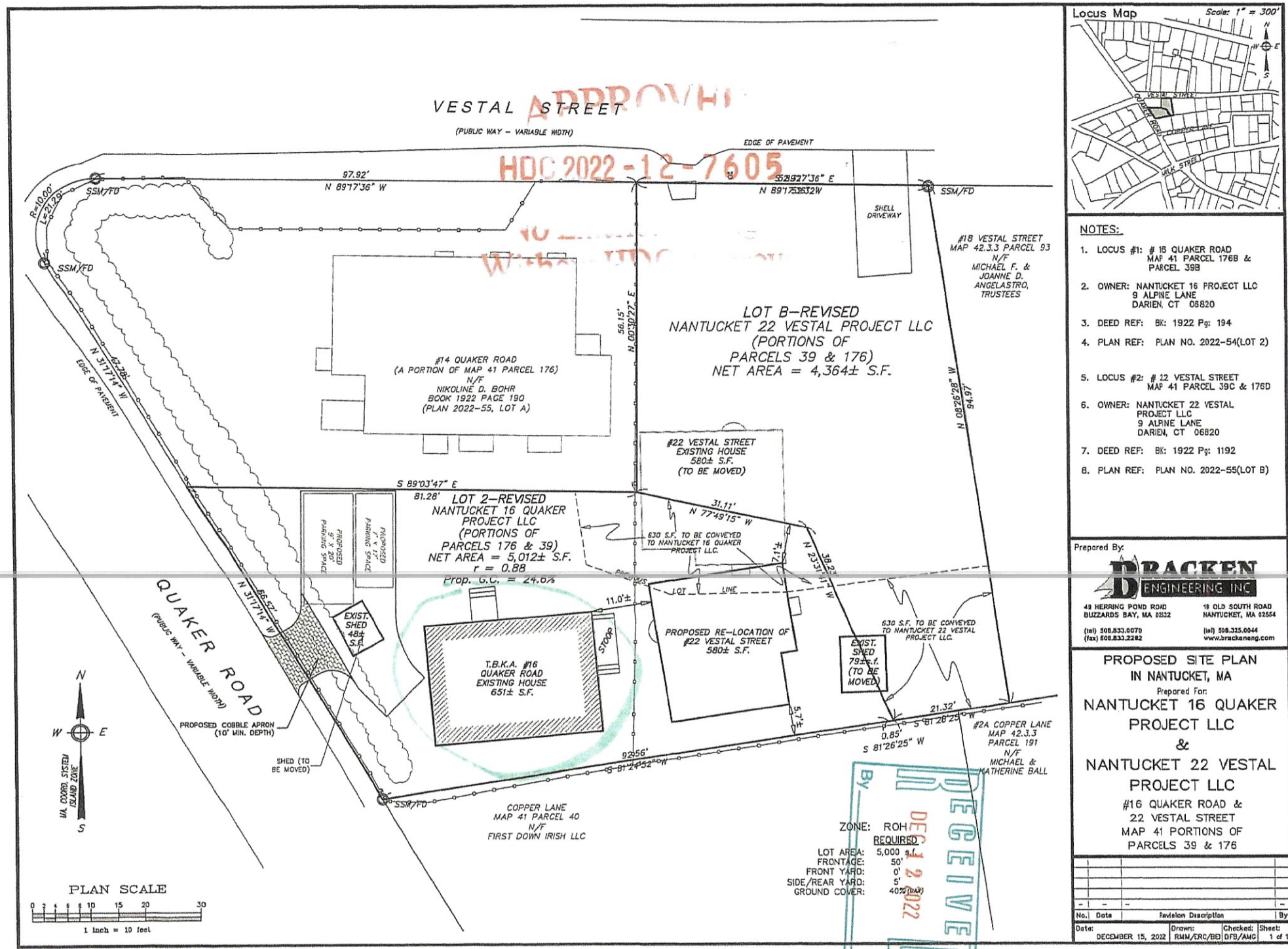
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 12/15/2022 Signature of owner of record _____ Signed under penalties of perjury

19. John Buttrick 12-7609		26 Warren's Landing Rd	Rebuild pool & structure	38/11.3	Linda Williams
Voting	Pohl, Welch, Coombs, Dutra, Patten				
Alternates	Camp				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Linda Williams				
Public	None				
Concerns (7:48)	**Williams** – You have to look at the pictures. It's not visible. Rebuilding in kind.				
	Welch – Confirmed the siding is all vertical board. It's atypical and existing but not visible.				
	No concerns due to no visibility.				
Motion	**Motion to Approve due to lack of visibility and through staff not visible at time of inspection and thereafter. (Welch)**				
Vote	Carried unanimously			Certificate #	HDC2022-12-7609
20. John Buttrick 12-7607		26 Warren's Landing Rd	New 2nd dwelling	38/11.3	Linda Williams
Voting	Pohl, Welch, Coombs, Dutra, Patten				
Alternates	Camp				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Linda Williams				
Public	None				
Concerns (7:46)	**Williams** – Presented project.				
	No concerns due to no visibility.				
Motion	**Motion to Approve as submitted. (Welch)**				
Vote	Carried unanimously			Certificate #	HDC2022-12-7607
21. QV3 Nom Trust 12-7611		22 Vestal Street	Move off cottage	41/39	Linda Williams
22. NT Quaker Project, LLC 12-7610		14 Quaker Road	Move on cottage	41/176	Linda Williams
Voting	Pohl, Welch, Coombs, Camp, Patten				
Alternates	Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Linda Williams				
Public	Milton Rowland, HSAG				
Concerns (7:53)	**Williams** – Presented project.				
	Backus – Circa 1940s contributing, Tigerlily. Appreciates it's being saved.				
	Rowland – Read advisory comments: No concerns.				
	No concerns with the move off-move on.				
Motion	**Motion to Approve the move off from 22 Vestal Street and move onto 14 Quaker Road. (Welch)**				
Vote	Carried unanimously			Certificate #	HDC2022-12-7611/7610
23. NT Quaker Project, LLC 11-7605		14 Quaker Road	MH replace windows	41/176	Linda Williams
Voting	Pohl, Welch, Coombs, Camp, Patten				
Alternates	Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Linda Williams				
Public	Milton Rowland, HSAG				
Concerns (7:59)	**Williams** – Presented project. Objects to allowing HSAG comments.				
	Backus – Non-contributing 1995 colonial. The new small window in the dormer is visible and odd in its symmetry; recommend keeping the dormer as is.				
	Rowland – Read advisory comments: The dormer window change is very visible and disrupts the consistency of the window pattern; it should remain as 4 identical windows.				
	Welch – In his opinion, the smaller bathroom window is not an issue; it's not inappropriate.				
	Camp – Leave the dormer the way it is.				
	Coombs – There are windows in bathrooms; sees no reason to change the dormer.				
	Patten – No issue.				
	Pohl – No concerns.				
Motion	**Motion to Approve. (Camp)**				
Vote	Carried unanimously			Certificate #	HDC2022-11-7605



Locus Map

Scale: 1" = 300'

NOTES:

1. LOCUS #1: # 16 QUAKER ROAD
   MAP 41 PARCEL 176B &
   PARCEL 39B
2. OWNER: NANTUCKET 16 PROJECT LLC
   9 ALPINE LANE
   DARIEN, CT 06820
3. DEED REF: BK: 1922 Pg: 194
4. PLAN REF: PLAN NO. 2022-54(LOT 2)
5. LOCUS #2: # 22 VESTAL STREET
   MAP 41 PARCEL 39C & 176D
6. OWNER: NANTUCKET 22 VESTAL
   PROJECT LLC
   9 ALPINE LANE
   DARIEN, CT 06820
7. DEED REF: BK: 1922 Pg: 1192
8. PLAN REF: PLAN NO. 2022-55(LOT B)

Prepared By:

BRACKEN ENGINEERING INC
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.6070
(fax) 508.833.2262
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

PROPOSED SITE PLAN
IN NANTUCKET, MA

Prepared For:

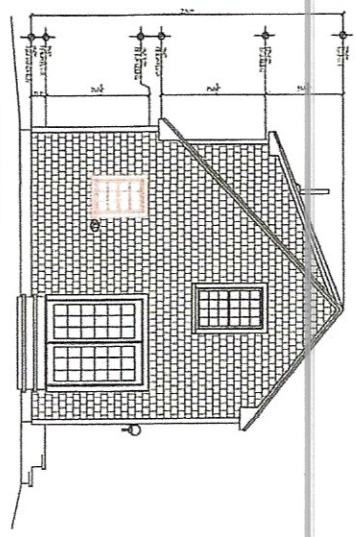
NANTUCKET 16 QUAKER PROJECT LLC
&
NANTUCKET 22 VESTAL PROJECT LLC

#16 QUAKER ROAD &
22 VESTAL STREET
MAP 41 PORTIONS OF
PARCELS 39 & 176

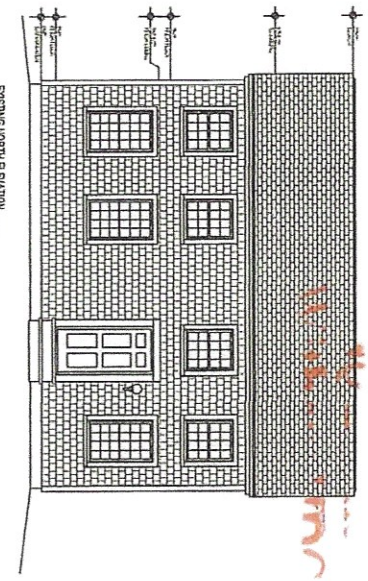
No.	Date	Revision Description	By
-	-	-	-

Date: DECEMBER 15, 2022 | Drawn: RMM/ERC/BBD | Checked: DFB/AMG | Sheet: 1 of 1

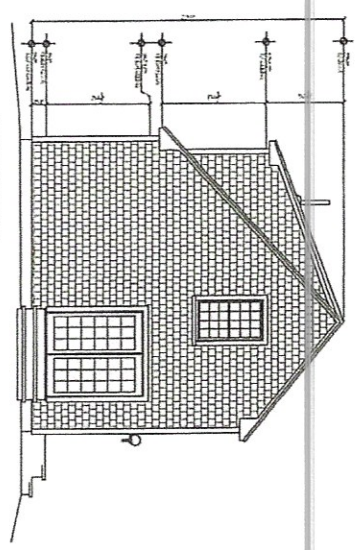
RECEIVED
DEC 12 2022
By



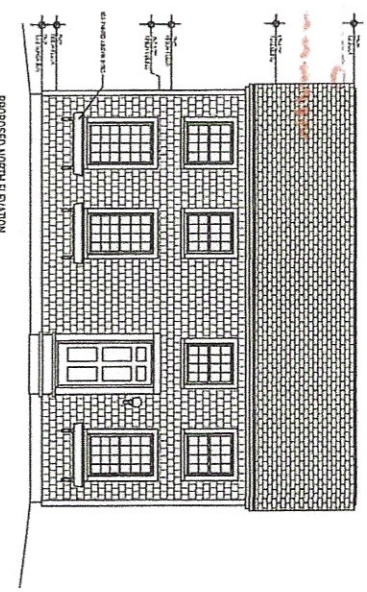
EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



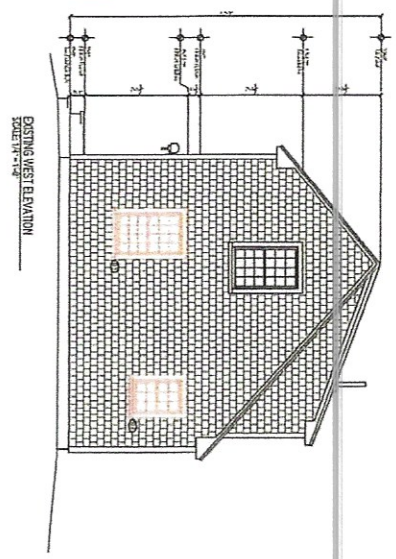
PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

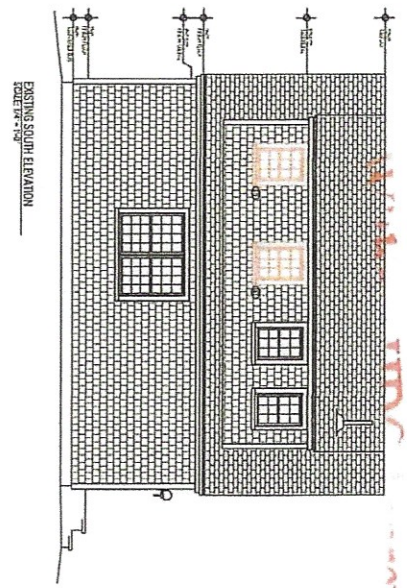
HDC 2022-12-7605

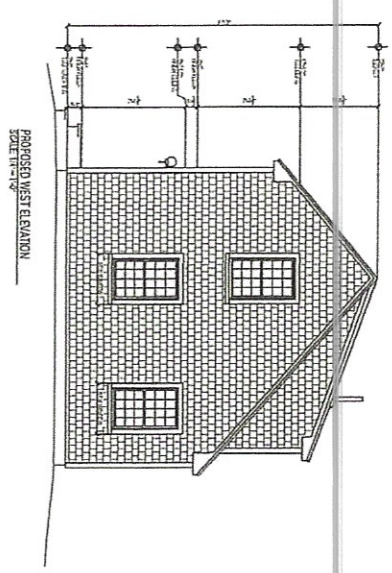
PERMIT SET

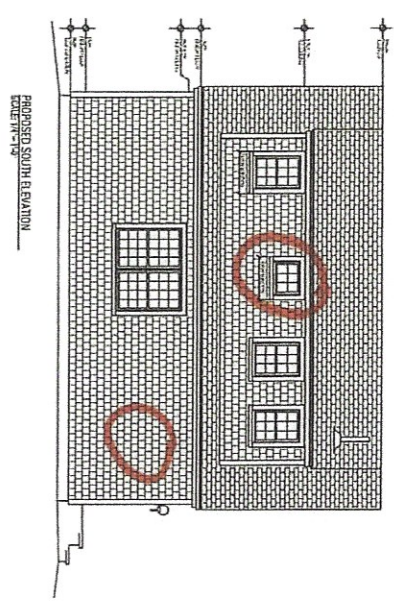
2022-12	16 QUAKER RENOVATION Nantucket, MA	DEMAIO DESIGN GROUP, LLC. Nicholas M. DeMaio, AIA © Alpine Ln. Darien, CT 06820 203.554.1504	SCALE: AS NOTED DATE: 11/01/2022 DRAWN: N.M.D.	REVISED	THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. HAS BEEN PREPARED SPECIFICALLY FOR THE OWNER FOR THIS PROJECT AT THIS SITE, AND IS NOT TO BE USE FOR ANY OTHER PURPOSE, LOCATION, OR OWNER, WITHOUT WRITTEN CONSENT OF THE ARCHITECT.
A-1.3	*EXISTING ELEVATIONS*				

RECEIVED
DEC 12 2022
By


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


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


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


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

APPROVED
HDC 2022-12-7605

PERMIT SET

2022-12	16 QUAKER RENOVATION Nantucket, MA	DEMAIO DESIGN GROUP, LLC. Nicholas M. DeMaio, AIA 9 Alpine Ln. Darien, CT 06820 203.564.1594	SCALE: AS NOTED DATE: 11/01/2022 DRAWN: N.M.D.	REVISED:	THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. HAS BEEN PREPARED SPECIFICALLY FOR THE OWNER FOR THIS PROJECT AT THIS SITE, AND IS NOT TO BE USE FOR ANY OTHER PURPOSE, LOCATION, OR OWNER, WITHOUT WRITTEN CONSENT OF THE ARCHITECT.
A-1.4	*PROPOSED ELEVATIONS*				

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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.

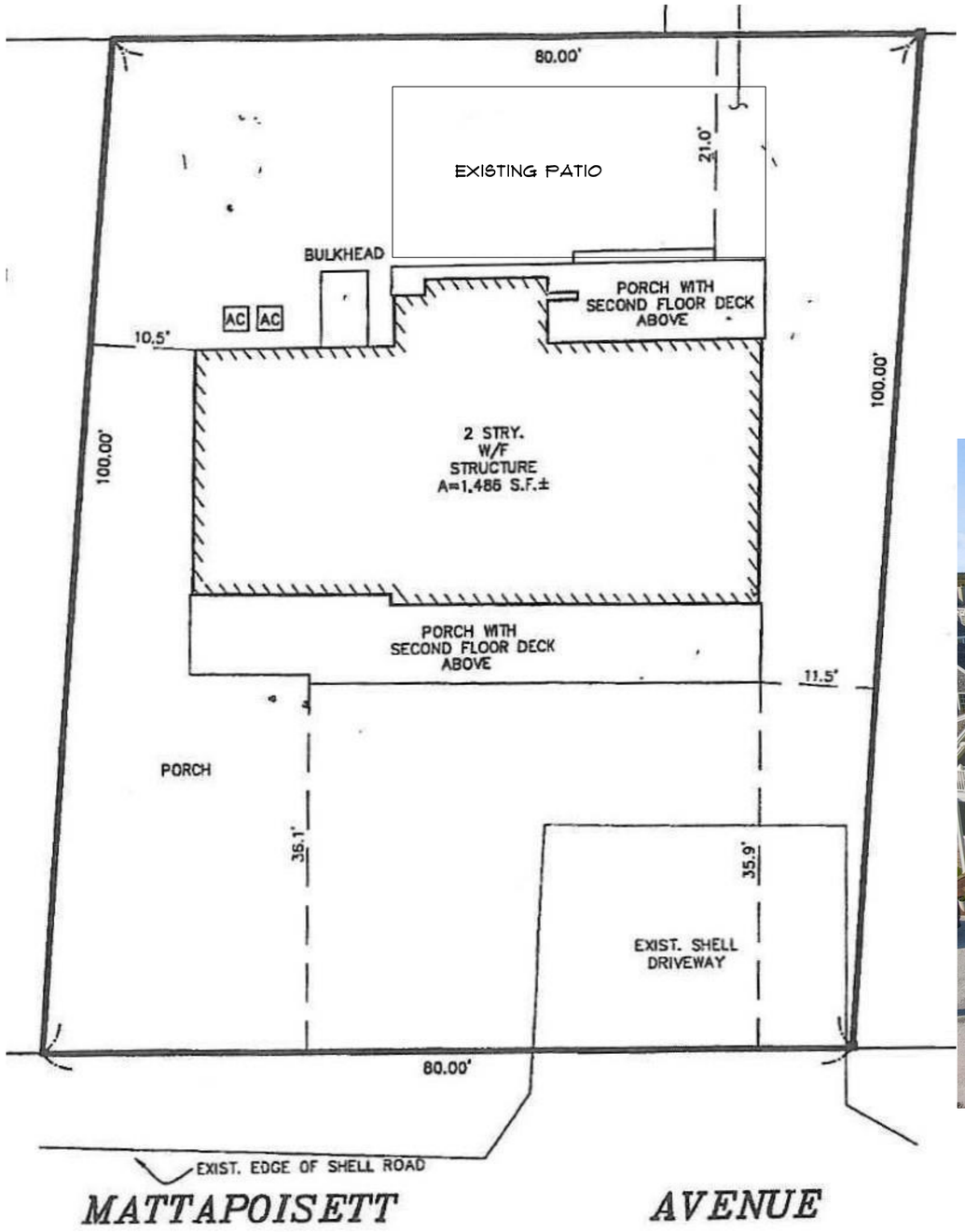
COLORS

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

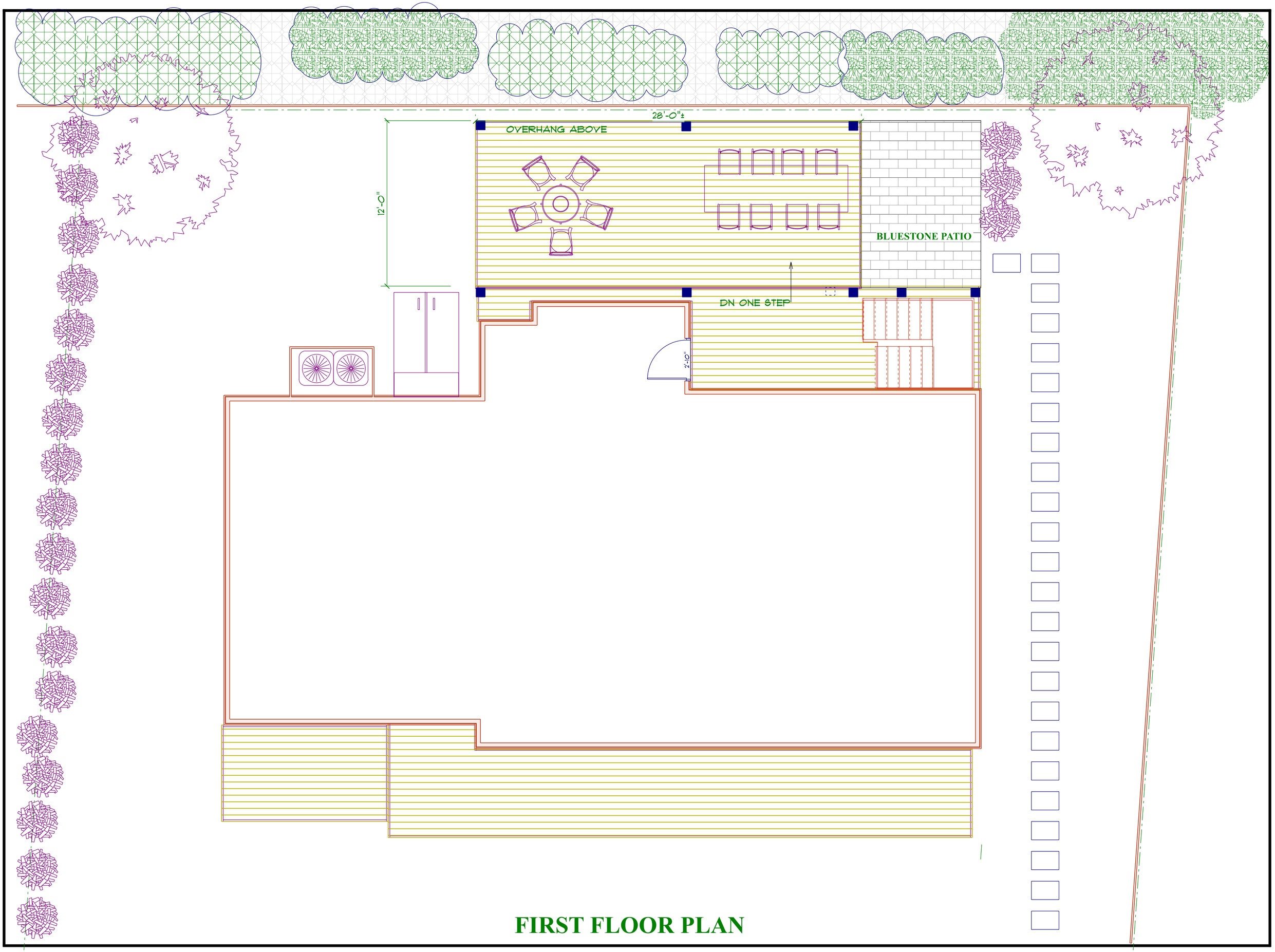


MAP 82 PARCEL 371



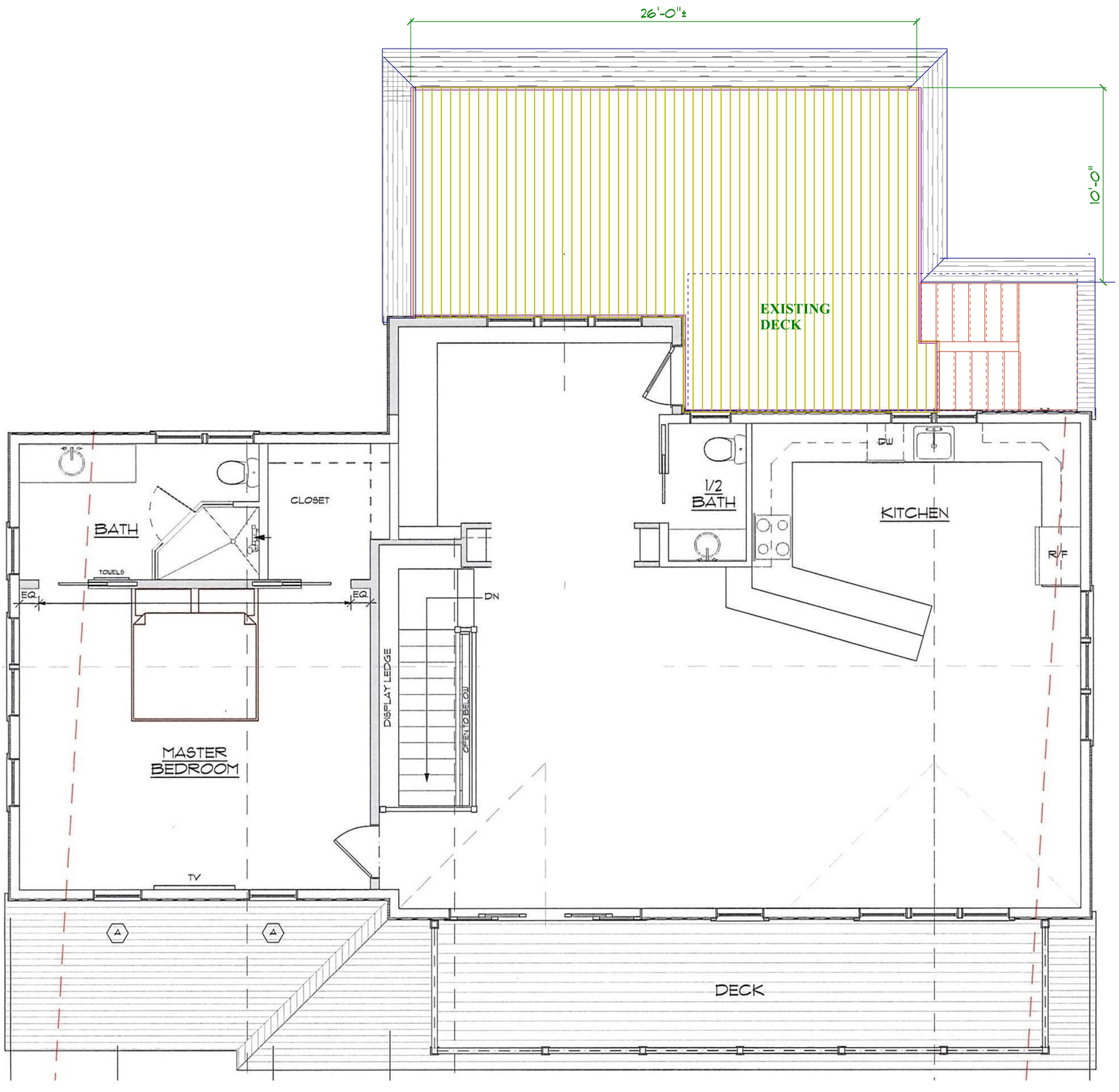


BITTER EAST NORTH LLC
5 MATTAPOISETT AVE
EXPAND DECK



FIRST FLOOR PLAN

SECOND FLOOR PLAN





NO CHANGES



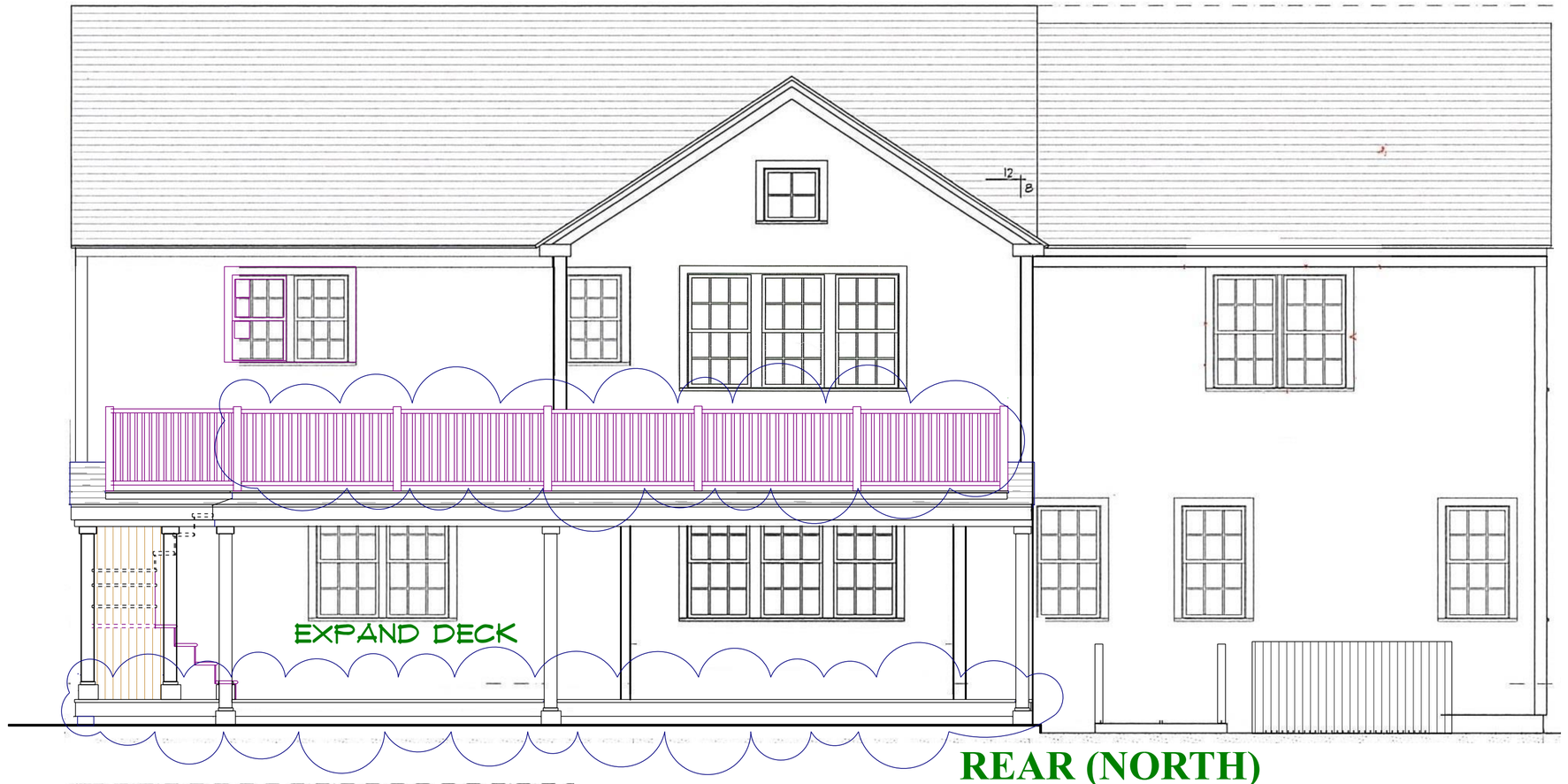
FRONT (SOUTH)



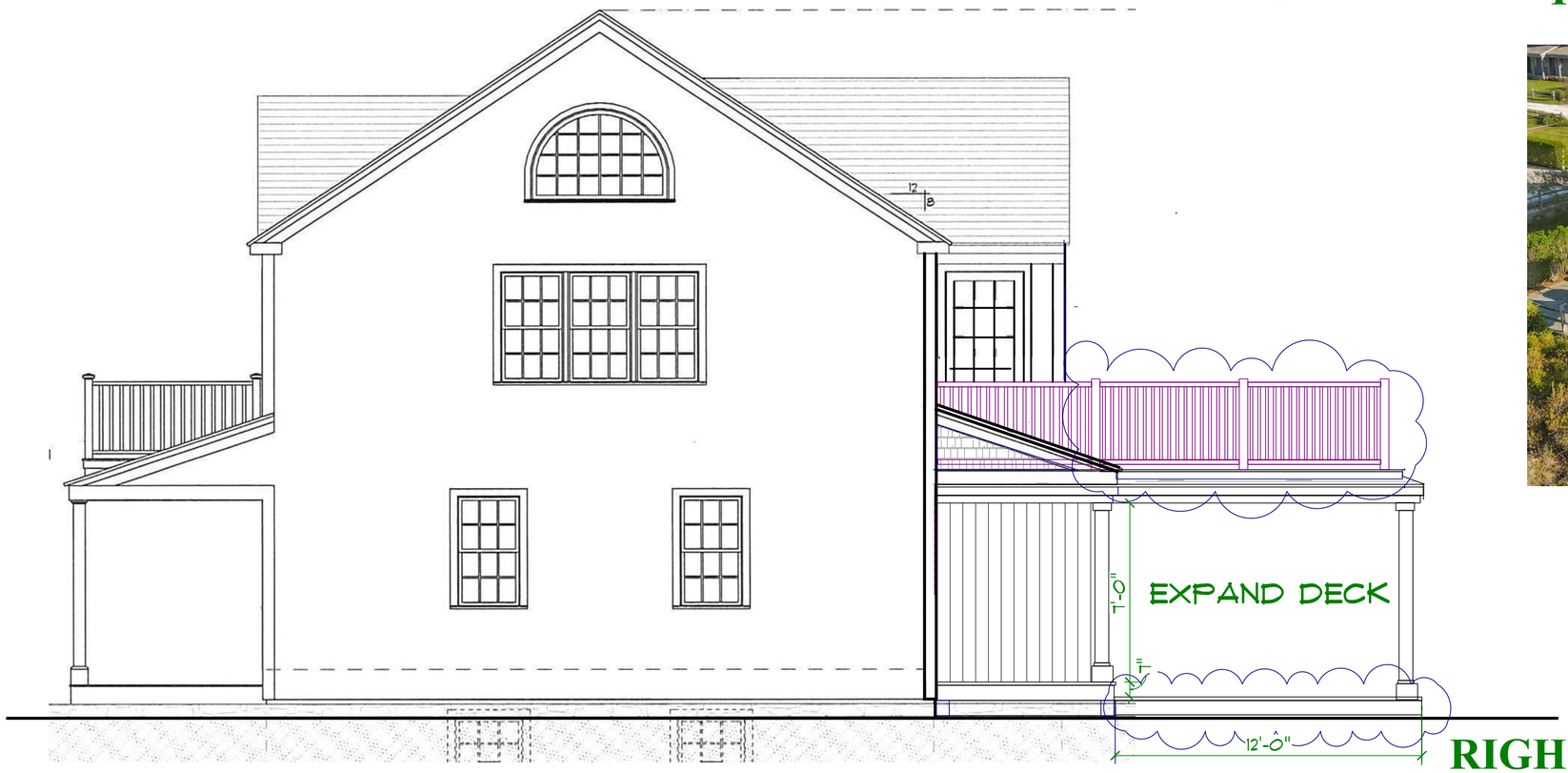
EXPAND DECK



LEFT (WEST)



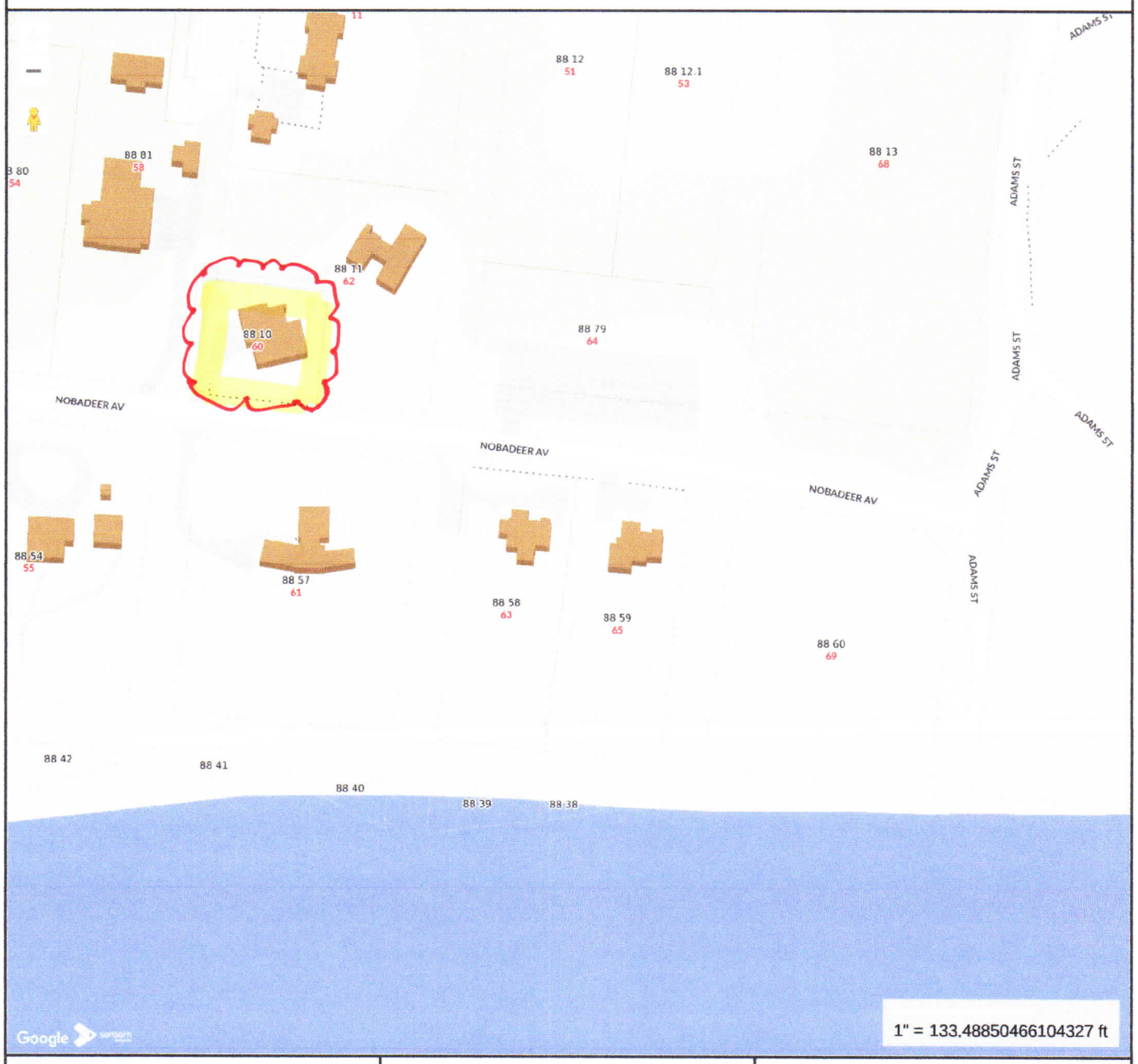
REAR (NORTH)



RIGHT (EAST)



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.

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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°: 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

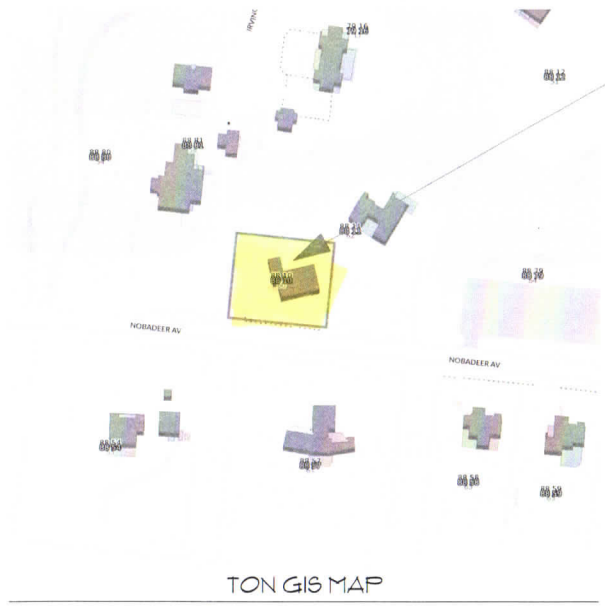
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

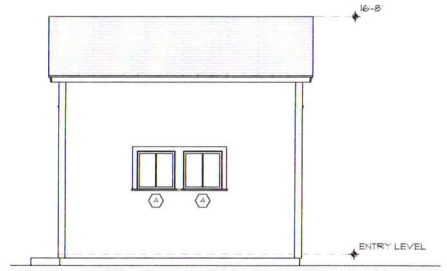
KNIGHT
60 Nobadeer Avenue
Nantucket, MA., 02554
PROPOSED SITE PLAN

HDC SUBMISSION:
SHED REVISIONS
Map No.: 88 10
Scale: As Noted

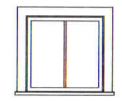
7/4/24

MWP RESIDENTIAL DESIGN
MARK W. POOR 508.228.6913
P.O.BOX 3363 NANTUCKET, MA. 02584

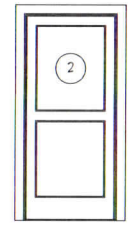
S-1



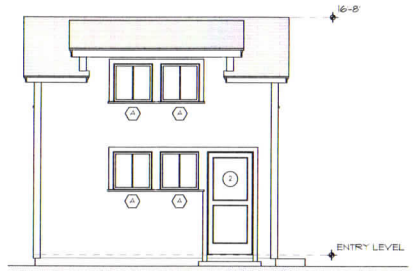
APPROVED NORTH ELEVATION 1/8" = 1-0"



ANDERSEN
AAN2828
2-8 x 2-8
LOW E



CUSTOM
1 LITE/1 PANEL
3-0 x 7-0



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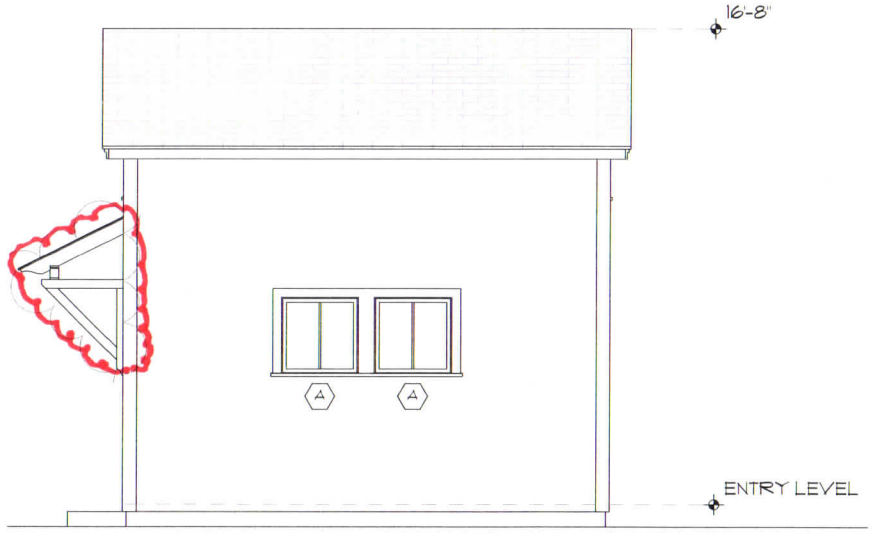
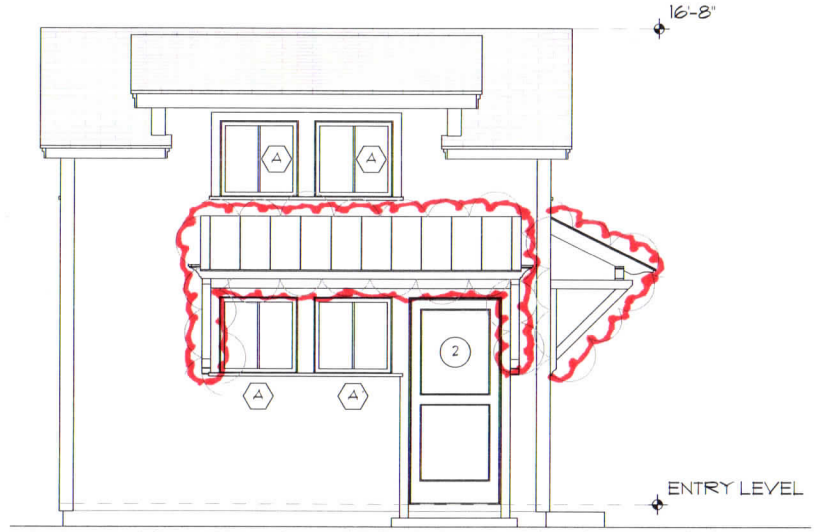
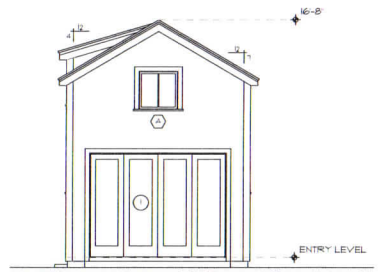


PROPOSED NORTH ELEVATION 1/4" = 1-0"

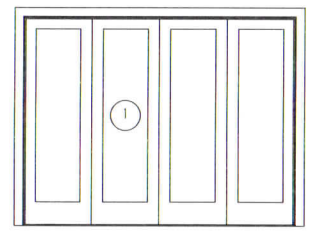


PROPOSED SOUTH ELEVATION 1/4" = 1-0"

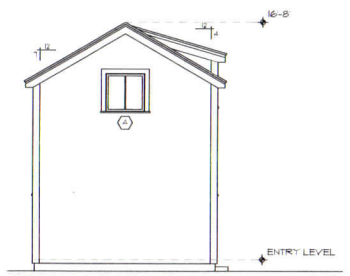
	KNIGHT 60 Nobadeer Avenue Nantucket, MA., 02554 ELEVATIONS		HDC SUBMISSION: SHED REVISIONS Map No.: 88 10 Scale: As Noted	7/4/24	MWP RESIDENTIAL DESIGN MARK W. POOR 508.228.6913 P.O.BOX 3363 NANTUCKET, MA. 02584	A-1



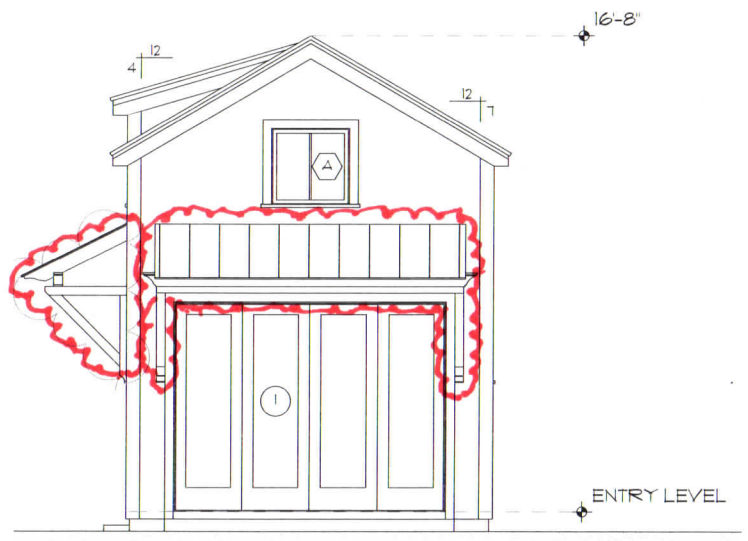
APPROVED EAST ELEVATION 1/8" = 1-0"



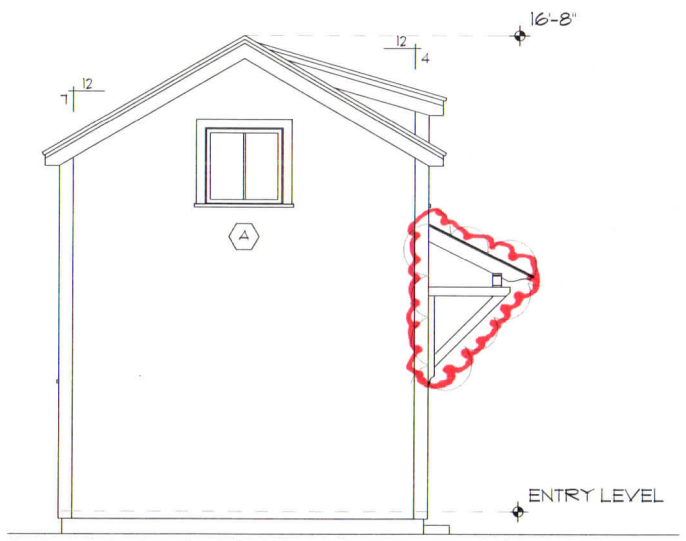
FRENCH WOOD
FWG1006II-4
3-9 3/4 x 6-11
NO GRILLS



APPROVED WEST ELEVATION 1/8" = 1-0"

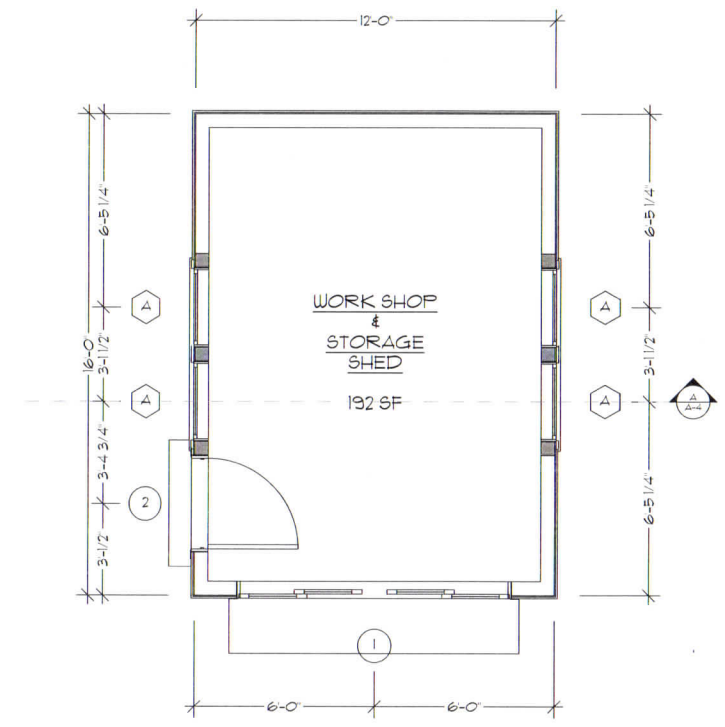


PROPOSED EAST ELEVATION 1/4" = 1-0"



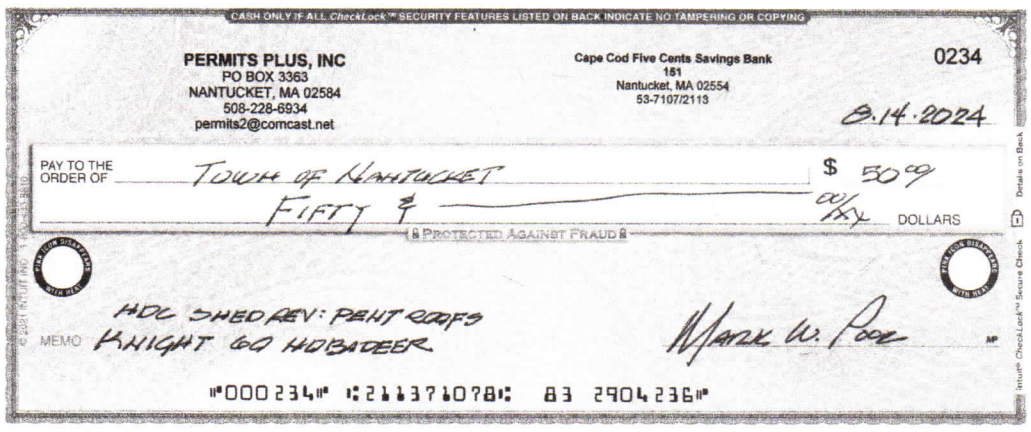
PROPOSED WEST ELEVATION 1/4" = 1-0"

	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



CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

PERMITS PLUS, INC
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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Intuit® CheckLock™ Secure Check
Details on Back

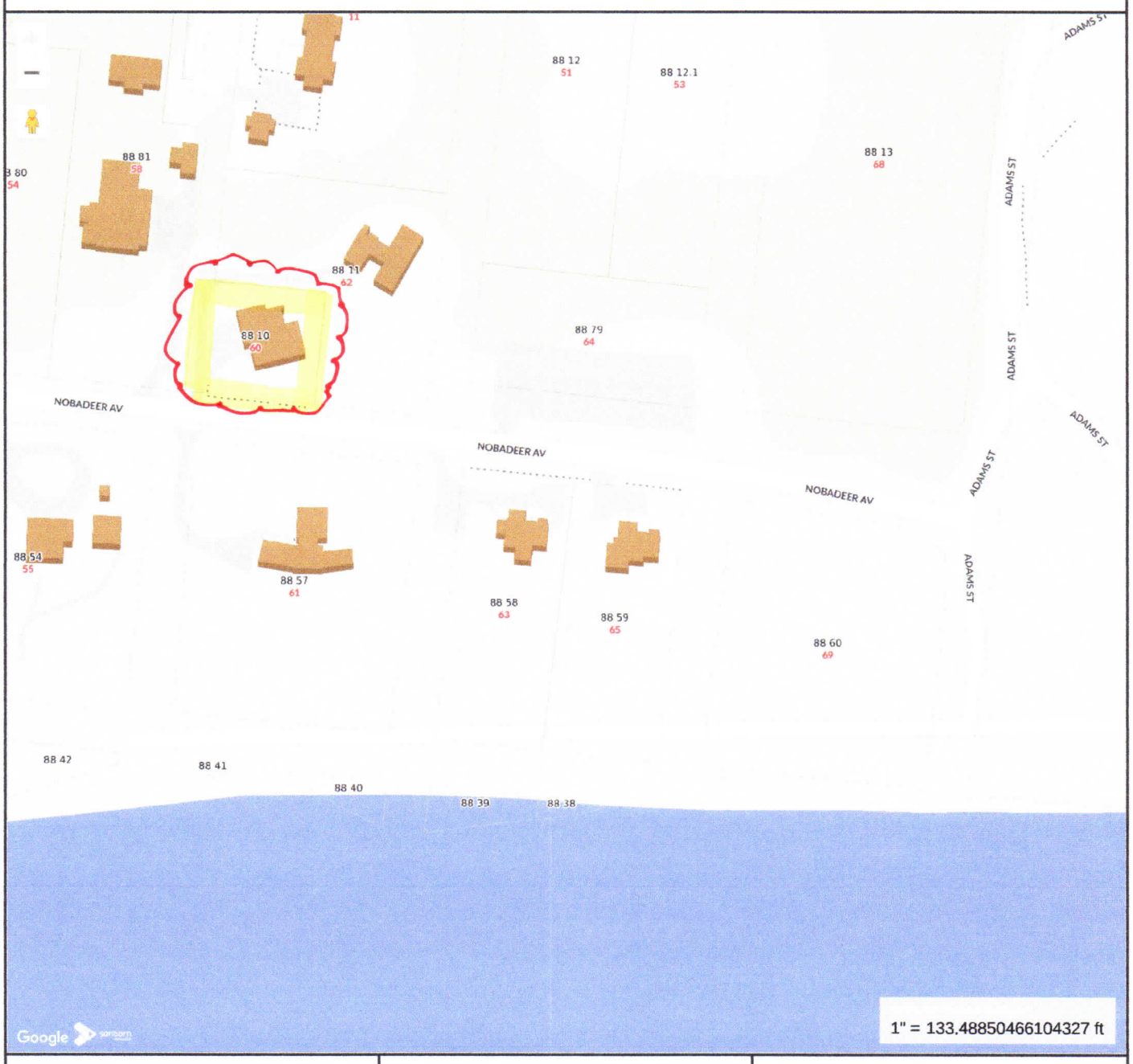
PERMITS PLUS, INC 0234

PERMITS PLUS, INC 0234

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

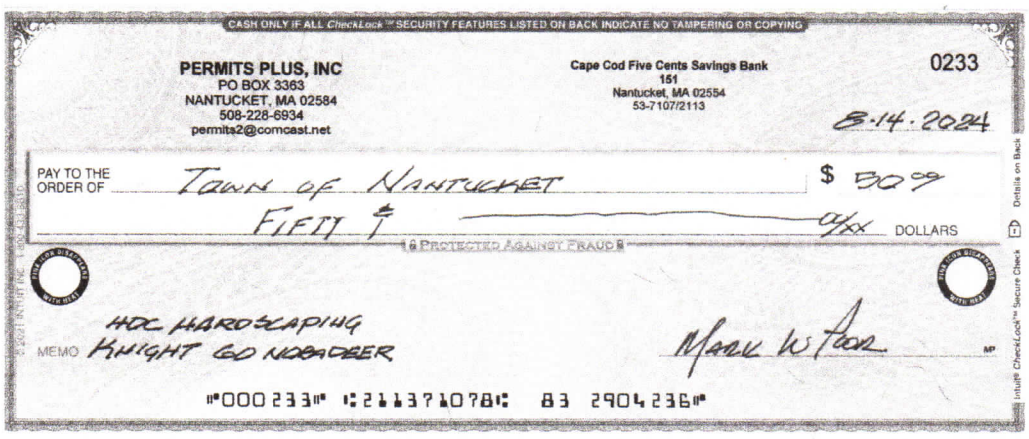
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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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PERMITS PLUS, INC
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

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"

Details on Back

Intuit CheckLock™ Secure Check

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

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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
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HISTORIC DISTRICT COMMISSION

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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
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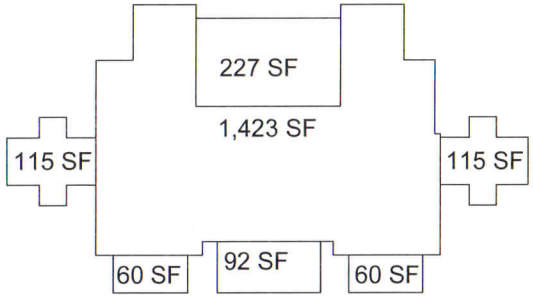
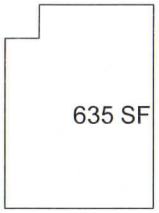
August 9th, 2024

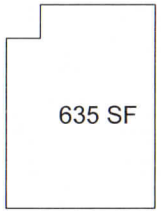
MAIN HOUSE - SECOND FLOOR



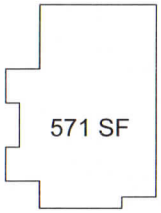
CARRIAGE HOUSE - LOWER FLOOR



CARRIAGE HOUSE - FIRST FLOOR

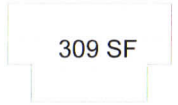


CARRIAGE HOUSE - UPPER FLOOR

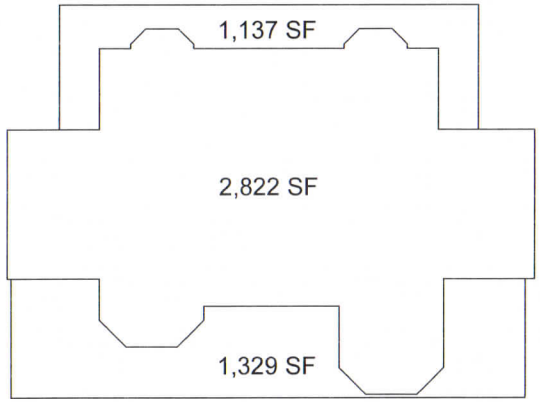


a0 PROPOSED AREA CALCULATIONS

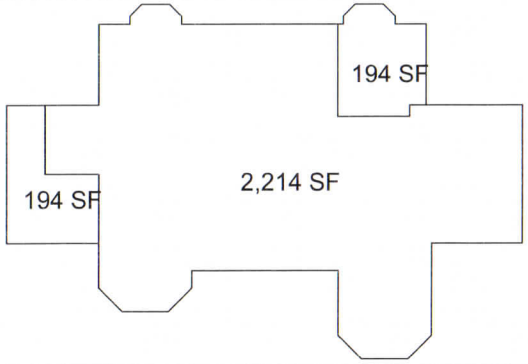
POOL CABANA



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:

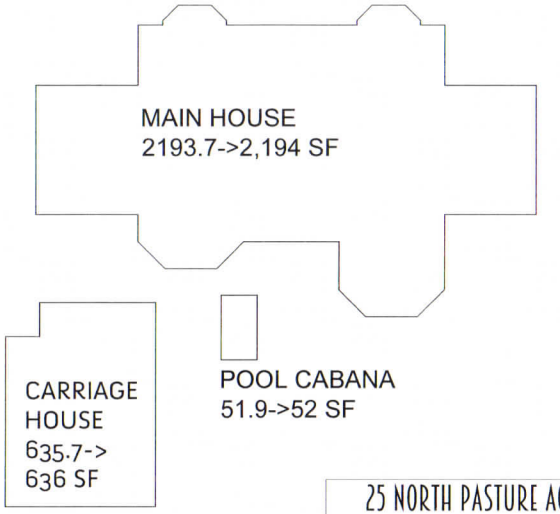
Total:	52 SF

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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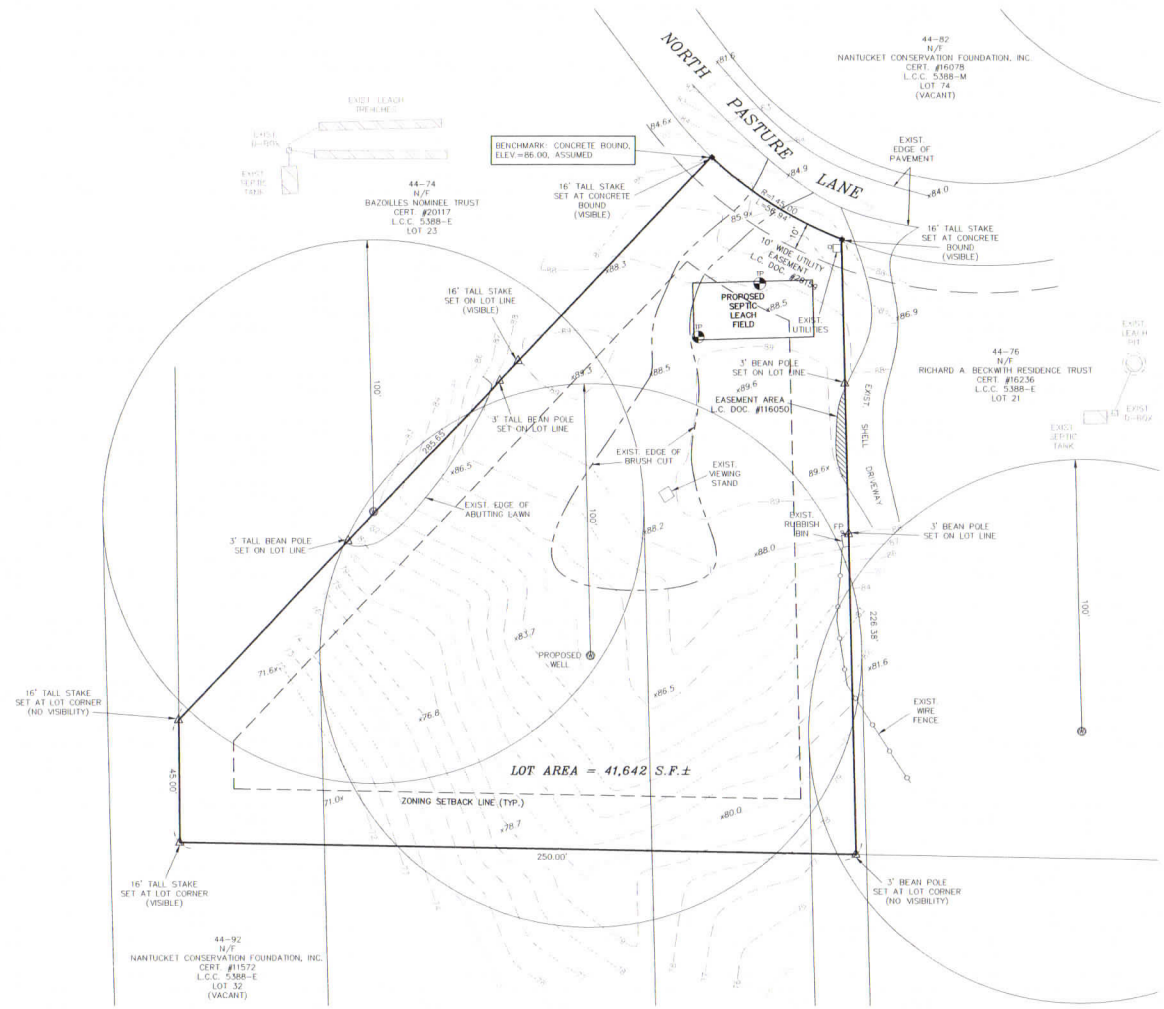
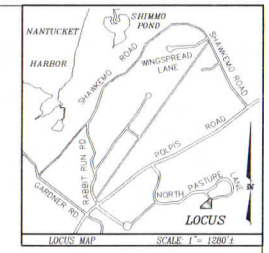
August 9th, 2024

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%





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
- 80 DENOTES EXIST. GRADE CONTOUR LINE
- x86.5 DENOTES EXIST. GRADE SPOT ELEVATION
- FP DENOTES EXIST. FLAG POLE
- ⊗ DENOTES EXIST. WELL

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.

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

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jgolden@jamespgolden.com
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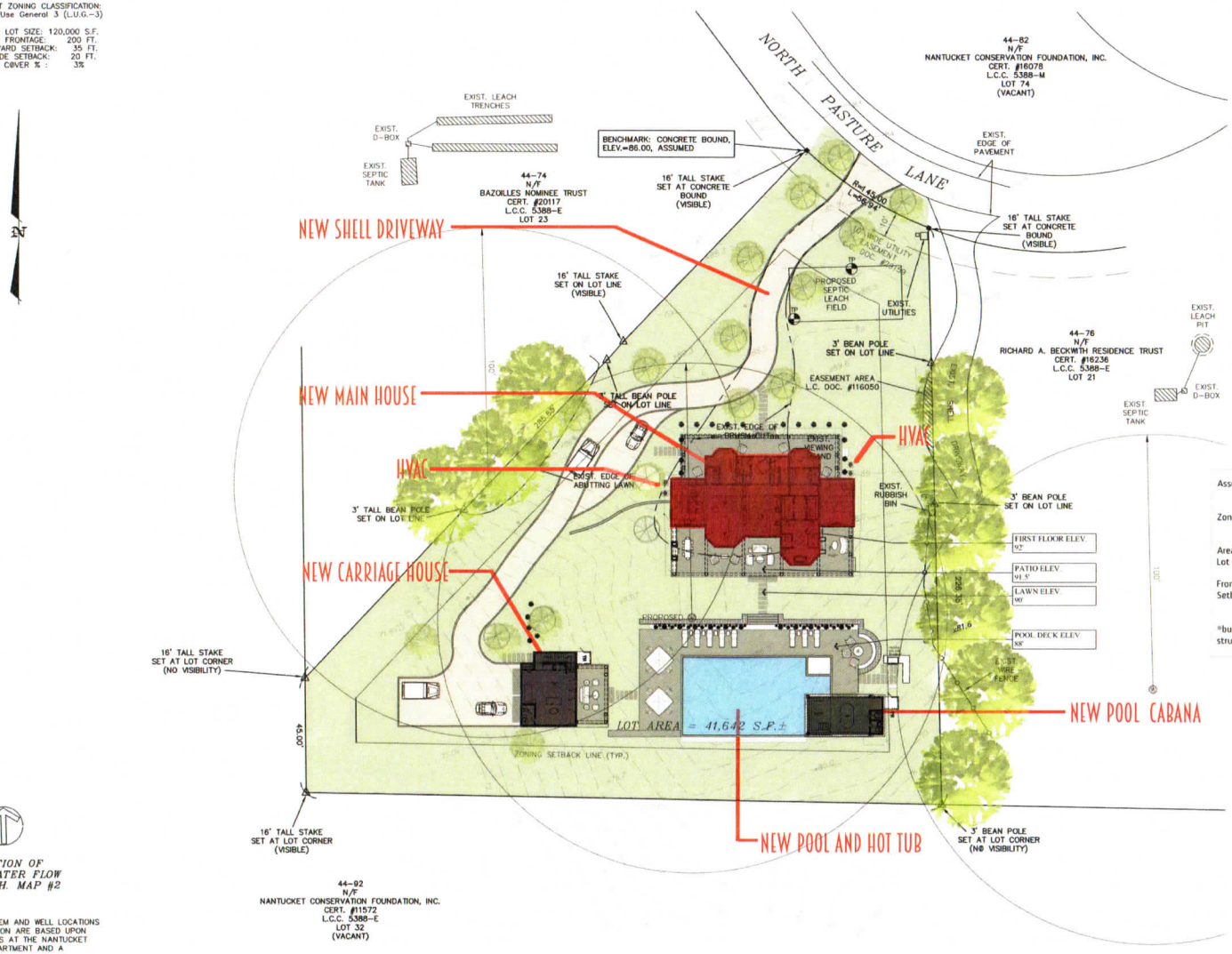
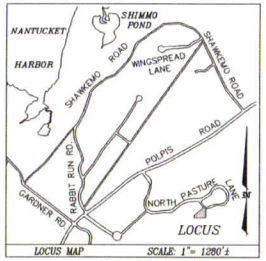
August 9th, 2024

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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August 1st, 2024

a2.0
Proposed Exterior Elevations



1 NORTH EXTERIOR ELEVATION

25 NORTH PASTURE ACK LLC

25 north pasture lane, nantucket, massachusetts

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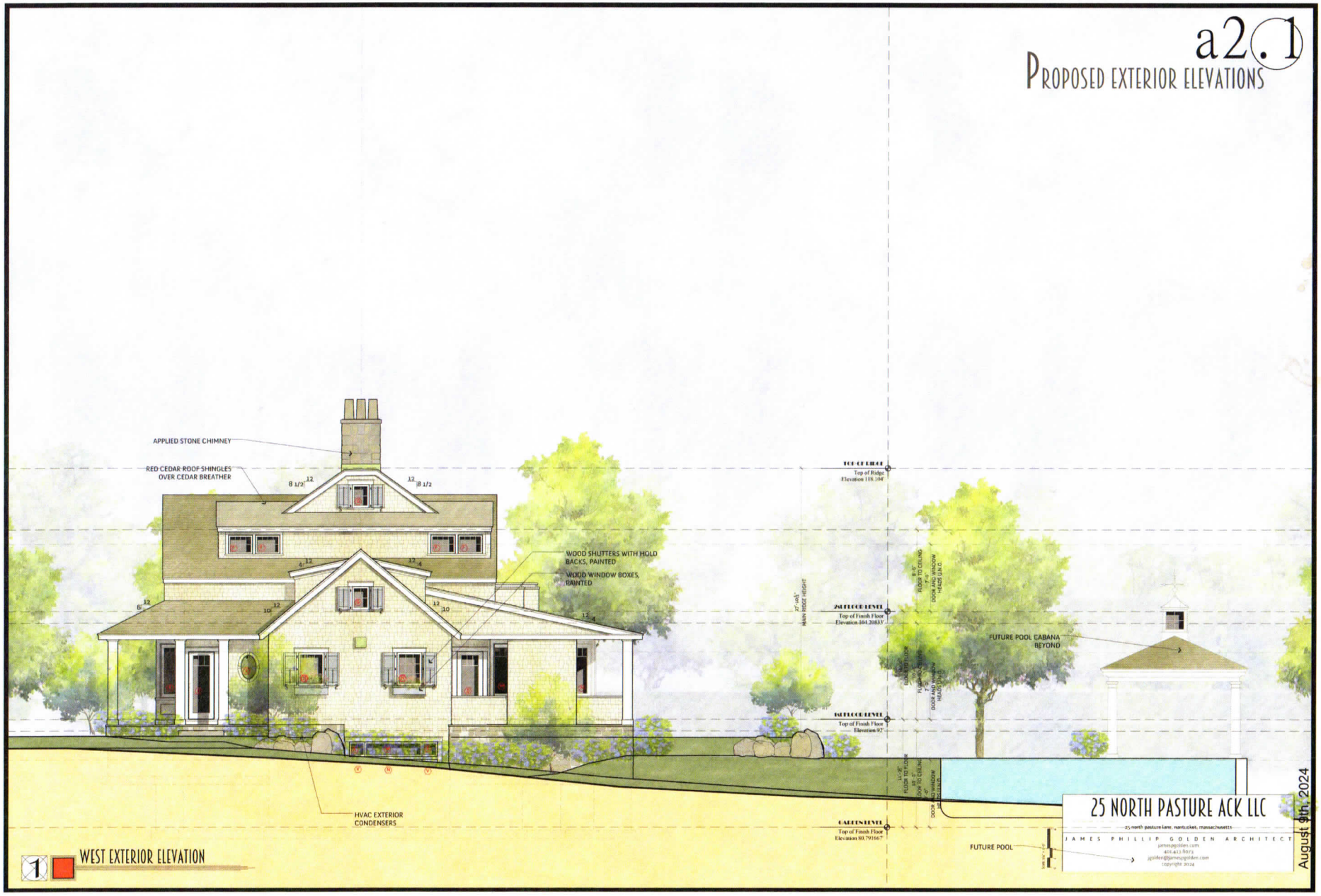
a2.1
Proposed Exterior Elevations



1 WEST EXTERIOR ELEVATION

25 NORTH PASTURE ACK LLC

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a2.2
Proposed Exterior Elevations



1 SOUTH EXTERIOR ELEVATION

25 NORTH PASTURE ACK LLC

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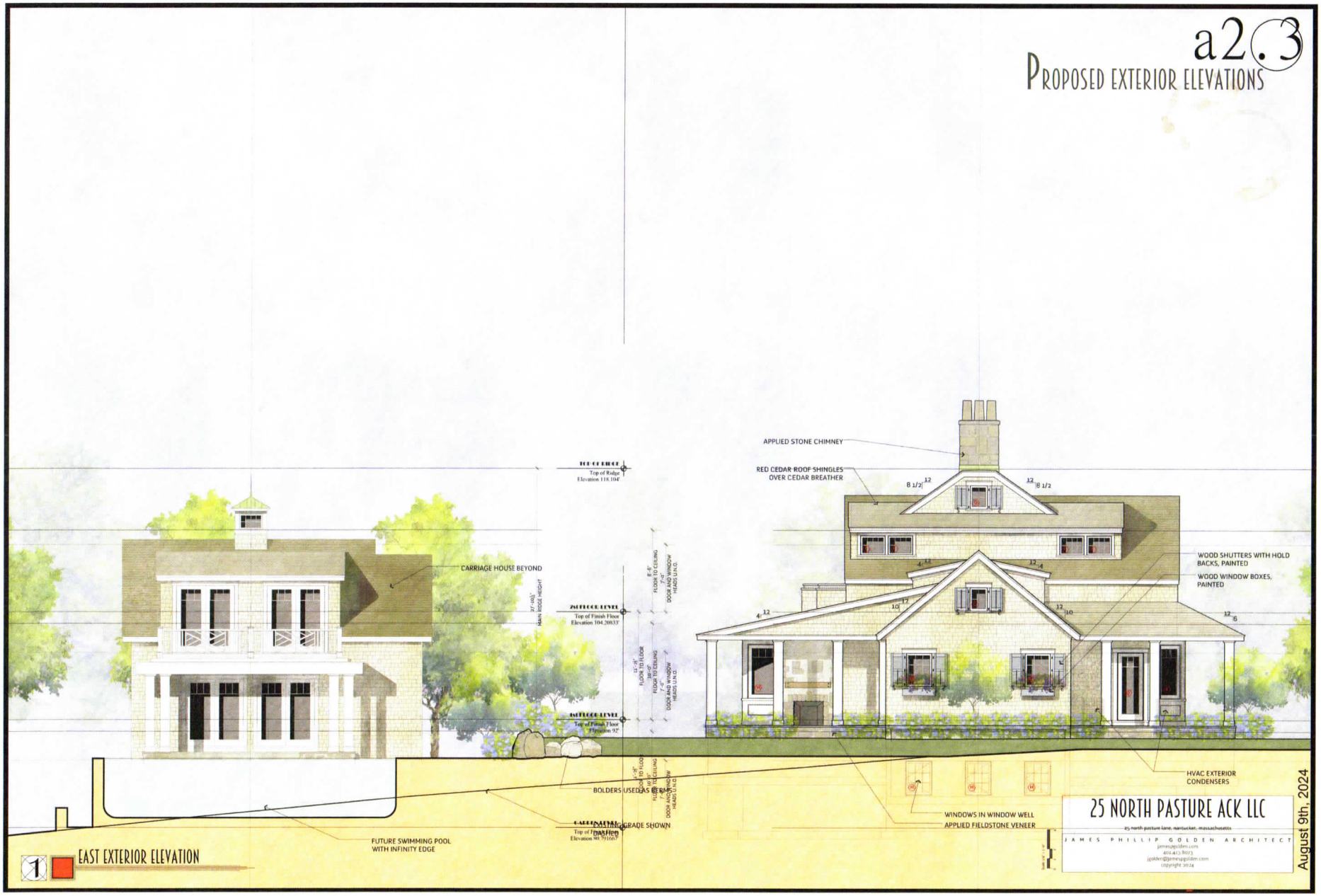
a2.3
Proposed exterior elevations



25 NORTH PASTURE ACK LLC

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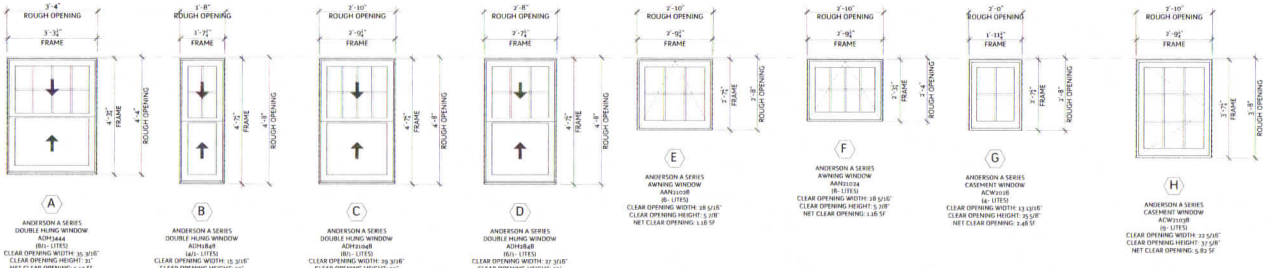
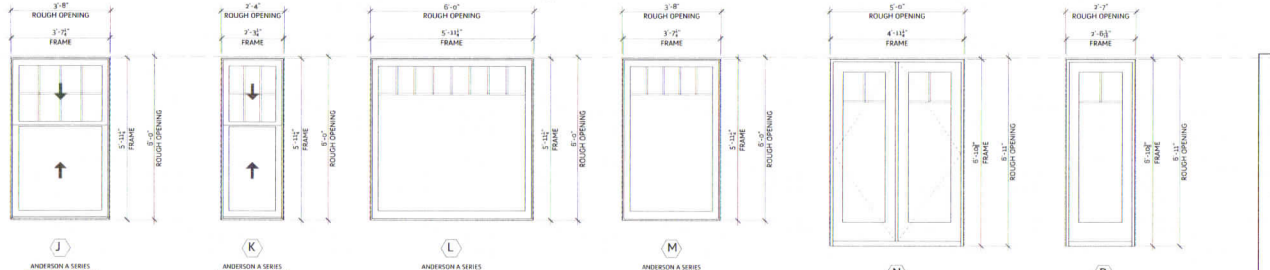
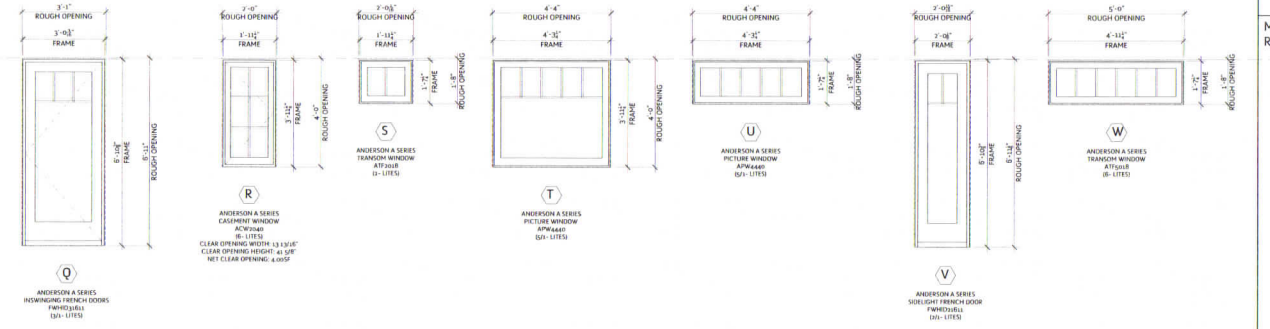
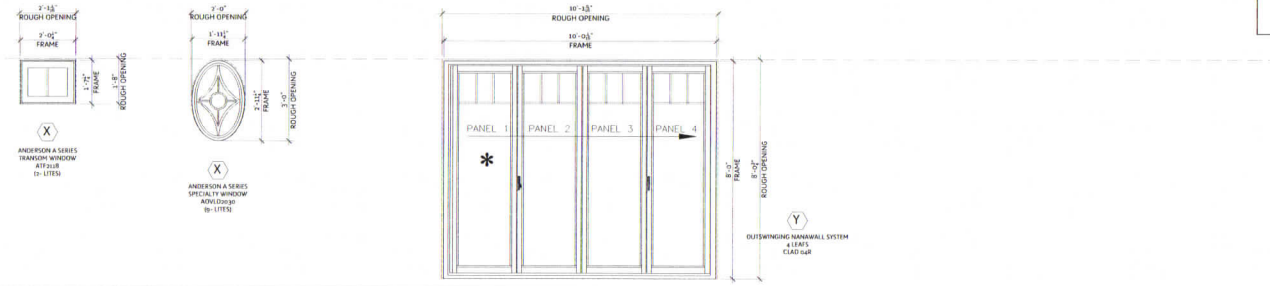
a4.0

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

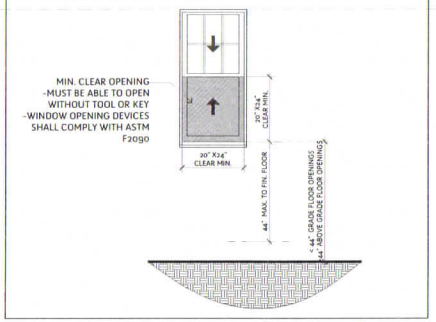
WINDOWS:
- PROVIDE BASIC UNIT WITH WB061 PROFILE PROJECTED SILL
- SASH LOCKS: STANDARD LOCKS - OIL RUBBED BRONZE FINISH
- SCREENS: STANDARD CHARCOAL FIBERGLASS - HALF SCREEN
- HARDWARE: 3-POINT LOCKING MECHANISM - OIL RUBBED BRONZE (TBD. USE FOR PRICING PURPOSES)
  ADJUSTABLE HINGES - OIL RUBBED BRONZE (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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jpgolden@jamesjpgolden.com

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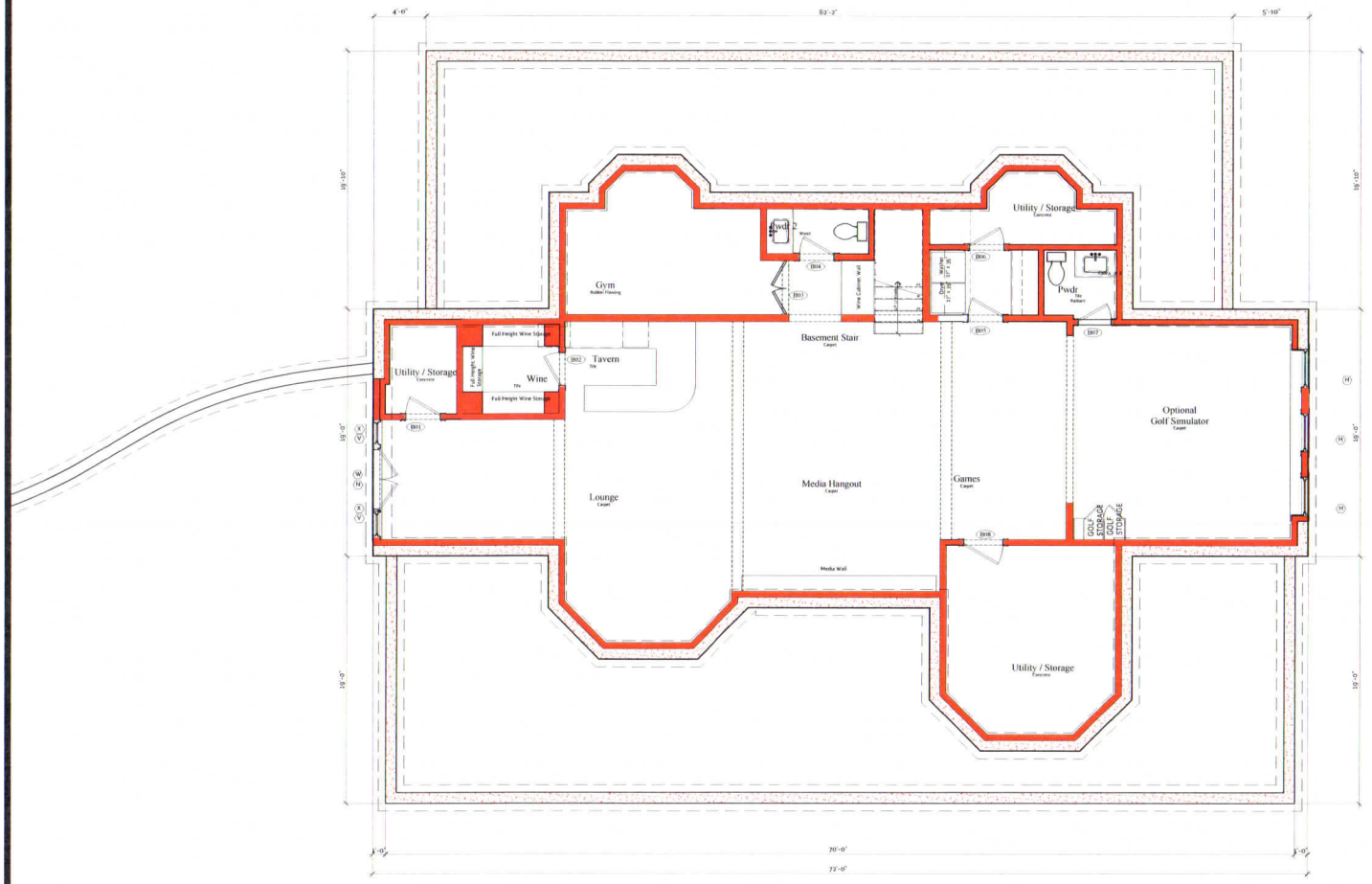
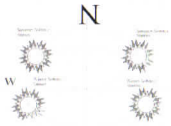
August 9th, 2024

a1.0

Proposed Garden Level Floor Plan





1 GARDEN LEVEL PLAN

25 NORTH PASTURE ACK LLC

25 north pasture lane, nantucket, massachusetts

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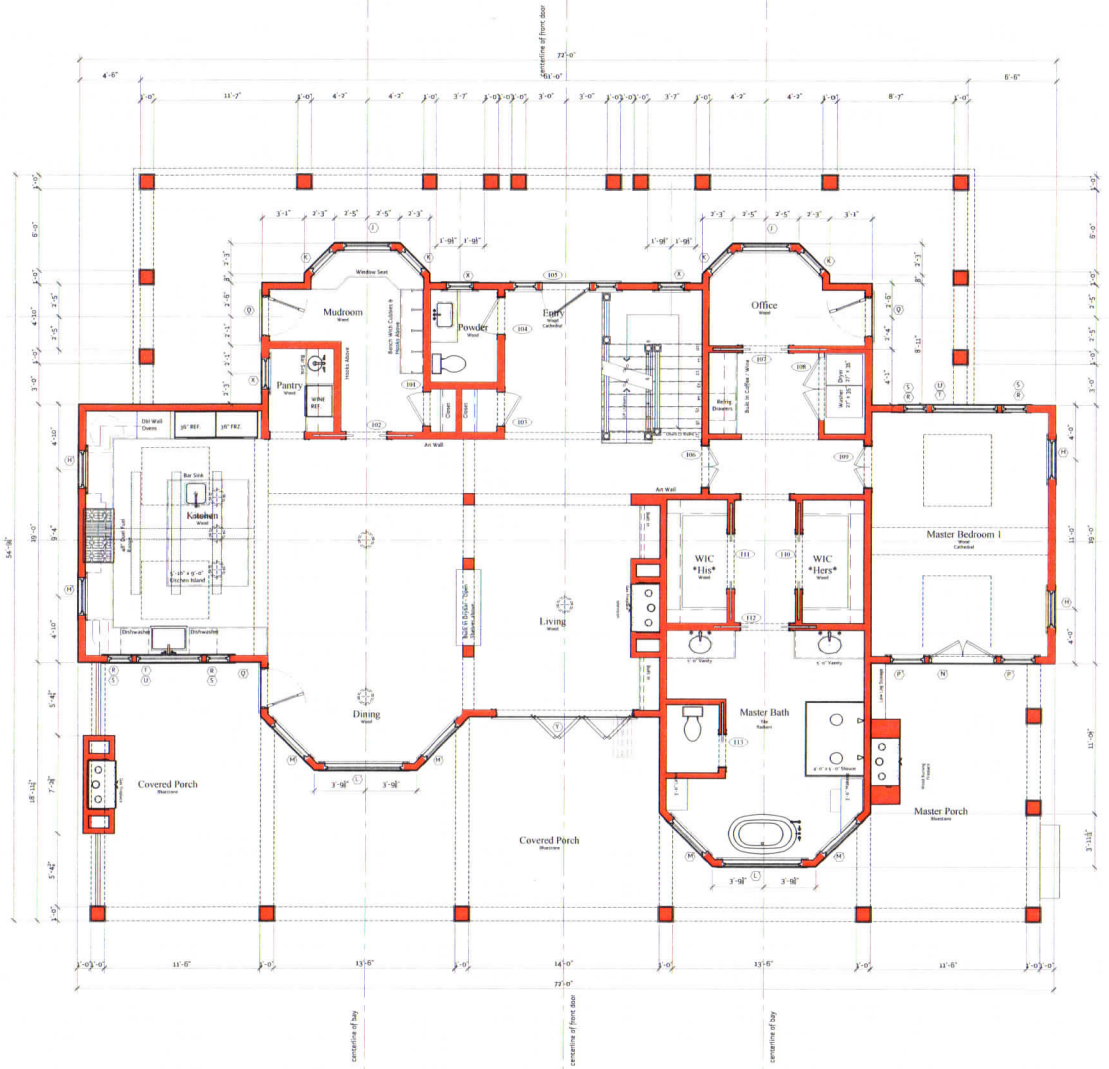
a1.1
Proposed First Floor Plan



N

1 FIRST FLOOR PLAN

25 NORTH PASTURE ACK LLC

25 north pasture lane, nantucket, massachusetts

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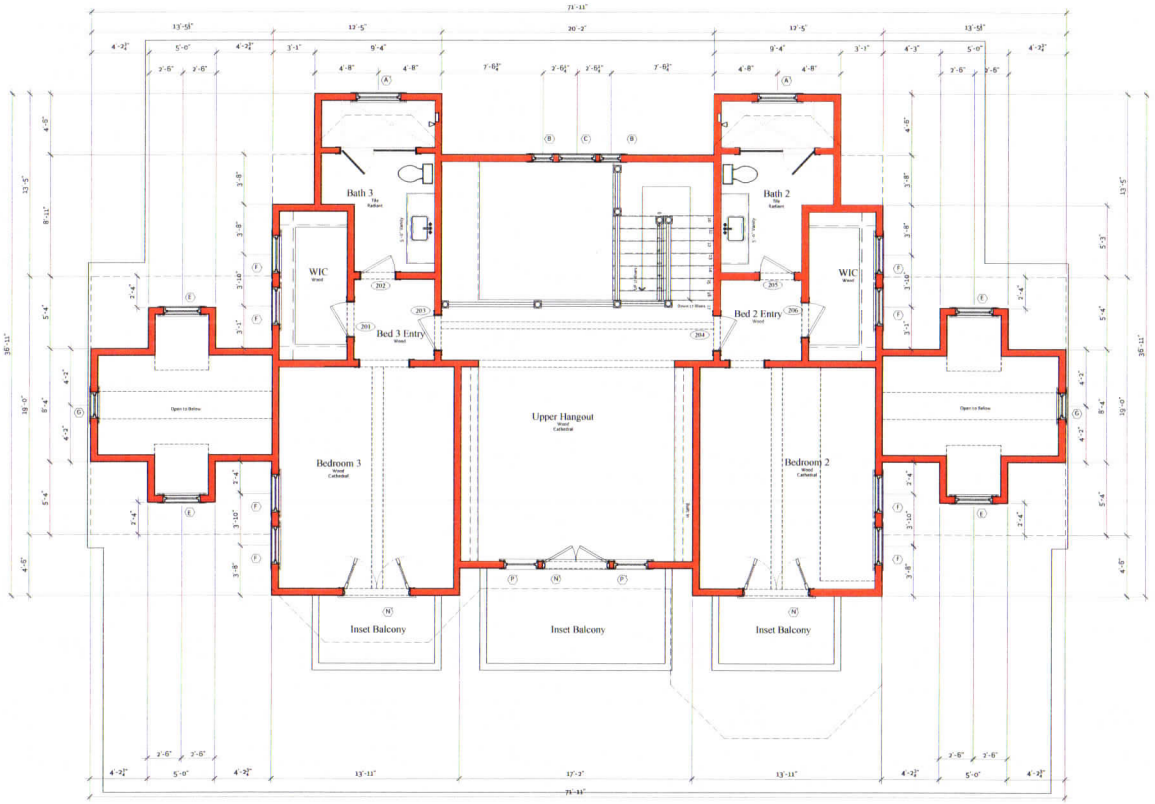
a1.2
Proposed upper floor plan



N

1 SECOND FLOOR PLAN

25 NORTH PASTURE ACK LLC

25 north pasture lane, nantucket, massachusetts

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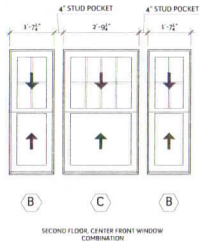
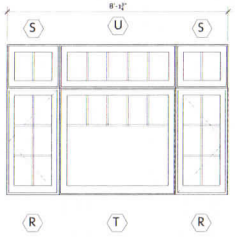
a4.1

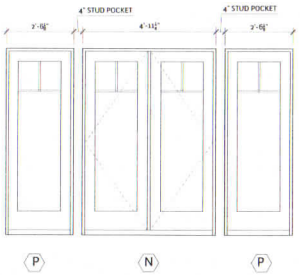
Proposed window combination schedule and exterior door types exterior trim



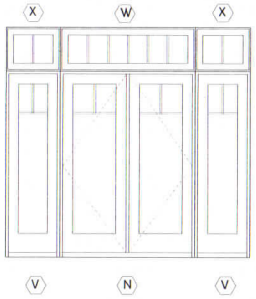
SECOND FLOOR, CENTER FRONT WINDOW COMBINATION



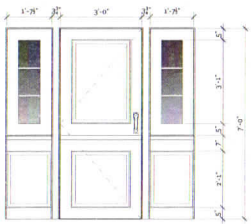
FIRST FLOOR MASTER AND FIRST FLOOR KITCHEN COMBINATION

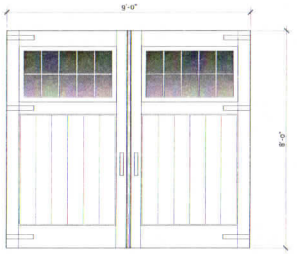


SECOND FLOOR REAR CENTER COMBINATION
FIRST FLOOR MASTER COMBINATION

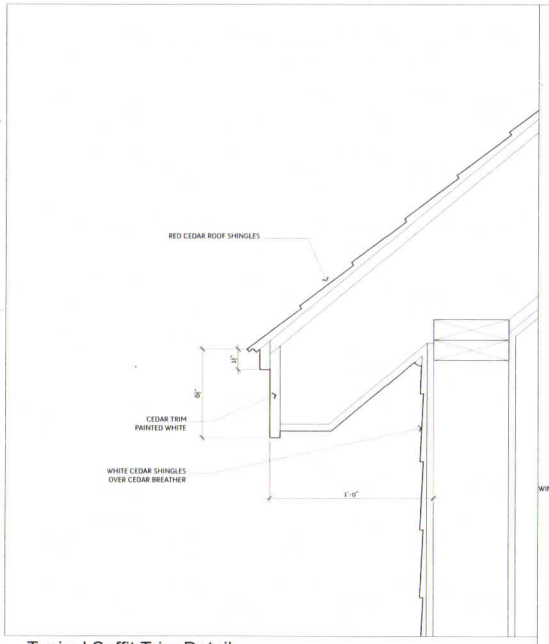


GARDEN LEVEL DOOR COMBINATION

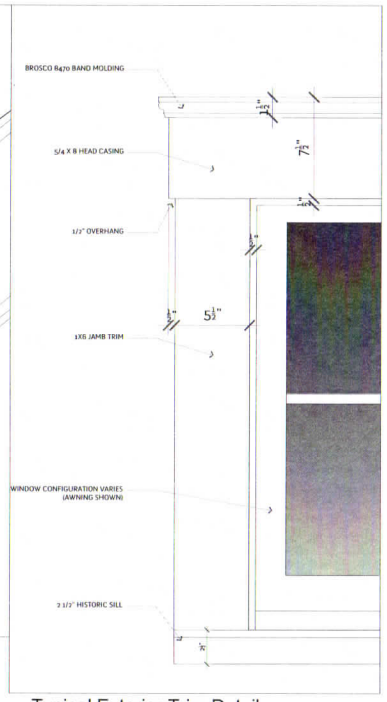

OUTSWINGING MANAWALL SYSTEM
4 LEAFS
CLAD ext


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
25 north pasture lane, nantucket, massachusetts
JAMES PHILLIP GOLDEN ARCHITECT
jamesjpgolden.com
401.413.8073
jgolden@jamesjpgolden.com
copyright 2024

August 9th, 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.

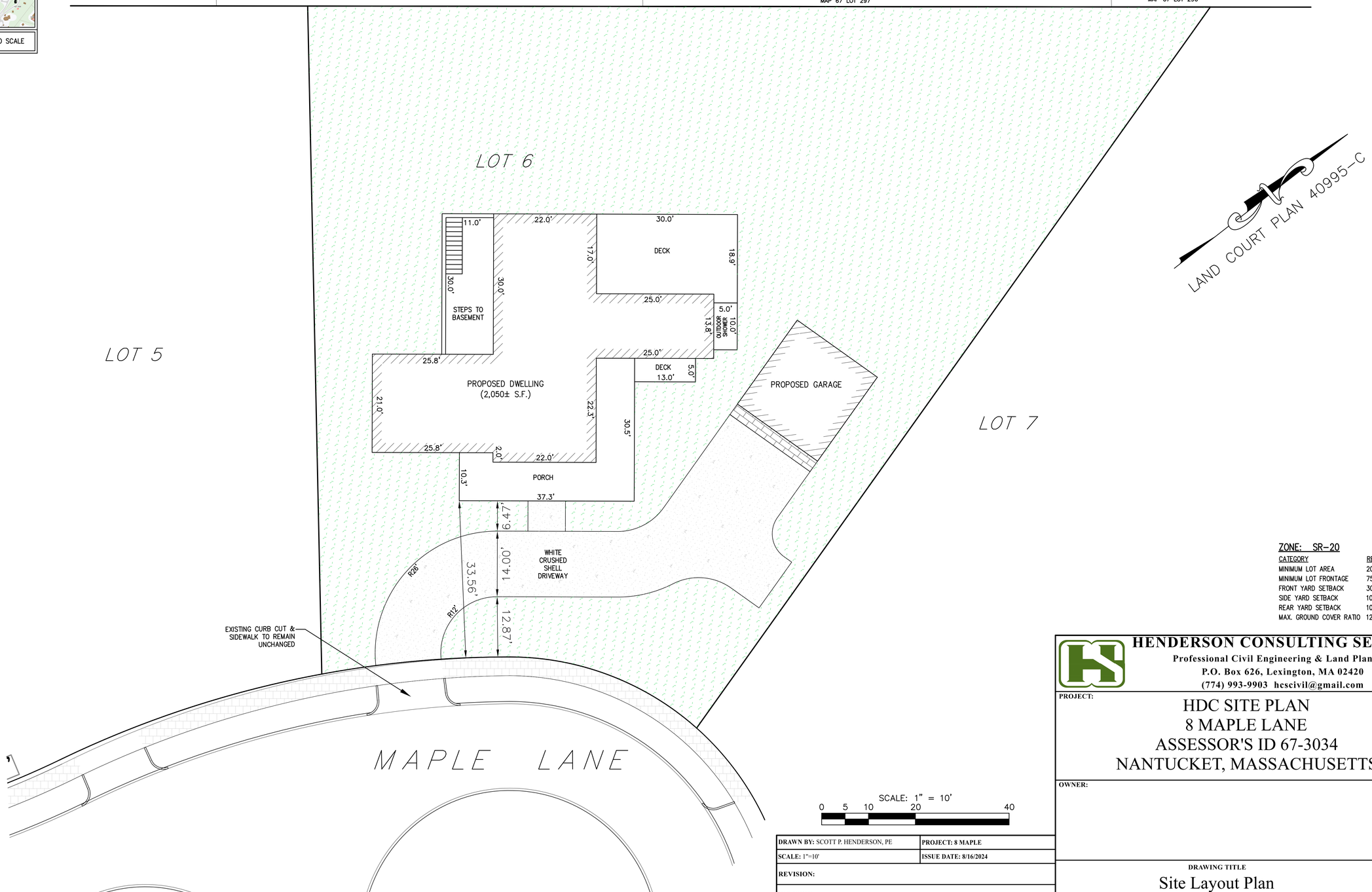
Date 8/17/24 Signature of owner of record /Kathy Lasota Signed under penalties of perjury



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

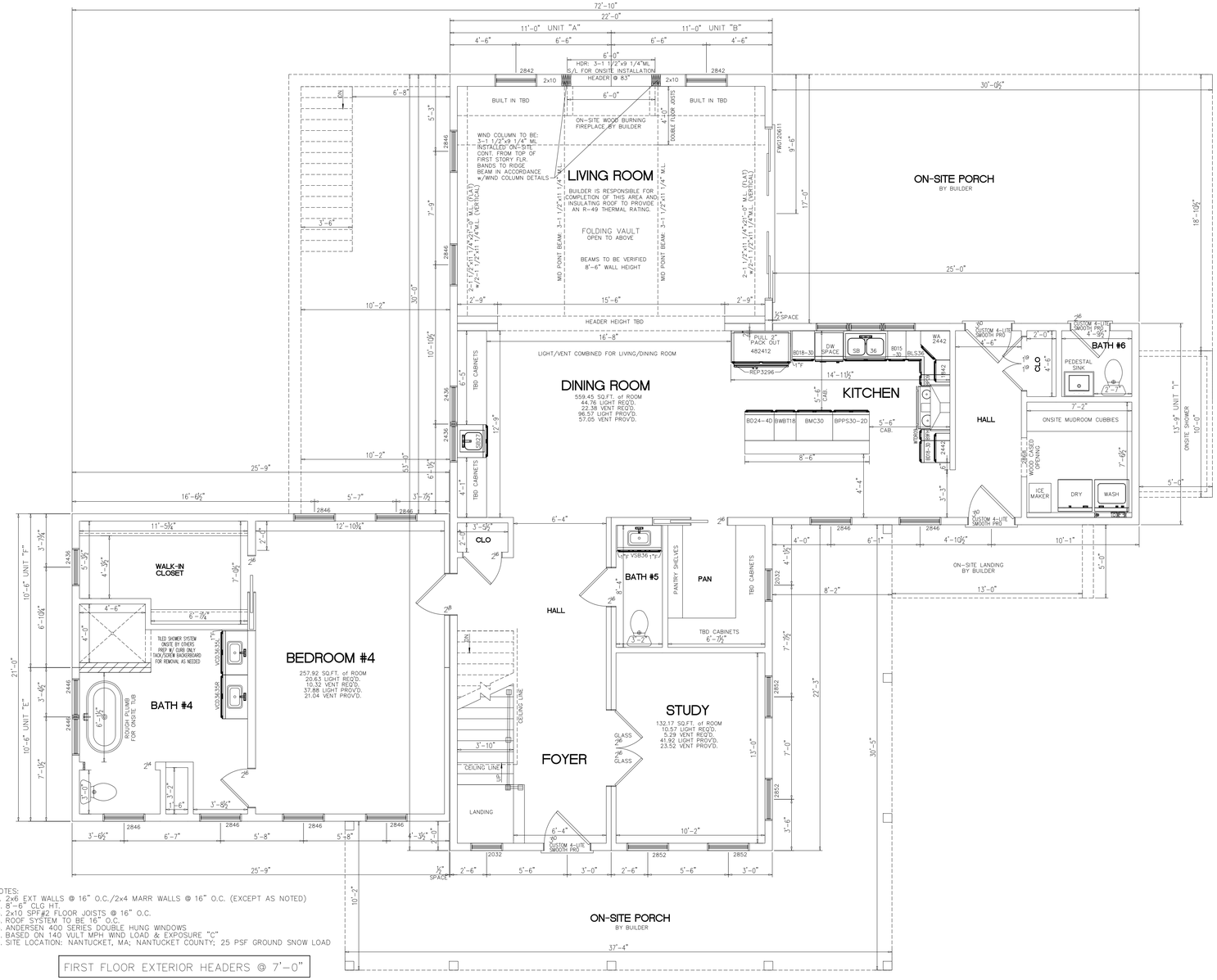
PROJECT:
45283
2-STORY

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

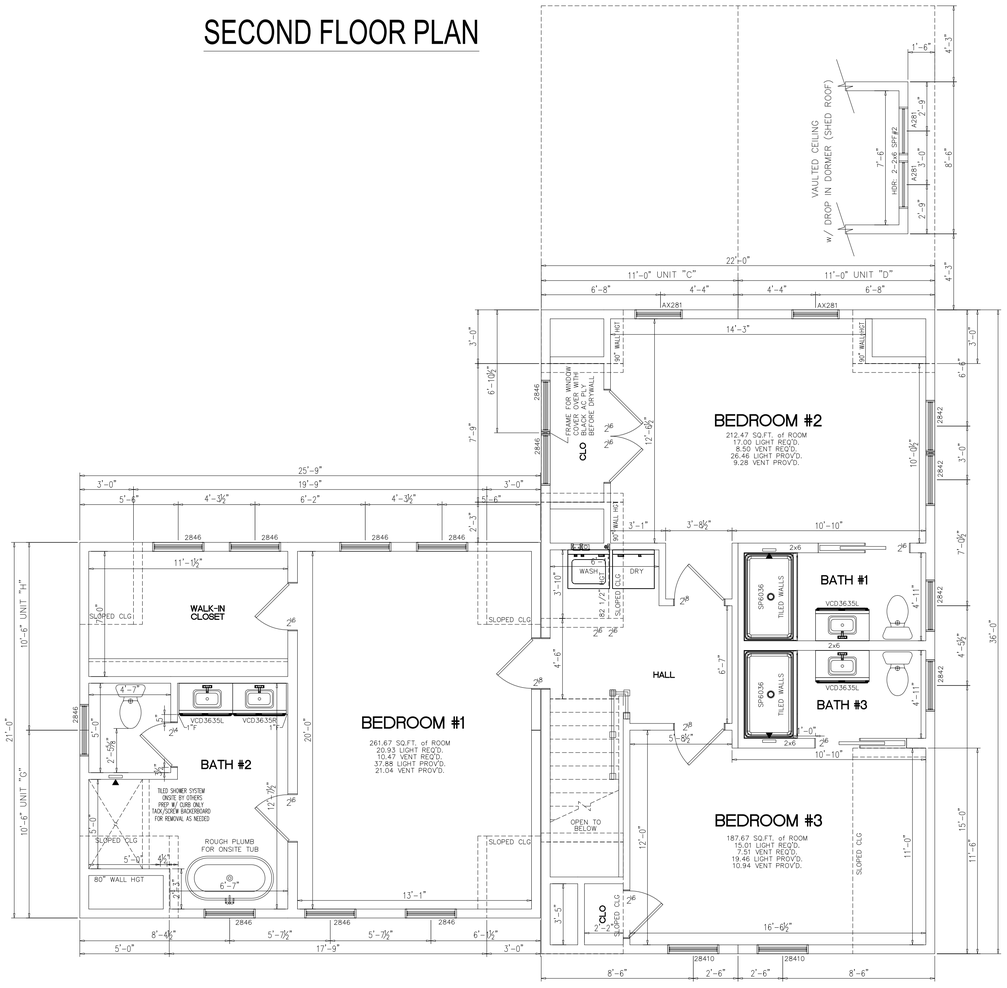
PROJECT:
45283
2-STORY

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:

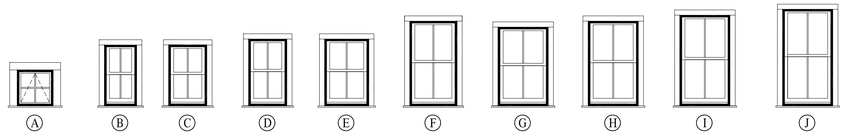
FIRST FLOOR:	2,052	SQ. FT.
SECOND FLOOR:	1,334	SQ. FT.
BONUS ROOM:	-	SQ. FT.
GARAGE:	-	SQ. FT.
TOTAL:	3,386	SQ. FT.
OVERALL SIZE	53' x 72'-10"	
MODEL:	2-STORY	

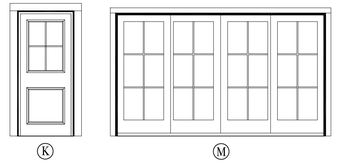
DOOR/WINDOW SCHEDULE

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	GLILDING 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

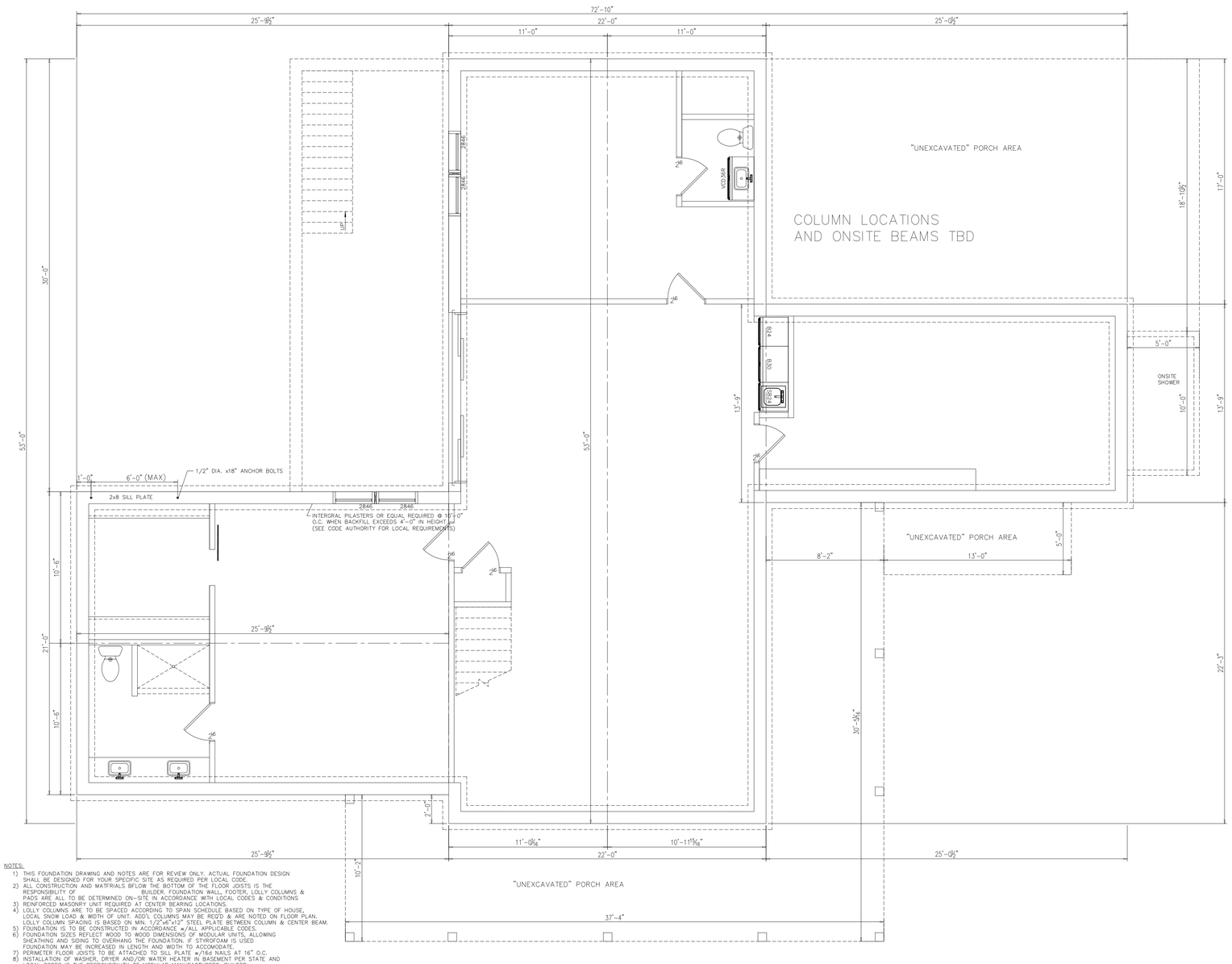
PROJECT:
45283
2-STORY

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



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Port Chester, NY 10573

Certified Mail Fee $4.85
$ $0.00
Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73
$
Total Postage and Fees $5.58
$

0056
09

Postmark Here

NANTUCKET POST OFFICE
AUG 20 2024
02584 9998

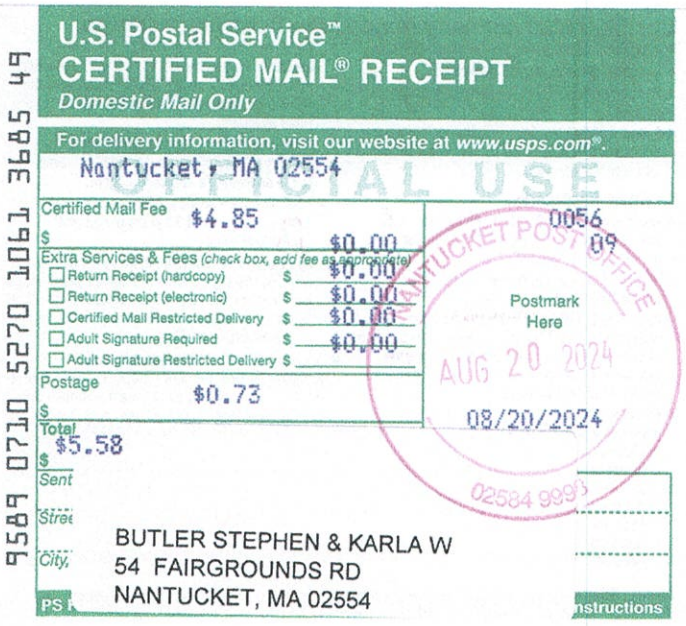
08/20/2024

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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Nantucket, MA 02554

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

Postage $0.73
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Total $5.58
$

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Street
City,

BUTLER STEPHEN & KARLA W
54 FAIRGROUNDS RD
NANTUCKET, MA 02554

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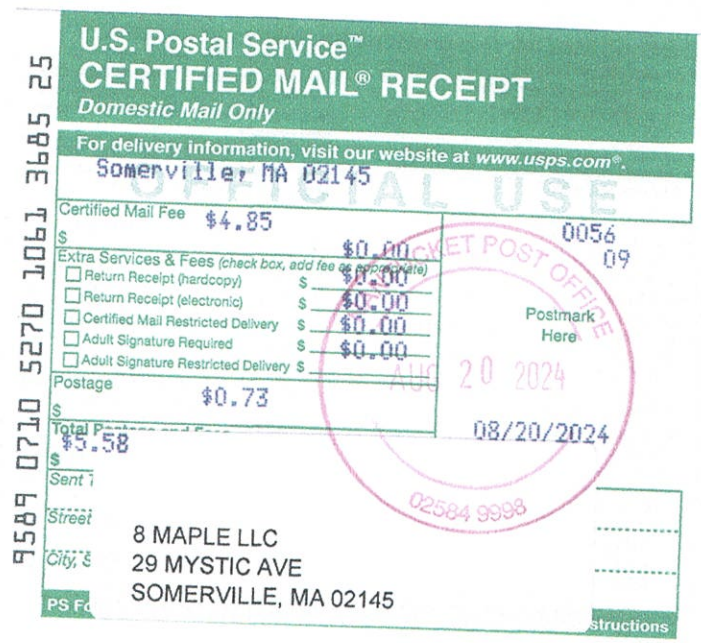
9589 0710 5270 1061 3685 25



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Somerville, MA 02145

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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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08/20/2024

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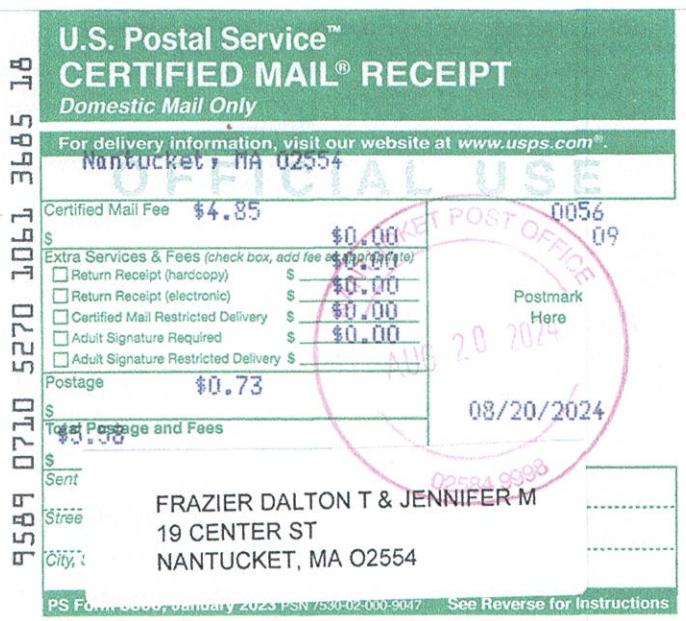
Street
City, St

8 MAPLE LLC
29 MYSTIC AVE
SOMERVILLE, MA 02145

PS Form ... Instructions

9589 0710 5270 1061 3685 18



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$ $0.00
Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73
$
Total Postage and Fees $5.58
$

0056
09

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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

9589 0710 5270 1061 3685 01

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at *www.usps.com®*.
Naples, FL 34103

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

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AUG 20 2024
08/20/2024
02584 9998

Sent To
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

9589 0710 5270 1061 3685 56

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.
Nantucket, MA 02584

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 P	$5.58

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08/20/2024
02584 9998

Sent To
KYOMITMAITEE SOMWONG &
BUNLERSSAKSKUL SOMCHAI
City, St
PO BOX 2837
NANTUCKET, MA 02584

PS Fo... ...nstructions

9589 0710 5270 1061 3685 63

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Nantucket, MA 02554

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Tot	$5.58

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08/20/2024
02584 9998

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Str
Cit
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
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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:

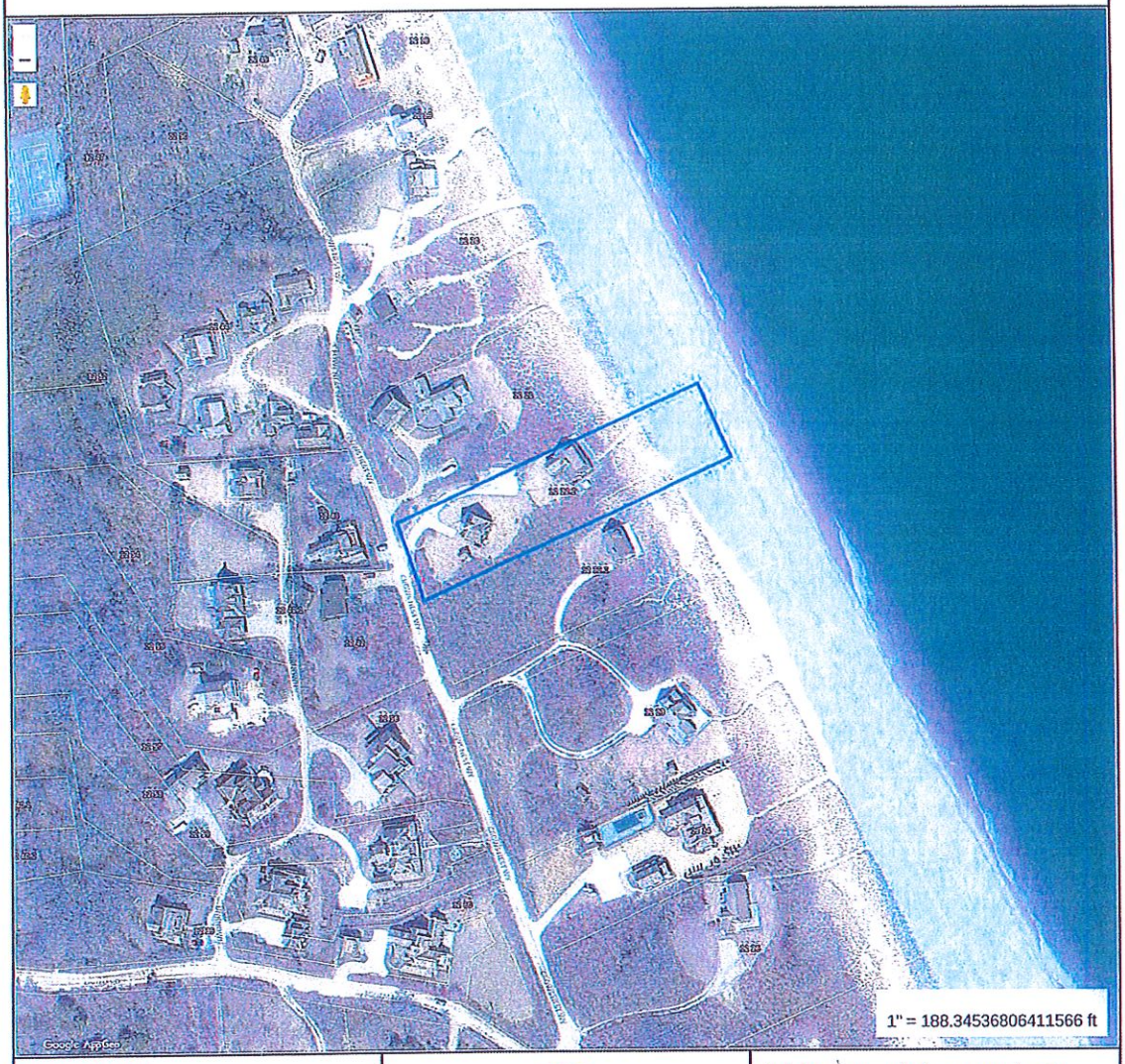
SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

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

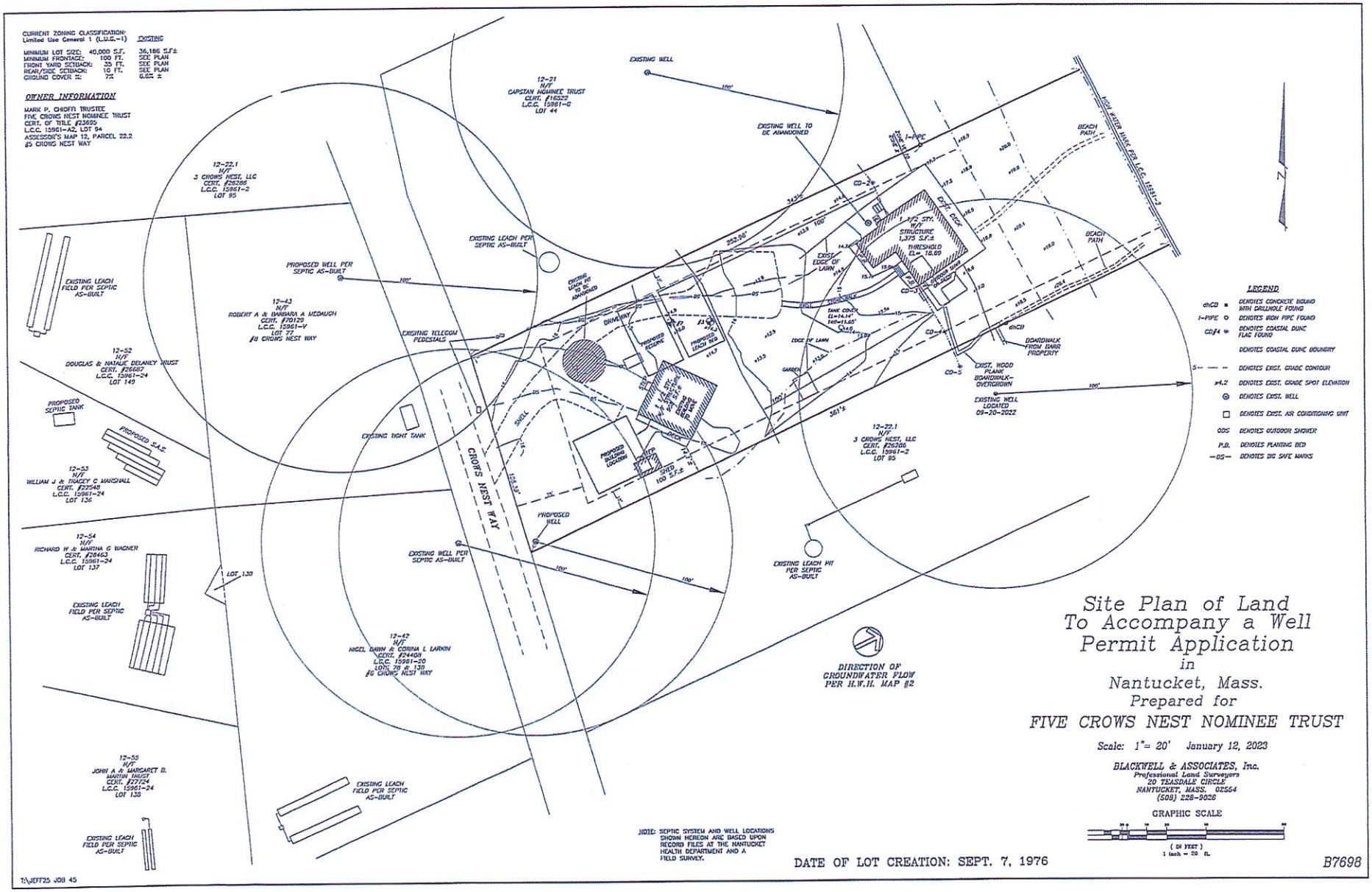
Property ID	12 22.2
Location	5 CROWS NEST WY
Owner	CHIOFFI MARK P

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.



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.

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

The certificate is valid for three years from 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.

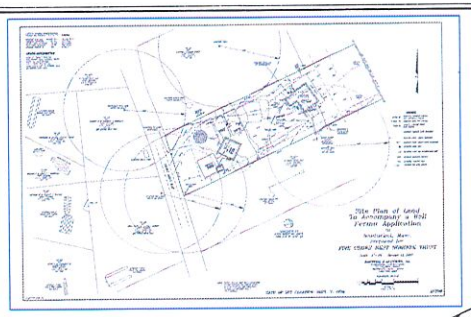
Signed under penalties of perjury

DRAWING INDEX

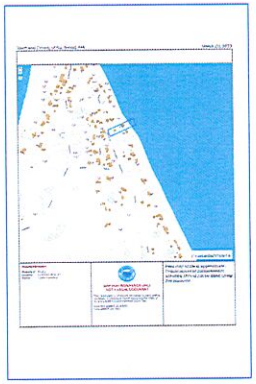
1 SITE PLANS: EXISTING & PROPOSED ZONING INFORMATION

4R ELEVATIONS: APPROVED & PROPOSED NORTH, SOUTH, EAST & WEST DOOR & WINDOW SCHEDULES

5R EAST ELEVATION: APPROVED & PROPOSED DOOR & WINDOW SCHEDULES

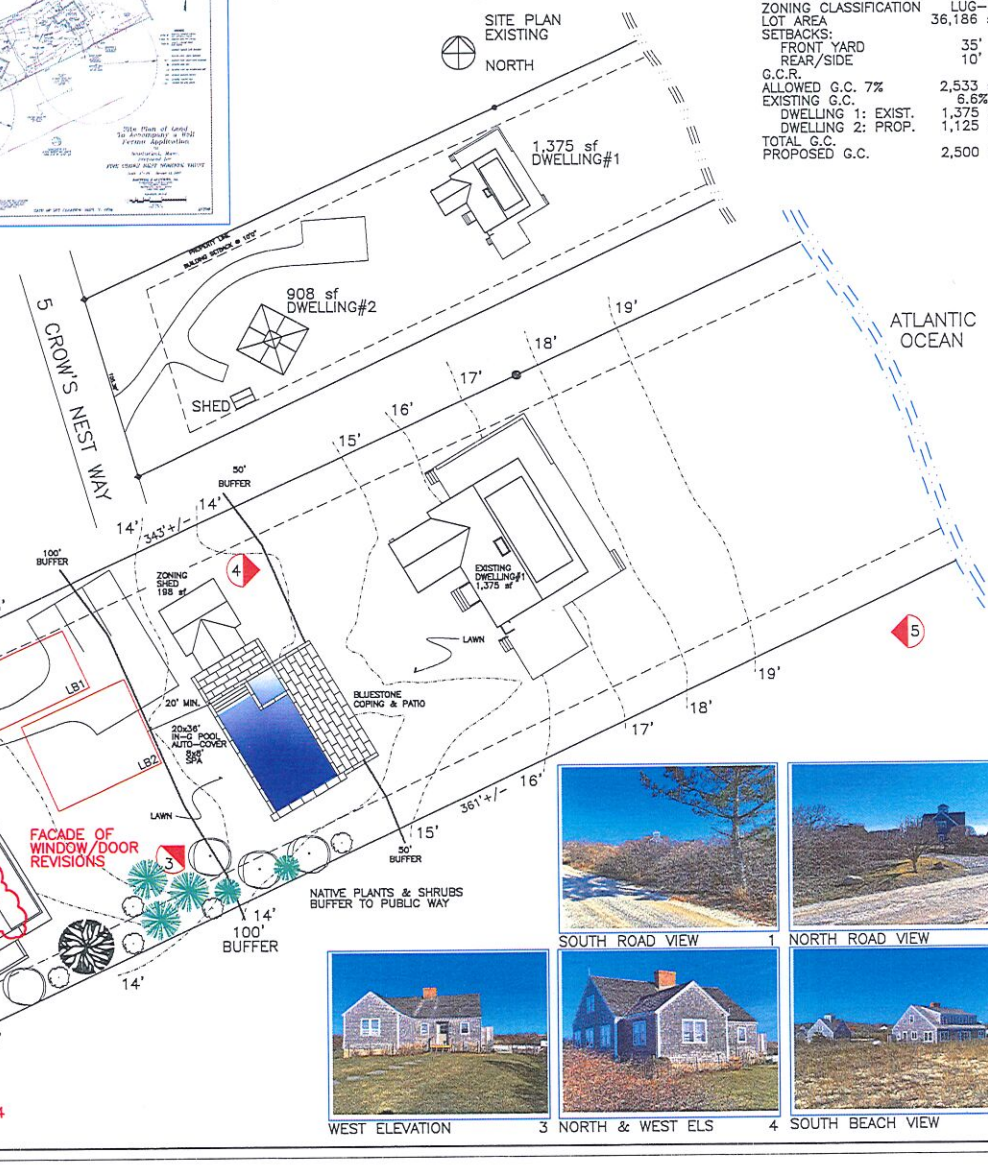




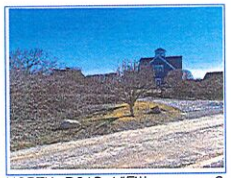


LOCUS MAP
5 CROW'S NEST WAY

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



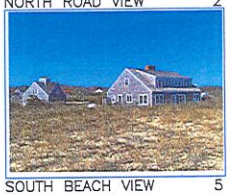
SOUTH ROAD VIEW 1



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.
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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

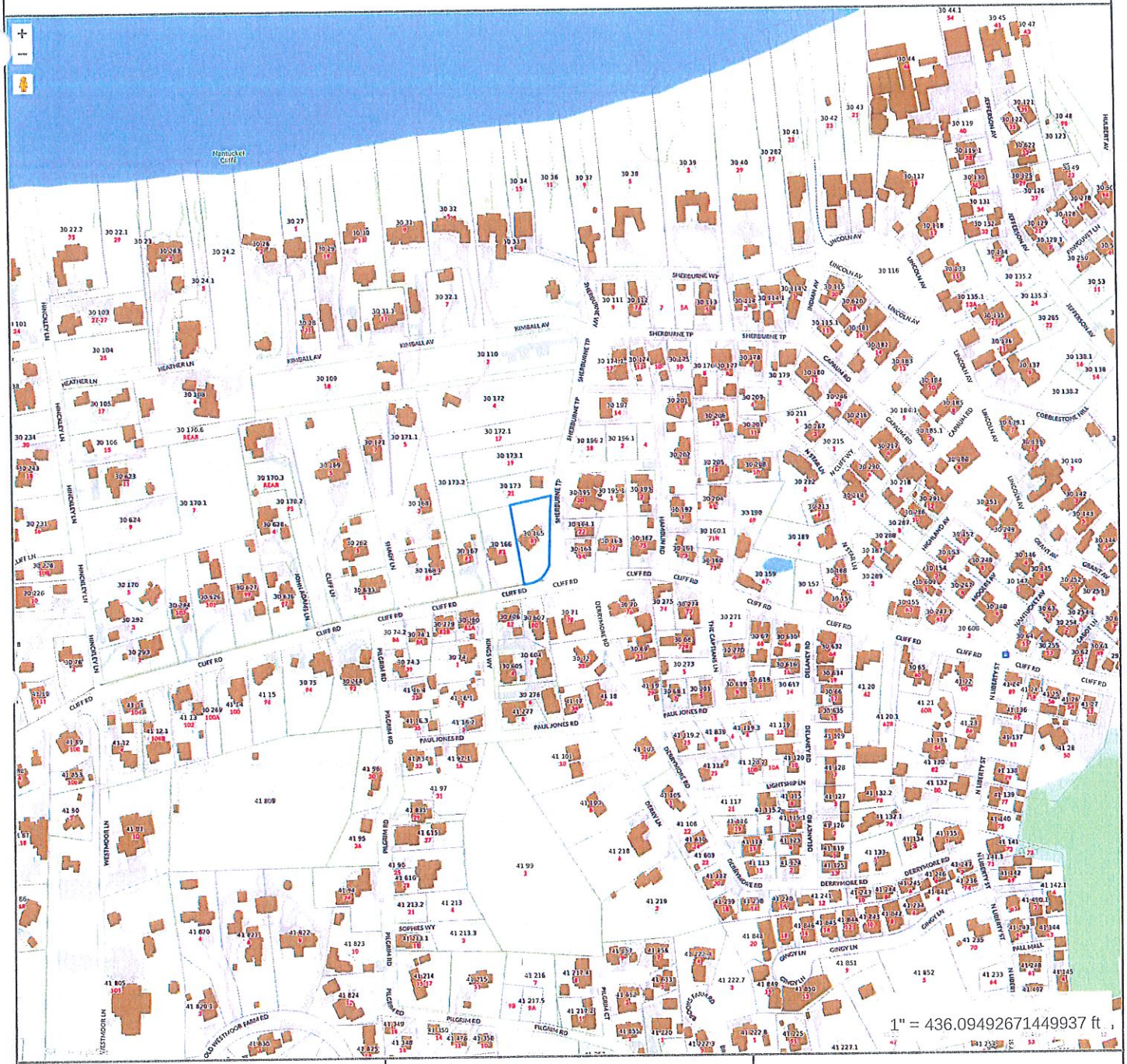
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

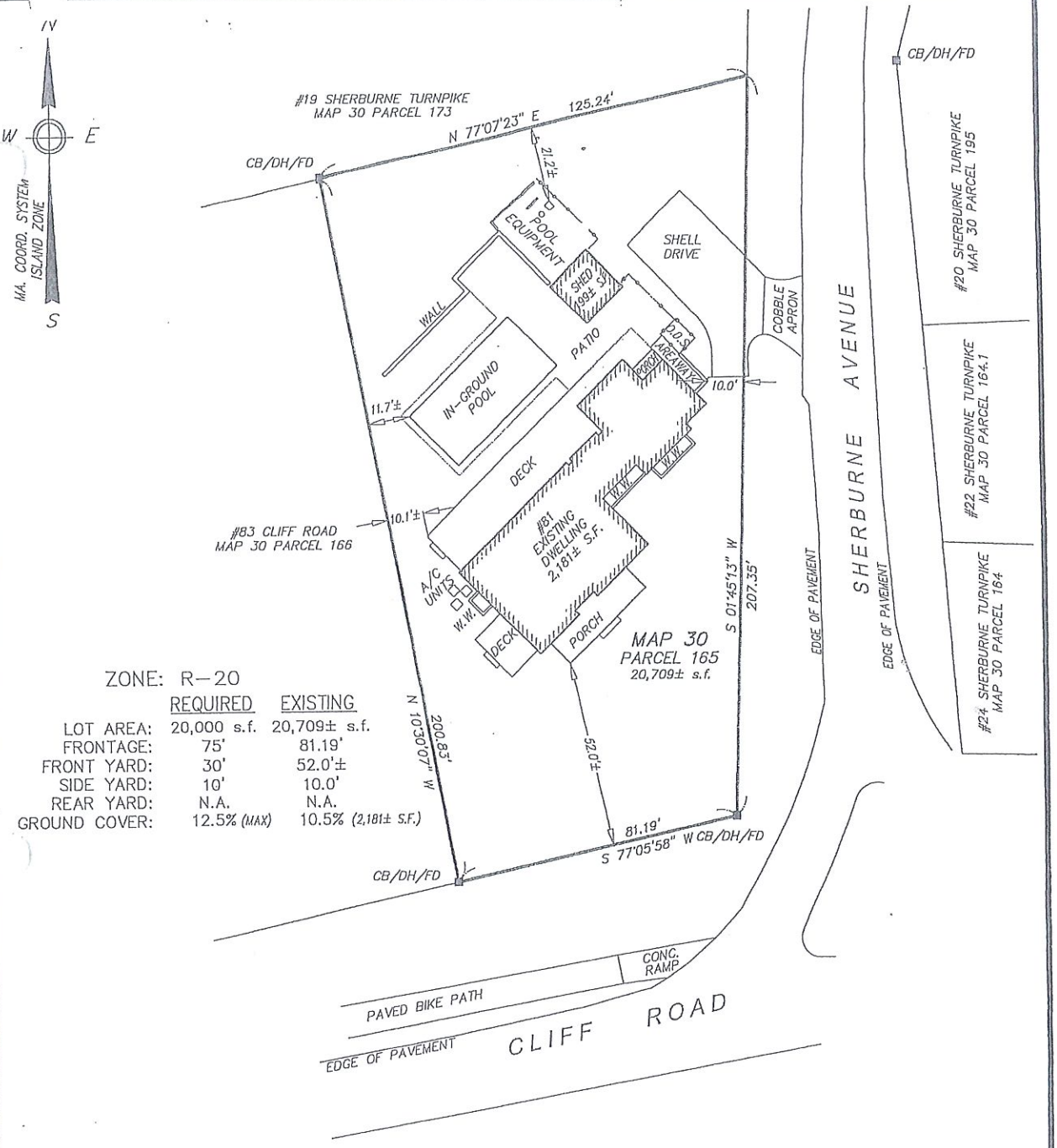
Property ID	30 165
Location	81 CLIFF RD
Owner	CLIFF LANE 81 LLC

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

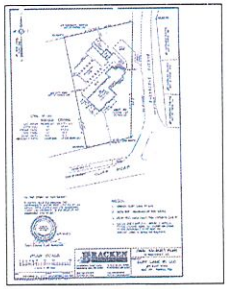
1B SITE PLANS: EXISTING & PROPOSED
ZONING INFORMATION
2B ELEVATIONS:
NORTH, SOUTH, EAST & WEST
FLOOR PLAN
D.&W. SCHEDULES
3B ARIAL 3D RENDERINGS:
SOUTH & NORTH VIEWS

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.







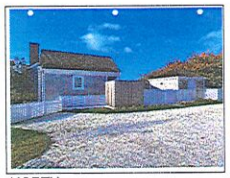
EAST



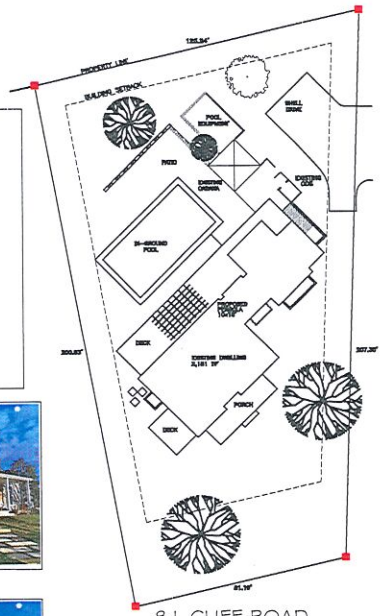
SOUTH EAST



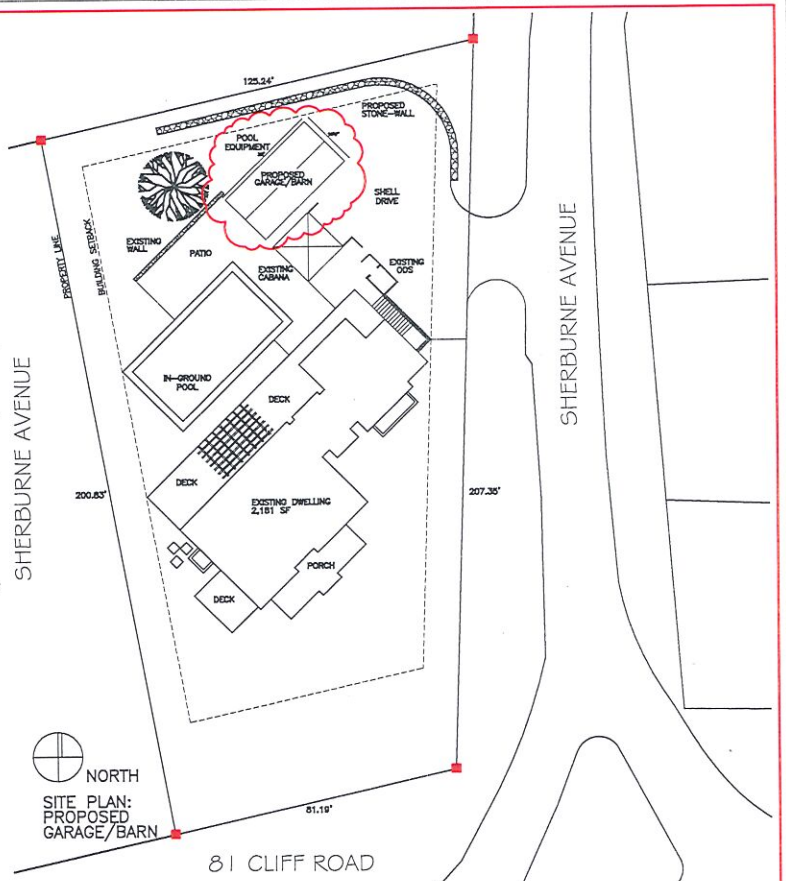
WEST



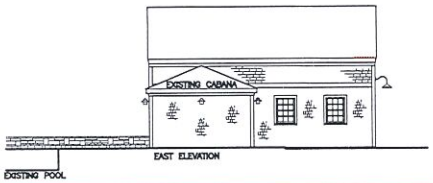
NORTH

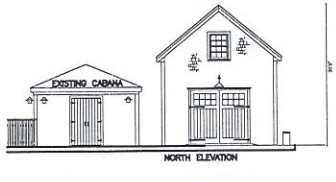


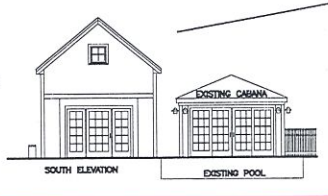
NORTH
SITE PLAN:
EXISTING
07-21-2024

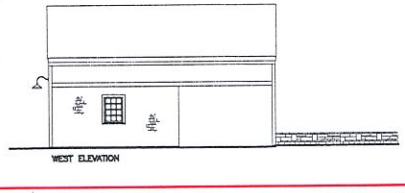


NORTH
SITE PLAN:
PROPOSED
GARAGE/BARN

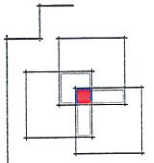








SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050



PROJECT
KELLY RESIDENCE
81 CLIFF ROAD
NANTUCKET, MA
GARAGE/BARN

NOTES
BUILDING:
HDC
CERT.

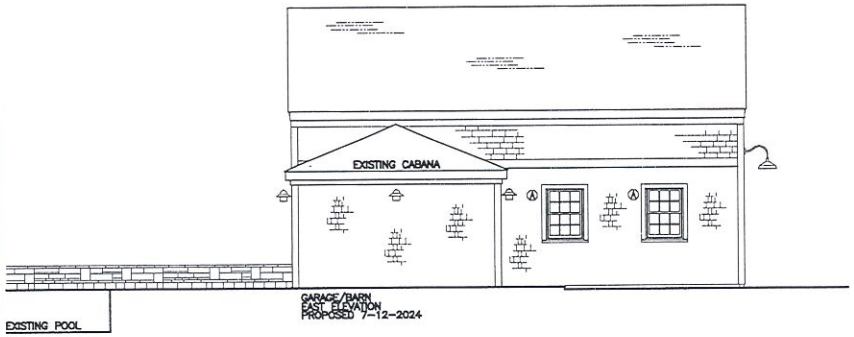
SCI COPYRIGHT 2024

TITLE
DRAWING INDEX
ZONING INFO.
SITE PLANS:
EXIST. & PROPOSED

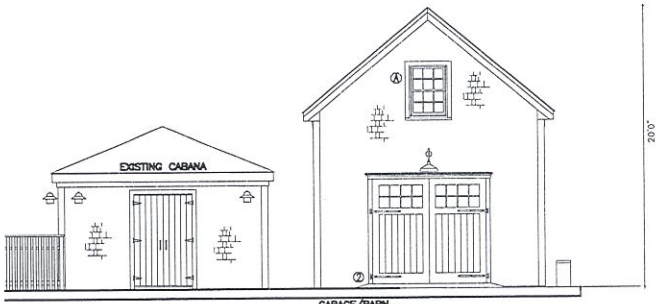
DATE
07-12-2024

SCALE
1/4"=1'0"

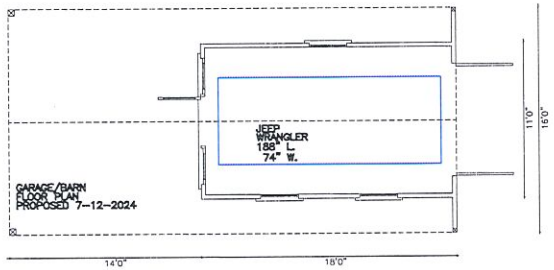
1



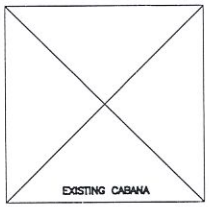
GARAGE/BARN
EAST ELEVATION
PROPOSED 7-12-2024

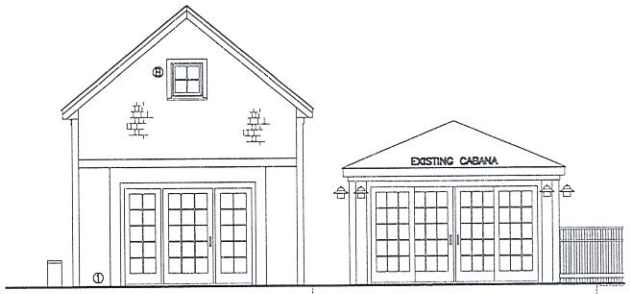


GARAGE/BARN
NORTH ELEVATION
PROPOSED 7-12-2024

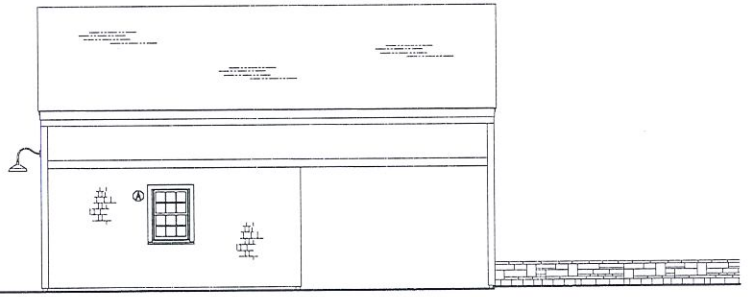


GARAGE/BARN
FLOOR PLAN
PROPOSED 7-12-2024





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.

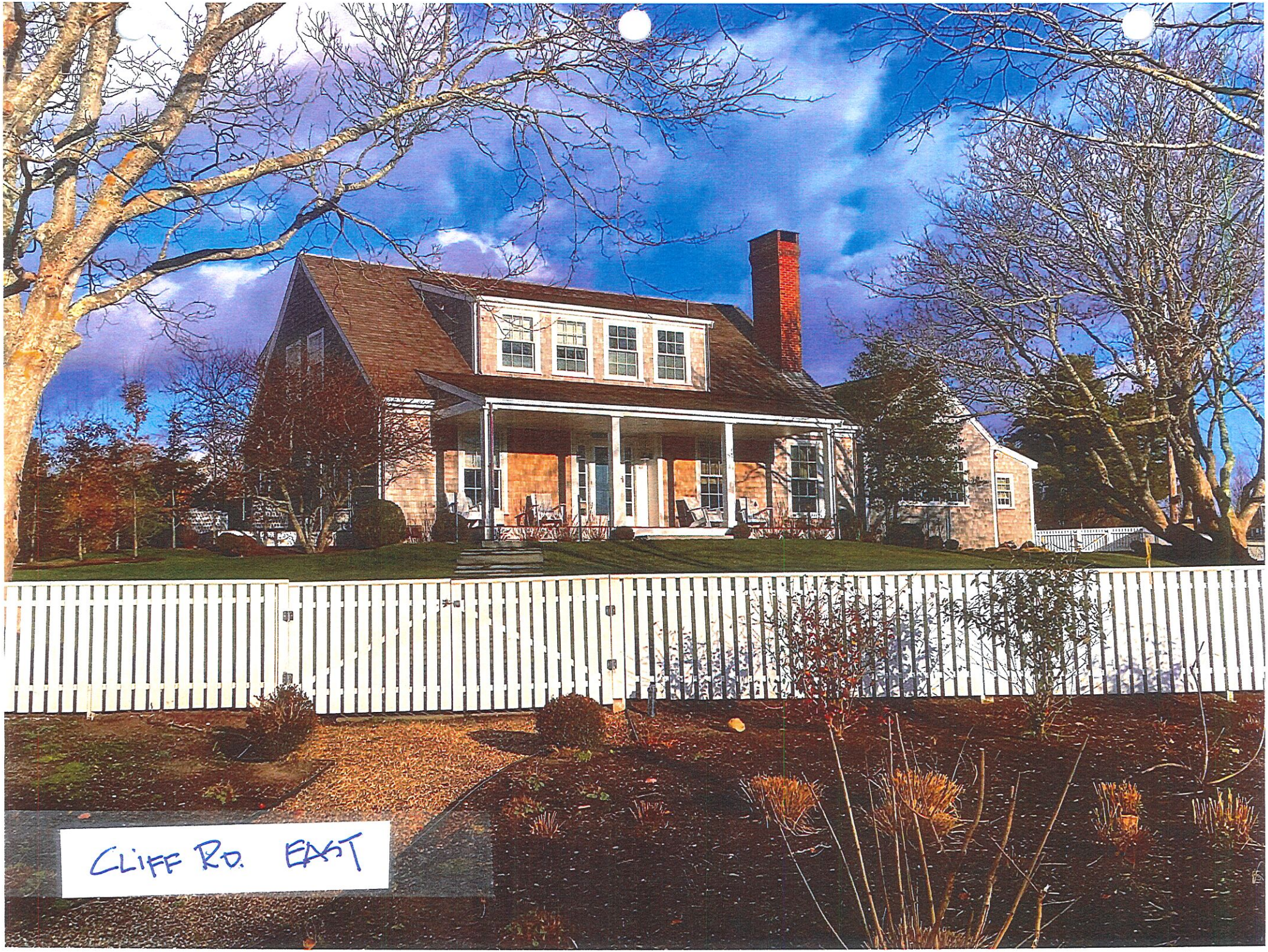
DATE
06-21-2024

SCALE
N.S.

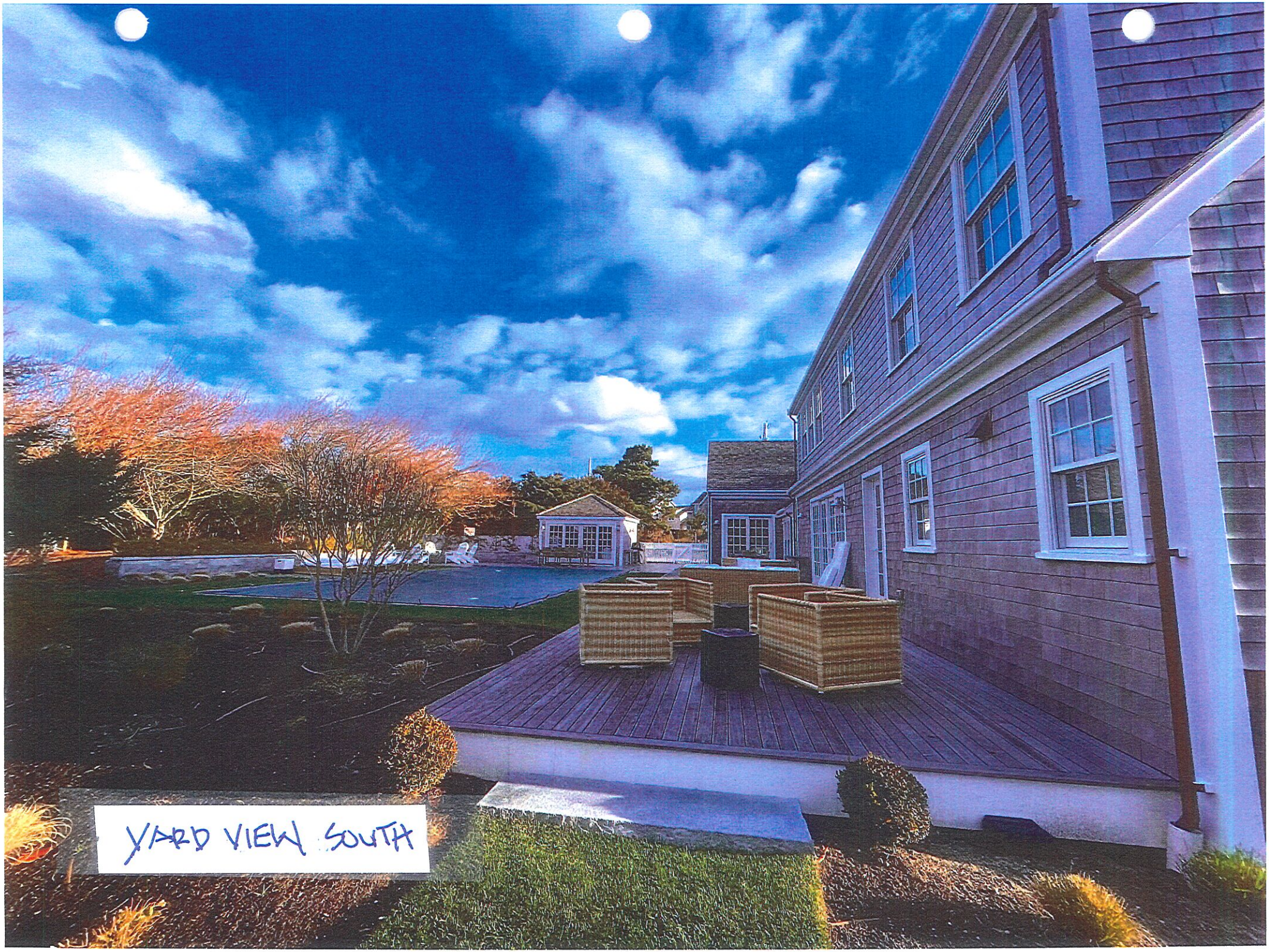
3,4
BL

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

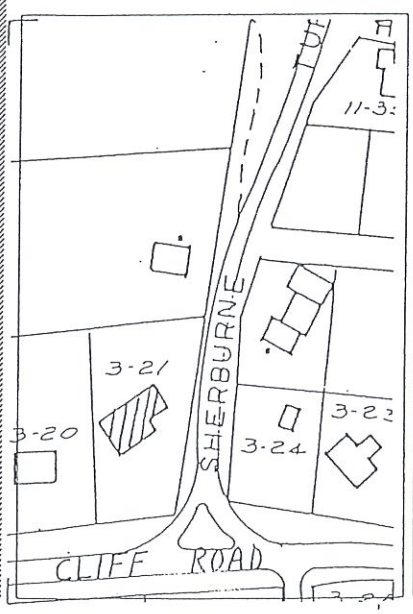
4. Present Owner: LEVINGER, FREDERICK & CAROL

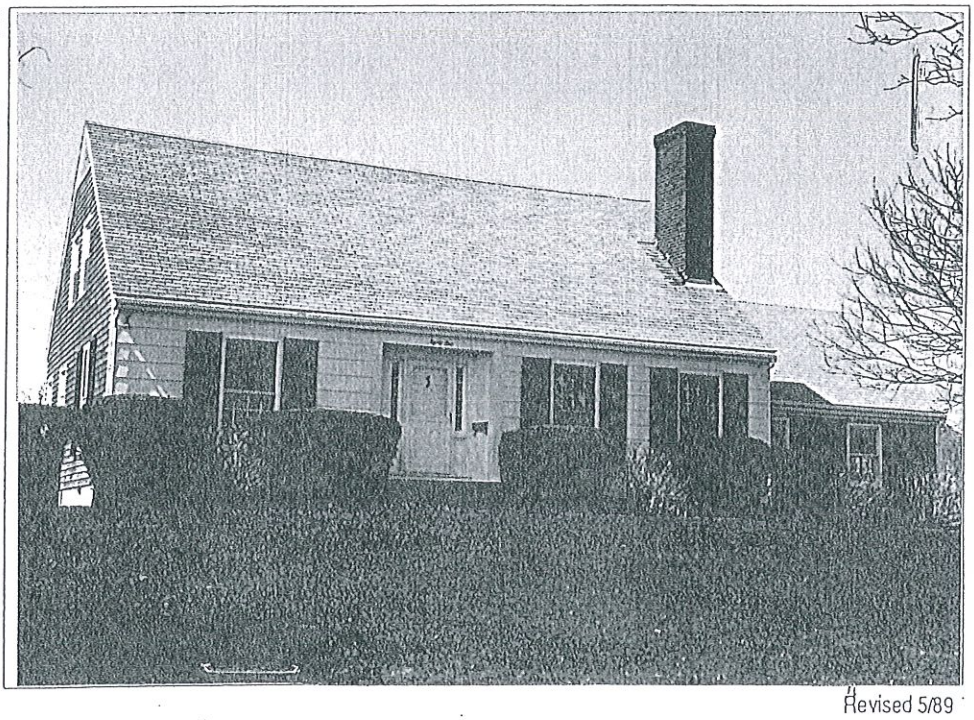
5. Ownership History:
Unknown

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.

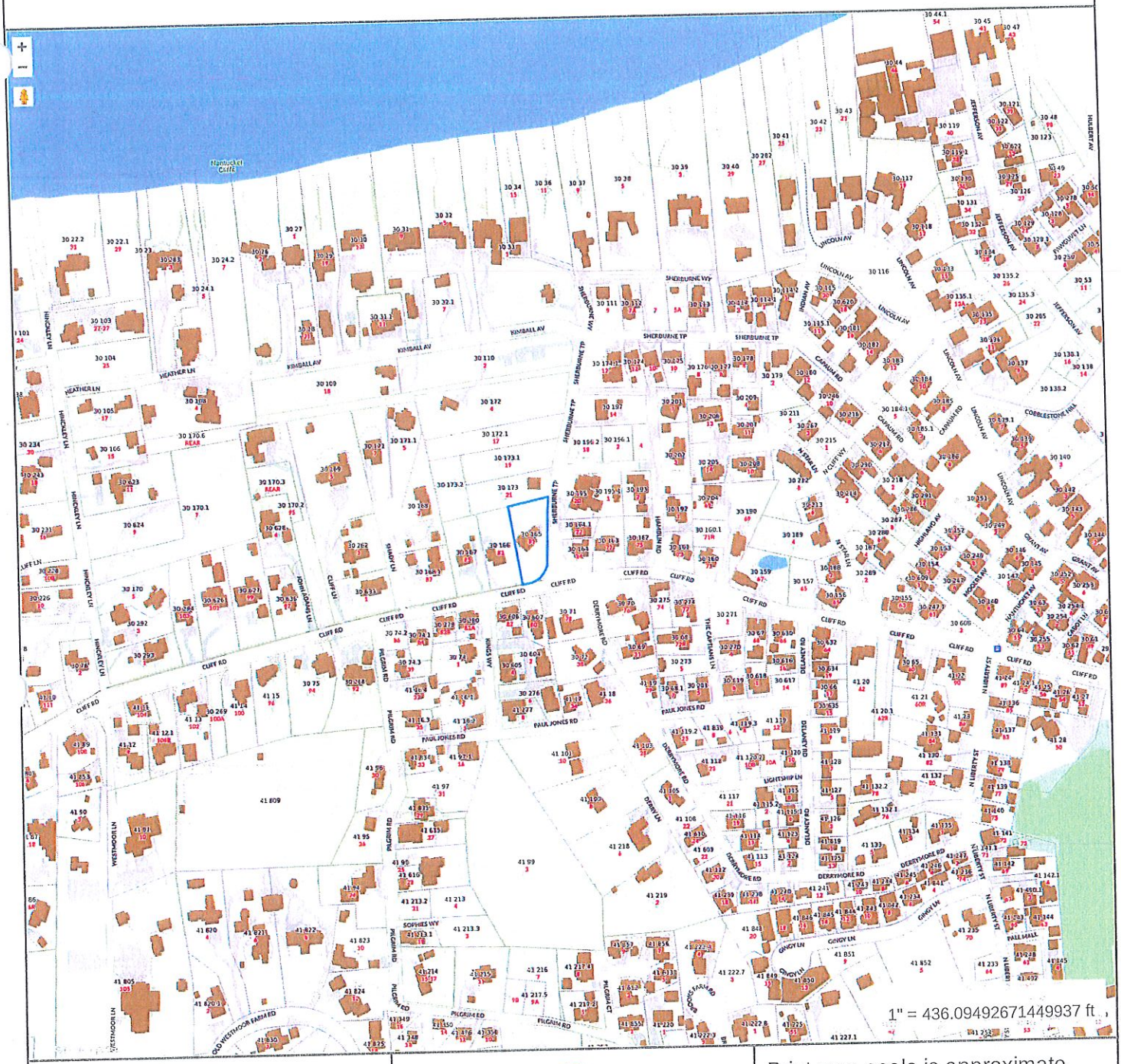
** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

**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

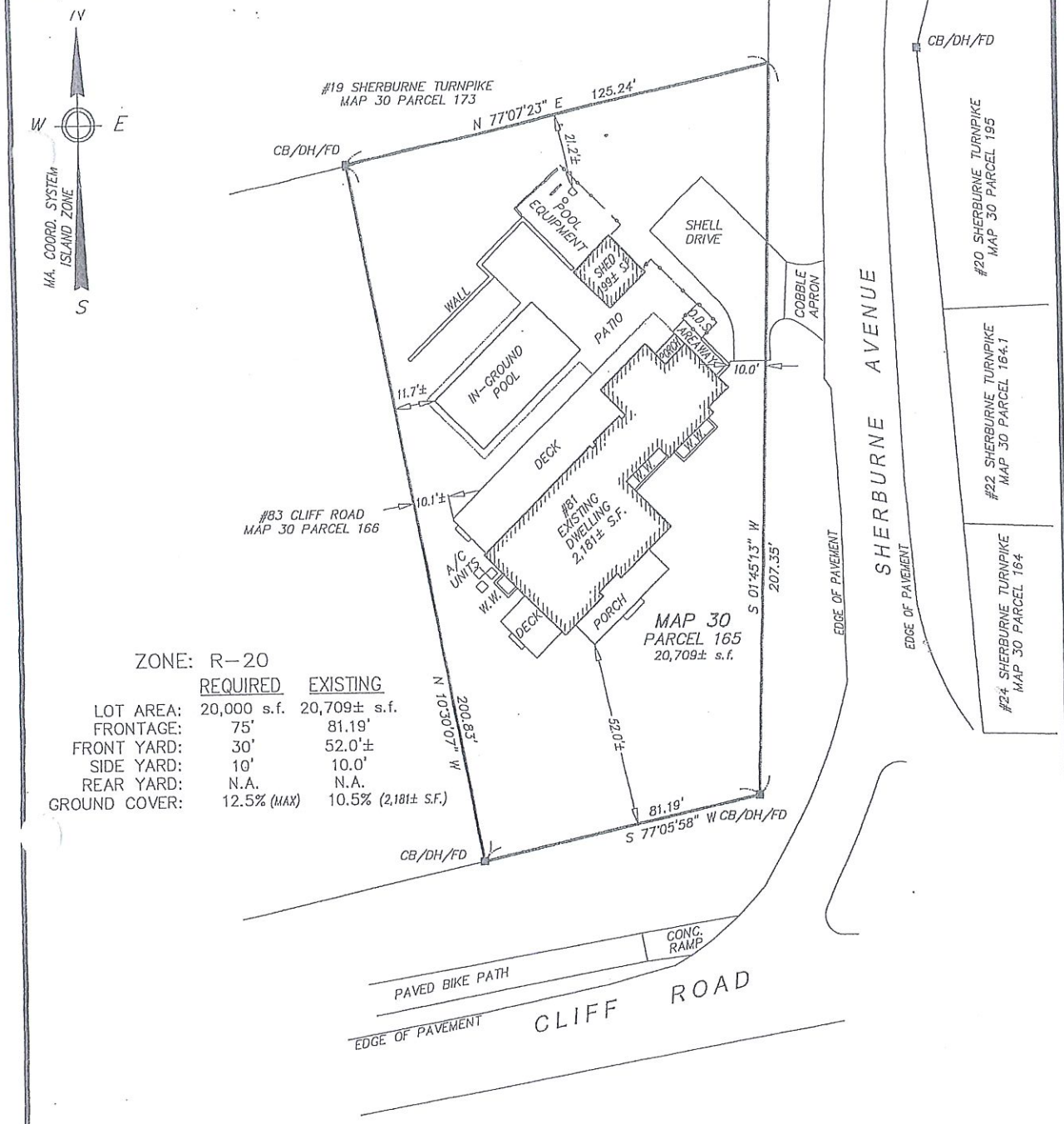
Property ID	30 165
Location	81 CLIFF RD
Owner	CLIFF LANE 81 LLC

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

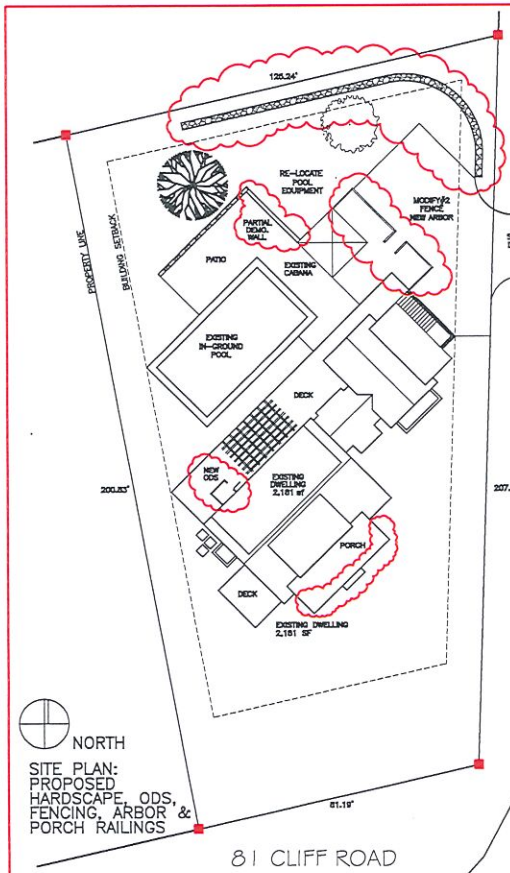
Trim K/WHITE Sash — Doors NA

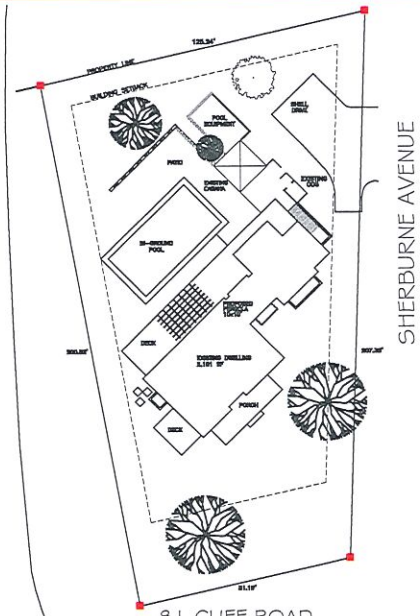
Deck EX. MAHOG. NTW Foundation — Fence K/WHITE Shutters _____

* 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.



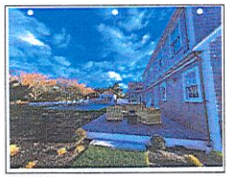




EAST



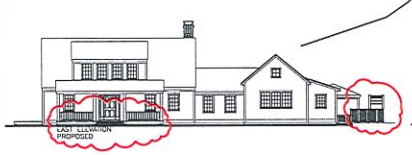
SOUTH EAST

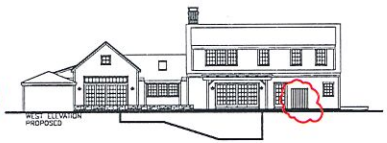


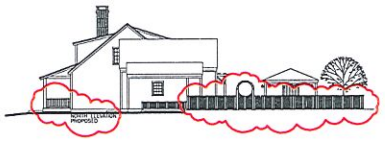
WEST

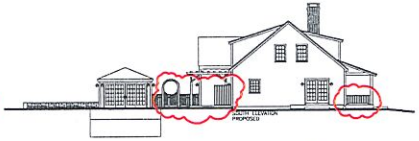


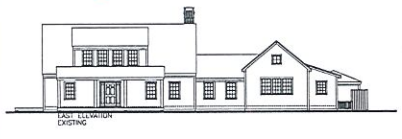
NORTH

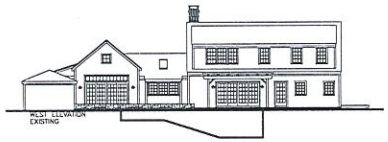


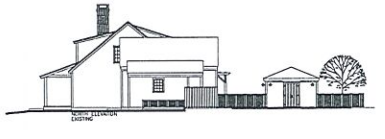


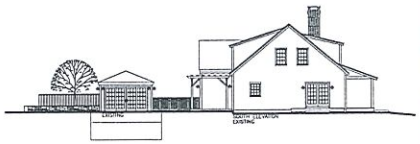












SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
KELLY RESIDENCE
81 CLIFF ROAD
NANTUCKET, MA
HARDSCAPE, OUT-DOOR SHOWER, FENCING, ARBOR & PORCH RAILINGS

NOTES
BUILDING:
HDC
CERT.

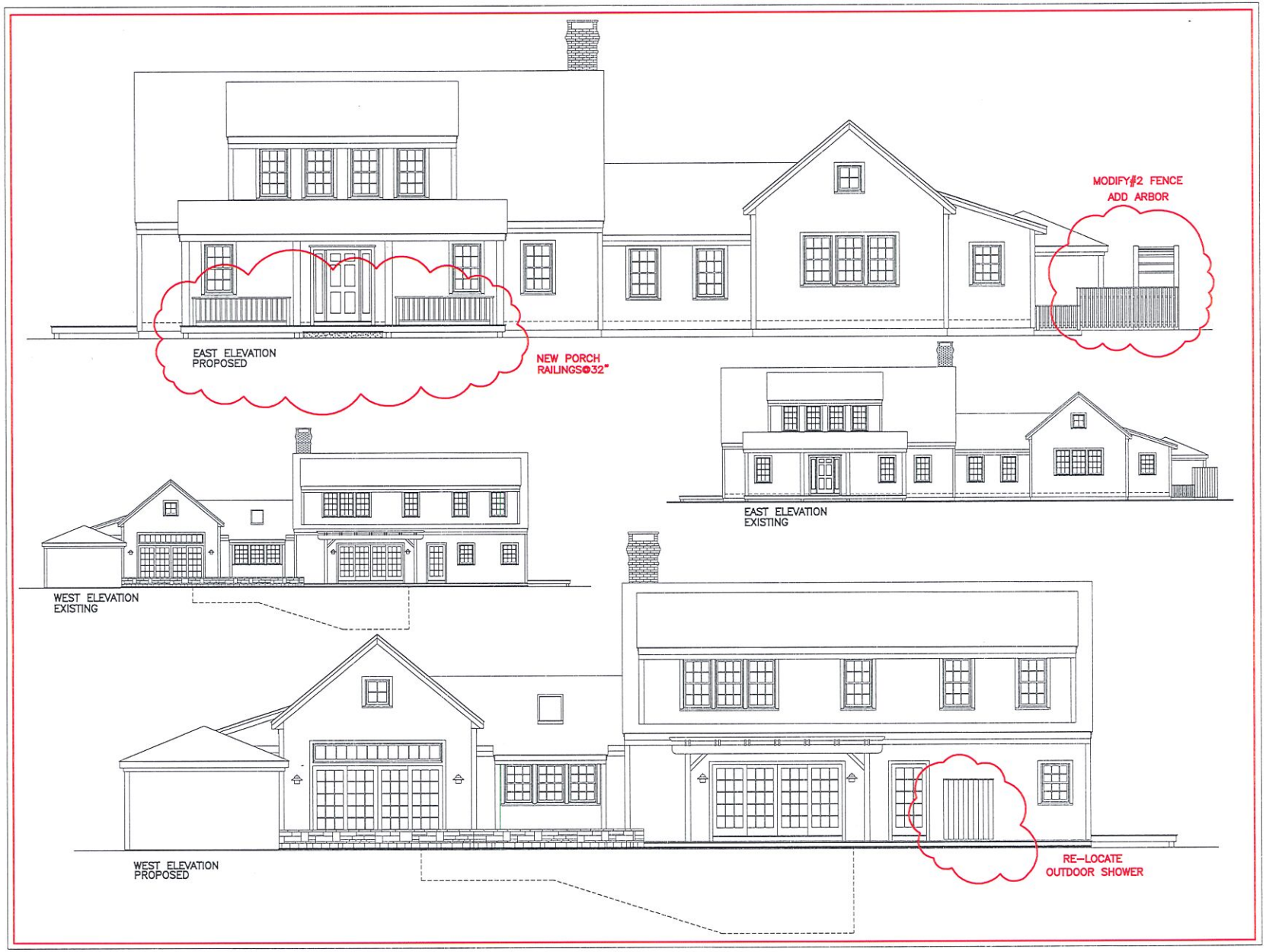
SCI COPYRIGHT 2024

TITLE
DRAWING INDEX
ZONING INFO.
SITE PLANS:
EXIST. & PROPOSED

DATE
08-21-2024

SCALE
1/4"=1'0"

1L



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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.

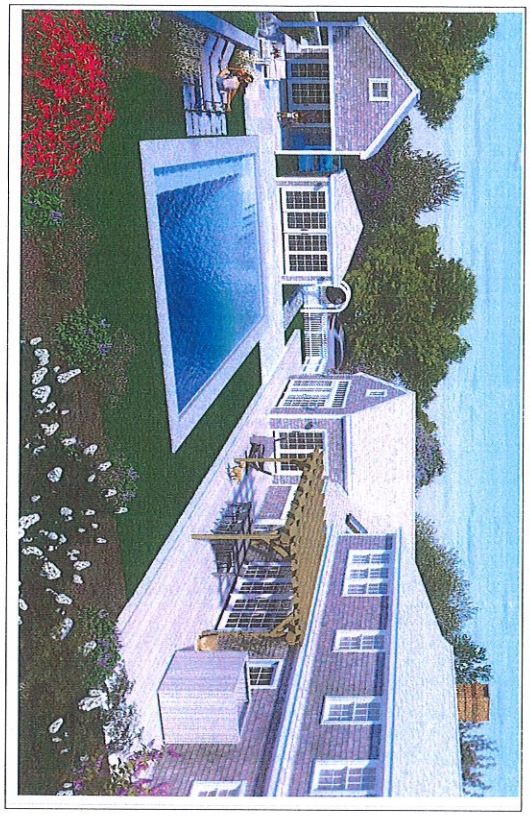
SC© COPYRIGHT 2024

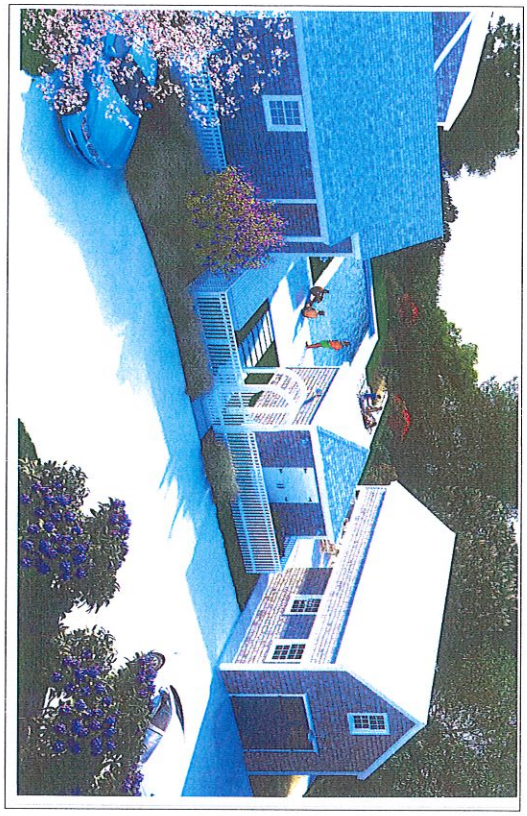
TITLE
ELEVATIONS:
EXIST. & PROP.
NORTH & SOUTH

DATE
08-21-2024

SCALE
1/4"=1'0"

3L





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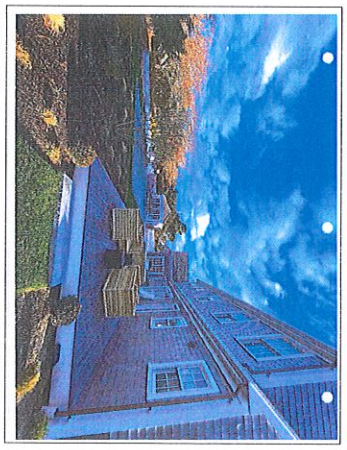
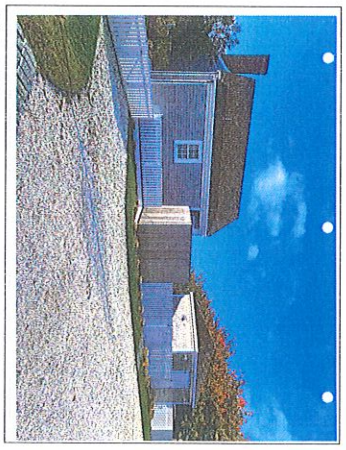


NORTH EXISTING



SET COPYRIGHT©2024

TITLE
3D VIEWS
NORTH & SOUTH :
EXIST. & PROP.

DATE
08-21-2024

SCALE
N.S.

3.4
BL

NOTES
BUILDING:
HDC
CERT.

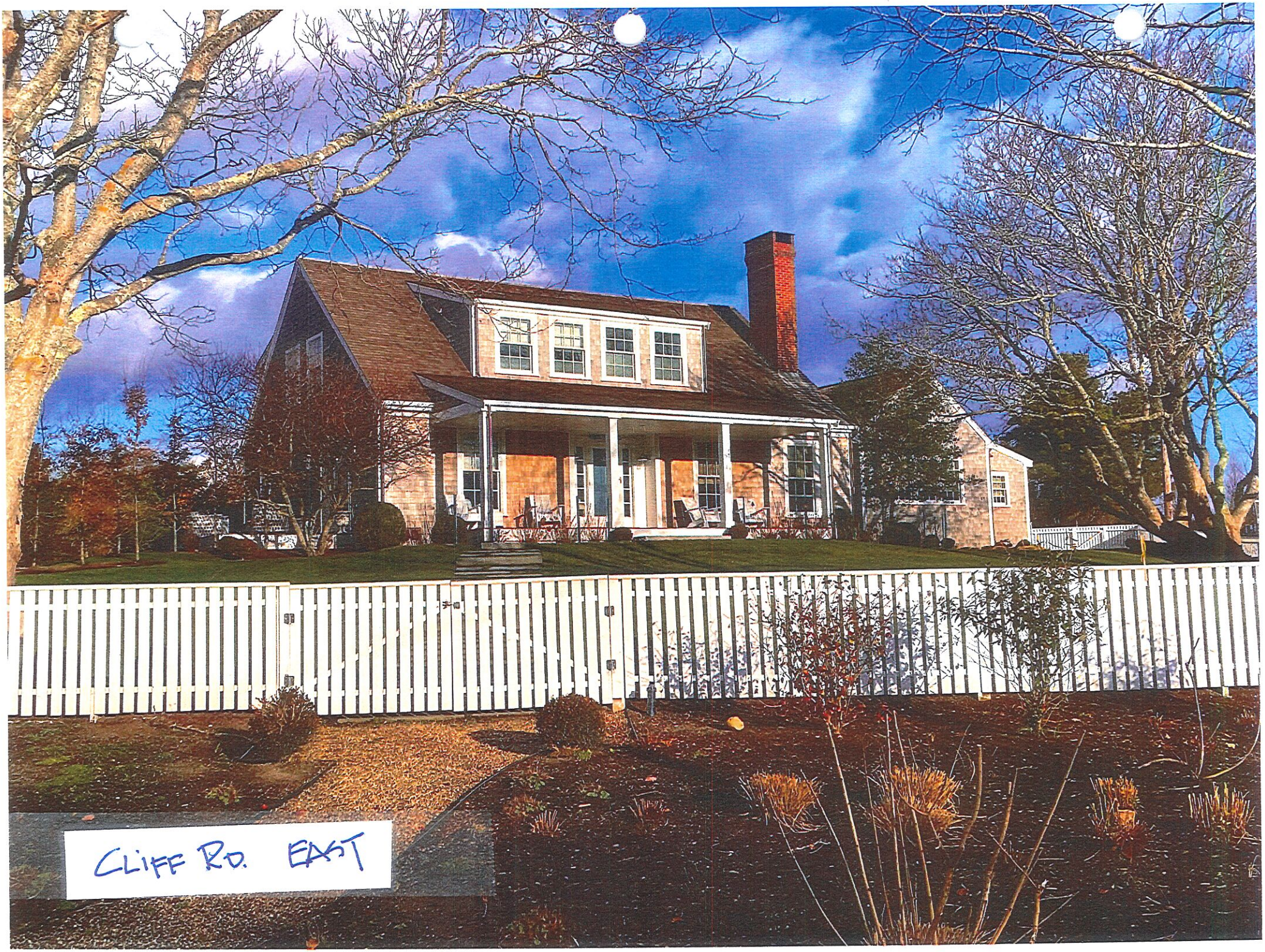
PROJECT
KELLY RESIDENCE
81 CLIFF ROAD
NANTUCKET, MA

HARDSCAPE, FENCE & ARBOR
GARAGE/BARN

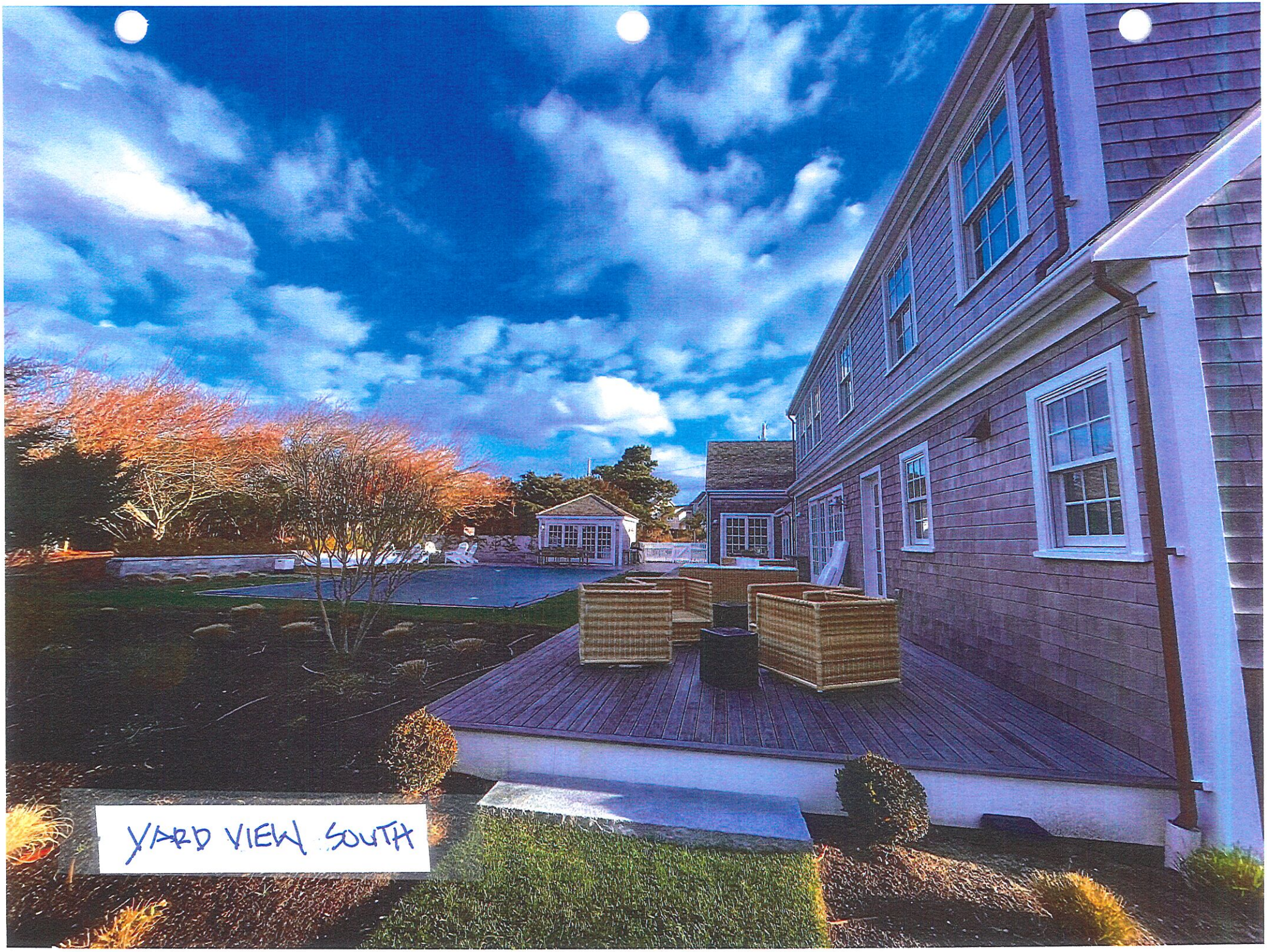
SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS

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

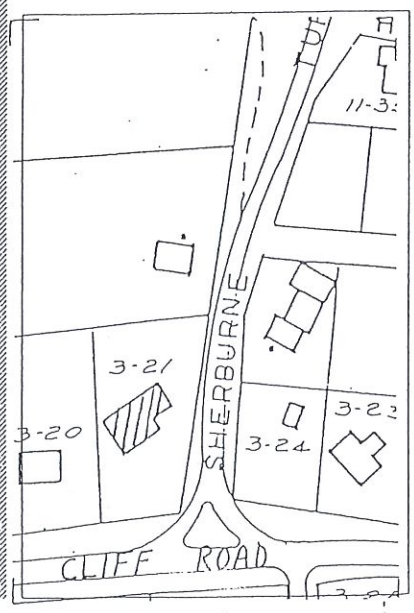
4. Present Owner: LEVINGER, FREDERICK & CAROL

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.

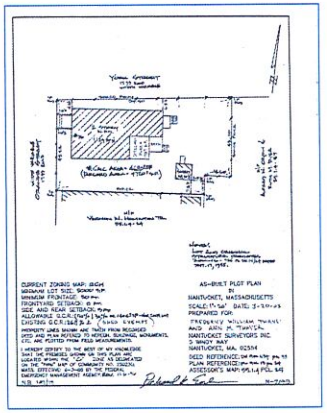
Signed under penalties of perjury

CURB CUT

DRAWING INDEX

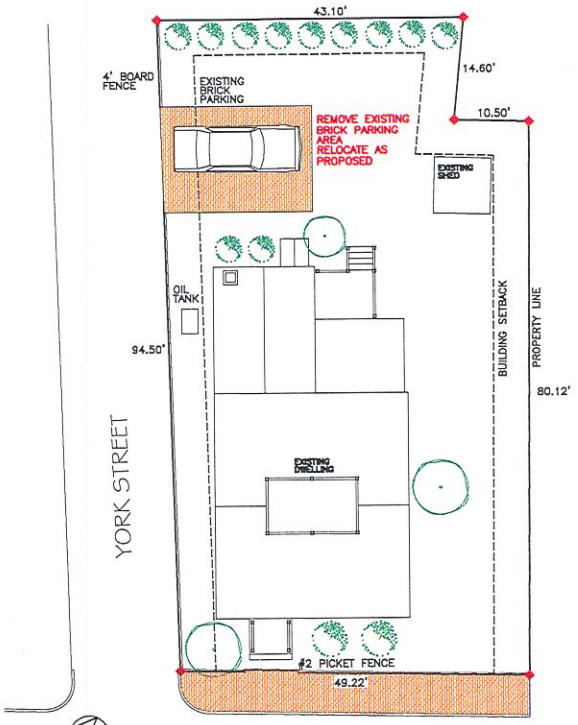
1 SITE PLAN: EXISTING & PROPOSED
ZONING INFO.
PHOTOGRAPHS



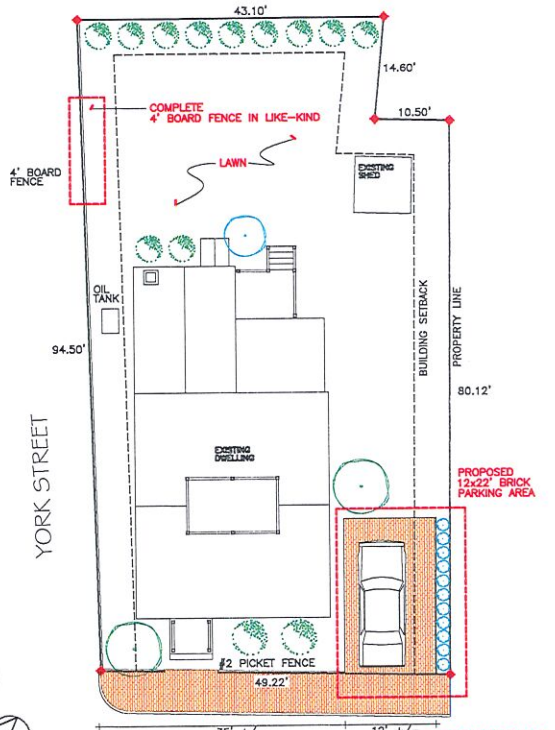


LOCUS MAP
76 ORANGE STREET

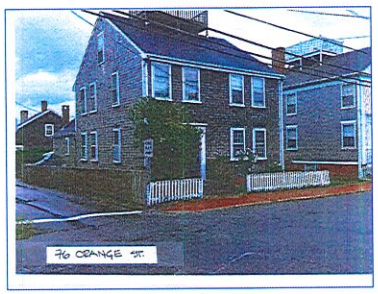
LOT NO.S	--
MAP NO.	55.1.4
PARCEL NO.	25
ZONING CLASSIFICATION	R-1
LOT AREA	*4,720 s.f.
SETBACKS:	
FRONT YARD	10'
REAR/SIDE	5'
G.C.R.	30%
ALLOWED G.C.	1,416 s.f.
EXISTING G.C.	1,124 s.f.
TOTAL G.C. PROPOSED	NO CHANGE

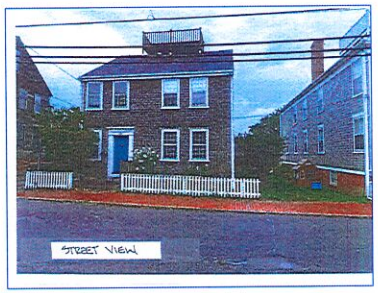


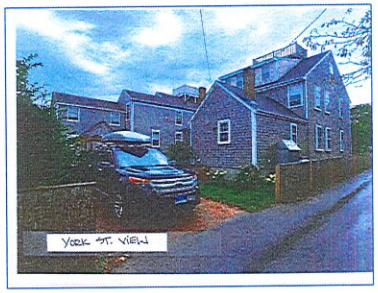
SITE PLAN: EXISTING



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)

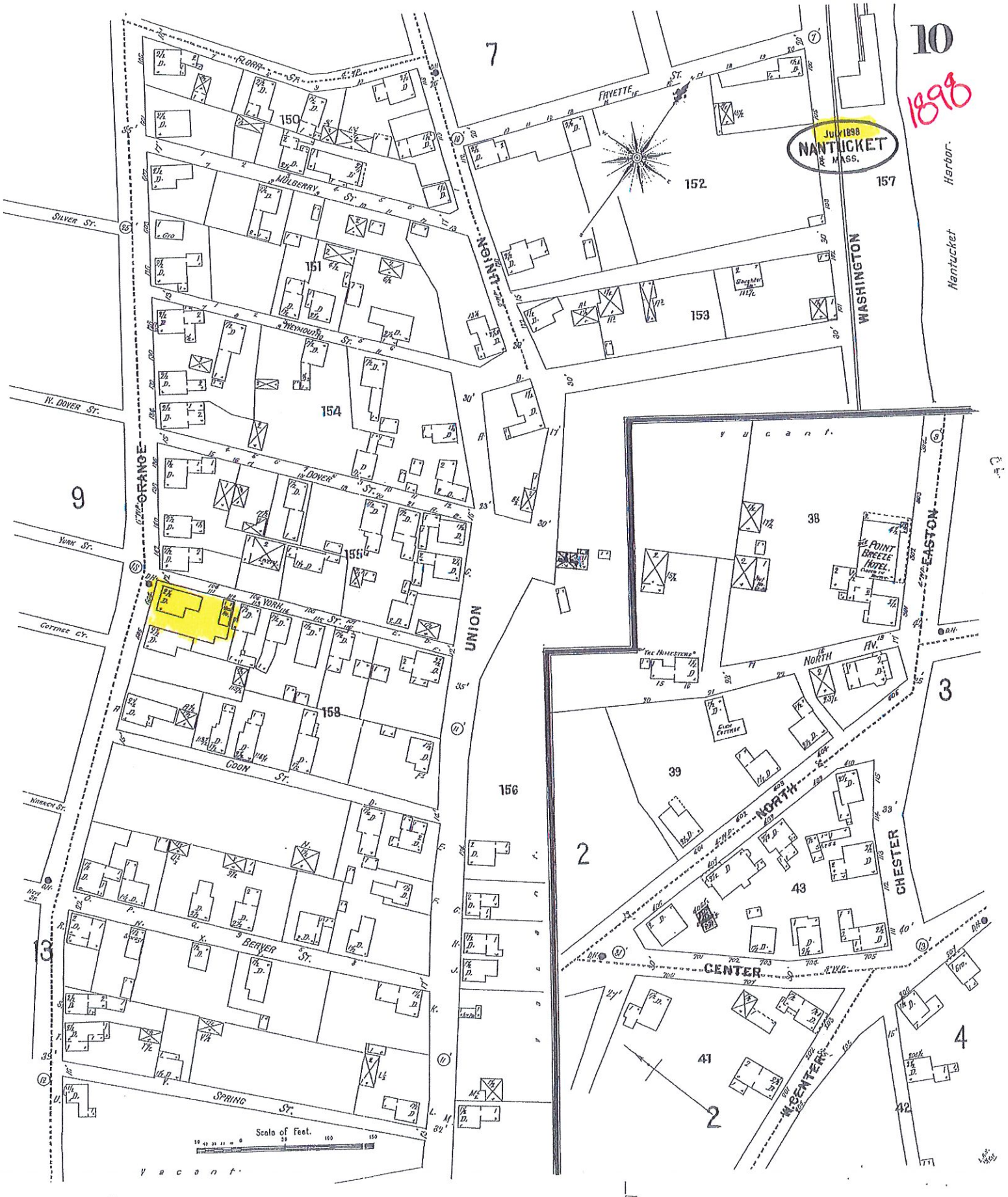
Ø a.	densely built-up	Ø d.	residential
O b.	scattered buildings	O e.	commercial
O c.	open land	O f.	old historic district

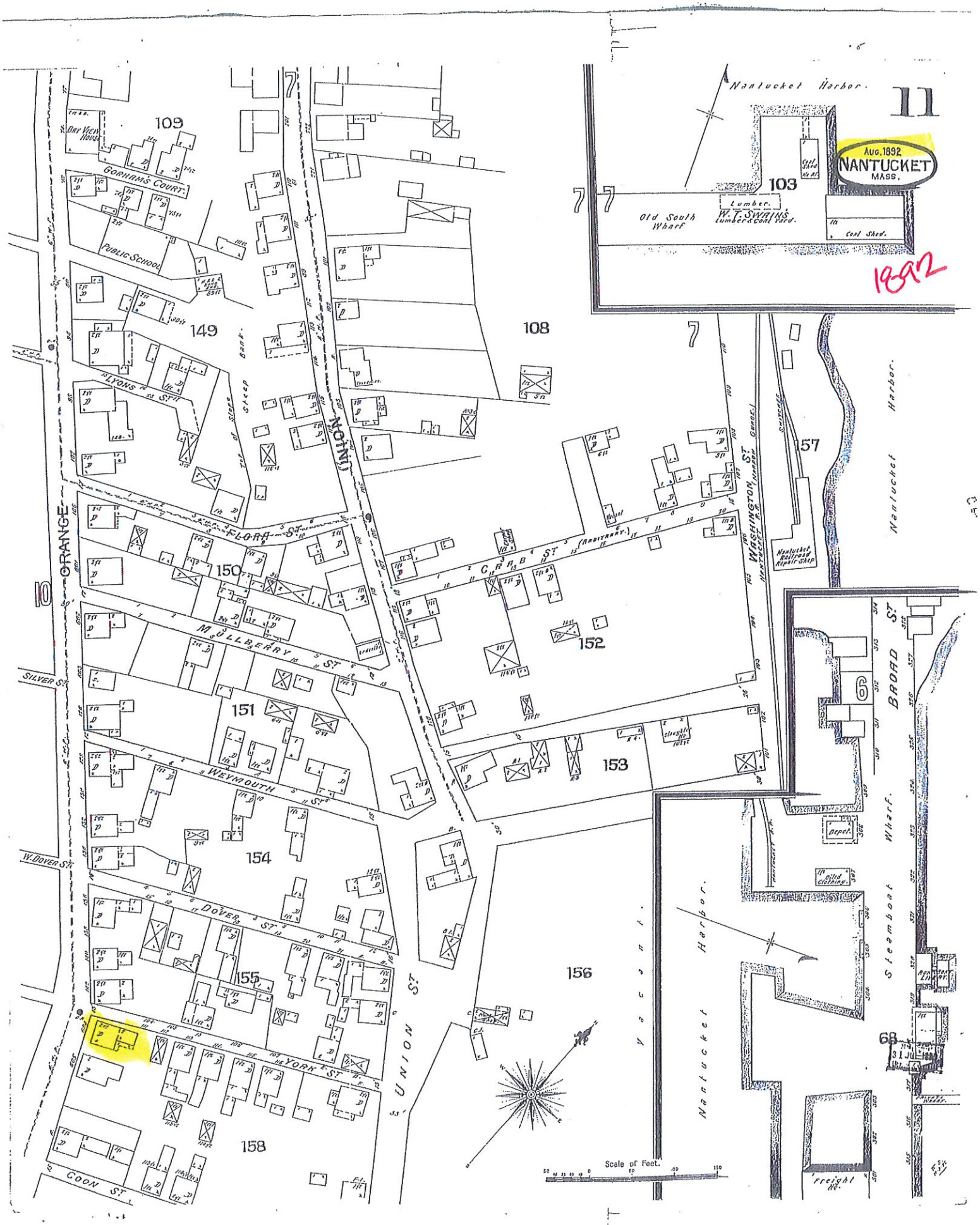
44. RELATED OUTBUILDINGS AND PROPERTY:
See form(s): NA

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.
7
9
3
2
4
13
42
150
151
152
153
154
155
156
157
158
38
39
41
43
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
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.)
Washington St.
Nantucket R.R.
Nantucket Railroad Repair Shop
157
Nantucket Harbor.
Orange
10
Mullberry St.
152
Silver St.
151
Weymouth St.
153
Broad St.
6
Depot.
Oiled Clothing.
154
W. Dover St.
Dover St.
155
Union St.
156
Vacant.
Nantucket Harbor.
Steamboat Wharf.
York St.
158
Coon St.
68
Freight Ho.
Scale of Feet.




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

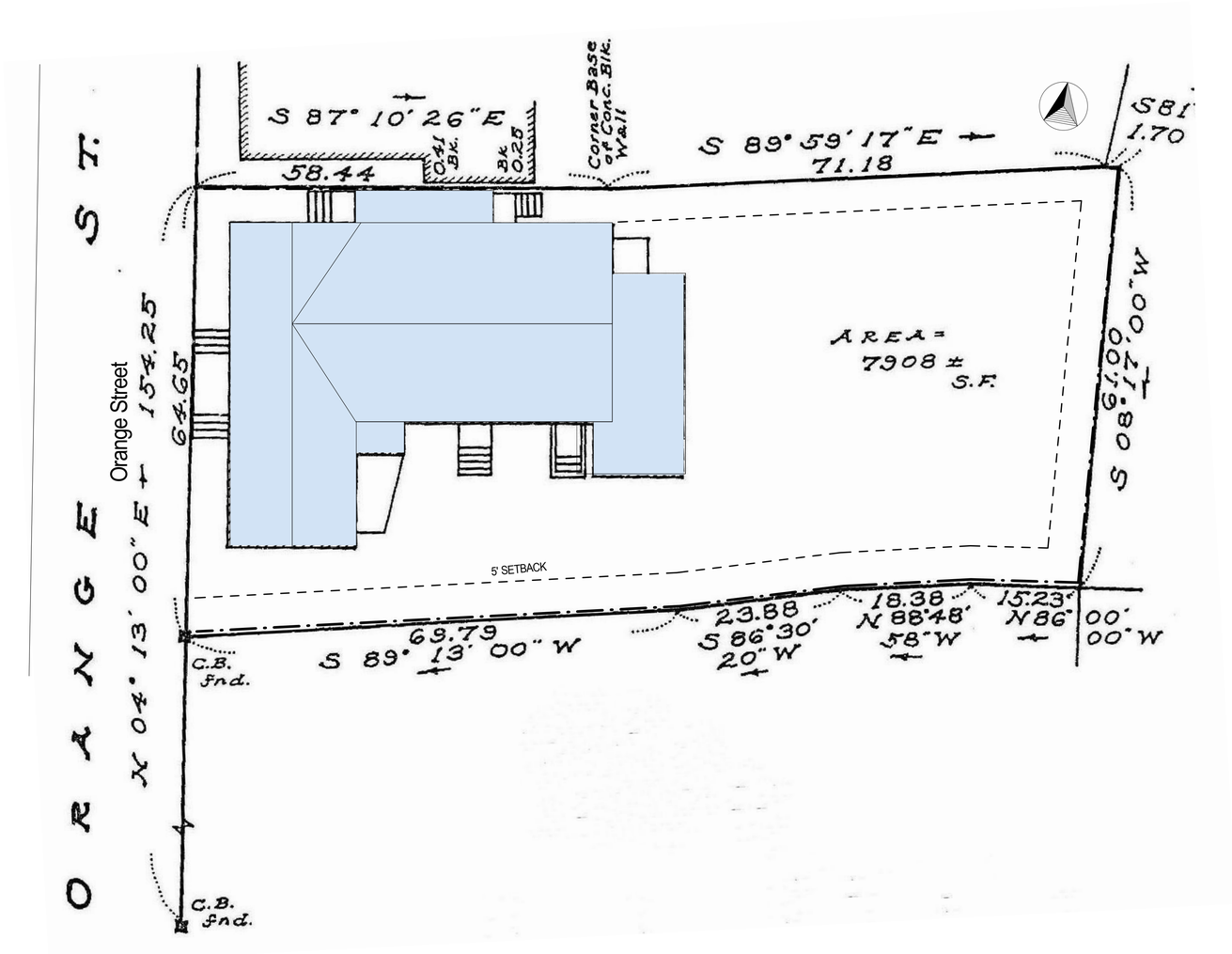


East Elevation



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.

SHEET INDEX

G.1.1	Cover Sheet	0
A.1.0	Basement Plan	3
A.1.1	First Floor Plan	3
A.1.2	Second Floor Plan	3
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

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

G.1.1
2316

08.26.24

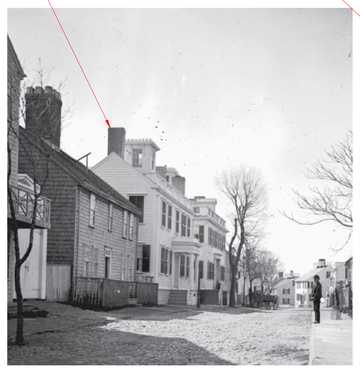
HDC Submission



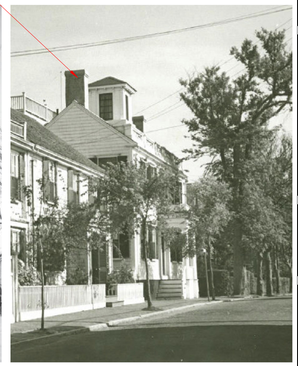
West Elevation - Proposed
1/4" = 1'-0"



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
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Exterior Elevations

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.

SHEET INDEX

G.1.1	Cover Sheet	0
A.1.0	Basement Plan	3
A.1.1	First Floor Plan	3
A.1.2	Second Floor Plan	3
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.

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

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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

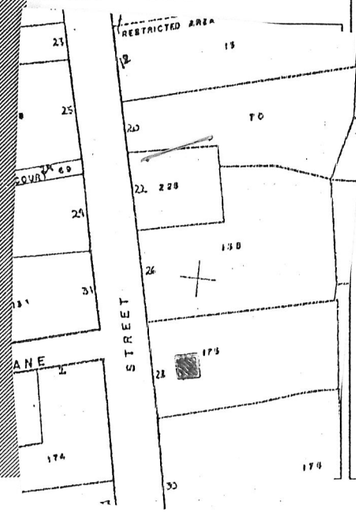
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
1755 - Benjamin Tupper bought land from Tristram Starbuck. 1755 - Tupper bought more land from George Hussey & built the original part of the house. 1793 - Obadiah Wood bagged from Tupper (father-in-law). 1798 - 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.

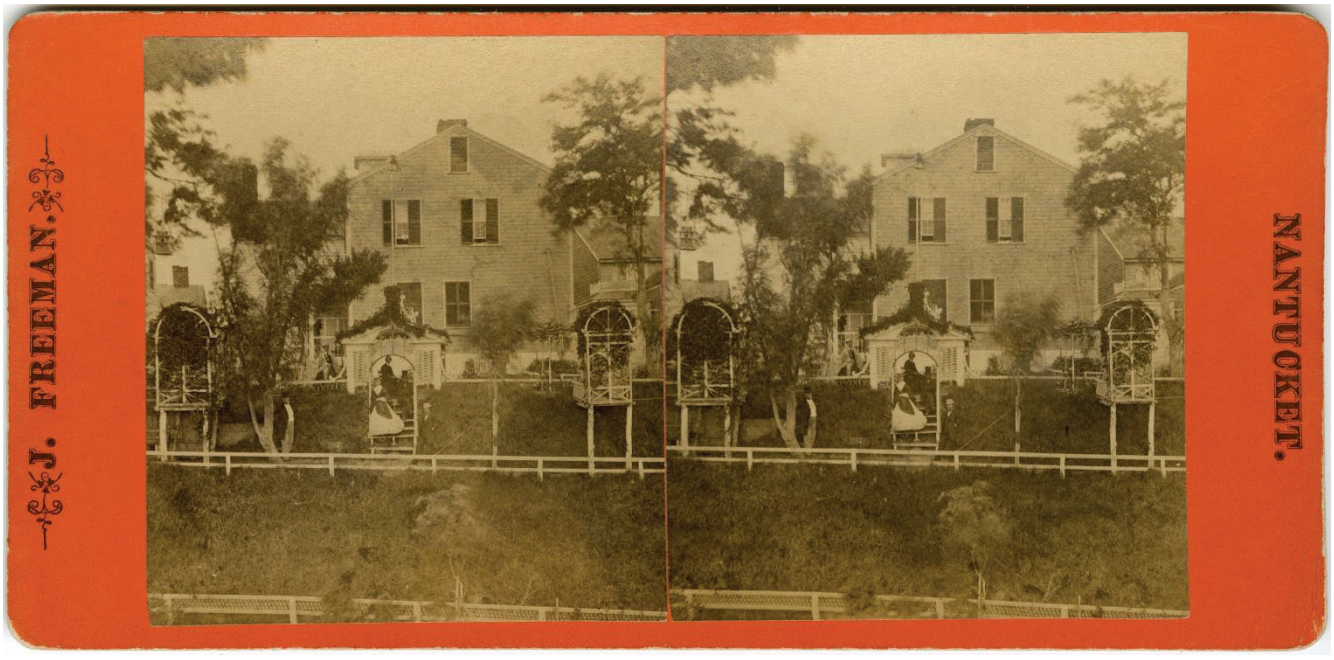
Nantucket Historical Association: Historic Photographs



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.



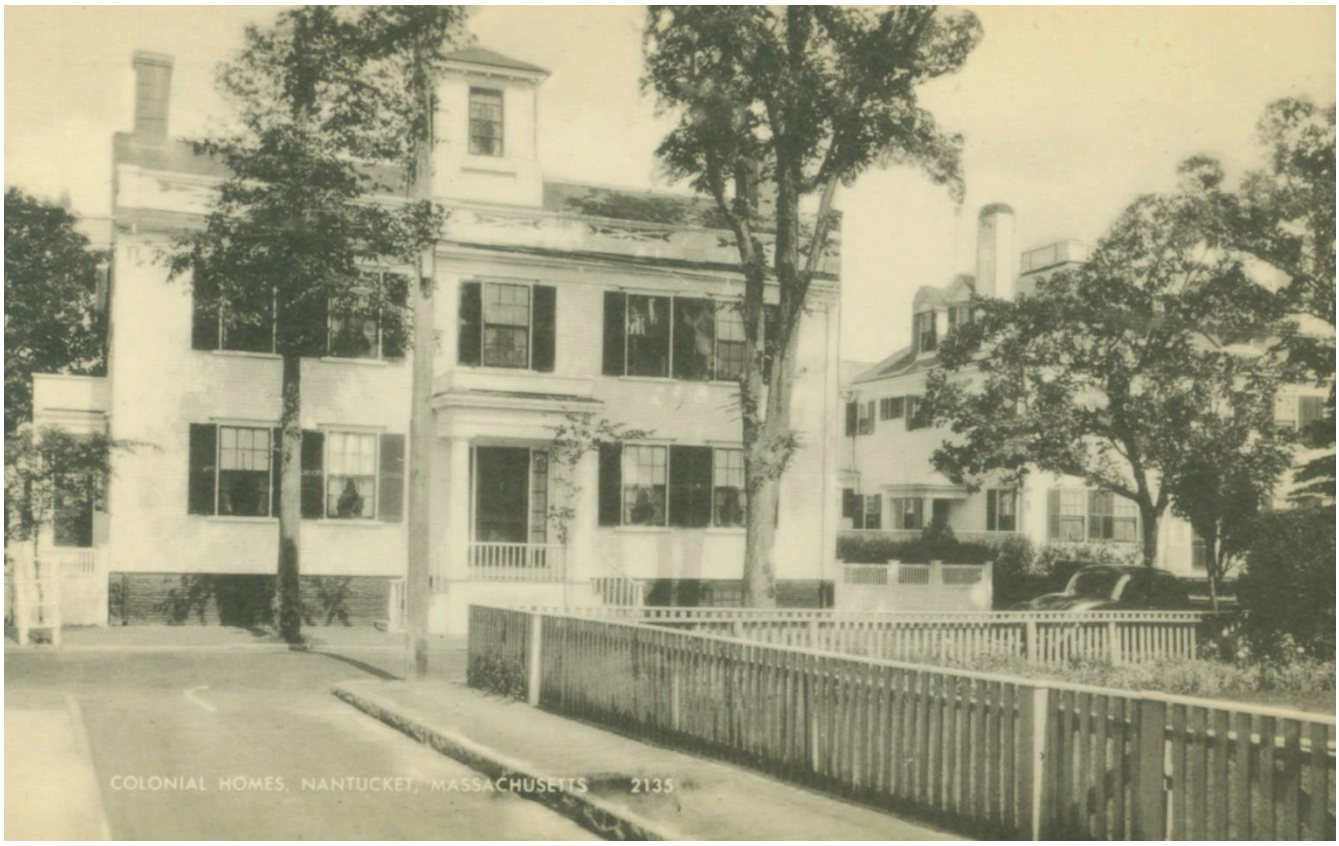
Freeman, Josiah. 1860s. “Rear of Colburn House, at 28 Orange Street. Studio: J. Freeman, Nantucket.” Nantucket Historical Association. SG6534.



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.



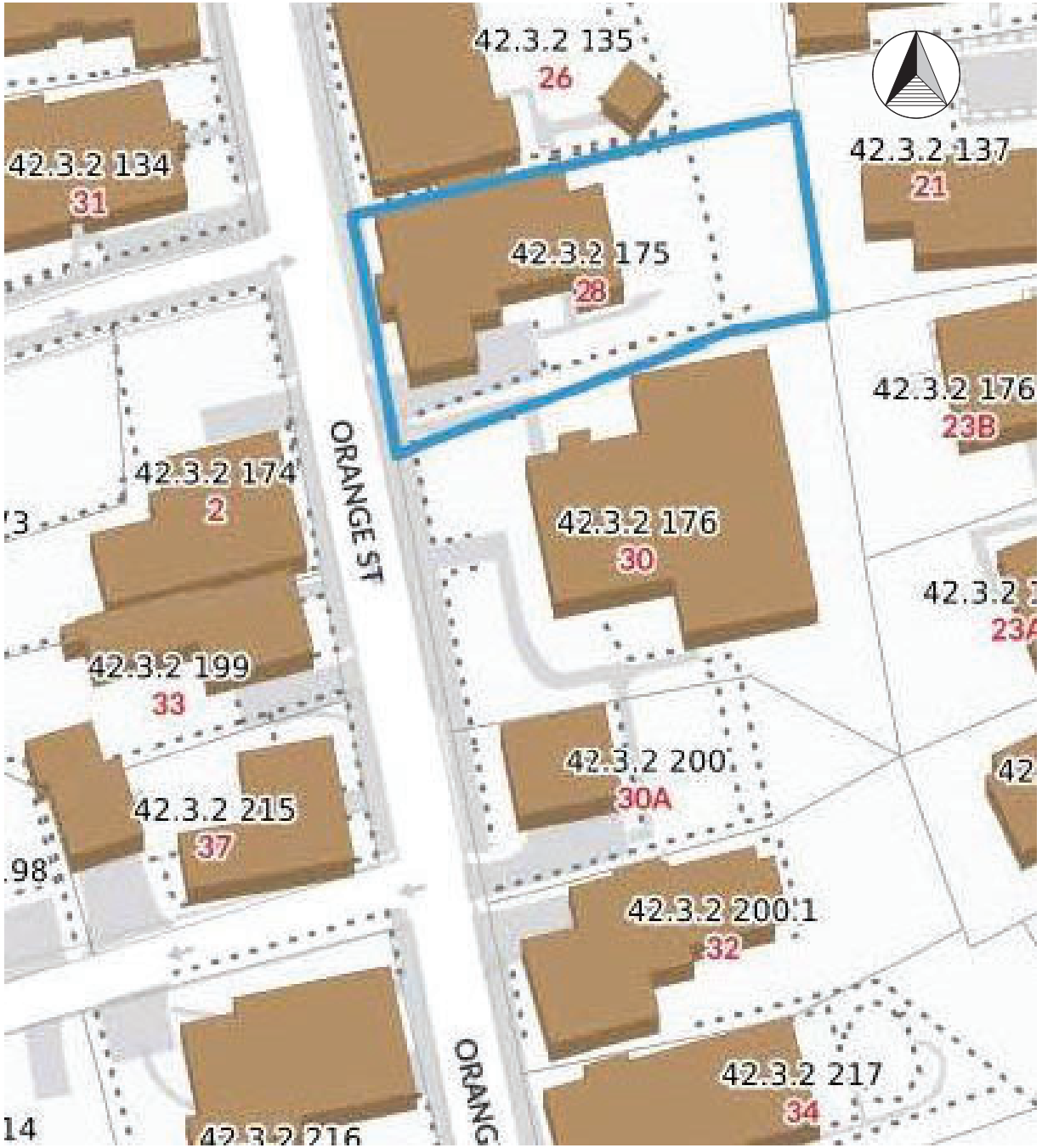
Unknown photographer. 1950s. “View of the Islander liquor store and the Port of Call Gifts store, as seen from the A & P parking lot, with snow. Studio: H.M. Havemeyer, 28 Orange Street, Nantucket, Mass. 02554.” Nantucket Historical Association. P11428.



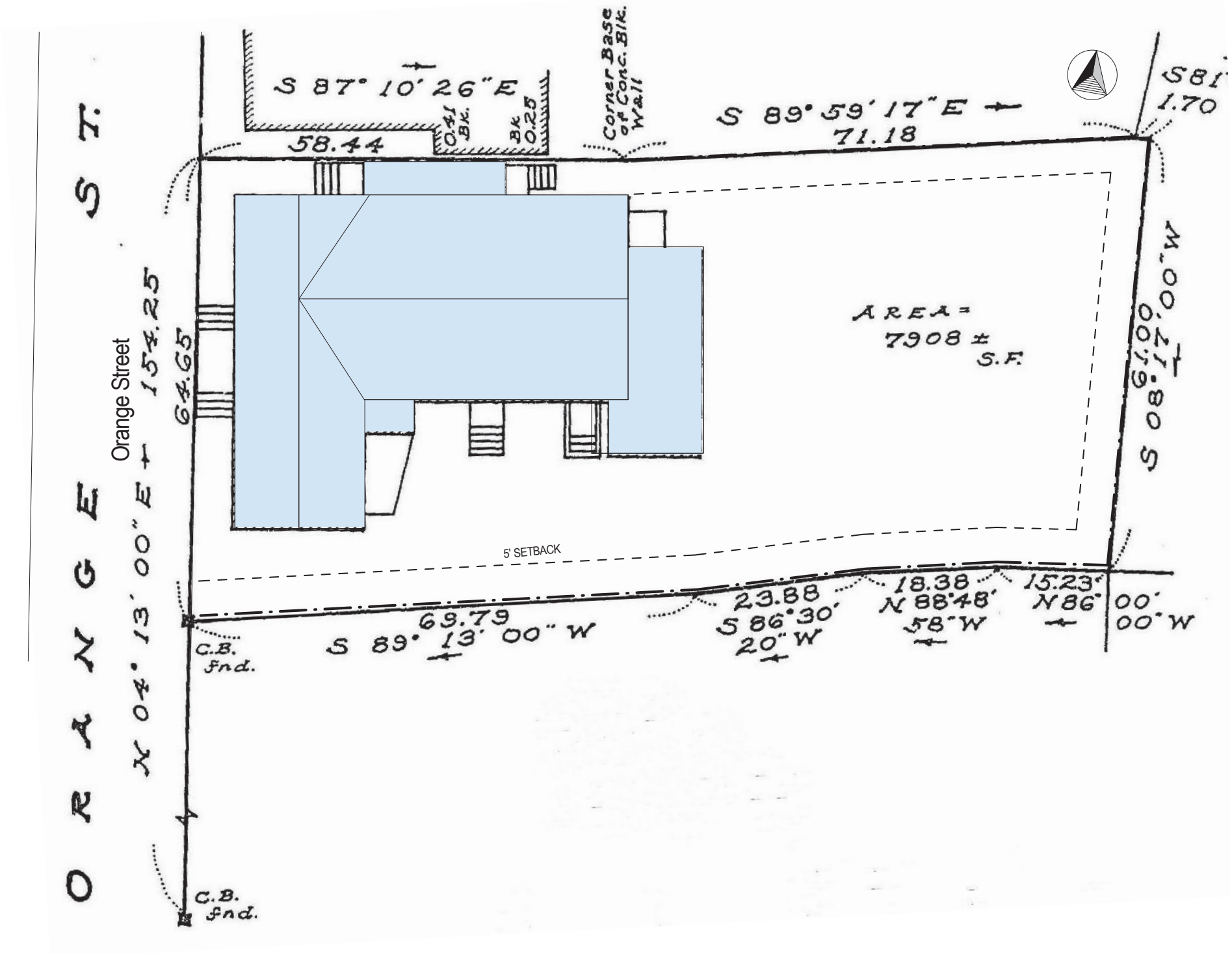
Unknown photographer. 1960s. “Looking south on Orange Street at the facades of 26 and 28 Orange.” Nantucket Historical Association. P7472.



Unknown photographer. 1982. “House at 28 Orange Street.” Nantucket Historical Association. PH81-1.


42.3.2 135
26
42.3.2 134
31
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



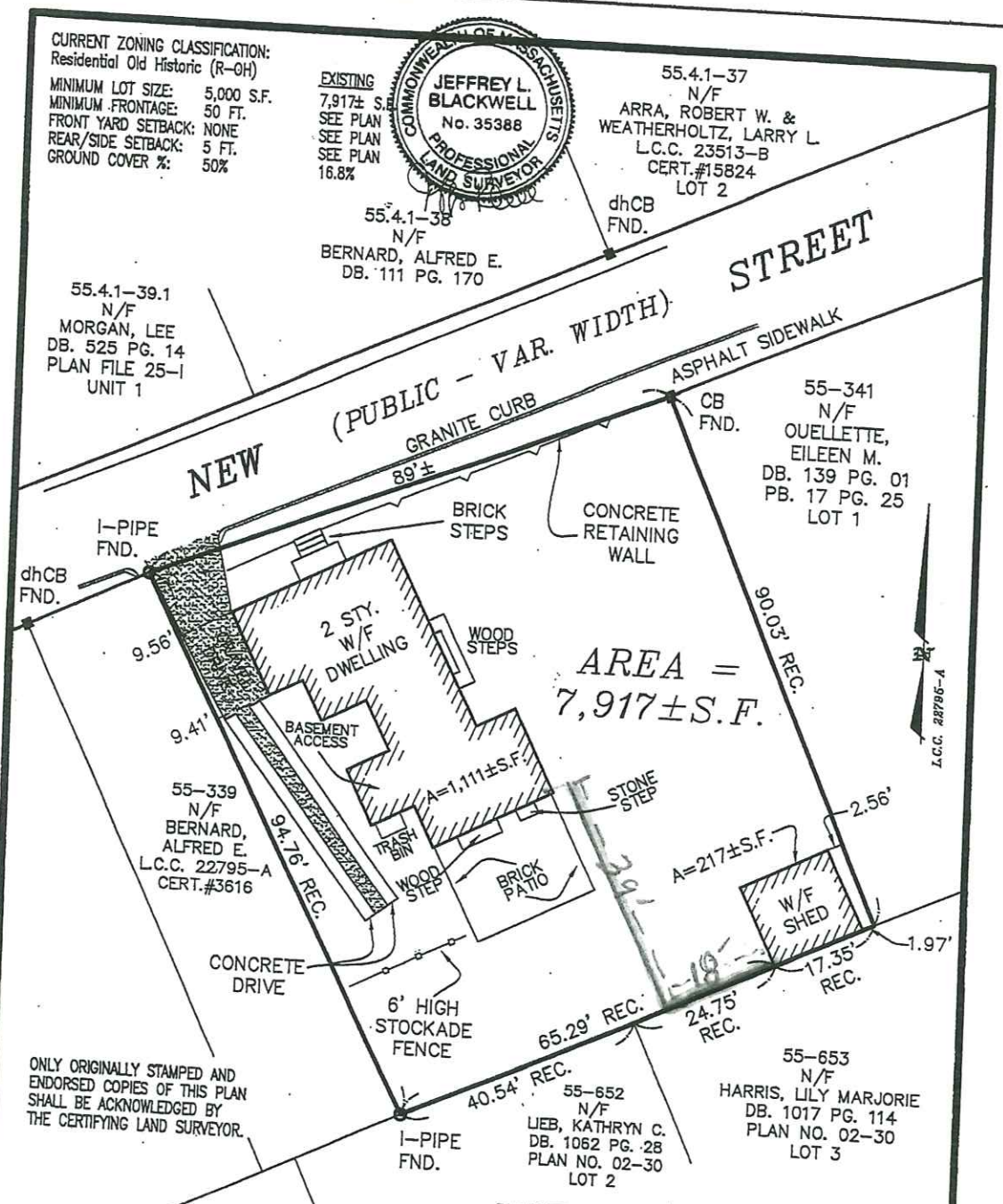
Cedar 6' fence
12 New Street
Nantucket MA

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.

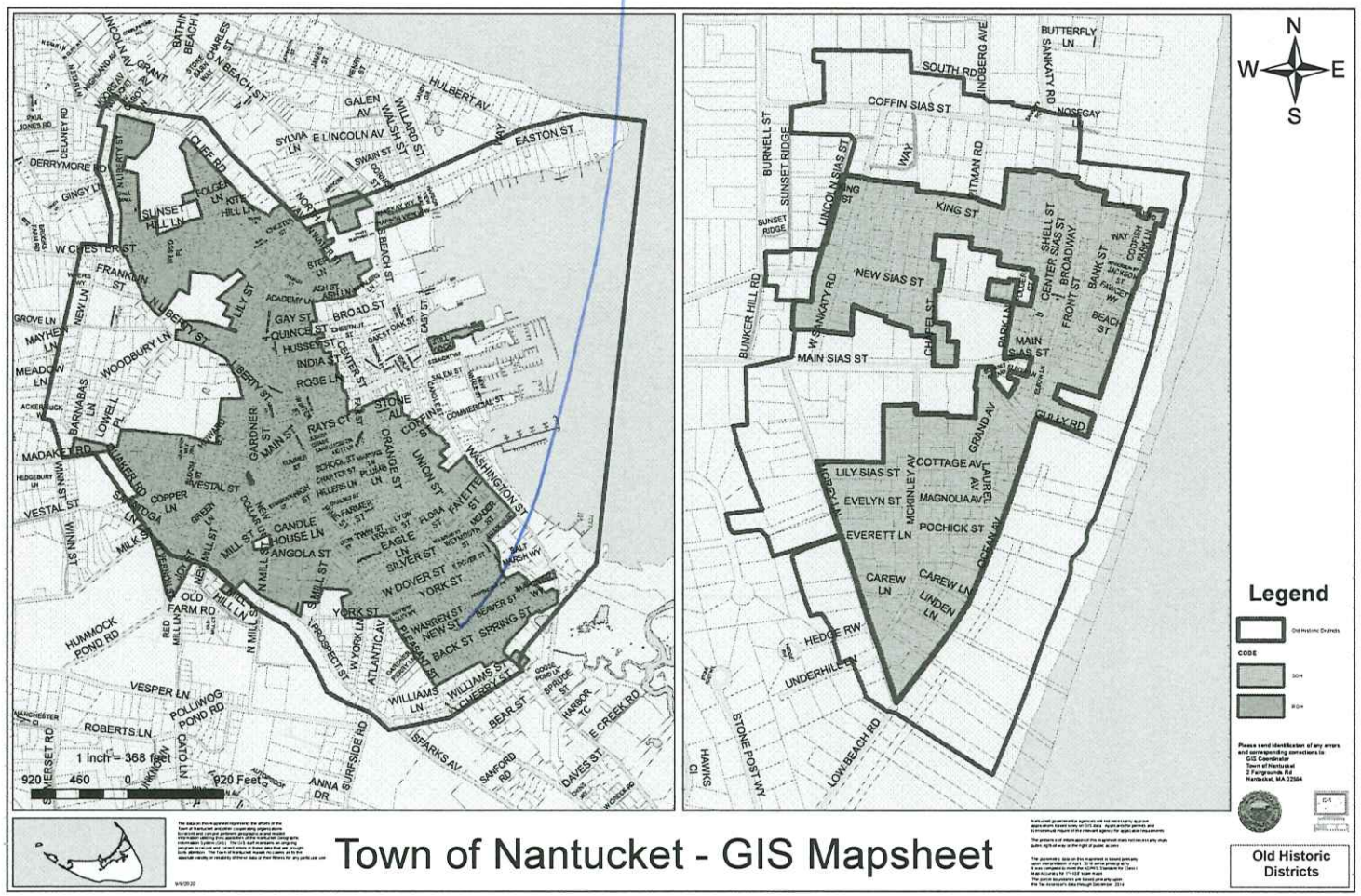
THIS INSPECTION PLAN WAS PREPARED FOR MORTGAGE PURPOSES ONLY AND IS NOT TO BE CONSIDERED A FULL INSTRUMENT SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES. FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.

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

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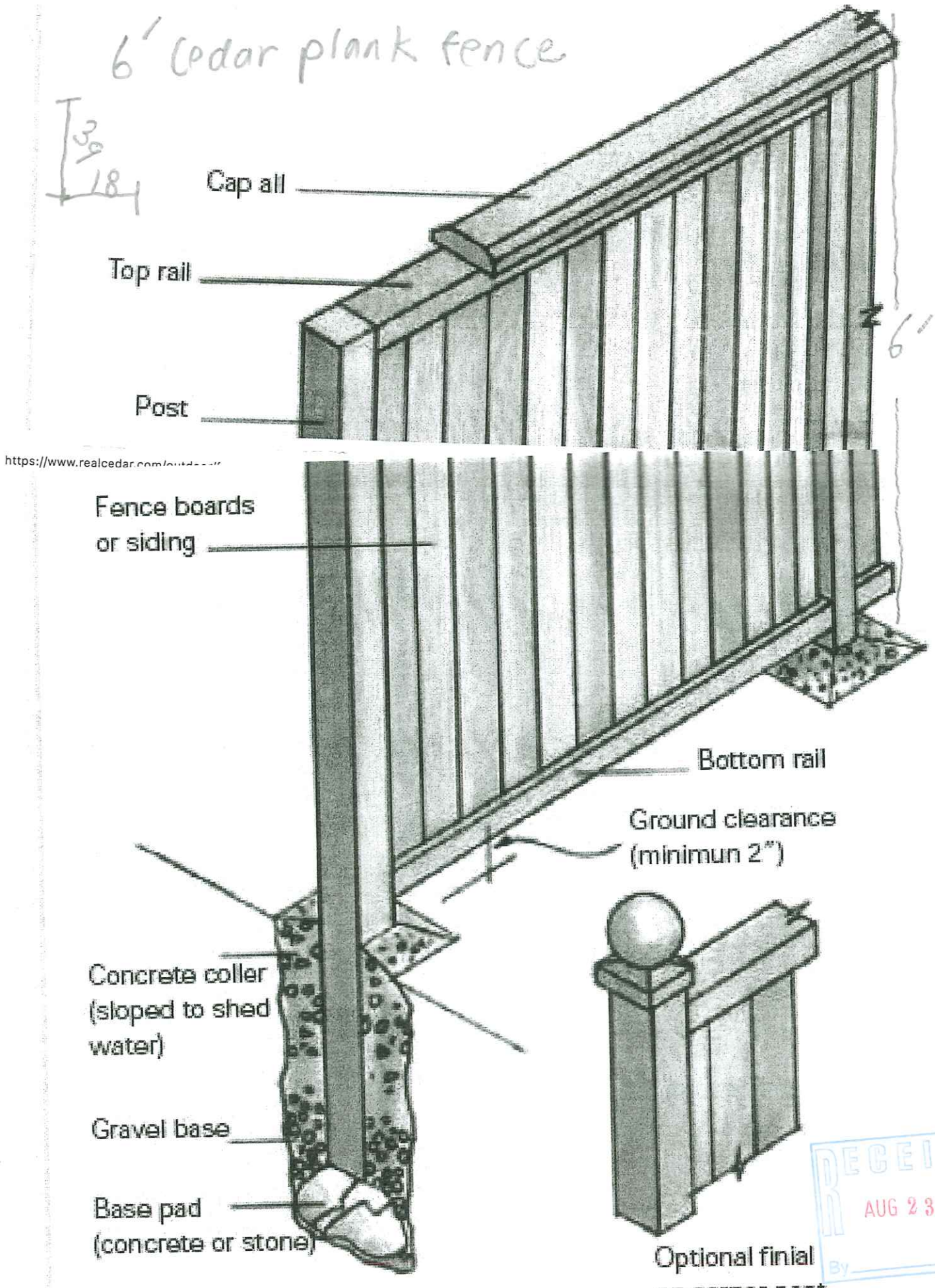
By

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: 76'-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

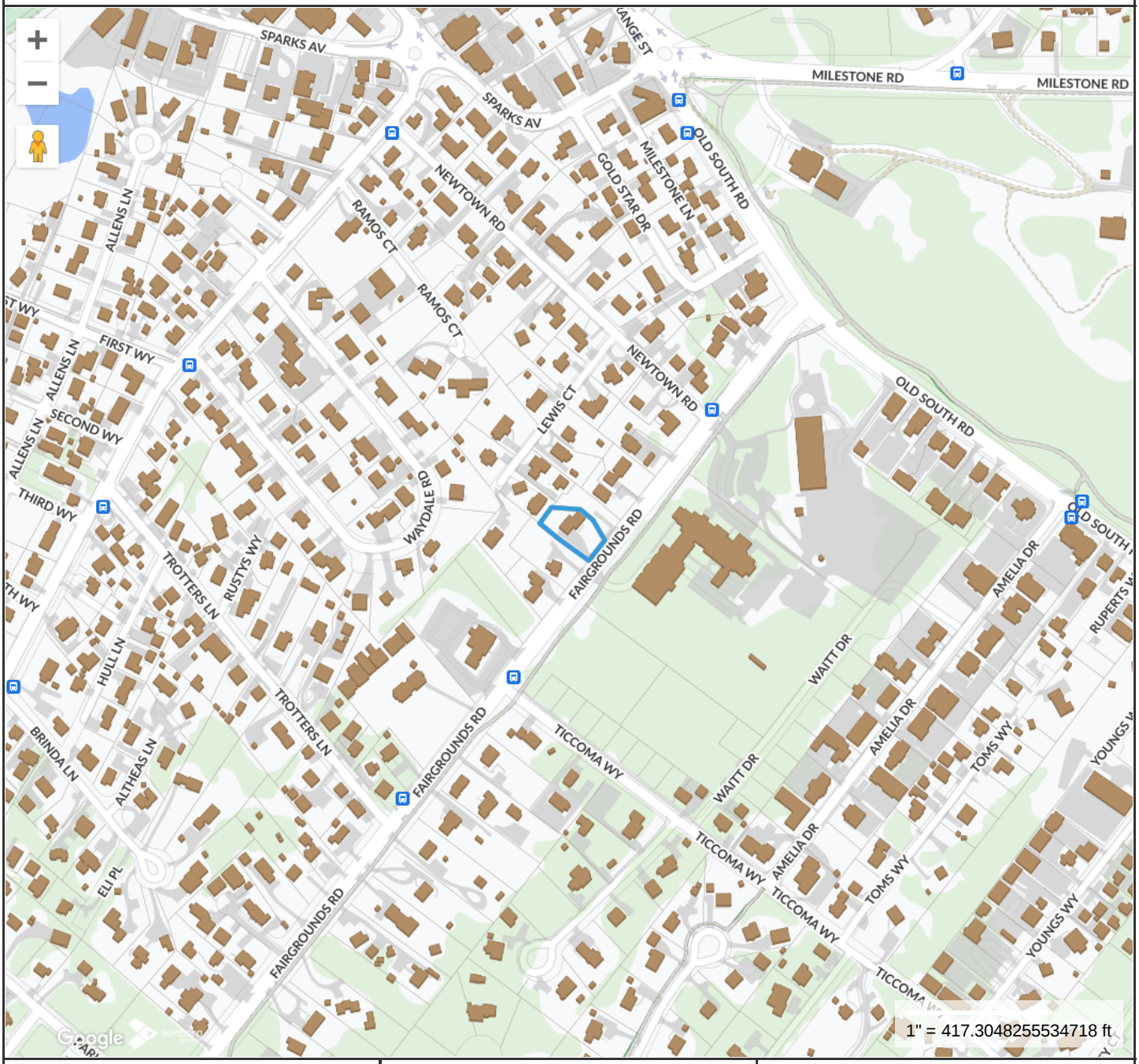
Gerald Platt <gerald.platt@gmail.com> Fri, Aug 23, 2024 at 9:45 AM
To: Dustin Maury <dustin@mauryassociates.com>, rkyenor@gmail.com, Gideon Platt <gideon.platt@gmail.com>, Larry Maury <larrymaury@gmail.com>

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

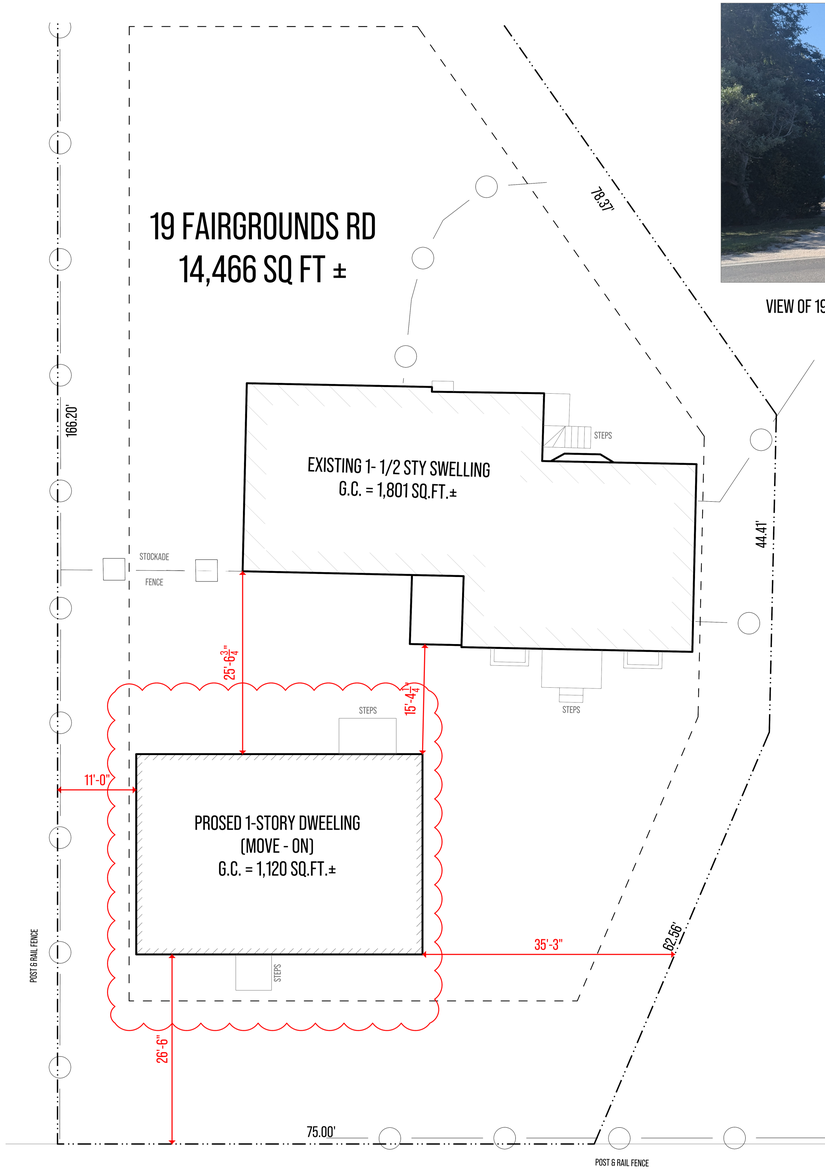
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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.

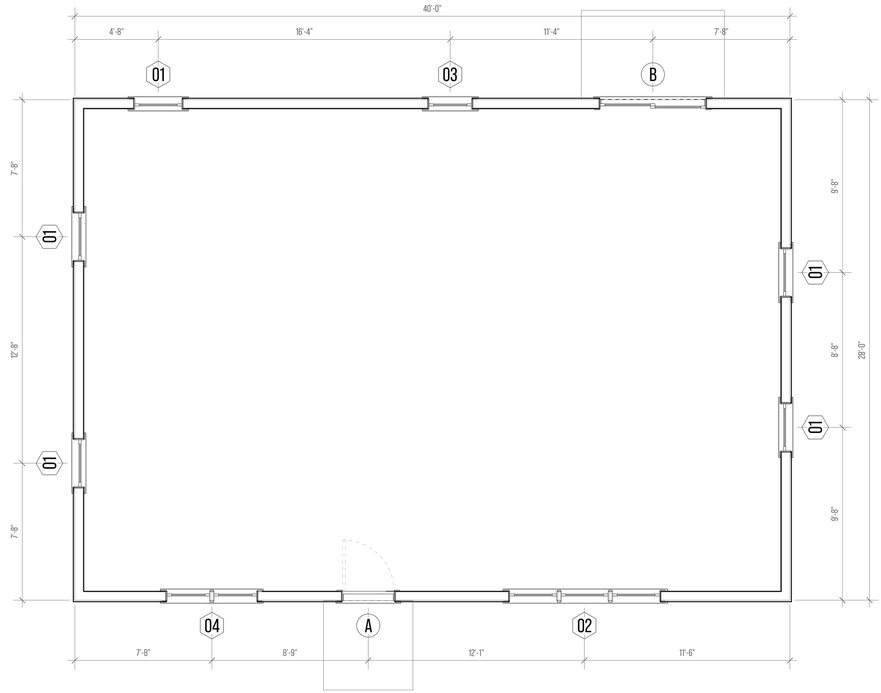


VIEW OF 19 FAIRGROUNDS ROAD FROM PUBLIC WAY



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

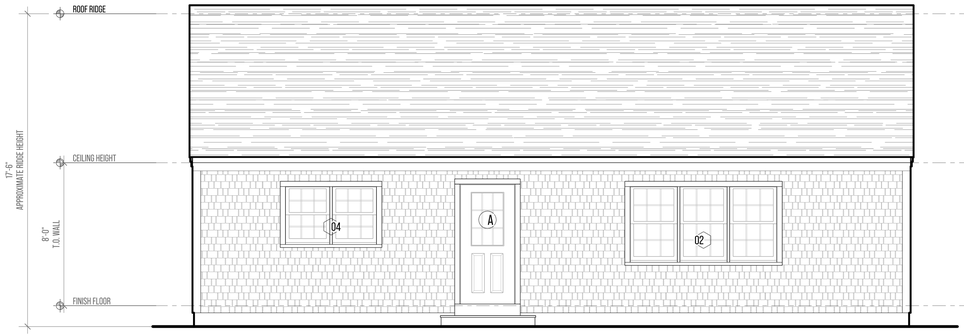
SITE PLAN /
FLOOR PLAN

SHEET NUMBER

A-1.00

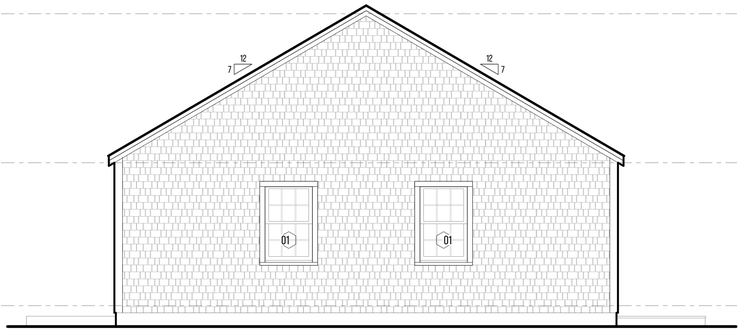
DRAWN BY

REID YENOR



1 SOUTH ELEVATION

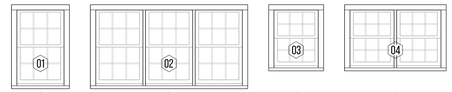
SCALE : $\frac{1}{4}$" = 1



2 EAST ELEVATION

SCALE : $\frac{1}{4}$" = 1

WINDOW & DOOR SCHEDULE

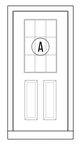


01
BROSCO
R.O. = 2'-9" X 4'-5"

02
BROSCO
R.O. = 8'-3" X 4'-5"

03
BROSCO
R.O. = 2'-6" X 3'-5"

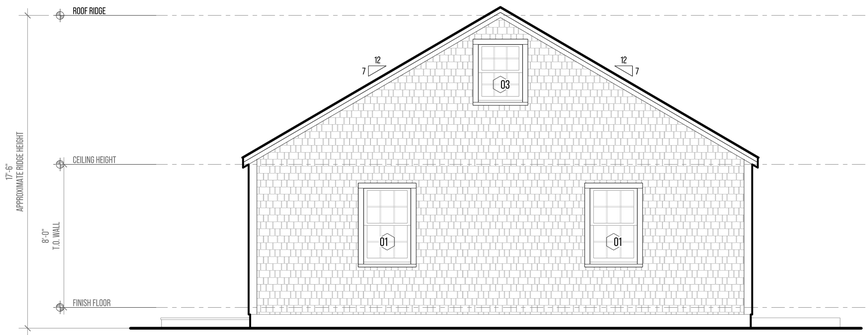
04
BROSCO
R.O. = 5'-0" X 3'-5"



A
3068

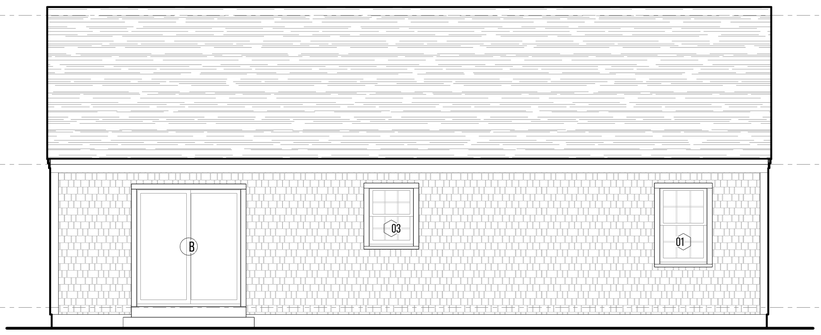


B
6068



3 WEST ELEVATION

SCALE : $\frac{1}{4}$" = 1

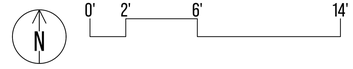


4 SOUTH ELEVATION

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

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Domestic Mail Only

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Nantucket, MA 02554

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Extra Services & Fees (check box, add fee as appropriate)	
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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 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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☐ 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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New York, NY 10128

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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

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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

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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

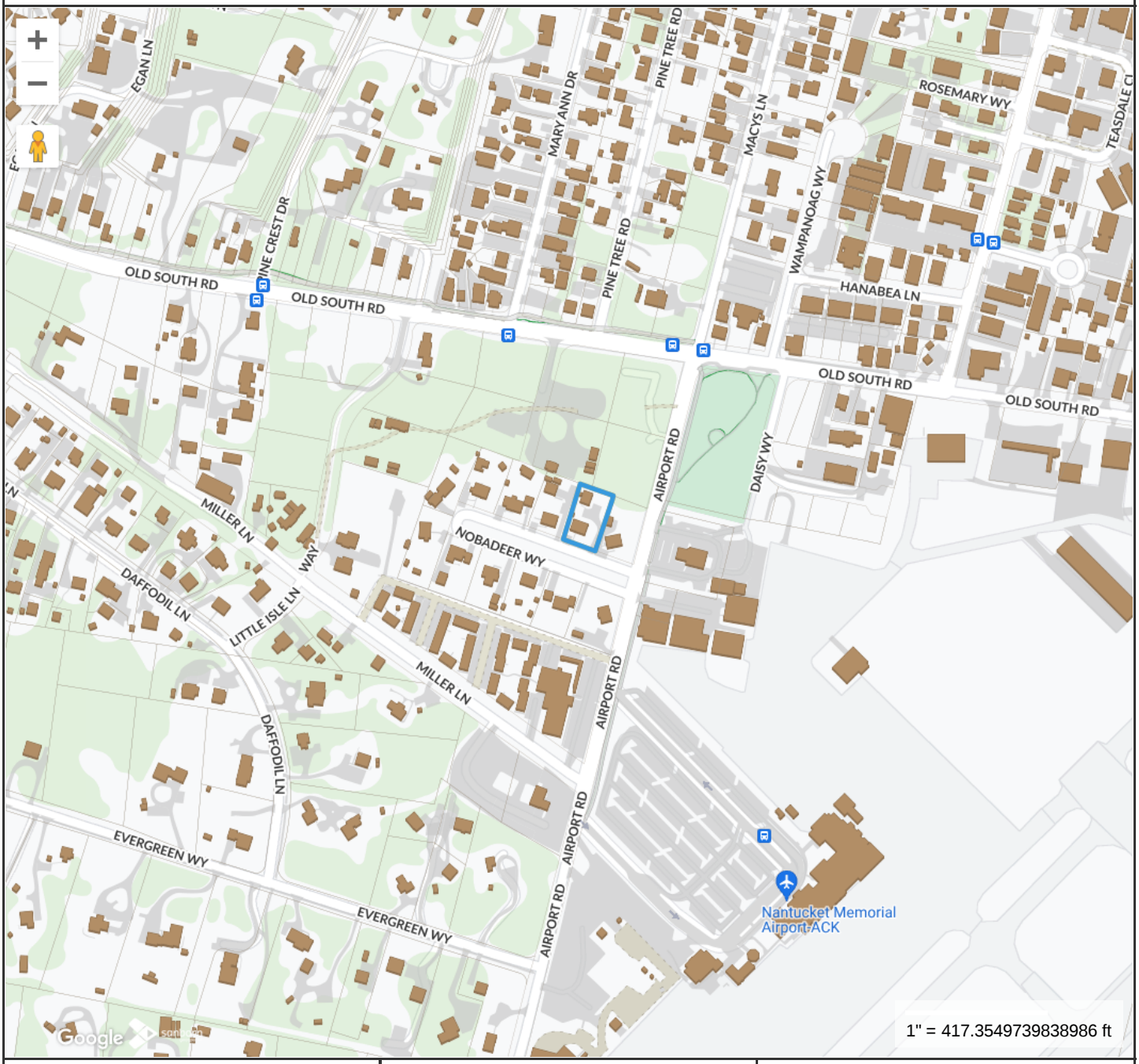
Gerald Platt <gerald.platt@gmail.com> Tue, Feb 7, 2023 at 3:25 PM
To: Dustin Maury <dustin.maury@gmail.com>, Lawrence Maury <larrymaury@gmail.com>, rkyenor@gmail.com, Gideon Platt <gideon.platt@gmail.com>

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

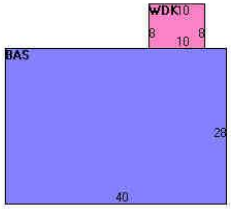
Building Attributes	
Field	Description
Style:	Ranch
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plywood Panel
Interior Wall 2	Drywall/Sheet
Interior Flr 1	Carpet
Interior 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(

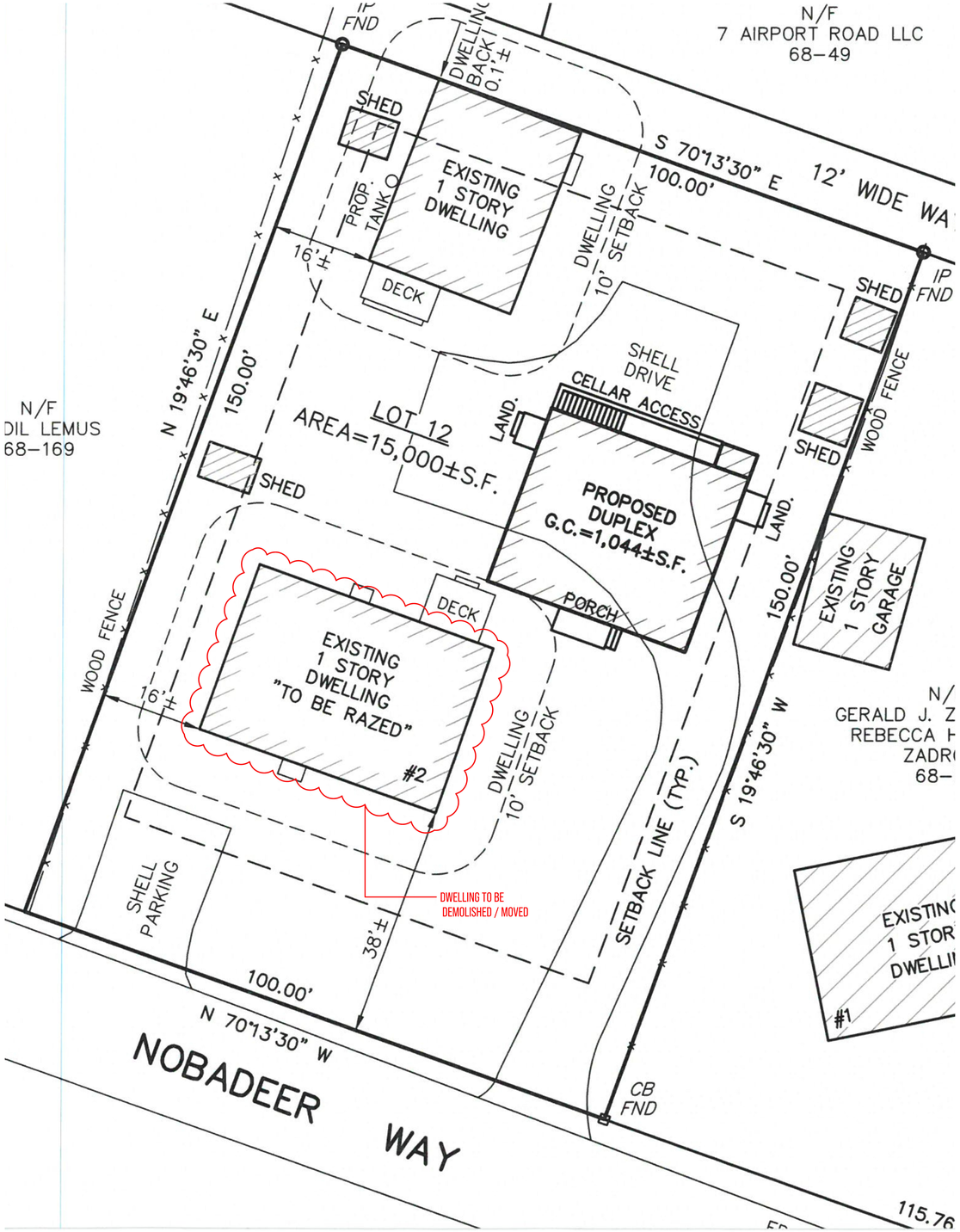
Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,120	1,120
WDK	Deck, Wood	80	0
		1,200	1,120

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.

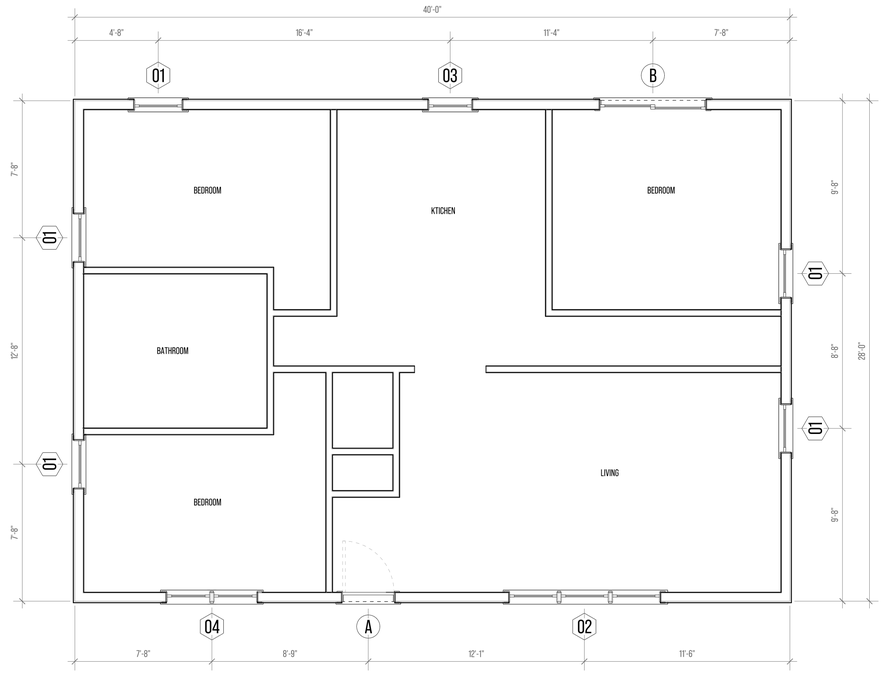
Thursday, August 15, 2024

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

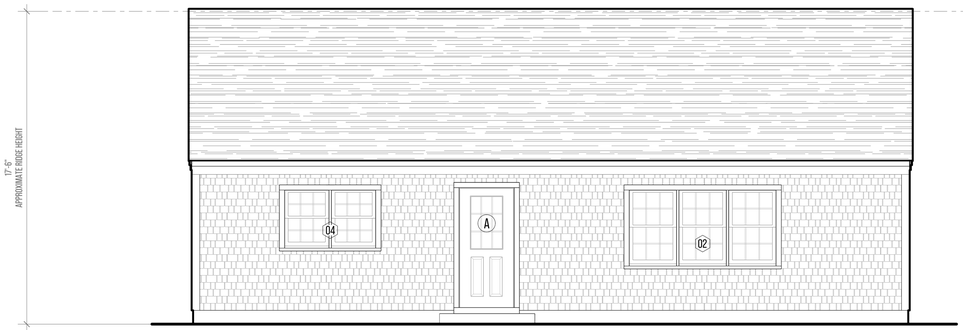
REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE
SITE PLAN / FLOOR PLAN

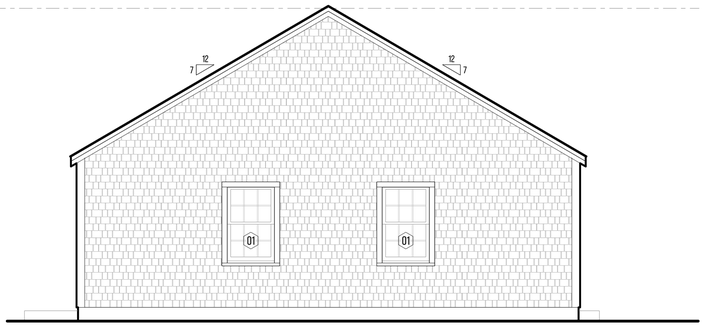
SHEET NUMBER
A-1.00

DRAWN BY
REID YENOR



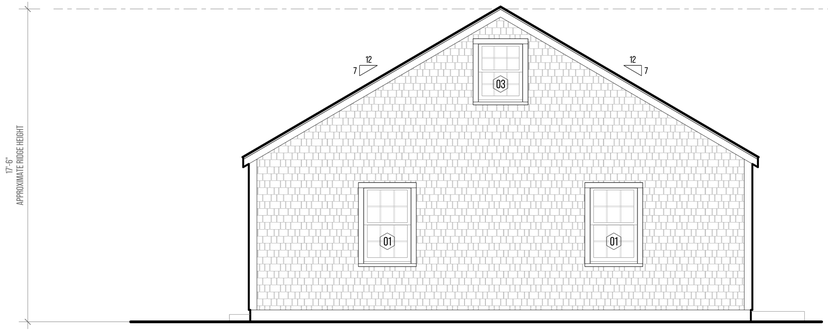
1 SOUTH ELEVATION

SCALE : $\frac{1}{4}$" = 1



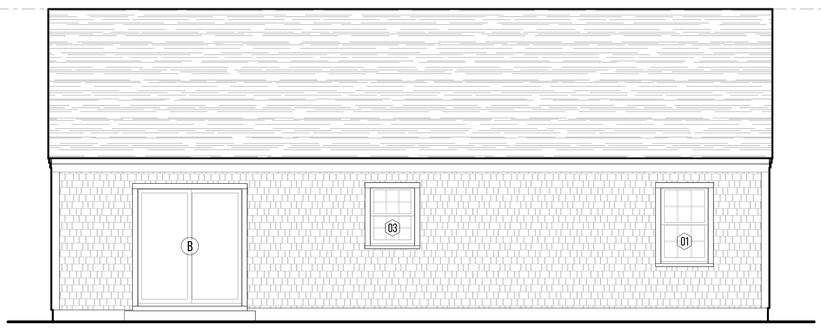
2 EAST ELEVATION

SCALE : $\frac{1}{4}$" = 1



3 WEST ELEVATION

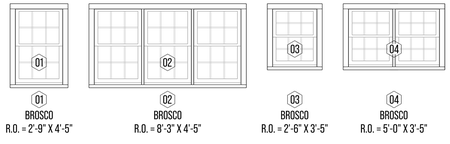
SCALE : $\frac{1}{4}$" = 1



4 SOUTH ELEVATION

SCALE : $\frac{1}{4}$" = 1

WINDOW & DOOR SCHEDULE

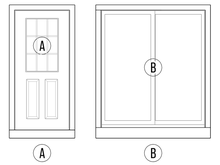


01
BROSCO
R.O. = 2'-9" X 4'-5"

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"

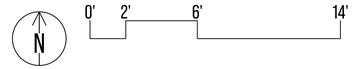


A
3068

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

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

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

U.S. Postal Service™
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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	$0.00
Postage	$0.73
Total Postage and Fees	$5.58

0056 09

Postmark Here

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

9589 0710 5270 1403 5888 95

U.S. Postal Service™
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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

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

9589 0710 5270 1403 5889 25

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☑ 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

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Nantucket, MA 02554

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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

0056 09

Postmark Here

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.

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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.

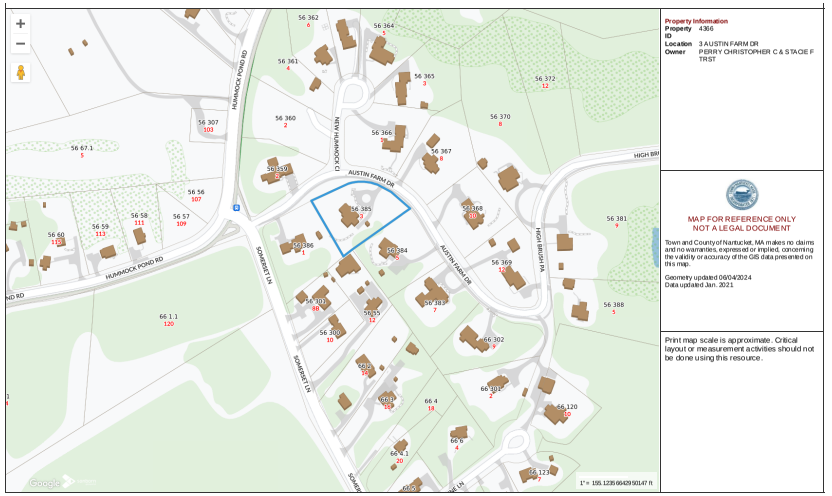
The above meeting policies may be waived at the discretion of the Chair.

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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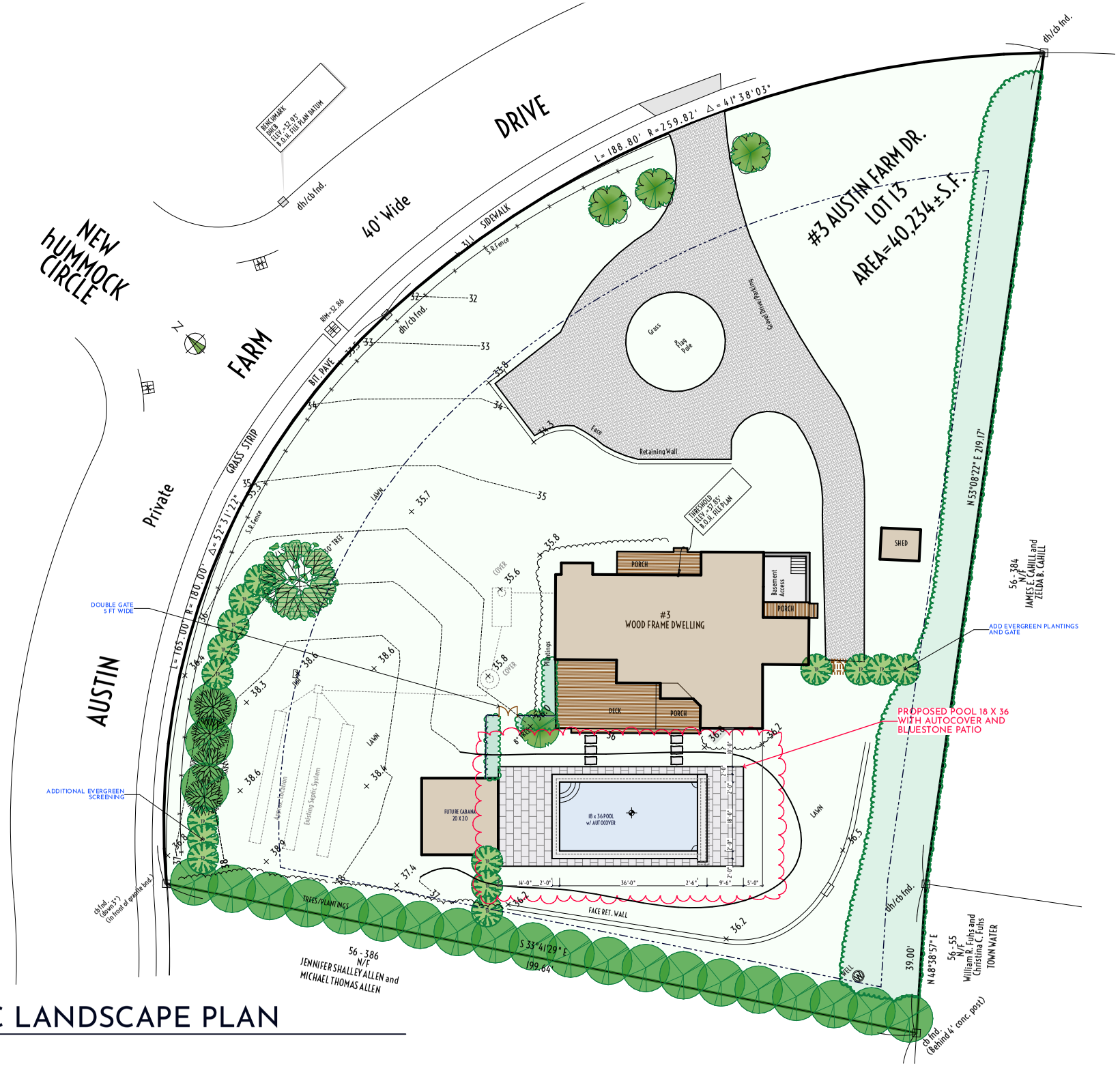


1 HDC LANDSCAPE PLAN

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

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 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

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 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
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 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 _____

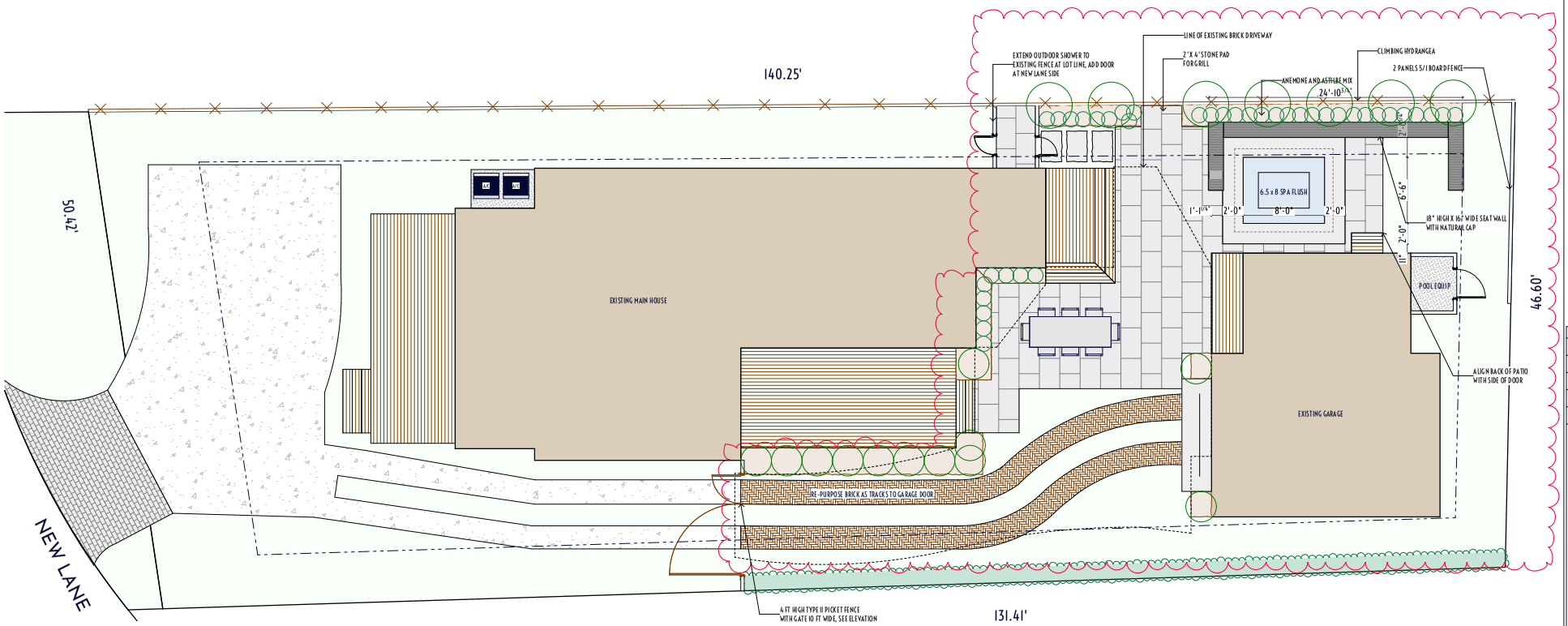
Trim _____ Sash _____ Doors _____

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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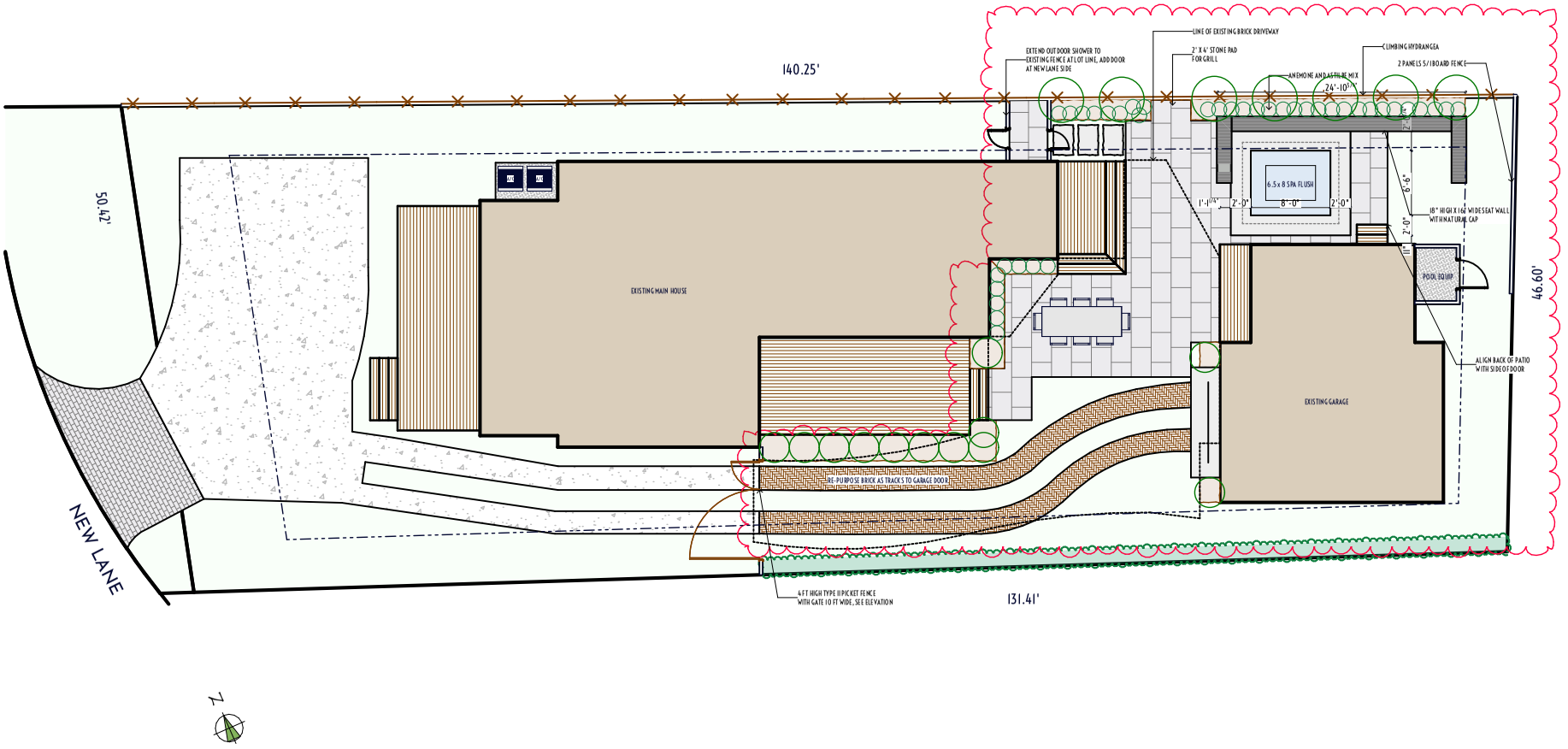
1 LOCUS M-41 P-285.1



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

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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

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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.

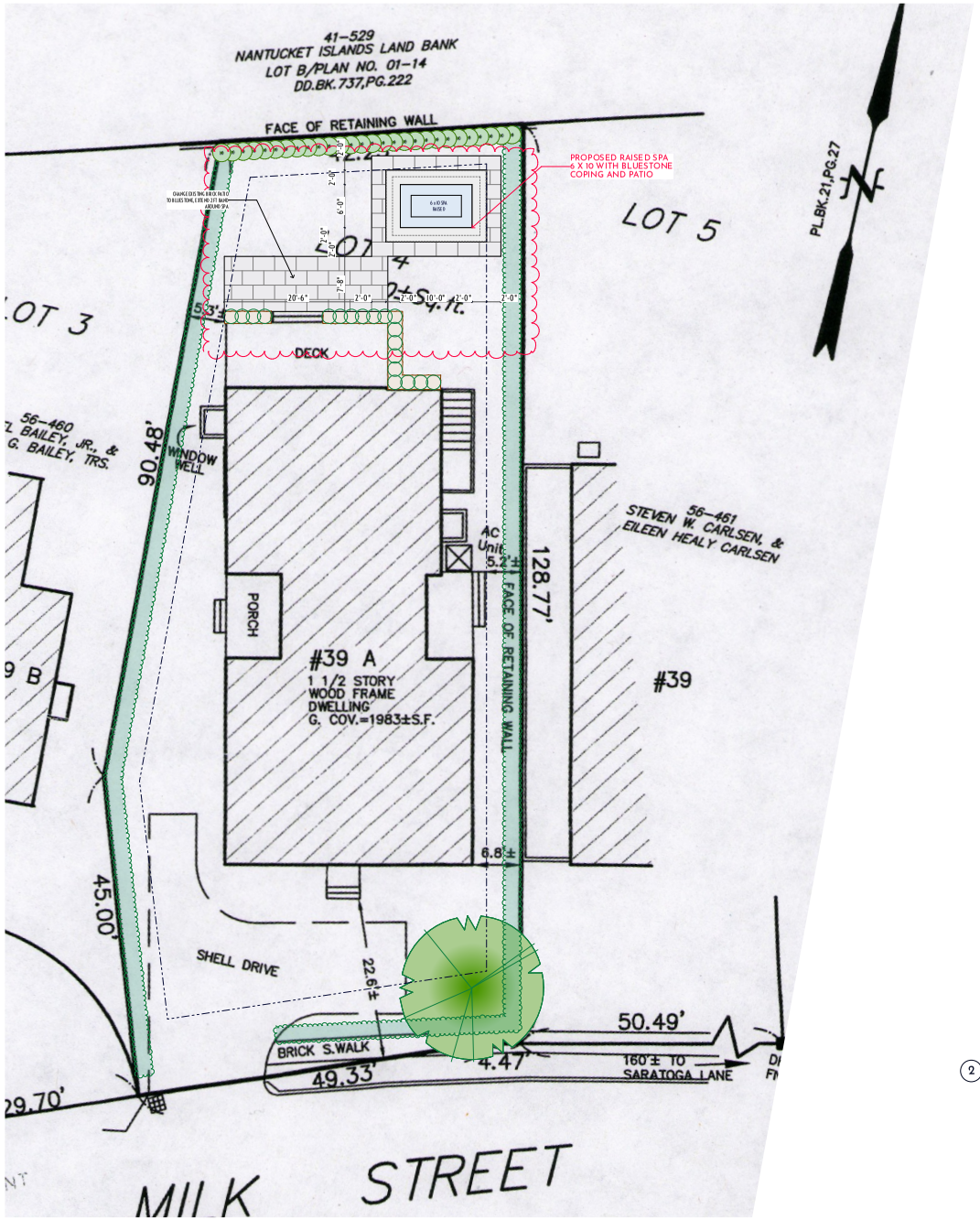
COLORS

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.

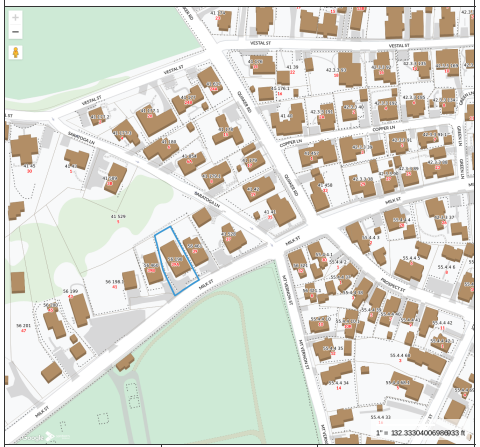
Date 08/22/2024 Signature of owner of record _____ Signed under penalties of perjury



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.

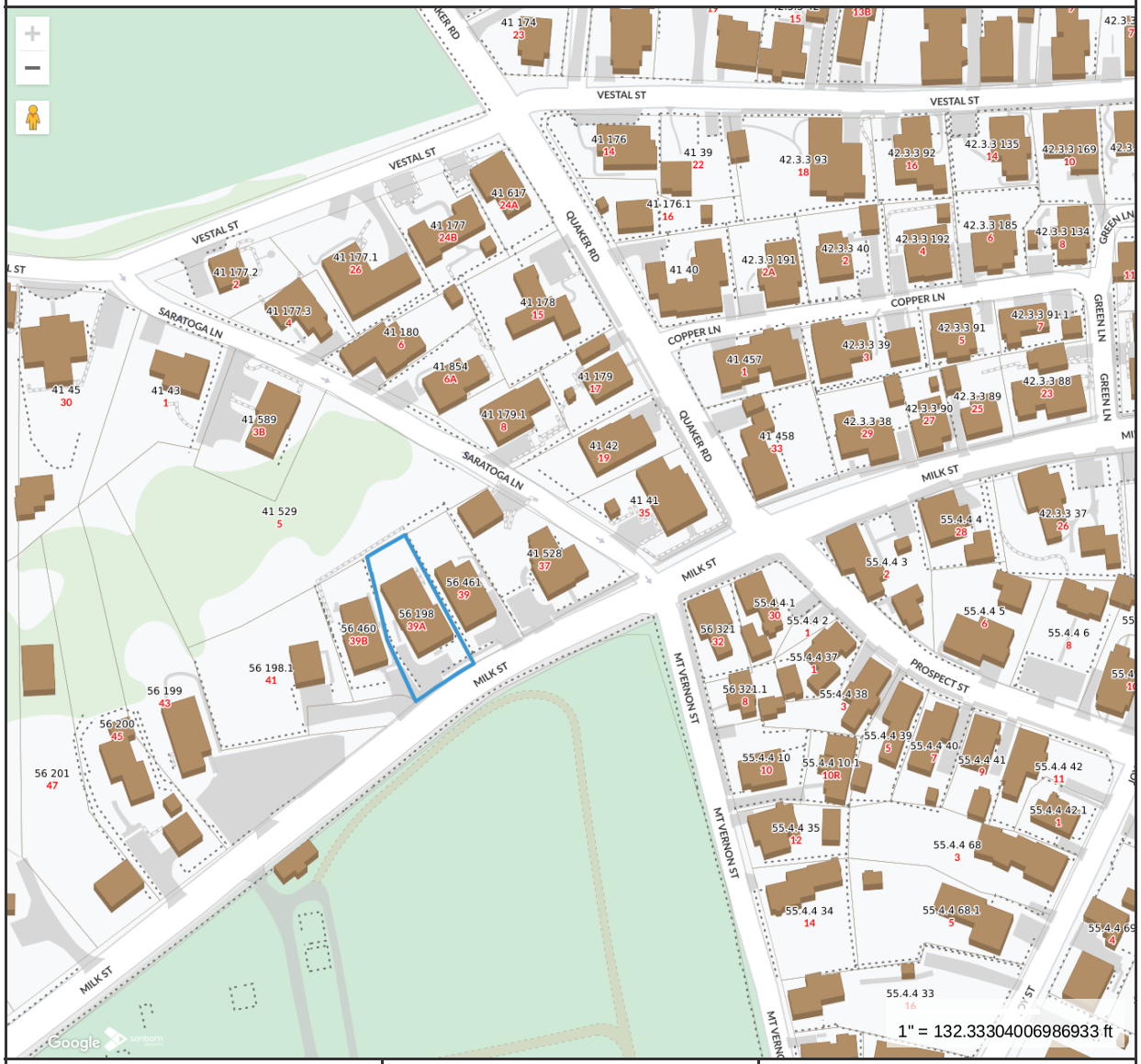
Landscape at
39A Milk St
Nantucket, Ma.
02554

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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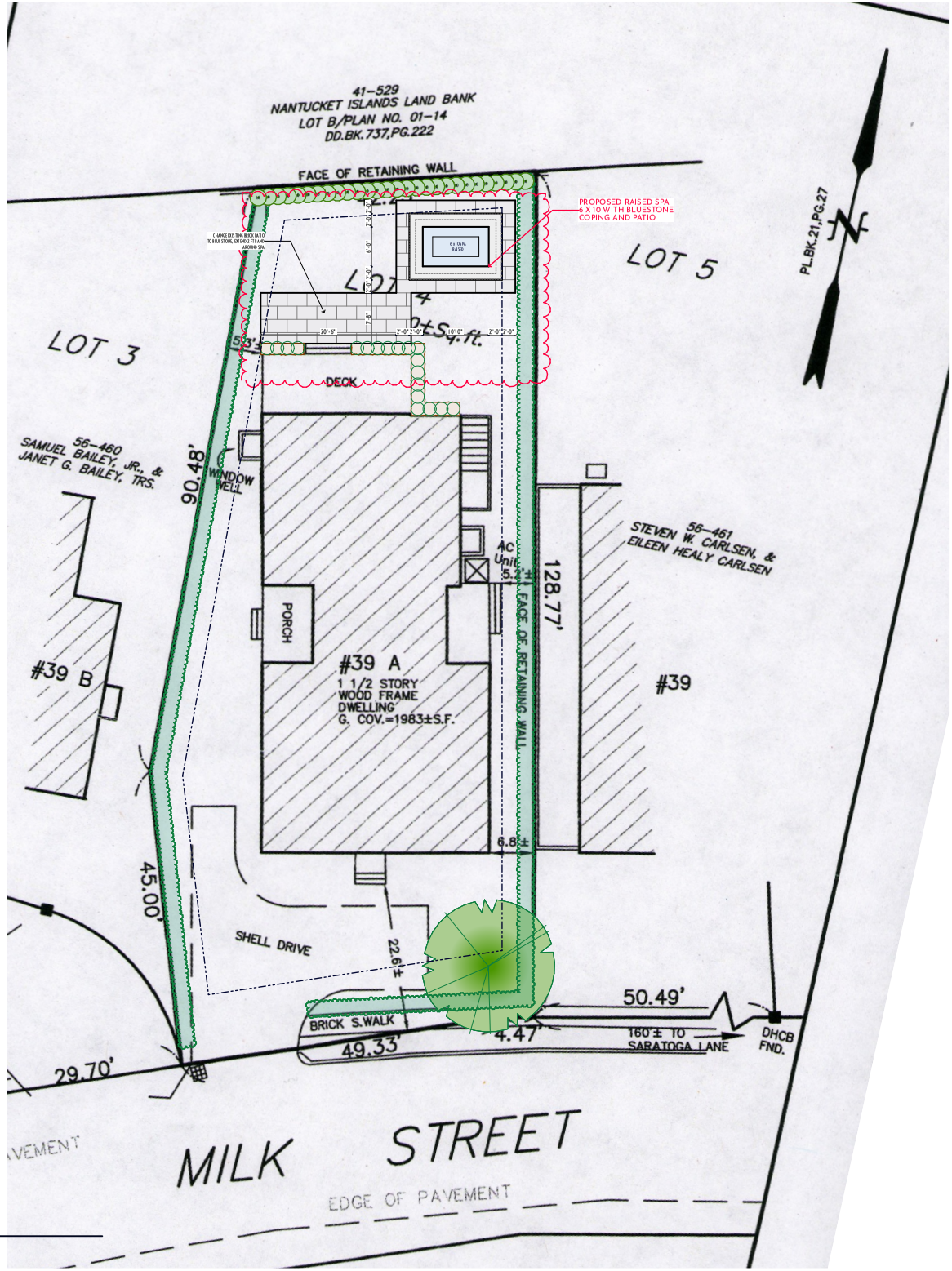

1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

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Nantucket, Ma.
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Zoning: R-1
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Drawing No.:
HDC-B

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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.
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Drawing No.:
HDC-C

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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.

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.

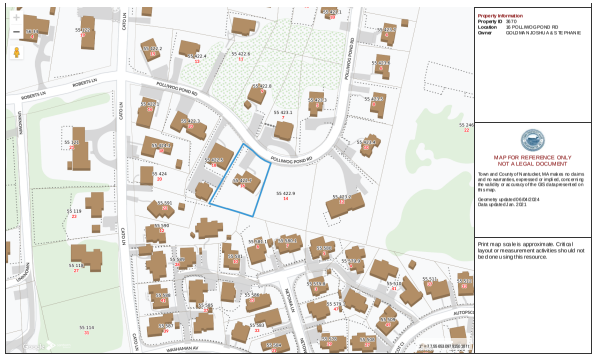
For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

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.

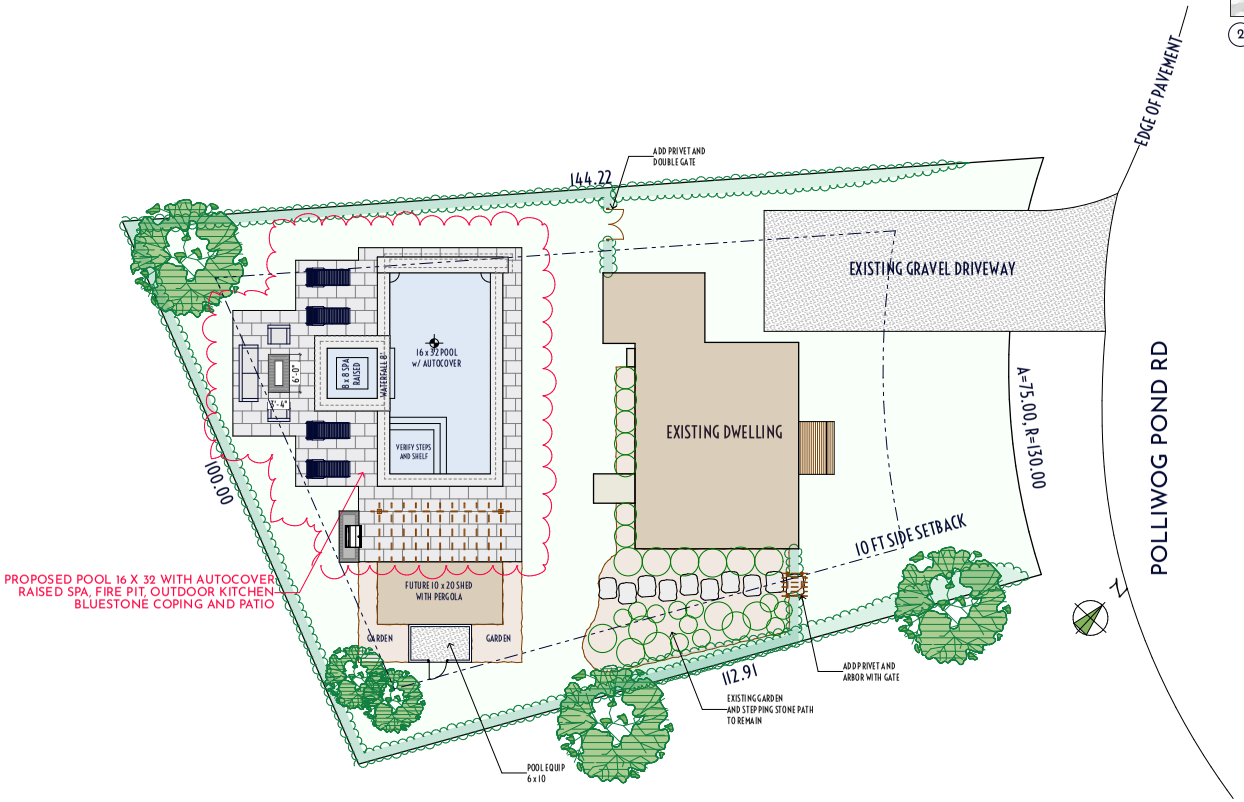
The above meeting policies may be waived at the discretion of the Chair.

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
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

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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

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Property Information

Property ID	3670
Location	16 POLLIWOG POND RD
Owner	GOLDMAN JOSHUA & STEPHANIE

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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1 LOCUS M-55 P-422.7

atlantic LANDSCAPING, INC

MARK	DATE

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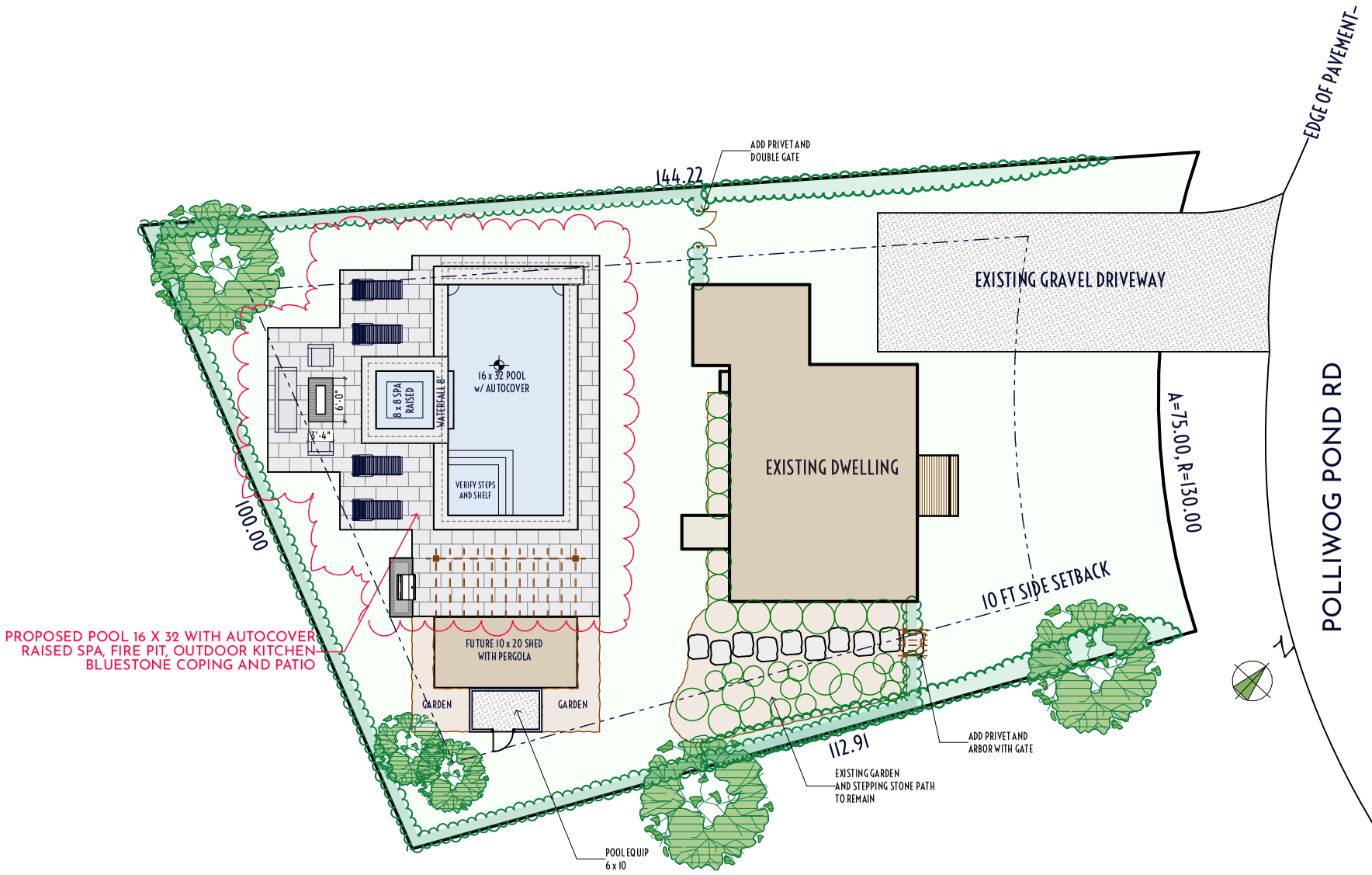

1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

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02554
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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

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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

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_____COPY:
_____BUSINESS:
EMAIL ☐

☑	1.	**Completed Application Form**: Description of ALL work must be indicated on application form.
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200 ck0826	3.	**Application Fee:** See back of application for fee schedule or call the office.
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☑	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
☑	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.

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.

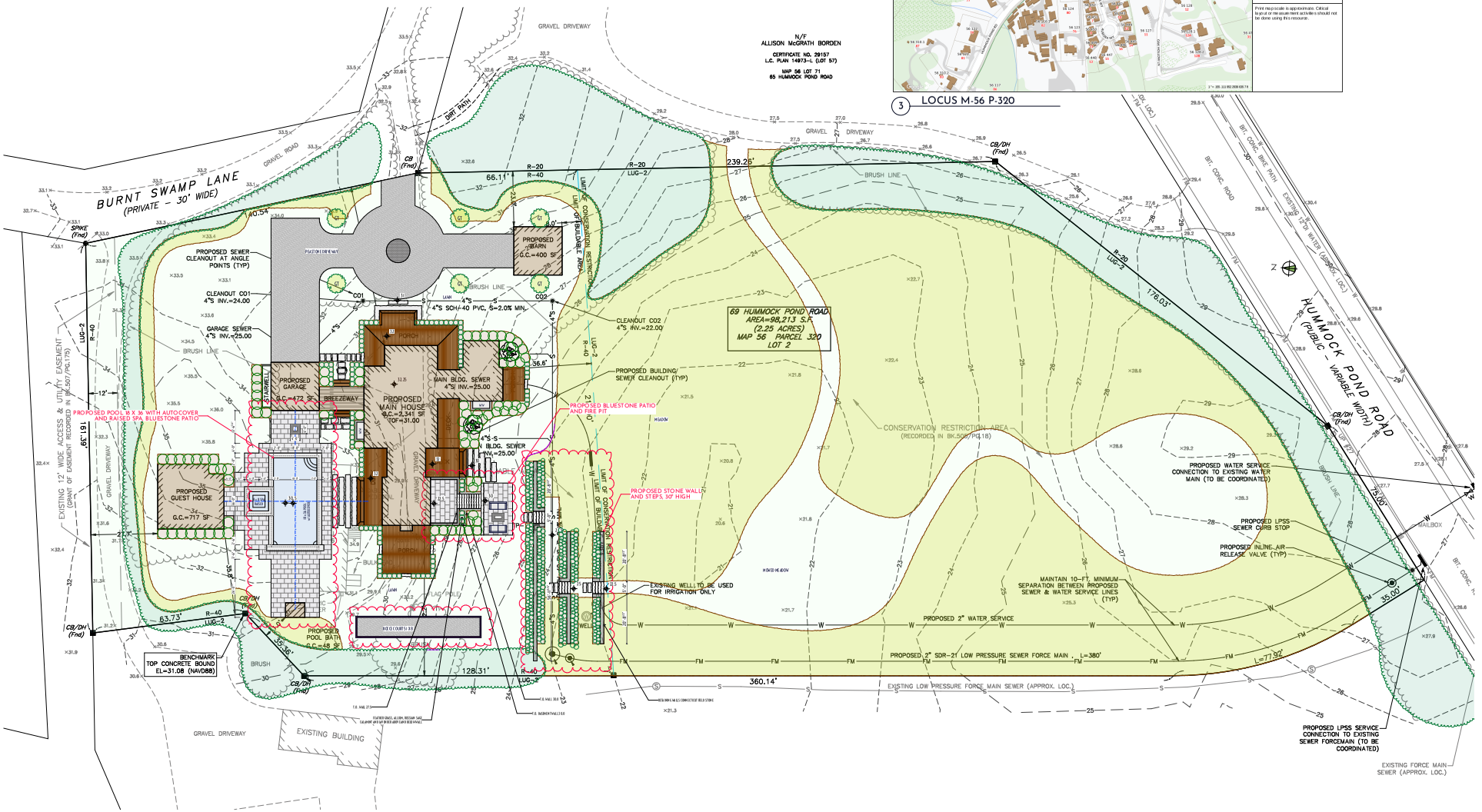
For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

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.

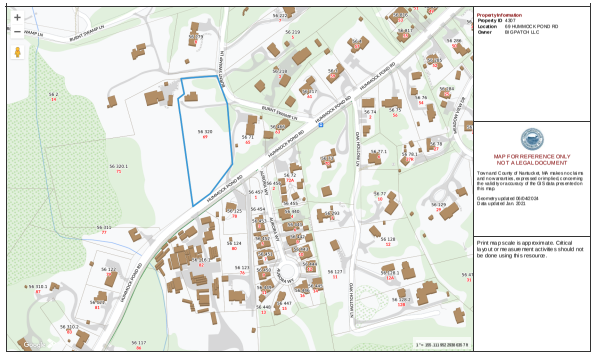
The above meeting policies may be waived at the discretion of the Chair.

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
56	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.

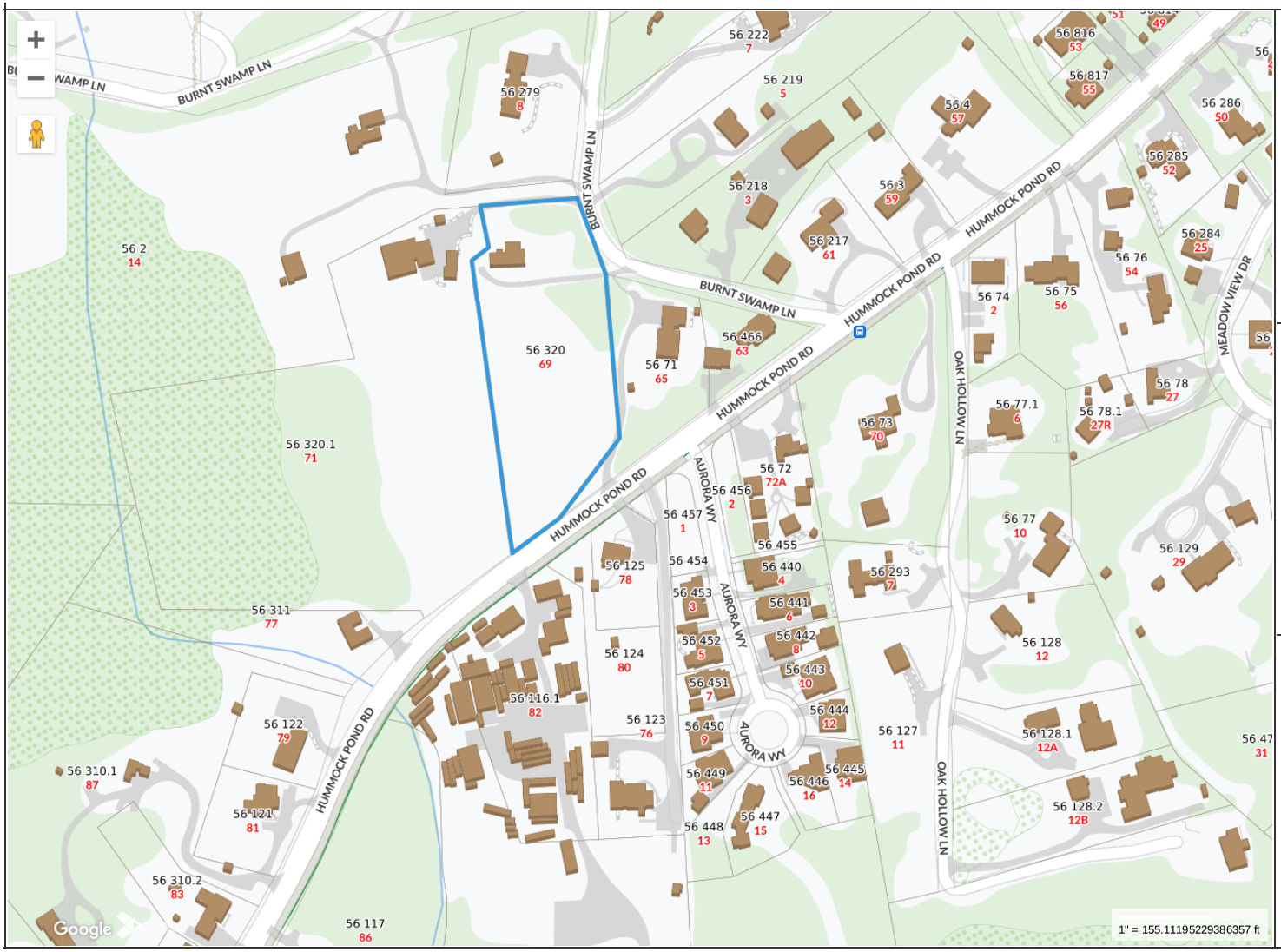
Landscape at
69 Hummock Pond Rd
Nantucket, Ma.
02554

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

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	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

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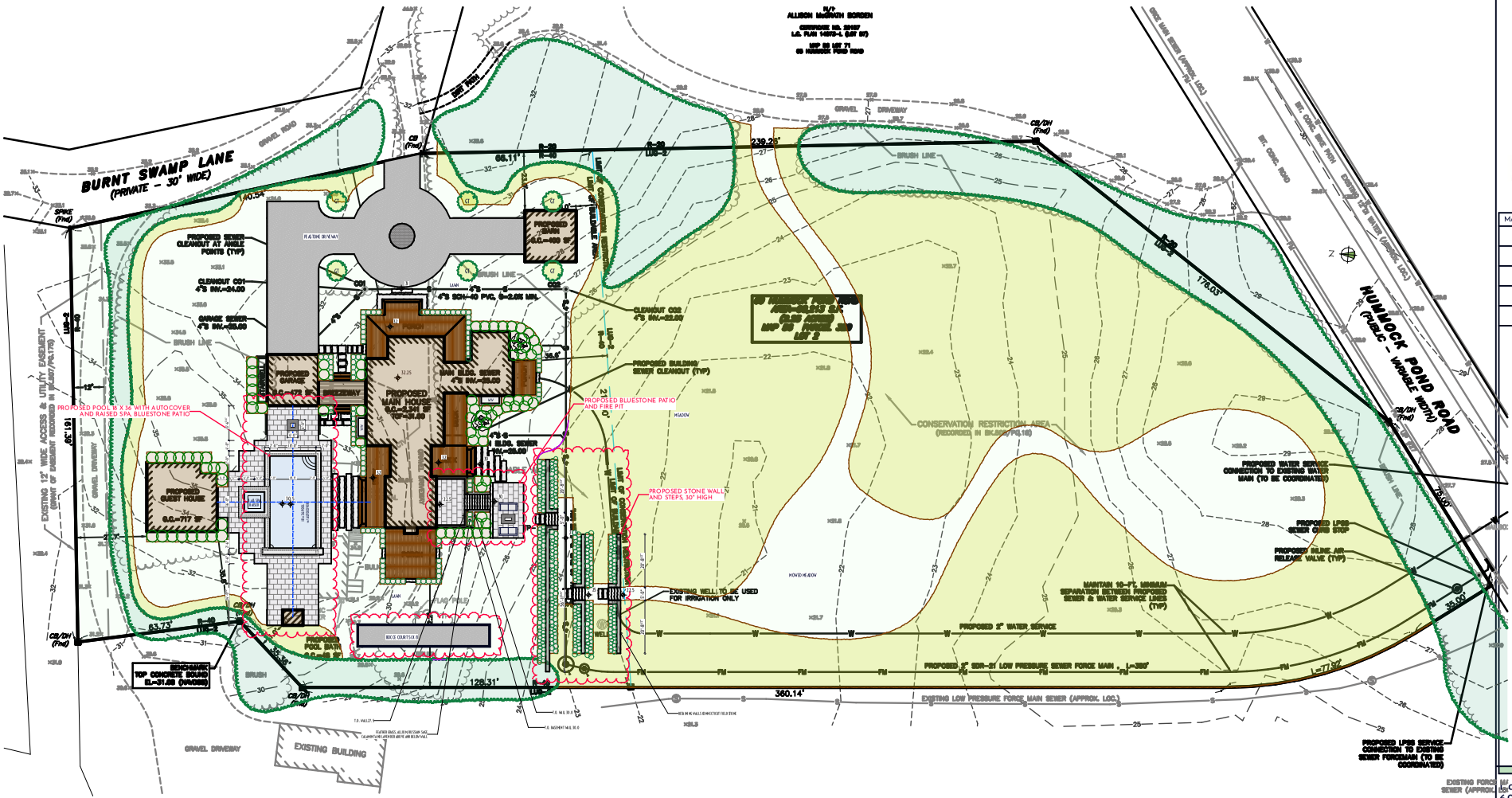


1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
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

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 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

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 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

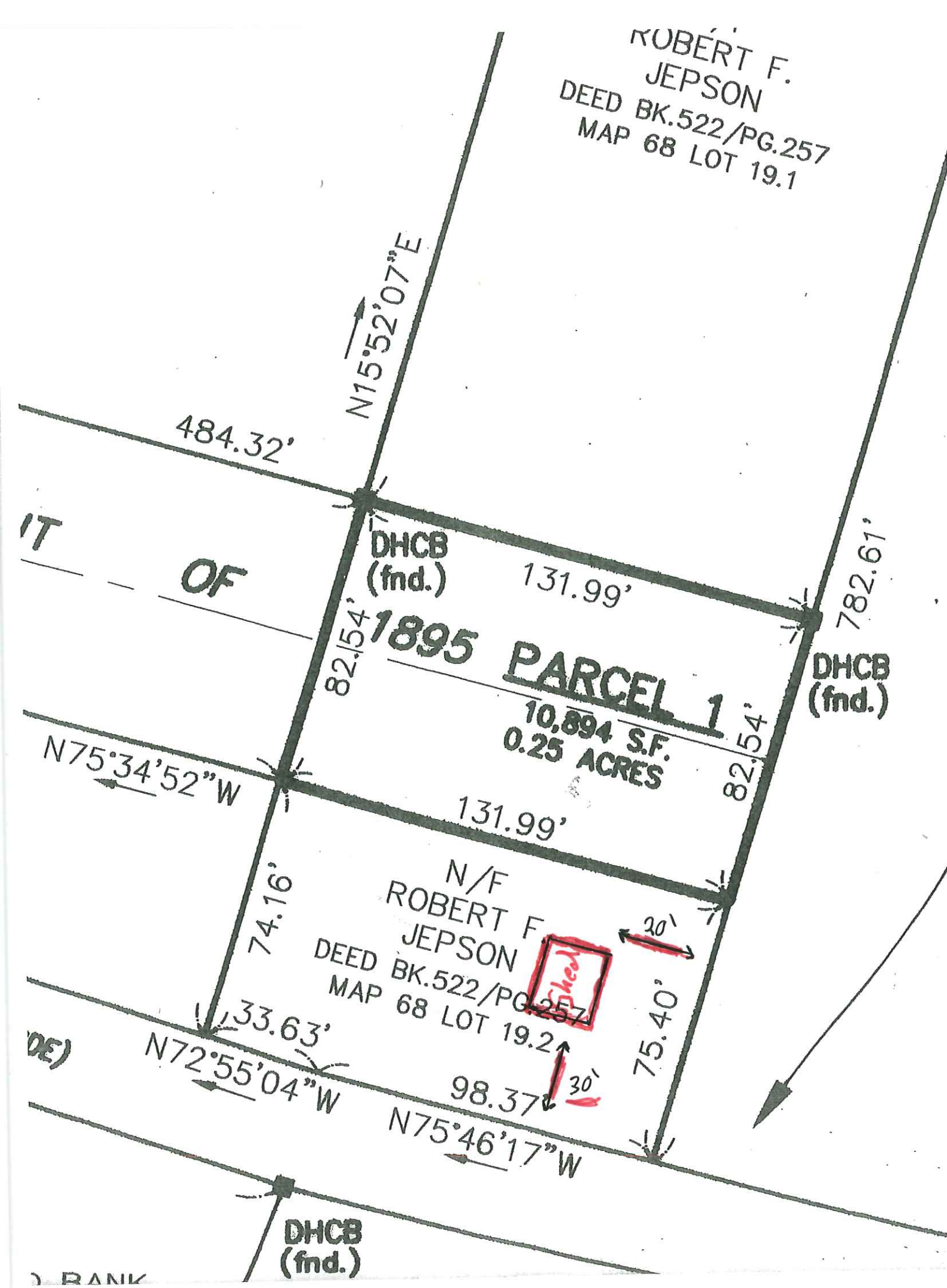
This checklist MUST be submitted with your application.

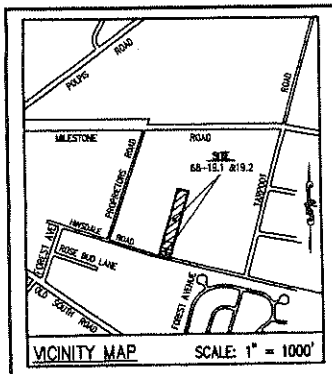
Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*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

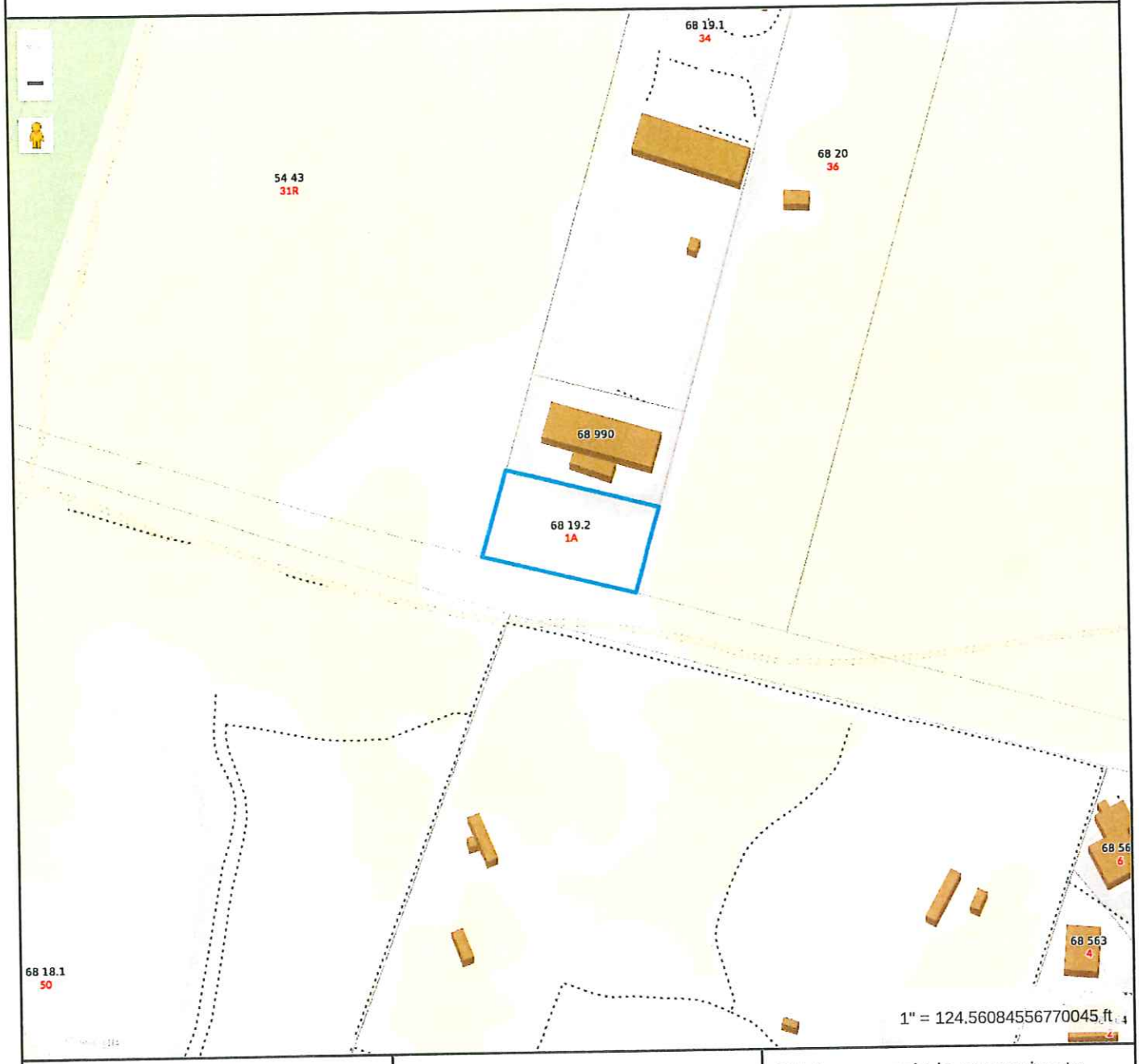
Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

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

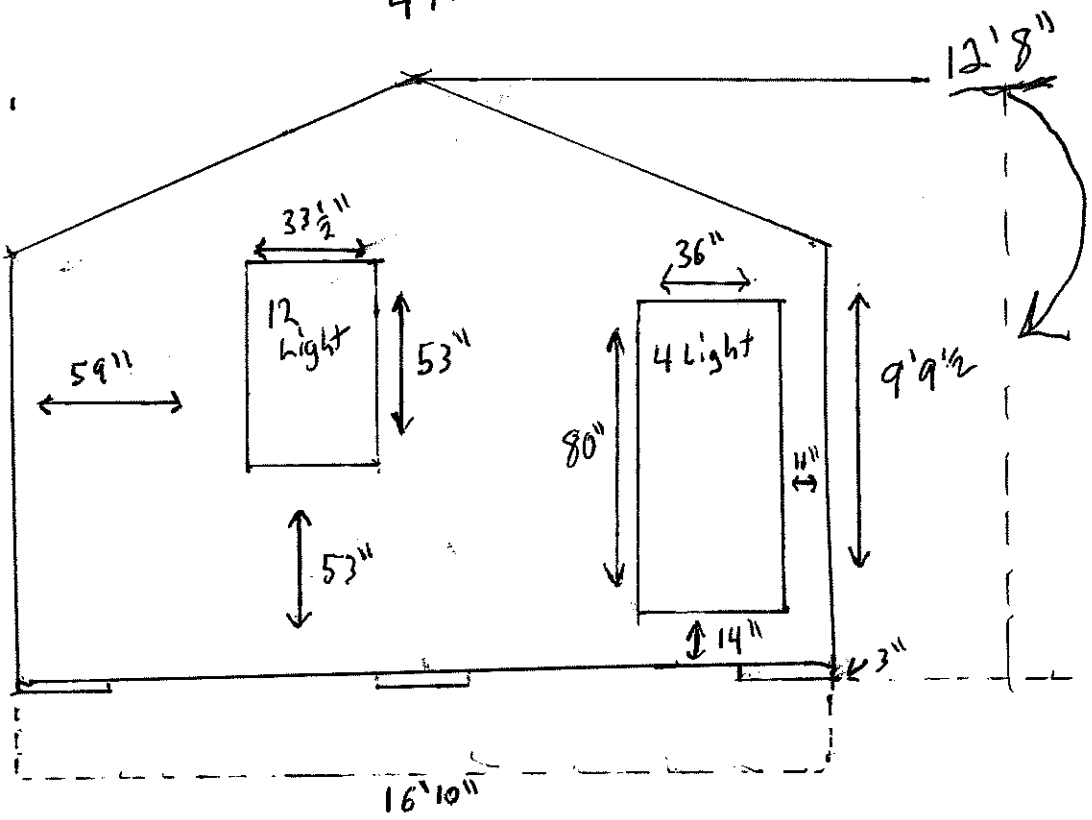
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

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

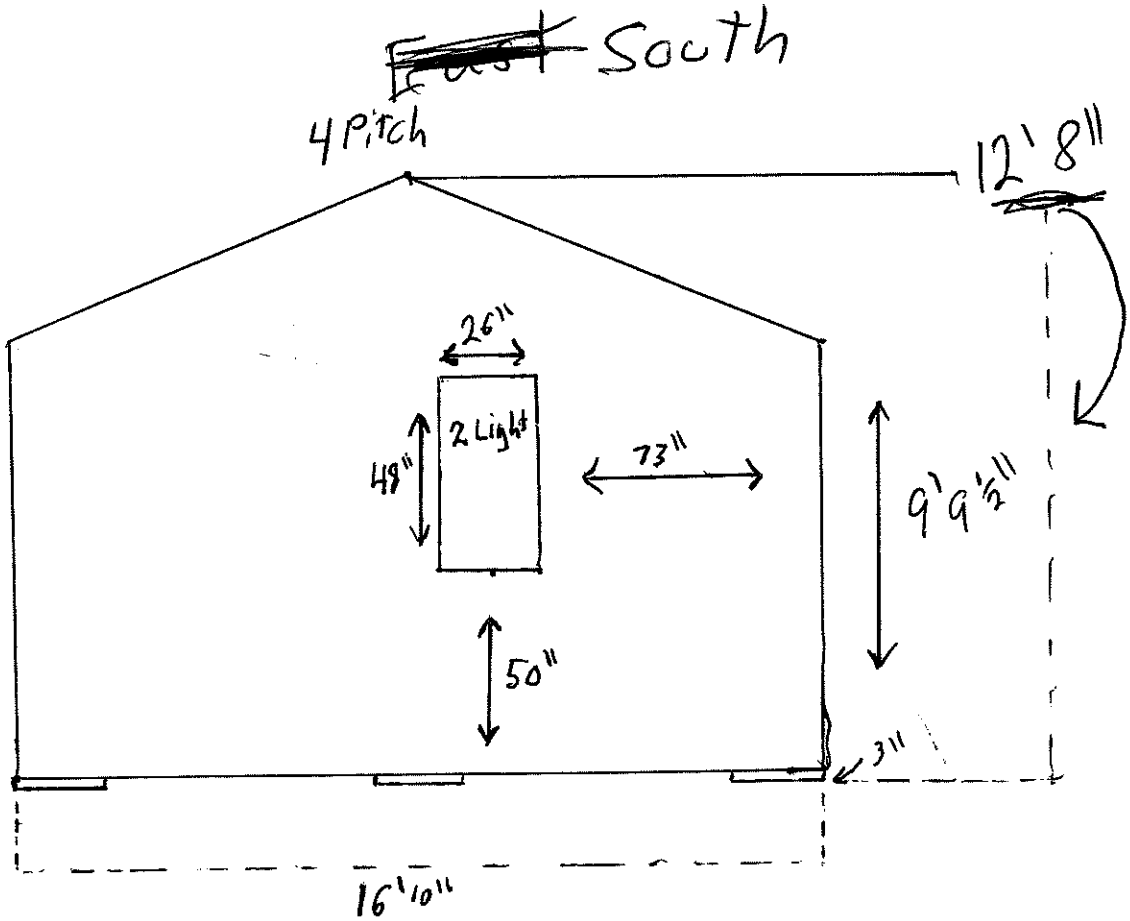
~~West~~ North

4 Pitch



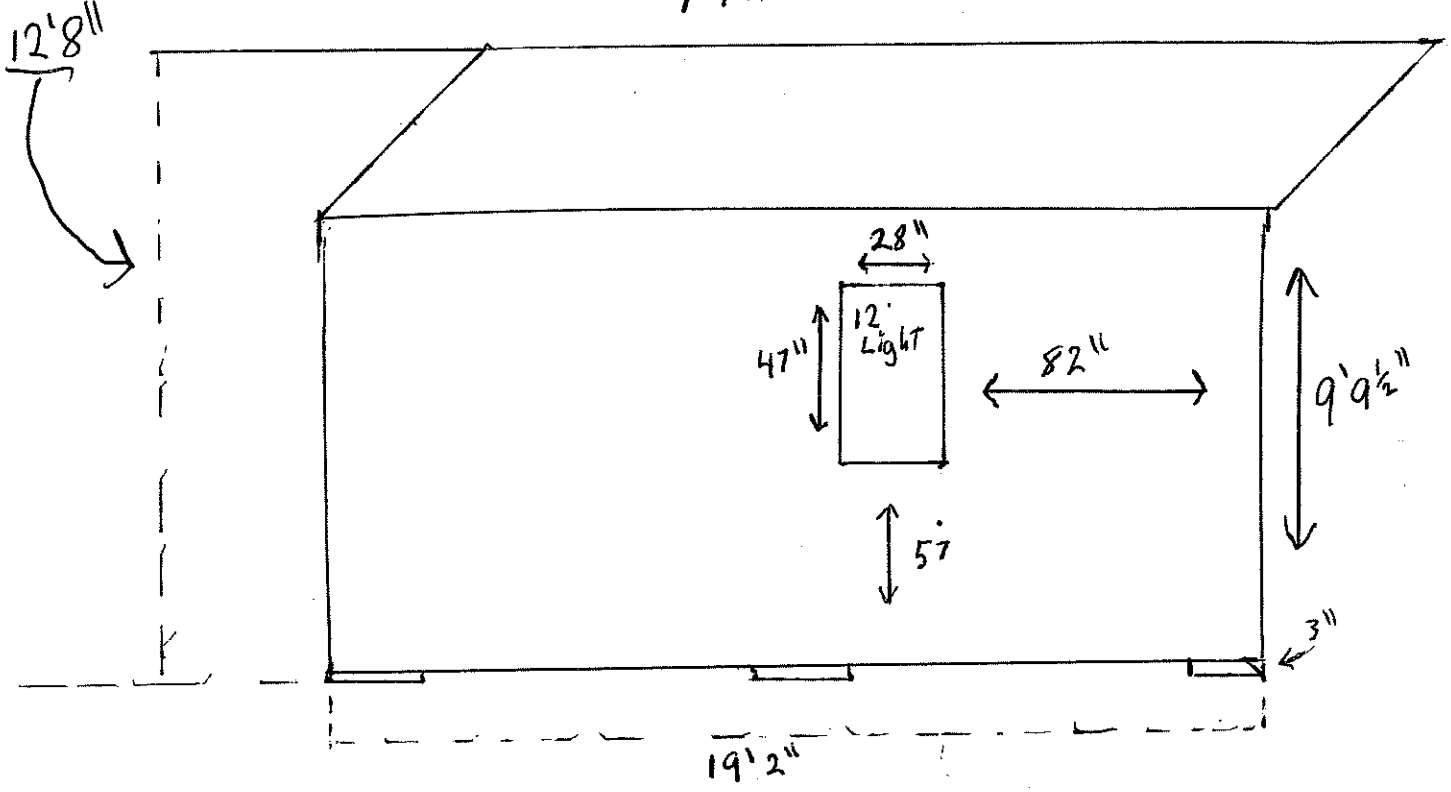
~~East~~ South

4 Pitch



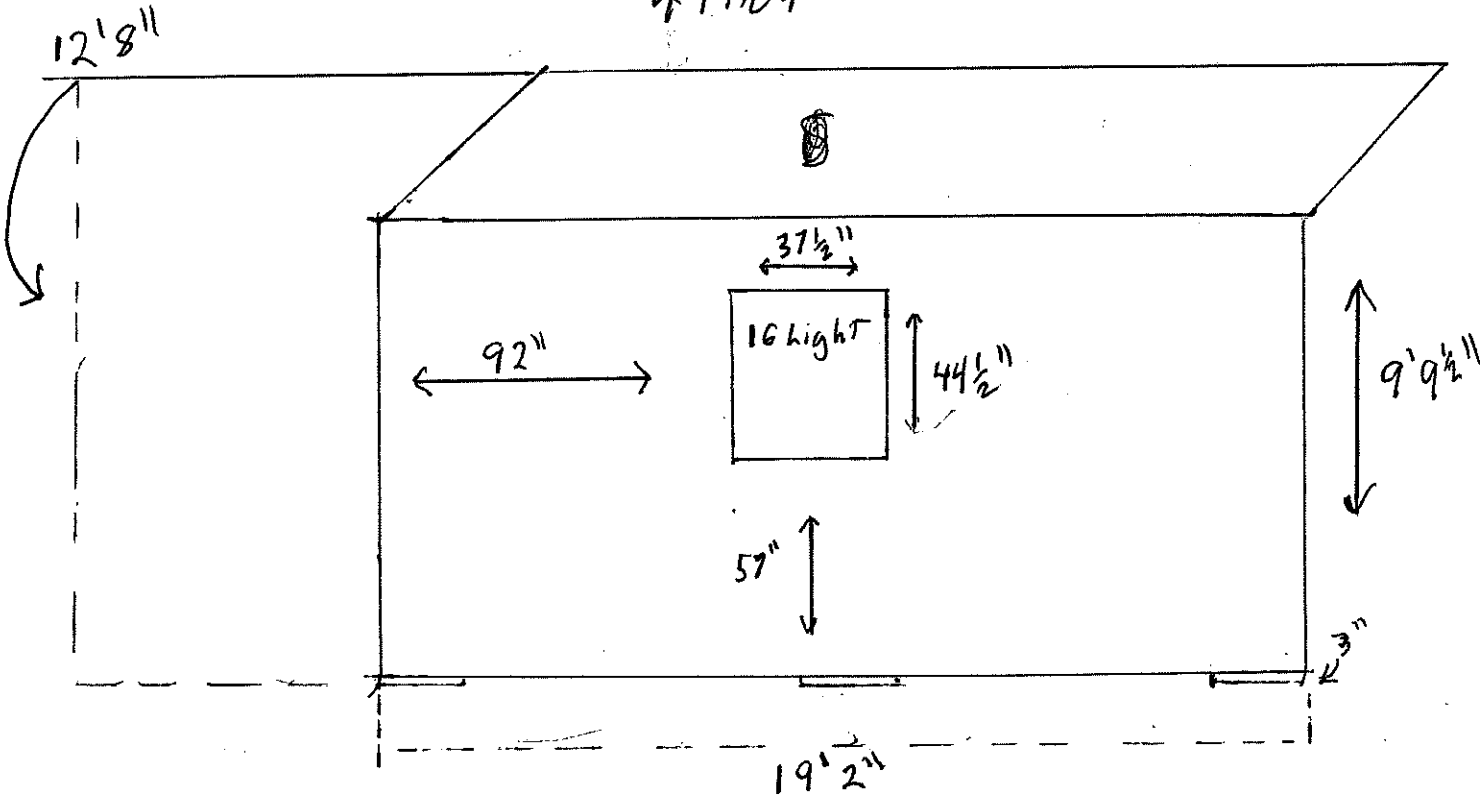
~~North~~ East

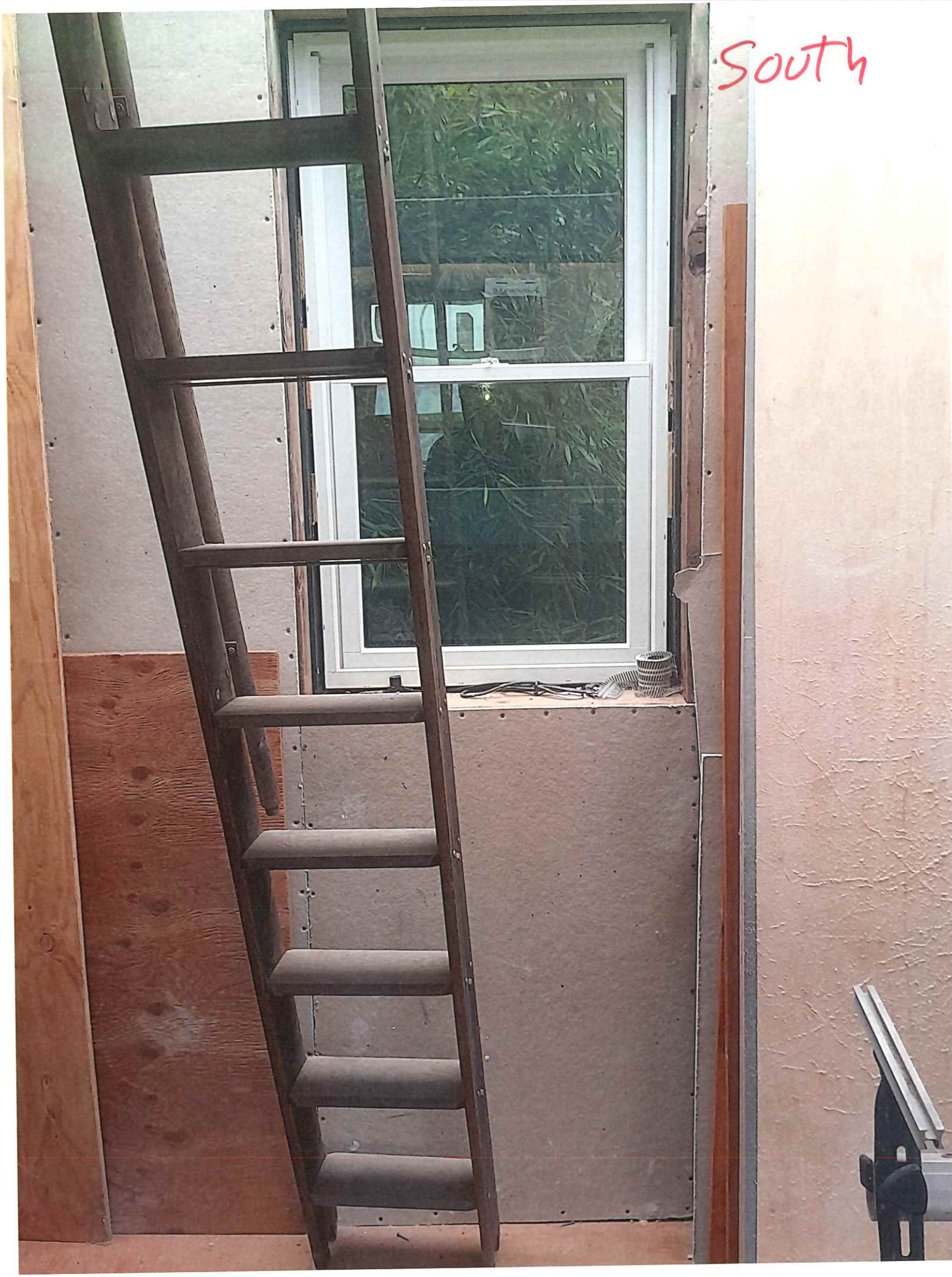
4 Pitch



~~South~~ West

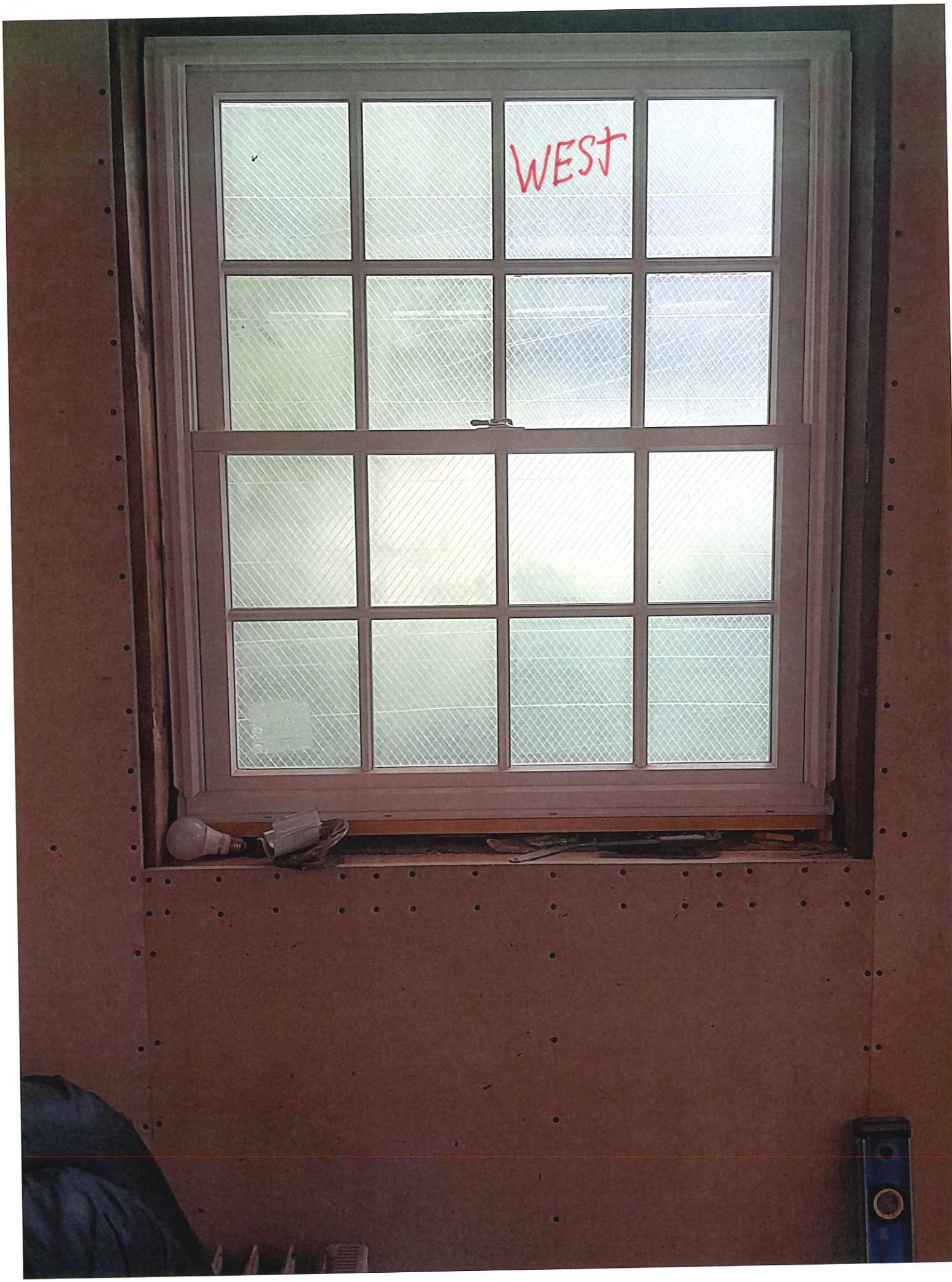
4 Pitch




South

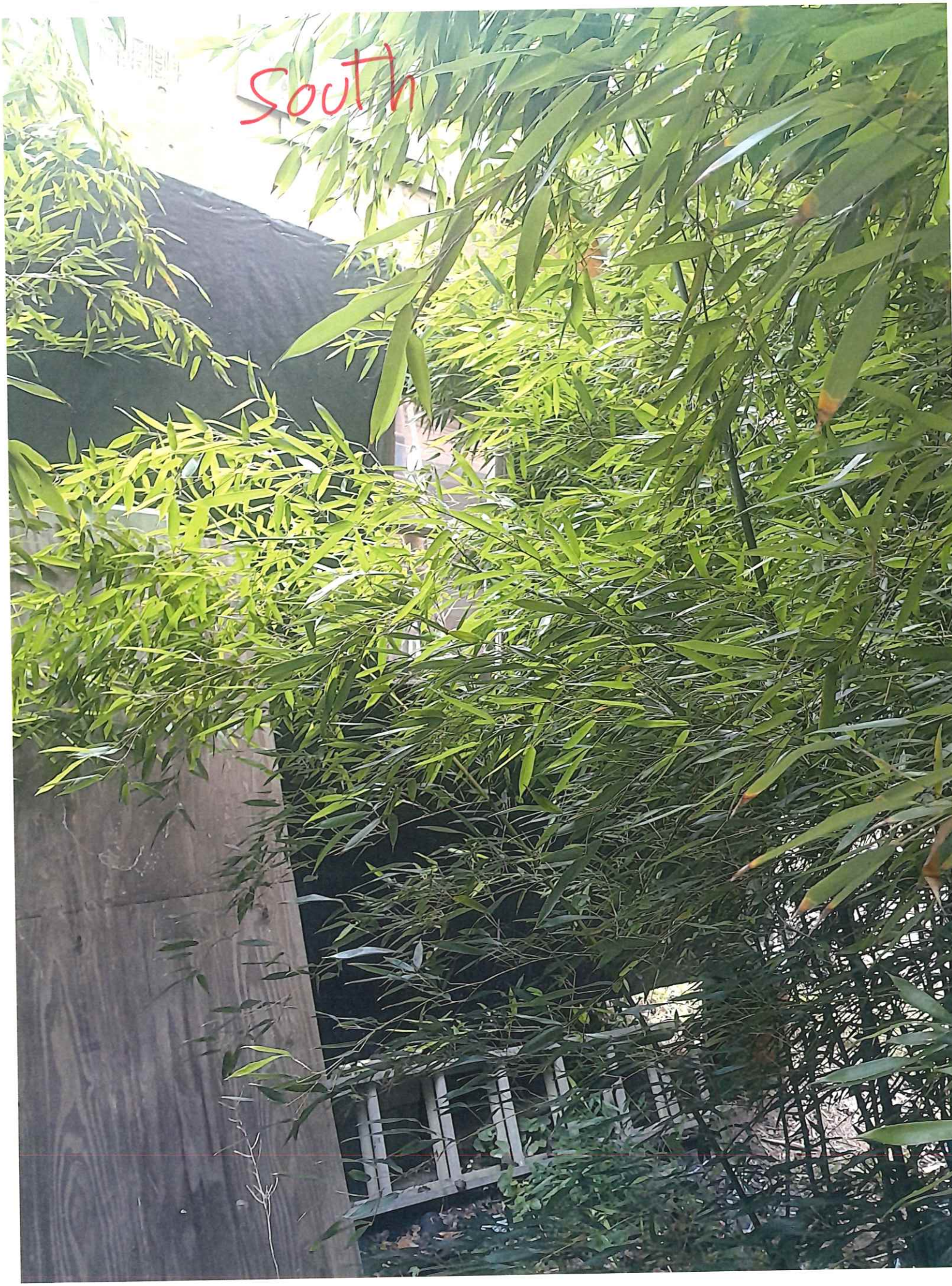

EAST
EAST


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

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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 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

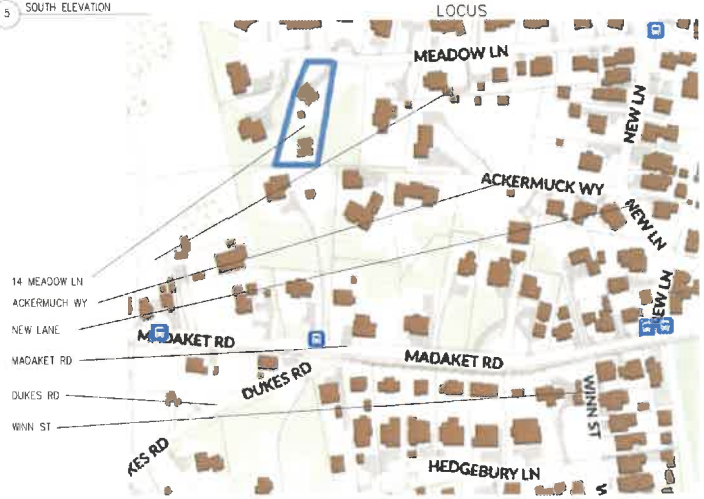
DOOR SCHEDULE

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



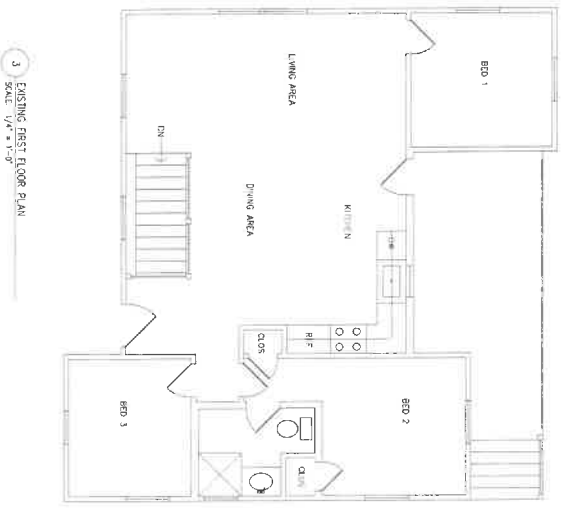
14 MEADOW LANE LLC
14 MEADOW LANE REAR HOUSE
NANTUCKET MA 02554

Date: 8.26.24 HDC SUBMITTAL
Revisions

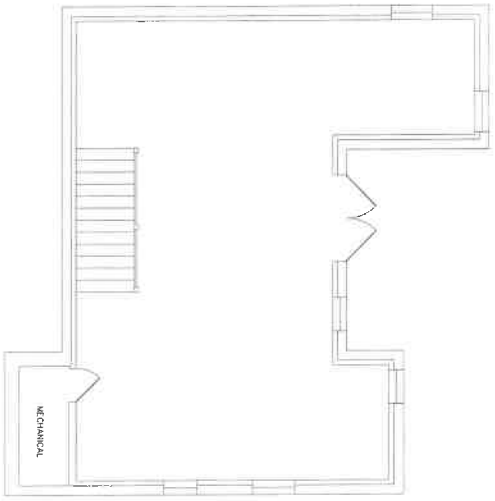
Drawn By: sp
Project No: SMH
Scale: NOTED

SITE

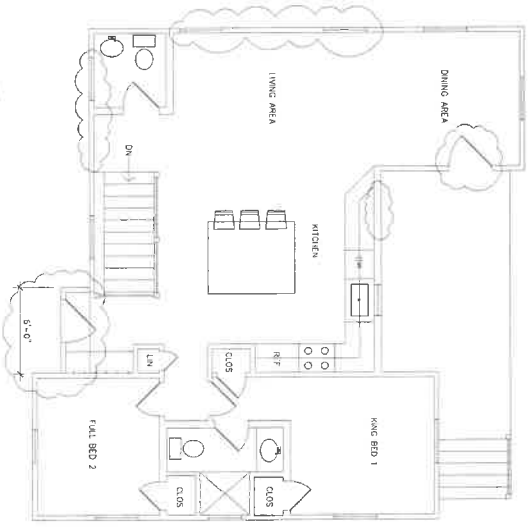
A1.1



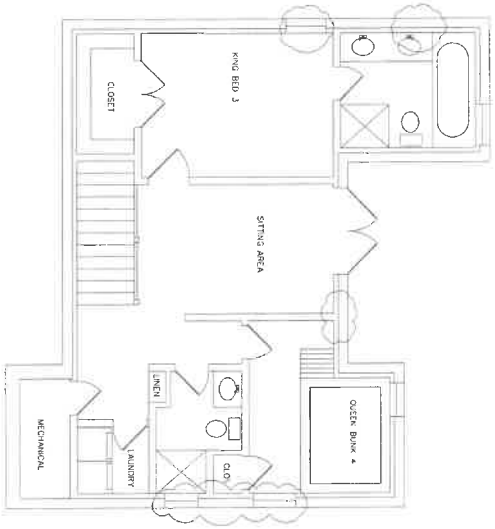
3 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 EXISTING BASEMENT PLAN
SCALE: 1/4" = 1'-0"

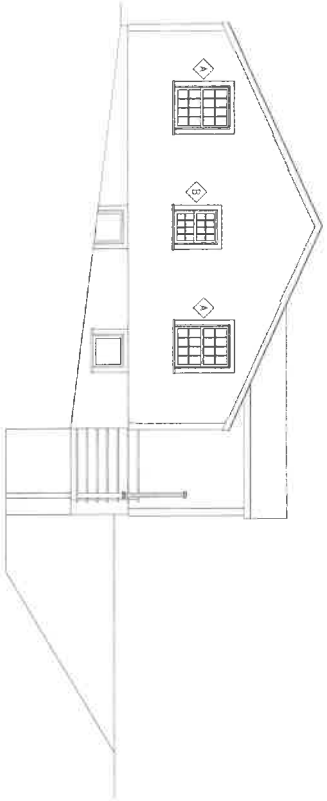


4 NEW FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

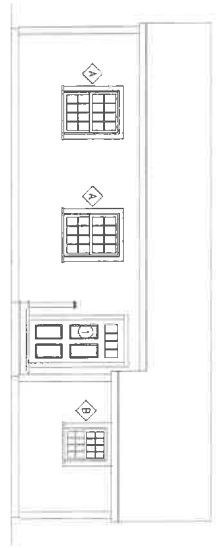


2 NEW BASEMENT PLAN
SCALE: 1/4" = 1'-0"

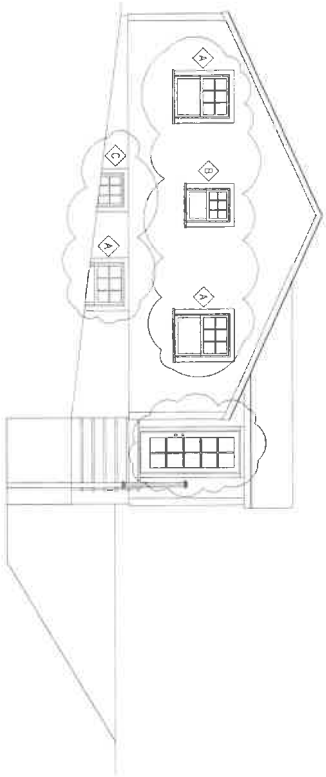
A2.1	FLOOR PLAN	Drawn By: SIP Project No: SMFT Scale: NOTED	Date: 8.26.24 HDC SUBMITTAL Revisions:	14 MEADOW LANE LLC 14 MEADOW LANE REAR HOUSE NANTUCKET MA 02554



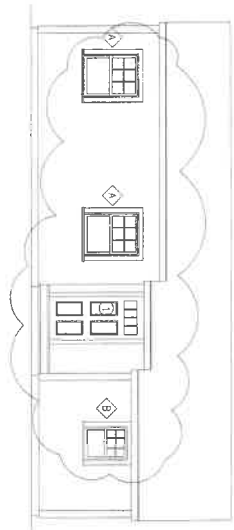
3 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



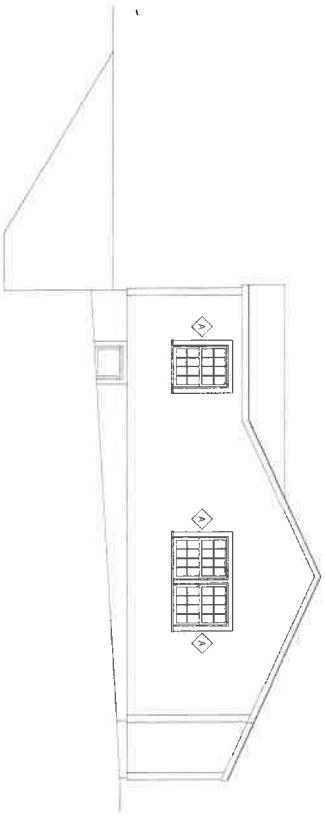
4 NEW NORTH ELEVATION
SCALE: 1/4" = 1'-0"



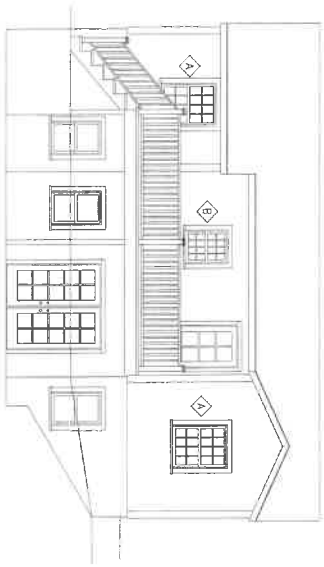
2 NEW WEST ELEVATION
SCALE: 1/4" = 1'-0"

A3.1	ELEVATIONS	Drawn By: SP Project No.: SWIFT Scale: NOTED	Date: 8.26.24 HDC SUBMITTAL Revisions:	14 MEADOW LANE LLC 14 MEADOW LANE REAR HOUSE NANTUCKET MA 02554

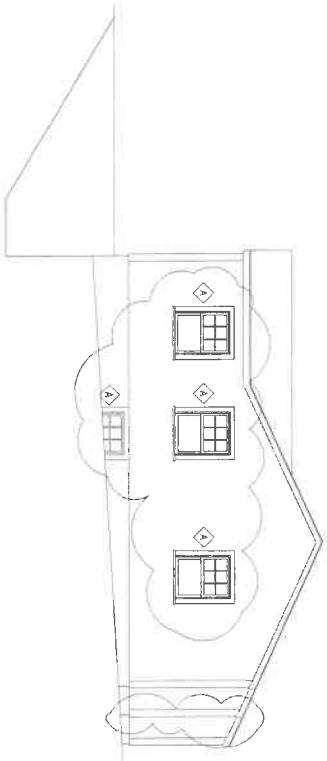
3 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



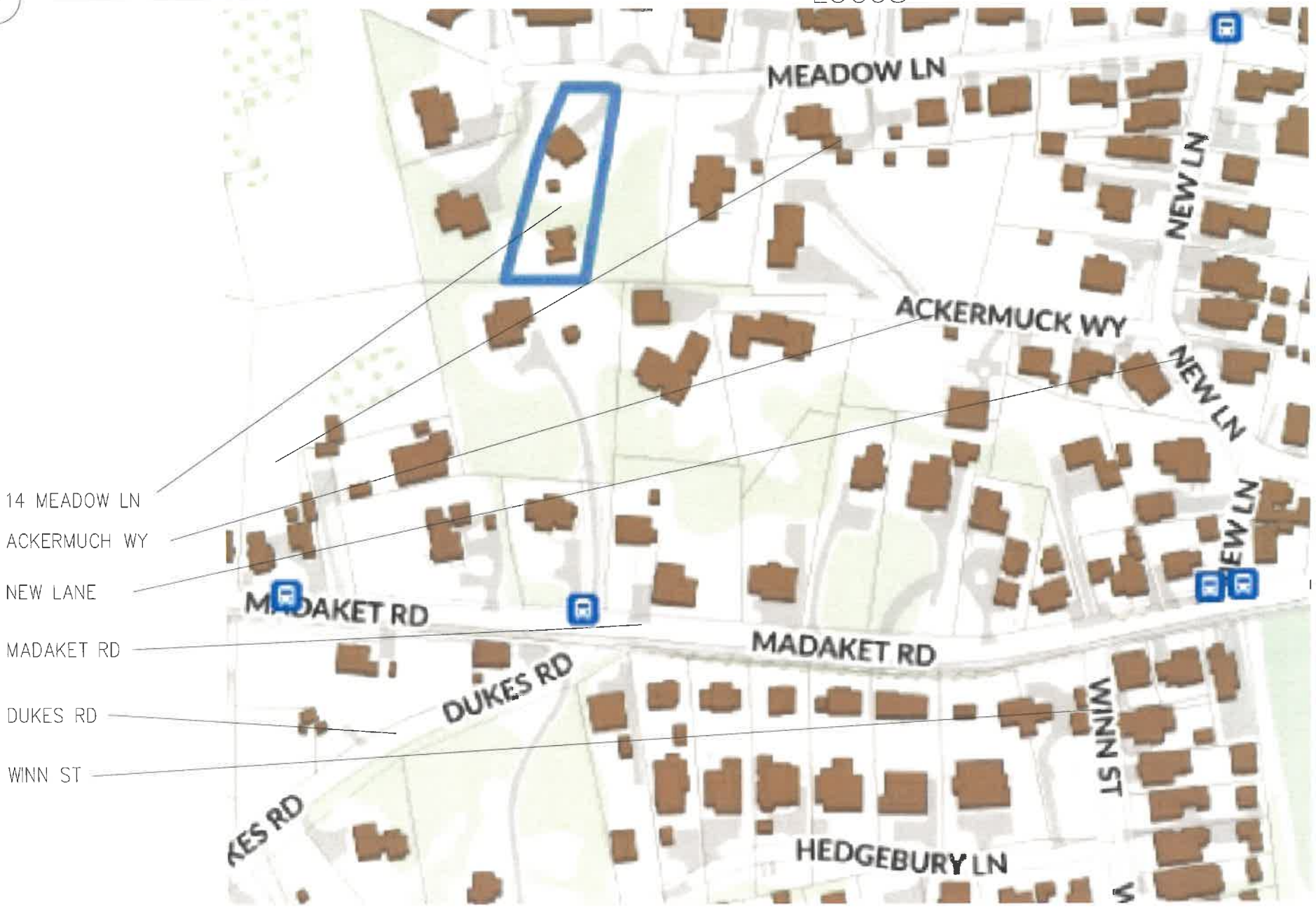
2 NEW EAST ELEVATION
SCALE: 1/4" = 1'-0"



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"

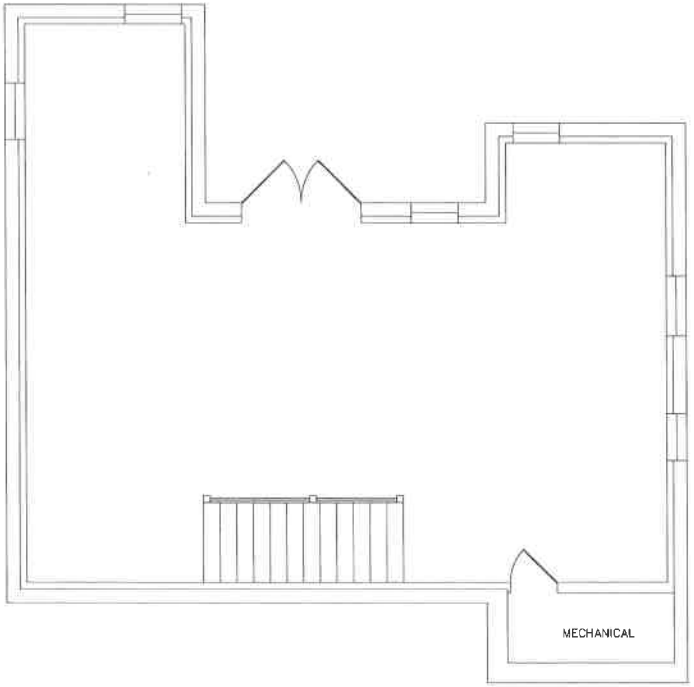
WINDOW SCHEDULE

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"

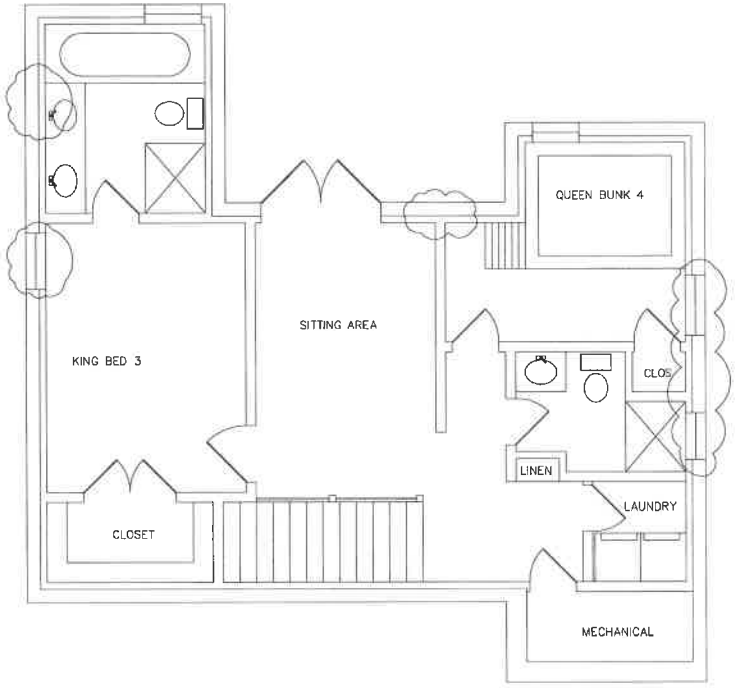


1 MEADOW LANE STREET ELEVATION

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



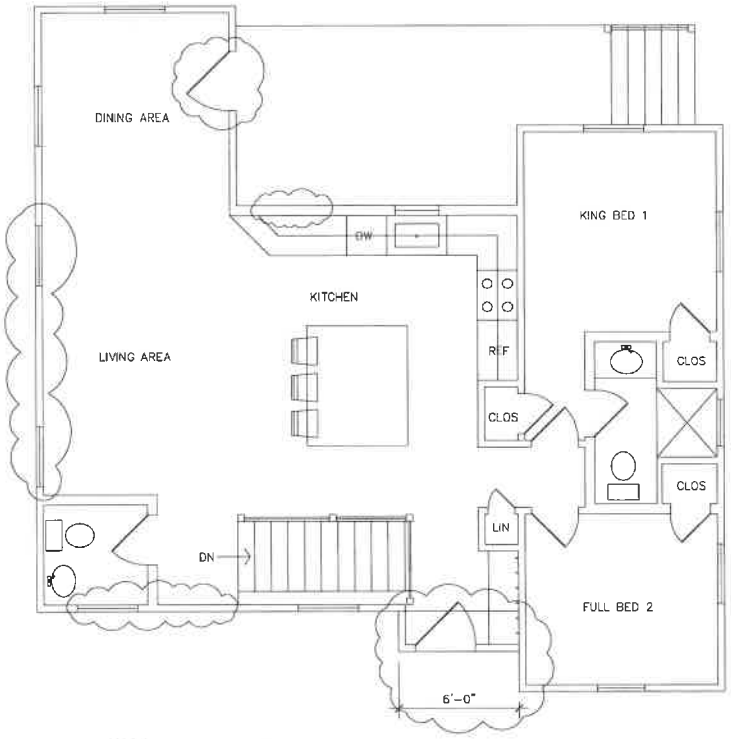
1 EXISTING BASEMENT PLAN
SCALE: 1/4" = 1'-0"



2 NEW BASEMENT PLAN
SCALE: 1/4" = 1'-0"



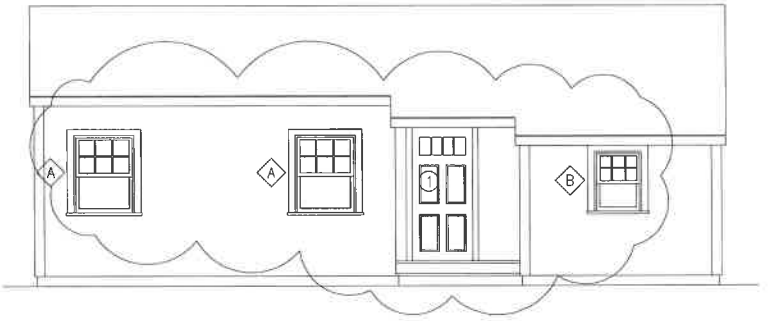
3 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



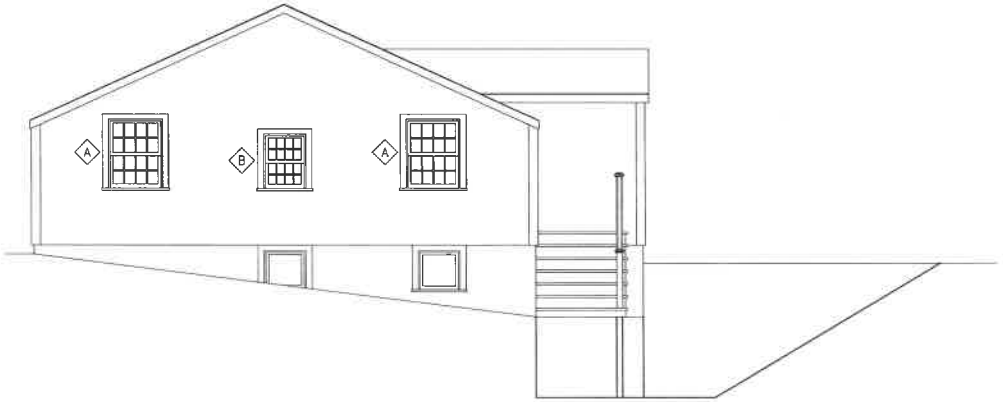
4 NEW FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



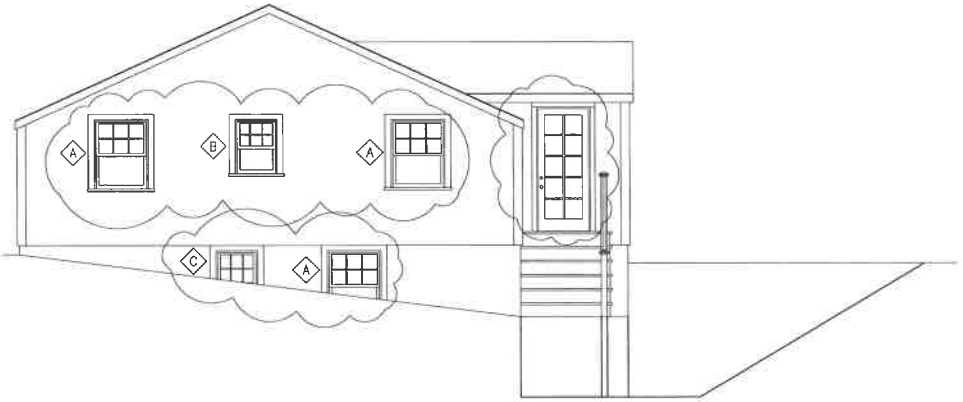
1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



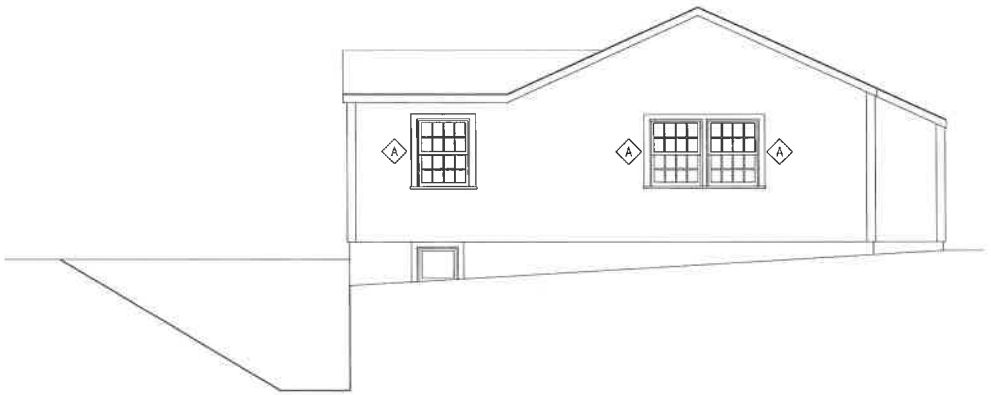
4 NEW NORTH ELEVATION
SCALE: 1/4" = 1'-0"



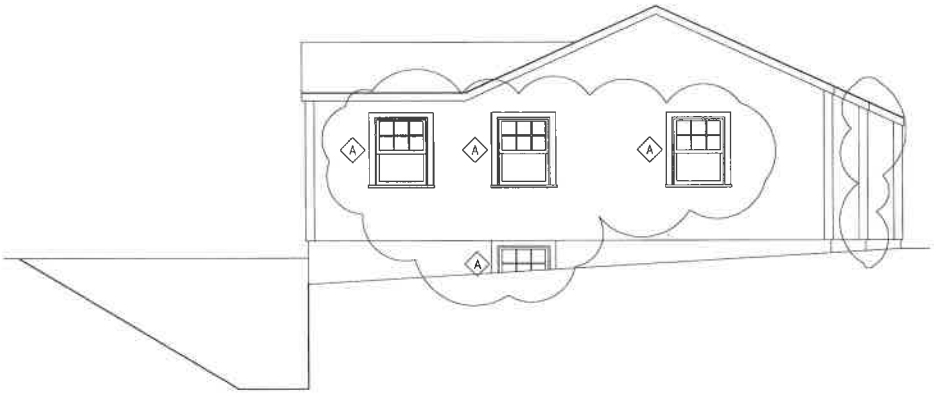
1 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

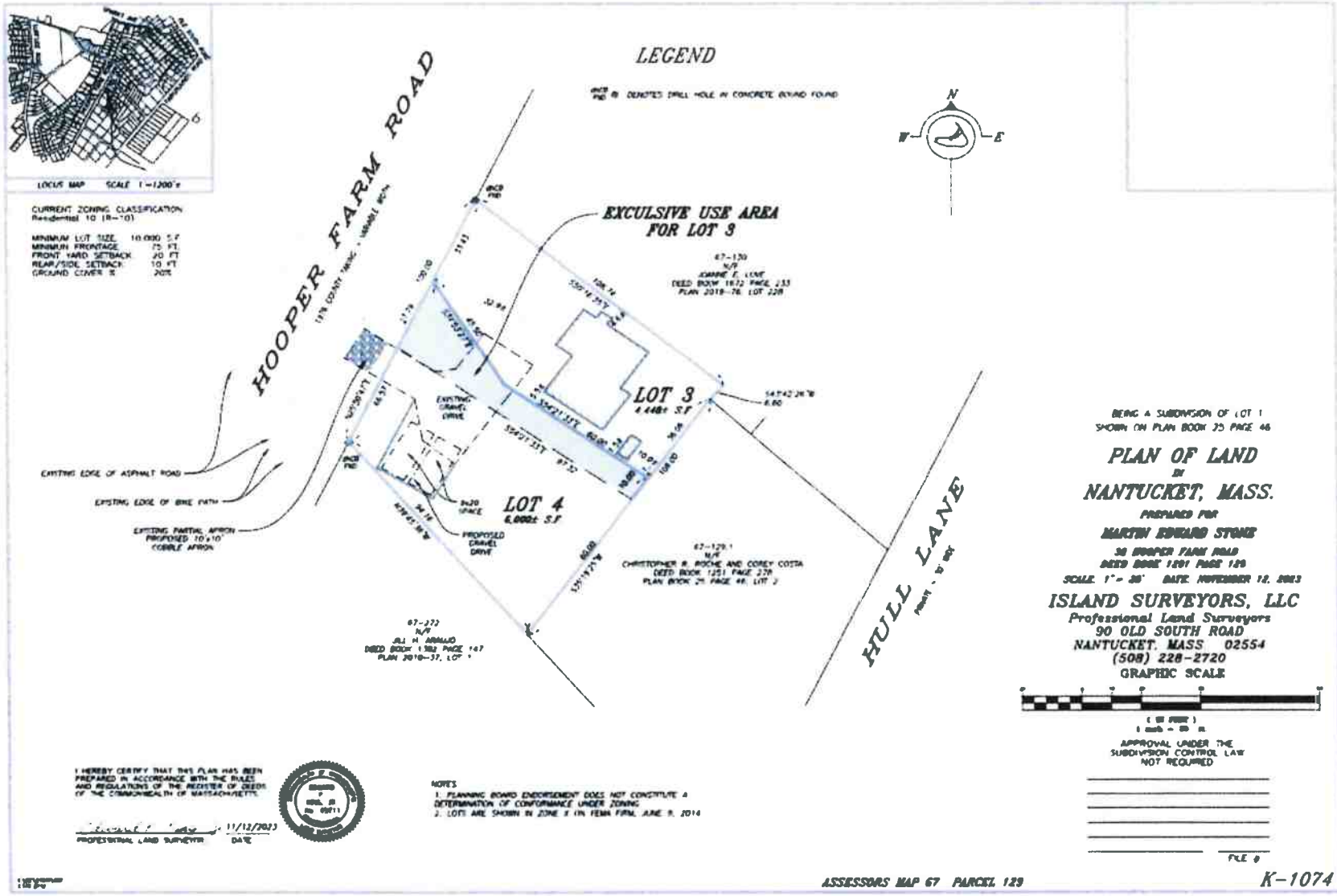
William Saad

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

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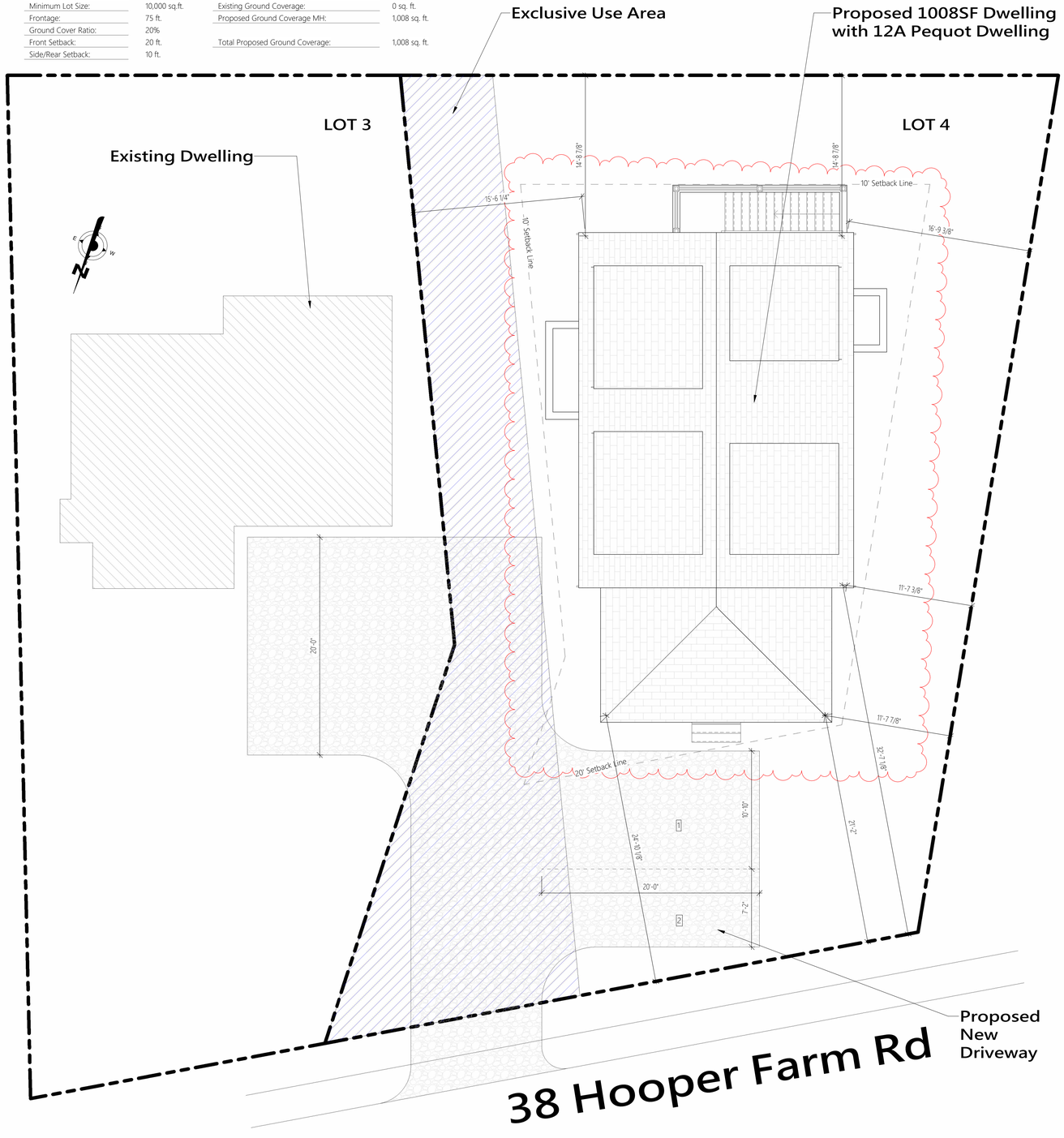


1 Site Plan - Proposed
3/16" = 1'-0"



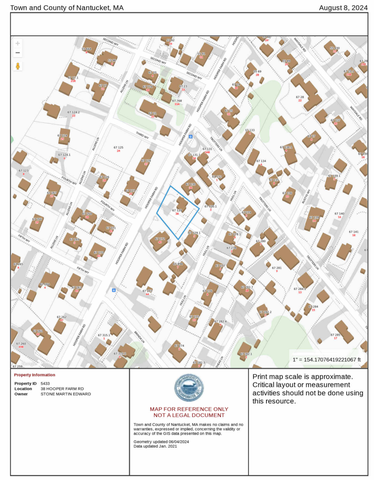
3 Existing Driveway 38 Hooper Farm



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

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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

8/24/2024 2:59:29 PM

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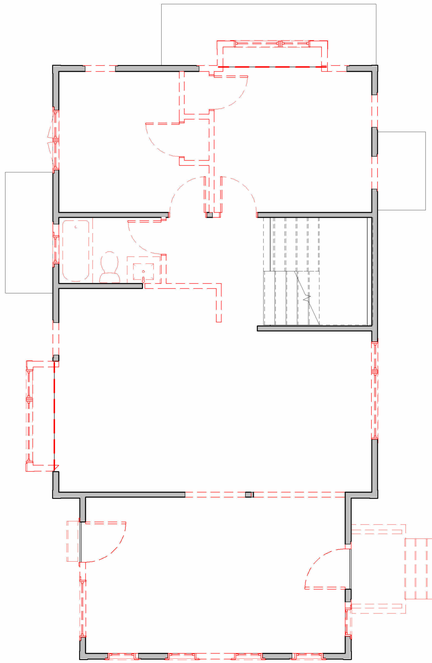
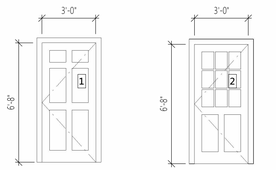


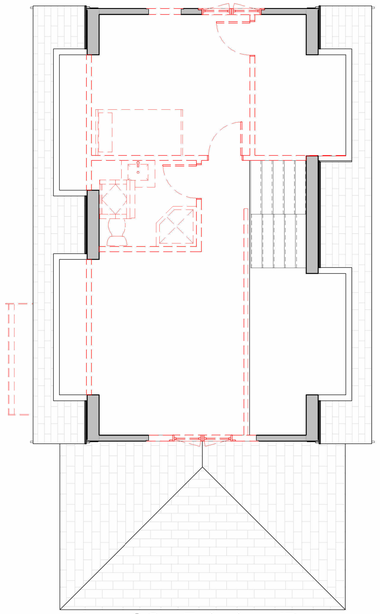
2 Level 1 -Existing/Demo
3/16" = 1'-0"



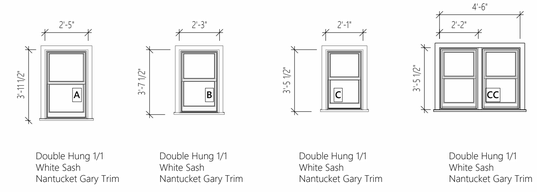
Front Door,
6 Panel
White Sash
Nantucket Gary Trim

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"



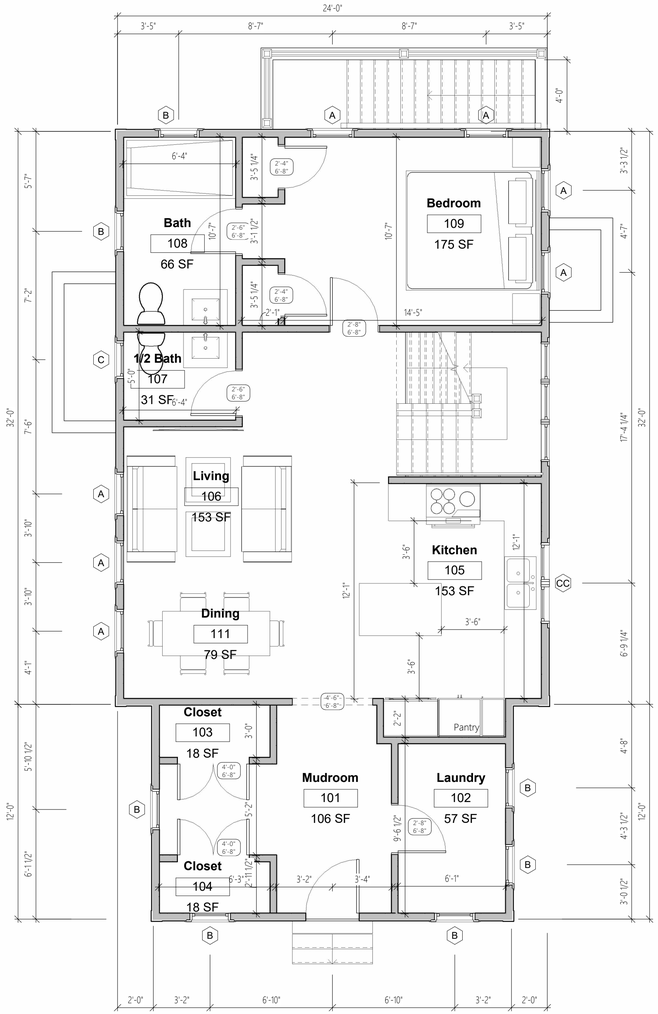
Double Hung 1/1
White Sash
Nantucket Gary Trim

Double Hung 1/1
White Sash
Nantucket Gary Trim

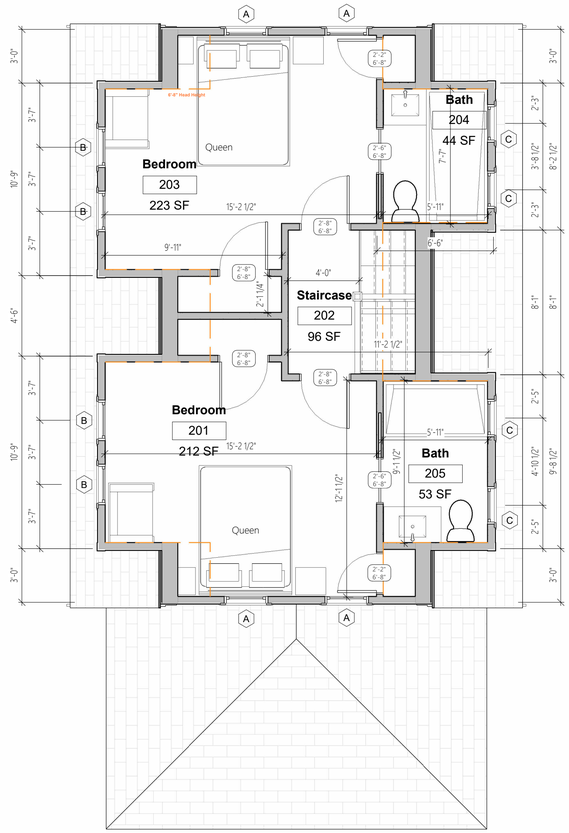
Double Hung 1/1
White Sash
Nantucket Gary Trim

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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Main House

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Sheet
1st & 2nd Floor Plans

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.102

Scale
As indicated

8/24/2024 2:59:34 PM

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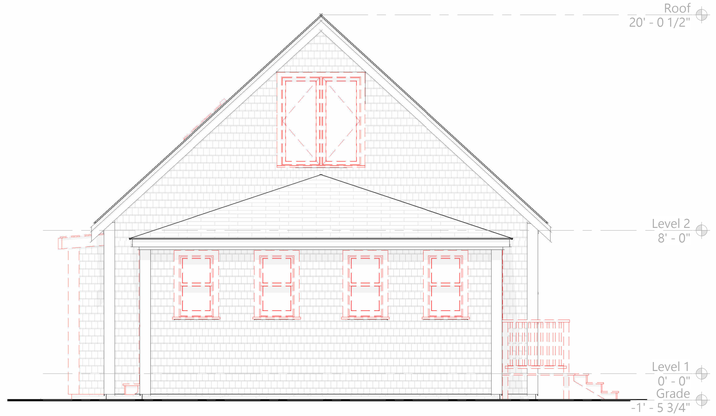
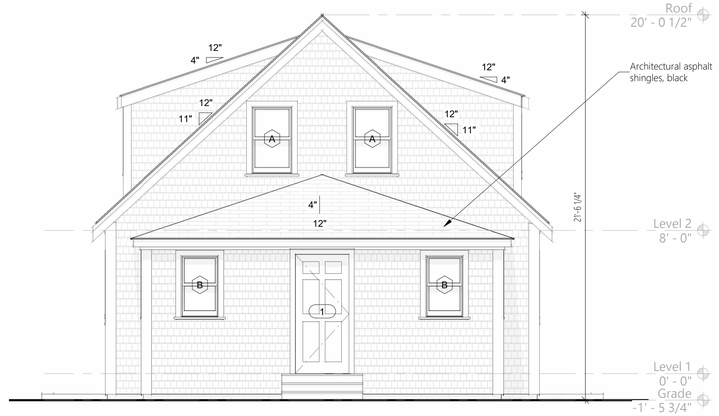
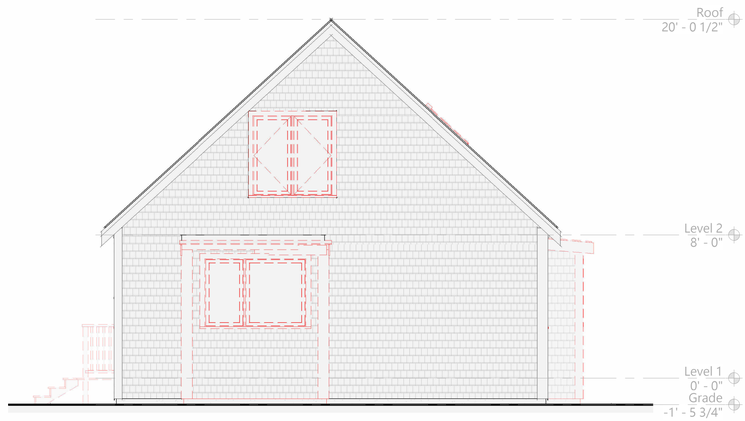


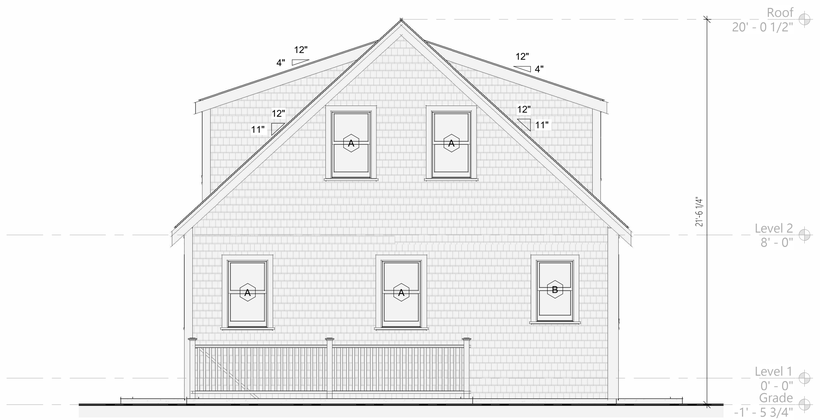
1 North-West Elevation - Existing/Demo
1/4" = 1'-0"



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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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.201

Scale 1/4" = 1'-0"

8/24/2024 2:59:38 PM

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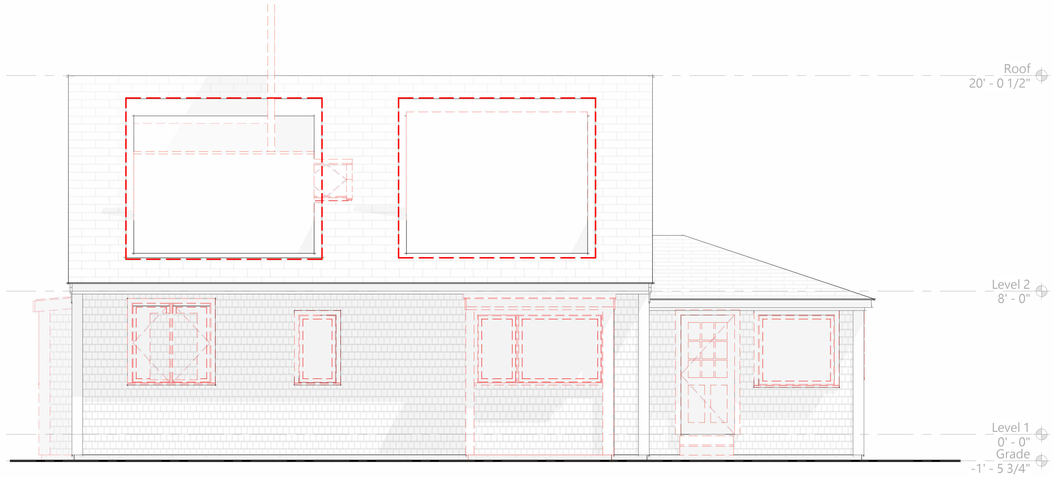

1 North-East Elevation - Existing/Demo
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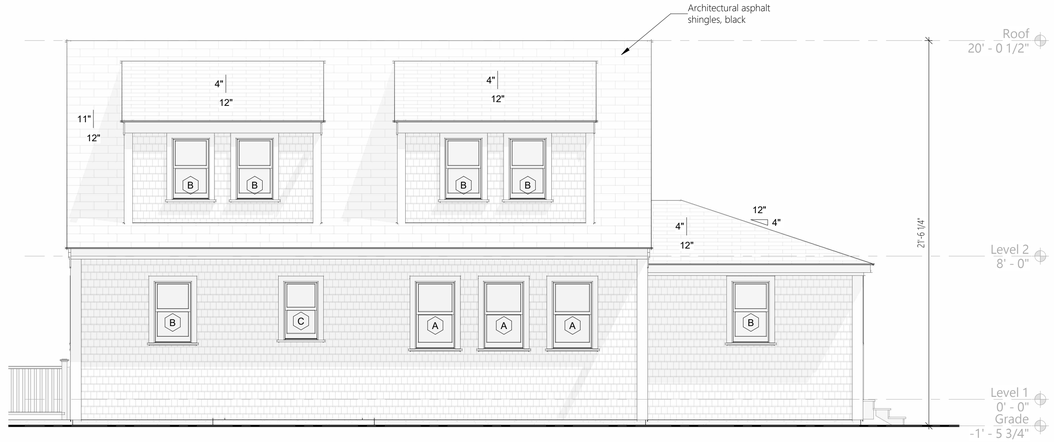
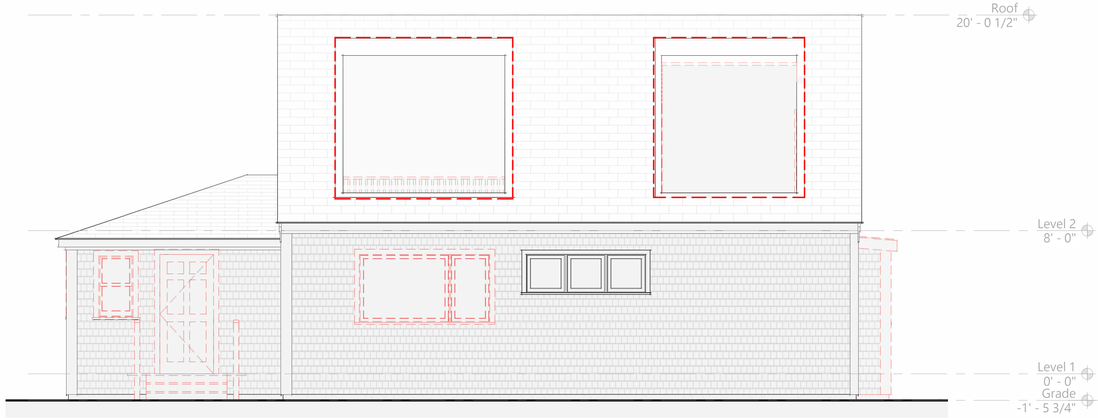
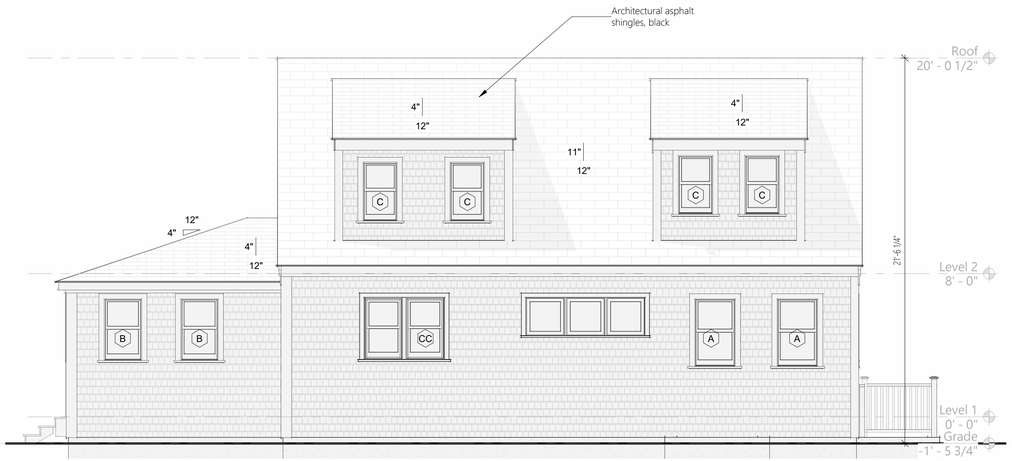


2 North-East Elevation - Proposed
1/4" = 1'-0"



3 South-West Elevation - Existing/Demo
1/4" = 1'-0"



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

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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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Sheet

3D Views

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.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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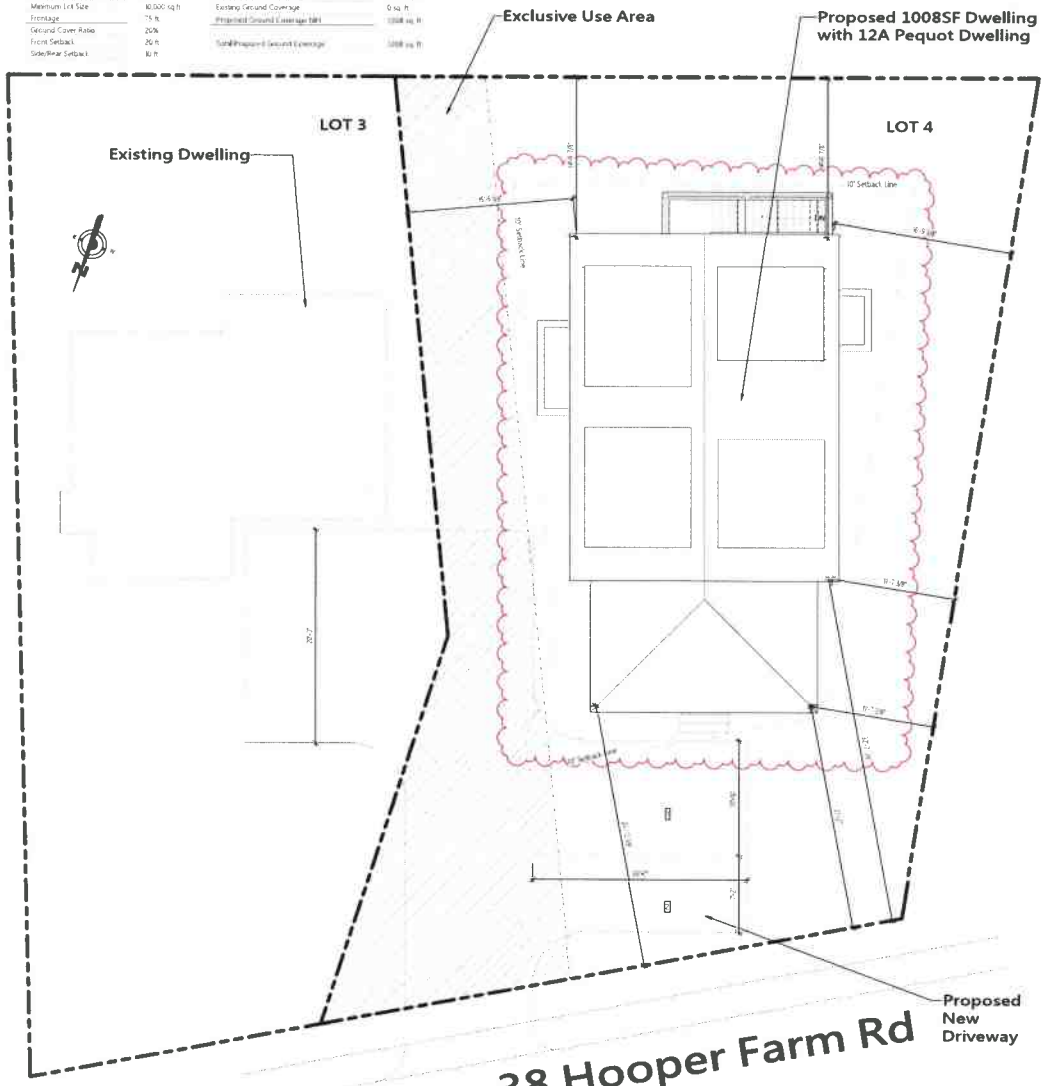
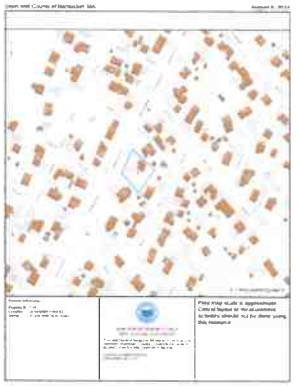


1 Site Plan - Proposed
3/16" = 1'-0"



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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Sheet

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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

08.26.2024

Revisions

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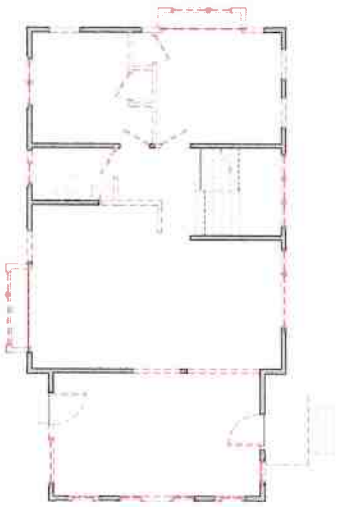
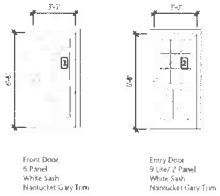
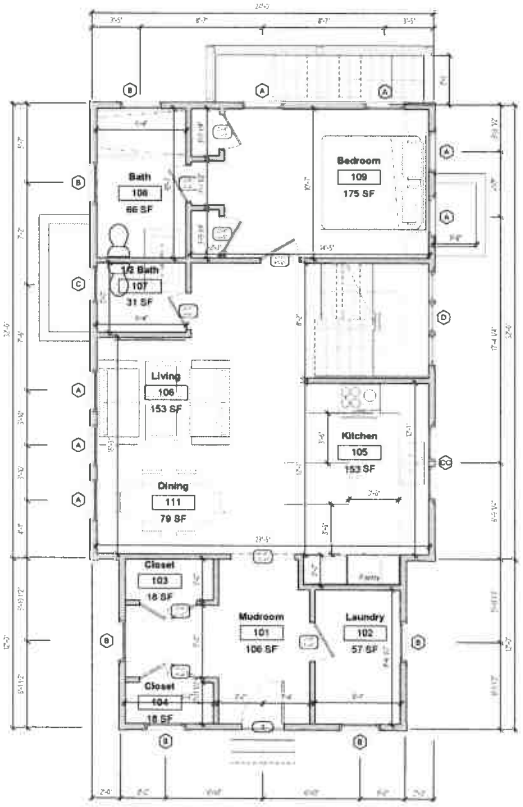


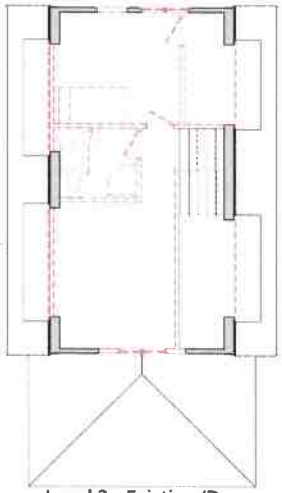
2 Level 1 -Existing/Demo
3/16" = 1'-0"



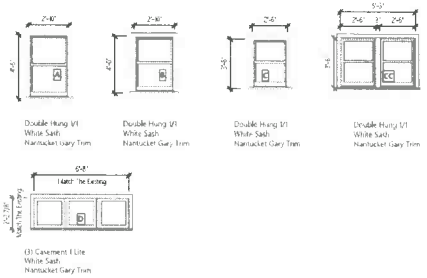
Door Schedule
1/4" = 1'-0"



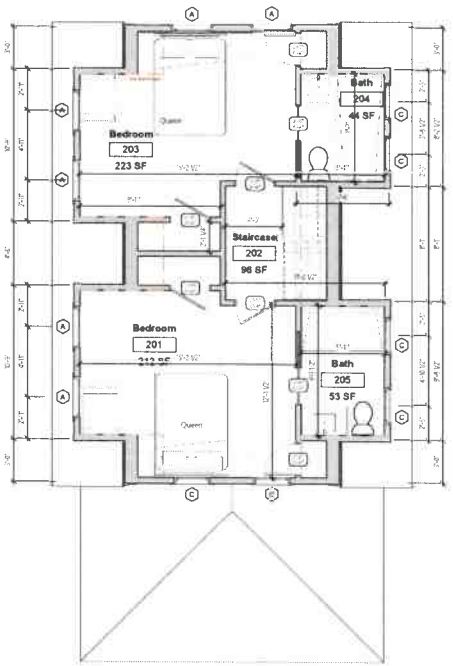
1 Level 1 - Proposed
1/4" = 1'-0"



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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Sheet
1st & 2nd Floor Plans

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
08.26.2024

Revisions

A.102

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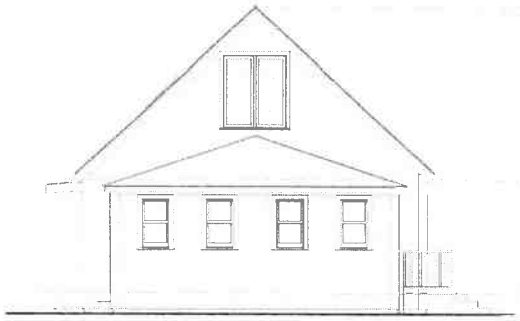
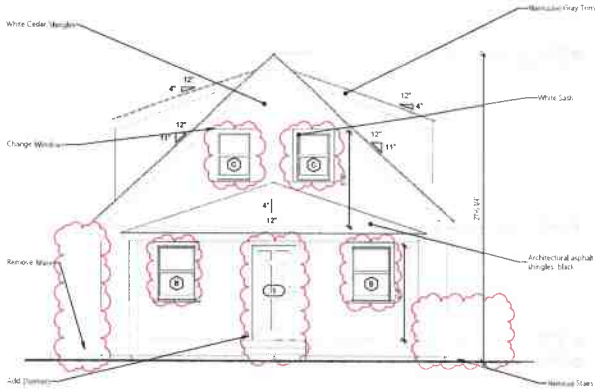
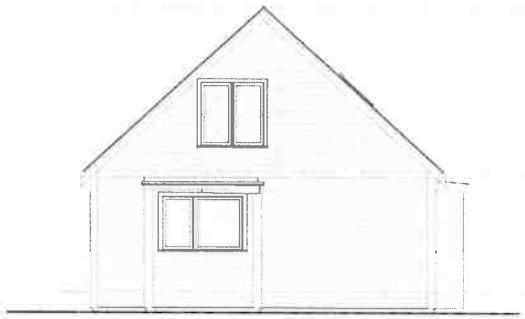


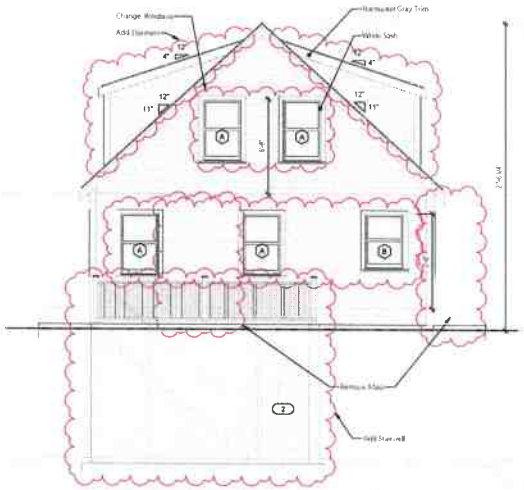
1 North-West Elevation - Existing/Demo
1/4" = 1'-0"



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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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
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Revisions

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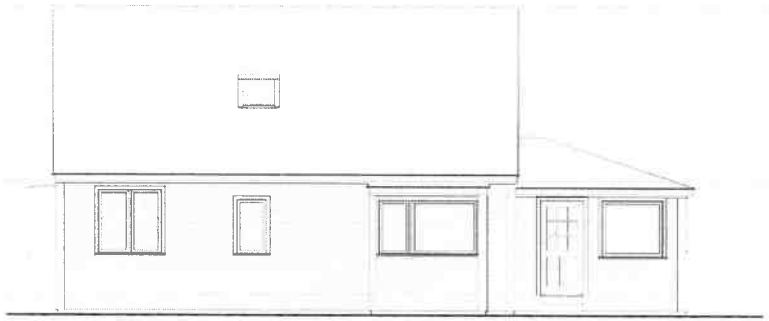
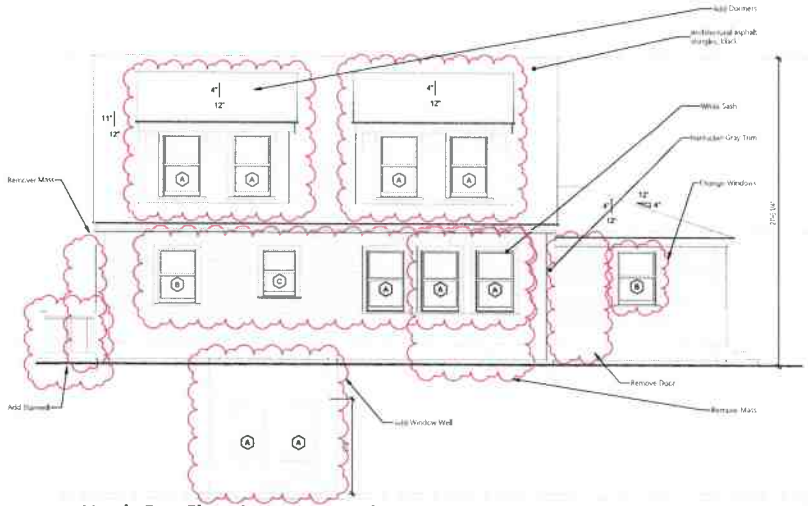
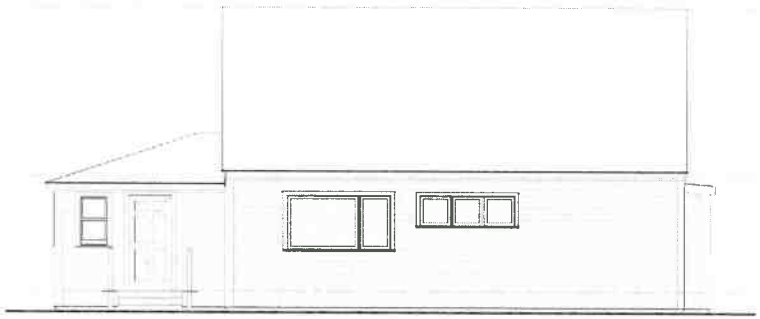
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



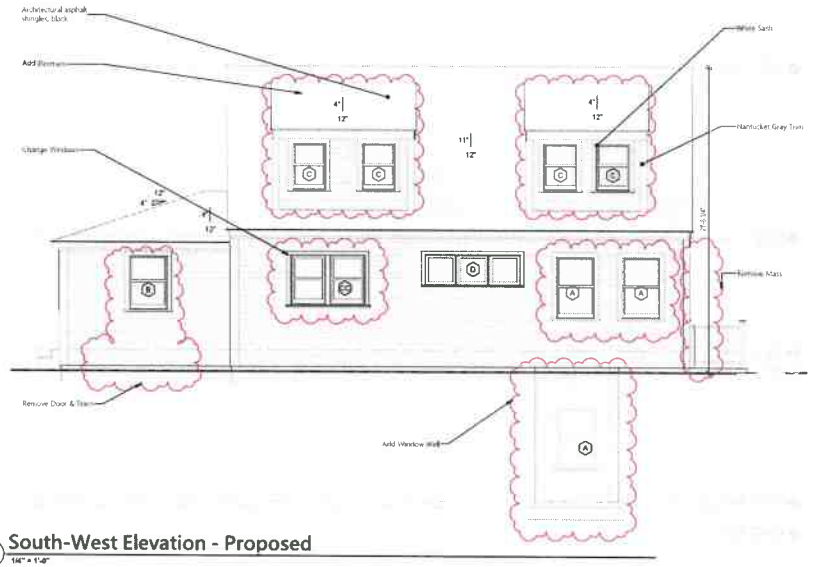
1 North-East Elevation - Existing/Demo
1/4" = 1'-0"



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"

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
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
08.26.2024

Revisions

A.202

Scale 1/4" = 1'-0"

8/26/2024 11:16:59 AM

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD AND DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INFRINGED IN CONTACTS DUE TO UNANNOUNCED OR UNAUTHORIZED DEVIATION IN THESE AND ANY QUESTIONS PLEASE CALL JBSTUDIO
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DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



1 3D View 1



2 3D View 2



3 3D View 3



4 3D View 4

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Project

Main House

38 Hooper Farm Rd, Nantucket, MA 02554

Sheet

3D Views

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

08.26.2024

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

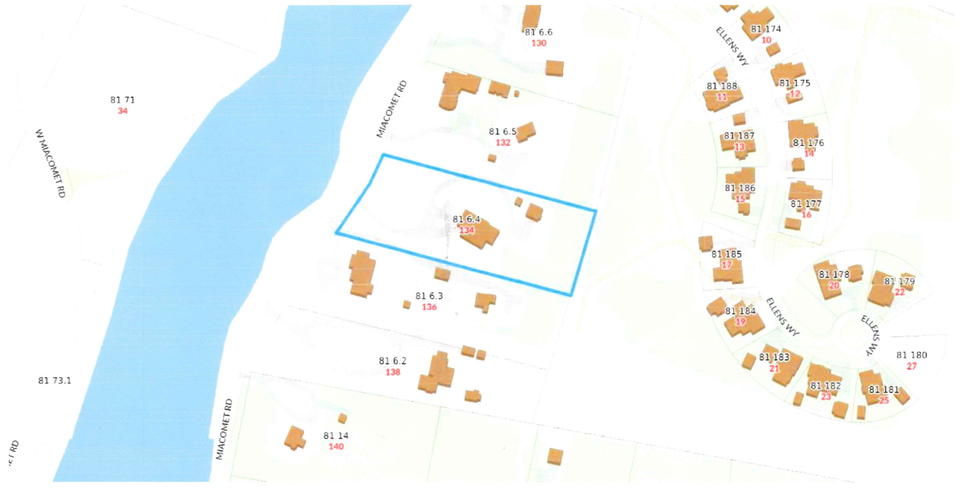
SCOPE OF WORK:

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:



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

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.

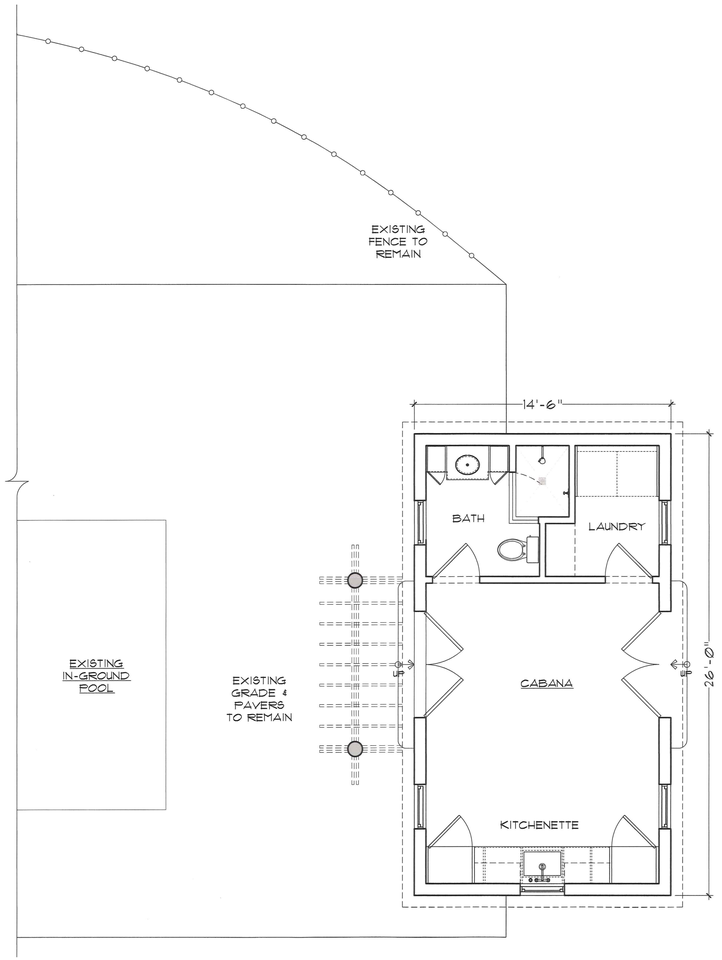
PAULI & URIBE ARCHITECTS
ARCHITECTURE & INTERIOR DESIGN
617-227-0954 | pauli-uribe.com | 121 Mount Vernon St, Boston, MA 02108

134 MIACOMET ROAD
NANTUCKET, MA 02554

N

SHEET TITLE: PROPOSED SITE PLAN W/ NEW POOL CABANA
DATE: AUGUST 23, 2024
SCALE: AS NOTED
DRAWN: JGUR & RJP
CHECKED: JGUR & MZP

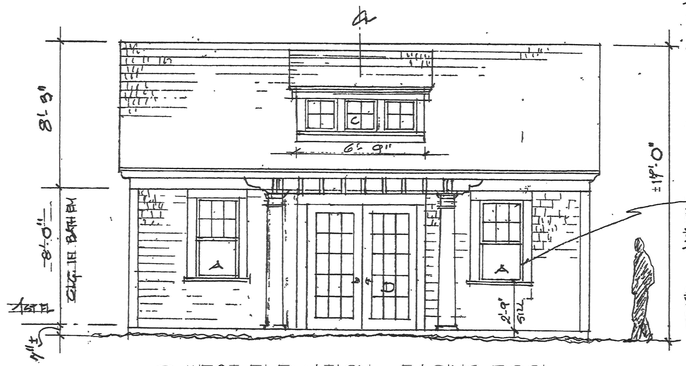
SHEET NO. A-2



K POOL CABANA - FLOOR PLAN
SCALE: 1/4" = 1'-0"

DOORS & WINDOWS

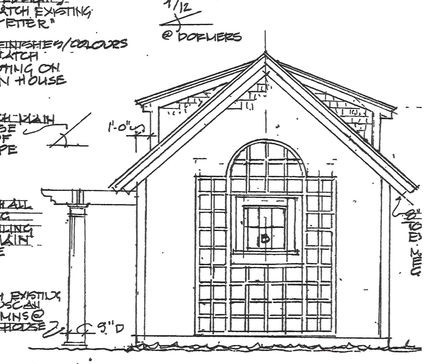
	SASH SIZE	LTS
A	2'-3 7/8" x 4'-5 5/8"	6/1
B	2'-3 7/8" x 2'-3"	6
C	1'-10" x 1'-10"	4
D	(2) 3'0" x 7'-10"	WD FRENCH DOORS



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

NOTES

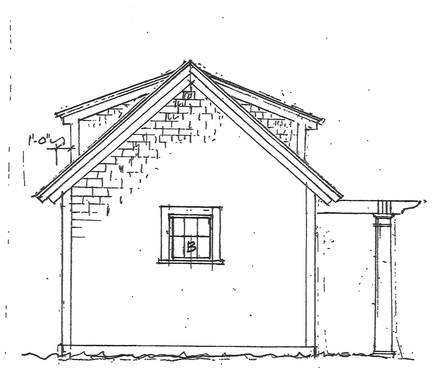
- ALL WINDOWS ARE WOOD TRUE DIVIDED LIGHTS TO MATCH EXISTING BY "VETTER"
- ALL FINISHES/COLOURS TO MATCH EXISTING ON MAIN HOUSE
- MATCH MAIN HOUSE ROOF SLOPE
- MATCH ALL EXISTING DETAILING ON MAIN HOUSE
- MATCH EXISTING WD TUSCAN COLUMNS ON MAIN HOUSE



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

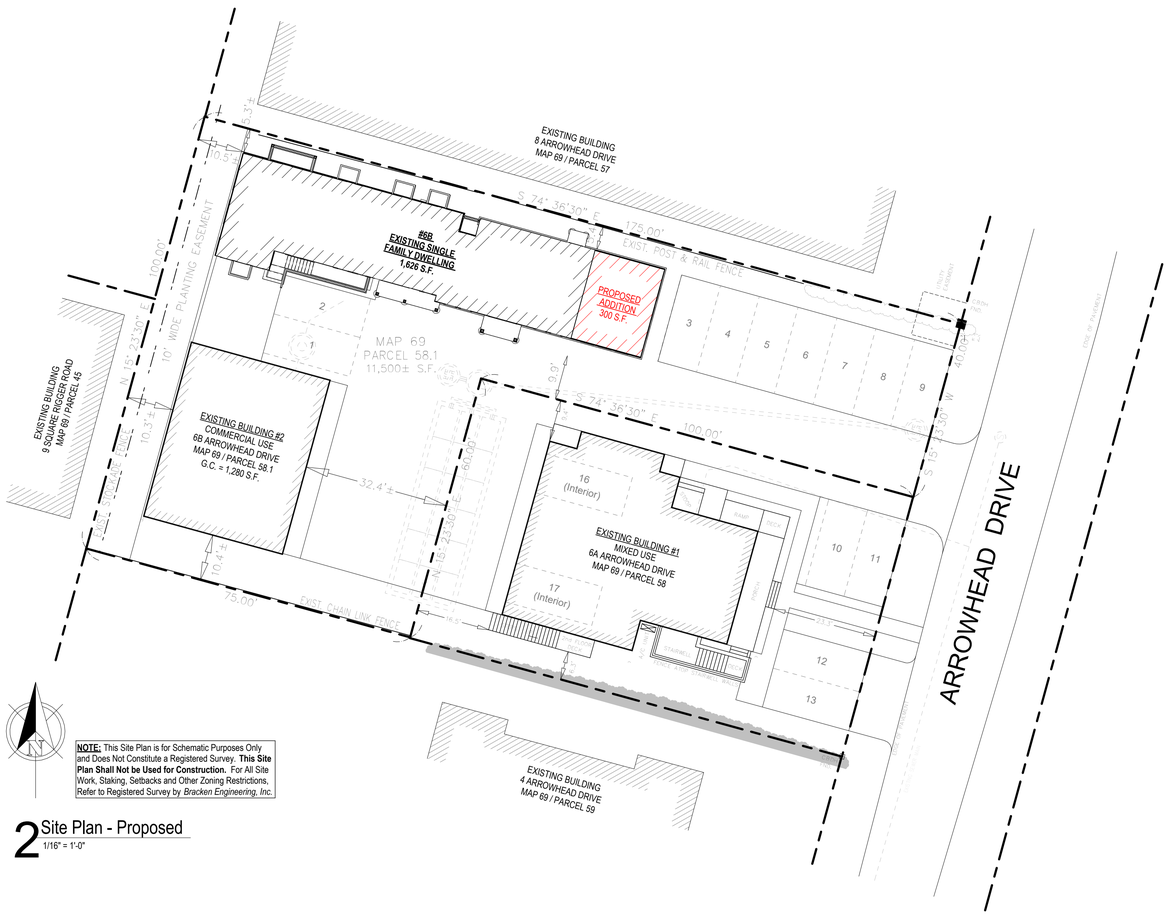
6B Arrowhead Drive
Nantucket, MA 02554

08.26.24

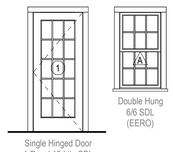
H.D.C. Submission



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

SHEET INDEX
A.0.1 Cover Sheet
A.1.0 Basement Plan
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
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.

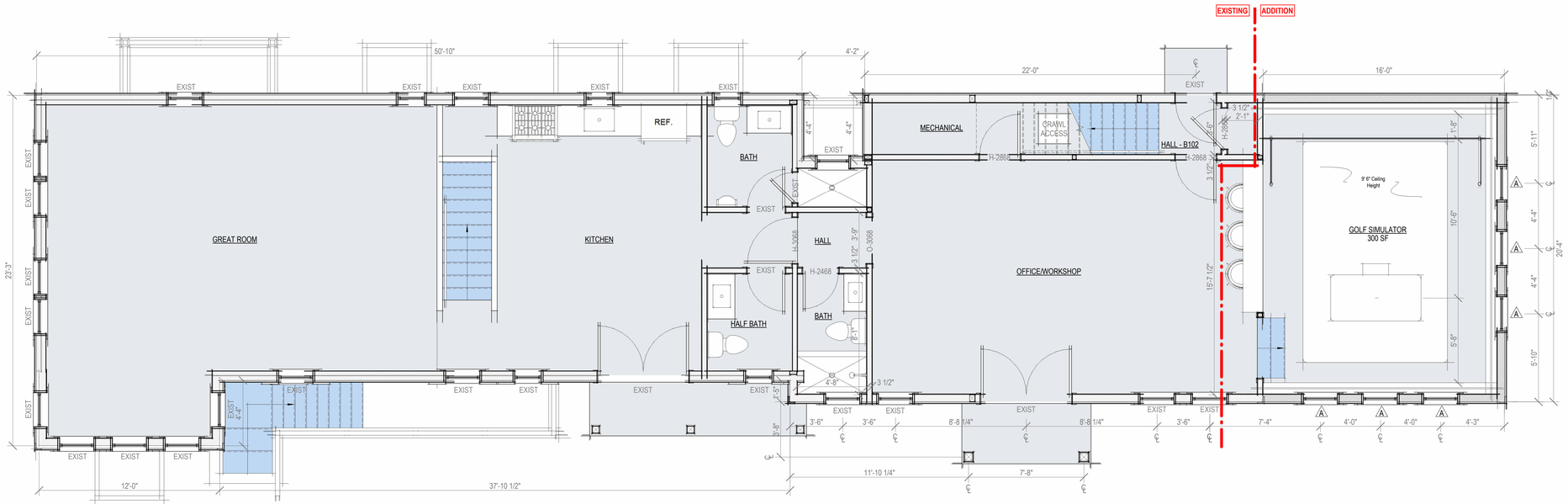
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.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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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

First Floor Plan

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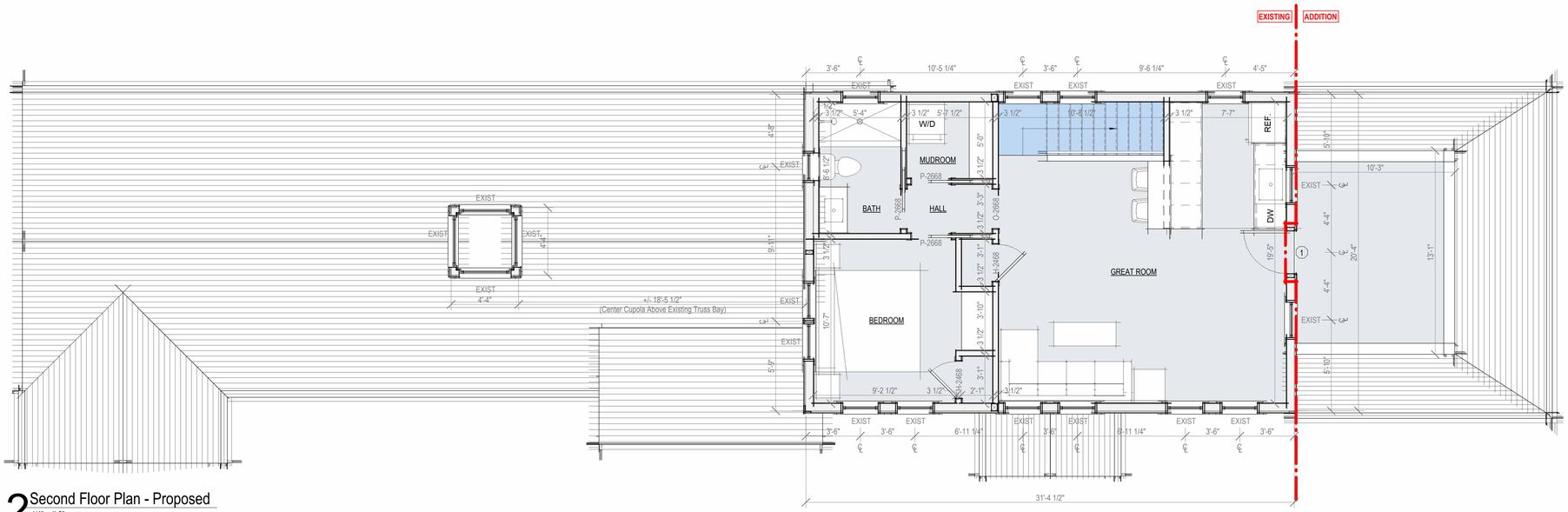
A.1.1
1409

08.26.24

H.D.C. Submission



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

1409

Addition & Alteration

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SHEET INDEX

A.0.1	Cover Sheet
A.1.0	Basement Plan
A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
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

Second Floor Plan

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A.1.2

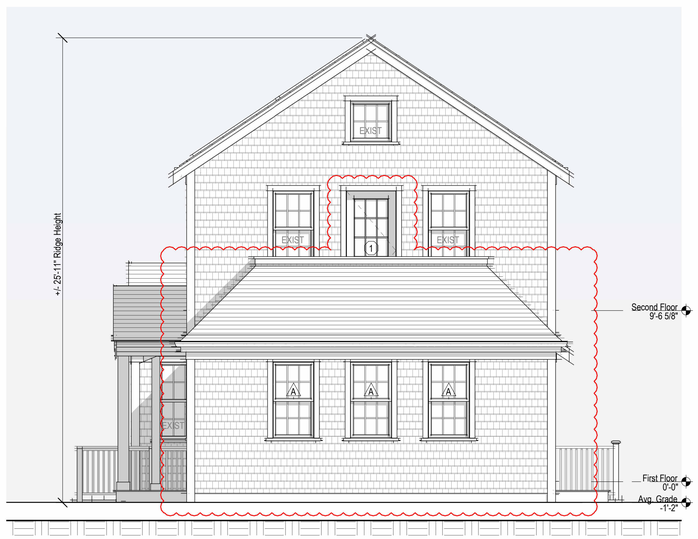
1409

08.26.24

H.D.C. Submission



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



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

1409

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A.2.1 Exterior Elevations
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A.2.3 Perspective A
A.2.4 Perspective B
A.2.5 Photo
S.1.1 Structural Plans
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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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A.2.4	Perspective B
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S.1.2	Structural Plans
S.2.1	Building Sections
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Revisions

Exterior Elevations

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A.2.2

1409

08.26.24

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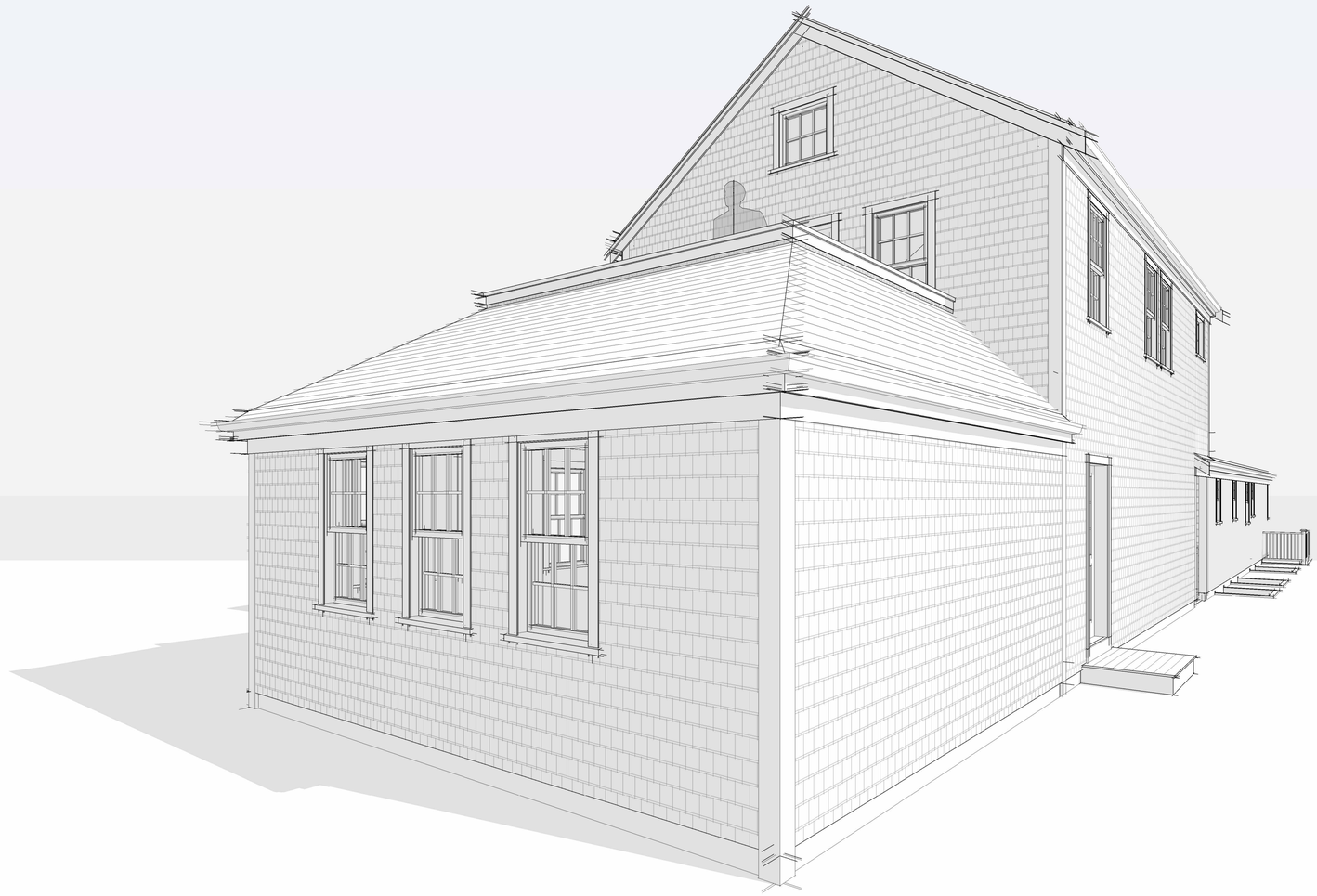

1409

Addition & Alteration

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Sheet Index - Architectural & Structural

Revisions

Perspective A

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A.2.3

1409

08.26.24

H.D.C. Submission



1409

Addition & Alteration

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Sheet Index - Architectural & Structural

Revisions

Perspective B

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A.2.4

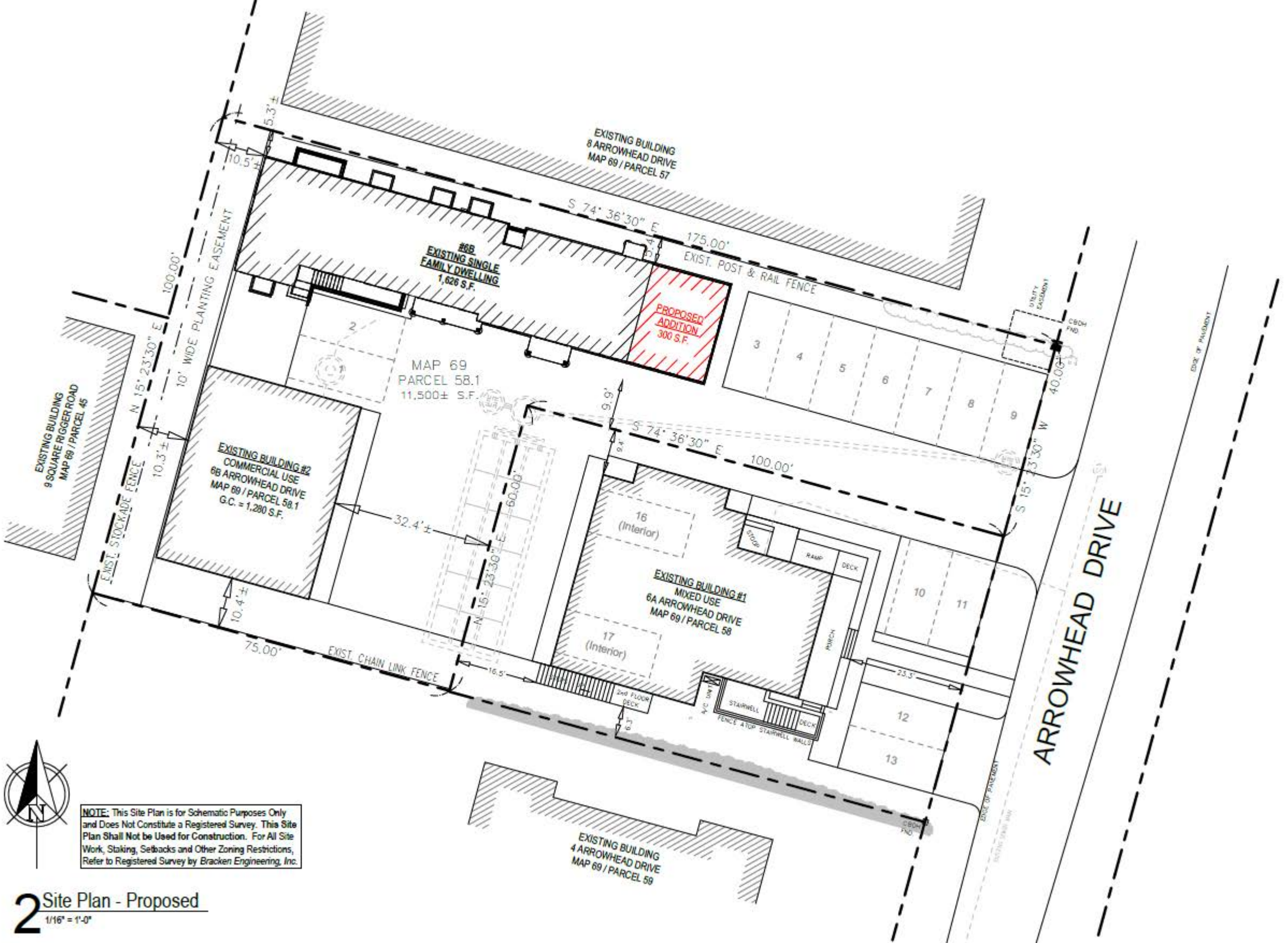
1409

6B ARROWHEAD DRIVE
MAP 96/ PARCEL 58.1
-Existing Photo From East



1 Locus Map

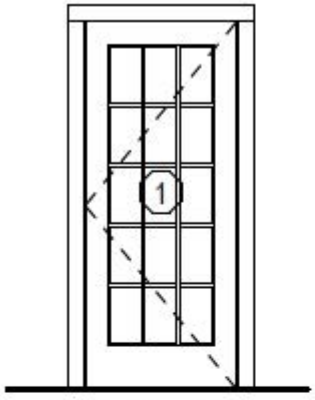
Not to Scale



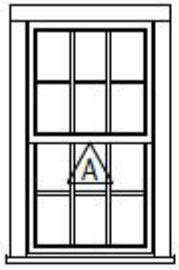
NOTE: This Site Plan is for Schematic Purposes Only and Does Not Constitute a Registered Survey. This Site Plan Shall Not be Used for Construction. For All Site Work, Staking, Setbacks and Other Zoning Restrictions, Refer to Registered Survey by *Bracken Engineering, Inc.*

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

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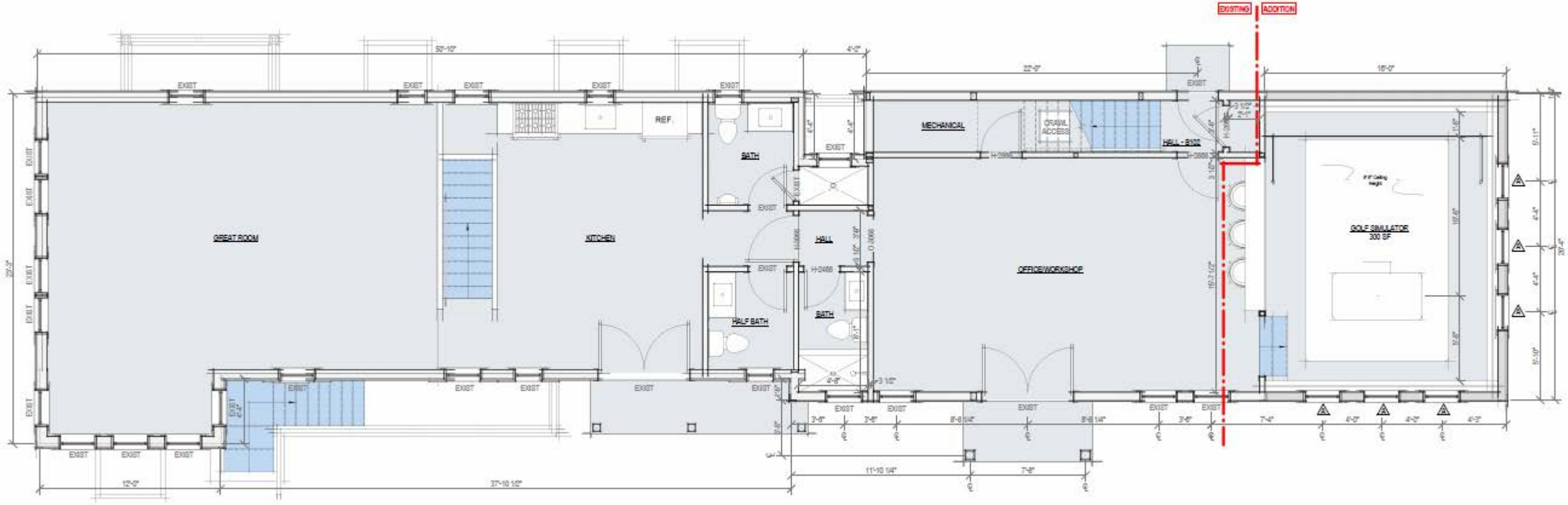
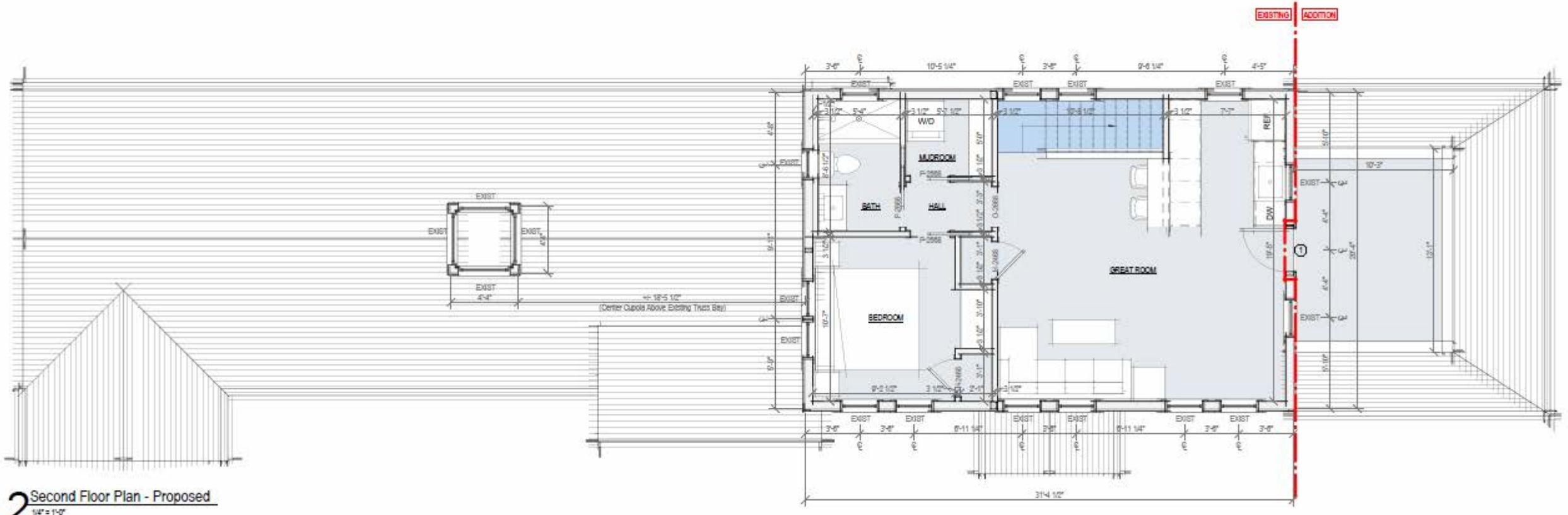


1 First Floor Plan - Proposed

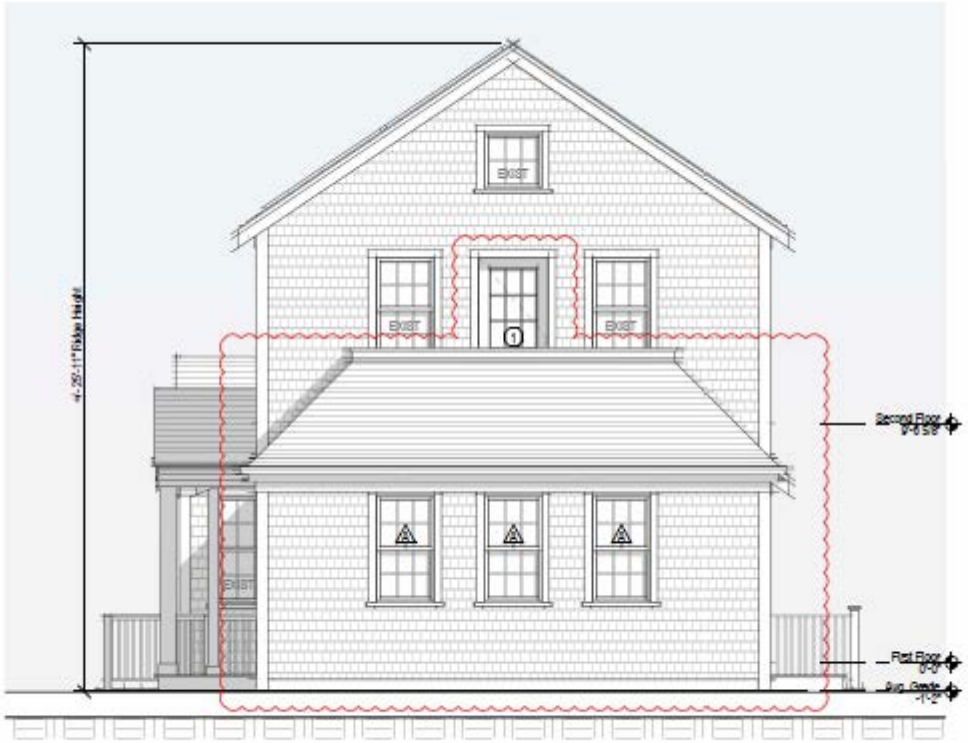
1/4" = 1'-0"



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



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



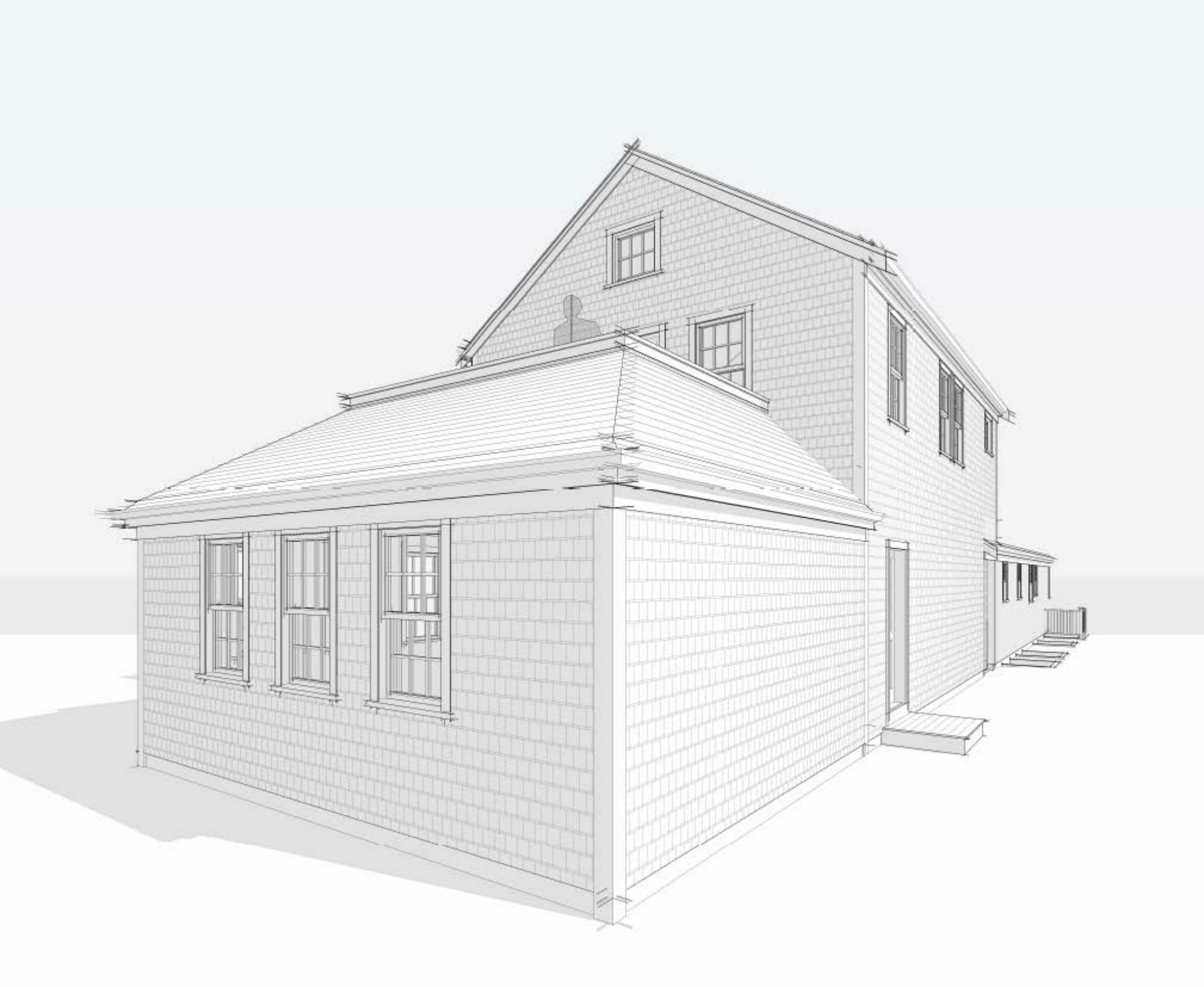
2 East Elevation - Proposed
1/4" = 1'-0"



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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JANE M BOGUE REVOC TRUST
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LF2 GARAGE W/ STUDIO

PERSPECTIVE VIEW

3D VIEW SHOWN FOR REFERENCE ONLY

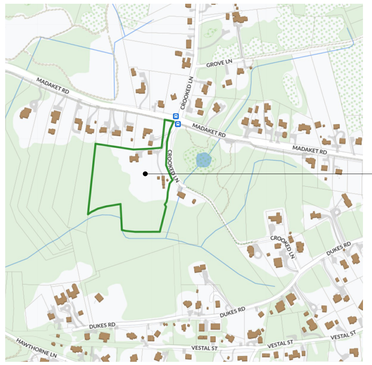


LOCUS MAPS

NOT TO SCALE







DRAWING INDEX

SHEET NAME	SHEET NUMBER	08/26/2024 - HDC SUBMISSION
TITLE SHEET	T-001	•
GENERAL NOTES	G-001	•
EXISTING CONDITIONS	G-002	•
SITE PLAN	L-100	•
FLOOR PLANS	A-100	•
BUILDING ELEVATIONS	A-200	•
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

--
--

STRUCTURAL ENGINEER

--
--

MEP ENGINEER

--
--

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

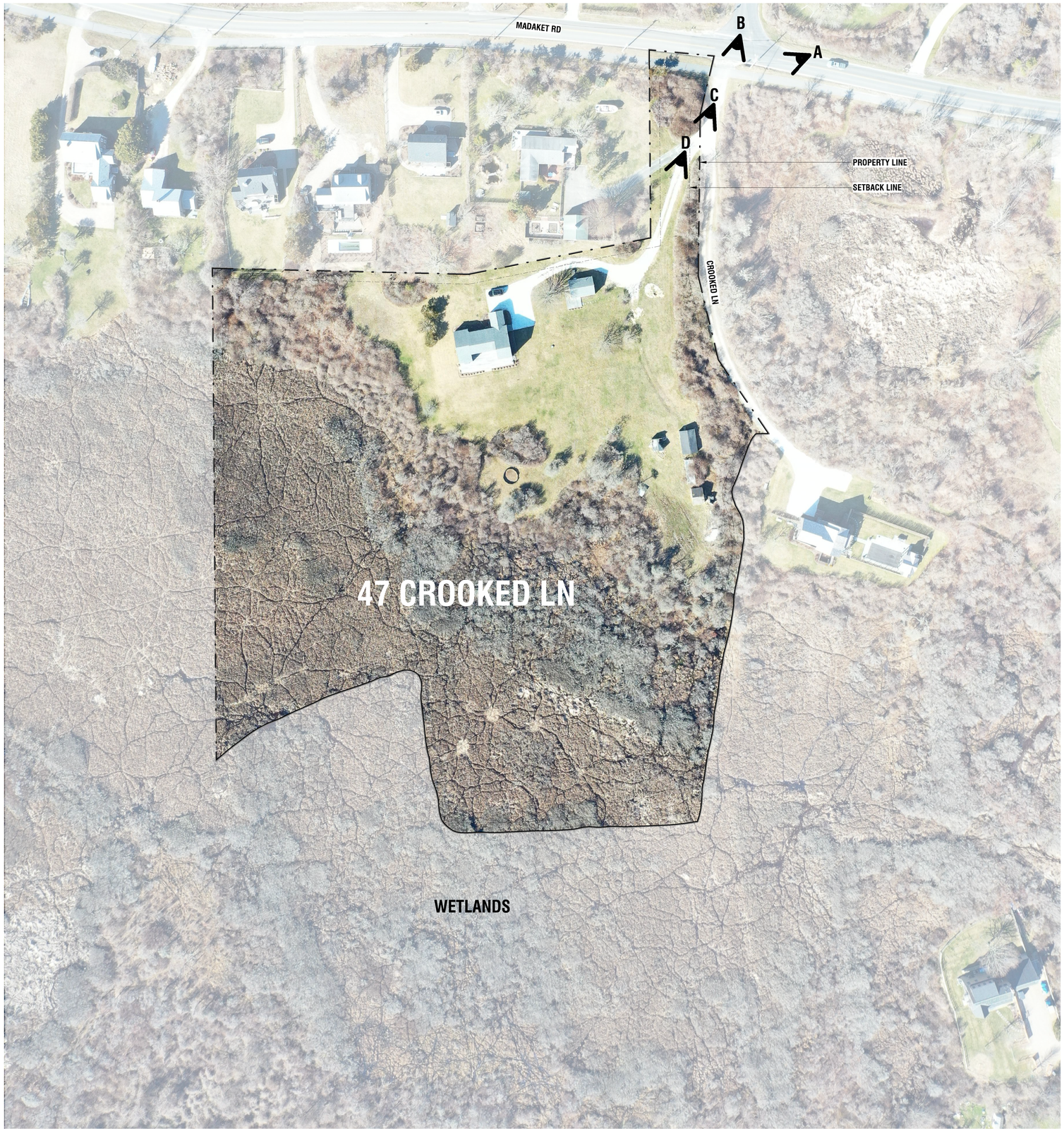
1. GYPSUM WALLBOARD SHALL BE 5/8" THICK, UNLESS OTHERWISE SPECIFIED. JOINT COMPOUND, TAPE AND ADHESIVE SHALL COMPLY WITH ASTM C475, ASBESTOS-FREE. CORNER REINFORCEMENT SHALL BE DUR-A-BEAD NO. 103, EDGE BEAD SHALL BE NO 200A AS MANUFACTURED BY U.S. GYPSUM, UNLESS OTHERWISE SPECIFIED. FRAMING SHALL BE 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
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T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

--
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STRUCTURAL ENGINEER

--
--

MEP ENGINEER

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SURVEYOR

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T: (508) 228-2720

LANDSCAPE ENGINEER

MIROSLAVA AHERN, LLC
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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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PROJ. NO.	324010

EXISTING CONDITIONS

G-002

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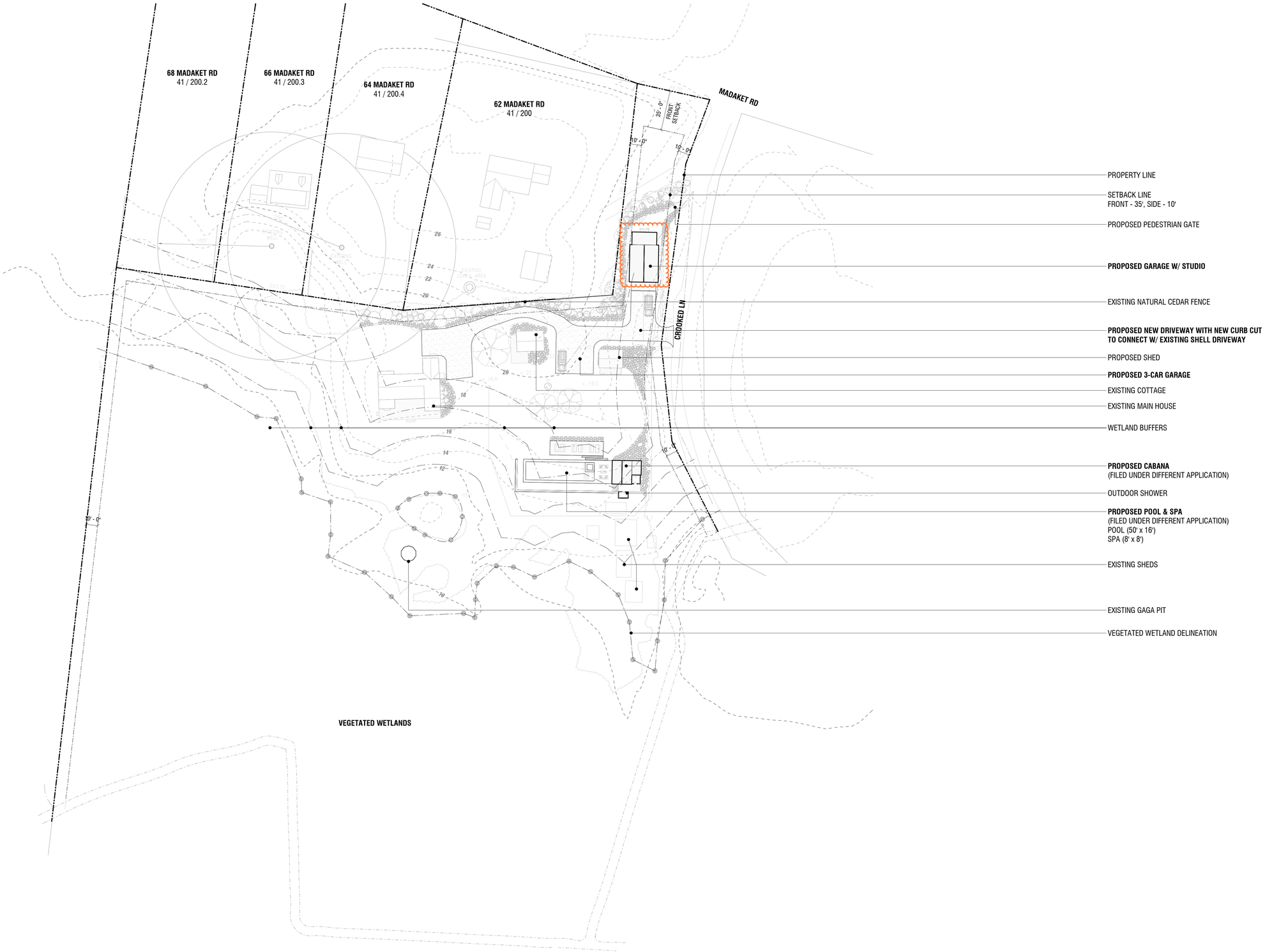

VEGETATED WETLANDS

1 **SITE PLAN**
1" = 40'-0"

LF2
CABANA

47 CROOKED LN
NANTUCKET, MA 02554

OWNER
CAPRYS ISLAND HOLDINGS, LLC
15 CENTRAL PARK W APT 10K,
NEW YORK, NY 10023

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SIGN & SEAL

DRAWING SET ISSUES

01	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	SSL/CNO
CHECKED BY:	ADK/TJZ/MLW
SHEET FIRST ISSUE:	
SCALE:	1" = 40'-0"
PROJ. NO.	PROJECT NUMBER

SITE PLAN

L-100

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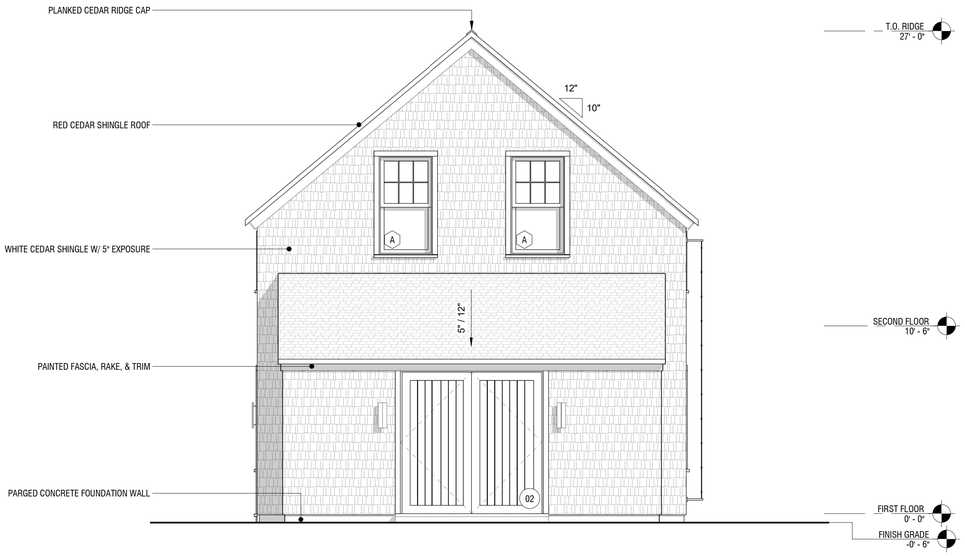


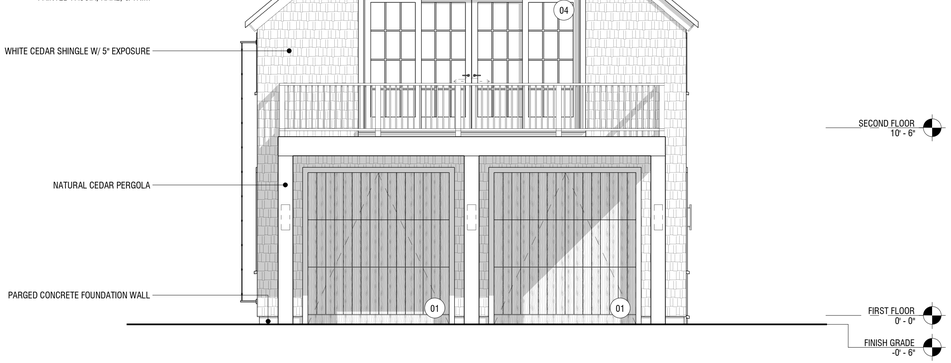
1 EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"



2 EXTERIOR ELEVATION - EAST

1/4" = 1'-0"



3 EXTERIOR ELEVATION - SOUTH

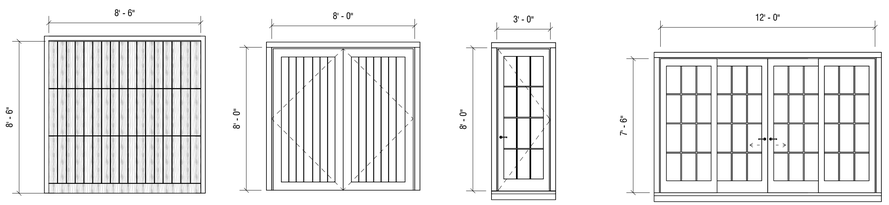
1/4" = 1'-0"



4 EXTERIOR ELEVATION - WEST

1/4" = 1'-0"

DOOR LEGEND



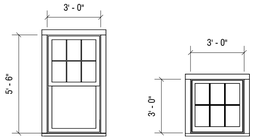
01
TYPE: OVERHEAD DOOR
SASH: DARK GRAY
TRIM: GRAY
MODEL: OVERHEAD
MFGR: CLOPAY

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

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

--
--

STRUCTURAL ENGINEER

--
--

MEP ENGINEER

--
--

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:	
SCALE:	1/4" = 1'-0"
PROJ. NO.	324010

BUILDING ELEVATIONS

A-200

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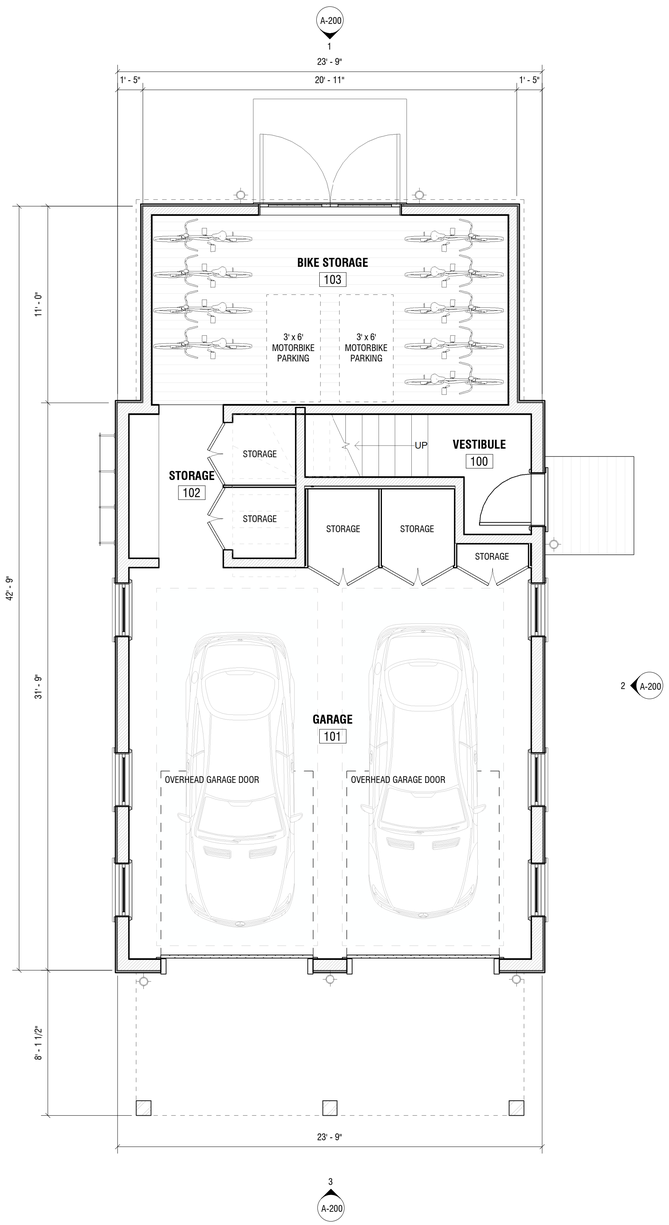

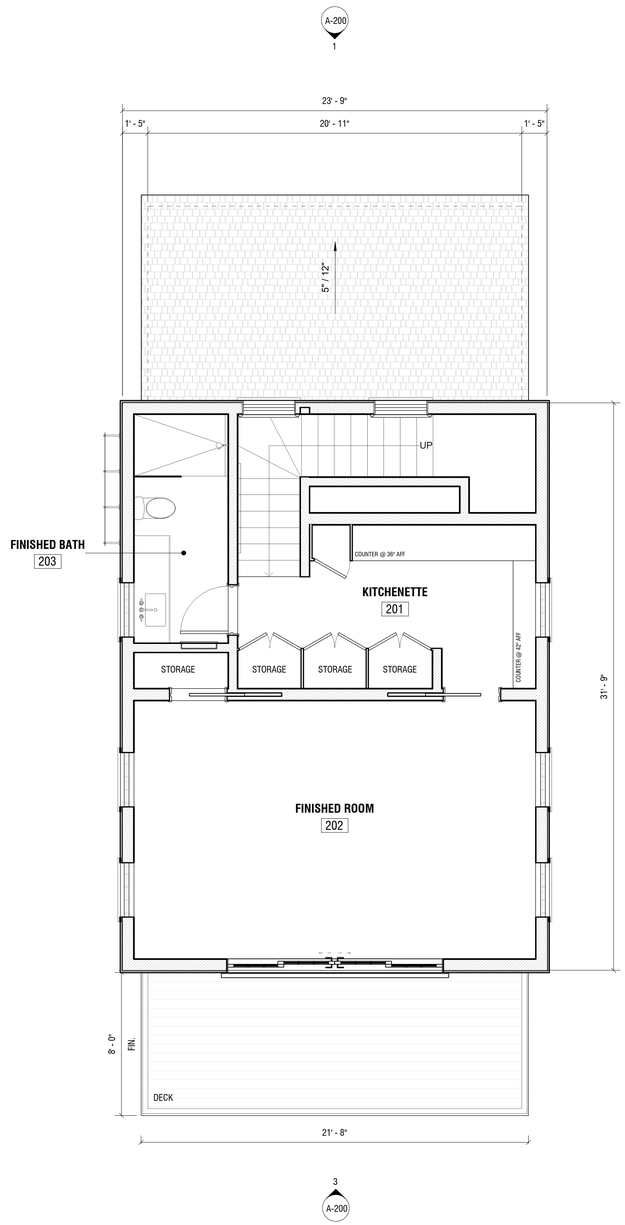

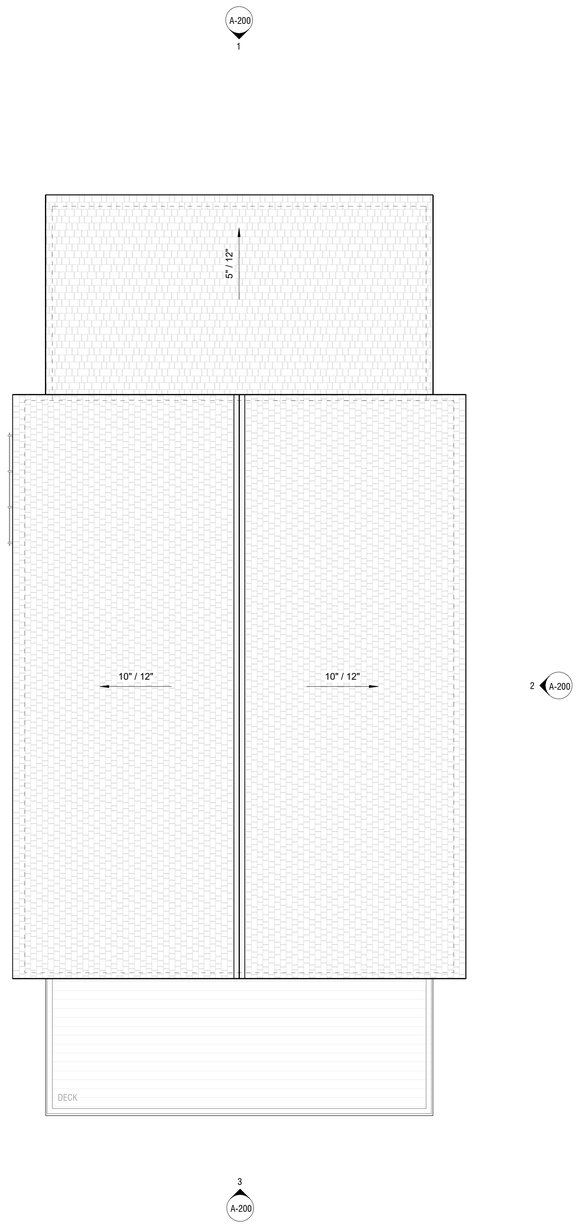

1 FIRST FLOOR PLAN
1/4" = 1'-0"

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
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
--
--

STRUCTURAL ENGINEER
--
--

MEP ENGINEER
--
--

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ISLAND SURVEYORS, LLC
90 Old South Road
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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:	01/11/2024
SCALE:	1/4" = 1'-0"
PROJ. NO.	324010

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

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 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 _____

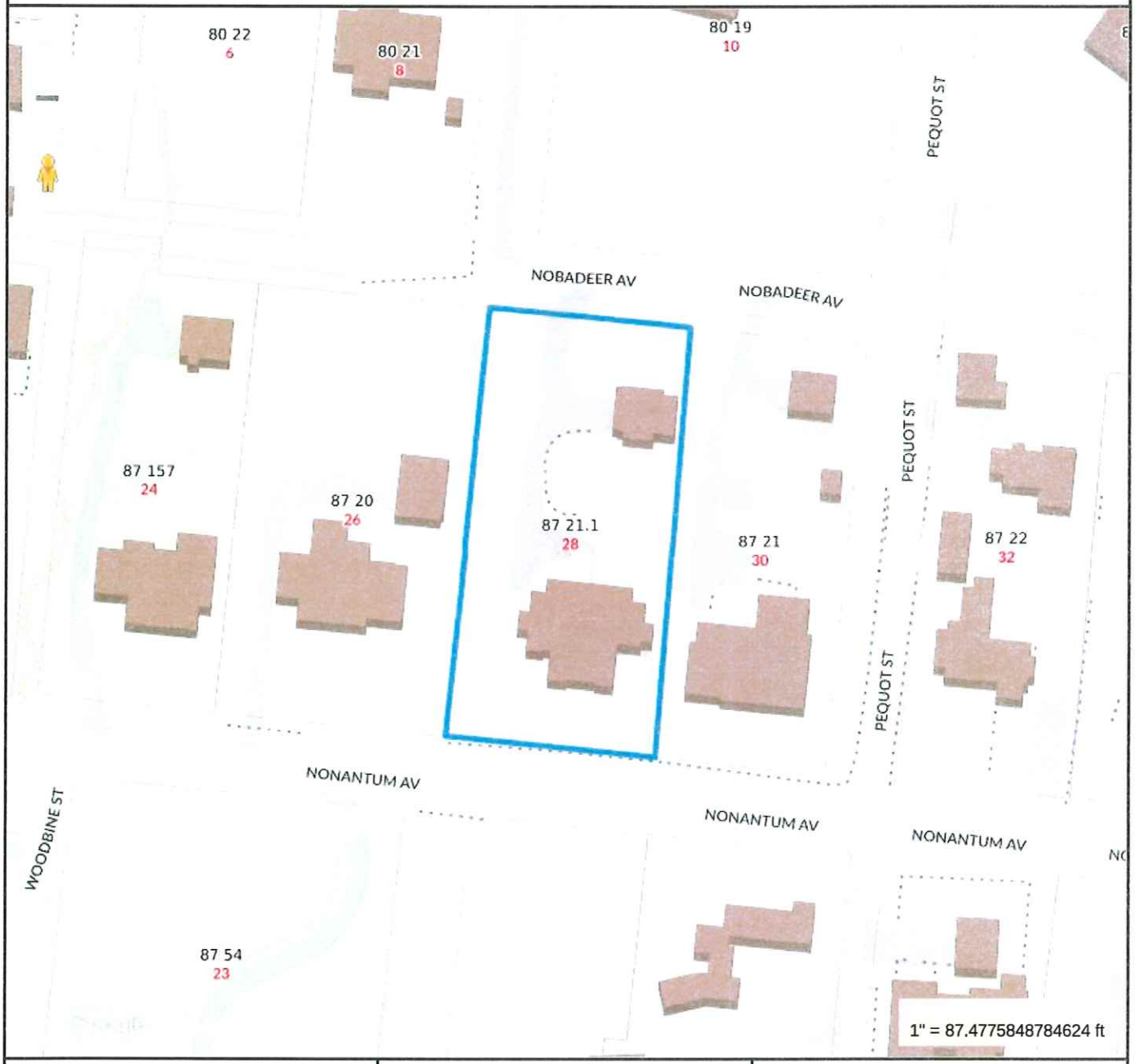
Trim White Sash White Doors White

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

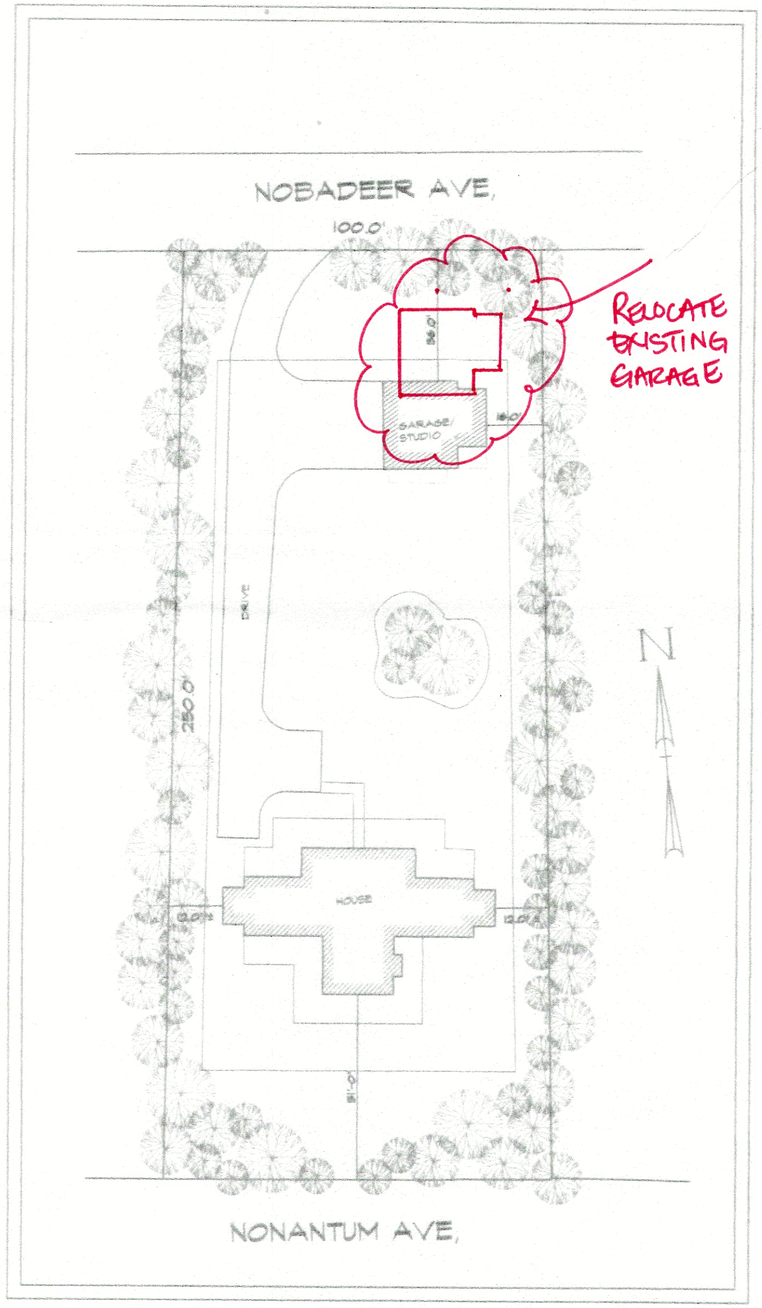
WINDOWS

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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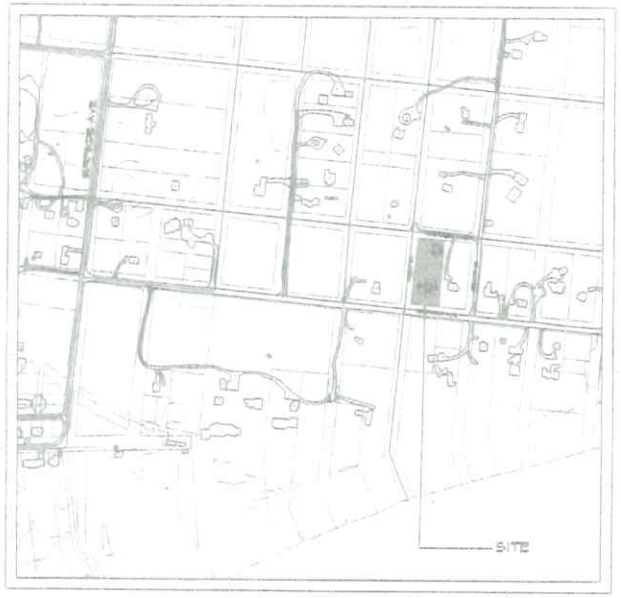
CONSTRUCTION DOCUMENTS FOR THE:

MIDDLETON GARAGE/STUDIO

28 NONANTUM AVENUE, SURFSIDE

OWNER INFORMATION:

Thomas and Louise Middleton
667 Esplanade
Pelham, NY 10803



1 LOCUS
CO SCALE: NO SCALE

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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

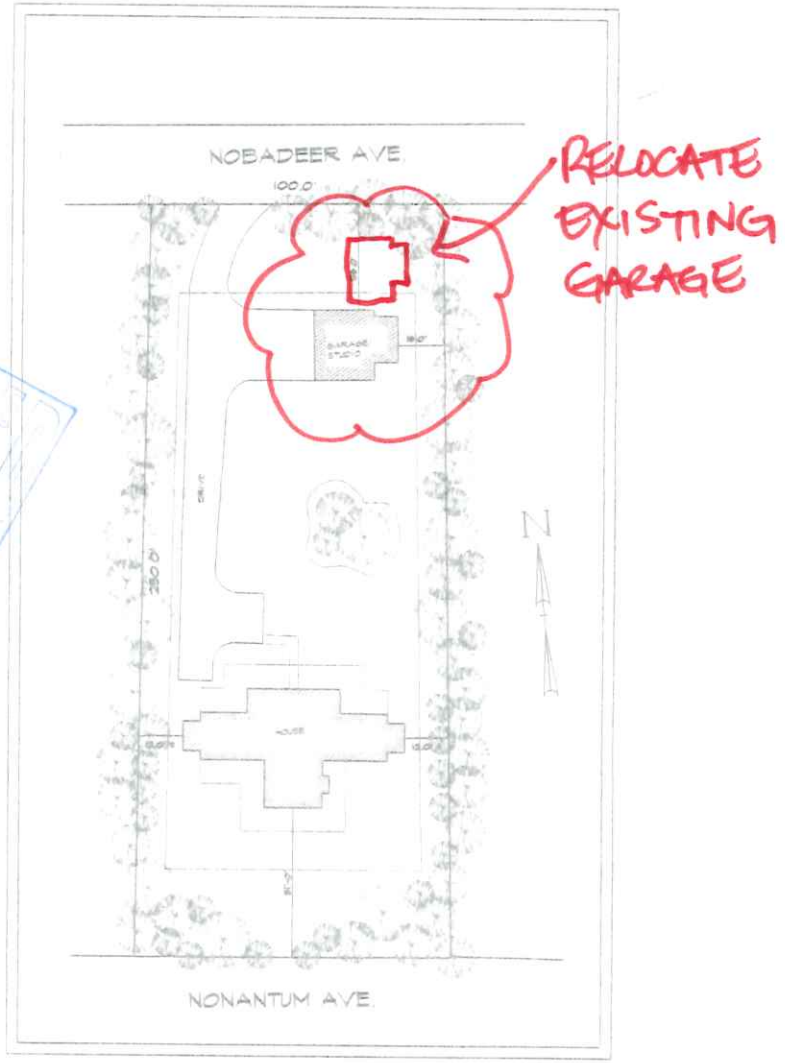
WINDOWS

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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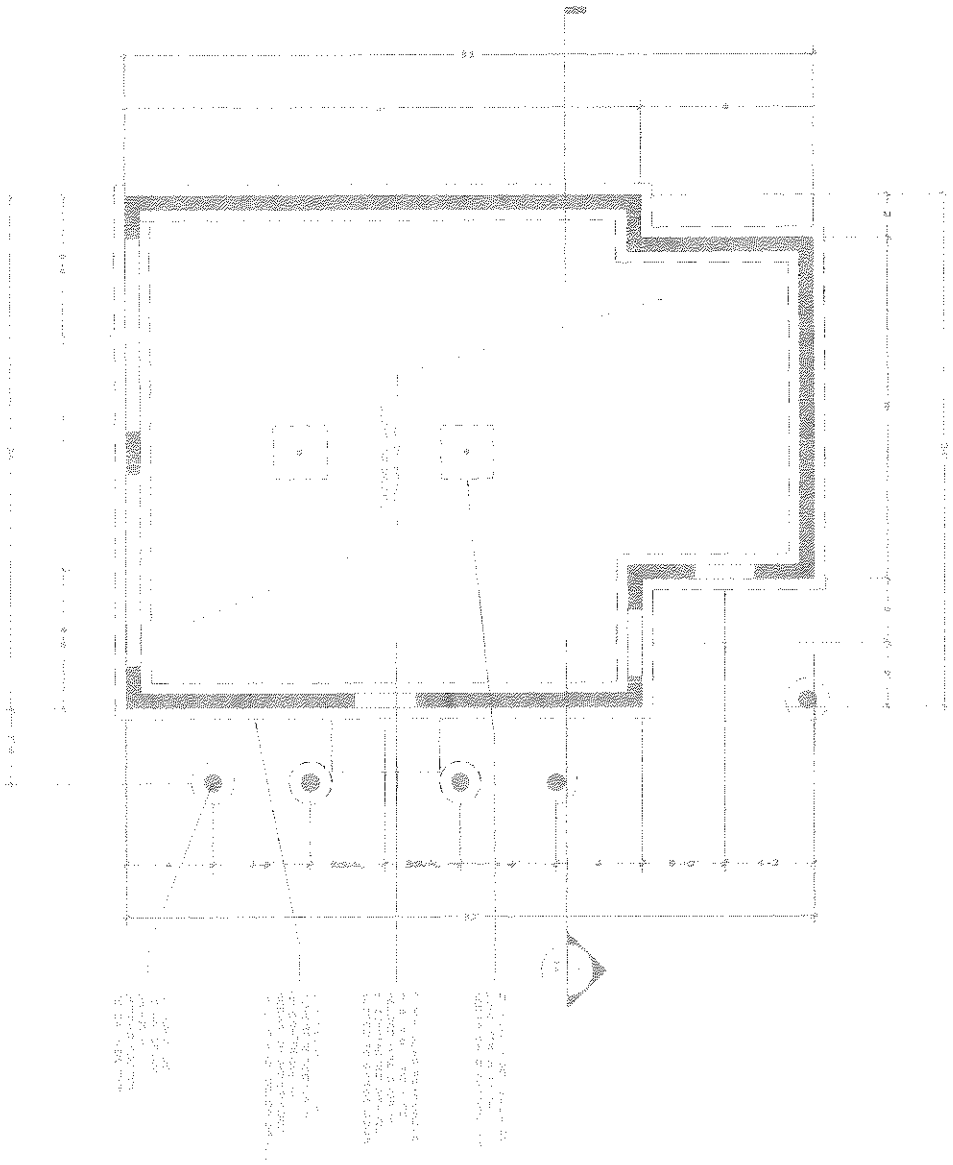

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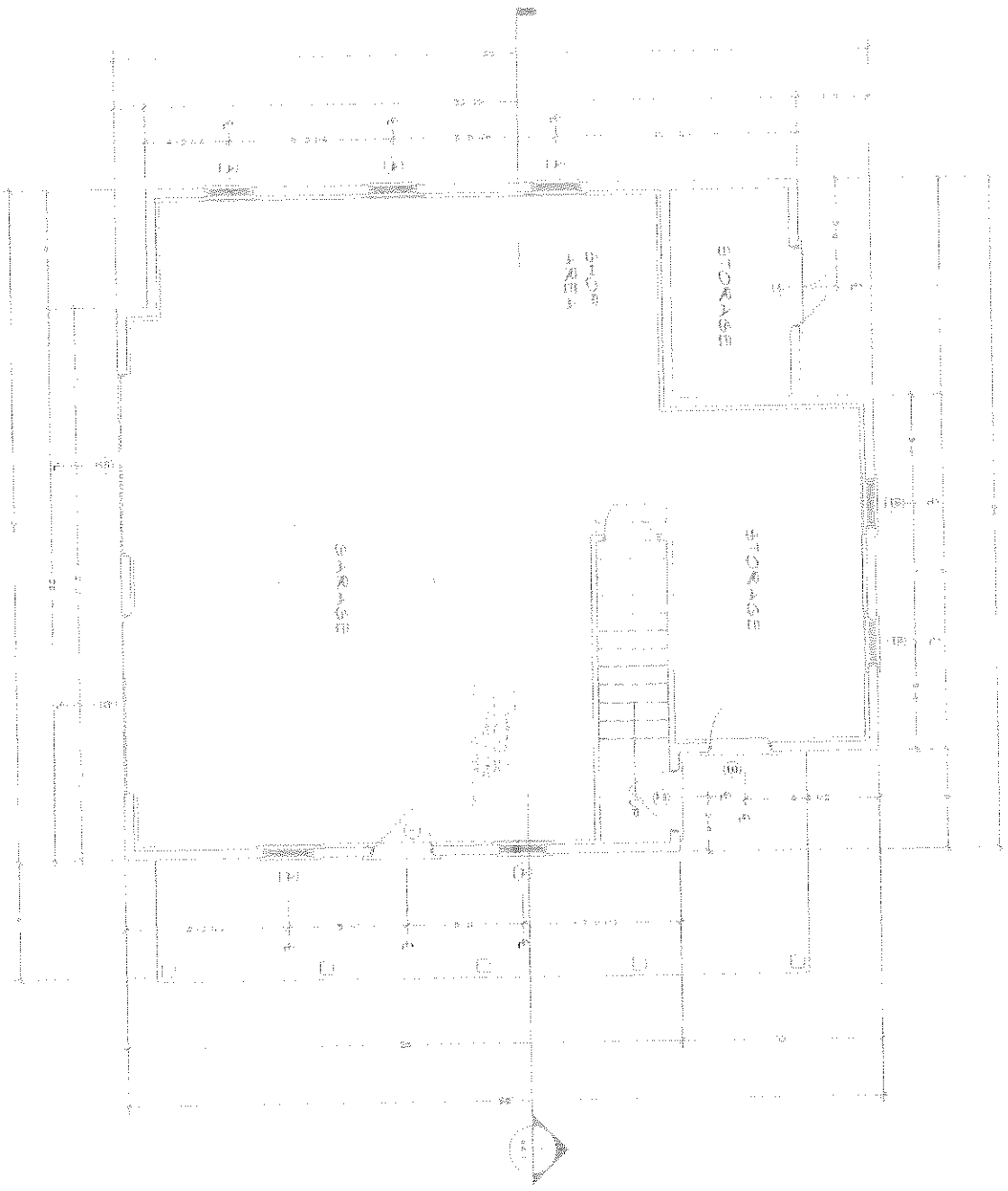
MIDDLETON · 28 NONANTUM AVE. · GARAGE/STUDIO | FOUNDATION PLAN

D. NEIL PARKIN ASSOCIATES

SHEET S1



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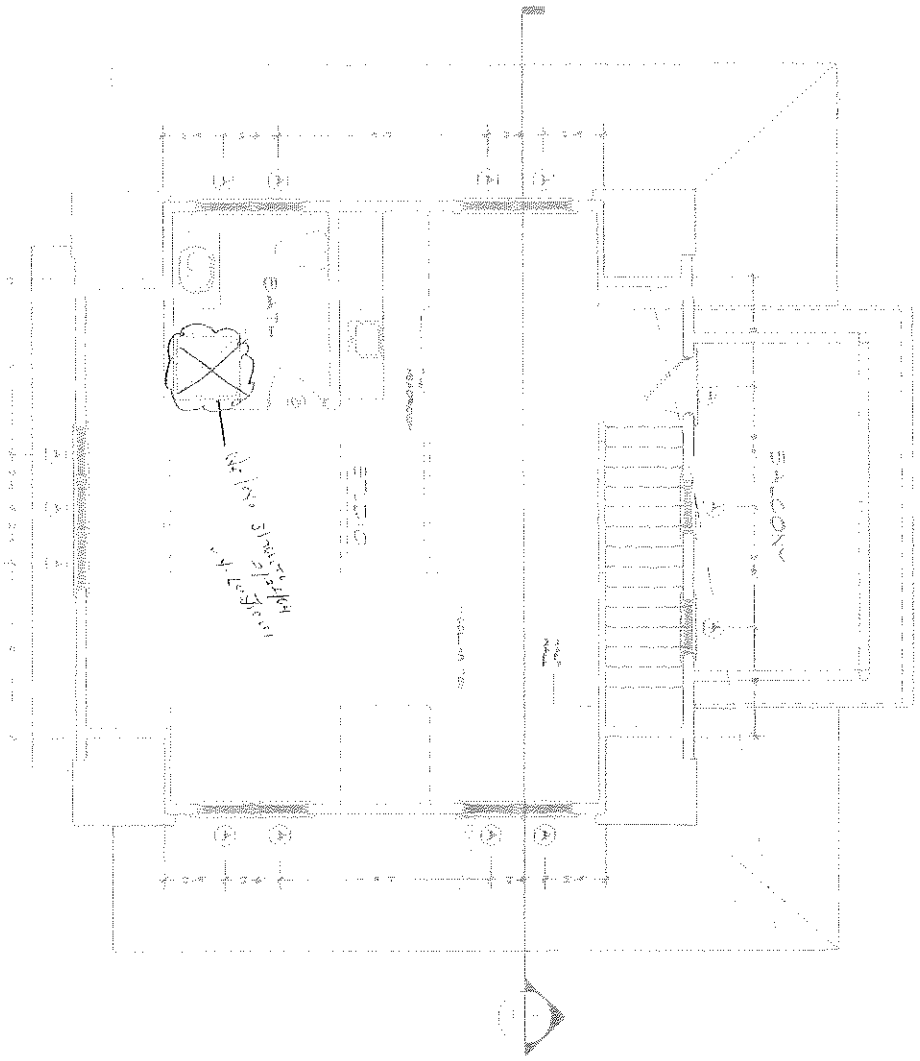
MIDDLETON · 28 NONANTUM AVE. · GARAGE/STUDIO

DANIEL PARTNERS ASSOCIATES

FIRST FLOOR PLAN

SHEET
A1



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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

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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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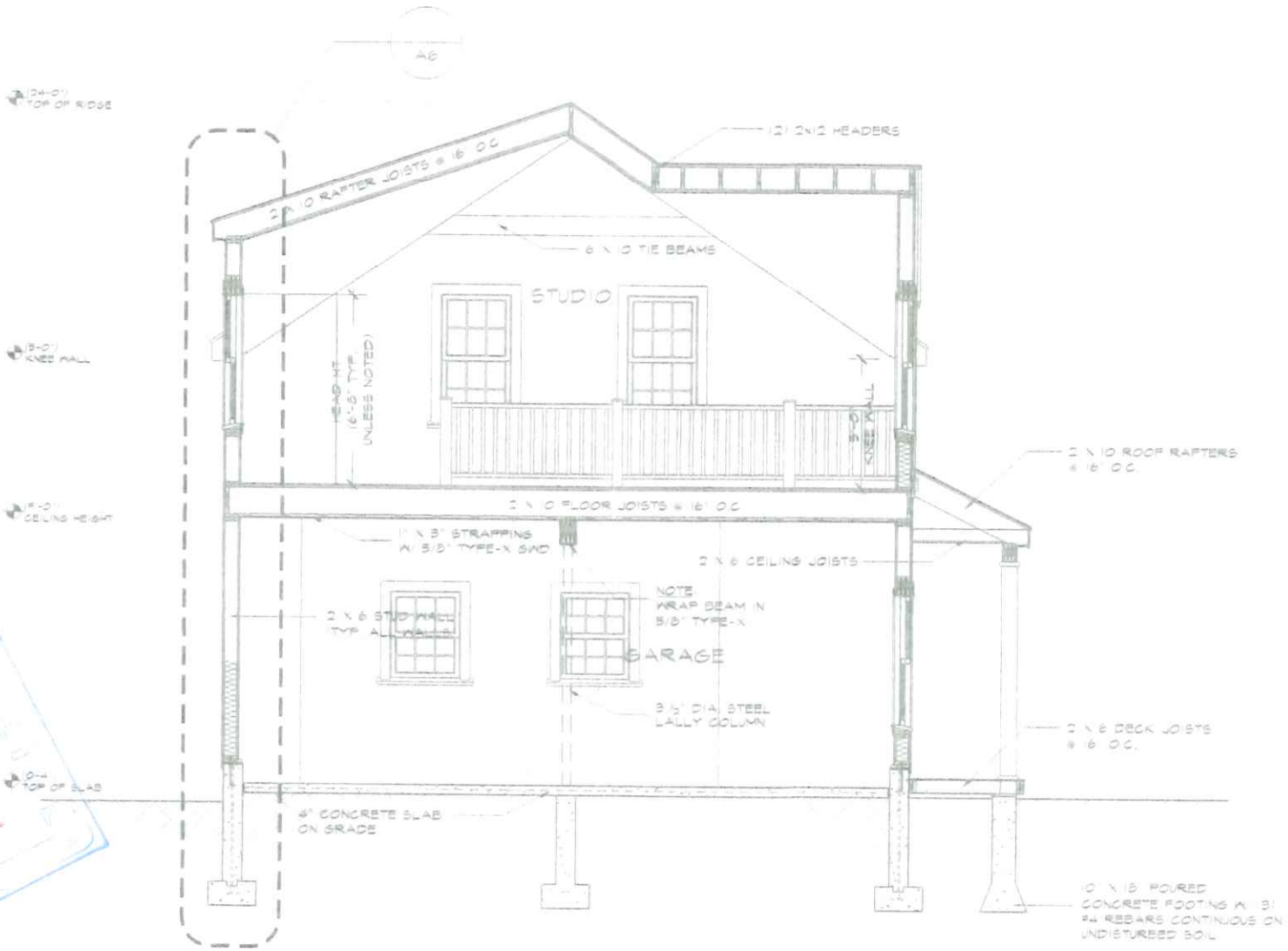

1 A5 CROSS SECTION
3/8"=1'-0"

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

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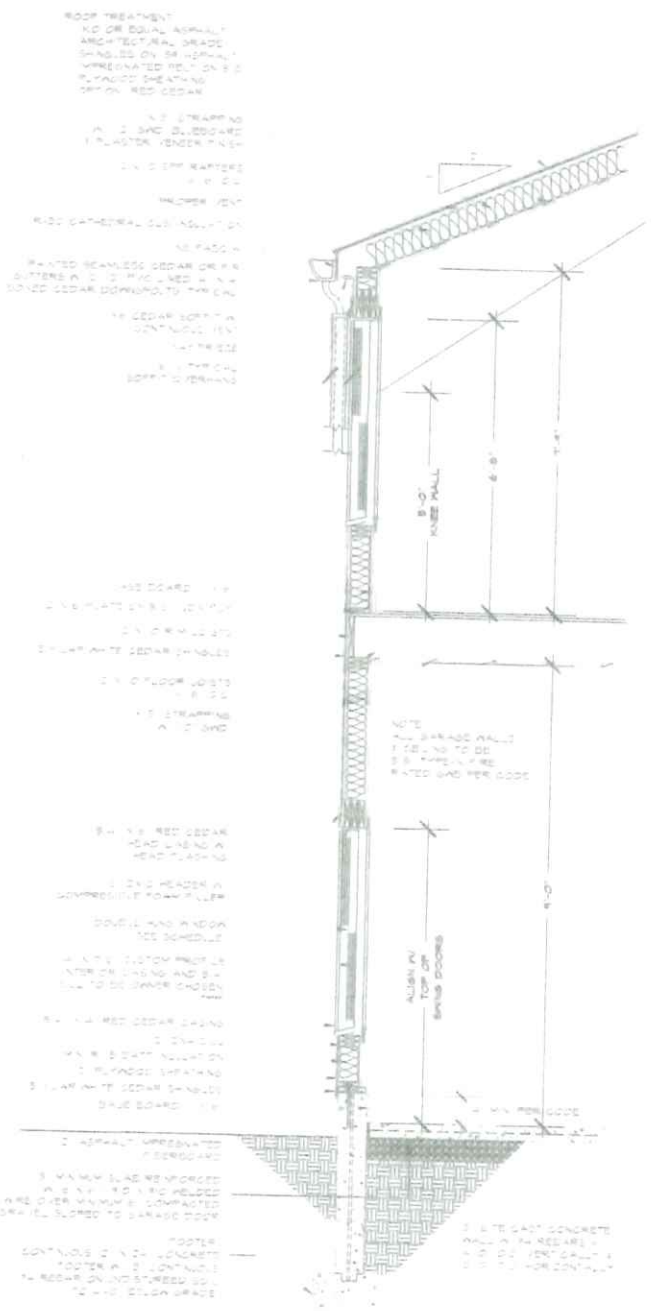

1 WALL DETAIL
A6 1/4"=1'-0"

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

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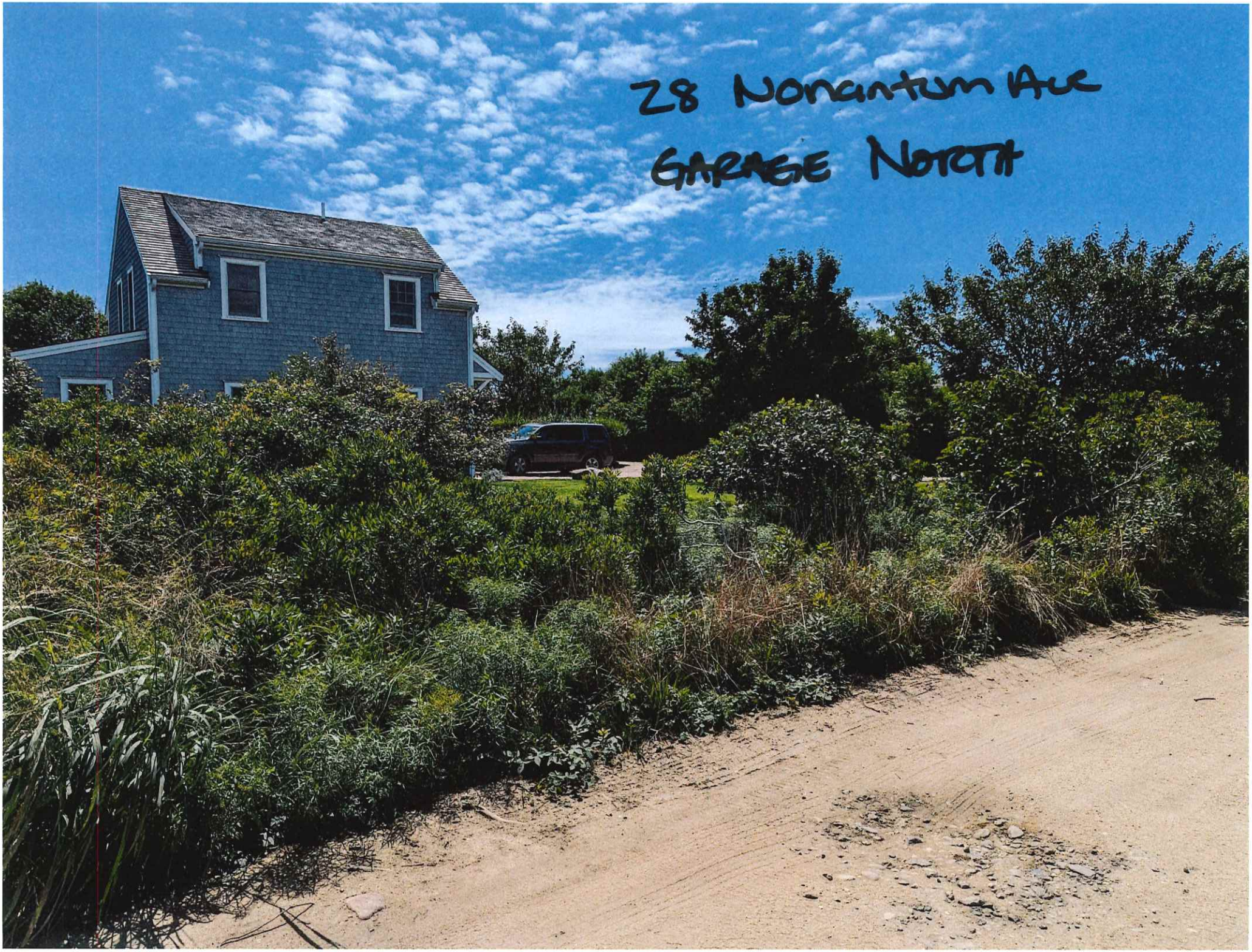
28 Nonantum Ave
MH


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.

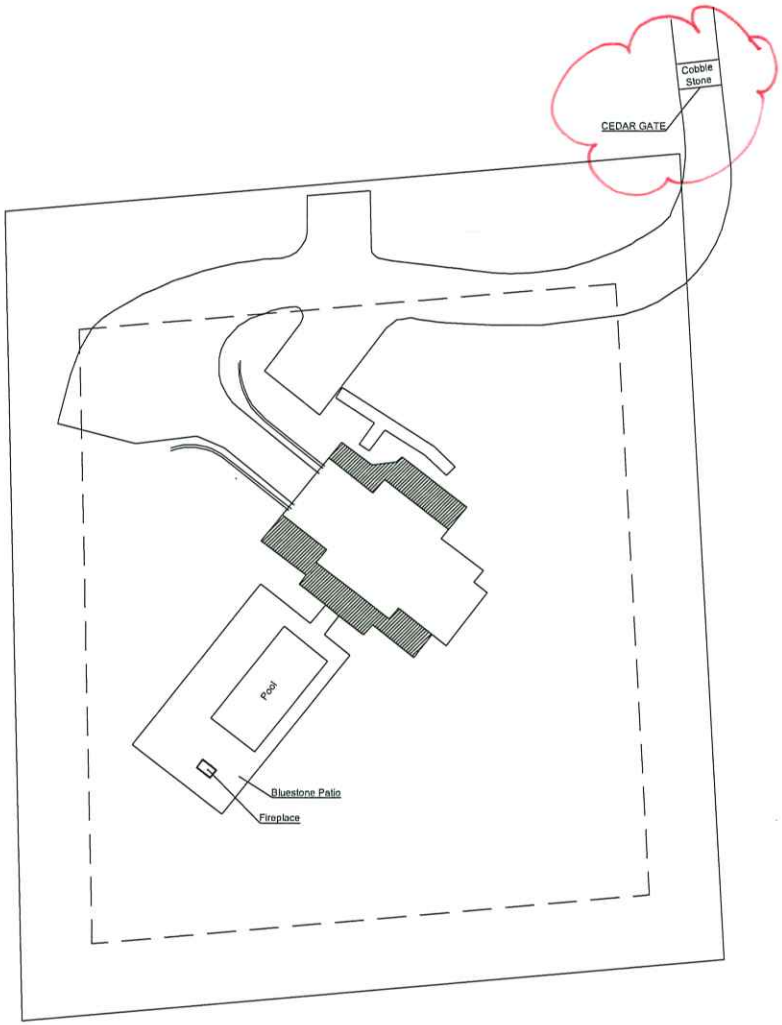
LINK PERMITTING AND DESIGN
Nantucket, Ma 02554

-Prepared For-

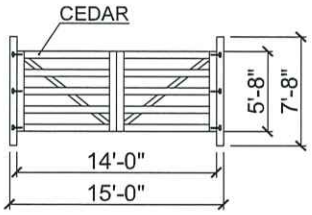
30 Pocomo Rd

-Drawing-

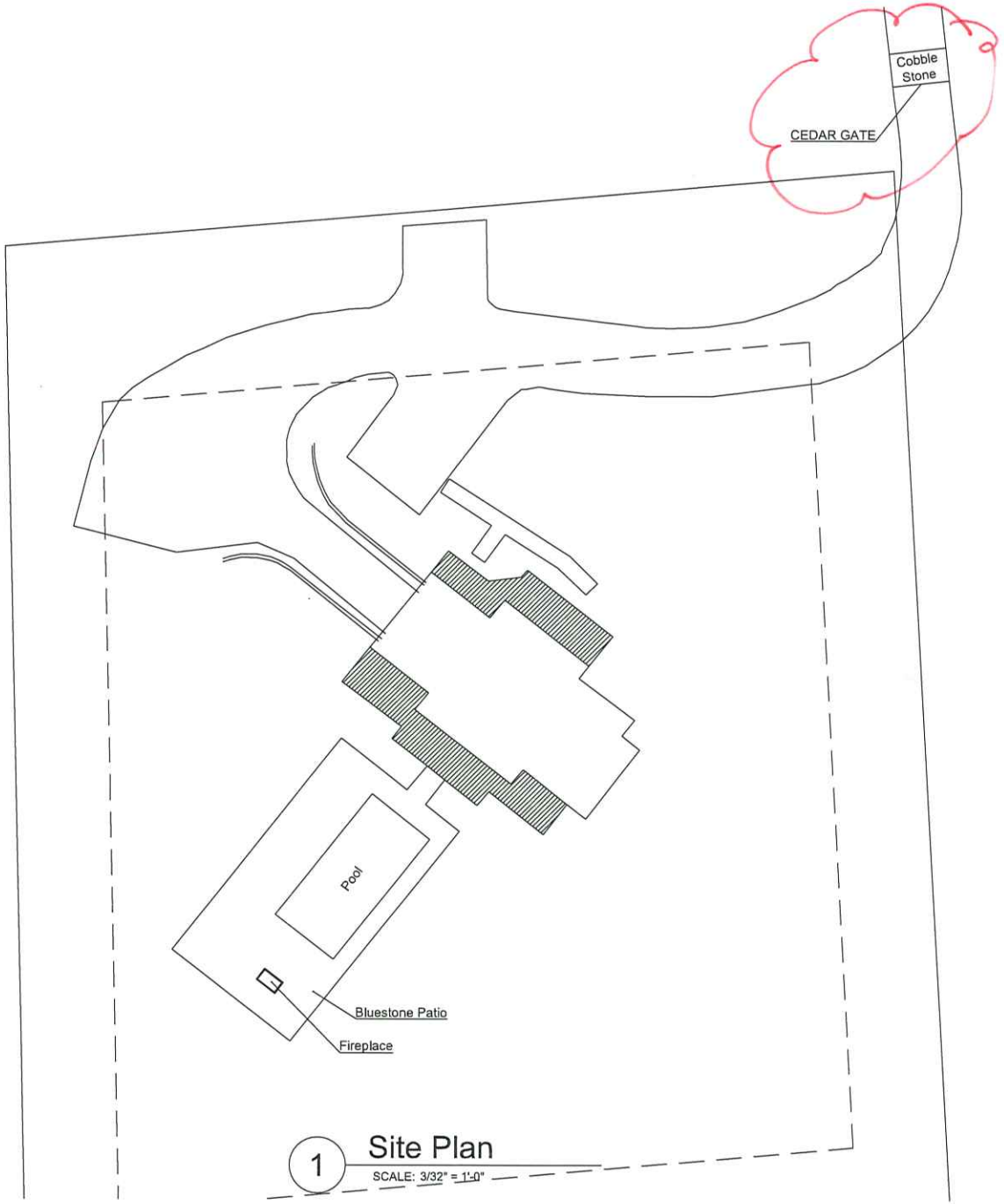
-Revisions-



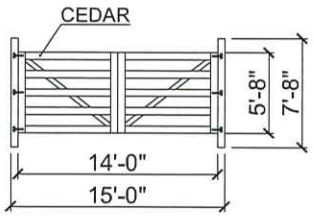
1 Site Plan
SCALE: 1/16" = 1'-0"



2 Gate Elevation
SCALE: 1/4" = 1'-0"



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



2 Gate Elevation
SCALE: 1/4" = 1'-0"

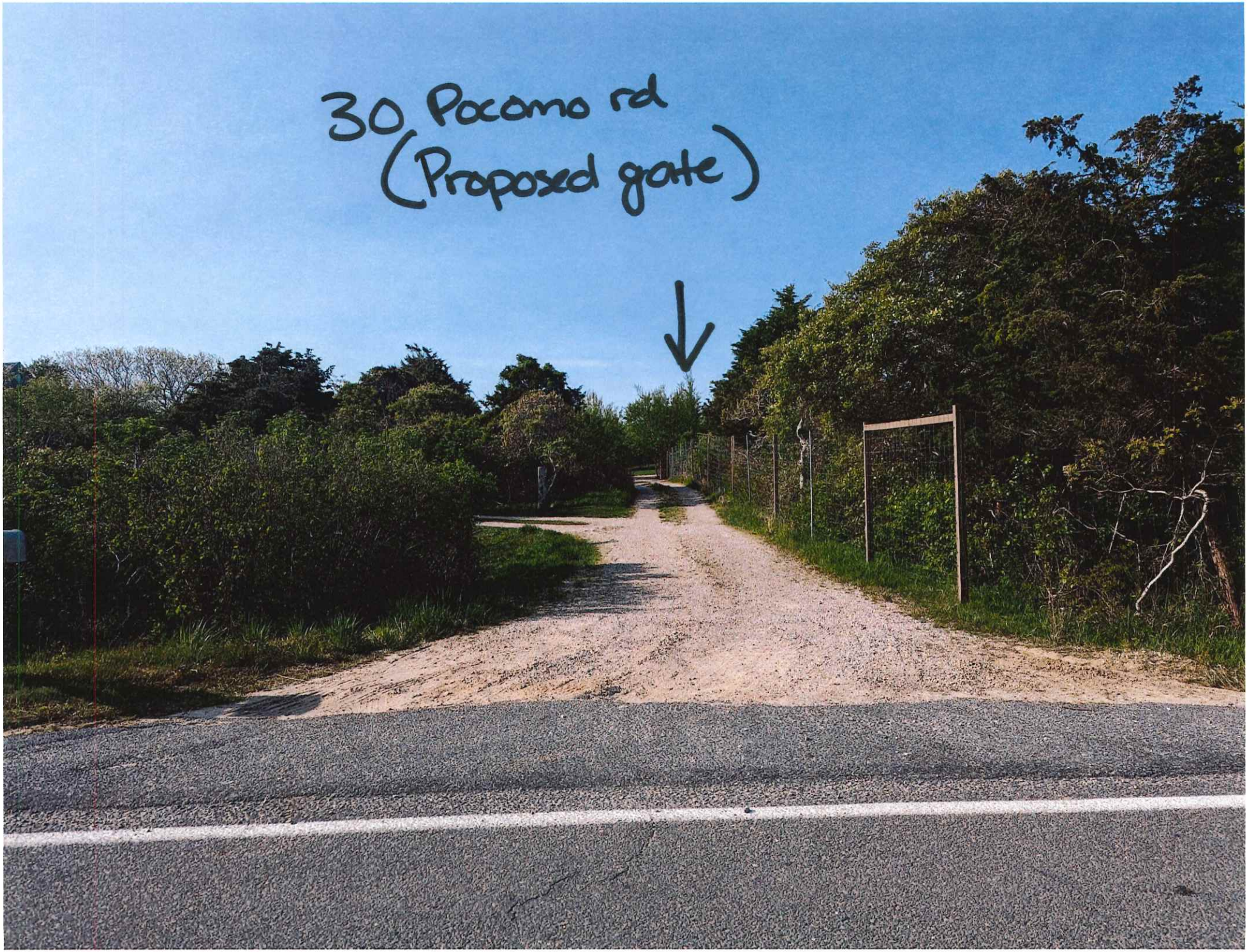
LINK PERMITTING AND DESIGN
Nantucket, Ma 02554

-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.

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.4 PARCEL N°. 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 _____

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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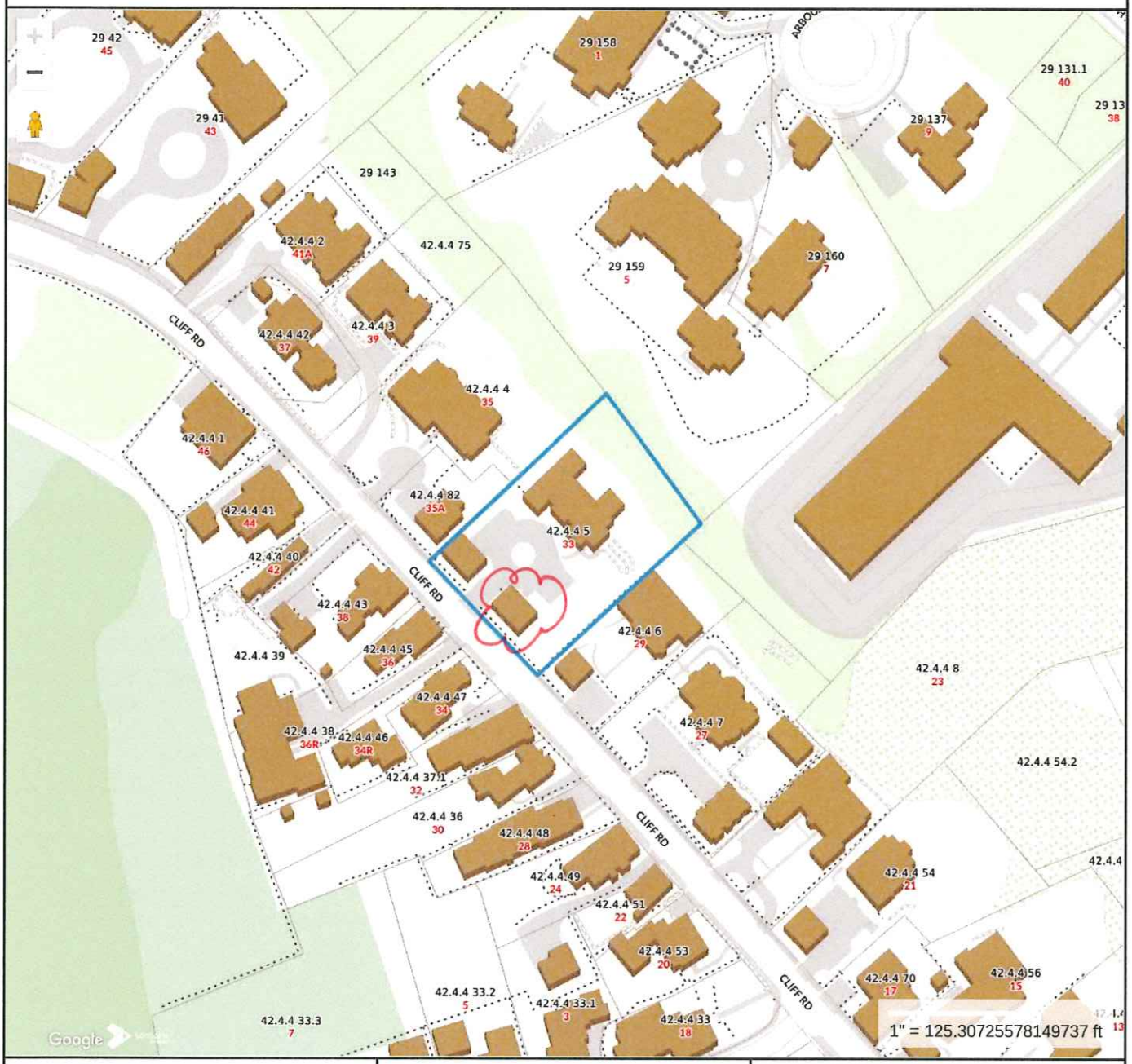


Property Information

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

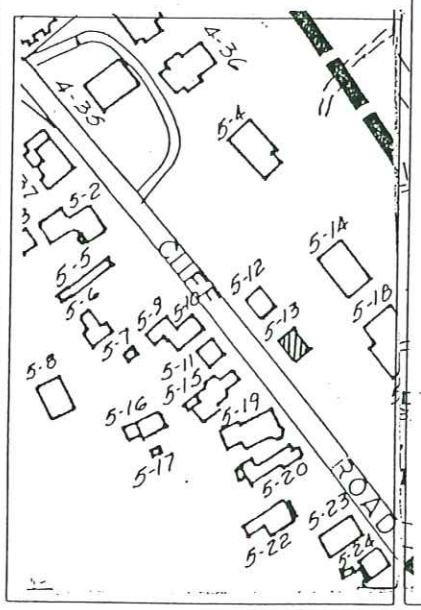
4. Present Owner: HORCHOW, REGEN

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.

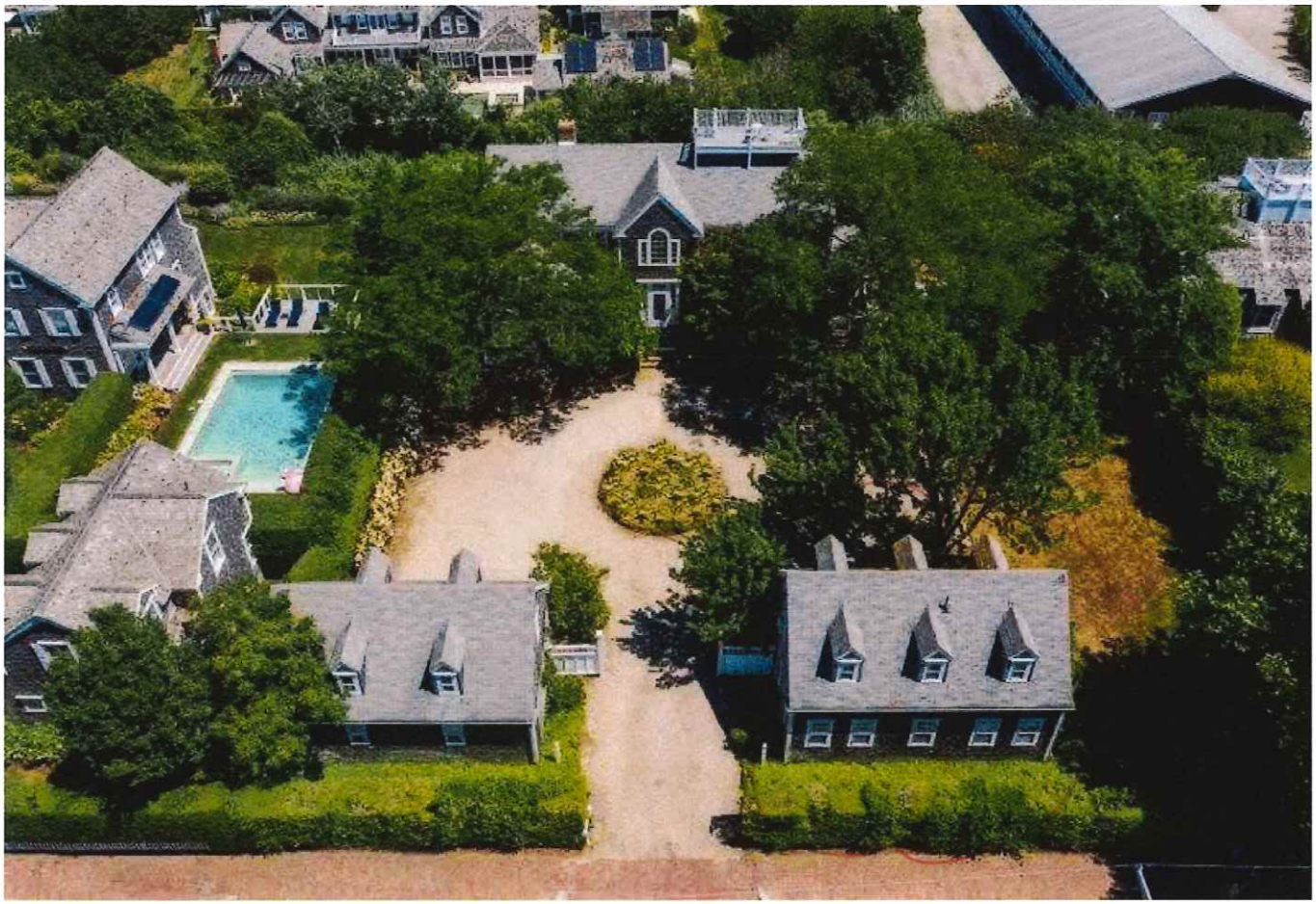
1983 COTTAGE TO BE MOVED OFF TO ANOTHER LOCATION – PRIMARY DWELLING AND GARAGE TO BE DEMOLISHED/MOVED OFF UNDER SEPARATE APPLICATION








www.myLinkMls.com





NORTH/WEST ELEVATIONS

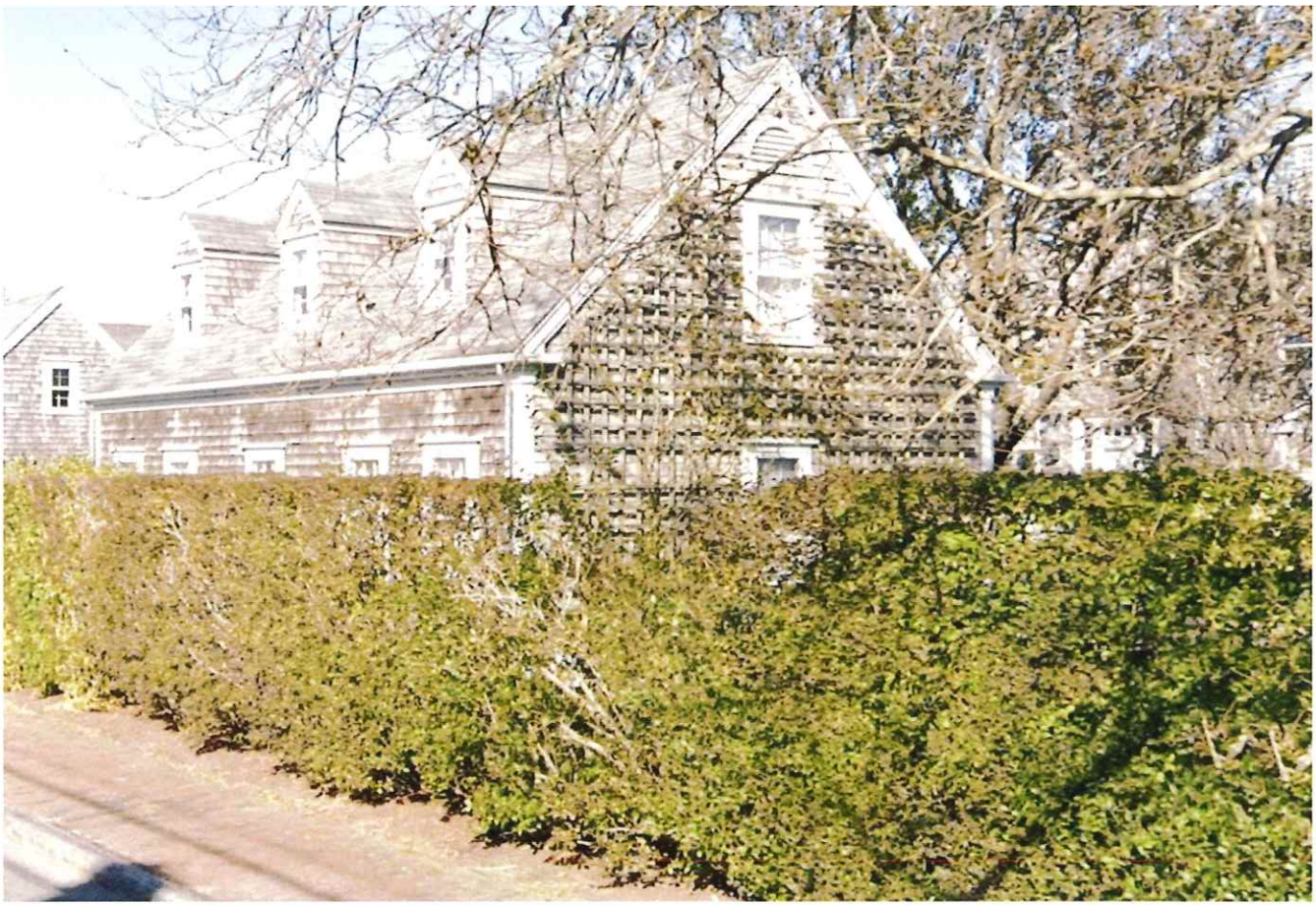


EAST ELEVATION





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

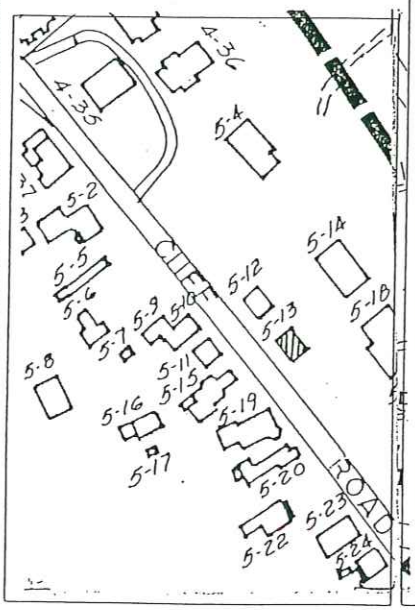
4. Present Owner: HORCHOW, REGEN

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

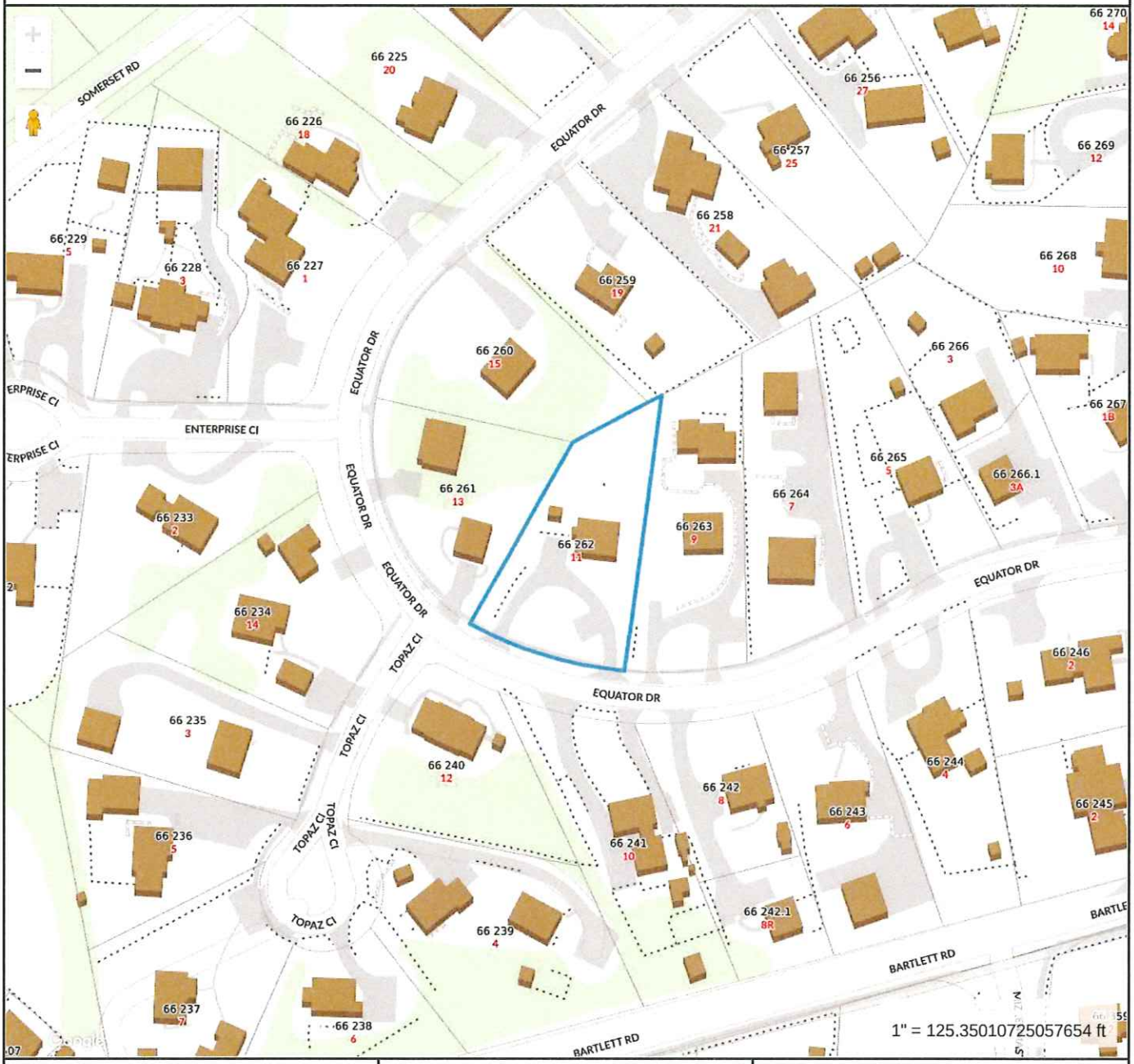
17. Foundation: Concrete
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1 1/2
23. Roof Shape: Gable
24. 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.

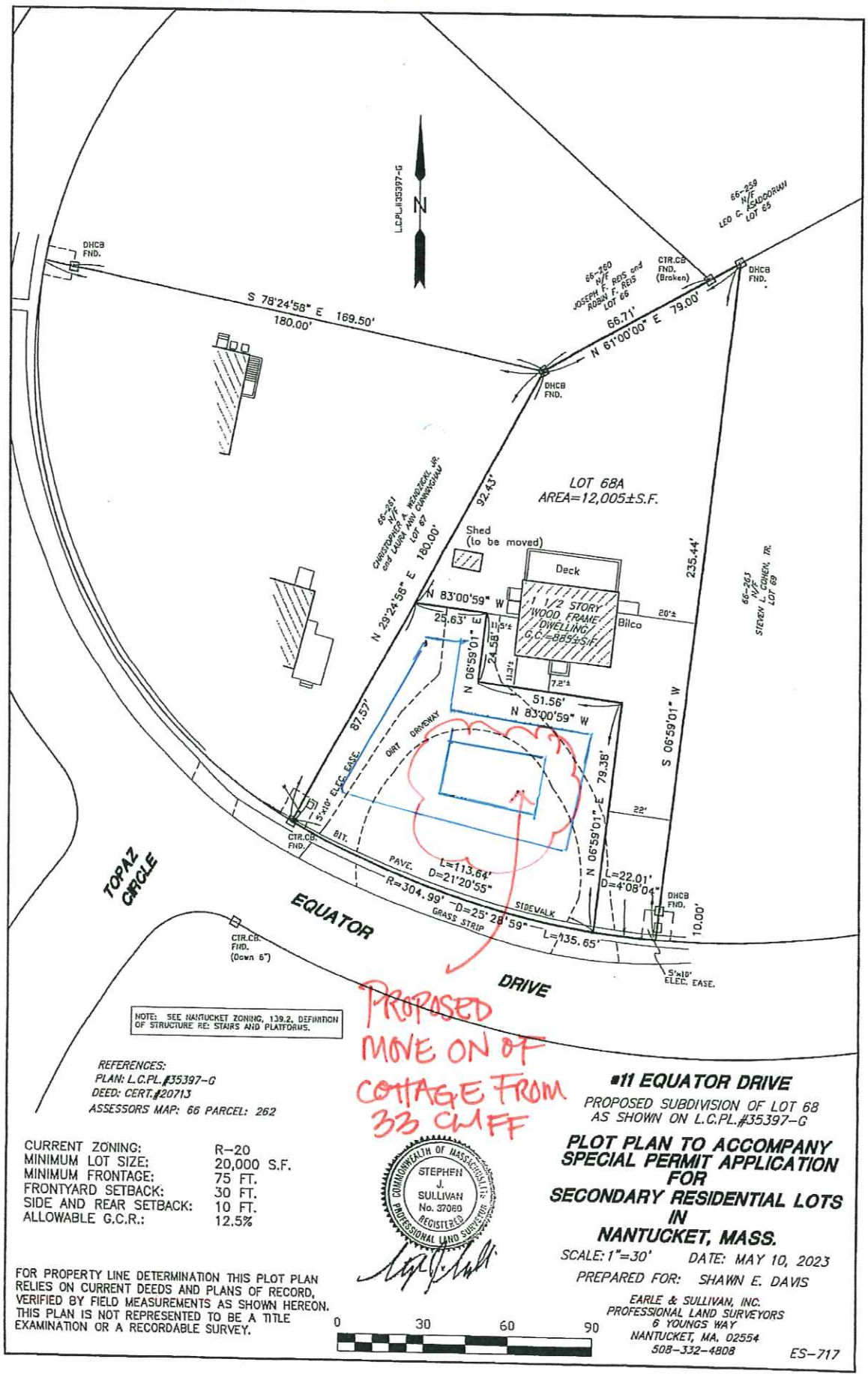
Geometry updated 06/04/2024
Data updated Jan. 2021

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

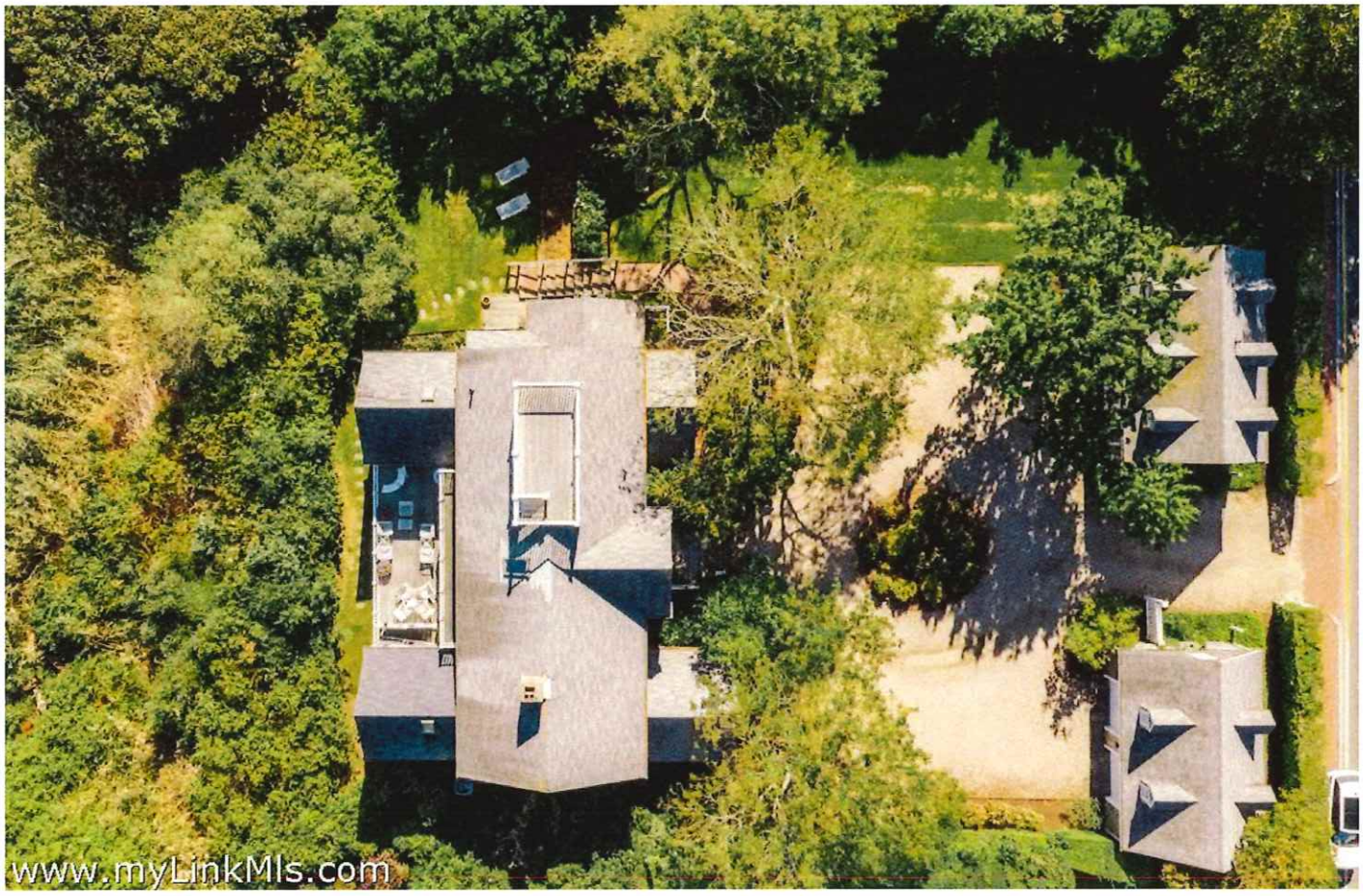
ES-717

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

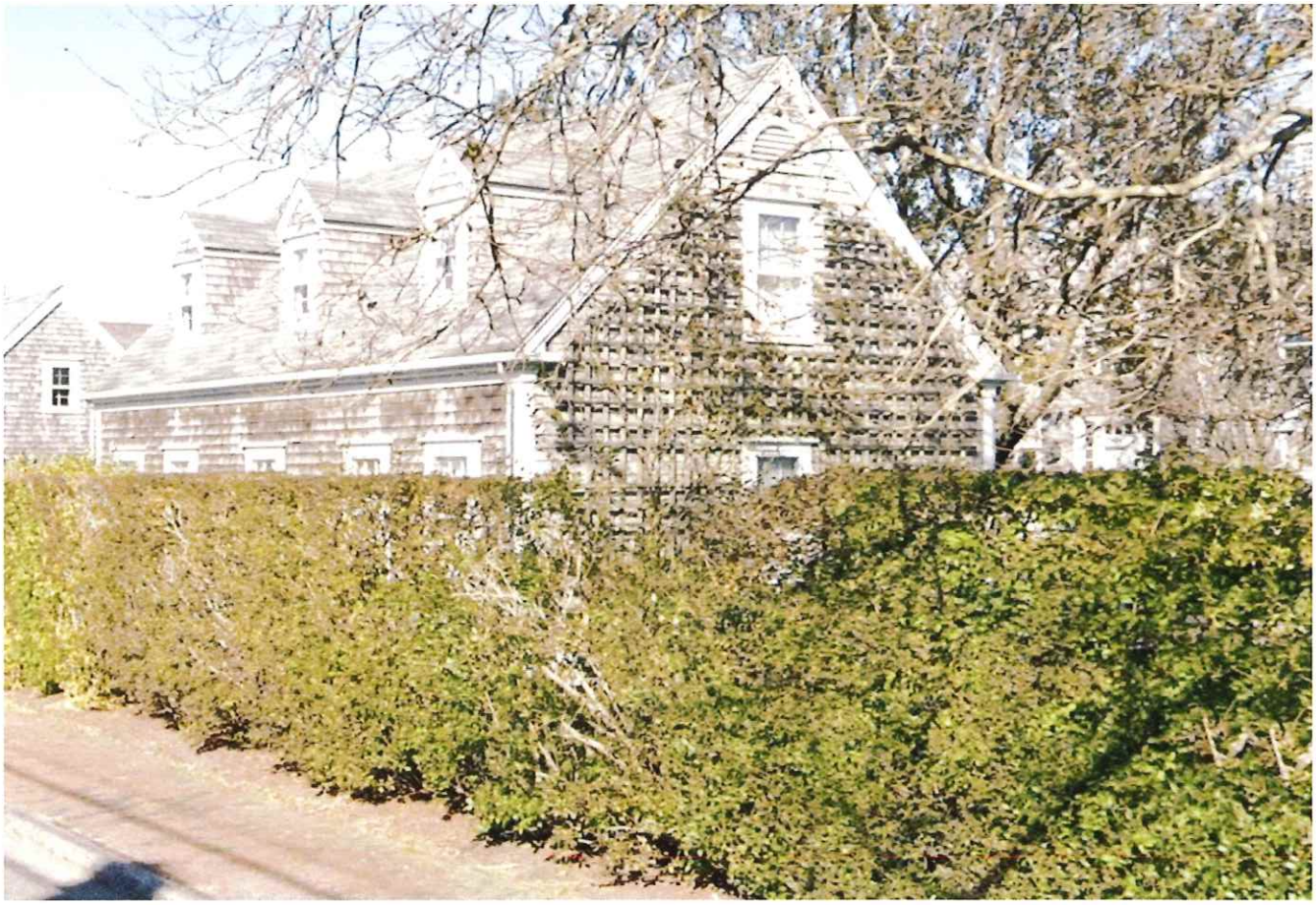


EAST ELEVATION





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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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

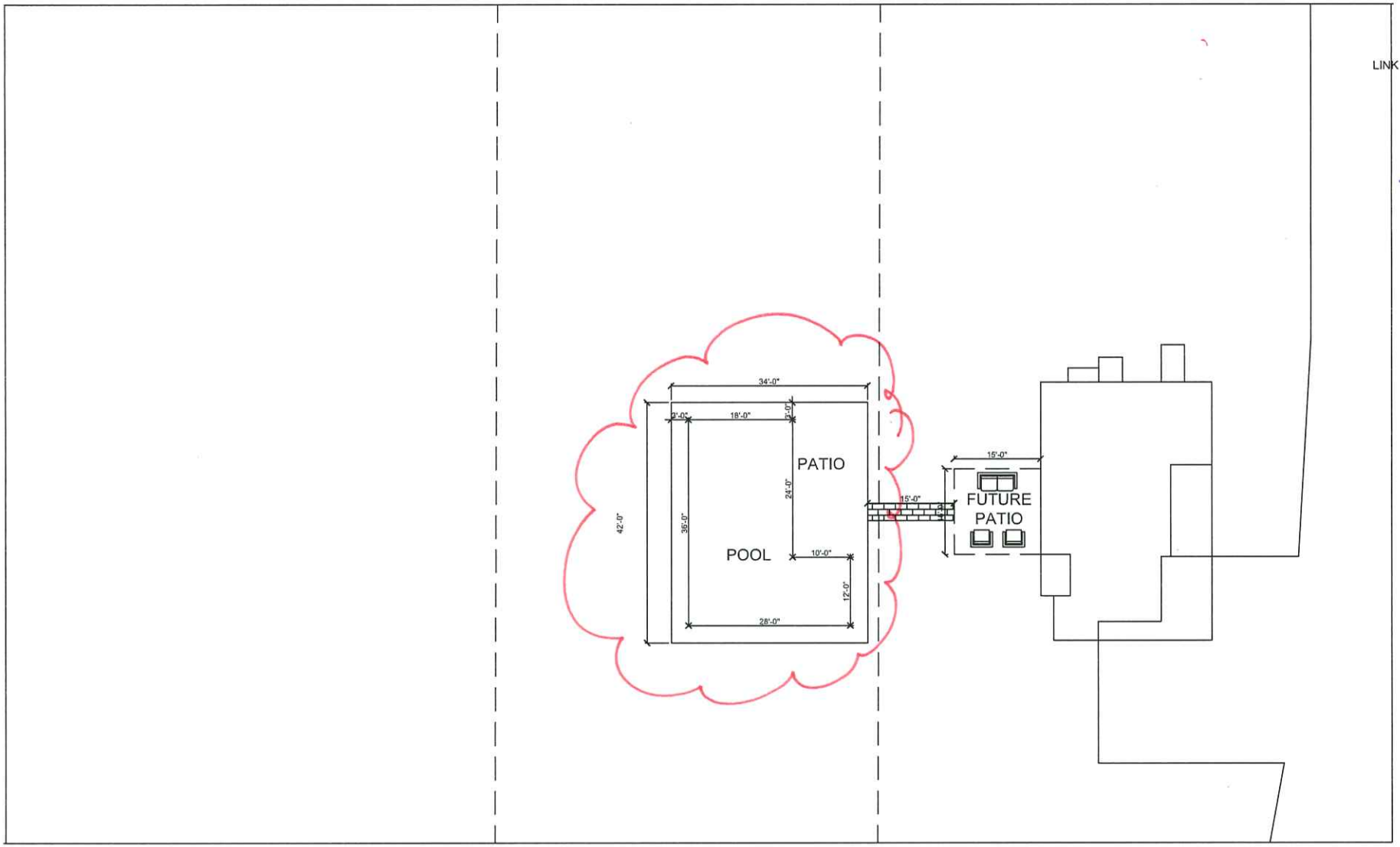
Property ID	185932
Location	78A SKYLINE DR #1
Owner	KILEY ERICA L

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-

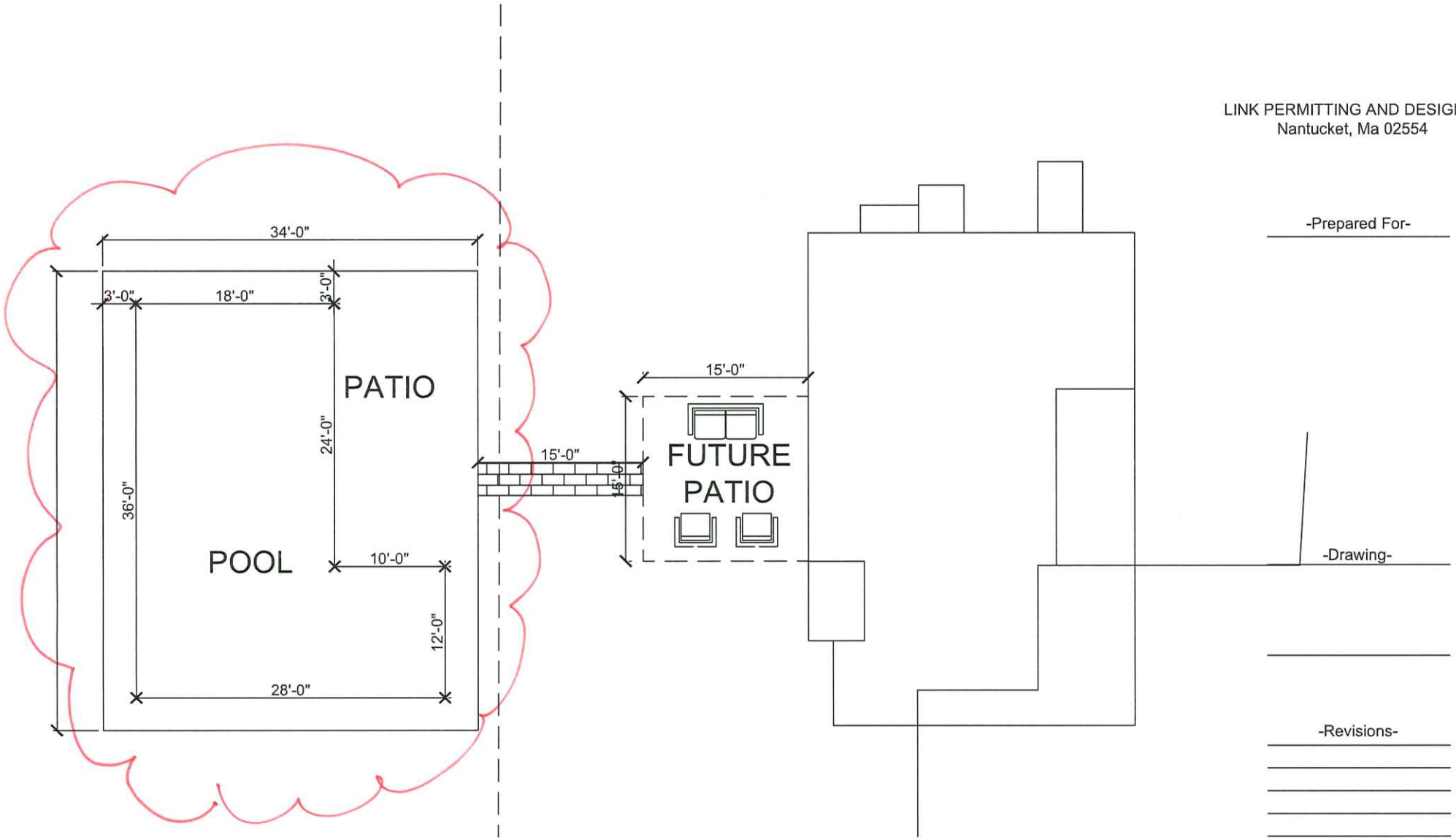
78 Skyline Dr

-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-

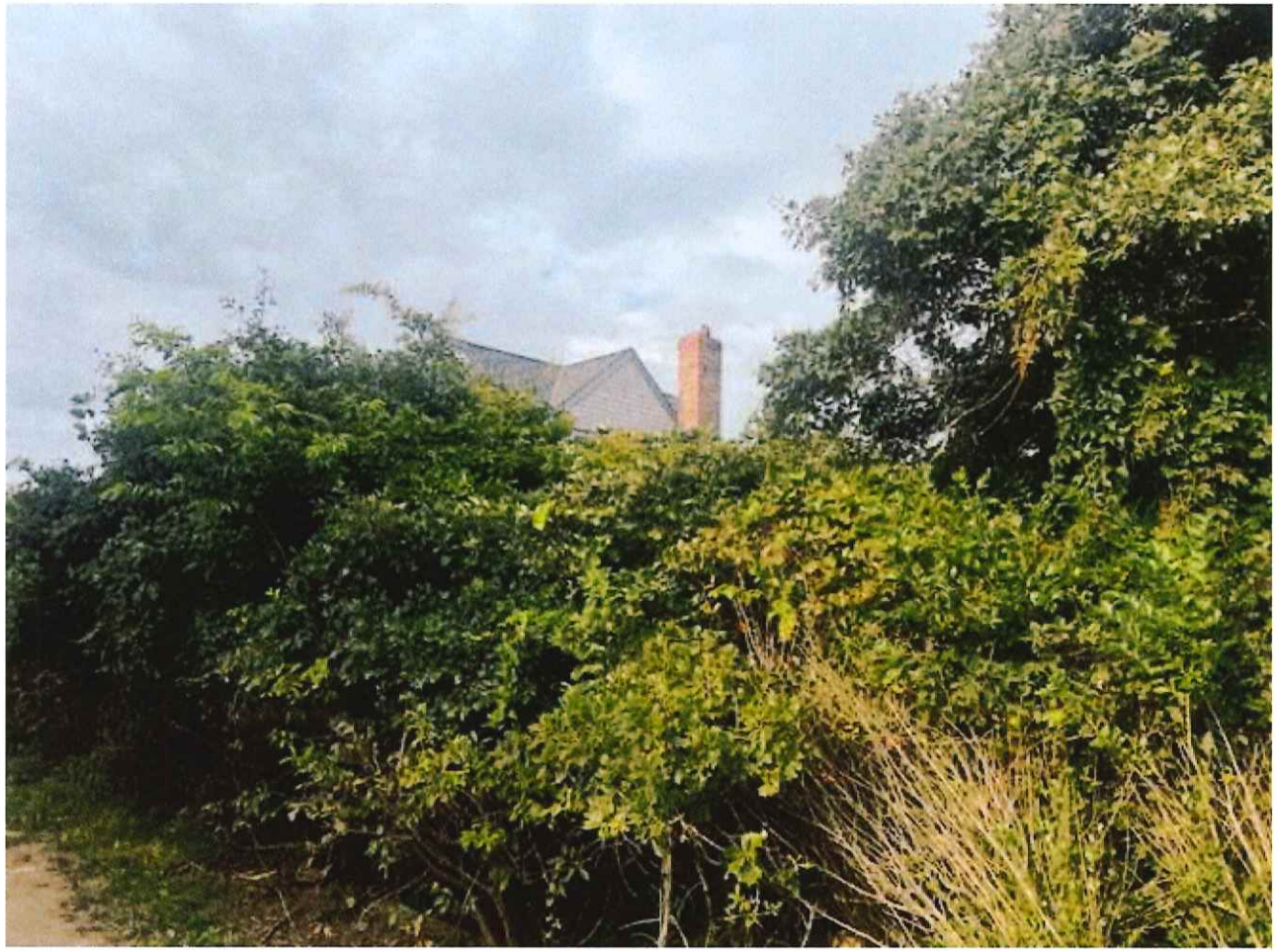
78
Skyline
Dr.



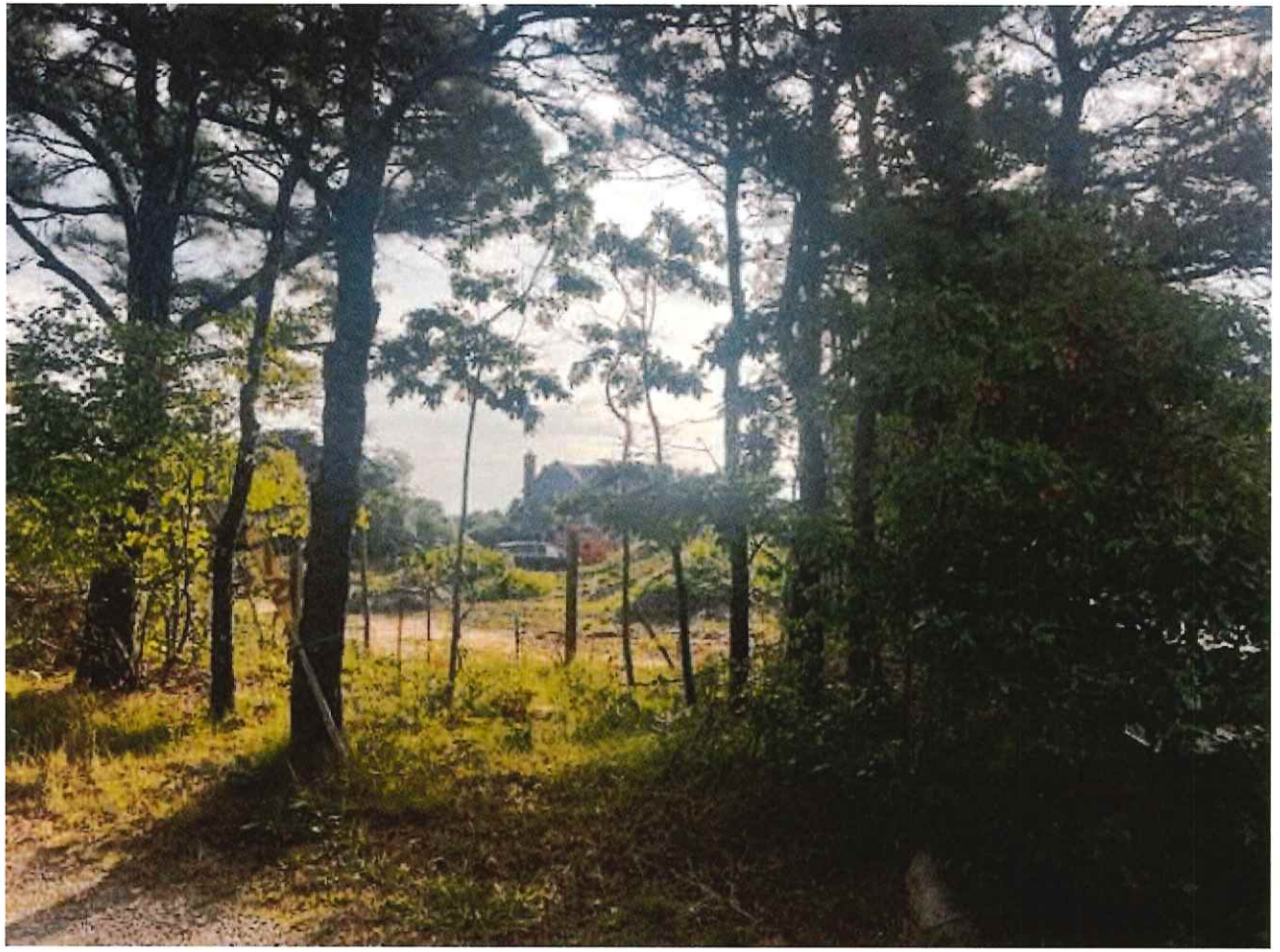
78 Skyline Dr.



78 Skyline Dr.



78 Skyline Dr.



HISTORIC DISTRICT COMMISSION

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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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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 _____

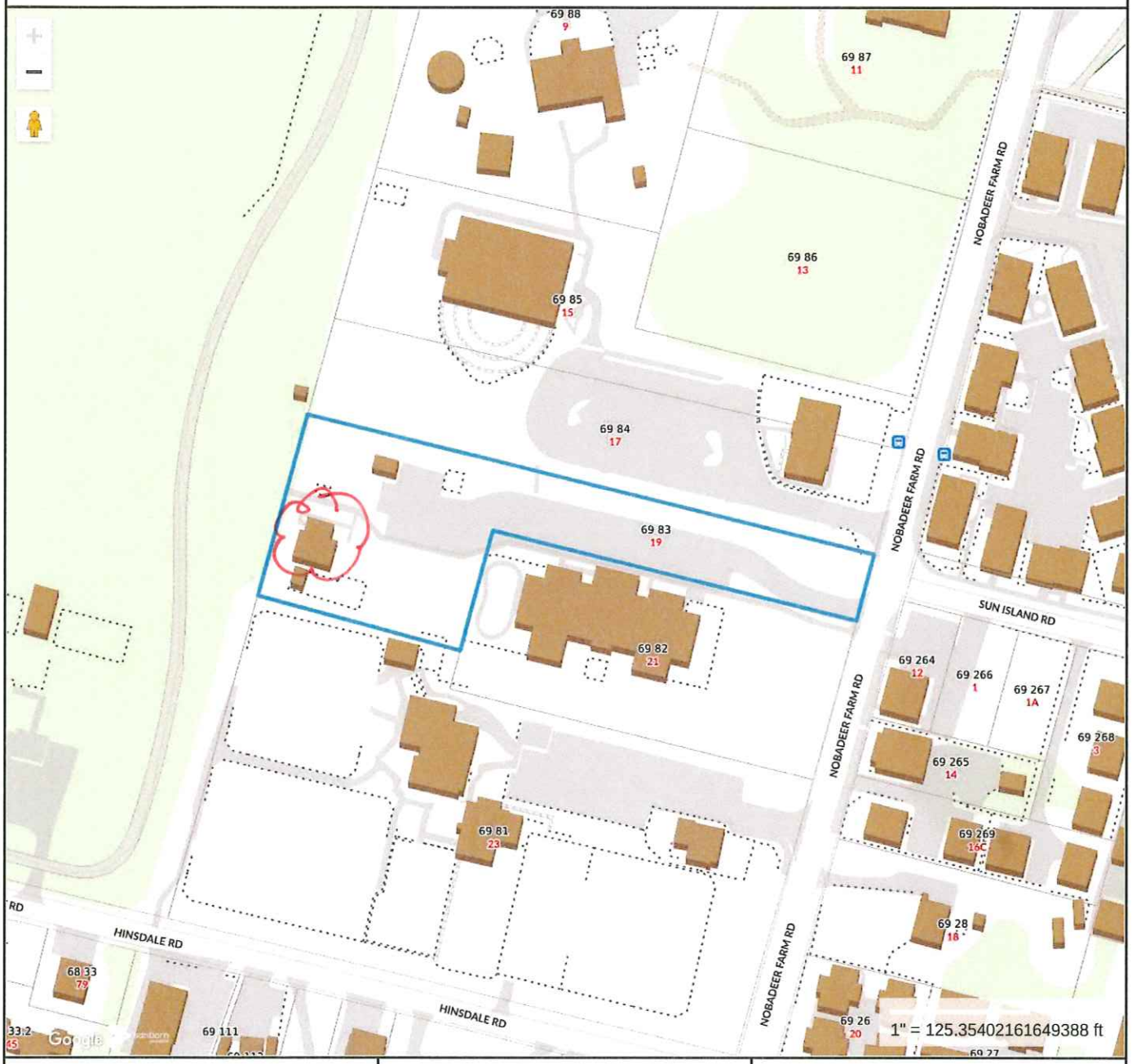
Trim _____ Sash _____ Doors _____

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

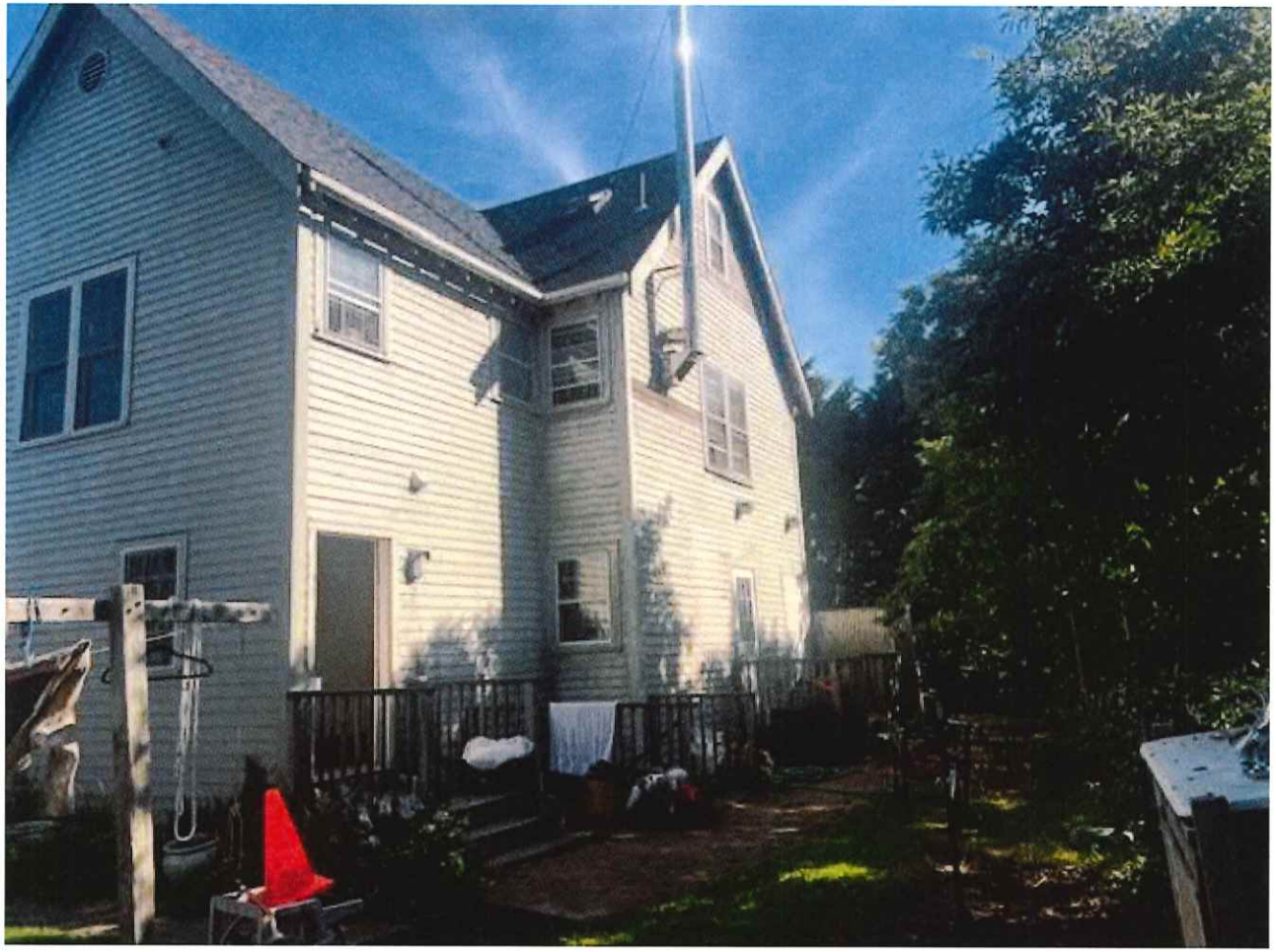


19
Nobadeer
Farm
Rd



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

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NOV 23 2022
By



7 PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0



9 PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0



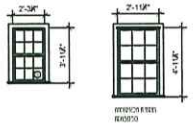
PHOTO B



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.
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HDC 2211.15
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B: copyright reg 202

HDC3

APPROVED

HDC 2022-11-7503

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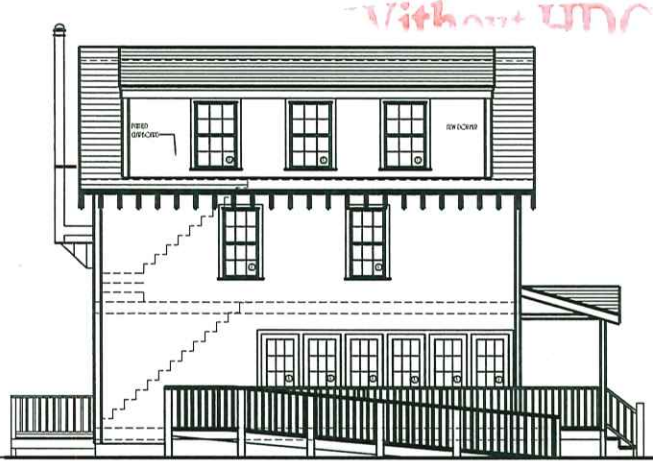
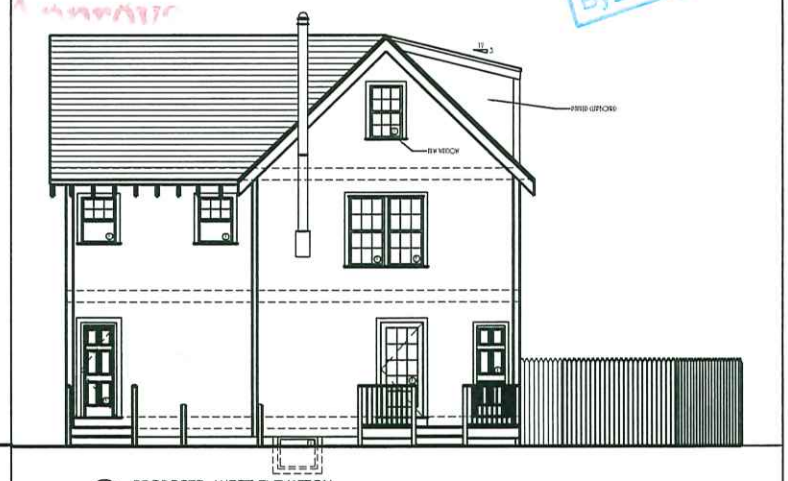
NOV 23 2022
By



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

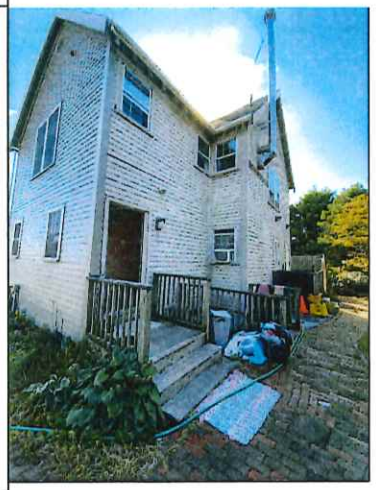


PHOTO D

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ADDITION FOR:
MR. DYLAN WALLACE
19 NOBADEER FARM RD, NANTUCKET, MA 02554
MAP: 69 PARCEL: 83

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BIDDING:
BLDG. DEPT:
REVISIONS:
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REVISIONS:
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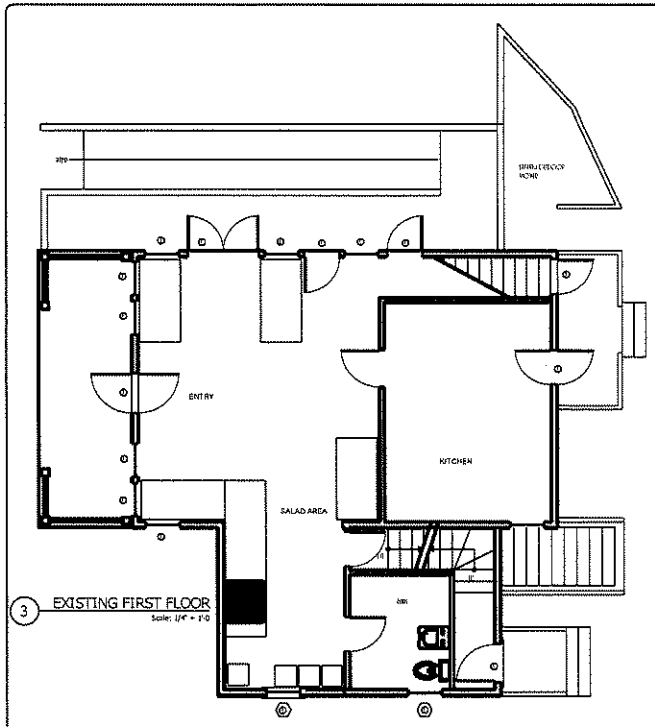
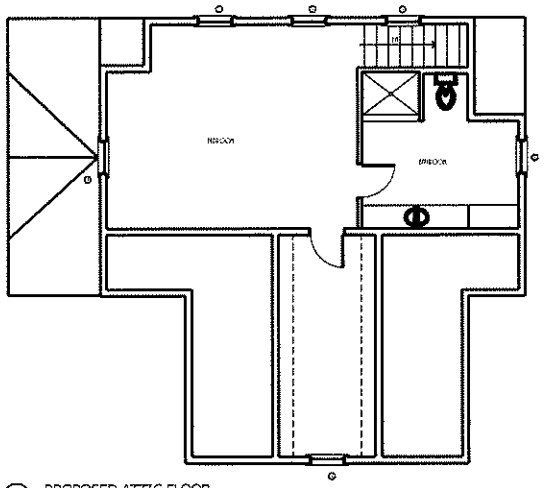
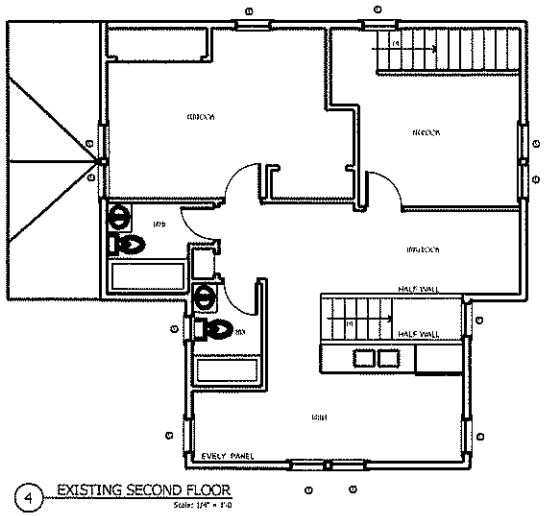
HDC4



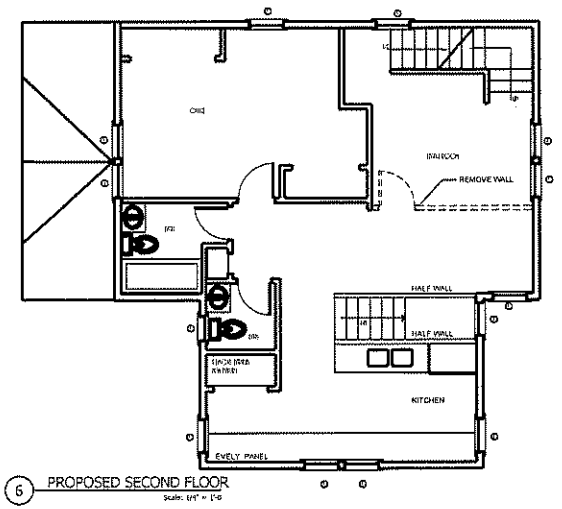
3 EXISTING FIRST FLOOR
Scale: 1/4" = 1'-0



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

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NANTUCKET, MA/ACMU/ETT/ 02554
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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.

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

The certificate is valid for three years from 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: 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.

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Date 8/25/2024 Signature of owner of record _____ Signed under penalties of perjury

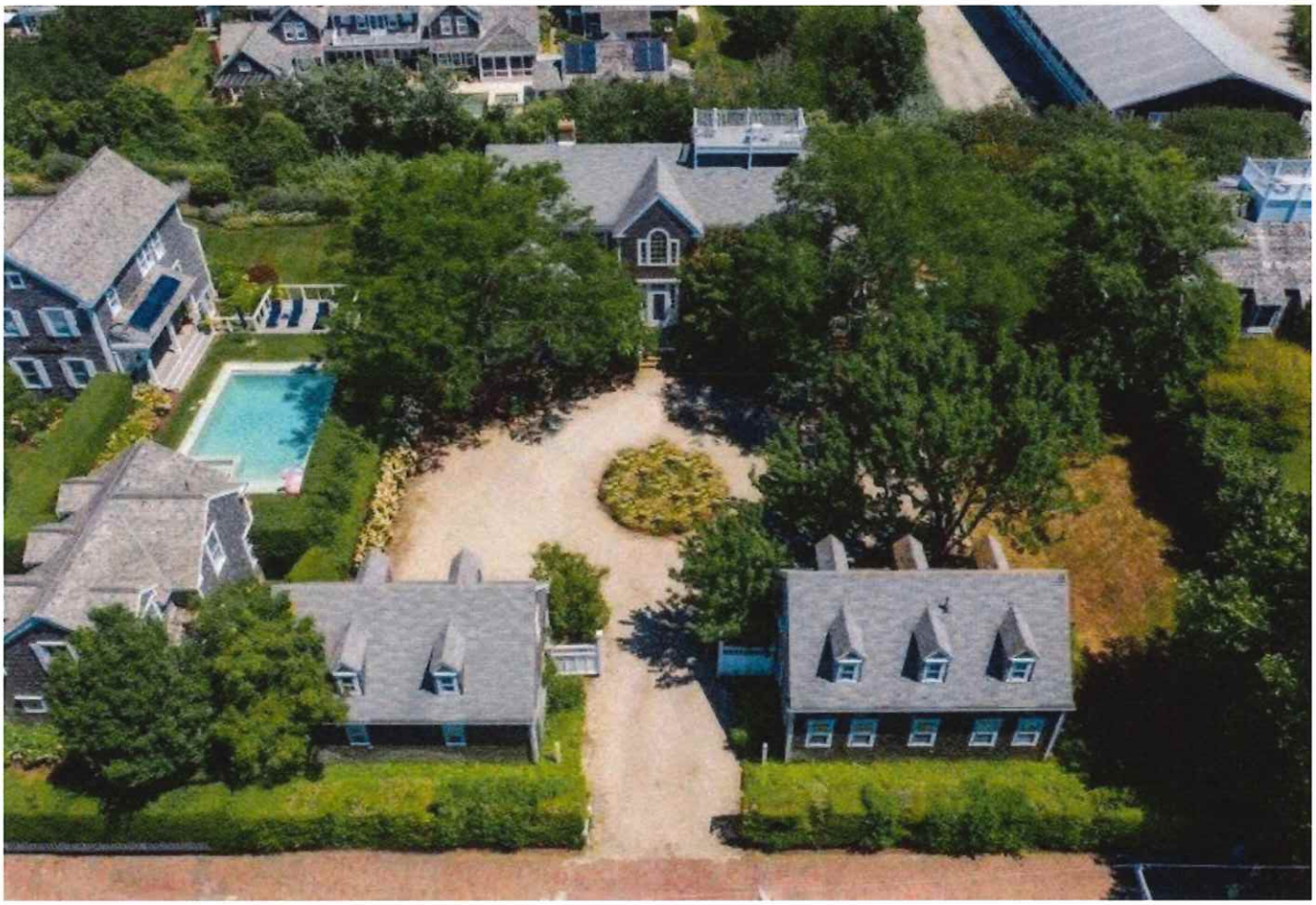
33 CLIFF ROAD – DEMOLISH/MOVE OFF 1982 PRIMARY DWELLING AND 1983 GARAGE








www.myLinkMls.com







NORTH ELEVATION



WEST ELEVATION



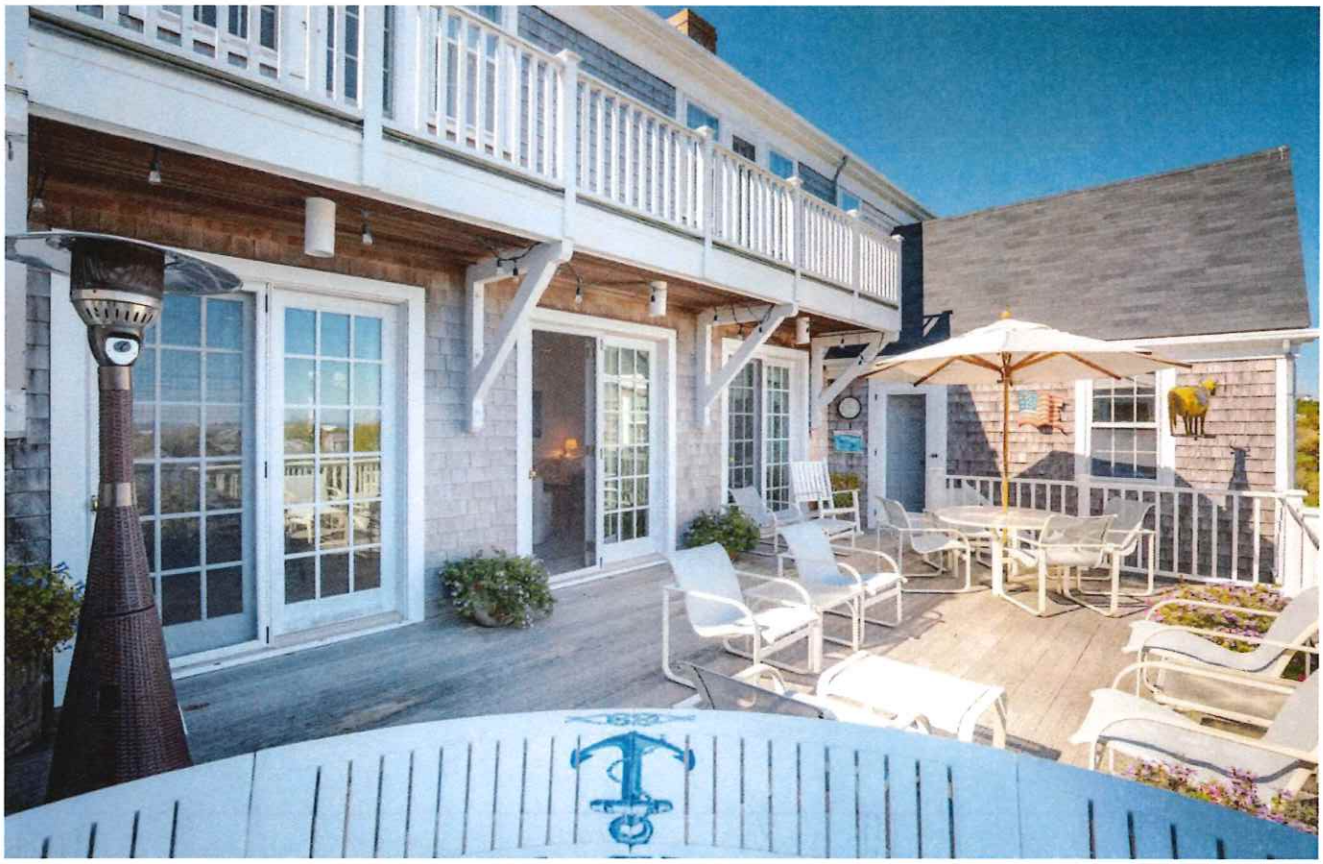


EAST/SOUTH ELEVATION







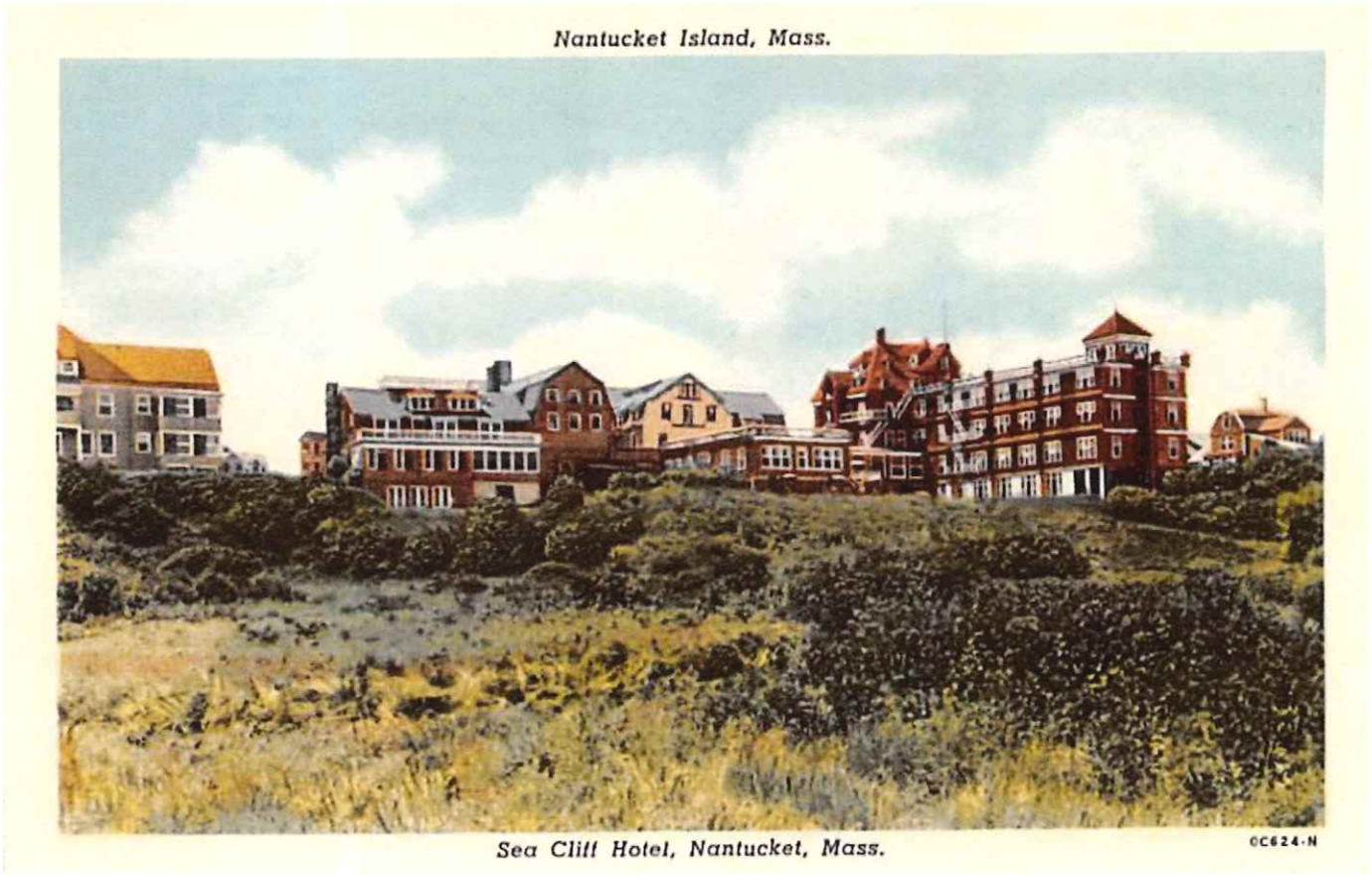


SOUTH ELEVATION





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

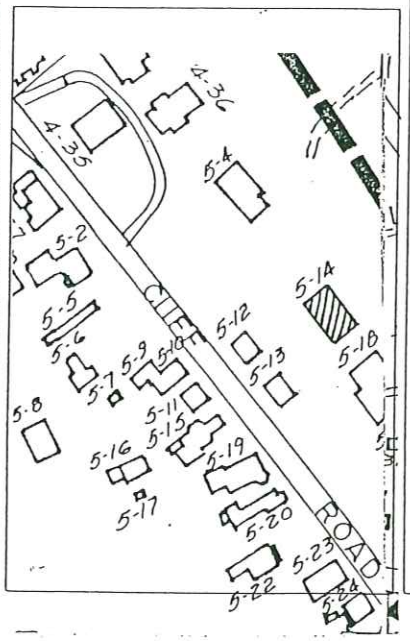
4. Present Owner: HORCHOW, REGEN

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.

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Owner of record: REGEN HORCHOW

Mailing Address: 1918 N. OLIVE ST # 603
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Contact Phone #: _____ E-mail: _____

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FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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.

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

Windows*: ☐ Double Hung ☑ Casement ☐ All Wood ☐ Other _____
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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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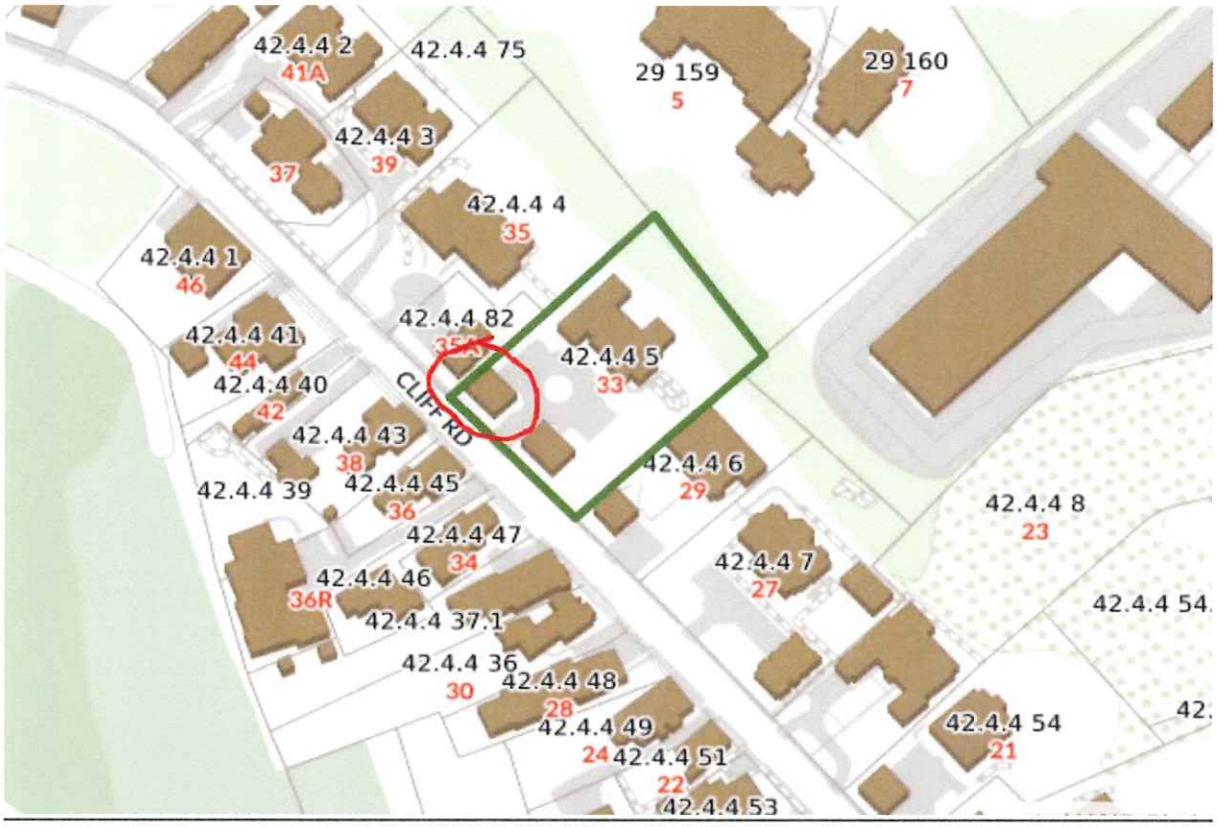
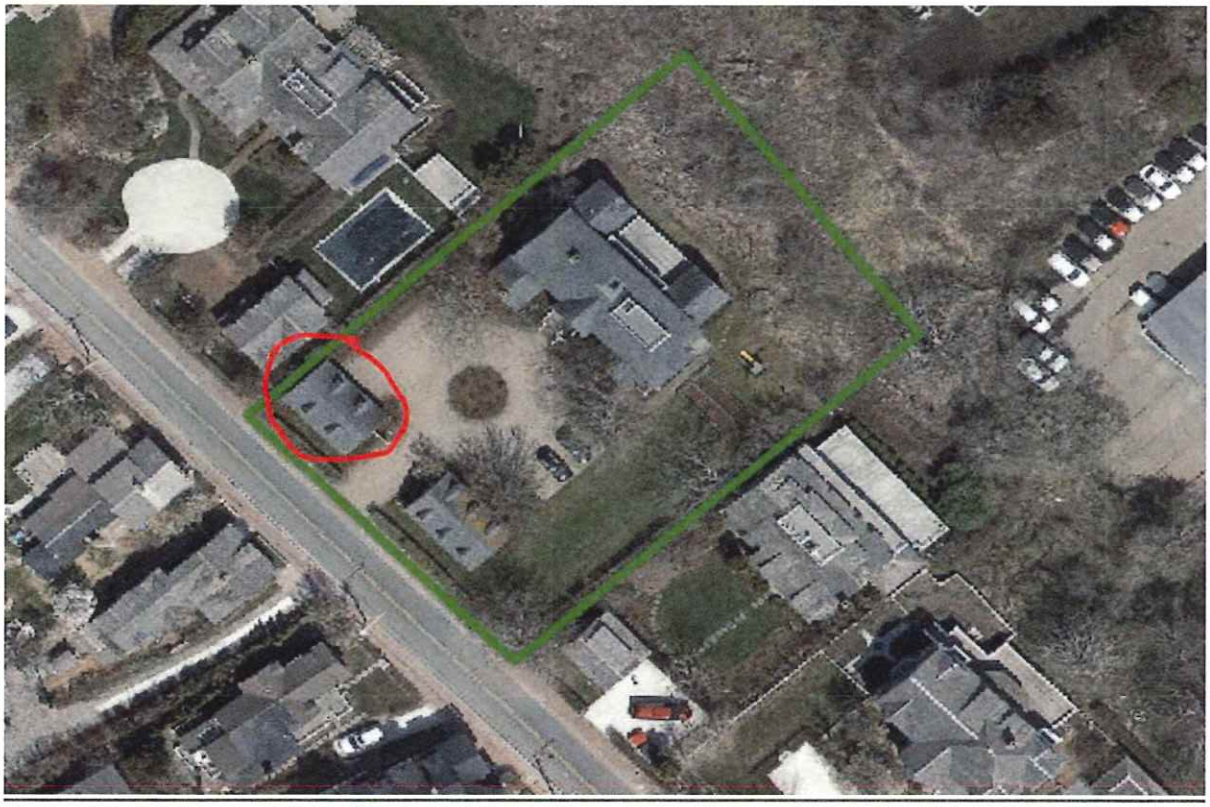
Date 8/31/2021 Signature of owner of record _____ Signed under penalties of perjury

33 CLIFF ROAD – DEMOLISH/MOVE OFF 1983 GARAGE- COTTAGE ON THE LEFT IS BEING MOVED OFF TO ANOTHER LOCATION UNDER SEPARATE APPLICATION

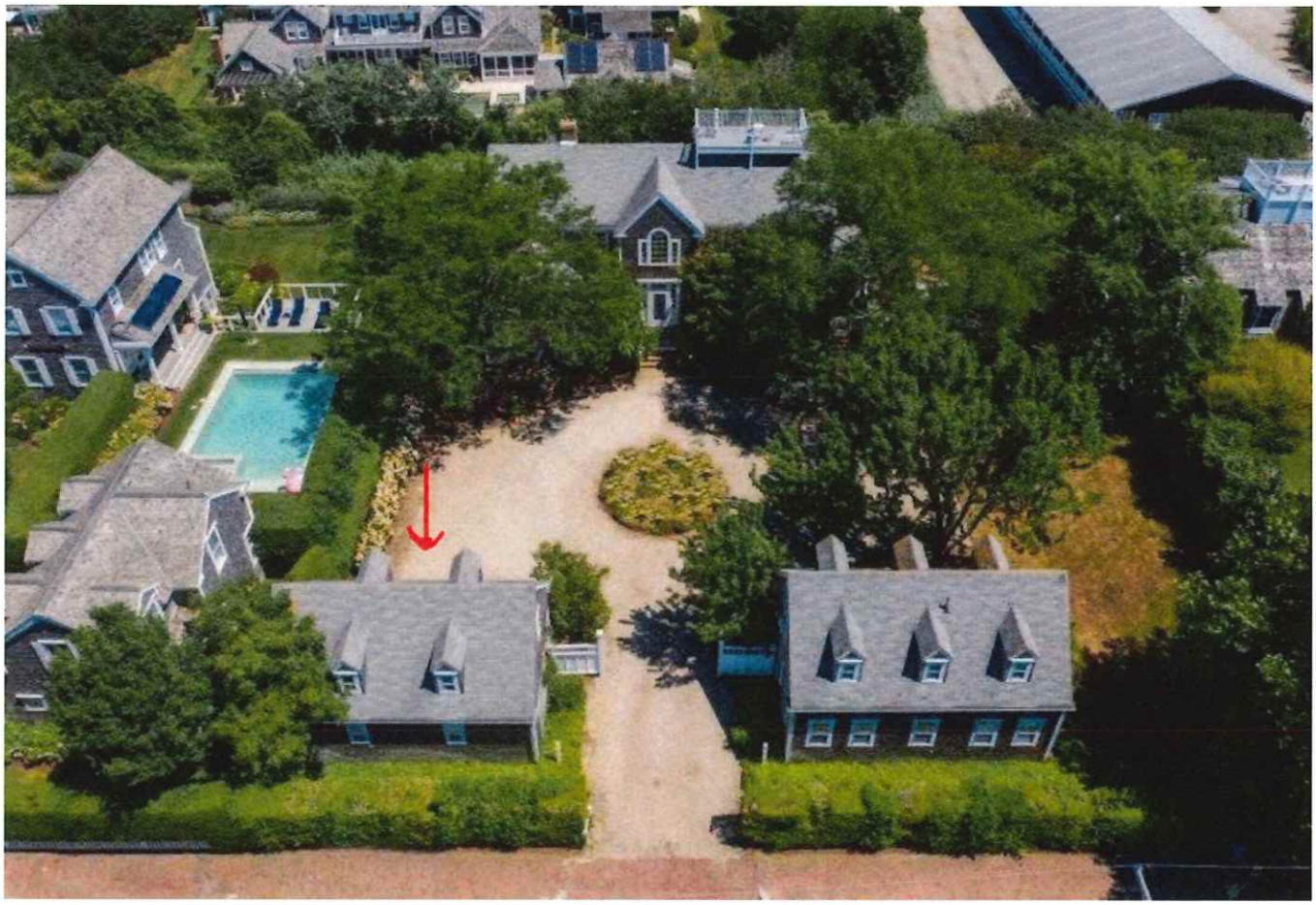
33 CLIFF ROAD – DEMOLISH/MOVE OFF 1982 PRIMARY DWELLING AND 1983 GARAGE

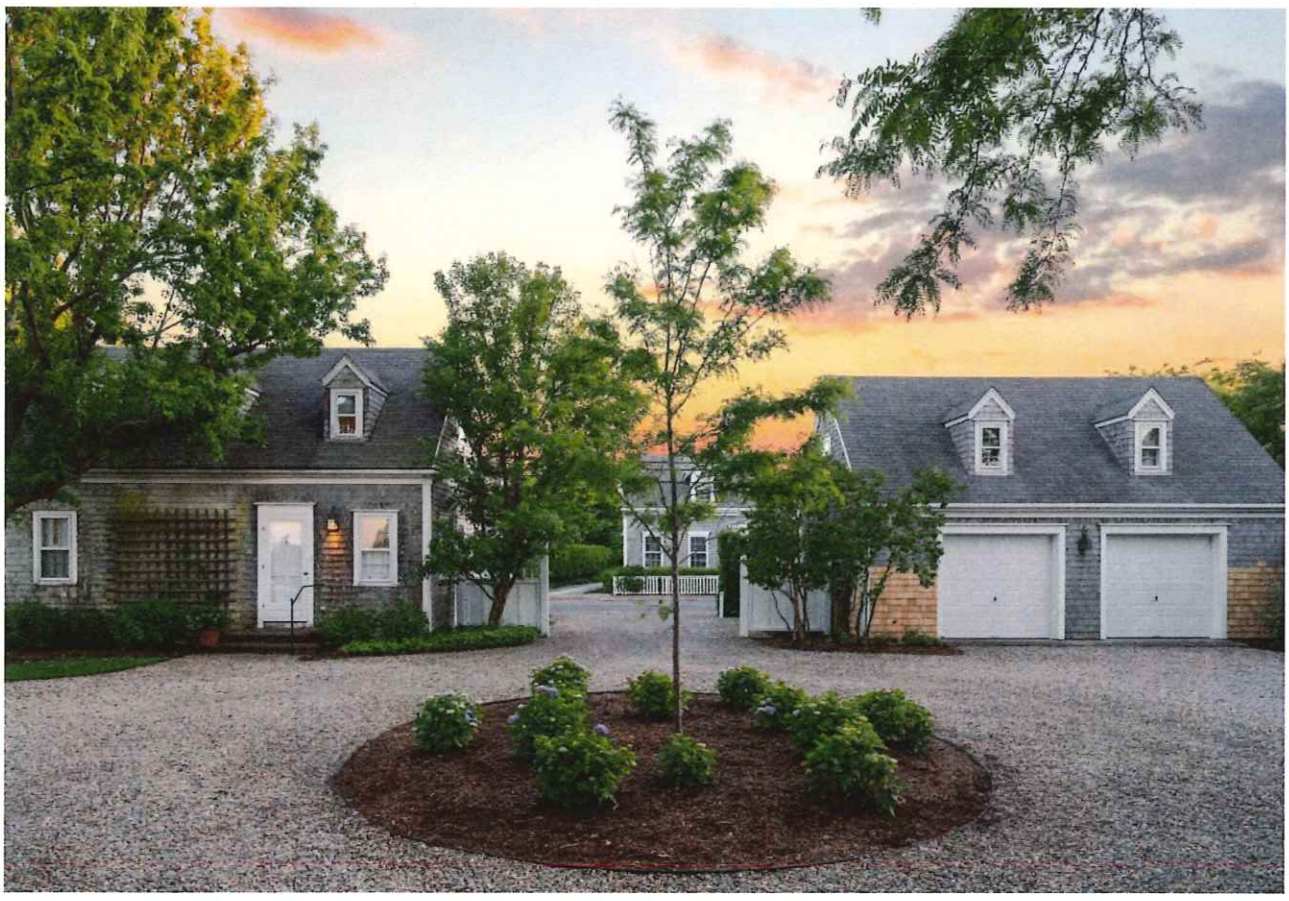




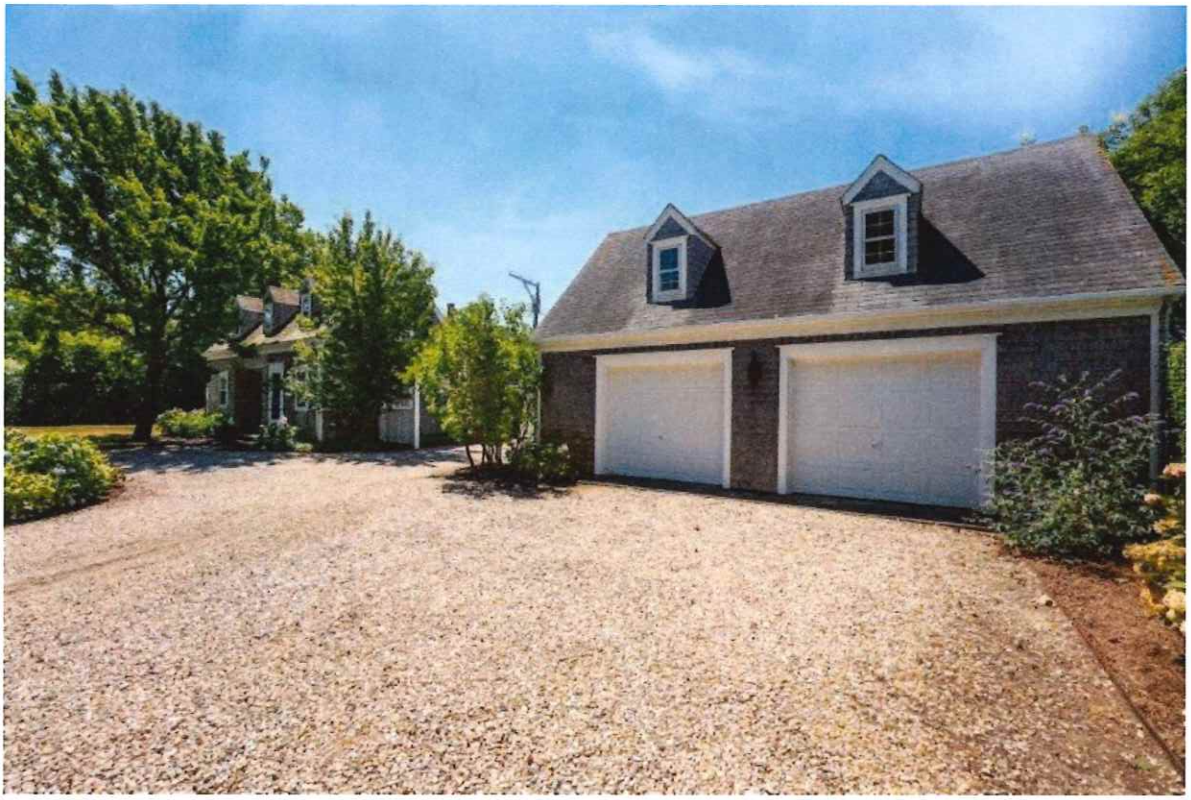



www.myLinkMls.com





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

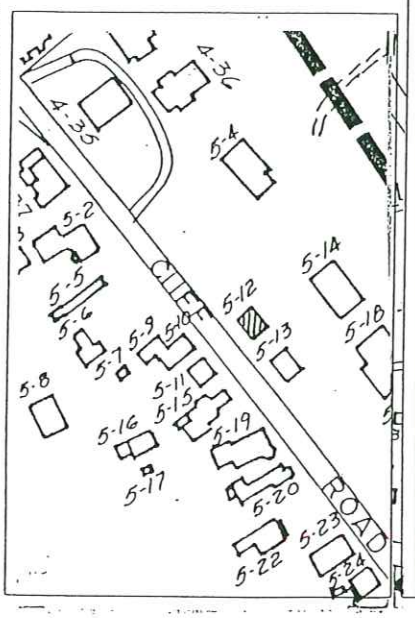
4. Present Owner: HORCHOW, REGEN

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

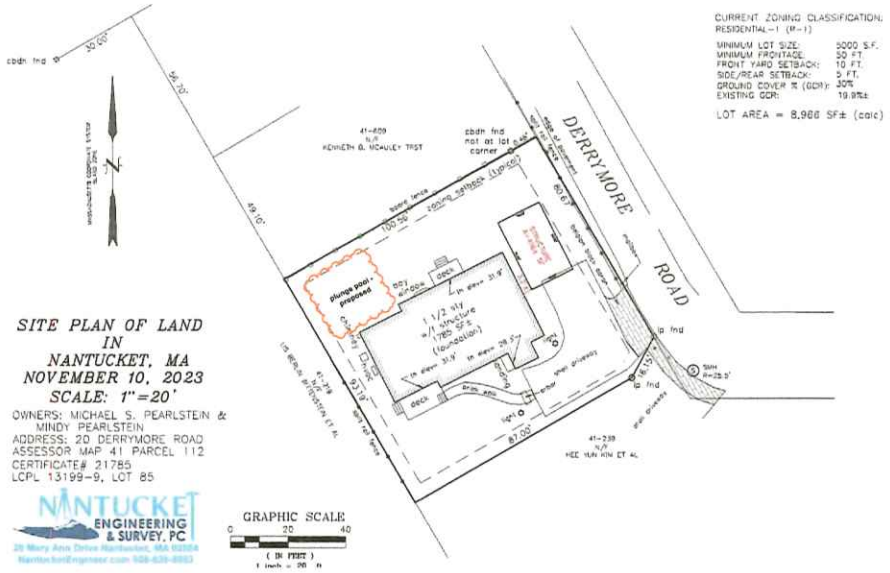
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

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

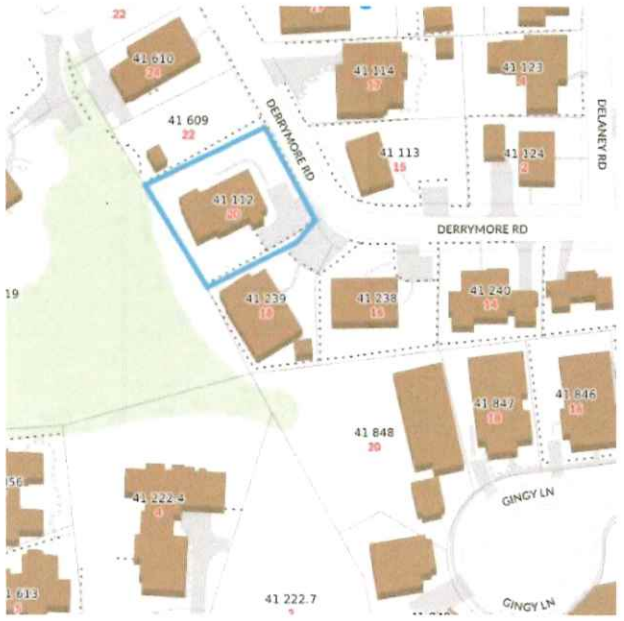
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

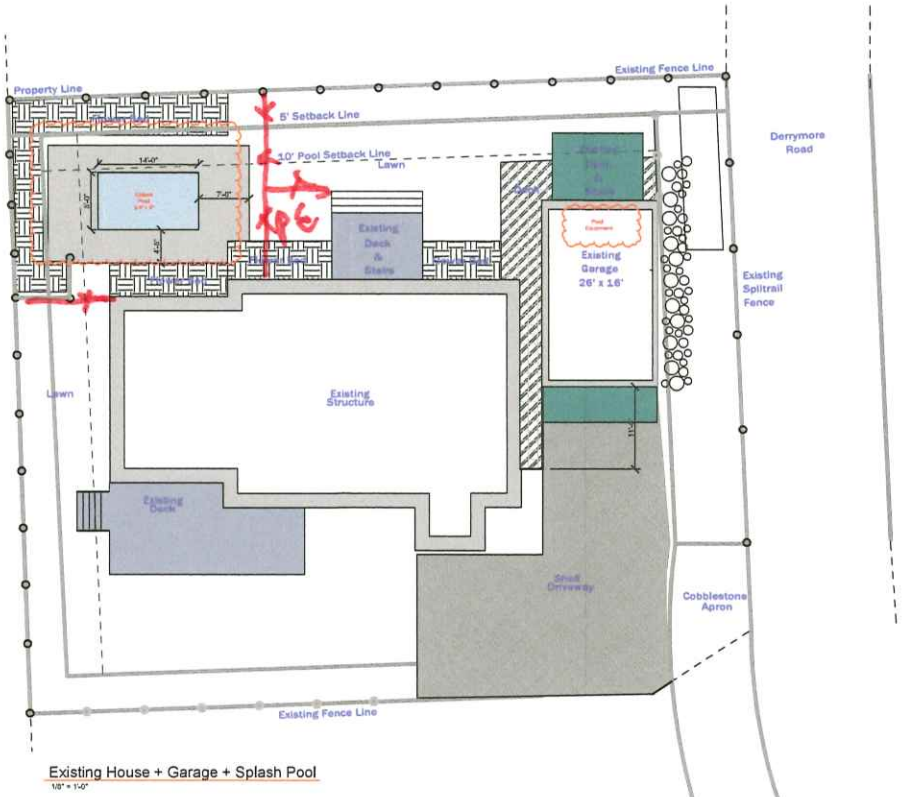
HDC Submission

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

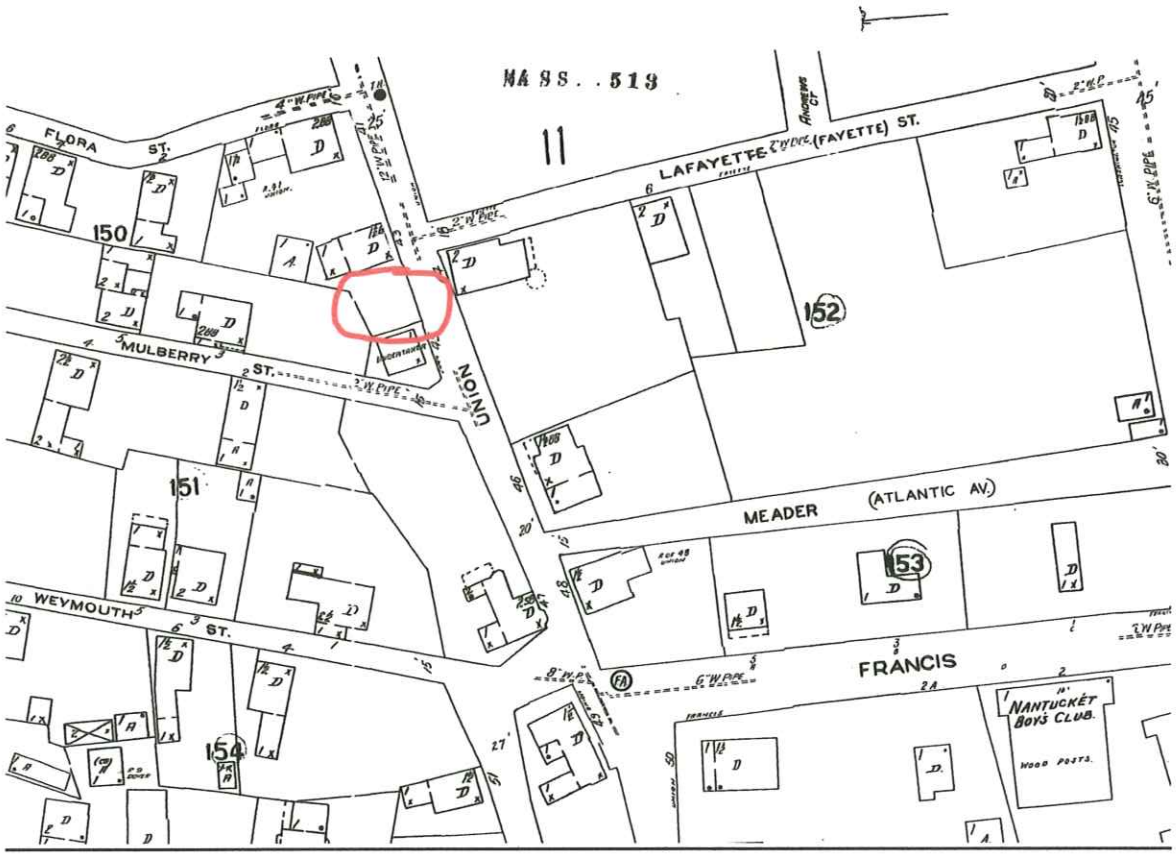
43A UNION STREET- DEMOLISH/MOVE GARAGE

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:

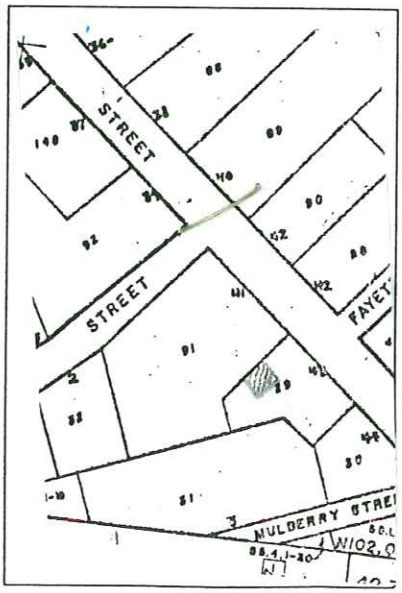
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

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

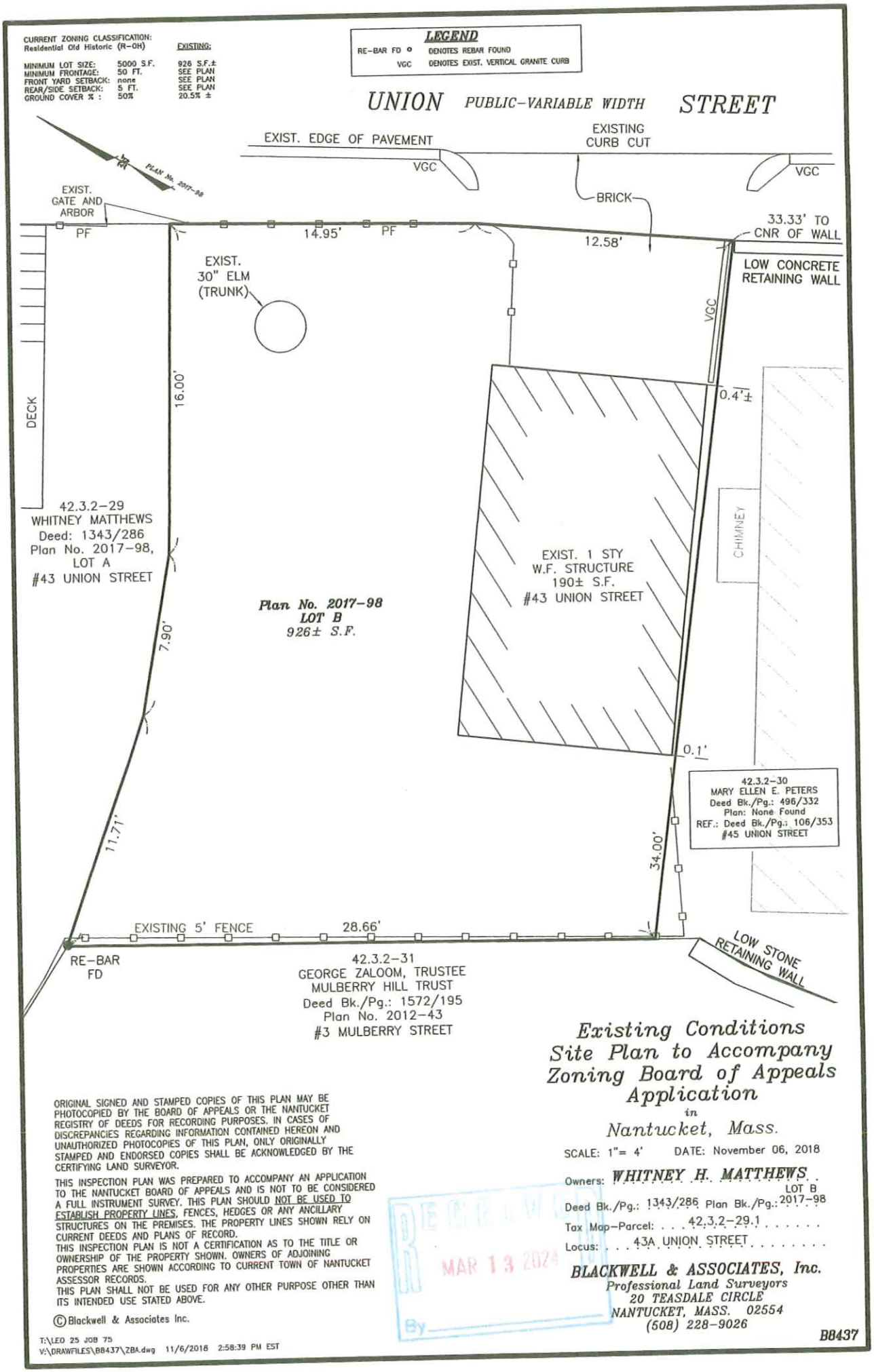
Sidewall _____ Clapboard (if applicable) _____ Roof BLACK

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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By

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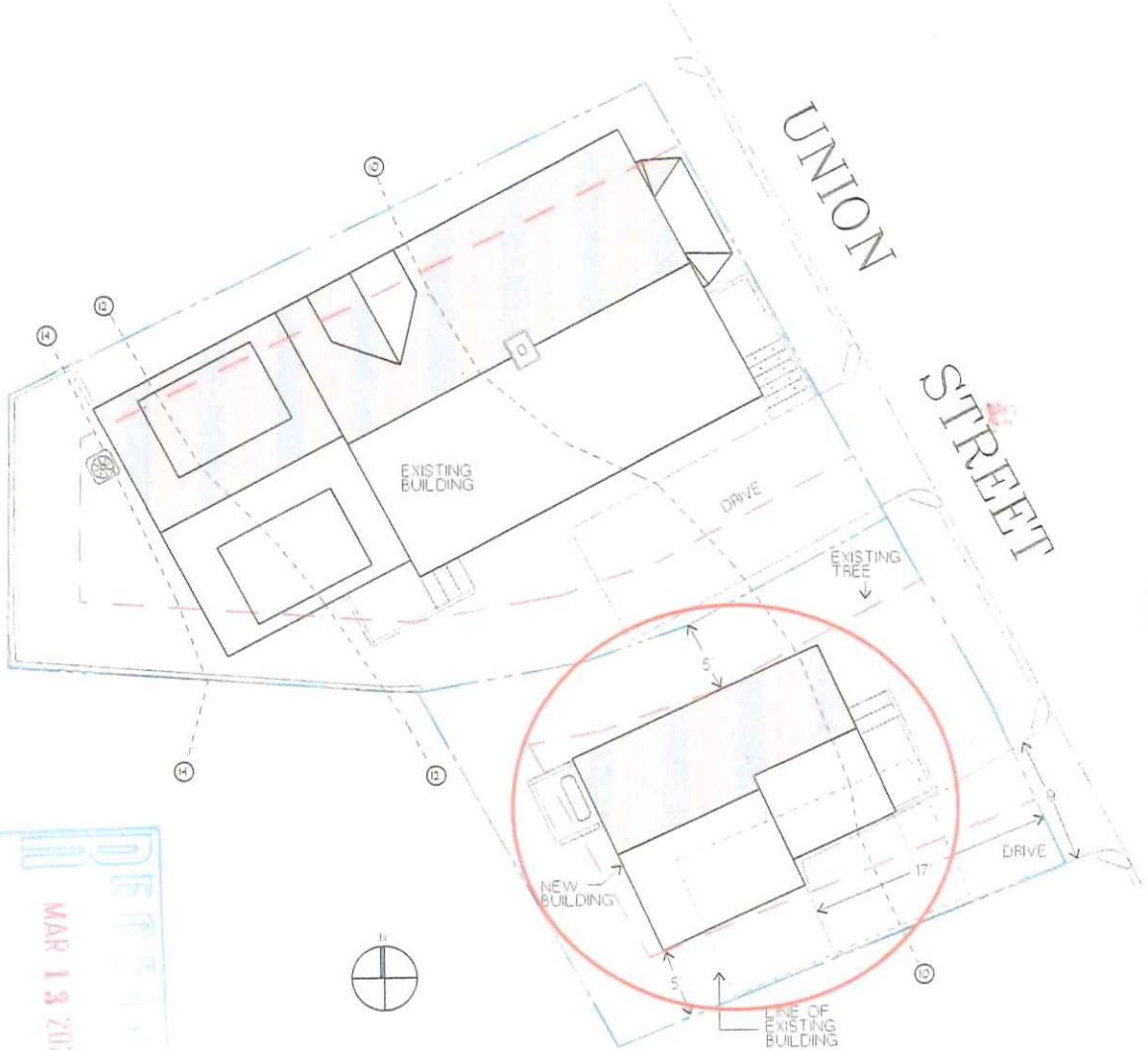
V:\DRAWFILES\B8437\ZBA.dwg 11/6/2018 2:58:39 PM EST



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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NOTE:
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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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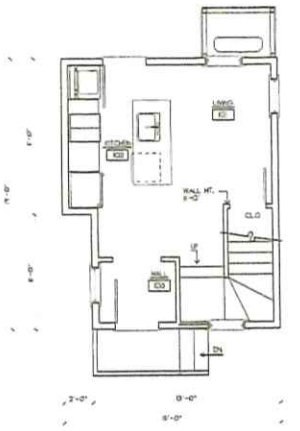
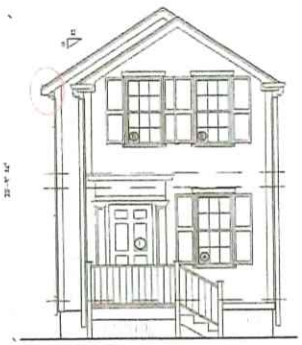
MATTHEWS RESIDENCE
[redacted]
P.O. BOX 1032
NANTUCKET, MA 02554
PHONE: (508) 228-0440 EMAIL: [redacted]

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



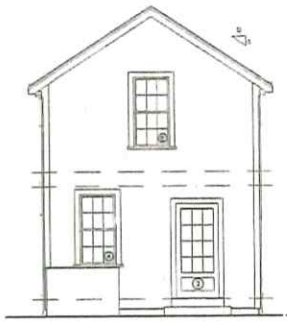
FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



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



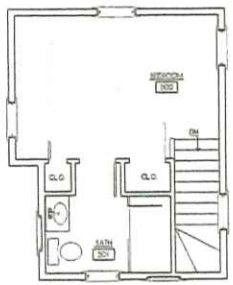
NEW NORTH ELEVATION
SCALE: 1/4"=1'-0"



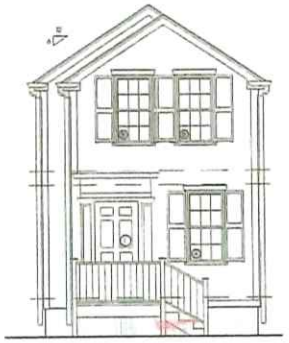
NEW WEST ELEVATION
SCALE: 1/4"=1'-0"



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

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HDC 2024-03-10145

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NOTE:
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MATTHEWS RESIDENCE

HOUSE PLANS

ADDRESS:

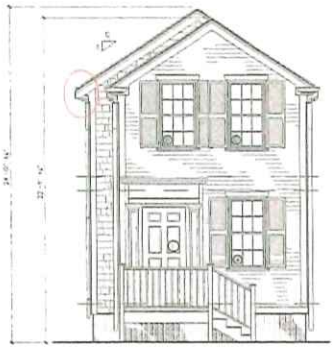
DATE: 6/17/2020

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

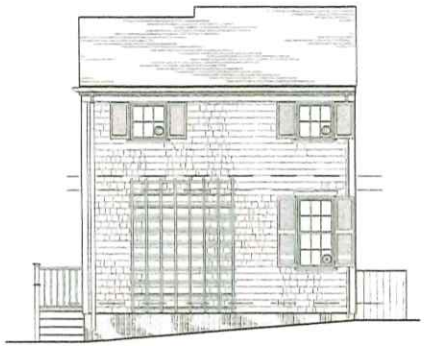
SHEET NO. a1



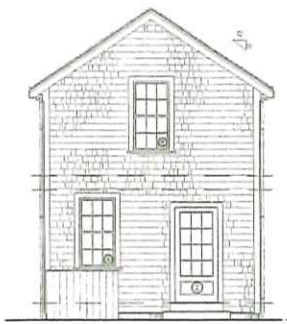
FIRST FLOOR PLAN



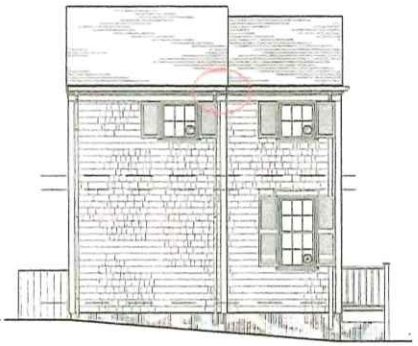
NEW EAST ELEVATION



NEW NORTH ELEVATION



NEW WEST ELEVATION



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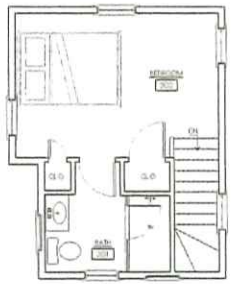


SECOND FLOOR PLAN



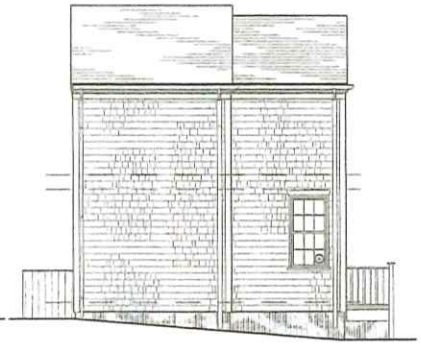
EAST ELEVATION



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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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 _____

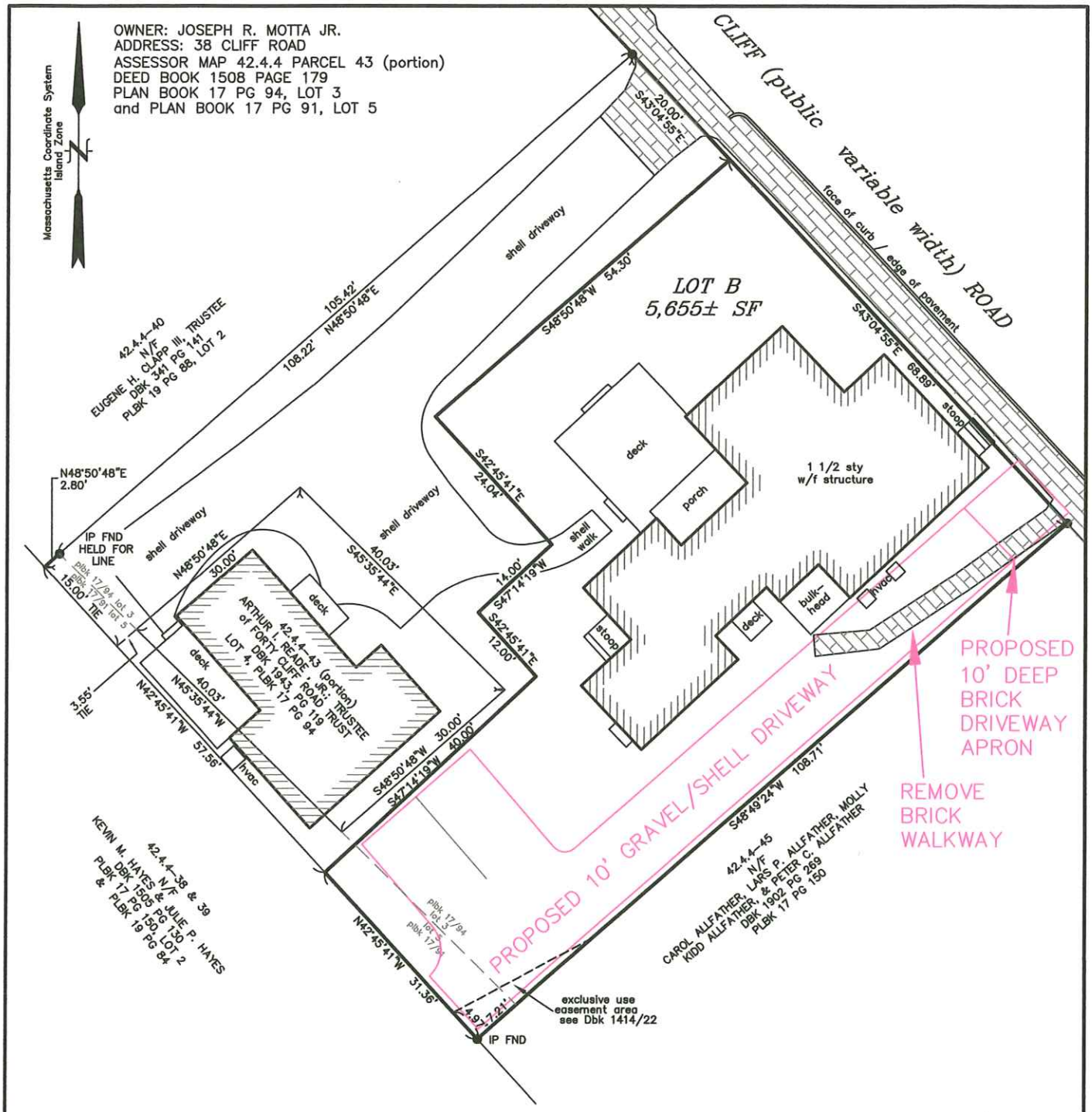
Trim _____ Sash _____ Doors _____

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 _____

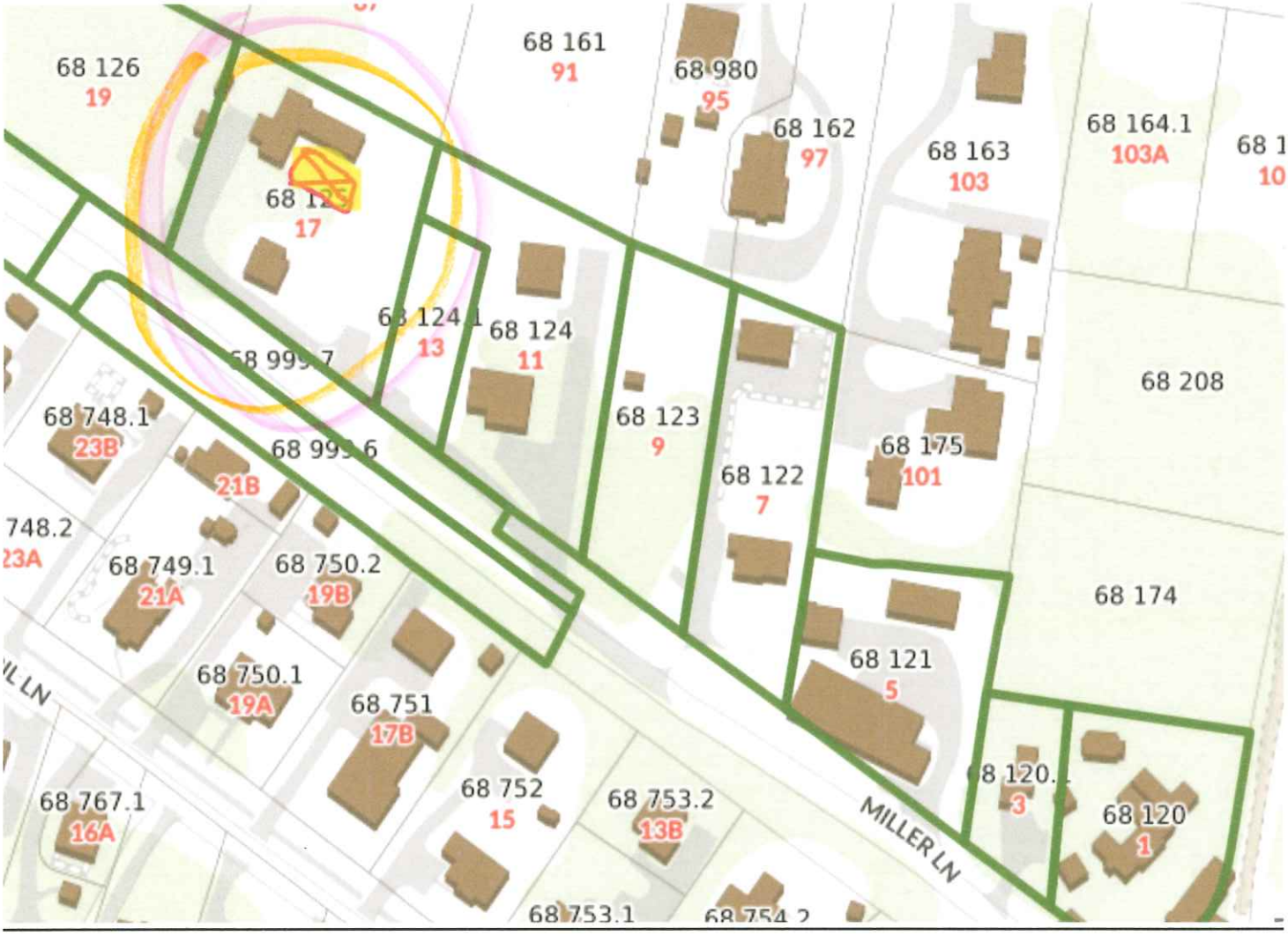
* Attach manufacturer's color samples if color is not from HDC approval list.

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
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68 123

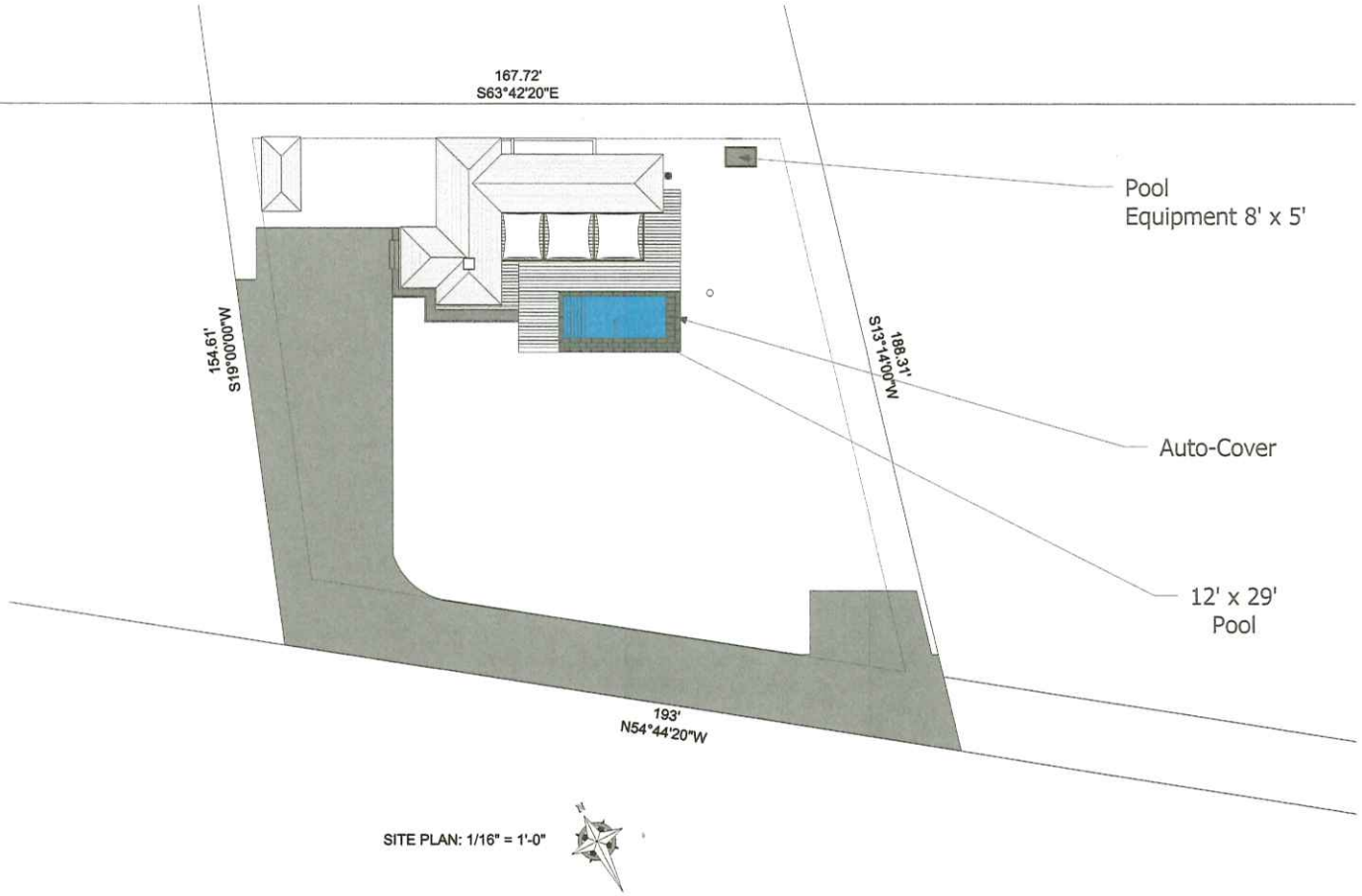




Chat with us







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.

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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°: 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.

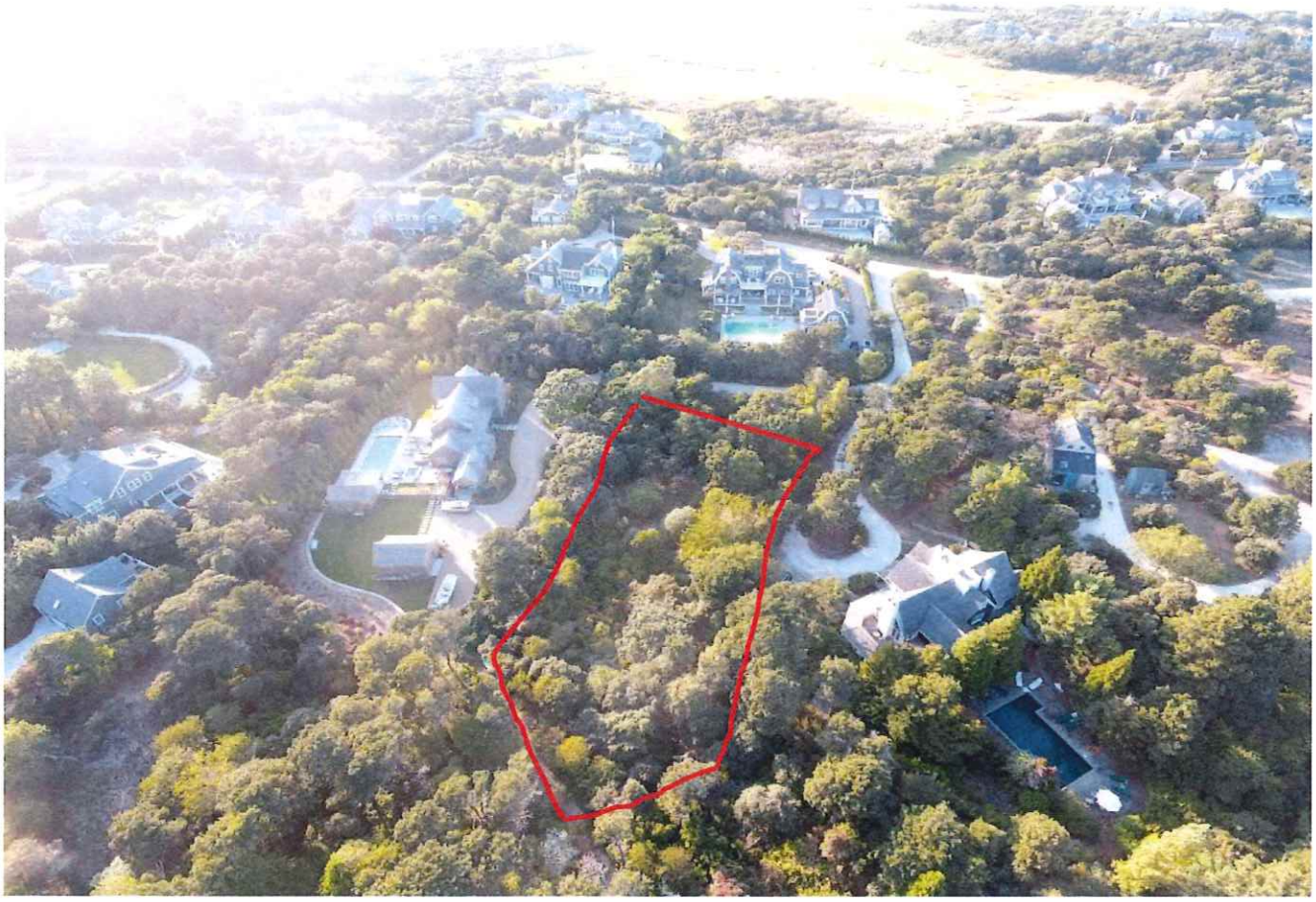
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

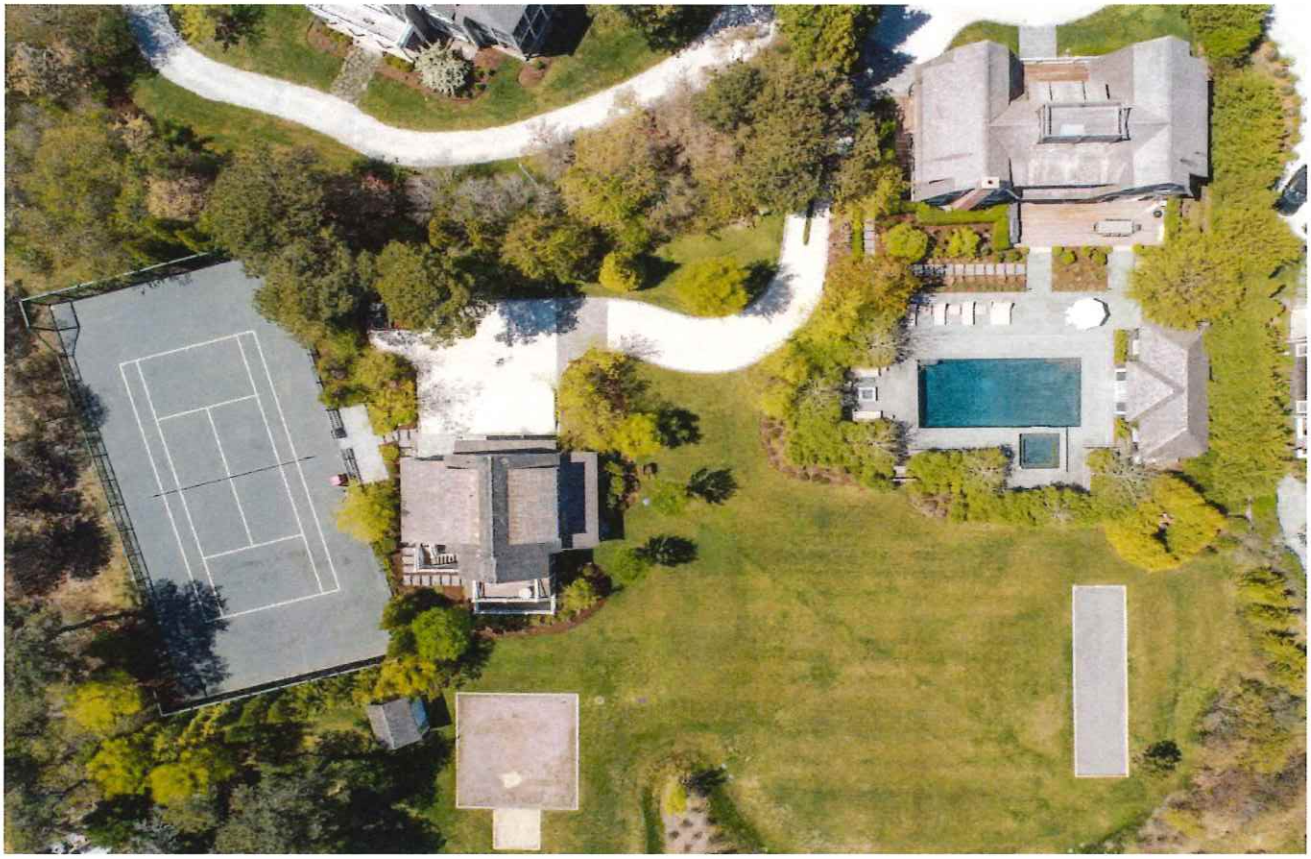




21 BREWSTER ROAD – MULTIPLE BUILDINGS IN A COMPOUND







27 BREWSTER ROAD



29 BREWSTER ROAD





23 MONOMOY ROAD NORTH OF ENTRANCE TO BREWSTER ROAD



17 MONOMOY ROAD – SOUTH CORNER ENTRANCE TO BREWSTER ROAD



HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO. JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDINGS OR MISINTERPRETATION IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
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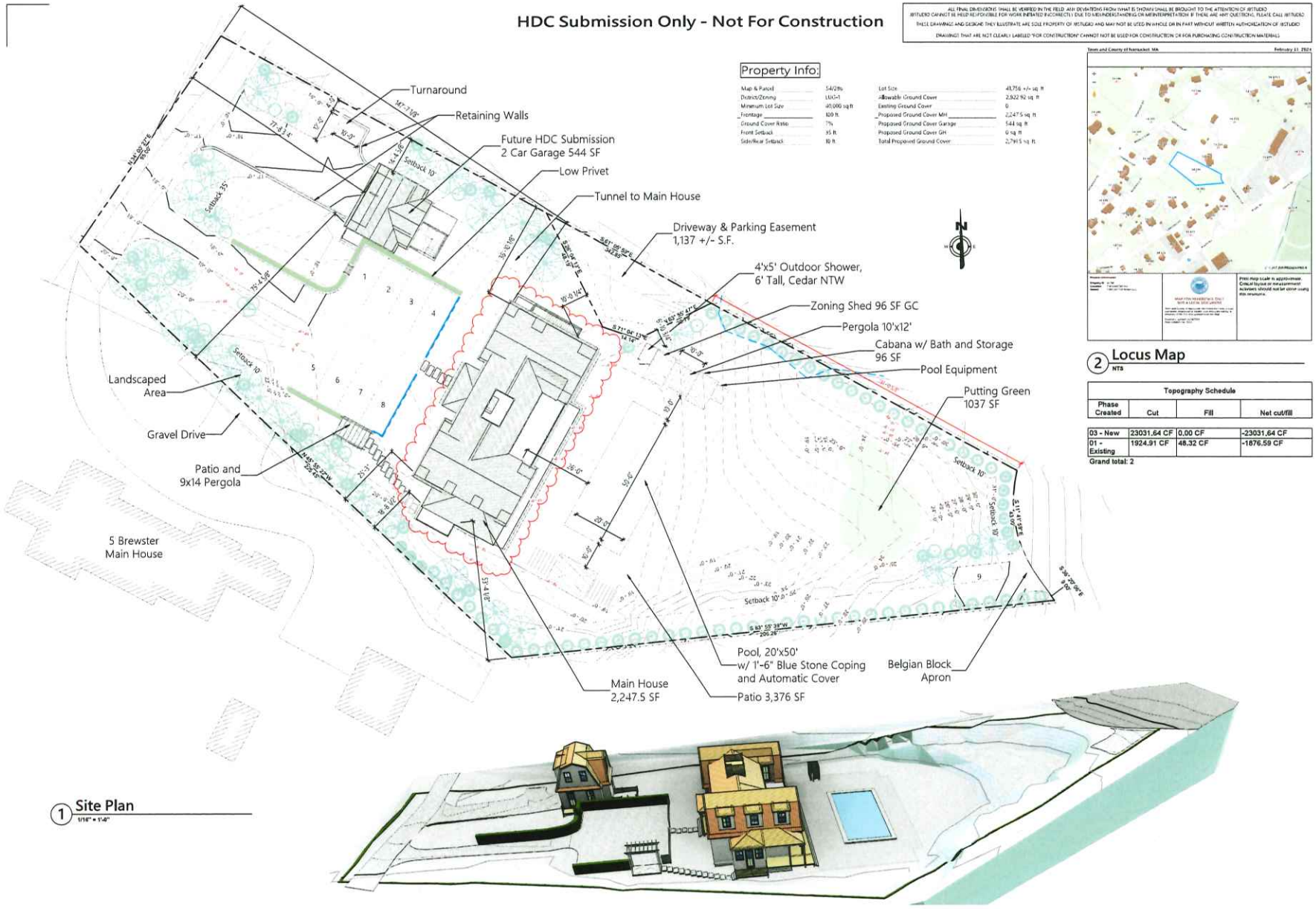
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS

Property Info:

Map & Parcel	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

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 Residence

7 Brewster Rd., Nantucket MA 02554

Sheet

Site Plan
Existing and New

Date

08.25.2024

Revisions

C.101

Scale As indicated

HDC Submission Only - Not For Construction

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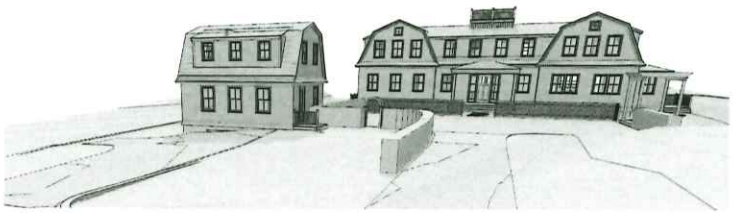
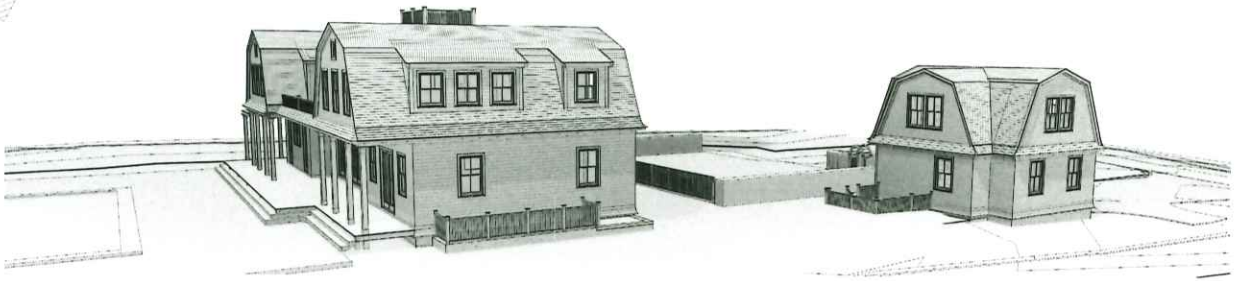


2 3D View 1

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



3 3D View 2

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tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Main Residence

7 Brewster Rd., Nantucket MA
02554

Sheet

Site Plan New

Date

08.25.2024

Revisions

C.102

Scale 1/16" = 1'-0"

HDC Submission Only - Not For Construction

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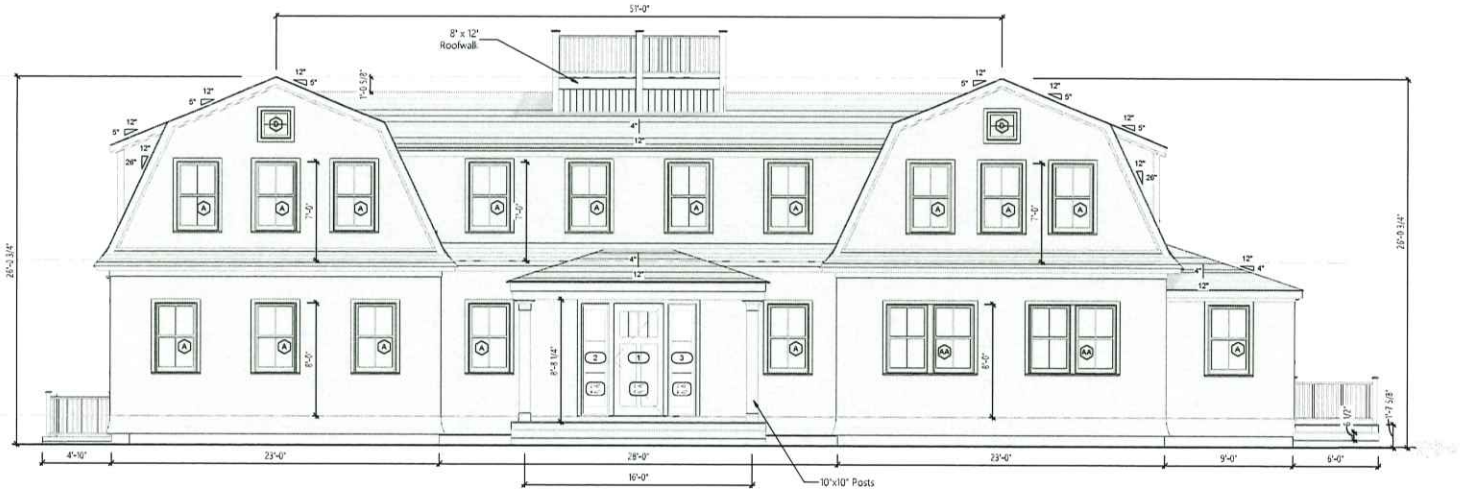
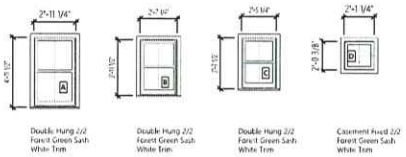
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO.
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS.



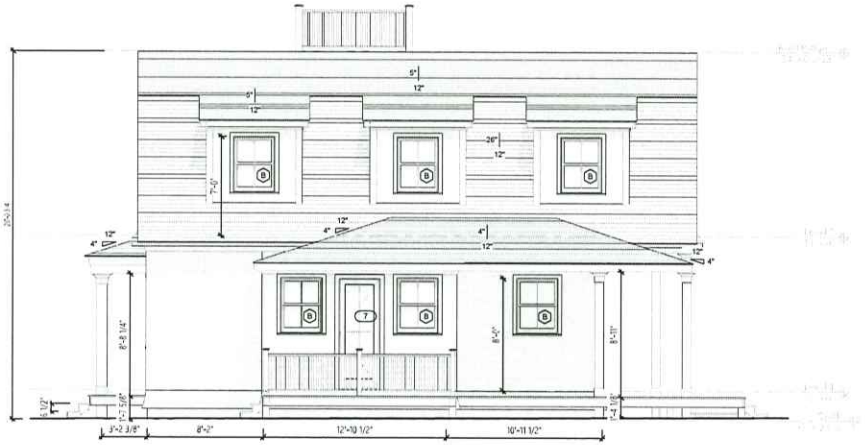
1 Proposed North/West Elevation
1/4" = 1'-0"



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



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



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

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 Residence
7 Brewster Rd., Nantucket MA 02554

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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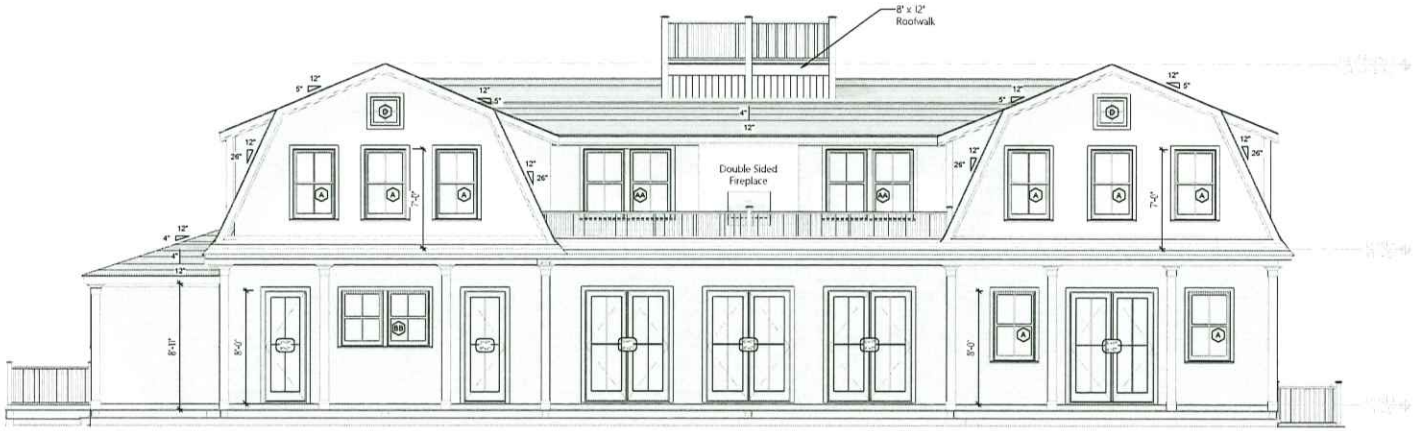
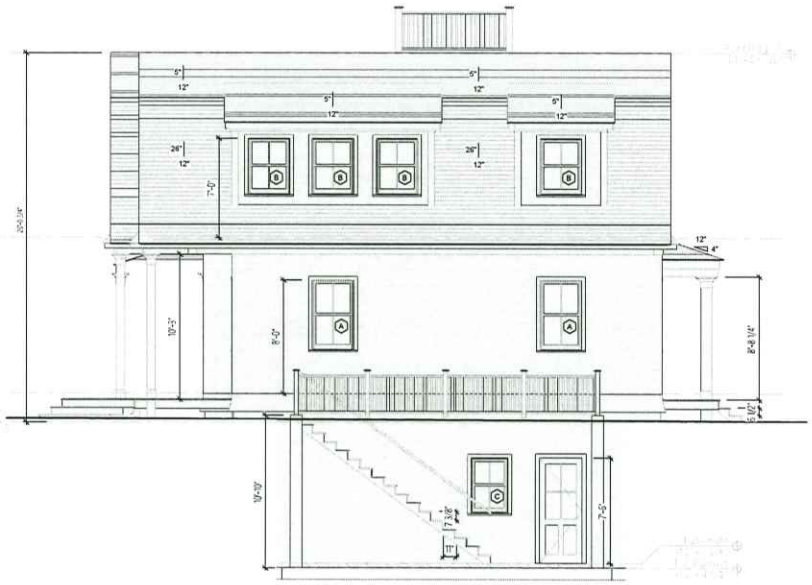


2 Proposed South/East Elevation
1/4" = 1'-0"



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

JBSTUDIO
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JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Main Residence

7 Brewster Rd., Nantucket MA 02554

Sheet

Exterior Elevations - SE/NE

Date

08.23.2024

Revisions

A.102

Scale 1/4" = 1'-0"

HDC Submission Only - Not For Construction

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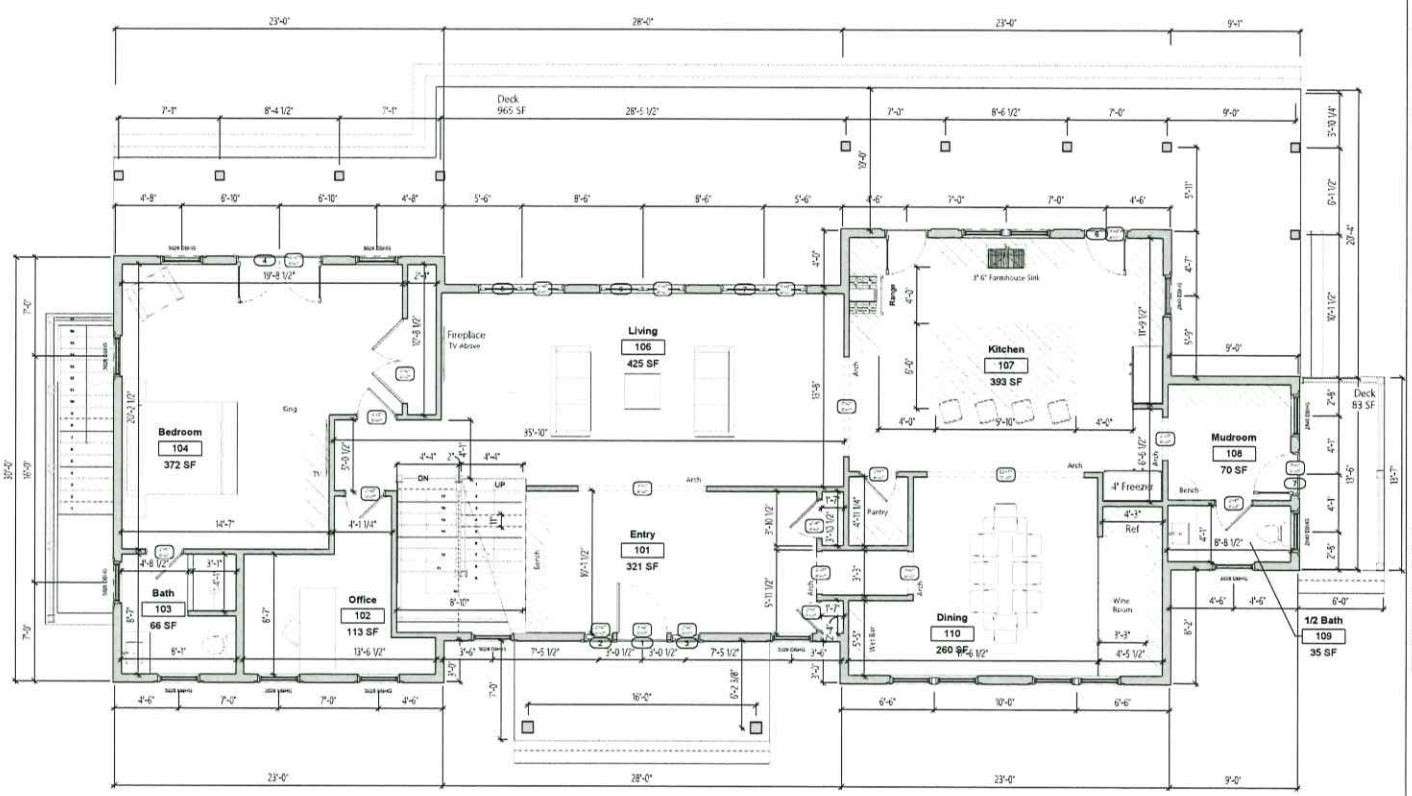
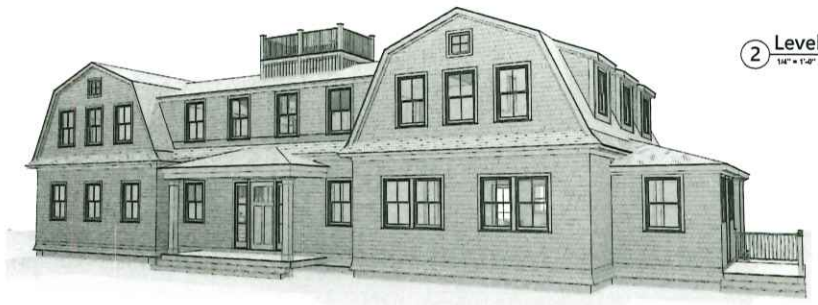


2 Level 1
1/4" = 1'-0"



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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email: juraj@theJBStudio.com

Project

Main Residence

7 Brewster Rd., Nantucket MA 02554

Sheet

First Floor Plan

Date

08.23.2024

Revisions

A.202

Scale 1/4" = 1'-0"

HDC Submission Only - Not For Construction

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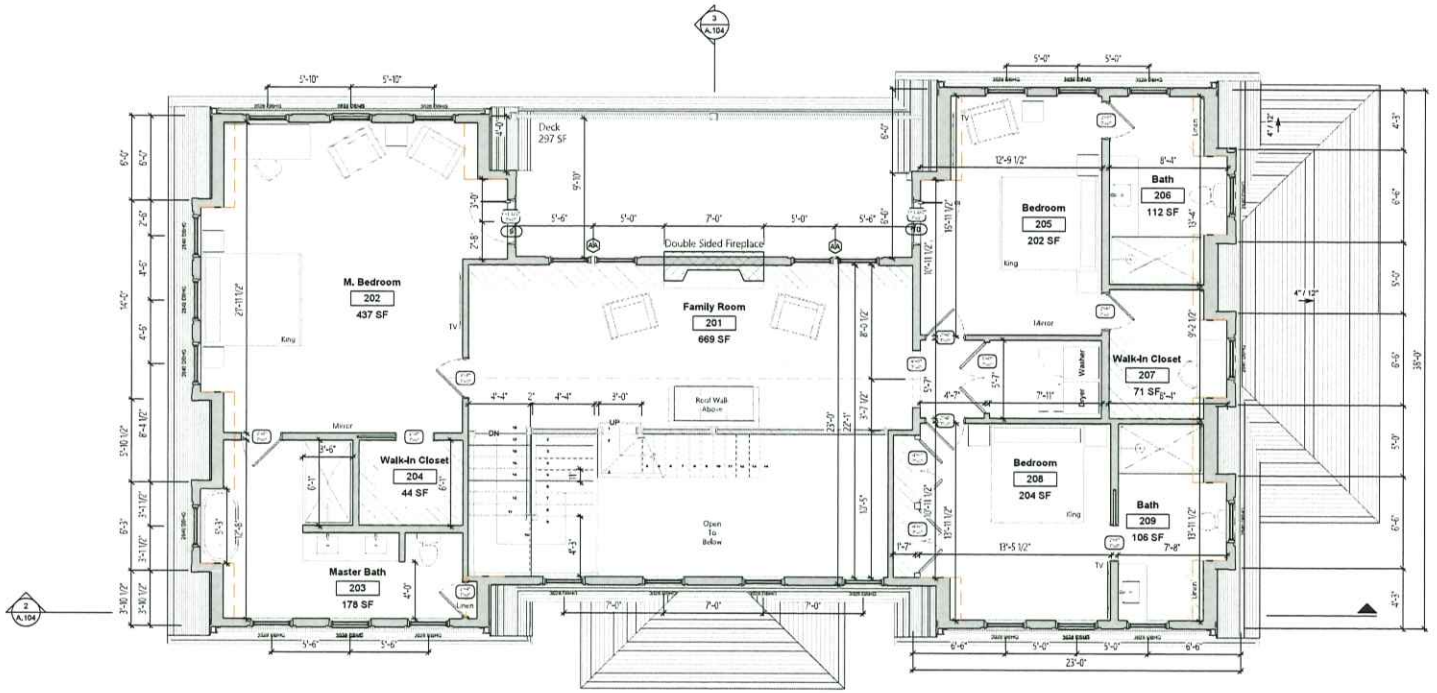
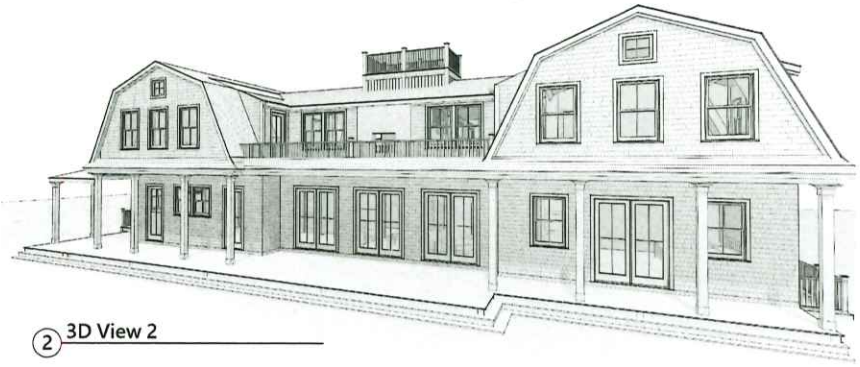


1 Level 2
1/4" = 1'-0"



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	

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 Residence

7 Brewster Rd., Nantucket MA 02554

Sheet

Second Floor Plan

Date

08.23.2024

Revisions

A.203

Scale 1/4" = 1'-0"

8/24/2024 2:05:33 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°: 67 PARCEL N°. 621

Street & Number of Proposed Work: 46 Essex Rd Lot 3

Owner of record: Andrew and Jeanne Caspe

Mailing Address: 46 Essex Rd
Nantucket MA 02554

Contact Phone #: 508-633-9378 E-mail: caspeack@verizon.net

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0
Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways common gravel Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date 8-27-24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

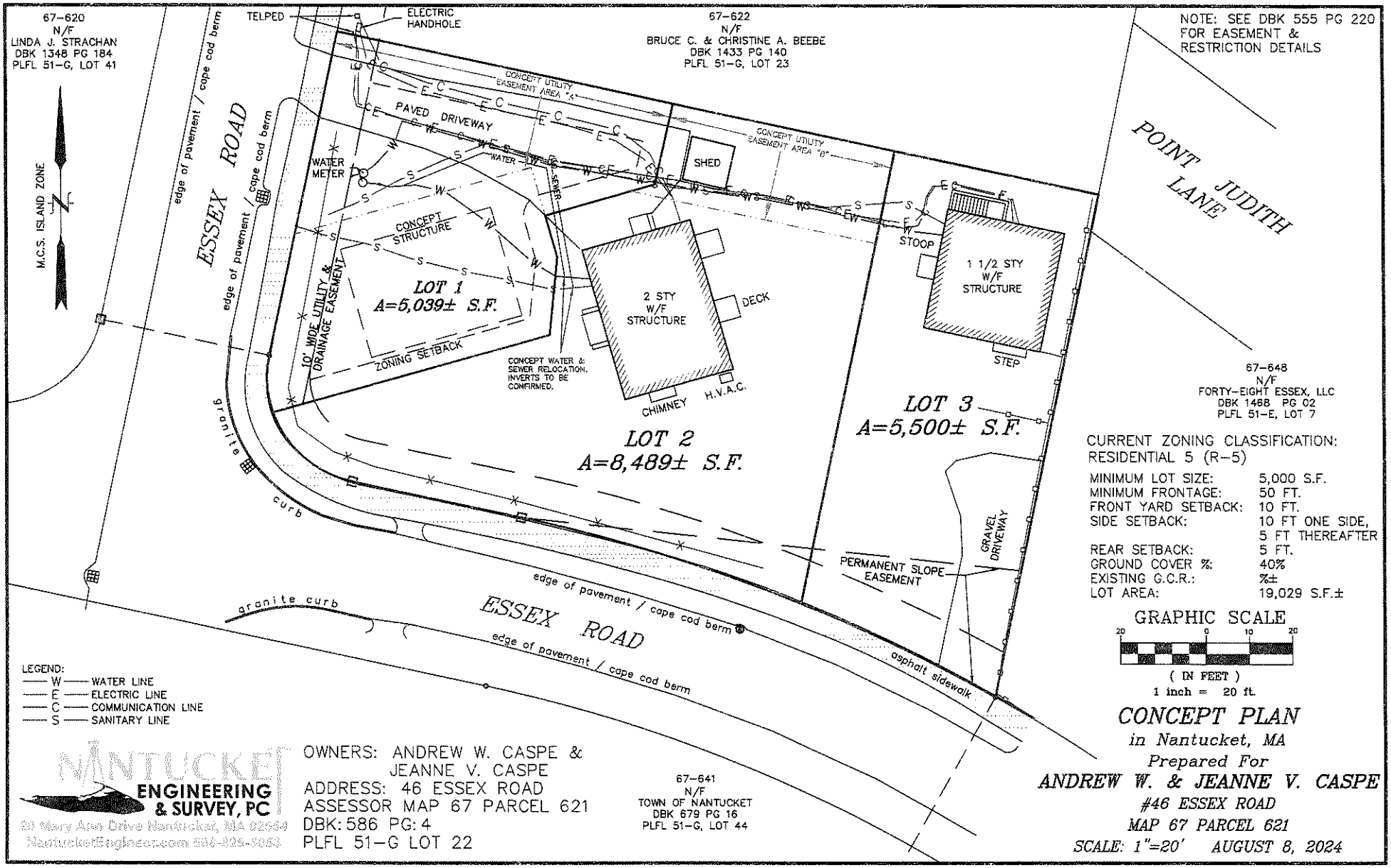
Property ID	5912
Location	46 ESSEX RD
Owner	CASPE ANDREW K & JEANNE V

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 5 (R-5)

MINIMUM LOT SIZE:	5,000 S.F.
MINIMUM FRONTAGE:	50 FT.
FRONT YARD SETBACK:	10 FT.
SIDE SETBACK:	10 FT ONE SIDE, 5 FT THEREAFTER
REAR SETBACK:	5 FT.
GROUND COVER %:	40%
EXISTING G.C.R.:	%±
LOT AREA:	19,029 S.F.±

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-925-5052

OWNERS: ANDREW W. CASPE & JEANNE V. CASPE
ADDRESS: 46 ESSEX ROAD
ASSESSOR MAP 67 PARCEL 621
DBK: 586 PG: 4
PLFL 51-G LOT 22

CONCEPT PLAN

in Nantucket, MA

Prepared For

ANDREW W. & JEANNE V. CASPE

#46 ESSEX ROAD

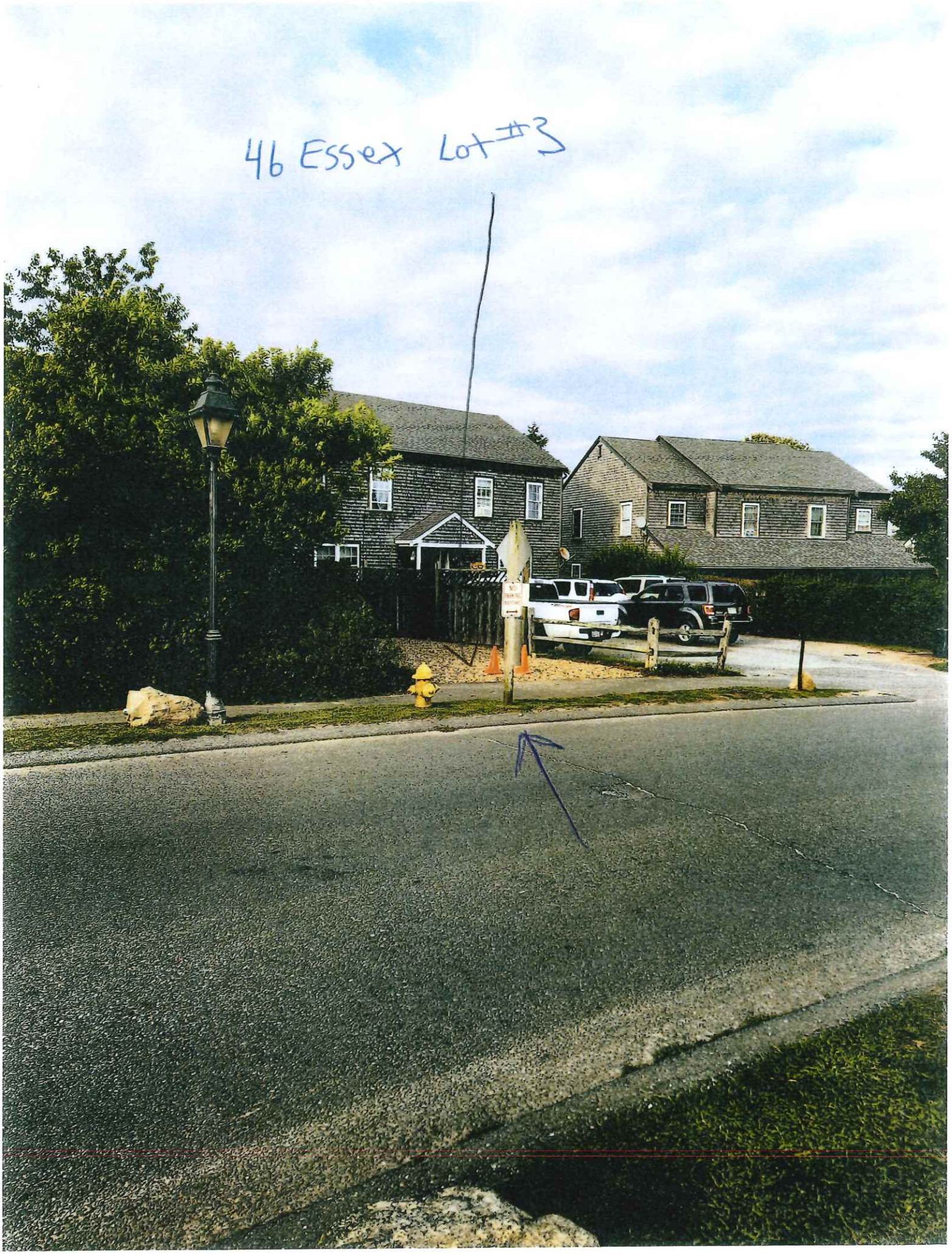
MAP 67 PARCEL 621

SCALE: 1"=20' AUGUST 8, 2024


46 Essex
Lot #3
SPEED
BUMP
AHEAD
SLOW
CHILDREN
AT PLAY

46 Essex
Lot #3




46 Essex Lot #3

46 Essex
Lot #3



CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 92.4 PARCEL N°. 244

Street & Number of Proposed Work: 50 Wauoma Way

Owner of record: Carl + Sharon Nielsen

Mailing Address: PO Box 833 / Box 151

Siasconset, MA / Pequannock NJ 07740

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Thornewill Design, LLC

Mailing Address: 48 Dukes Rd

Nantucket

Contact Phone #: 228 9161 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 54 Sq. Footage 1st floor: 1458

Width: 40 Sq. footage 2nd floor: 1458

Sq. footage 3rd floor: —

Decks/Patio: (Size) 40x10 ☒ 1st floor ☐ 2nd floor

Size: 8x50 ☐ 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'-8" / 24'-4" South 26'-8" - 24'-4" East 24'-4" West 26'-8"

Additional Remarks

Historic Name:

REVISIONS* 1. East Elevation

(describe) 2. South Elevation

Original Date: 3. West Elevation

Original Builder: 4. North Elevation

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): 3M

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

☐ Other _____

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

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

C. Dimensions: Fascia 1x6 Rake 1x8 Soffit (Overhang) 4" Corner boards 5/4x6 Frieze 4"

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round ____ Square 8x8

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

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

Doors* (type and material): ☐ TDL ☒ SDL Front 9 LIGHT W/ SIDE LIGHTS Rear 6 LIGHT Side 6 LIGHT

Garage Door(s): Type — Material _____

Hardscape materials: Driveways STEEL EXISTS Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NAT CEDAR Clapboard (if applicable) _____ Roof MED. GRAY

Trim WHITE Sash WHITE Doors WHITE

Deck NAT MAHOGANY Foundation NAT. CORE Fence _____ Shutters _____

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

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

Date 8/30/24 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 2020

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

MOVE/DEMO APP 3. As-Built Plans (1copy): of existing elevations

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

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

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

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

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

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Carrie Thornewill

AS AGENT FOR Carl and Shawn Nielsen

STREET ADDRESS 50 Wauoma Way

MAP/PARCEL 92.4 / 244

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 8/30/24

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

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

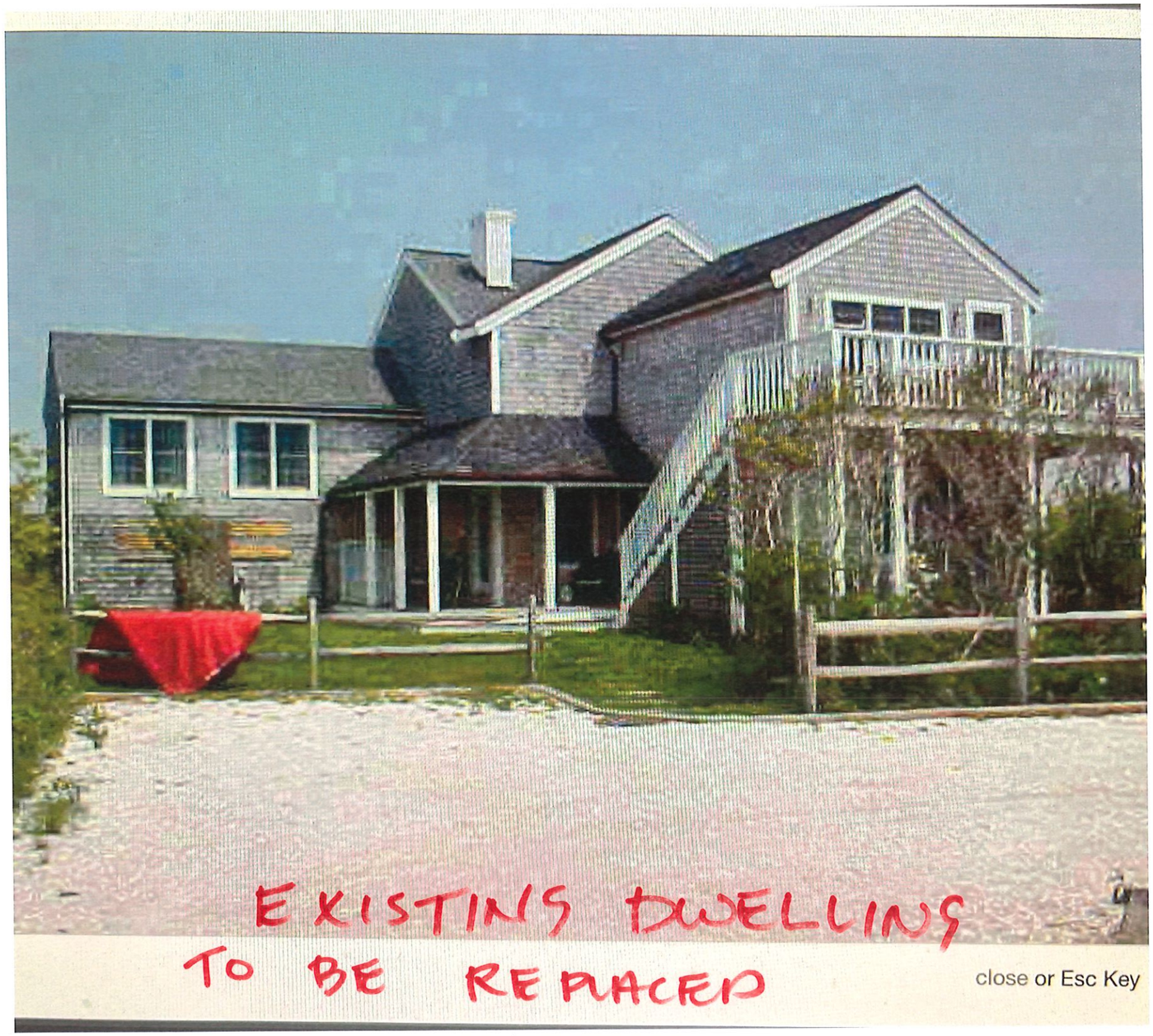
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Caroline Thornewill 8/30/24

Signature Date

50 WANOMA





close or Esc Key

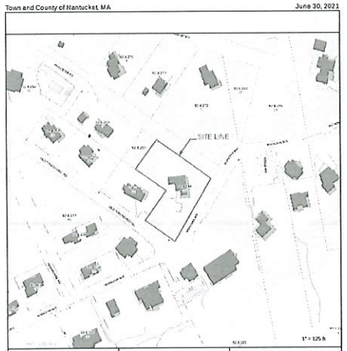
PROPOSED

A NEW HOUSE

50 WANOMA WAY, NANTUCKET,MA



Town and County of Nantucket, MA — June 30, 2021



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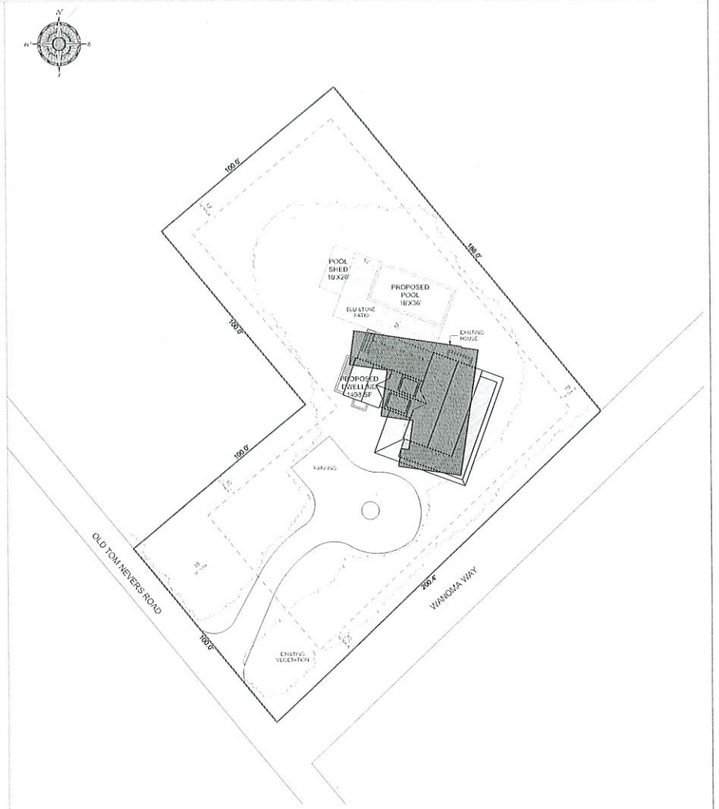
DRAWING INDEX	
	DRAWINGS
COVER	COVER SHEET
A1.0	BASEMENT FLOOR PROPOSED
A1.1	FIRST FLOOR PROPOSED
A1.2	SECOND FLOOR PROPOSED
A1.3	PROPOSED ROOF PLAN
A2.0	ELEVATIONS
A2.1	ELEVATIONS
A2.2	SCHEDULES
A3.0	SECTIONS
A4.0	3D VIEWS

1 LOCUS MAP
SCALE: 1" = 125'



2 PROPOSED SITE PLAN
SCALE: 1" = 20'

ISSUES/REVISION DATE	
HDC 1	01.12.2023
HDC 2	08.08.2024

NIELSEN PROJECT
50 WANOMA WAY, NANTUCKET, MA

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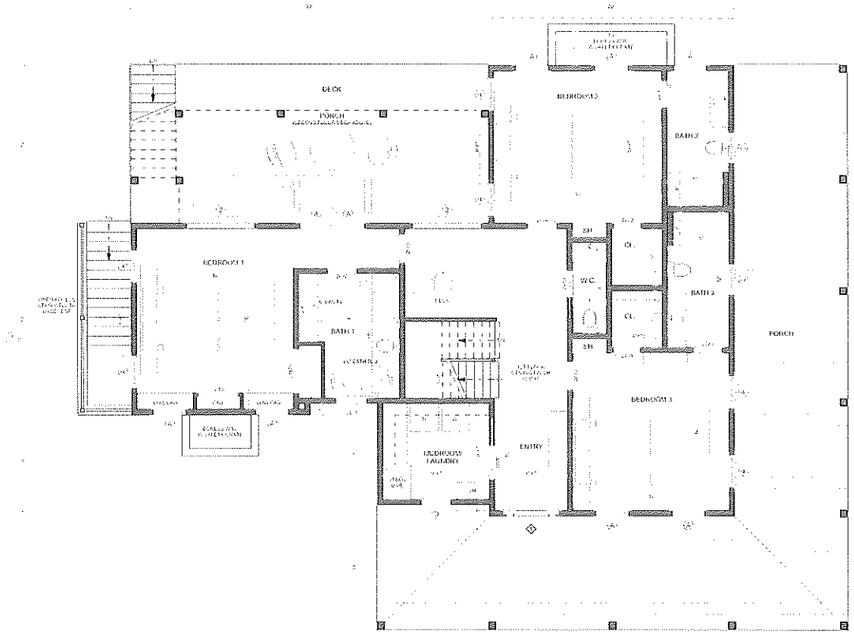
Thimsen Design LLC
48 Dave Road
Nantucket, Ma 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No:
Designed by:
Drawn by:
Checked by:

Sheet No:
COVER
Filename:
COVER SHEET



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

ISSUES/REVISION DATE	
HDC 1	01.12.2023
HDC 2	08.09.2024

NIELSEN PROJECT

50 WANOMA WAY, NANTUCKET, MA

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Thorneswill Design LLC
48 Dukes Road
Nantucket, Ma 02554
Tele 508 228 9165 Fax 508 228 3165

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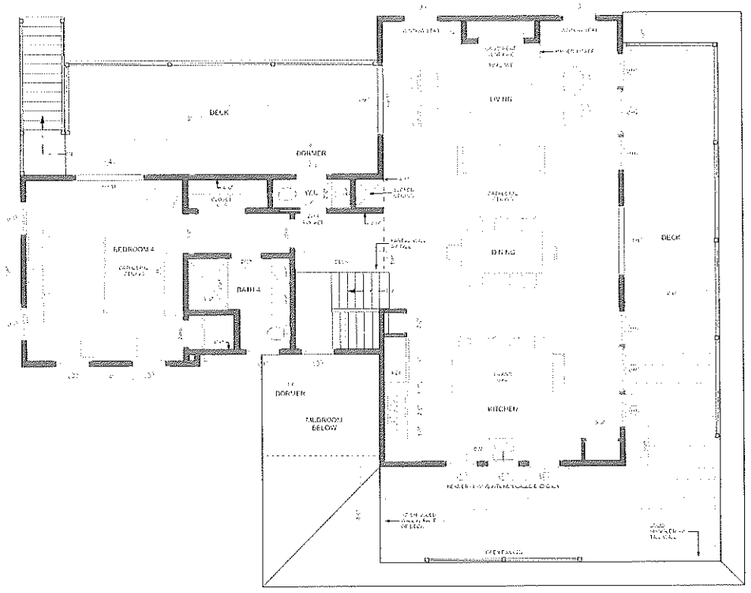

1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

ISSUES/REVISION DATE
PDC 1 01.12.2023
PDC 2 04.03.2024

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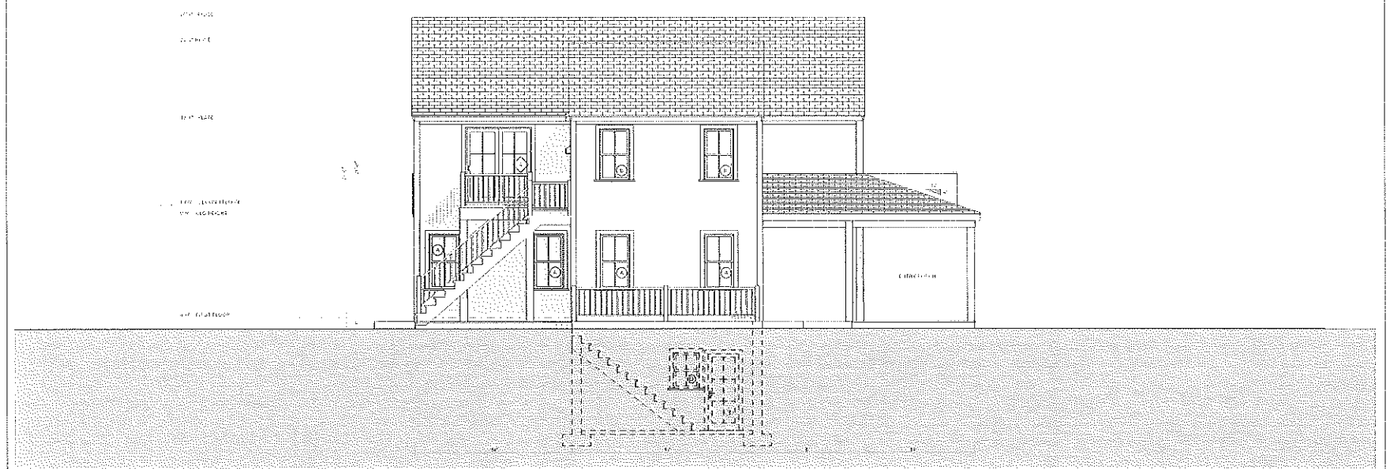
1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

ISSUES/REVISION DATE

NGC 1	01.12.2023
NGC 2	04.08.2023

NIELSEN PROJECT

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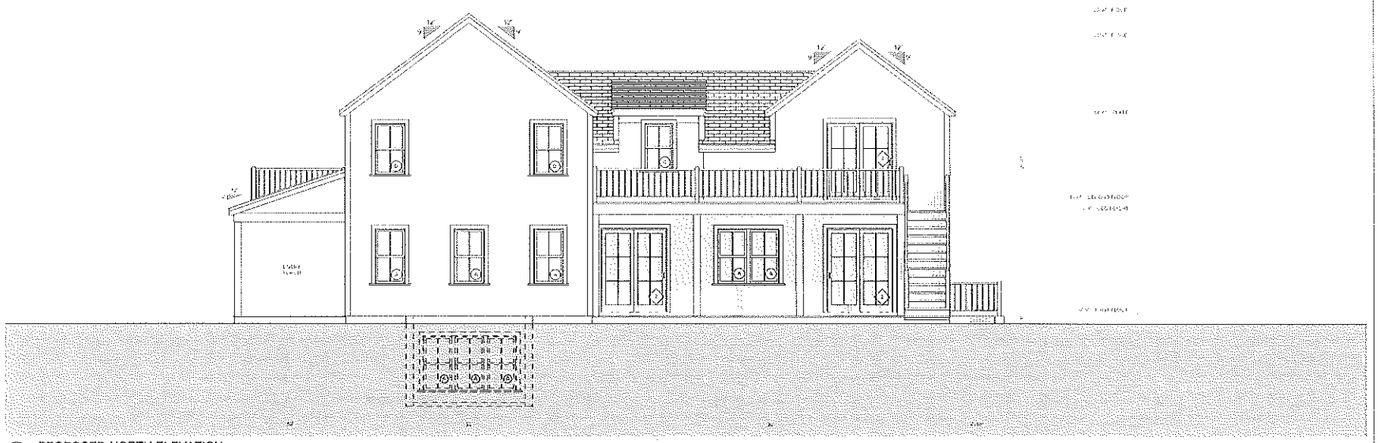

1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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

ISSUE/REVISION DATE	
HDC 1	03.12.2023
HDC 2	08.09.2024

NIELSEN PROJECT

50 WANOMA WAY, NANTUCKET, MA

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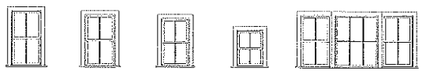
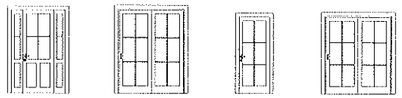
A2.1

WINDOW SCHEDULE HOUSE					
ID	QUANTITY	MANUFACTURER	ROUGH OPENING	REMARKS	U VALUE
A	19	ANDERSEN	3'-10 1/4"+5'-7/8"	TW 2648, 2/2 DBH, WHITE	
B	8	ANDERSEN	2'-10 1/8"+4'-8 7/8"	TW 2648, 2/2 DBH, WHITE	
C	7	ANDERSEN	2'-8 1/8"+4'-8 7/8"	TW 2648, 2/2 DBH, WHITE	
D	2	ANDERSEN	2'-6 1/8"+2'-4 7/8"	TW 2432, 2/2 DBH, WHITE	
E	2	ANDERSEN	3'-11 7/8"+4'-8 7/8"	PICTURE, WHITE	
E	4	ANDERSEN	2'-10 1/8"+4'-8 7/8"	TW 2648, 2/2 DBH, WHITE	
	42				

EXTERIOR DOOR SCHEDULE				
ID	QUANTITY	MANUFACTURER	ROUGH OPENING	REMARKS
1	1	ANDERSEN	3'-4"-6"	WOOD, 4 LIGHT/2 PANEL DOOR W/SIDE LIGHTS, 9-6"X7'-0" - FULL SIZE
2	2	ANDERSEN	6'-4"-6"	FWG 60611, 6 LIGHT FRENCH
3	1	ANDERSEN	3'-4"-11"	FWH 30611, 6 LIGHT SINGLE
4	3	ANDERSEN	6'-4"-11"	FWG 60611, 6 LIGHT FRENCH
	7			





ISSUES/REVISION DATE
PDC 1 ..... 01.12.2023
PDC 2 ..... 03.13.2024

NIELSEN PROJECT
50 WANOMA WAY, NANTUCKET, MA

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Tel: 508.228.9511 Fax: 508.228.3565

Sheet No:
A2.2

office Copy Abutters list + letter

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: 50 WANOMA WAY

Tax Map Number: 92.4 Parcel Number: 244

Owner of Record: CARL + SHARON NIELSEN

Description of Proposal: MOVE OFF OR DEMOLISH EXISTING DWELLING. BUILD NEW DWELLING OF SIMILAR SIZE + STATURE.

Anticipated HDC Submission Date: 8/30/24

9589 0710 5270 1403 5916 04

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

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

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

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER Carl + Sharon Nielsen

MAILING ADDRESS PO Box 151 Pequanock NJ 07740

PROPERTY LOCATION 50 WANOMA WAY

ASSESSORS MAP/PARCEL 92.4 / 244

SUBMITTED BY: Carrie Thornewill

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 27, 2024
DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.08.27 10:26:53 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

BOUCHER CHARLES II & FRANCINE
70 PORTLAND RD
SUMMIT, NJ 07901

CROSS CYNTHIA S TR
CYNTHIA S CROSS LIVING TRUST
218 WEST KINGSLEY U#509
ANN ARBOR, MI 48103

NIELSEN CARL & SHARON
PO BOX 833
SIASCONSET, MA O2364

11SR LLC
54 EAST 92ND STREET
NEW YORK, NY 10128

51 WW LLC
54 EAST 92ND STREET
NEW YORK, NY 10128

Excel File Edit View Insert Format Tools Data Window Help

Tue Aug 27 11:18 AM

Abutters Listing50WanomaWyHDC

Home Insert Page Layout Formulas Data Review View Acrobat

Share

Paste Cut Copy Format Arial 15 Wrap Text Merge & Center General Conditional Formatting Format as Table Normal Bad Good Neutral Calculation Check Cell Explanatory T... Input Insert Delete Format AutoSum Fill Clear Sort & Filter Find & Select Create PDF and share link

Office Update To keep up-to-date with security updates, fixes, and improvements, choose Check for Updates. Check for Updates

Activate Microsoft 365 to Create and Edit Activate Microsoft 365 to Create and Edit Activate

A1 Abutters Listing

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
924	237		BOUCHER CHARLES R & FRANCINE		70 PORTLAND RD	SUMMIT	NJ	07901	40 WANOMA WY
924	246		CROSS CYNTHIA S TR	CYNTHIA S CROSS LIVING TRUST	218 WEST KINGSLEY U#509	ANN ARBOR	MI	48103	32 OLD TOM NEVERS RD
924	287		NIELSEN CARL & SHARON		PO BOX 833	SIASCONSET	MA	02364	HOLLISTER RD
924	272		11SR LLC		54 EAST 92ND STREET	NEW YORK	NY	10128	11 SANDSBURY RD
924	320		51 WW LLC		54 EAST 92ND STREET	NEW YORK	NY	10128	53 WANOMA WY

Count: 5

vtmp_Abutters Listing

Ready Accessibility: Good to go

Average: 398.6666667 Count: 67 Sum: 1196 145%

MH Mary Haley
RE: HDC abutte
To: Thornewill

Siri Found a Contact

Hi Carrie – attached is the s

Mary L. Haley
Senior Clerk, Assessor's Of
Town of Nantucket
37 Washington Street
Nantucket, MA 02554
(508) 228-7200 x. 7061
www.nantucket-ma.gov

From: Thornewill Design <offu
Sent: Tuesday, August 27, 202
To: Mary Haley <mhaley@nan
Subject: HDC abutters list requ

CAUTION: This email ori

See More from Thornewill Design

LIST OF PARTI

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48 Dukes Road
Nantucket Island, MA 02554

9589 0710 5270 1403 5916 28

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NY 10128

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Summit NJ 07901

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33
MA 02364

ueene Boneker
nd Rd
NJ 07901

ornewill Design, LLC
8 Dukes Road
antucket Island, MA 02554

ewill Design, LLC
48 Dukes Road
Nantucket Island, MA 02554

CERTIFICATE NO: _____ DATE ISSUED: 4/23/24

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

HDC7024-03-10183

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 150

Street & Number of Proposed Work: 9 ORANGE STREET

Owner of record: LITTLE BIG BUILDINGS LLC

Mailing Address: 781 MAIN ST. BOONTON NJ

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: S. Theroux NAGT

Mailing Address: PO box 1814 NANTUCKET MA

Contact Phone #: 228-5031 x2 E-mail: STEVE@NANTUCKETARCHITECTURE.COM

FOR OFFICE USE ONLY 1604

Date application received: 3/25/24 Fee Paid: $ 50

Must be acted on by: check 5/24/24

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

PER EXHIBIT A - DROP TYE (NEW GABLE) TOP PLATE 10" - 12"

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 10-4 Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 5-3 Sq. footage 2nd floor: 54 SF Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 22'-8 South EXIST East EXIST West EXIST

Additional Remarks CONTRIBUTING

Historic Name: PELEG COGGESHALL

Original Date: COOPER 1774

Original Builder: C.

HDC SURVEY / DRAFT FORM B | NPS HISTORY

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

REVISIONS* (describe)

1. East Elevation NEW ROOF SHINGLES
2. South Elevation NEW SIDEWALL SHINGLES, REPAIR ALL TRIM
3. West Elevation INSTALL UNIFORM WINDOW TRIM -
4. North Elevation ADD SMALL 2ND FLOOR ADDITION over EXIST 1ST FLOOR MASS.

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed EXIST ☐ Block ☐ Block Parged ☐ Brick (type) BRICK/Rubble ☐ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass EX /12 Secondary Mass 8.5 /12 Dormer _____/12 Other _____

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

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): copper

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

☐ Other _____

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

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

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

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

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other EXIST. NEW TDL BOSTON SASH.

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NAT. TO WEATHER Clapboard (if applicable) _____ Roof IKO CAMBRIDGE DUAL BLACK

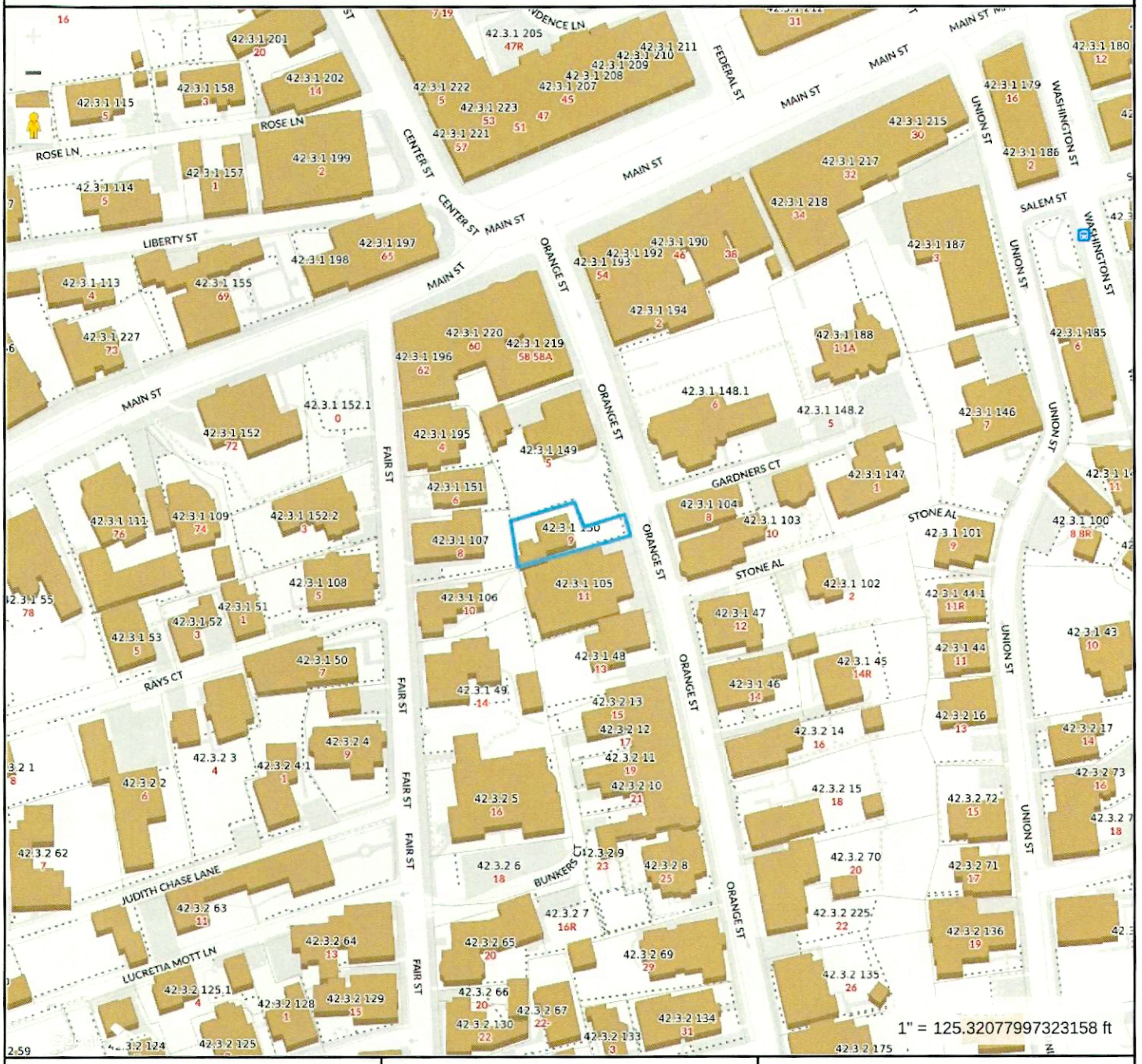
Trim WHITE Sash WHITE Doors EXIST. GREEN

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 3/22/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	9608
Location	9 ORANGE ST
Owner	LITTLE BIG BUILDINGS 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.

NORTH

THESE DRAWINGS ARE FOR
HDC APPLICATION ONLY
3/21/2024

REVISED FOR HDC STAFF APPROVAL
4/30/24

RECEIVED
MAY 01 2024
BY

ORANGE STREET

(52.75' DEED) 52.49'

SETBACK LINE

(37.50 DEED) 37.94' (PLAN FILE 18-C)

SETBACK LINE

(22.57' DEED) 22.37'

SETBACK LINE

PICKET FENCE

EXISTING STONE RETAINING WALL

34.00' DEED

12' (DEED) 12.00'

SETBACK LINE

LANDING
AND STEPS

LINE OF ORANGE
STREET PER
DEED

LINE OF WAY 92.5' (DEED) 92'C LINE
OF WAY

PICKET FENCE LIMIT OF
OCCUPATION

BRICK FOOTPATH BETWEEN FAIR STREET AND
ORANGE STREET

UNITARIAN CHURCH

APPROVED
HDC2024-03-10183
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

1 **9 ORANGE STREET SITE PLAN**
Scale: 1/4" = 1'-0

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

EXISTING CONDITIONS PLANS FOR
FRAGOMENI/RODGERS RESIDENCE 9 ORANGE STREET
NANTUCKET, MASSACHUSETTS, 02554

PRELIM
PLAN

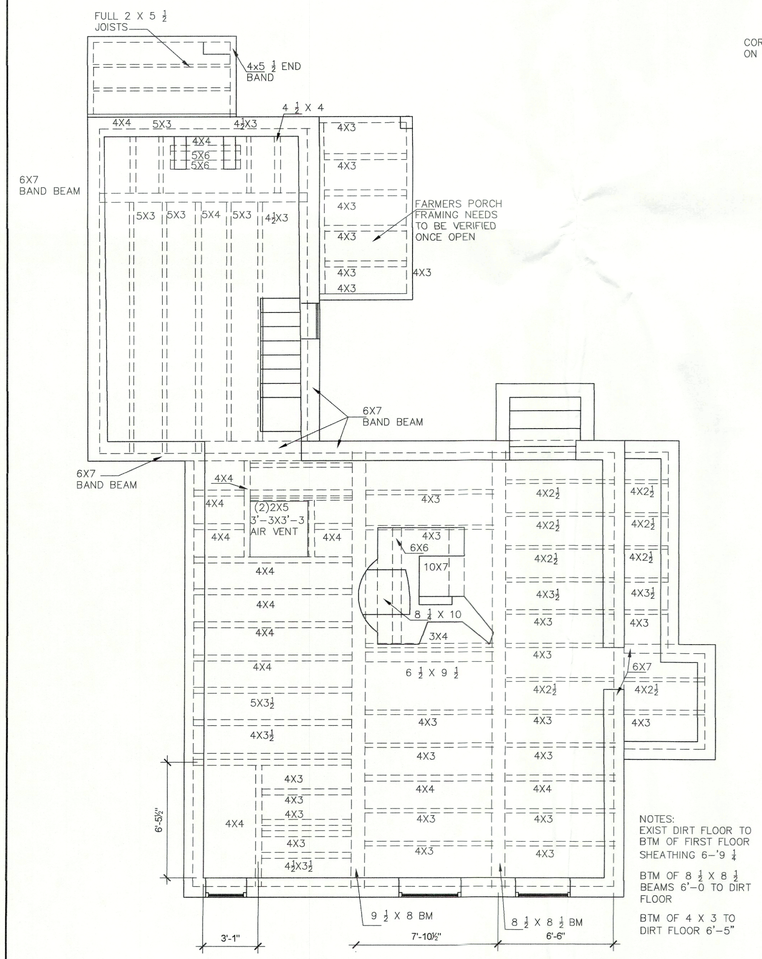
HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B:

client number

S1

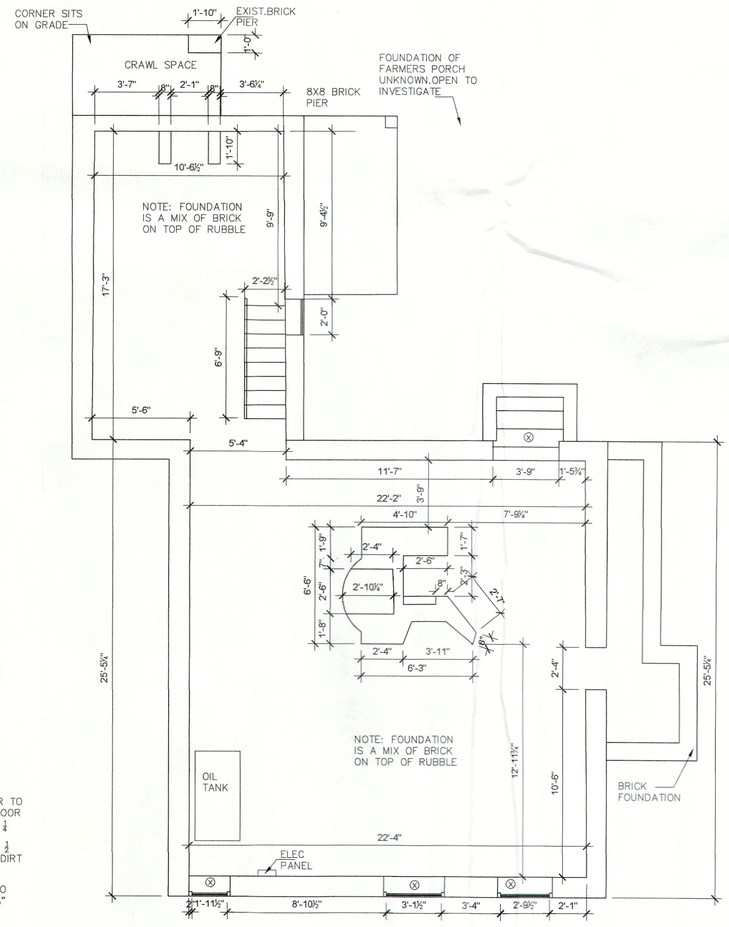
THESE DRAWINGS ARE FOR
HDC APPLICATION ONLY
3/21/2024

REVISED FOR HDC STAFF APPROVAL
4/30/24



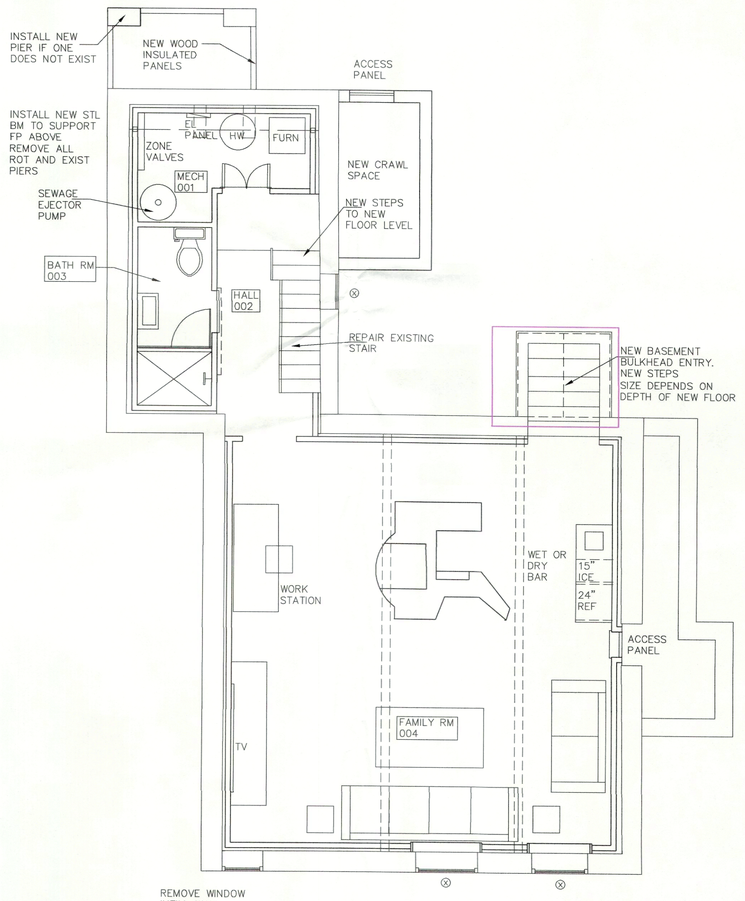
D EXISTING FIRST FLOOR FRAMING PLAN

Scale: 1:1



D EXISTING BASEMENT PLAN

Scale: 1:1



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D PROPOSED BASEMENT PLAN

Scale: 1:1

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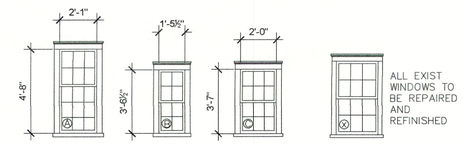
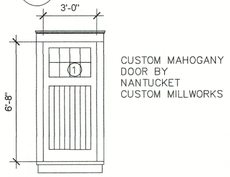


ALL NEW WINDOW UNITS: BOSTON SASH
SINGLE PANE TRUE DIVIDED LIGHT WINDOWS

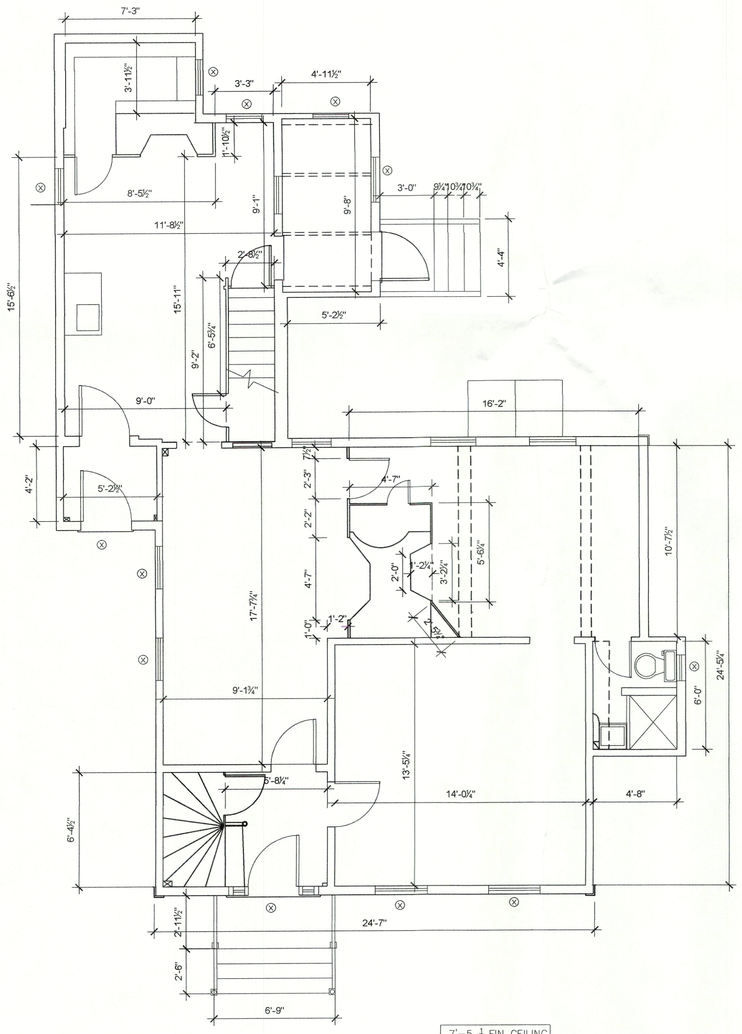
1 WINDOW SCHEDULE

Scale: 1/4=1'-0



1 DOOR SCHEDULE

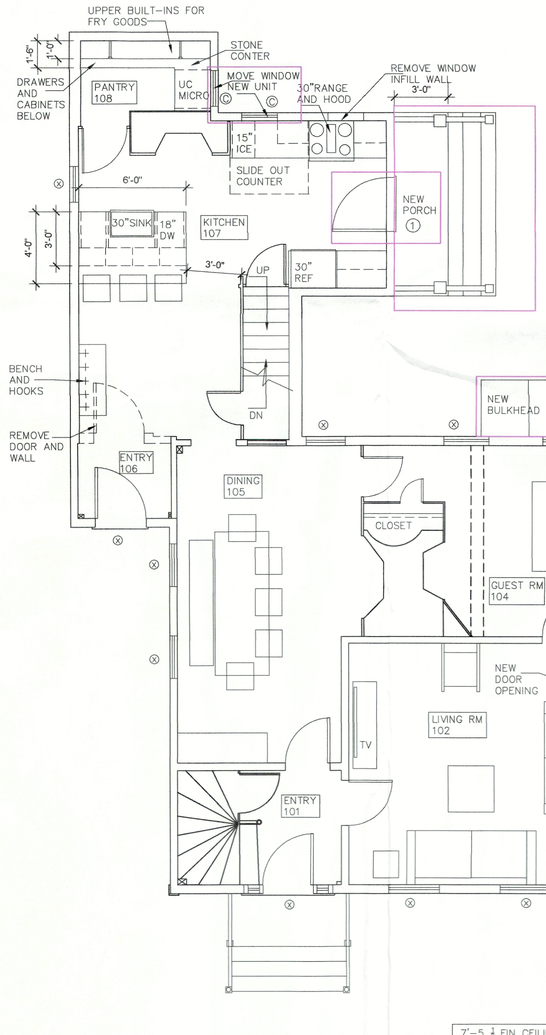
Scale: 1/4=1'-0



B EXISTING FIRST FLOOR PLAN

7'-5 ½ FIN CEILING VARIES

Scale: 1:1



B PROPOSED FIRST FLOOR PLAN

7'-5 ½ FIN CEILING VARIES

Scale: 1:1



1 EXISTING EAST ELEVATION

NO PROPOSED CHANGES

Scale: 1/4=1'-0

APPROVED
HDC2024.03.10183
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



1 PROPOSED EAST ELEVATION

Scale: 1/4=1'-0

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A2

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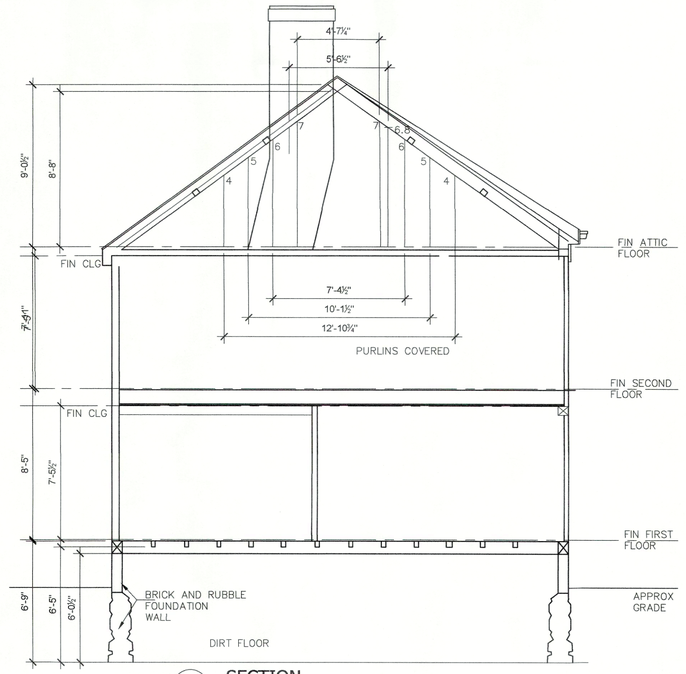
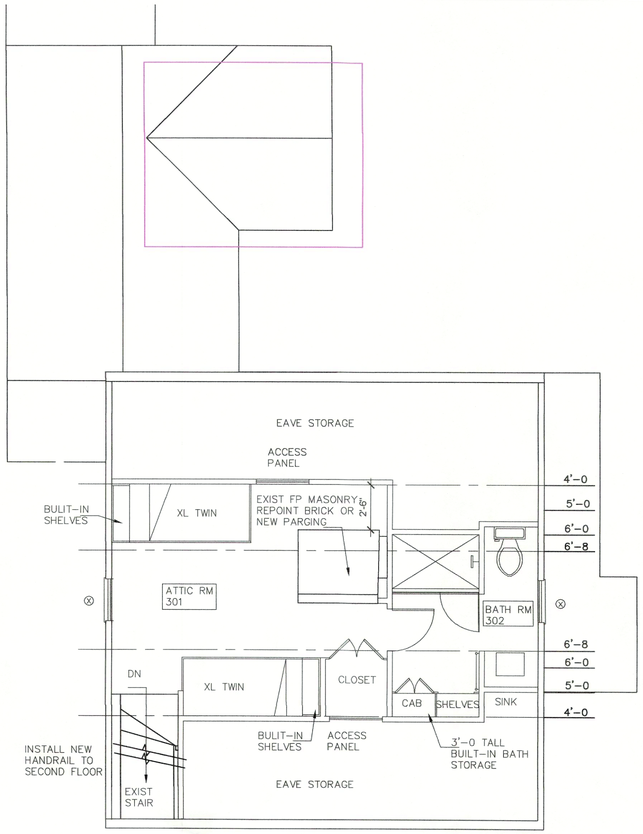


1 SECTION

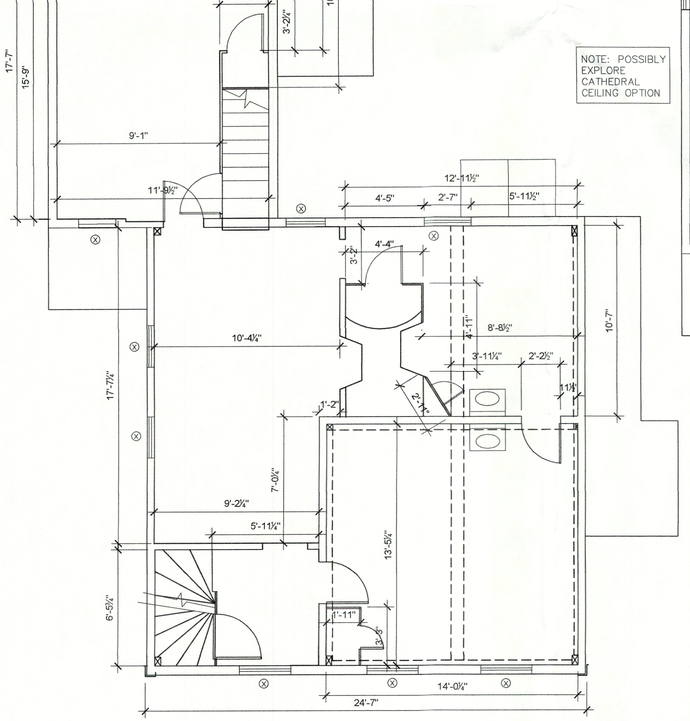
Scale: 1/4=1'-0



B PROPOSED ATTIC FLOOR PLAN

NOTE: PLAN BASED ON ALL EXISTING RAFTERS AND PURLINS TO BE COVERED BY NEW CEILING.

Scale: 1:1

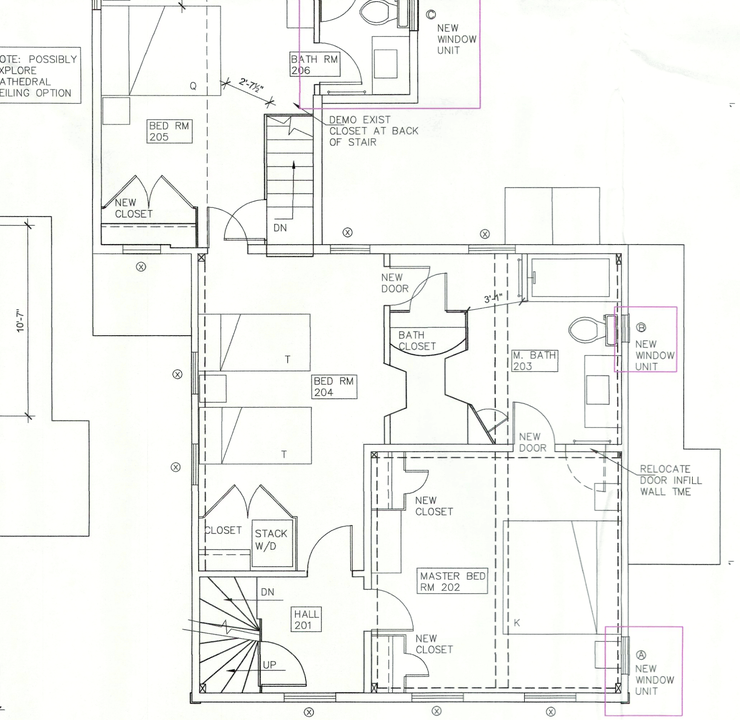


NOTE: POSSIBLY EXPLORE CATHEDRAL CEILING OPTION

C EXISTING SECOND FLOOR PLAN

7'-5 ½ FIN CEILING VARIES

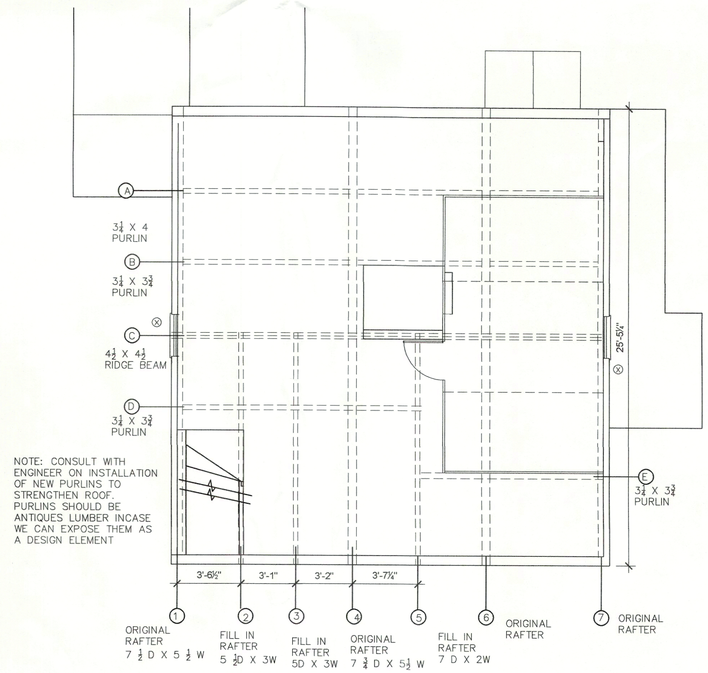
Scale: 1:1



C PROPOSED SECOND FLOOR PLAN

7'-5 ½ FIN CEILING VARIES

Scale: 1:1



NOTE: CONSULT WITH ENGINEER ON INSTALLATION OF NEW PURLINS TO STRENGTHEN ROOF. PURLINS SHOULD BE ANTIQUES LUMBER INCASE WE CAN EXPOSE THEM AS A DESIGN ELEMENT

B EXISTING ATTIC FLOOR PLAN

Scale: 1:1

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REVISIONS:	
REVISIONS:	
D/B:	

client number

A3



1 PREVIOUS SUBMISSION NORTH ELEVATION

Scale: 1/4=1'-0



1 PROPOSED NORTH ELEVATION EXHIBIT A

Scale: 1/4=1'-0



1 EXISTING NORTH ELEVATION

Scale: 1/4=1'-0

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client number

A4

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 150

Street & Number of Proposed Work: 9 ORANGE ST

Owner of record: LITTLE BIG BUILDING LLC

Mailing Address: 781 MAIN ST BOSTON MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: S. THERIAULT NAQ

Mailing Address: PO BOX 1814 NANTUCKET MA

Contact Phone #: 275-5031 E-mail: STEVE@NANTUCKETARCHITECTURE.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC2024-03-10183

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation REVISE REAR ENTRY DOOR
4. North Elevation REDUCE WIDTH of PORCH & REAR STEPS REUSE STAIR RAIL

*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 8/28/2024 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Stephen Theurer NAG

AS AGENT FOR LITTLE BIG BUILDING LLC

STREET ADDRESS 9 ORANGE ST

MAP/PARCEL 42.3.1 150

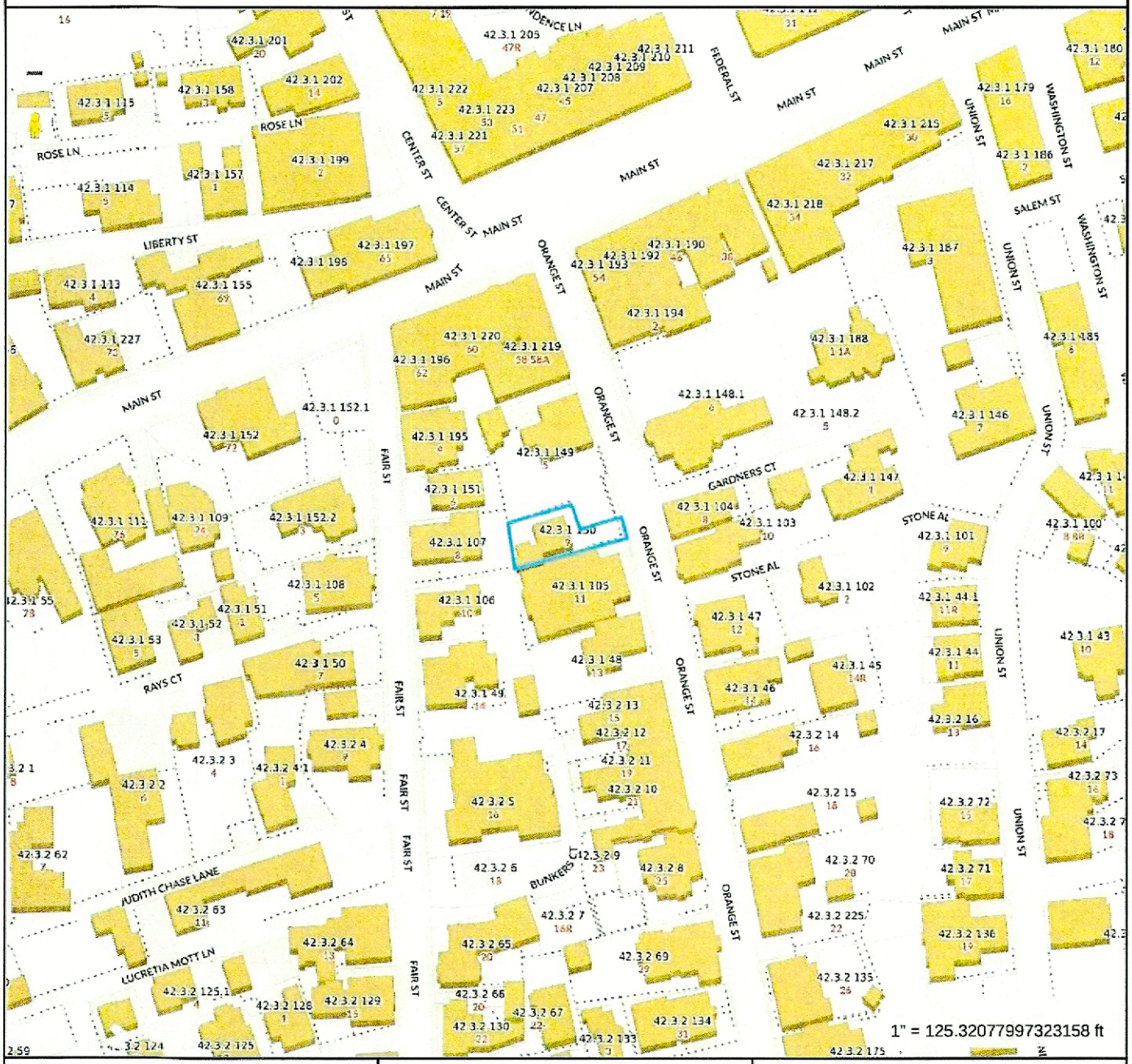
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 8/28/2024

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 8/28/2024 Date



Property Information

Property ID	9608
Location	9 ORANGE ST
Owner	LITTLE BIG BUILDINGS 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.

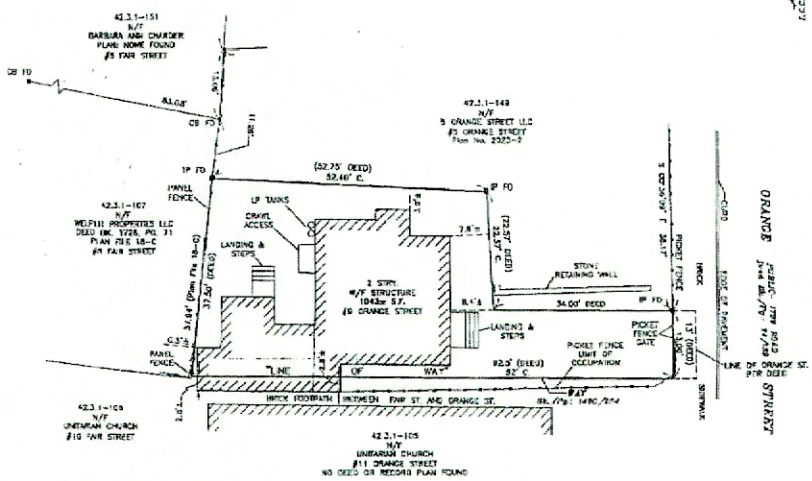
CURRENT ZONING CLASSIFICATION:
Residential Old Historic (R-OH)

		EXISTING
MINIMUM LOT SIZE:	5000 S.F.	2,458± S.F.
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	none	SEE PLAN
REAR/SIDE SETBACK:	5 FT.	SEE PLAN
GROUND COVER %:	40%	SEE PLAN

LEGEND

IP FD ○ DENOTES IRON PIPE FOUND

C DENOTES CALCULATION



ONLY ORIGINALLY STAMPED AND ENDORSED COPIES OF THIS PLAN SHALL BE ACKNOWLEDGED BY THE CERTIFYING LAND SURVEYOR.

TO: *Little Big Building, LLC*, AND NO OTHERS.

I CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PREMISES SHOWN ARE LOCATED IN FLOOD HAZARD ZONE: . . . 2 . . . DELINEATED ON FLOOD / COMMUNITY PANEL NUMBER 25019C0062, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE OF MAP: 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 NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN ITS INTENDED USE STATED ABOVE.

©Blackwell & Associates Inc.

NOT TO BE RECORDED

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

MORTGAGE INSPECTION PLAN in Nantucket, MA

SCALE: 1"=10' DATE: September 05, 2023

Owner: *ROBERT & LAURA KULIN, etal*

Deed Bk./Pg.: 1490/264 Plan: NO RECORD PLAN REF. PB. 5, PG. 45

Tax Map: 42.3.1-150 Locus: 9 ORANGE STREET

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 Teasdale Circle
Nantucket, Massachusetts 02554
(508) 228-9020

B9199

TYLLICAS JOB 53

FBK: 339/50

Mr. James Rodgers
9 Orange Street
Nantucket, Ma 92554

January 19, 2024

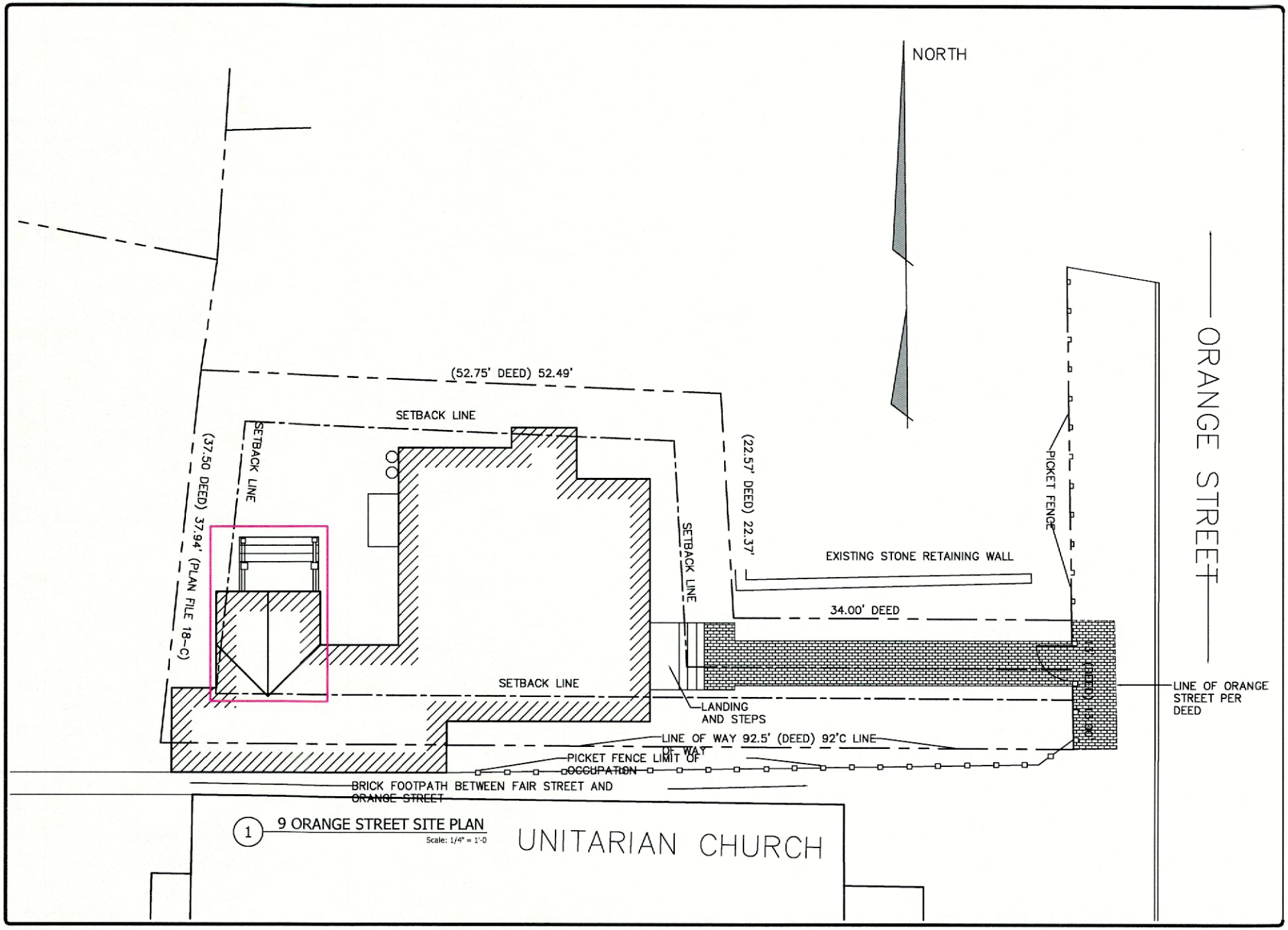
Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket Ma. 0254

Map: 42.3.1 Parcel 150

Authorization Letter,

I Mr. James Rodgers the undersigned, hereby authorize my agent Stephen Theroux, Nantucket Architecture Group LTD. To act on my behalf, to sign applications and represent our project before the Nantucket Historic District Commission

Mr. James Rodgers



1 9 ORANGE STREET SITE PLAN
Scale: 1/4" = 1'-0

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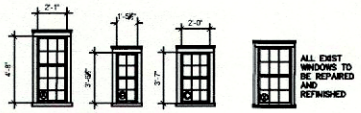
8-28-2024



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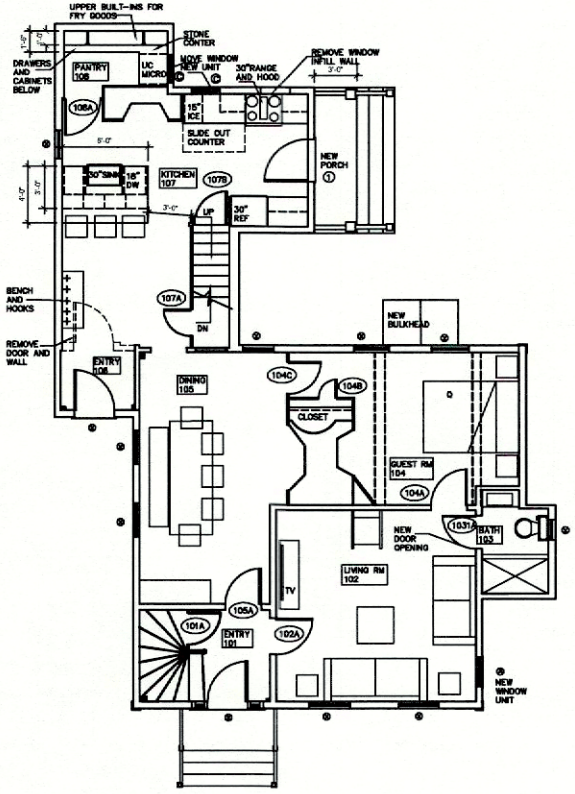
SINGLE PANE TRUE DIVIDED LIGHT WINDOWS

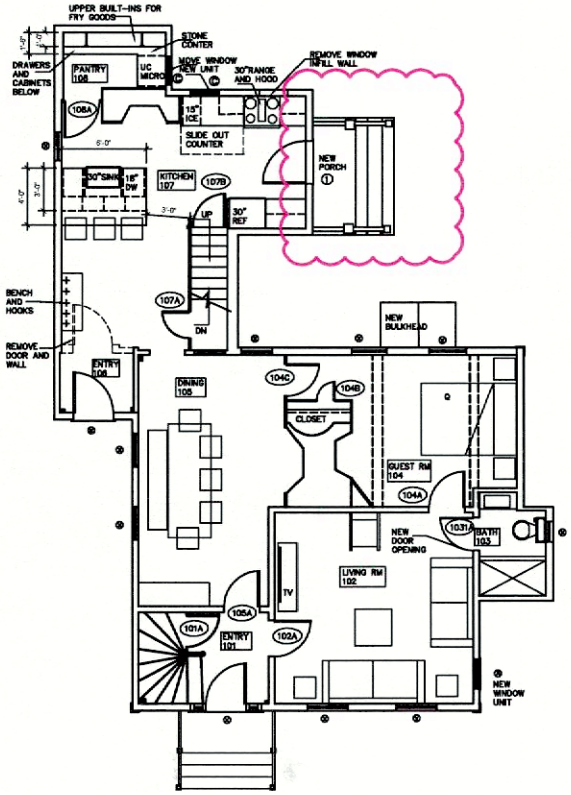
1 WINDOW SCHEDULE
Scale: 1/4"=1'-0"



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



B PREVIOUSLY APPROVED FIRST FLOOR PLAN
Scale: 1:1



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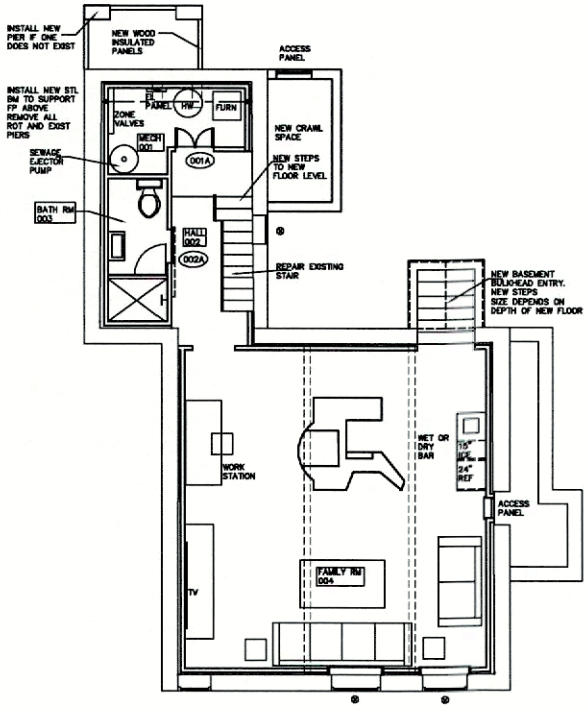
Scale: 1:1



D APPROVED BASEMENT PLAN NO CHANGE
Scale: 1:1

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EXISTING CONDITIONS

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BLDG. DEPT:	
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REVISIONS:	
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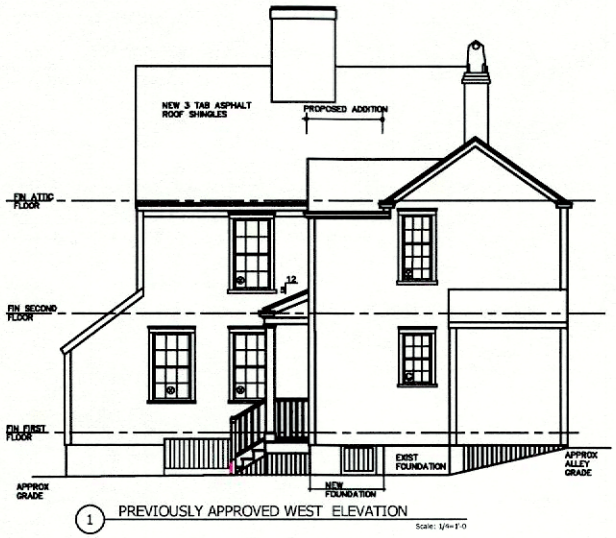
REVISIONS:	
D/B:	

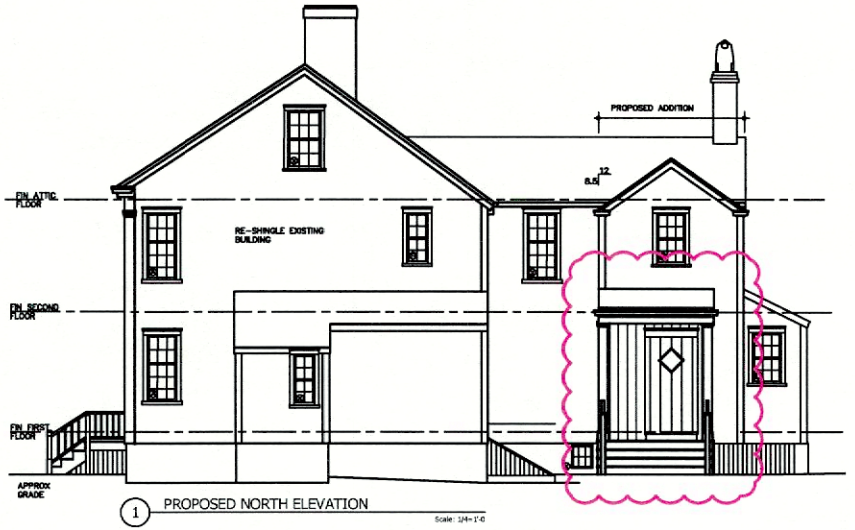
client number

A1



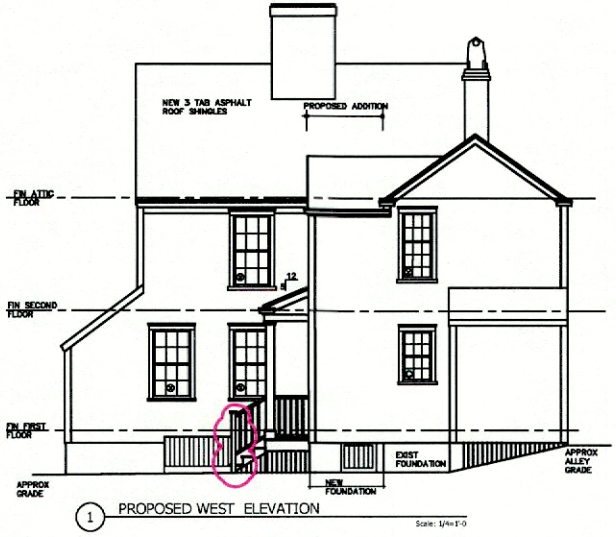
1 PREVIOUSLY APPROVED WEST ELEVATION

Scale: 1/4"=1'-0



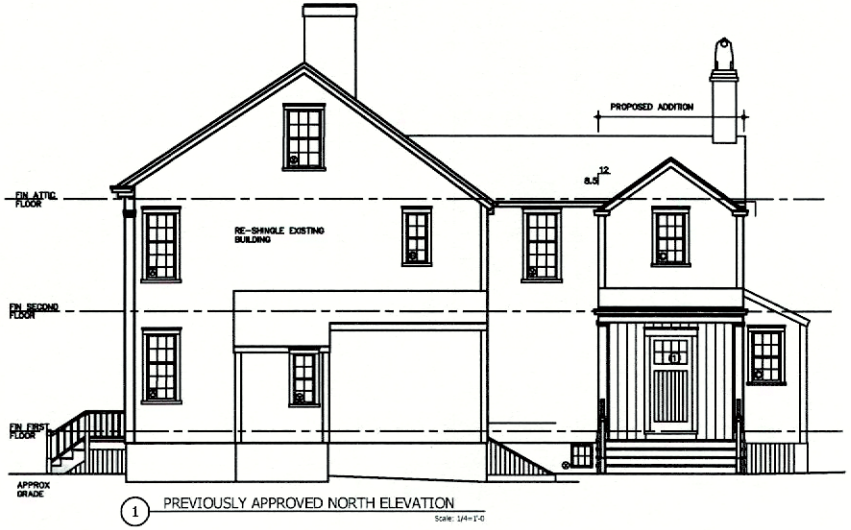
1 PROPOSED NORTH ELEVATION

Scale: 1/4"=1'-0



1 PROPOSED WEST ELEVATION

Scale: 1/4"=1'-0



1 PREVIOUSLY APPROVED NORTH ELEVATION

Scale: 1/4"=1'-0

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

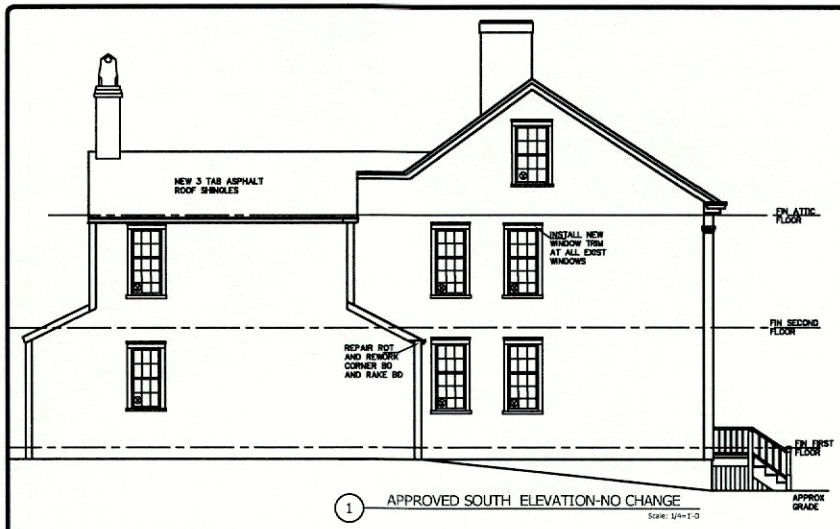
EXISTING CONDITIONS PLANS FOR
FRAGOMENI/RODGERS RESIDENCE 9 ORANGE STREET
NANTUCKET, MASSACHUSETTS, 02554

EXISTING CONDITIONS

HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	

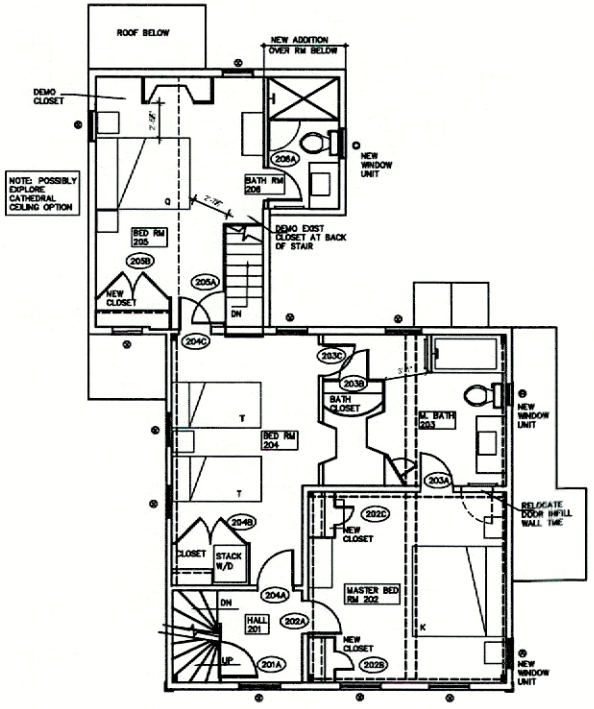
client number

A2



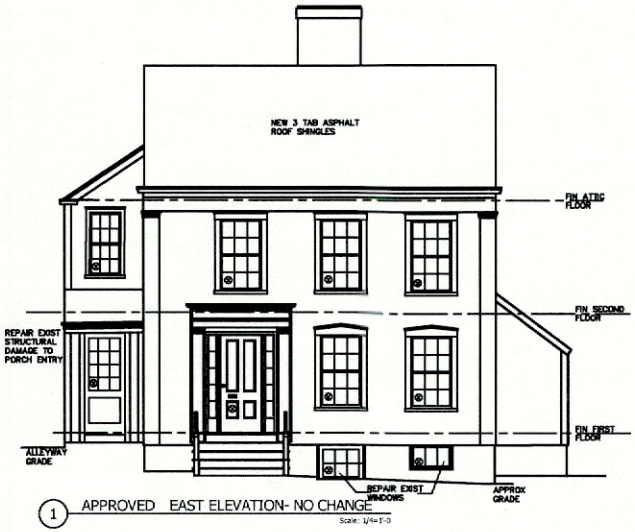
1 APPROVED SOUTH ELEVATION-NO CHANGE

Scale: 1/4=1'-0



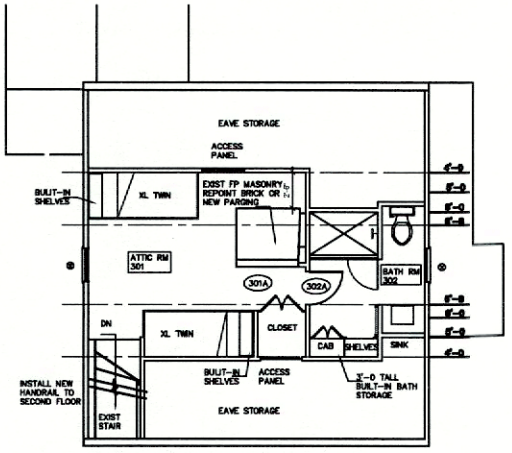
C APPROVED SECOND FLOOR PLAN NO CHANGES

Scale: 1:1



1 APPROVED EAST ELEVATION- NO CHANGE

Scale: 1/4=1'-0



B APPROVED ATTIC FLOOR PLAN NO CHANGE

Scale: 1:1

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

EXISTING CONDITIONS PLANS FOR
FRAGOMENI/RODGERS RESIDENCE 9 ORANGE STREET
NANTUCKET, MASSACHUSETTS, 02554

EXISTING CONDITIONS

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B:

client number

A3

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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 PARCEL N°. 82

Street & Number of Proposed Work: 3 MANATOOK WAY

Owner of record: DEB + ROBERT BECHTOLD

Mailing Address: PO BOX 3682

NANTUCKET, MA 02584

Contact Phone #: 508-280-3272 E-mail: manatook@comcast.net

AGENT INFORMATION (if applicable)

Name: VAL OLIVA DESIGN INC.

Mailing Address: PO BOX 3057

NANTUCKET, MA 02584

Contact Phone #: 508-325-9319 E-mail: ackvaliz@gmail.com

FOR OFFICE USE ONLY

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 OR ☒ Demolition ☐ Revisions to previous Cert. No. _____

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

Size of Structure or Addition: Length: 24' Sq. Footage 1st floor: ~787SF

Width: 36' 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: MONGOON SITE c 2000 FROM #1 MANATOOK WAY

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 NTW Clapboard (if applicable) — Roof WEATHERED WOOD - 3 TAB

Trim NTW Sash SUNSTONE Doors SUNSTONE

Deck NTW Foundation COLONY Fence — Shutters —

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

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

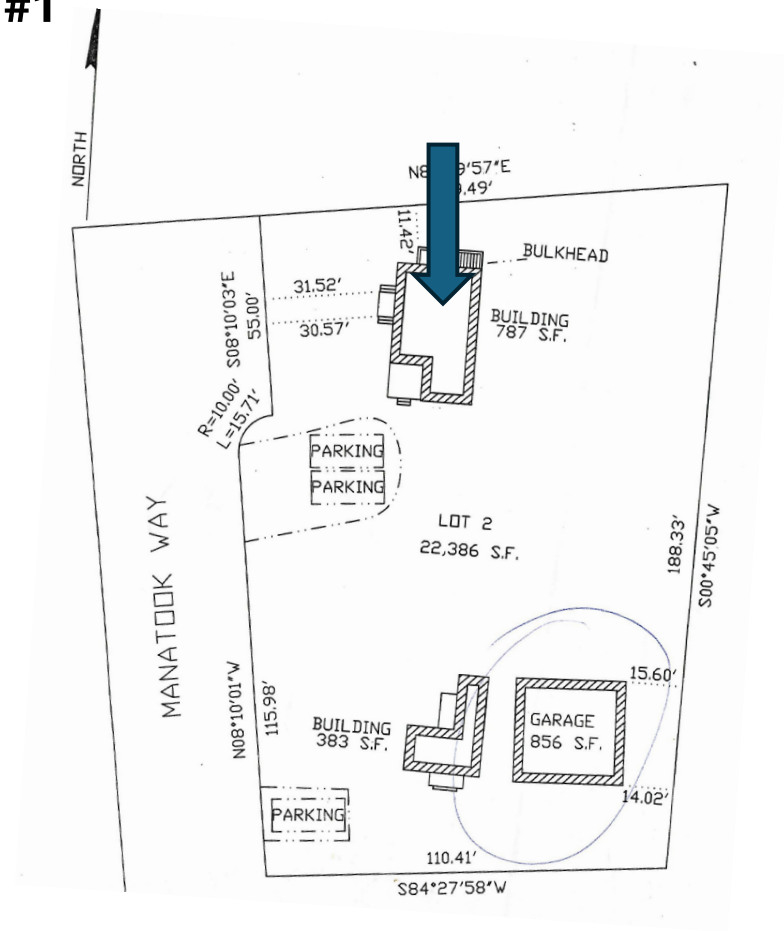
Date 10/30/24 Signature of owner of record X Signed under penalties of perjury

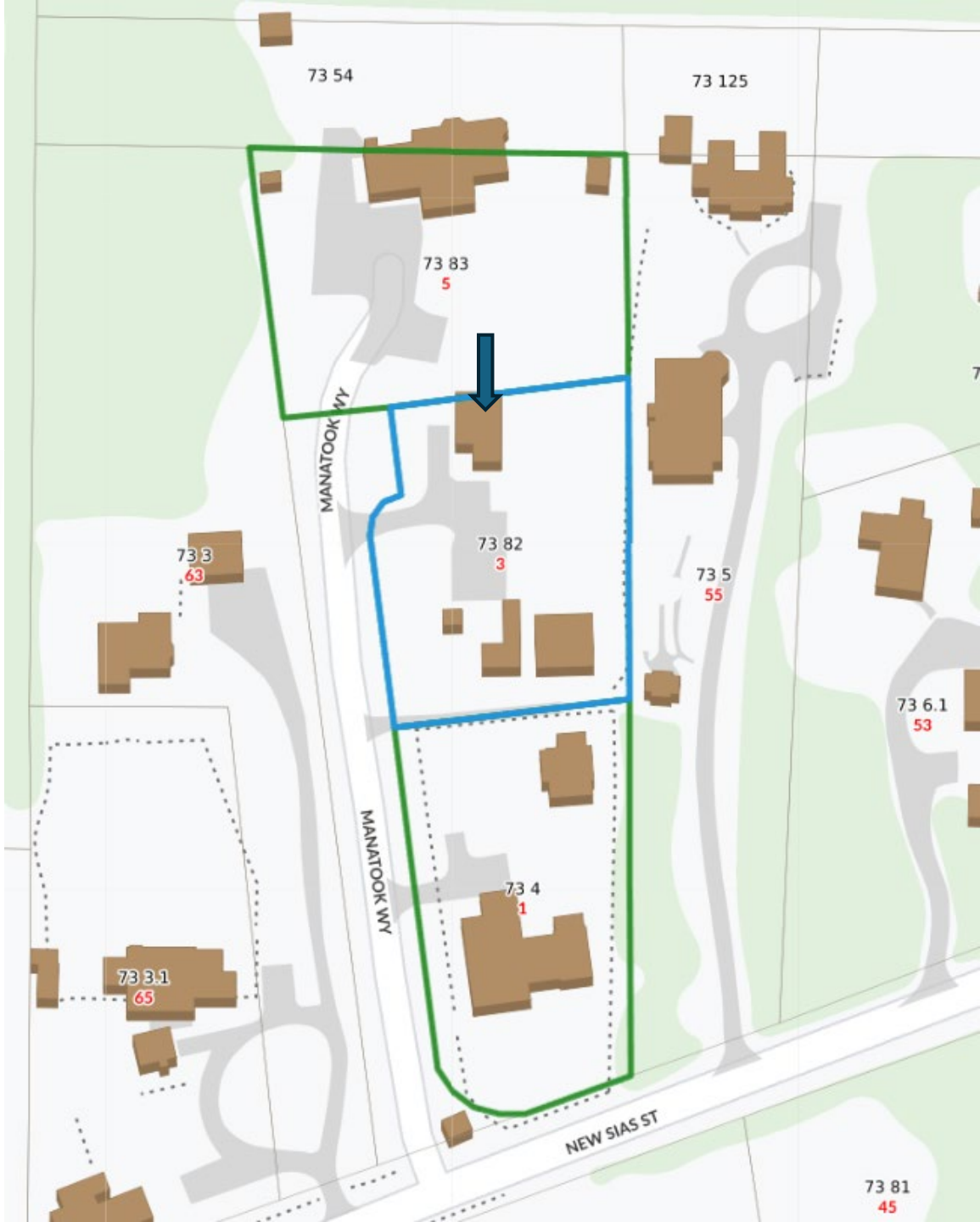
Bechtold

3 Manatook Way

Demo or move off

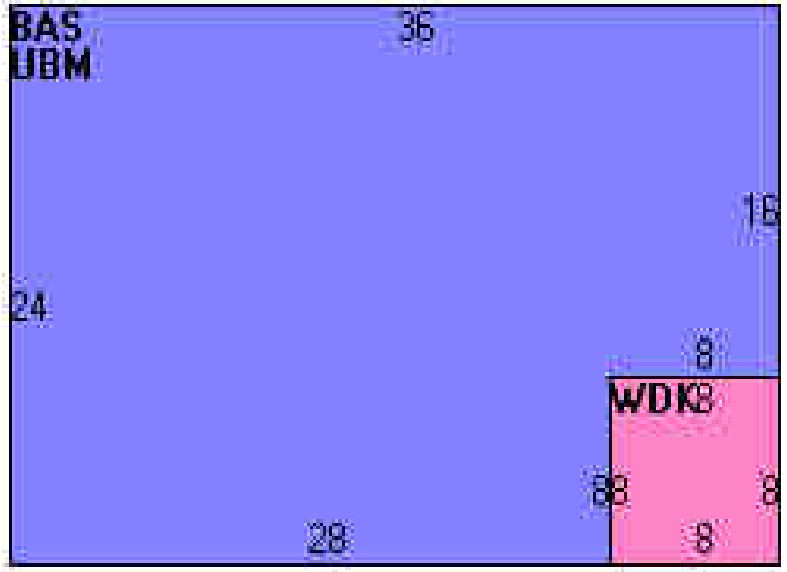
Building #1







Moved on to the site circa 2006 from
1 Manatook Way



CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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PROPERTY DESCRIPTION

TAX MAP N°: 73 PARCEL N°. 82

Street & Number of Proposed Work: 3 Manatook Way

Owner of record: Deb + Robert Bechtold

Mailing Address: P.O. Box 3682
Nantucket, MA 02584

Contact Phone #: 508-325-4319 E-mail: manatook@comcast.net

AGENT INFORMATION (if applicable)

Name: Val Oliver Design Inc

Mailing Address: P.O. Box 3057
Nantucket MA 02584

Contact Phone #: 508-325-4319 E-mail: ackval62@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 100-

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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: c 29' Sq. Footage 1st floor: 856sf Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: c 30' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name: BUILT C 1979 BY BILL BROUGHTON

Original Date:

Original Builder:

REVISIONS* (describe)

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

BUILDING #2 GARAGES

Is there an HDC survey form for 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 NTW Clapboard (if applicable) – Roof DRIFTWOOD ASPHALT

Trim NTW Sash WHITE Doors GREY

Deck NA 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.

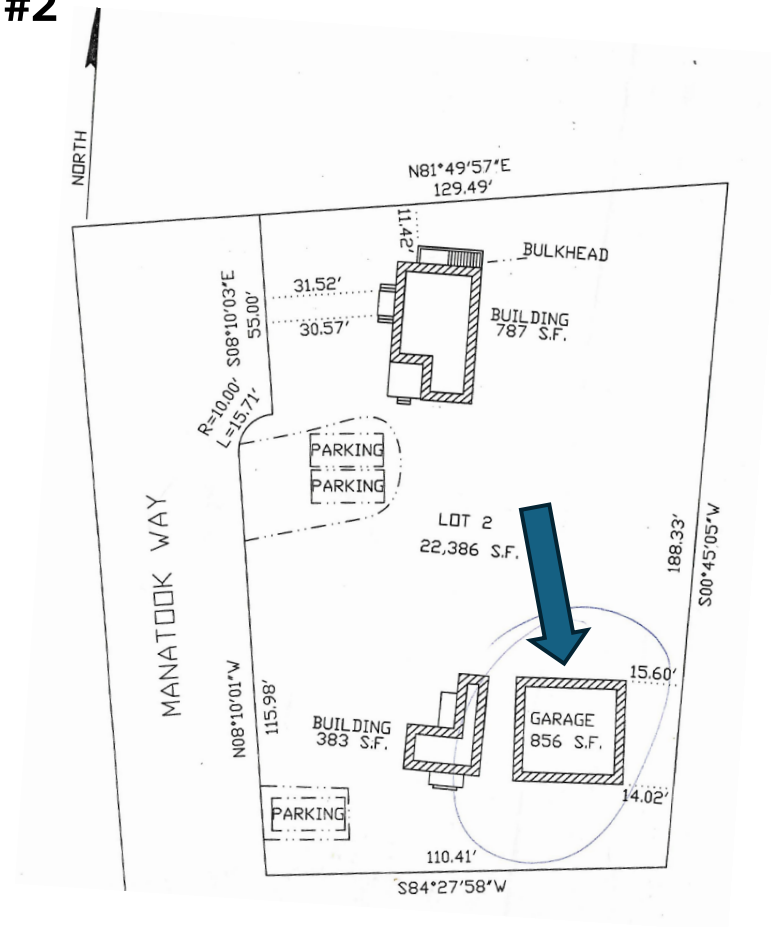
Date 9/30/24 Signature of owner of record _____ Signed under penalties of perjury

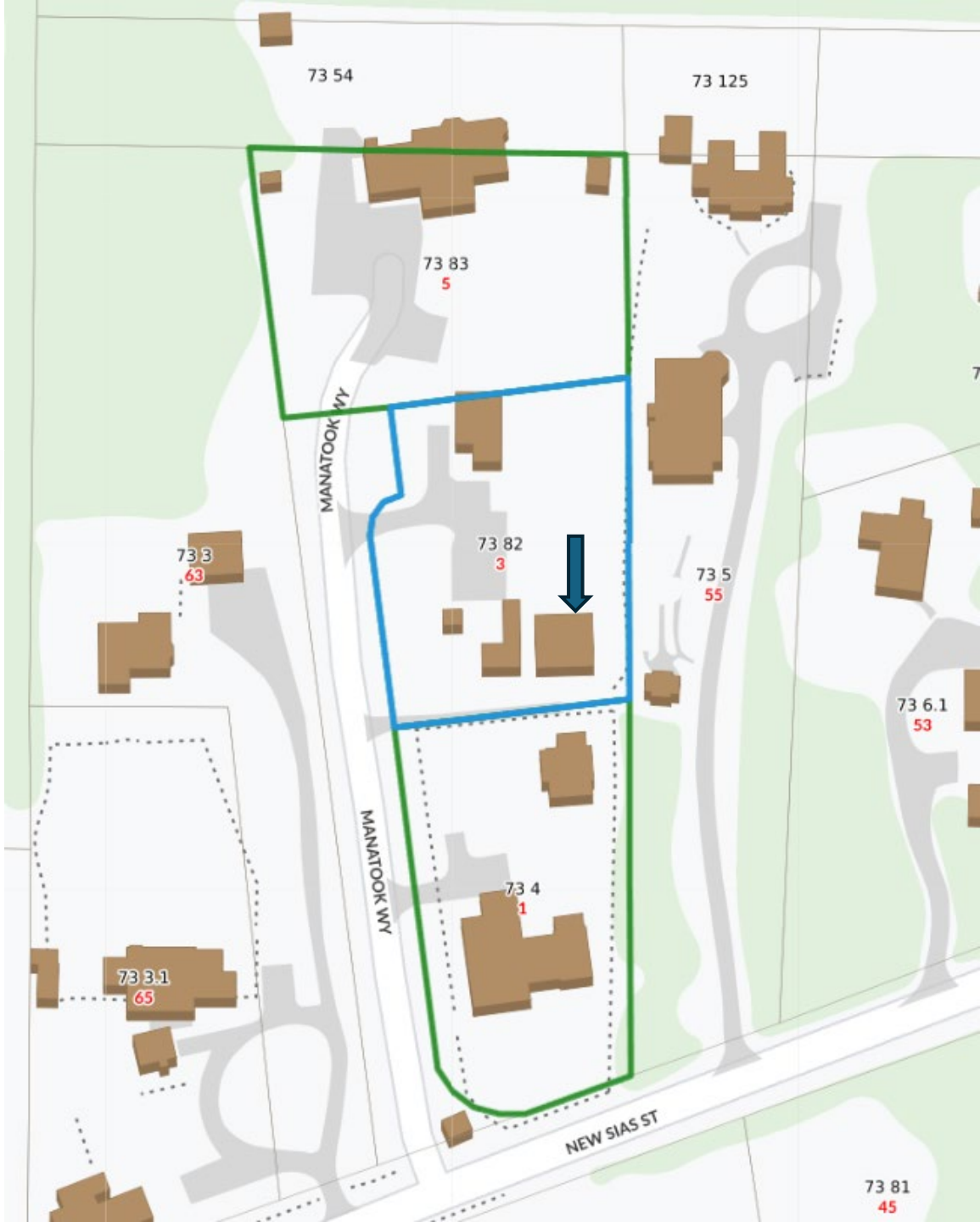
Bechtold

3 Manatook Way

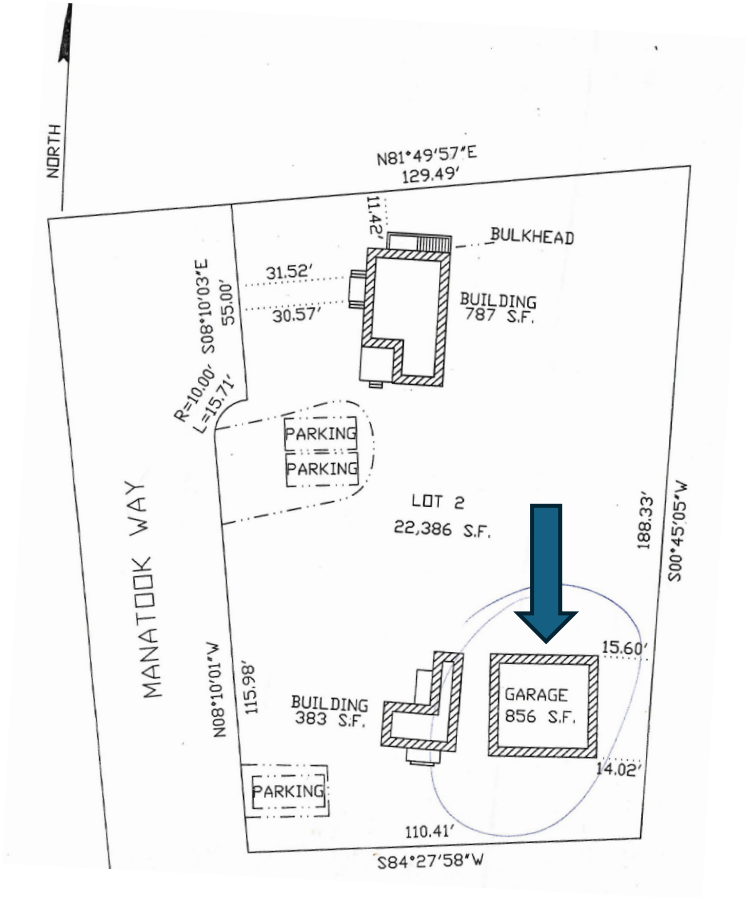
Demo or move off garage

Building #2





Demo or move off
Garage (Bldg. #2)





CERTIFICATE NO: _____ DATE ISSUED: _____

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PROPERTY DESCRIPTION

TAX MAP N°: 73 PARCEL N°. 82

Street & Number of Proposed Work: 3 Manatook Way

Owner of record: Deb + Robert Bechtold

Mailing Address: P.O. Box 3682
Nantucket, MA 02584

Contact Phone #: 508-280-3272 E-mail: manatook@comcast.net

AGENT INFORMATION (if applicable)

Name: Val Oliver Design, Inc.

Mailing Address: P.O. Box 3057
Nantucket, MA 02584

Contact Phone #: 508-325-4319 E-mail: ackval62@gmail.com

FOR OFFICE USE ONLY

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: 22' Sq. Footage 1st floor: 380 SF
Width: 20' 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: HYLINE TICKET OFFICE

Original Date: MOVED ONSITE @ 1976-77

Original Builder:

REVISIONS* (describe)

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

BUILDING #3

Is there an HDC survey form for 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 NTW Clapboard (if applicable) — Roof Asphalt Grey
Trim NTW Sash WHITE Doors
Deck NTW Foundation Grey Fence — Shutters —

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

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

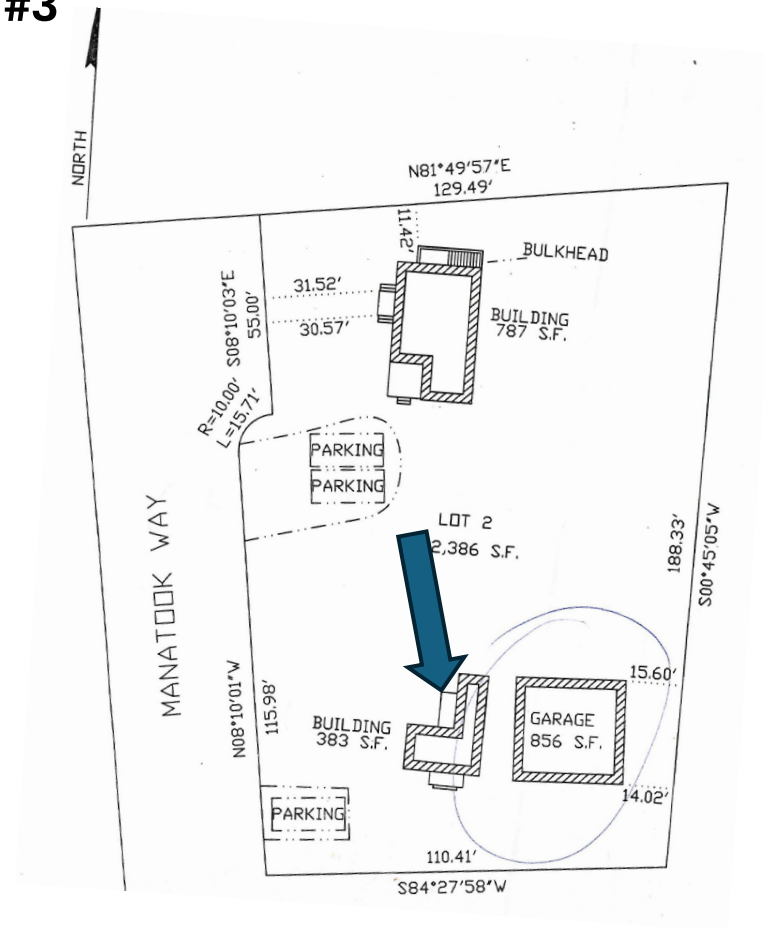
Date 8/30/24 Signature of owner of record _____ Signed under penalties of perjury

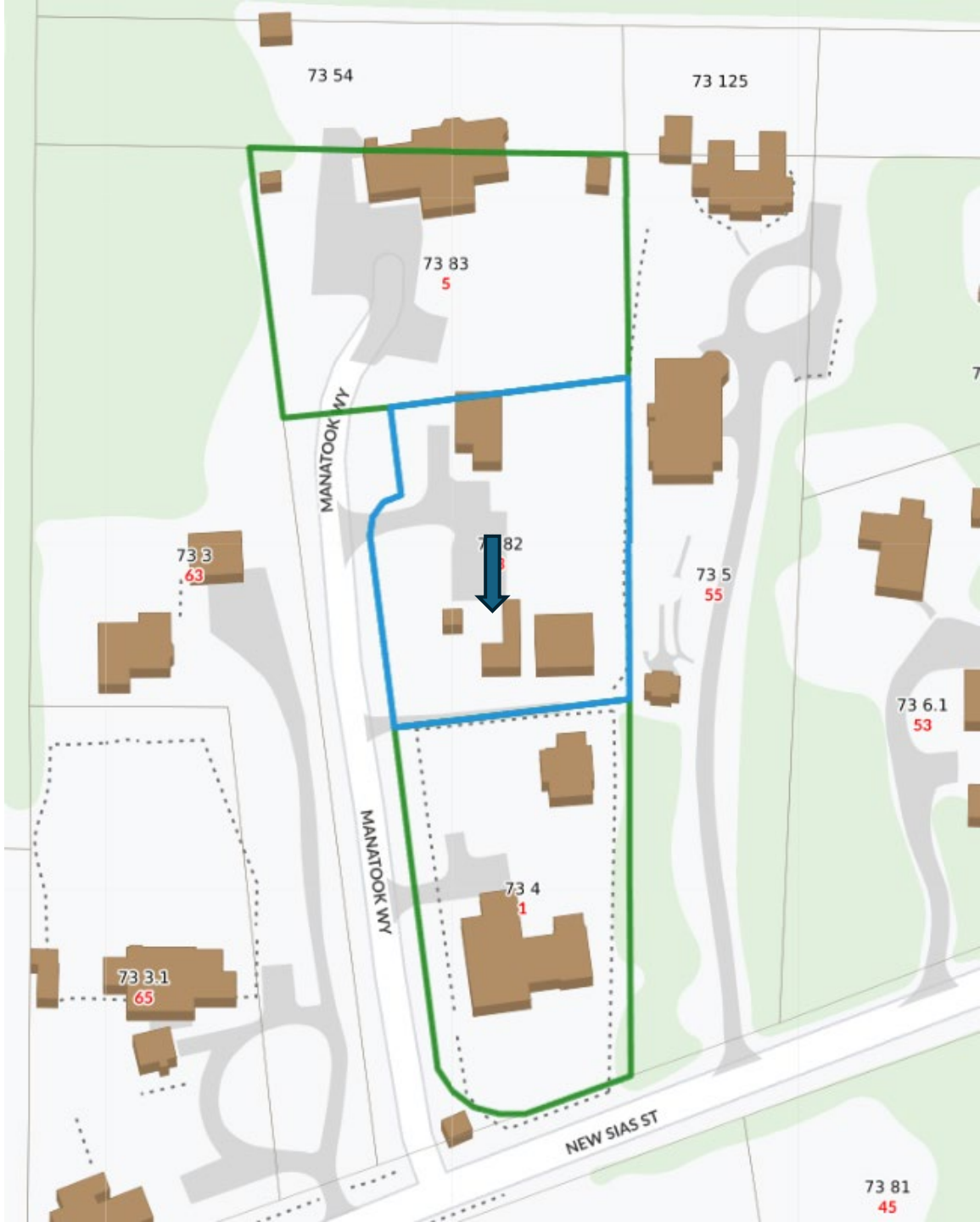
Bechtold

3 Manatook Way

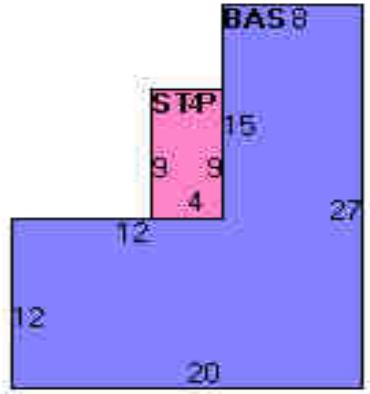
Demo or move off
Building #3

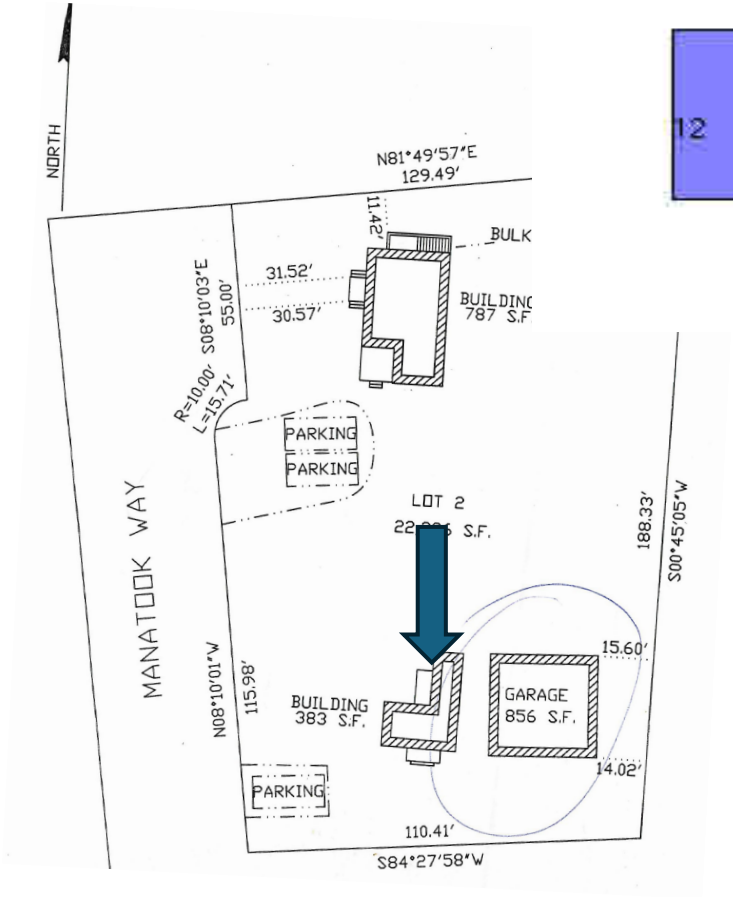
Was the “ticket office” from Hyline dock @ 1976-7 ish moved on to this site





Demo or move off
(Bldg. #3)









CERTIFICATE NO: _____ DATE ISSUED: _____

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CERTIFICATE OF APPROPRIATENESS

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PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 972

Street & Number of Proposed Work: 2 FAWN LN.

Owner of record: TIC T'ACK TOE LLC.

Mailing Address: 218 WILLARD ST. STE. 302

Contact Phone #: 802-282-3810 E-mail: wshouldice@CITYPOINTCAPITAL.com

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: P.O. BOX 673 NANTUCKET, MA

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC-2022-09-7107
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 60'-0" Sq. Footage 1st floor: 1442 Decks/Patio: Size: 282 ☒ 1st floor ☐ 2nd floor
Width: 34'-0" Sq. footage 2nd floor: 1361 Size: 102 ☐ 1st floor ☒ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North NO CHANGE South _____ East _____ West _____

Height of ridge above final finish grade: North 25'10" South 23'10" East 25'10"/23'10" West 25'/23'10"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISION TO REMOVE CHIMNEY. HOUSE WAS BUILT W/ NO CHIMNEY. NO OTHER PORTION OF HOUSE WAS CHANGED, ORIGINAL HDC APPROVAL HAD CHIMNEY ON FRONT RENDERING.

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☒ Other REVISION IS TO REMOVE CHIMNEY FROM PLANS

Roof Pitch: Main Mass 10 /12 Secondary Mass 10 /12 Dormer 6 /12 Other 4/12 WART; PORCH

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

Sidewall: ☒ White cedar 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) 10" Corner boards 5/4X6 Frieze 1X4
Window Casing 5/4X4 Door Frame 5/4X4 Columns/Posts: Round ____ Square 7X7

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

Doors* (type and material): ☐ TDL ☒ SDL Front 6LT 4PANEL Rear SLIDER Side 15LT.
Garage Door(s): Type N/A Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof DUAL BLACK
Trim WHITE Sash WHITE Doors FOLGER BLUE/ANDERSON WHITE
Deck MAHOG. 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 5/29/2024 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I WILLIAM SHOULDICE

AS AGENT FOR TIC TACK TOE LLC

STREET ADDRESS 2 FAWN LN.

MAP/PARCEL 68/972

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

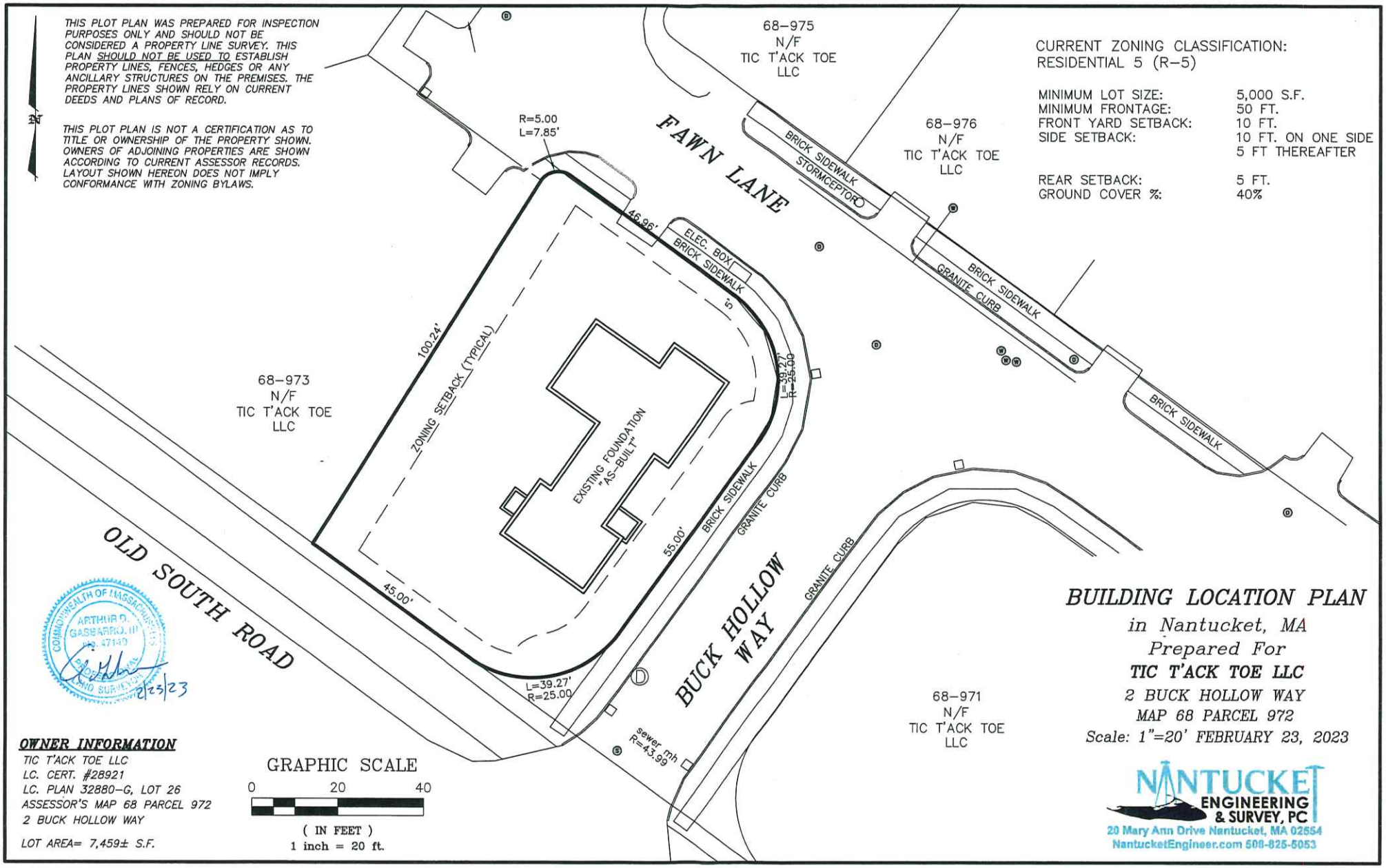
_____

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

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

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

Signature _____ Date 9/3/24


THIS PLOT PLAN WAS PREPARED FOR INSPECTION 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. LAYOUT SHOWN HEREON DOES NOT IMPLY CONFORMANCE WITH ZONING BYLAWS.
68-975 N/F TIC T'ACK TOE LLC
68-976 N/F TIC T'ACK TOE LLC
68-973 N/F TIC T'ACK TOE LLC
68-971 N/F TIC T'ACK TOE LLC
CURRENT ZONING CLASSIFICATION: RESIDENTIAL 5 (R-5)
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONT YARD SETBACK: 10 FT.
SIDE SETBACK: 10 FT. ON ONE SIDE 5 FT THEREAFTER
REAR SETBACK: 5 FT.
GROUND COVER %: 40%
R=5.00 L=7.85'
FAWN LANE
BRICK SIDEWALK
STORMCEPTOR
46.96'
ELEC. BOX
BRICK SIDEWALK
GRANITE CURB
BRICK SIDEWALK
BRICK SIDEWALK
100.24'
ZONING SETBACK (TYPICAL)
EXISTING FOUNDATION "AS-BUILT"
L=39.27' R=25.00
55.00'
BRICK SIDEWALK
GRANITE CURB
GRANITE CURB
OLD SOUTH ROAD
45.00'
L=39.27' R=25.00
BUCK HOLLOW WAY
sewer mh R=43.99
COMMONWEALTH OF MASSACHUSETTS ARTHUR D. GASBARRO, III No. 47140 PROFESSIONAL LAND SURVEYOR
2/23/23
OWNER INFORMATION
TIC T'ACK TOE LLC
LC. CERT. #28921
LC. PLAN 32880-G, LOT 26
ASSESSOR'S MAP 68 PARCEL 972
2 BUCK HOLLOW WAY
LOT AREA= 7,459± S.F.
GRAPHIC SCALE
0 20 40
(IN FEET)
1 inch = 20 ft.
BUILDING LOCATION PLAN
in Nantucket, MA
Prepared For
TIC T'ACK TOE LLC
2 BUCK HOLLOW WAY
MAP 68 PARCEL 972
Scale: 1"=20' FEBRUARY 23, 2023
NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

2 FAWN LN

Google Maps Link

Town and County of Nantucket

Property Record Card

Property

Address	2 FAWN LN
ID	68 972

Ownership

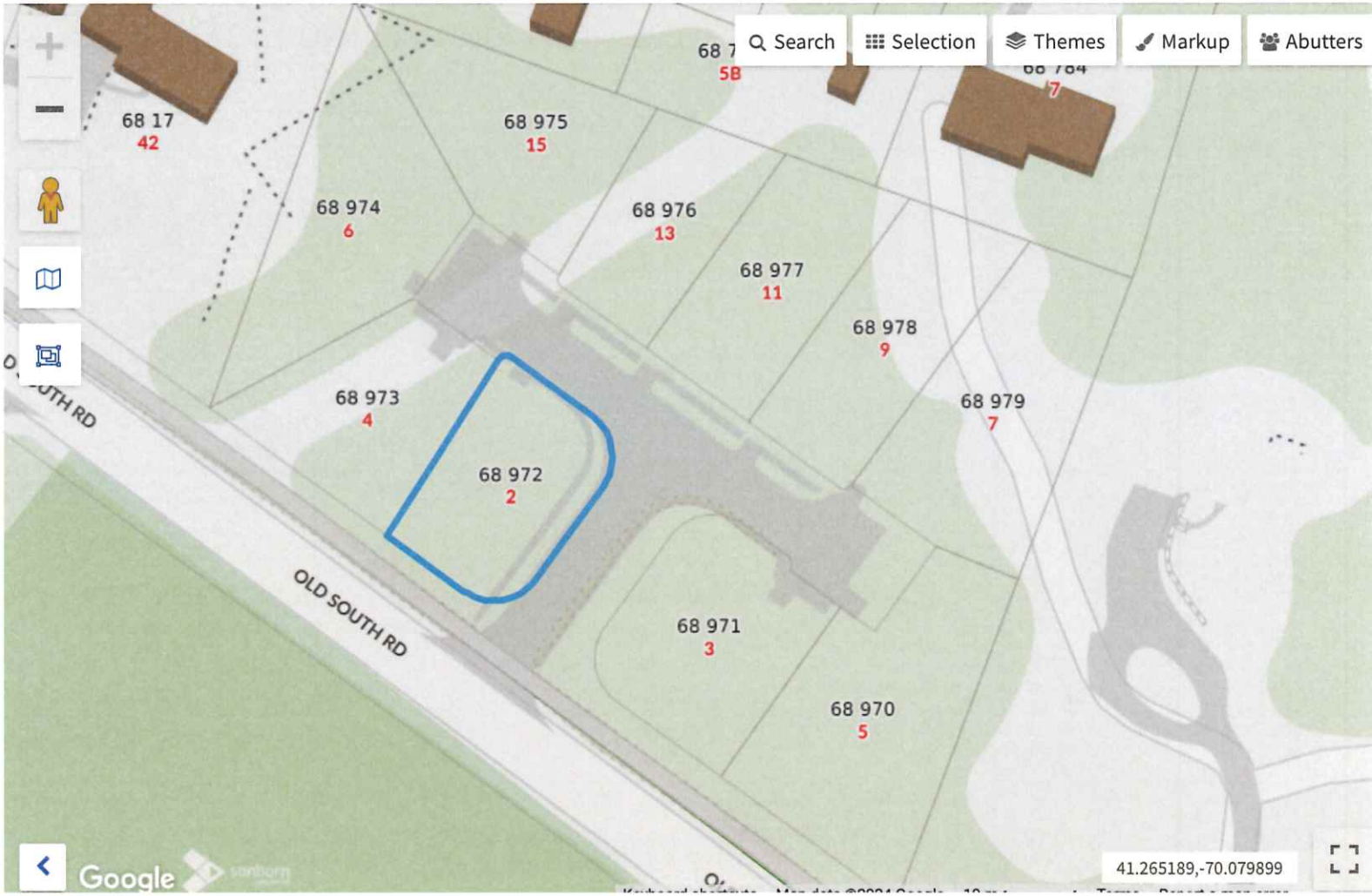
Name	TIC TACK TOE LLC
Address	218 WILLARD ST STE 302, QUINCY, MA 02169

Valuation

Total	$1,306,100
Land	$443,600
Last Sale	$9,200,000 on 2022-08-12
Book/Page	C28921/0

Land

Area	0.11 AC
Zone	R5




No chimney installed.


FAWN LANE
OLD SOUTH ROAD
BUCK HOLLOW WAY
27
26
37
36
ZONING - R-5
LC PLAN - 32880-G
LOT NUMBER - 26
LOT SIZE - 7,458 +/- SF
A.G.C. - 2,983 +/- SF (40%)
P.G.C. - 1,443 SF
FY - 10'-0"; SY & R - 10'/5' & 5'
CoA 2022-09-7106
CoA 2022-09-7107
7X7 spa
COBBLE APRON
EXISTING TREE LINE (MAINTAINED & AMENDED)
CEDAR BOARD FENCE ALONG BIKE PATH
PRIVET OR SIMILAR

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

DEMO GARAGE

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 60.2.4 PARCEL N°. 64.1

Street & Number of Proposed Work: 3 POPS LN.

Owner of record: 3 POPS LANE HOLDING TRUST

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

Contact Phone #: 508-228-2728 E-mail: mduce@markcutone.com

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE +

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

Contact Phone #: 508-228-2728 E-mail: mduce@markcutone.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 25'-9" Sq. Footage 1st floor: 546 SF Decks/Patio: Size: 11'-6"x 5'-9" ☐ 1st floor ☒ 2nd floor

Width: 24'-0" Sq. footage 2nd floor: 546 SF Size: 11'-2"x 3'-9" ☐ 1st floor ☒ 2nd floor

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'-6½" South " East " West "

Additional Remarks

Historic Name:

Original Date: 1995

Original Builder:

REVISIONS* (describe)

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

SEE DRAWINGS

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

☐ True Divided Lights(muntins), single pane ☐ SDL'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 09/03/2024 Signature of owner of record _____ Signed under penalties of perjury

DEMO

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

✓ 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.

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) CMJ

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

ASSOCIATE COMMISSIONERS

STAFF

Waiver of the HDC 10 Day Hearing Requirement

I CHARLES MAXWELL DUCE

AS AGENT FOR 3 POPS LANE HOLDING TRUST

STREET ADDRESS 3 POPS LN. NANTUCKET MA, 02554

MAP/PARCEL 60.2.4 / 64.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09/04/2024

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

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

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

Signature 09/03/2024

Date

U.S. Postal Service™
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Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.72
Total Postage and Fees $5.58

Sent To
ANDERSON GRENNAN TRUSTEE
ANDERSON NOMINEE TRUST
Street and Apt. No., or PO Box No. P O BOX 5244
City, State, ZIP+4® NANTUCKET, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0000 0871 2060

NANTUCKET MA 02554-9998 AUG 27 2024 Postmark Here 08/27/2024

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- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.72
Total Postage and Fees $5.58

Sent To
WHELDEN HAROLD R & COLLEEN S TR
WHELDEN REALTY TRUST
Street and Apt. No., or PO Box No. 14 BALTIMORE ST
City, State, ZIP+4® NANTUCKET, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0000 0871 2046

NANTUCKET MA 02554-9998 AUG 27 2024 Postmark Here 08/27/2024

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- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
Total Postage and Fees

Sent To
MORAN PAUL TR & MORAN JEAN
RESIDENT TR
Street and Apt. No., or PO Box No. 460 OCEAN RD
City, State, ZIP+4® NARRAGANSETT, RI 2822

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0000 0871 2084

NANTUCKET POST OFFICE SEP 20 2024 Postmark Here NANTUCKET MA 02554

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- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
Total Postage and

Sent To
ACK ATLAS LLC
328 MADAKET RD
Street and Apt. No.
State, ZIP+4® NANTUCKET, MA 02554

7021 0350 0000 0871 2077

NANTUCKET MA 02554 SEP 20 2024 Postmark Here

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- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.72
Total Postage and Fees $5.58

Sent To
OVERCREEK LLC
C/O SARA HENDRICKSON
Street and Apt. No., or PO Box No. 1248 ZIMMER DR
City, State, ZIP+4® ATLANTA, GA 30306

7021 0350 0000 0871 2121

ATLANTA GA 303 AUG 27 2024 Postmark Here 08/27/2024

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Extra Services & Fees (check box, add fee as appropriate)
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- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.72
Total Postage and Fees $5.58

Sent To
GREENWALD C GAIL
Street and Apt. No., or PO Box No. 21 FOLLEN ST
City, State, ZIP+4® CAMBRIDGE, MA 02138

7021 0350 0000 0871 2015

CAMBRIDGE MA 02138 AUG 27 2024 Postmark Here 08/27/2024

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Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.72
Total Postage and Fees $5.58

Sent To
333 MADAKET LLC
33 TAYLOR CROSS WY
Street and Apt. No., or PO Box No.
City, State, ZIP+4® BROOKLINE, MA 02445

7021 0350 0000 0871 2008

BROOKLINE MA 02445 AUG 27 2024 Postmark Here 08/27/2024

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Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.72
Total Postage and Fees $5.58

Sent To
TURNER GEORGE M III TR
TURNER MICHELLE J TRUST
Street and Apt. No., or PO Box No. 27 SPYGLASS LN
City, State, ZIP+4® PLYMOUTH, MA 02360

7021 0350 0000 0871 2039

PLYMOUTH MA 02360 AUG 27 2024 Postmark Here 08/27/2024

Registered No. RF217983119US

Date Stamp

NANTUCKET MA AUG 27 2024

To Be Completed By Post Office

Postage $ $1.65	Extra Services & Fees (continued)
Extra Services & Fees	☐ Signature Confirmation $
☐ Registered Mail $1.75	☐ Signature Confirmation Restricted Delivery $
☐ Return Receipt (hardcopy) $ $0.00	Total Postage & Fees
☐ Return Receipt (electronic) $ $0.00	$ $23.40
☐ Restricted Delivery $ $0.00	
Customer Must Declare Full Value $ $0.00	Received by 08/27/2024

Domestic Insurance up to $50,000 is included based upon the declared value. International Indemnity is limited. (See Reverse).

OFFICIAL USE

To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed

FROM: NANTUCKET, MA 02554
MCA
2 Broad St
Nantucket MA 02554

TO: United Kingdom
Todd + Kathleen Manning
Oldmill House Millmoor Ascot SL5 7RA

PS Form 3806, Registered Mail Receipt April 2015, PSN 7530-02-000-9051 Copy 1 - Customer
(See Information on Reverse)
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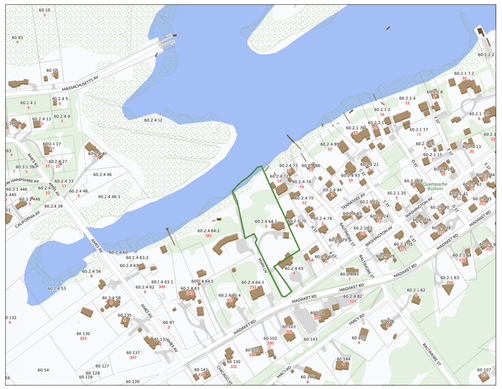


LOCUS PLAN: NTS



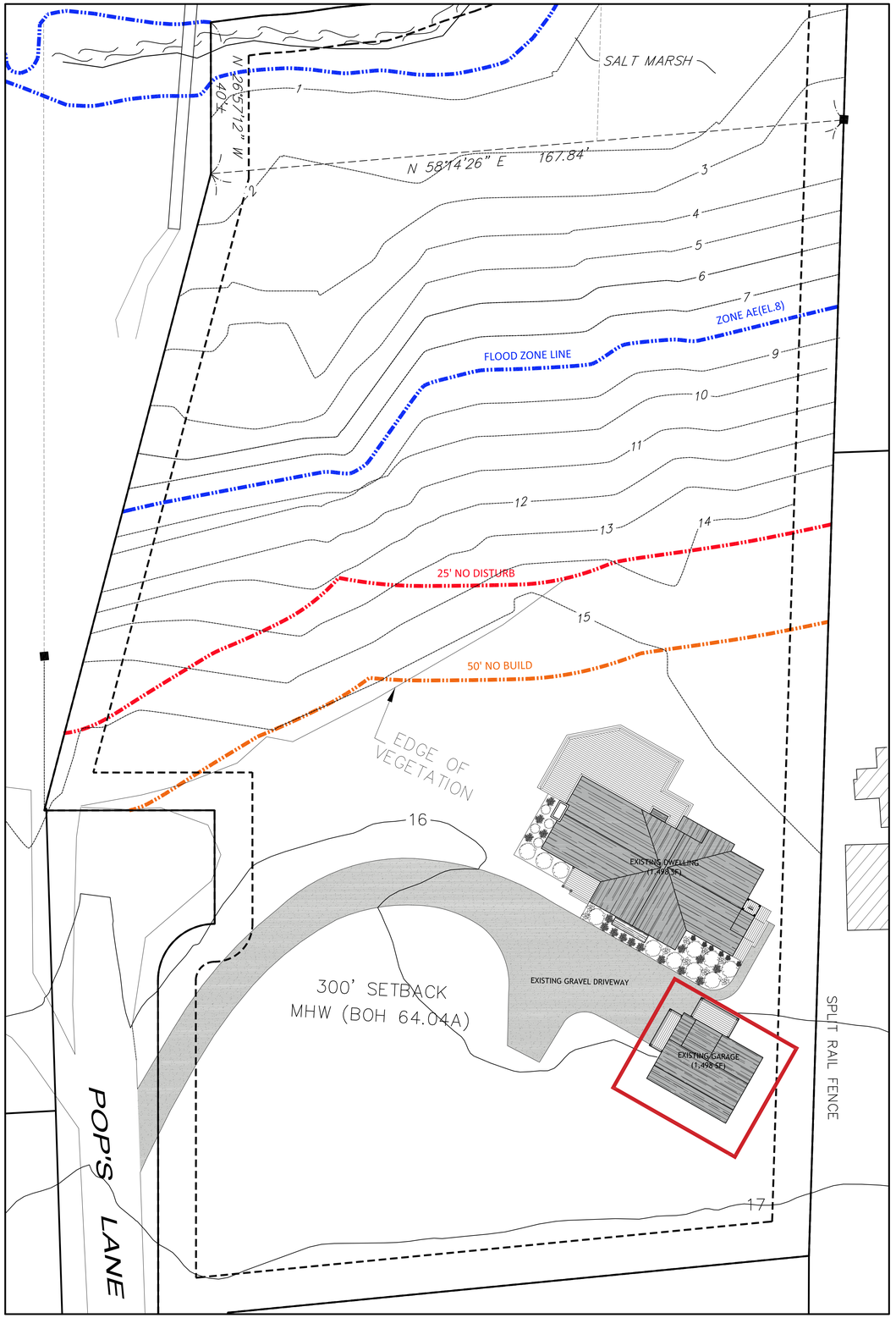
AERIAL VIEW: NTS

DRAWING LIST:

C1.1 EXISTING SITE PLAN
C1.2 EXISTING PHOTOS

A1.0 ALL EXISTING FLOOR PLANS

A2.1 ALL EXISTING ELEVATIONS



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

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

BRACKEN ENGINEERING
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
508.833.0070

STRUCTURAL DESIGN

CAPE STRUCTURAL CONSULTANTS
P.O. BOX 798
FALMOUTH, MA 02541
508.457.6794

EXISTING SITE PLAN

DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

COVER SHEET

C1.1

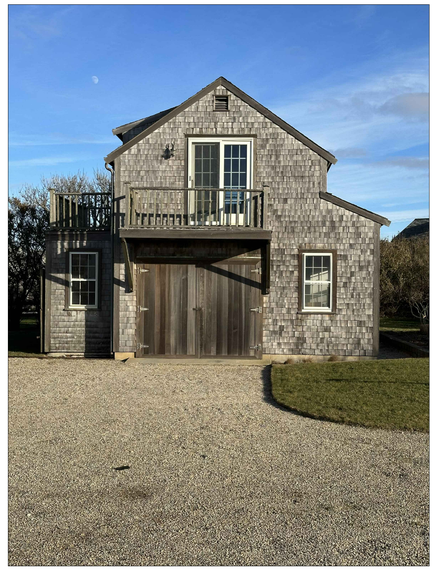
29 AUGUST 2024













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508.457.6794

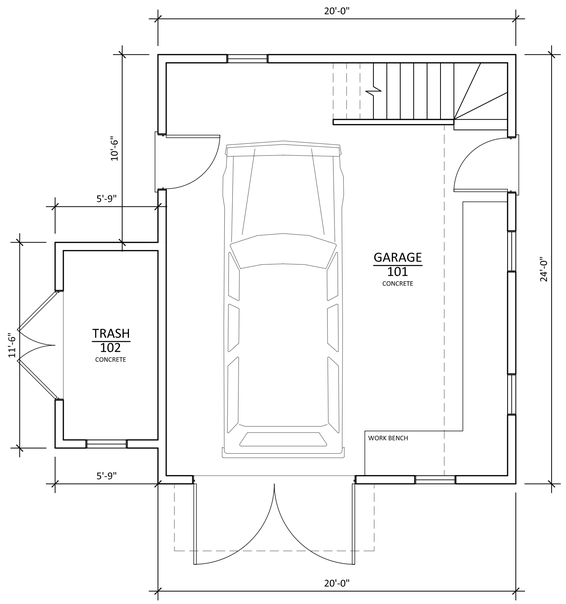
EXISTING CONDITIONS PHOTOS

DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

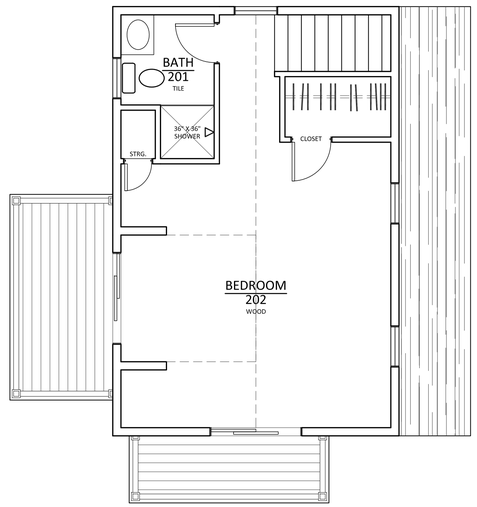
COVER SHEET

C1.2

29 AUGUST 2024



FIRST FLOOR FLOOR PLAN - 546 SF
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN - 546 SF
SCALE: 1/4" = 1'-0"

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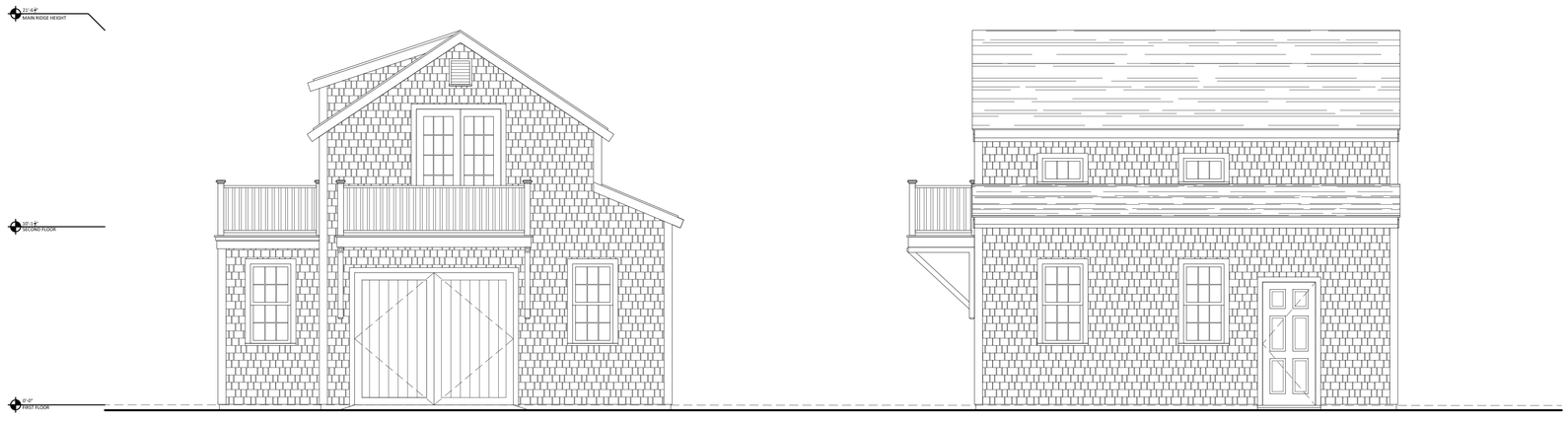
EXISTING GARAGE

DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

FLOOR PLANS

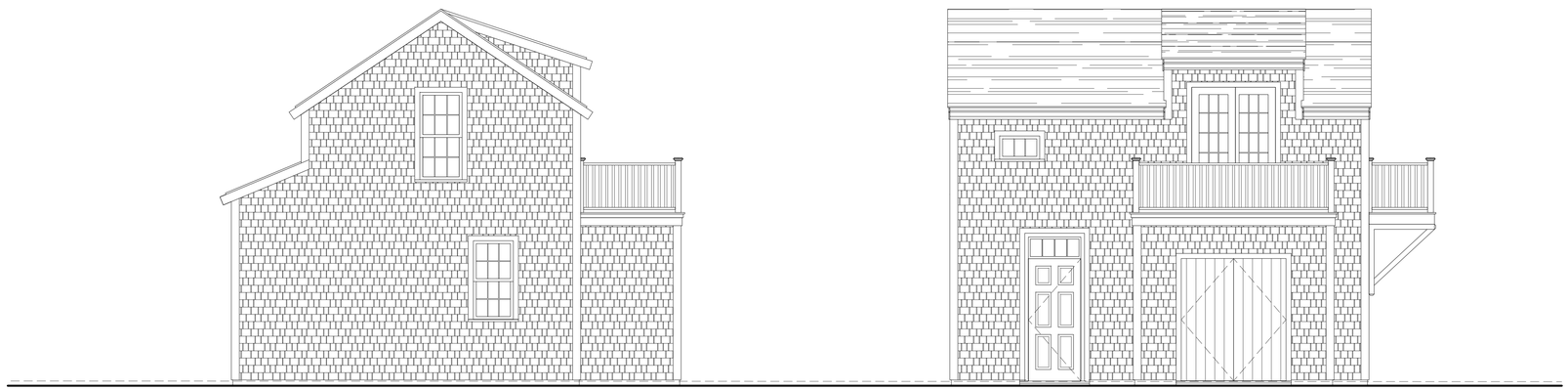
A1.0

29 AUGUST 2024



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

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



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

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

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
508.833.0070

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P.O. BOX 798
FALMOUTH, MA 02541
508.457.6794

EXISTING GARAGE

DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

ELEVATIONS

A2.1

29 AUGUST 2024

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

DEMO MH

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 60.2.4 PARCEL N°. 64.1

Street & Number of Proposed Work: 3 POPS LN.

Owner of record: 3 POPS LANE HOLDING TRUST

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

Contact Phone #: 508-228-2728 E-mail: mduce@markcutone.com

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE +

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

Contact Phone #: 508-228-2728 E-mail: mduce@markcutone.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 58'-0" Sq. Footage 1st floor: 1,498 SF +/- Decks/Patio: Size: 38'x25' ☒ 1st floor ☐ 2nd floor

Width: 34'-4" Sq. footage 2nd floor: _____ Size: 15'x3' ☒ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 16'-3½" South 16'-3½" East 15'-9½" West 15'-3½"

Additional Remarks

Historic Name:

Original Date: 1994

Original Builder:

REVISIONS* (describe)

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

SEE DRAWINGS

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

☐ True Divided Lights(muntins), single pane ☐ SDL'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 09/03/2024 Signature of owner of record Nancy Parker Signed under penalties of perjury

DEMO

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

✓ 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.

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) CMJ

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

ASSOCIATE COMMISSIONERS

STAFF

Waiver of the HDC 10 Day Hearing Requirement

I CHARLES MAXWELL DUCE

AS AGENT FOR 3 POPS LANE HOLDING TRUST

STREET ADDRESS 3 POPS LN. NANTUCKET MA, 02554

MAP/PARCEL 60.2.4 / 64.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09/04/2024

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

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

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

Signature 09/03/2024

Date

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328 MADAKET RD
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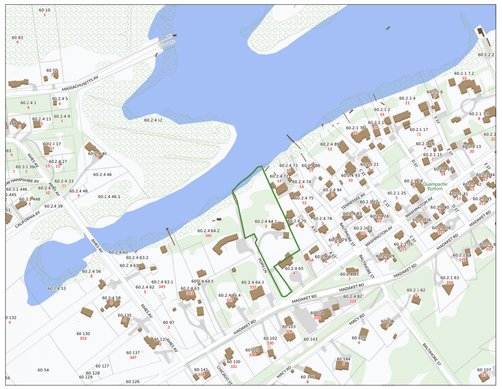


LOCUS PLAN: NTS



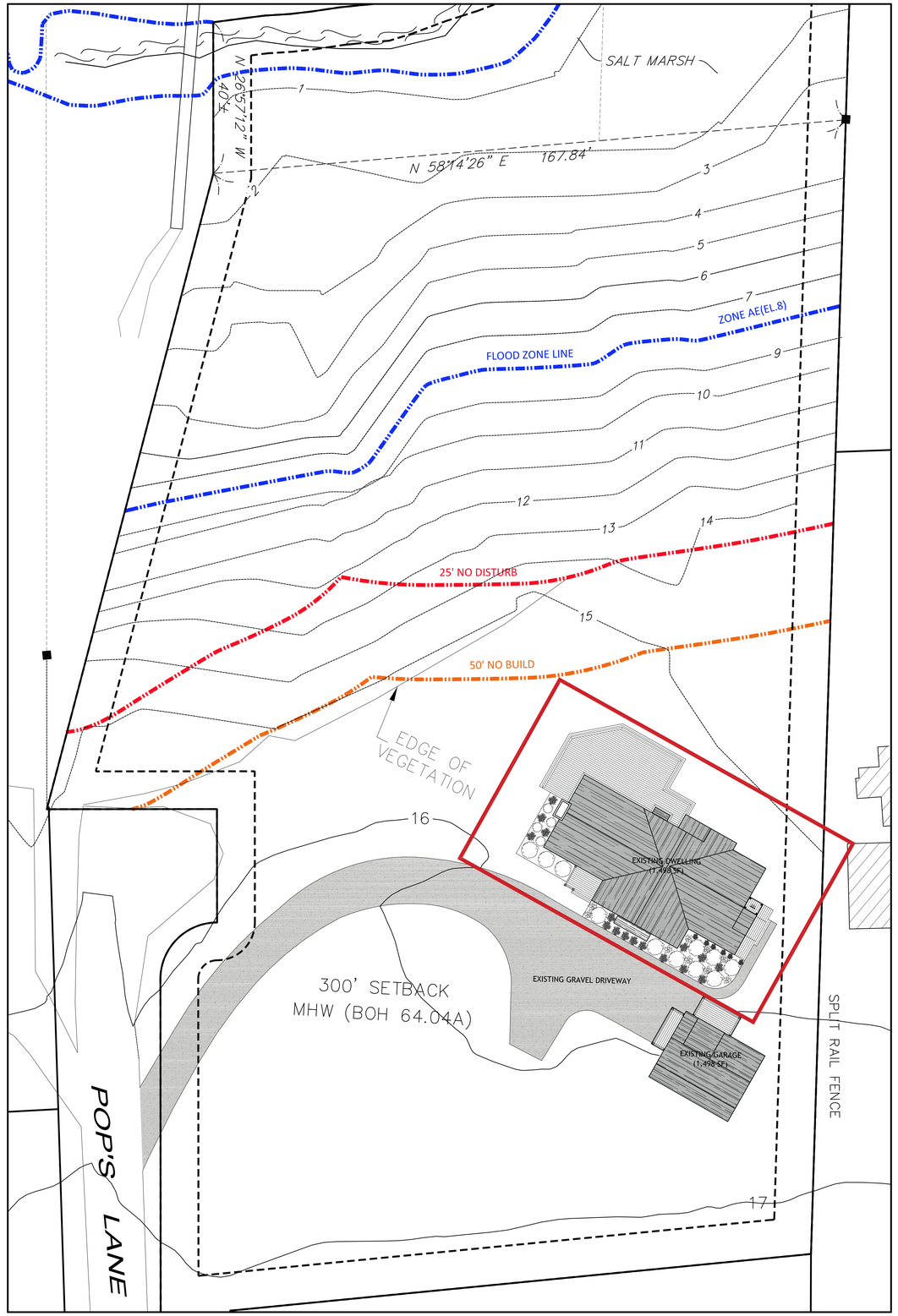
AERIAL VIEW: NTS

DRAWING LIST:

C1.1 EXISTING SITE PLAN
C1.2 EXISTING PHOTOS

A1.0 EXISTING BASEMENT PLAN
A1.1 EXISTING FIRST FLOOR PLAN

A2.1 EXISTING SOUTH + EAST ELEVATIONS
A2.2 EXISTING NORTH + WEST ELEVATIONS



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

MARK CUTONE ARCHITECTURE

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

BRACKEN ENGINEERING
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
508.833.0070

STRUCTURAL DESIGN

CAPE STRUCTURAL CONSULTANTS
P.O. BOX 798
FALMOUTH, MA 02541
508.457.6794

EXISTING SITE PLAN

DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

COVER SHEET

C1.1

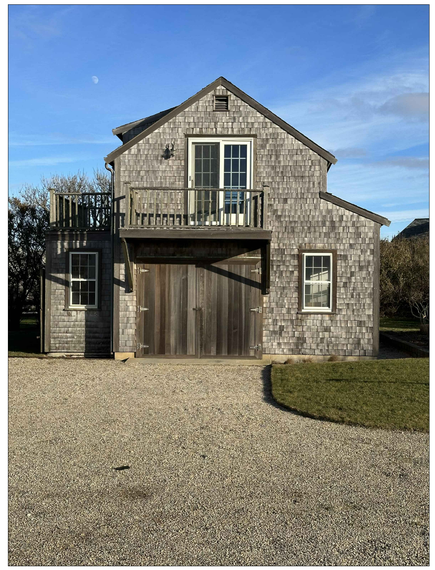
29 AUGUST 2024













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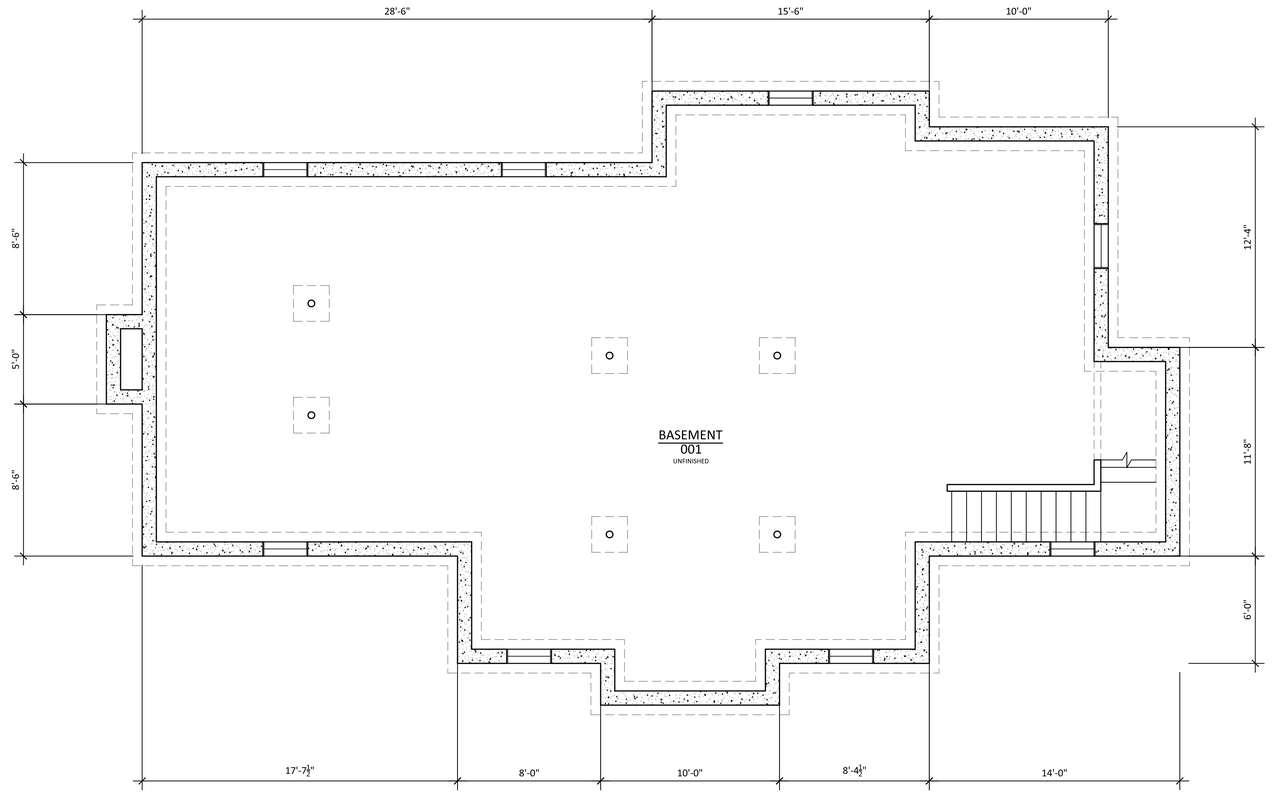
EXISTING CONDITIONS PHOTOS

DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

COVER SHEET

C1.2

29 AUGUST 2024



BASEMENT PLAN - 1,498 SF
SCALE: 1/4" = 1'-0"

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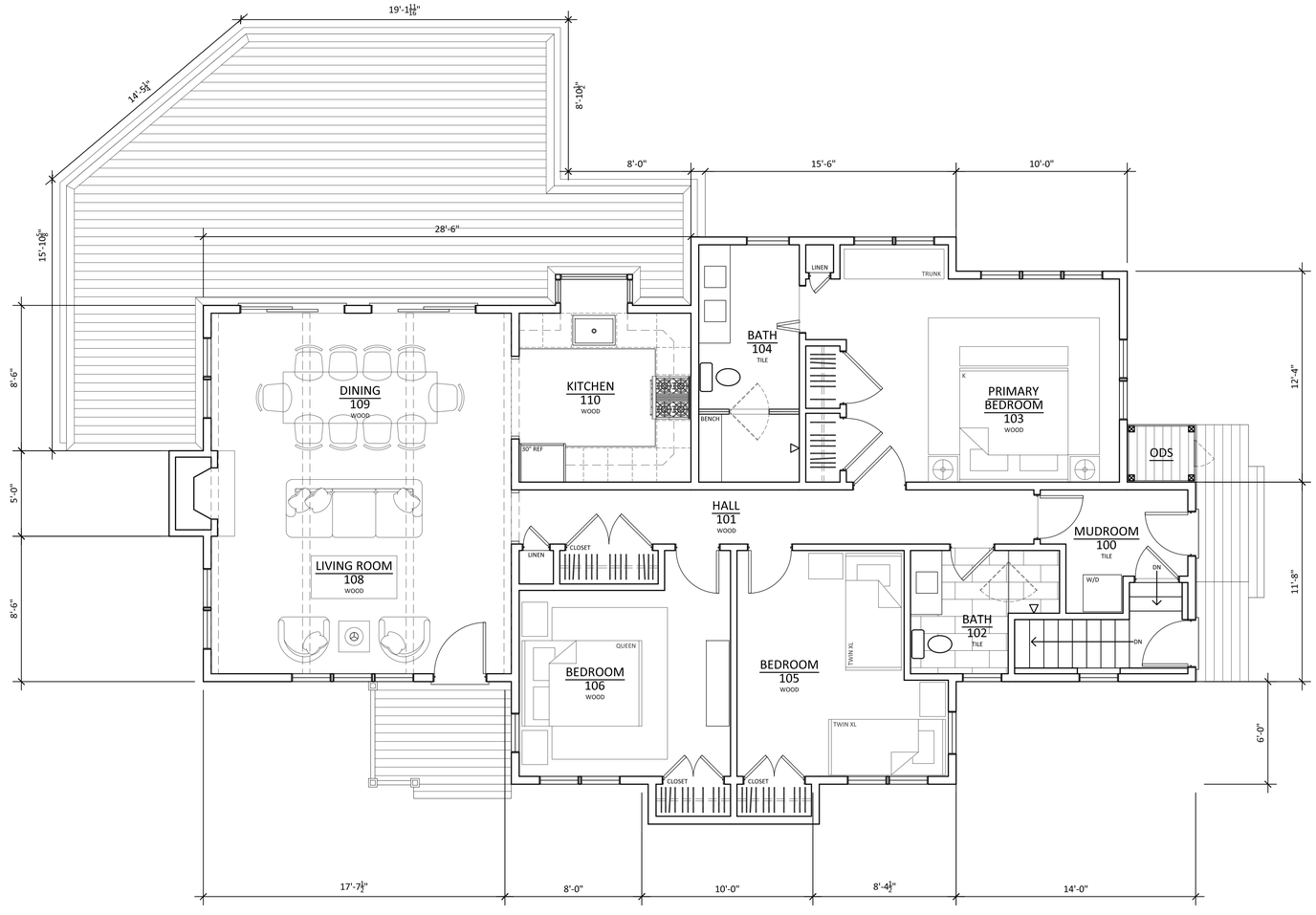
EXISTING MAIN HOUSE

DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

BASEMENT PLAN

A1.0

29 AUGUST 2024



FIRST FLOOR PLAN - 1,498 SF

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

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EXISTING MAIN HOUSE

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FIRST FLOOR PLAN

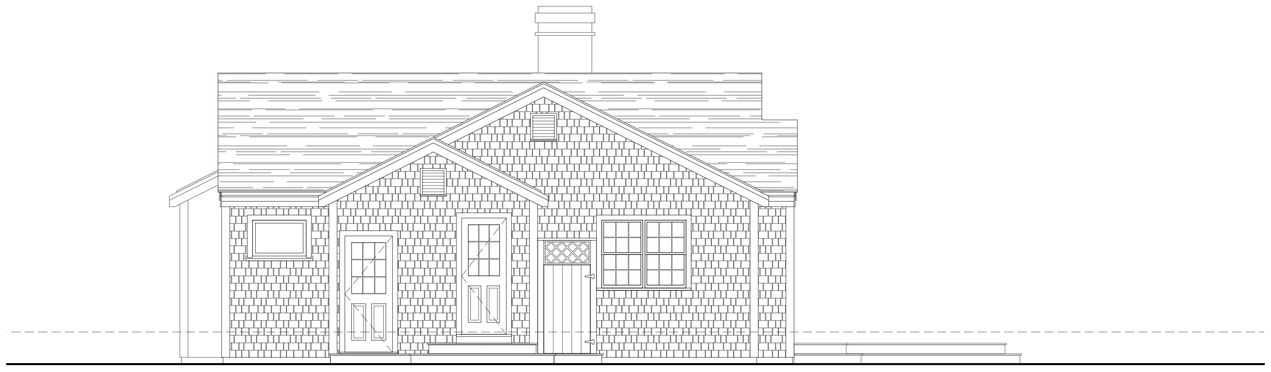
A1.1

29 AUGUST 2024



EXISTING SOUTH ELEVATION

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



EXISTING EAST ELEVATION

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

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EXISTING MAIN HOUSE

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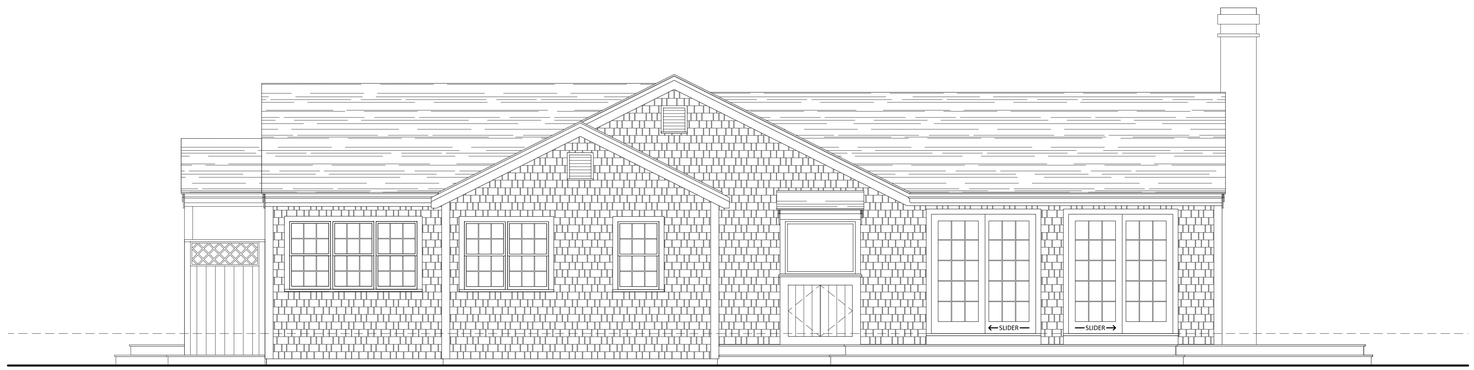
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

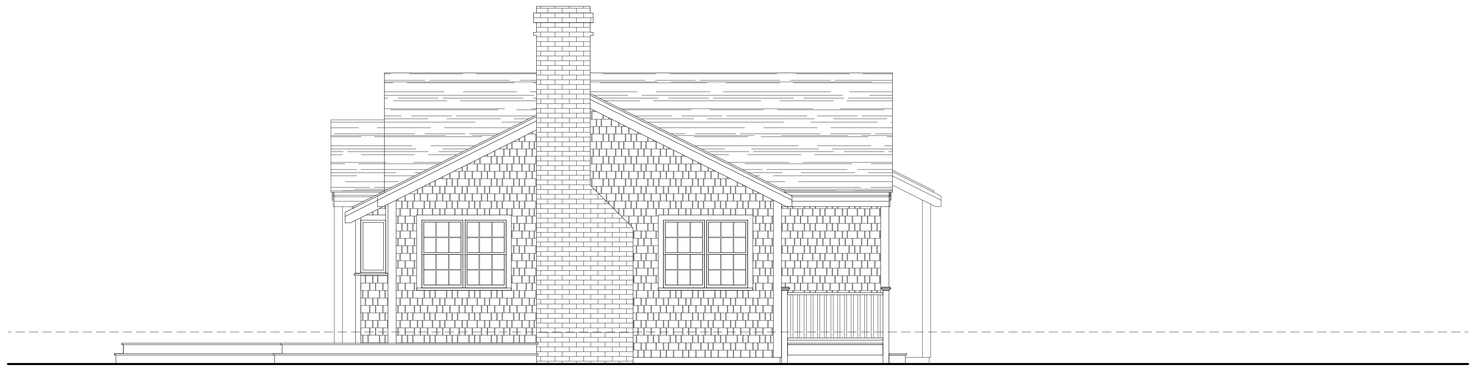
ELEVATIONS

A2.1

29 AUGUST 2024



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



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

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EXISTING MAIN HOUSE

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3 POPS LANE
NANTUCKET, MA. 02554
MAP: 60.2.4 PARCEL: 64.1

ELEVATIONS

A2.2

29 AUGUST 2024

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work. MH

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 60.2.4 PARCEL N°. 64.1

Street & Number of Proposed Work: 3 POPS LN.

Owner of record: 3 POPS LANE HOLDING TRUST

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

Contact Phone #: 508-228-2728 E-mail: mduce@markcutone.com

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE +

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

Contact Phone #: 508-228-2728 E-mail: mduce@markcutone.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 124'-0" Sq. Footage 1st floor: 3,180 SF Decks/Patio: Size: 100'x12', 9'x12', 18'x8', 21'x8' ☒ 1st floor ☐ 2nd floor
Width: 42'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North +/- 24" South _____" East _____" West _____"
Height of ridge above final finish grade: North 19'-4 1/4" South 19'-6 1/4" East 17'-8 1/4" West 17'-8 1/4"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

SEE DRAWINGS

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 10 /12 Secondary Mass 8 /12 Dormer — /12 — Other _____

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

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer LEPAGE Rough Opening 5'-7" x 4'-10" Size 5'-6" x 4'-9" Location CONNECTOR
Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other GREY
C. Dimensions: Fascia 7 3/8" Rake 7 3/8" Soffit (Overhang) 1 1/2" Corner boards — Frieze —
Window Casing 4" Door Frame 4" Columns/Posts: Round — Square 8"

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

Doors* (type and material): ☐ TDL ☒ SDL Front SINGLE-LIGHT Rear MULTIPLE 6-LIGHT Side 6-LIGHT
Garage Door(s): Type DOUBLE OUTSWING Material WOOD PAINTED BLACK TO MATCH SASH.

Hardscape materials: Driveways GRAVEL Walkways BLUESTONE Walls PARGED CONCRETE

* Note: Complete door and window schedules are required.

COLORS

Sidewall WHITE CEDAR SHINGLES Clapboard (if applicable) CEDAR Roof RED CEDAR
Trim PAINTED (GREY) Sash BLACK Doors BLACK
Deck IPE Foundation CONCRETE Fence — Shutters —

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

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

Date 09/03/2024 Signature of owner of record Nancy Dubuc Signed under penalties of perjury

MH + GH + GARAGE

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be 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 (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) CMD

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

ASSOCIATE COMMISSIONERS

STAFF

Waiver of the HDC 10 Day Hearing Requirement

I CHARLES MAXWELL DUCE

AS AGENT FOR 3 POPS LANE HOLDING TRUST

STREET ADDRESS 3 POPS LN. NANTUCKET MA, 02554

MAP/PARCEL 60.2.4 / 64.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09/04/2024

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

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

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

Signature 09/03/2024

Date

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ANDERSON NOMINEE TRUST
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City, State, ZIP+4® NANTUCKET, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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City, State, ZIP+4® ATLANTA, GA 30306

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Nantucket MA 02554

TO: United Kingdom
Todd + Kathleen Manning
Oldmill House Millmoor Ascot SL5 7RA

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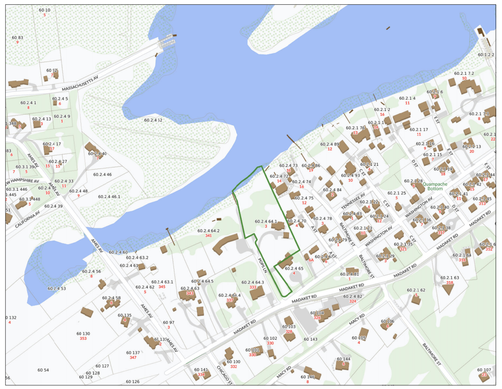
3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS



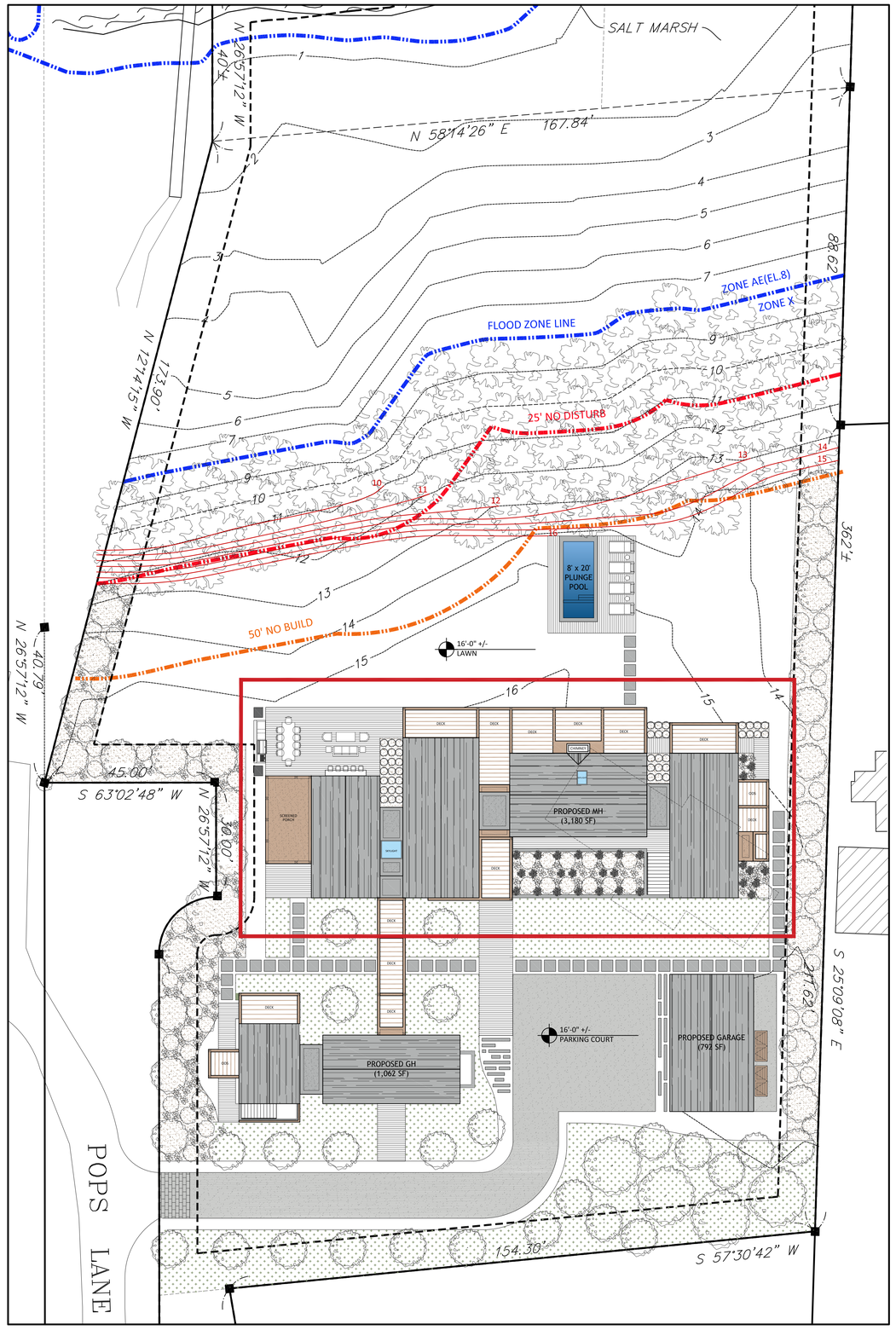
AERIAL VIEW: NTS

DRAWING LIST:

C1.1 SITE PLAN
C1.2 EXISTING PHOTOS

A1.0 BASEMENT PLAN
A1.1 FIRST FLOOR PLAN

A2.1 SOUTH + EAST ELEVATIONS
A2.2 NORTH + WEST ELEVATIONS
A2.3 SECTIONS A - D
A2.4 FRONT ENTRY PERSPECTIVE
A2.5 COURTYARD PERSPECTIVE
A2.6 HARBOR SIDE PERSPECTIVE



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

MARK CUTONE ARCHITECTURE

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

BRACKEN ENGINEERING
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
508.833.0070

STRUCTURAL DESIGN

CAPE STRUCTURAL CONSULTANTS
P.O. BOX 798
FALMOUTH, MA 02541
508.457.6794

PROPOSED MAIN HOUSE

DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

COVER SHEET

C1.1

29 AUGUST 2024













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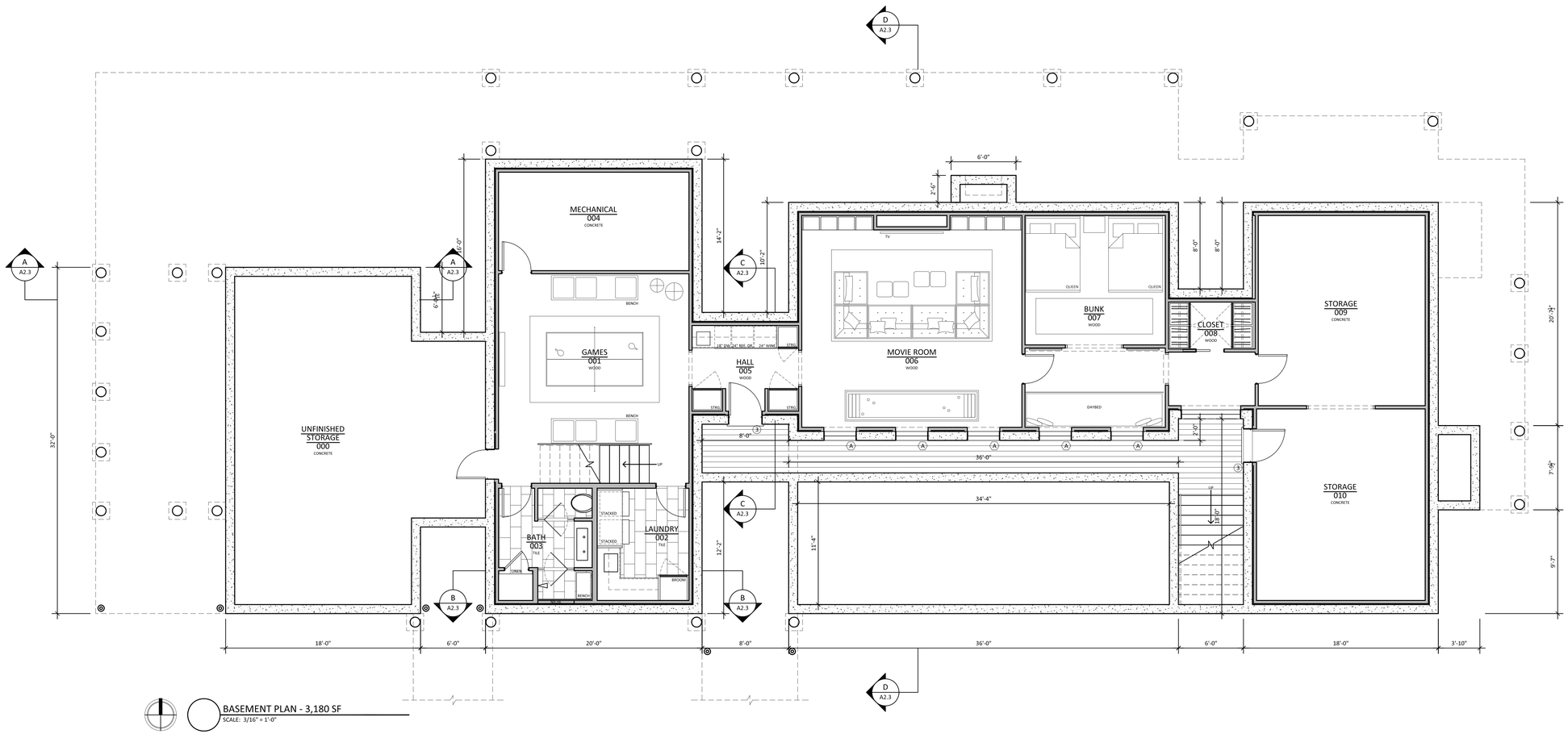
EXISTING CONDITIONS PHOTOS

DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

COVER SHEET

C1.2

29 AUGUST 2024



BASEMENT PLAN - 3,180 SF
SCALE: 3/16" = 1'-0"

WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	14	CUSTOM LEPAGE	R.O.: 3'-0" x 8'-0"	6 LIGHT FIXED AWNING WINDOW
B	11	CUSTOM LEPAGE	R.O.: 3'-0" x 6'-0"	2/2 DOUBLE HUNG WINDOW
C	2	CUSTOM LEPAGE	R.O.: 2'-9" x 4'-0"	4 LIGHT OPERABLE AWNING WINDOW
D	6	CUSTOM LEPAGE	R.O.: 1'-10" x 2'-2"	4 LIGHT FIXED AWNING WINDOW
E	8	CUSTOM LEPAGE	R.O.: 5'-5" x 8'-0"	1 LIGHT FIXED AWNING WINDOW
F	4	CUSTOM LEPAGE	R.O.: 1'-10" x 8'-0"	1 LIGHT FIXED AWNING WINDOW
G	2	CUSTOM LEPAGE	R.O.: 4'-0" x 5'-0"	6 LIGHT OPERABLE AWNING WINDOW
DOOR SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
1	2	CUSTOM LEPAGE	R.O.: 3'-0" x 8'-0"	1 LIGHT PATIO DOOR
2	3	CUSTOM LEPAGE	R.O.: 12'-2" x 8'-0"	24 LIGHT SLIDING PATIO DOOR
3	4	CUSTOM LEPAGE	R.O.: 3'-0 x 8'-0"	6 LIGHT PATIO DOOR
4	2	CUSTOM SCREEN DOOR	R.O.: 3'-0" x 8'-8"	SCREEN DOOR
5	2	CUSTOM LEPAGE	R.O.: 6'-0" x 8'-0"	12 LIGHT FRENCH DOOR

*ALL DOORS AND WINDOWS TO HAVE DP RATING AND LOW E GLASS

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PROPOSED MAIN HOUSE

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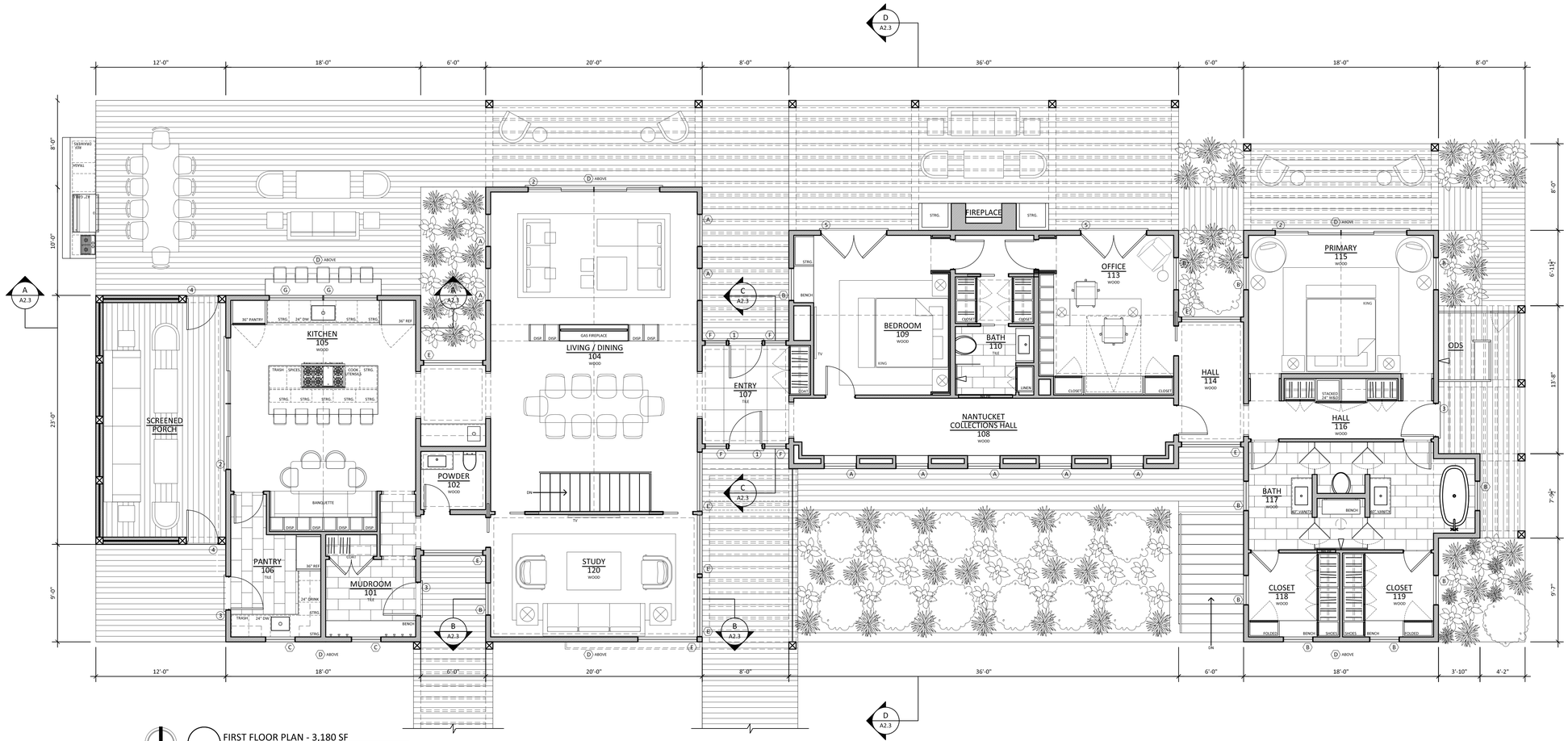
BASEMENT PLAN

A1.0

29 AUGUST 2024



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FIRST FLOOR PLAN

A1.1

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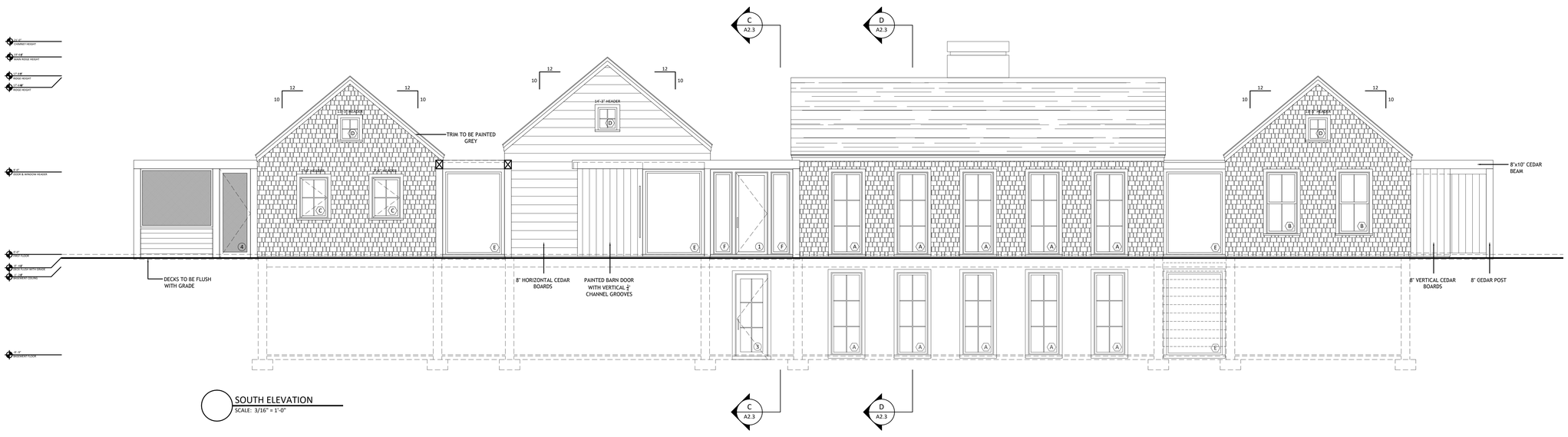
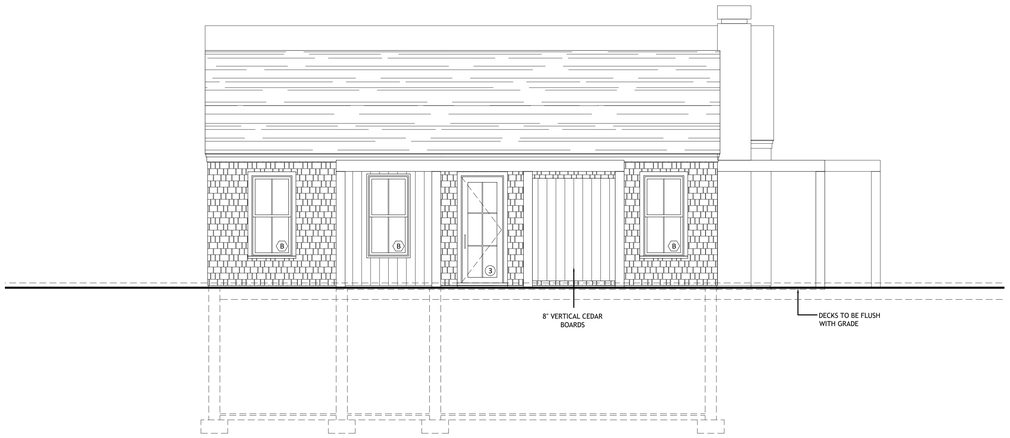


SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



EAST ELEVATION
SCALE: 3/16" = 1'-0"

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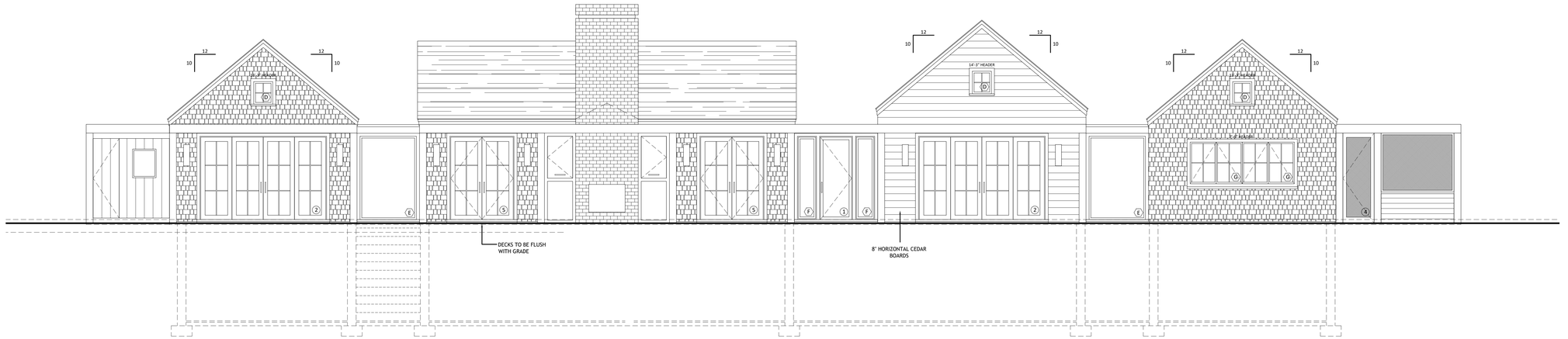
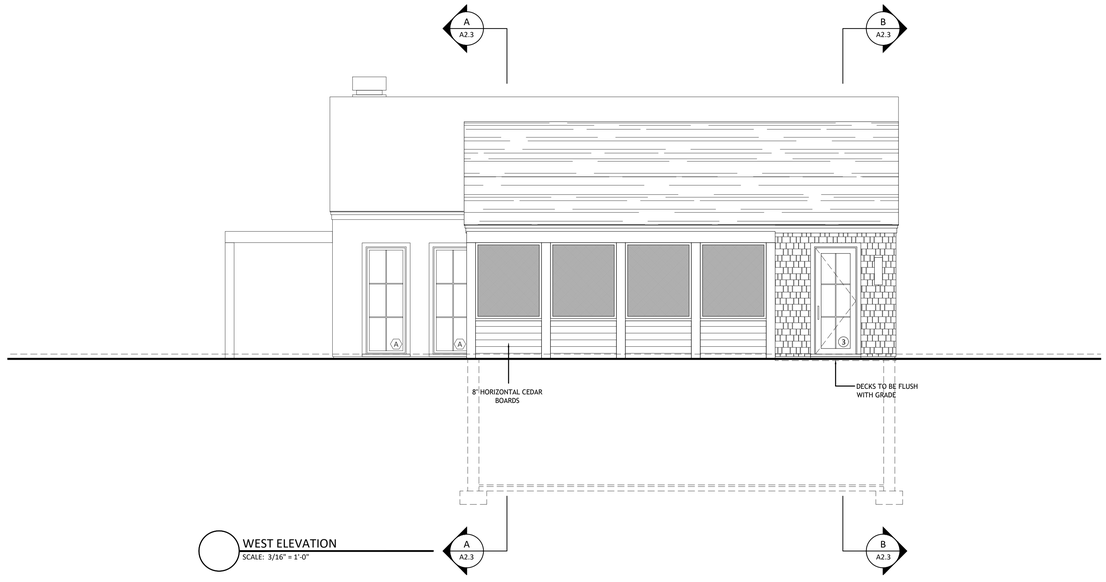
ELEVATIONS

A2.1

29 AUGUST 2024



NORTH ELEVATION
SCALE: 3/16" = 1'-0"



WEST ELEVATION
SCALE: 3/16" = 1'-0"

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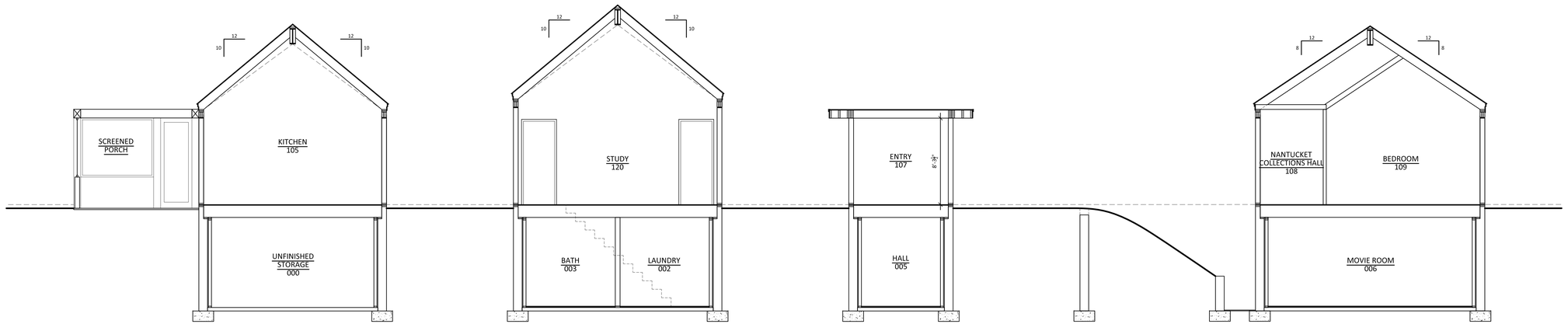
ELEVATIONS

A2.2

29 AUGUST 2024



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

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

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

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

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PROPOSED MAIN HOUSE

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SECTIONS

A2.3

29 AUGUST 2024



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PROPOSED MAIN HOUSE

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FRONT ENTRY PERSPECTIVE

A2.4

29 AUGUST 2024



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PROPOSED MAIN HOUSE

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MH & GH PERSPECTIVE

A2.5

29 AUGUST 2024



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PROPOSED MAIN HOUSE

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MAP: 60.2.4 PARCEL: 64.1

HARBOR SIDE PERSPECTIVE

A2.6

29 AUGUST 2024

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

GARAGE

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 60.2.4 PARCEL N°. 64.1

Street & Number of Proposed Work: 3 POPS LN.

Owner of record: 3 POPS LANE HOLDING TRUST

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

Contact Phone #: 508-228-2728 E-mail: mduce@markcutone.com

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE +

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

Contact Phone #: 508-228-2728 E-mail: mduce@markcutone.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 36'-0" Sq. Footage 1st floor: 792 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 22'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North +/- 24" South " East " West "

Height of ridge above final finish grade: North 19'-6 3/8" South " East " West "

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

SEE DRAWINGS

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): —

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

☐ Other _____

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

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

C. Dimensions: Fascia 7 3/8" Rake 7 3/8" Soffit (Overhang) 1 1/2" Corner boards — Frieze —

Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 8"

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

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

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

Garage Door(s): Type DOUBLE HINGED OUTSWING Material WOOD PAINTED BLACK TO MATCH SASH

Hardscape materials: Driveways GRAVEL Walkways BLUESTONE Walls —

* Note: Complete door and window schedules are required.

COLORS

Sidewall WHITE CEDAR SHINGLES Clapboard (if applicable) — Roof RED CEDAR

Trim GREY Sash BLACK Doors WOOD PAINTED BLACK 3 4-LIGHT

Deck — Foundation CONCRETE Fence — Shutters —

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

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

Date 09/03/2024 Signature of owner of record _____ Signed under penalties of perjury

MH + GH + GARAGE

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be 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 (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) CMD

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

ASSOCIATE COMMISSIONERS

STAFF

Waiver of the HDC 10 Day Hearing Requirement

I CHARLES MAXWELL DUCE

AS AGENT FOR 3 POPS LANE HOLDING TRUST

STREET ADDRESS 3 POPS LN. NANTUCKET MA, 02554

MAP/PARCEL 60.2.4 / 64.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09/04/2024

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

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

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

Signature 09/03/2024

Date

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City, State, ZIP+4® NANTUCKET, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (electronic) $ $0.00	$ $23.40
☐ Restricted Delivery $ $0.00	
Customer Must Declare Full Value $ $0.00	Received by 08/27/2024

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FROM: NANTUCKET, MA 02554
MCA
2 Broad St
Nantucket MA 02554

TO: United Kingdom
Todd + Kathleen Manning
Oldmill House Millmoor Ascot SL5 7RA

PS Form 3806, Registered Mail Receipt April 2015, PSN 7530-02-000-9051 Copy 1 - Customer
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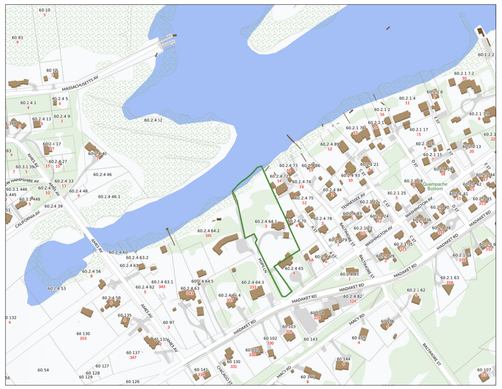
3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS



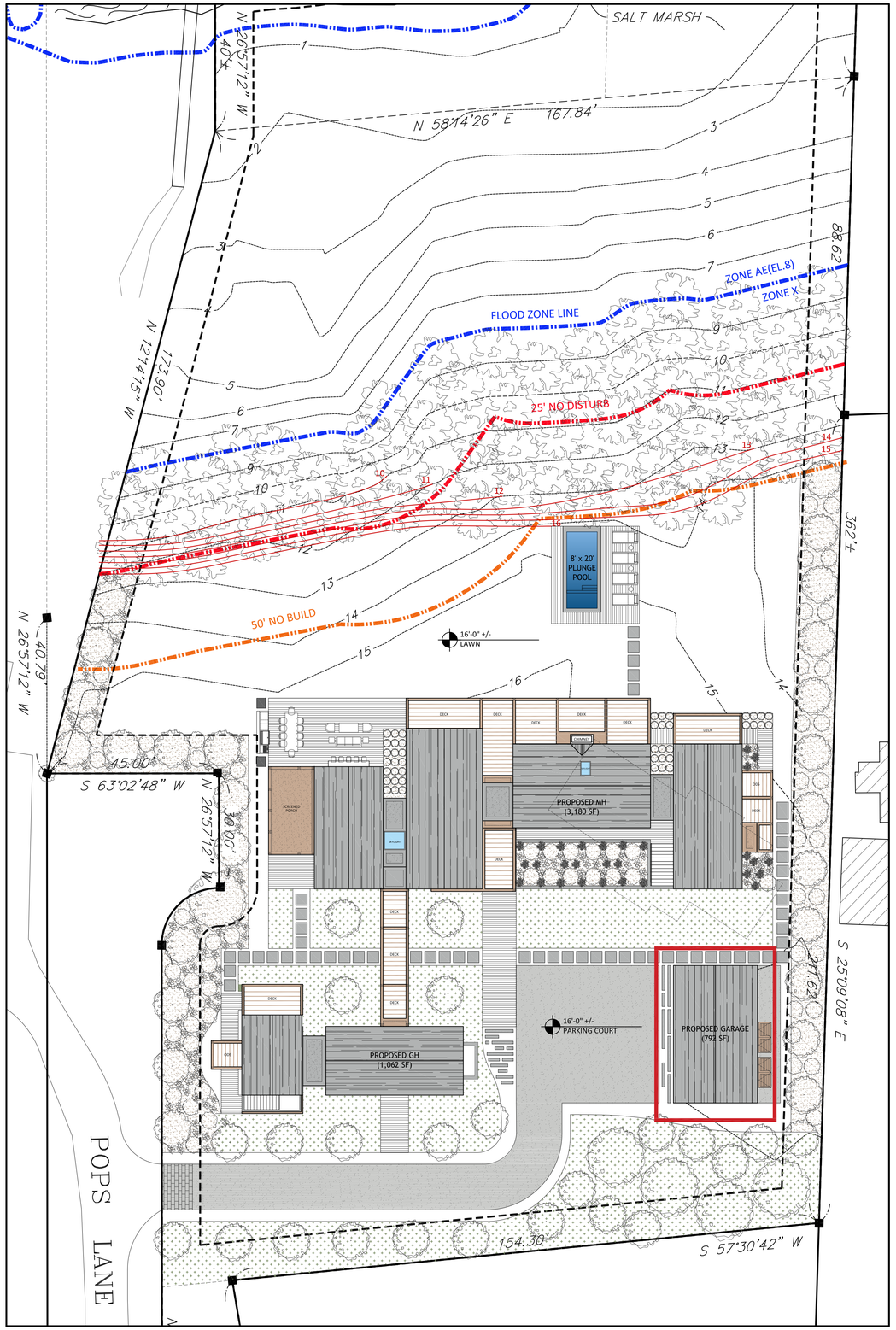
AERIAL VIEW: NTS

DRAWING LIST:

C1.1 SITE PLAN
C1.2 EXISTING PHOTOS

A1.0 FIRST FLOOR PLAN

A2.1 ALL ELEVATIONS + SECTION



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

MARK CUTONE ARCHITECTURE+

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

BRACKEN ENGINEERING
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
508.833.0070

STRUCTURAL DESIGN

CAPE STRUCTURAL CONSULTANTS
P.O. BOX 798
FALMOUTH, MA 02541
508.457.6794

PROPOSED GARAGE

DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

COVER SHEET

C1.1

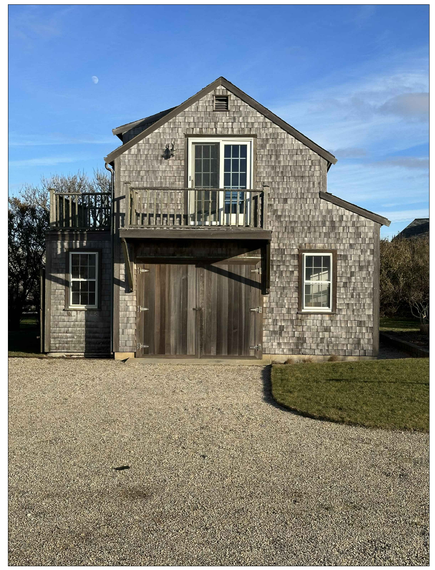
29 AUGUST 2024













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508.457.6794

EXISTING CONDITIONS PHOTOS

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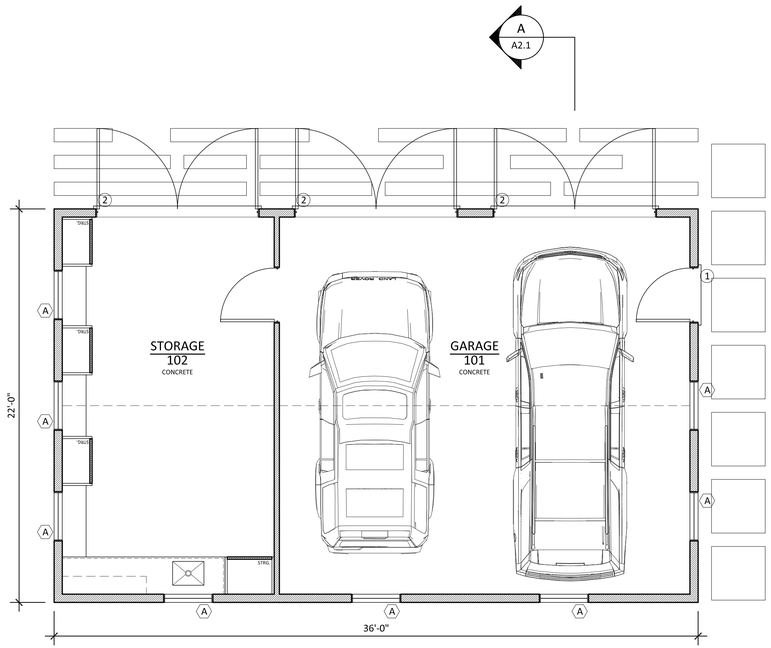
MAP: 60.2.4 PARCEL: 64.1

COVER SHEET

C1.2

29 AUGUST 2024



GARAGE FIRST FLOOR PLAN - 792 SF

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

WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	8	CUSTOM LEPAGE	R.O.: 2'-9" x 4'-0"	4 LIGHT OPERABLE AWNING WINDOW
B	2	CUSTOM LEPAGE	R.O.: 1'-10" x 2'-2"	4 LIGHT FIXED AWNING WINDOW
DOOR SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
1	1	CUSTOM LEPAGE	R.O.: 3'-0 x 8'-0"	6 LIGHT PATIO DOOR
2	3	CUSTOM GARAGE DOOR	R.O.: 9'-0" x 8'-6"	DOUBLE HINGED GARAGE DOOR

*ALL DOORS AND WINDOWS TO HAVE DP RATING AND LOW E GLASS

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

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508.457.6794

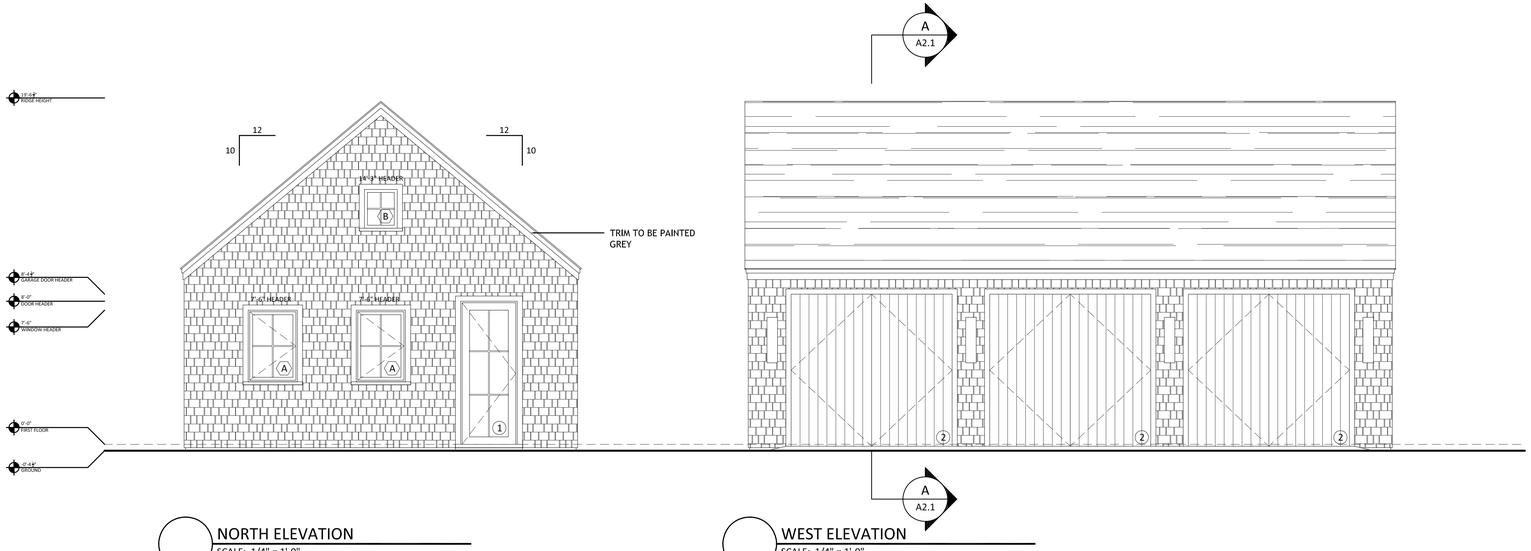
PROPOSED GARAGE

DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

FIRST FLOOR PLAN

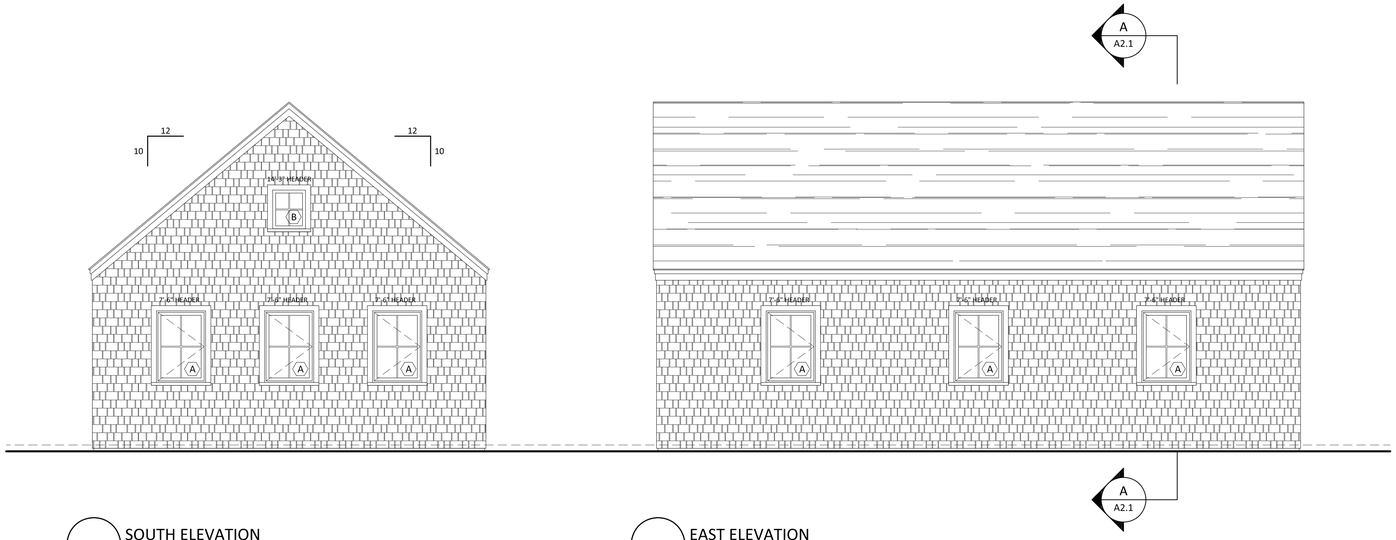
A1.0

29 AUGUST 2024



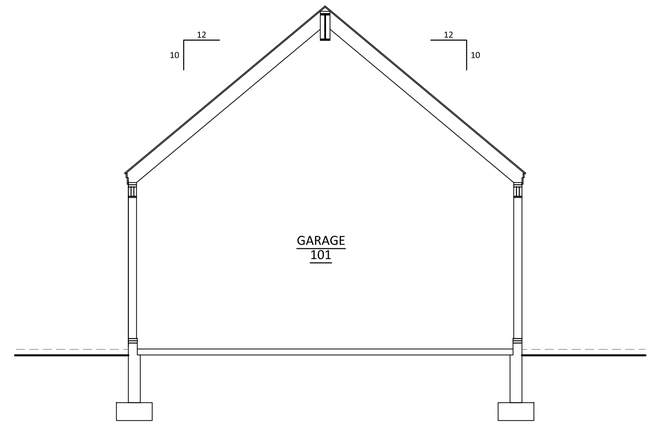
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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



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

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



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

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
508.833.0070

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508.457.6794

PROPOSED GARAGE

DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

ELEVATIONS & SECTION

A2.1

29 AUGUST 2024

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

GH

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 60.2.4 PARCEL N°. 64.1

Street & Number of Proposed Work: 3 POPS LN.

Owner of record: 3 POPS LANE HOLDING TRUST

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

Contact Phone #: 508-228-2728 E-mail: mduce@markcutone.com

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE +

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

Contact Phone #: 508-228-2728 E-mail: mduce@markcutone.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 58'-0" Sq. Footage 1st floor: 1,062 SF Decks/Patio: Size: 8'x16' ☒ 1st floor ☐ 2nd floor

Width: 21'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North +/- 24" South " East " West "

Height of ridge above final finish grade: North 16'-10 3/16" South " East 17'-8 1/4" West "

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

SEE DRAWINGS

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) 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 GREY

C. Dimensions: Fascia 7 3/8" Rake 7 3/8" Soffit (Overhang) 1 1/2" Corner boards — Frieze —

Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 8"

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

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

Doors* (type and material): ☐ TDL ☒ SDL Front 10-LIGHT 3 SLIDERS Rear 10-LIGHT Side —

Garage Door(s): Type — Material _____

Hardscape materials: Driveways GRAVEL Walkways BLUESTONE Walls PARGED CONCRETE

* Note: Complete door and window schedules are required.

COLORS

Sidewall WHITE CEDAR SHINGLES Clapboard (if applicable) CEDAR Roof RED CEDAR

Trim GREY Sash BLACK Doors BLACK

Deck IPE Foundation CONCRETE Fence — Shutters —

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

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

Date 09/03/2024 Signature of owner of record _____ Signed under penalties of perjury

MH + GH + GARAGE

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be 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 (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) CMD

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

ASSOCIATE COMMISSIONERS

STAFF

Waiver of the HDC 10 Day Hearing Requirement

I CHARLES MAXWELL DUCE

AS AGENT FOR 3 POPS LANE HOLDING TRUST

STREET ADDRESS 3 POPS LN. NANTUCKET MA, 02554

MAP/PARCEL 60.2.4 / 64.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09/04/2024

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

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

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

Signature 09/03/2024

Date

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MCA
2 Broad St
Nantucket MA 02554

TO: United Kingdom
Todd + Kathleen Manning
Oldmill House Millmoor Ascot SL5 7RA

PS Form 3806, Registered Mail Receipt April 2015, PSN 7530-02-000-9051 Copy 1 - Customer
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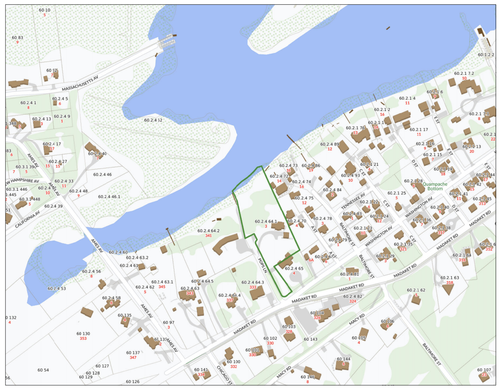
3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS



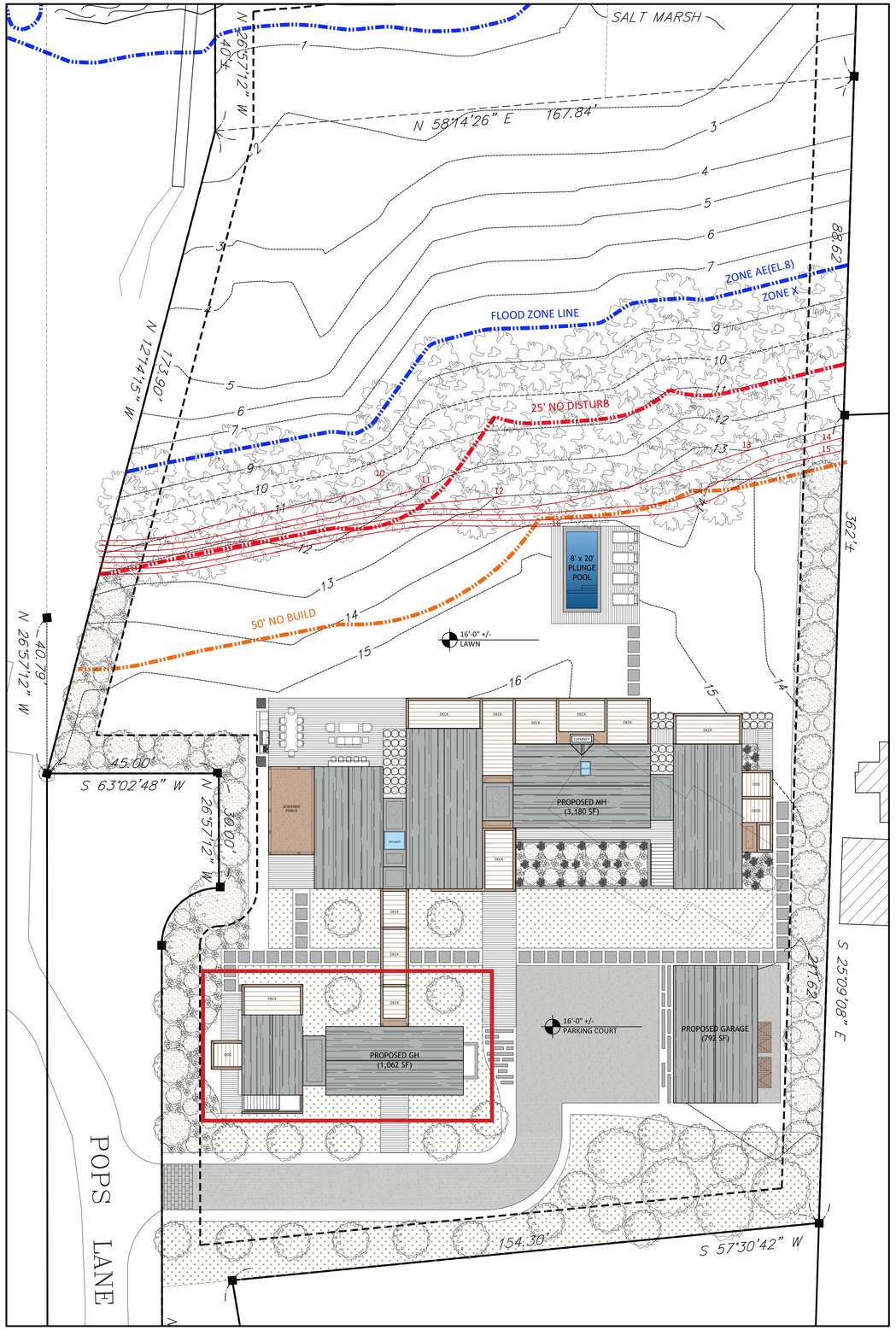
AERIAL VIEW: NTS

DRAWING LIST:

C1.1 SITE PLAN
C1.2 EXISTING PHOTOS

A1.0 BASEMENT PLAN
A1.1 FIRST FLOOR PLAN

A2.1 ALL ELEVATIONS
A2.2 SECTIONS



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

MARK CUTONE ARCHITECTURE

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

BRACKEN ENGINEERING
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
508.833.0070

STRUCTURAL DESIGN

CAPE STRUCTURAL CONSULTANTS
P.O. BOX 798
FALMOUTH, MA 02541
508.457.6794

PROPOSED GUEST HOUSE

DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

COVER SHEET

C1.1

29 AUGUST 2024













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EXISTING CONDITIONS PHOTOS

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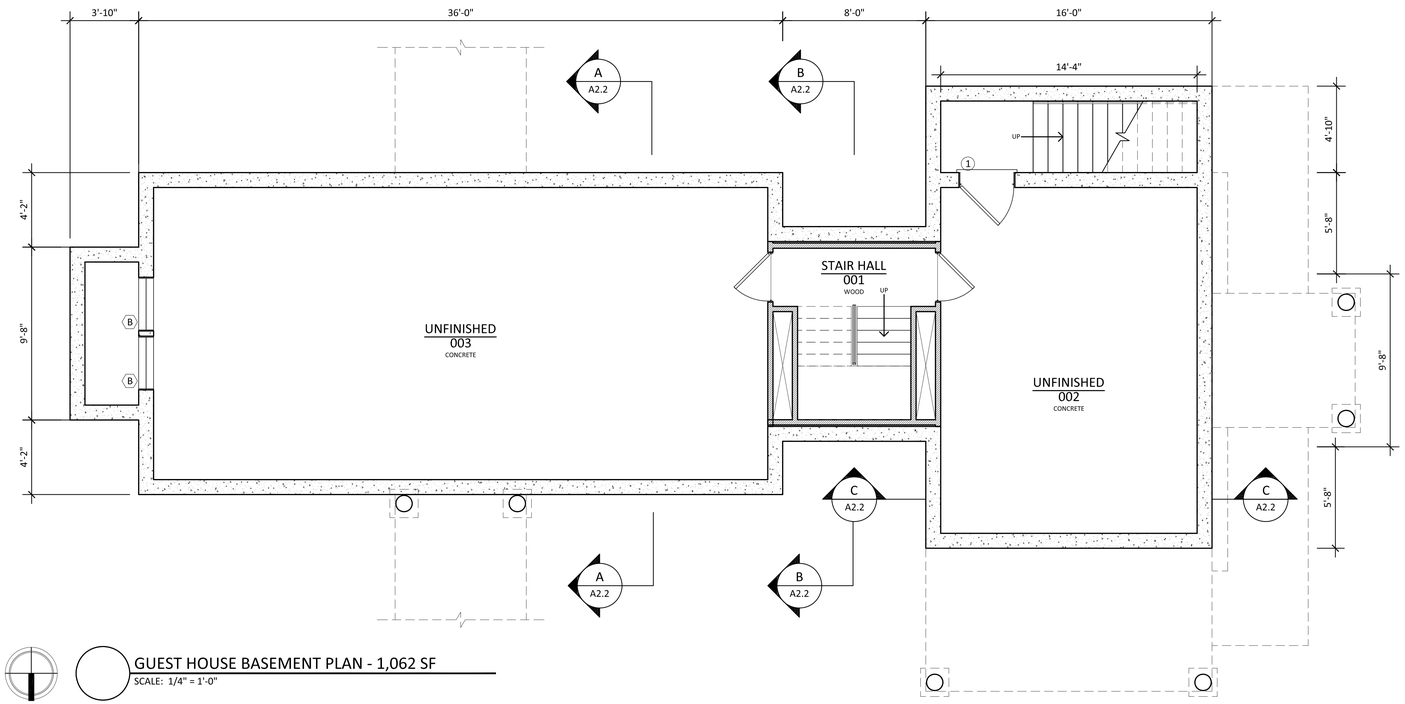
COVER SHEET

C1.2

29 AUGUST 2024



GUEST HOUSE BASEMENT PLAN - 1,062 SF

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

WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	4	CUSTOM LEPAGE	R.O.: 3'-0" x 8'-0"	6 LIGHT FIXED AWNING WINDOW
B	9	CUSTOM LEPAGE	R.O.: 3'-0" x 6'-0"	2/2 DOUBLE HUNG WINDOW
C	4	CUSTOM LEPAGE	R.O.: 2'-9" x 4'-0"	4 LIGHT OPERABLE AWNING WINDOW
D	5	CUSTOM LEPAGE	R.O.: 1'-10" x 2'-2"	4 LIGHT FIXED AWNING WINDOW
E	2	CUSTOM LEPAGE	R.O.: 5'-5" x 8'-0"	1 LIGHT FIXED AWNING WINDOW
DOOR SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
1	3	CUSTOM LEPAGE	R.O.: 3'-0" x 8'-0"	6 LIGHT PATIO DOOR
2	1	CUSTOM LEPAGE	R.O.: 9'-0" x 8'-0"	18 LIGHT SLIDING PATIO DOOR

*ALL DOORS AND WINDOWS TO HAVE DP RATING AND LOW E GLASS

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ARCHITECTURE +

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PROPOSED GUEST HOUSE

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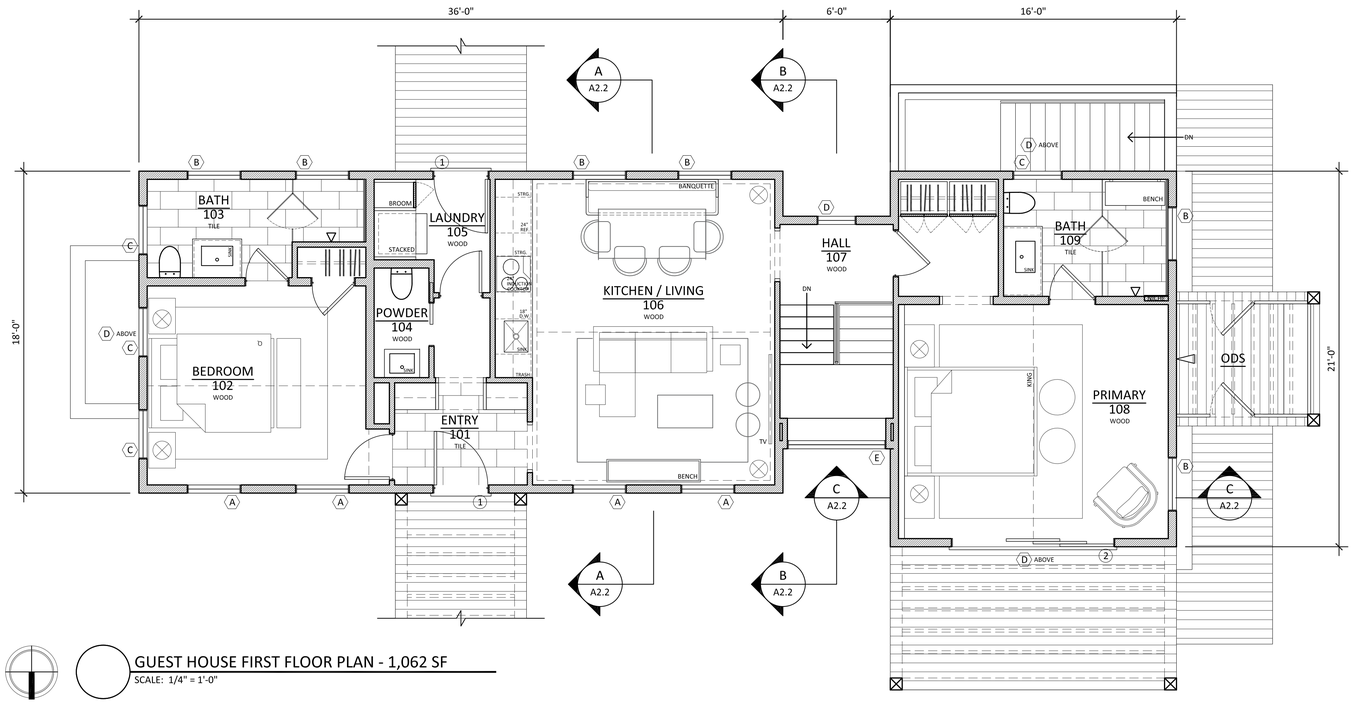
BASEMENT FLOOR PLAN

A1.0

29 AUGUST 2024



GUEST HOUSE FIRST FLOOR PLAN - 1,062 SF

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

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ARCHITECTURE +

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PROPOSED GUEST HOUSE

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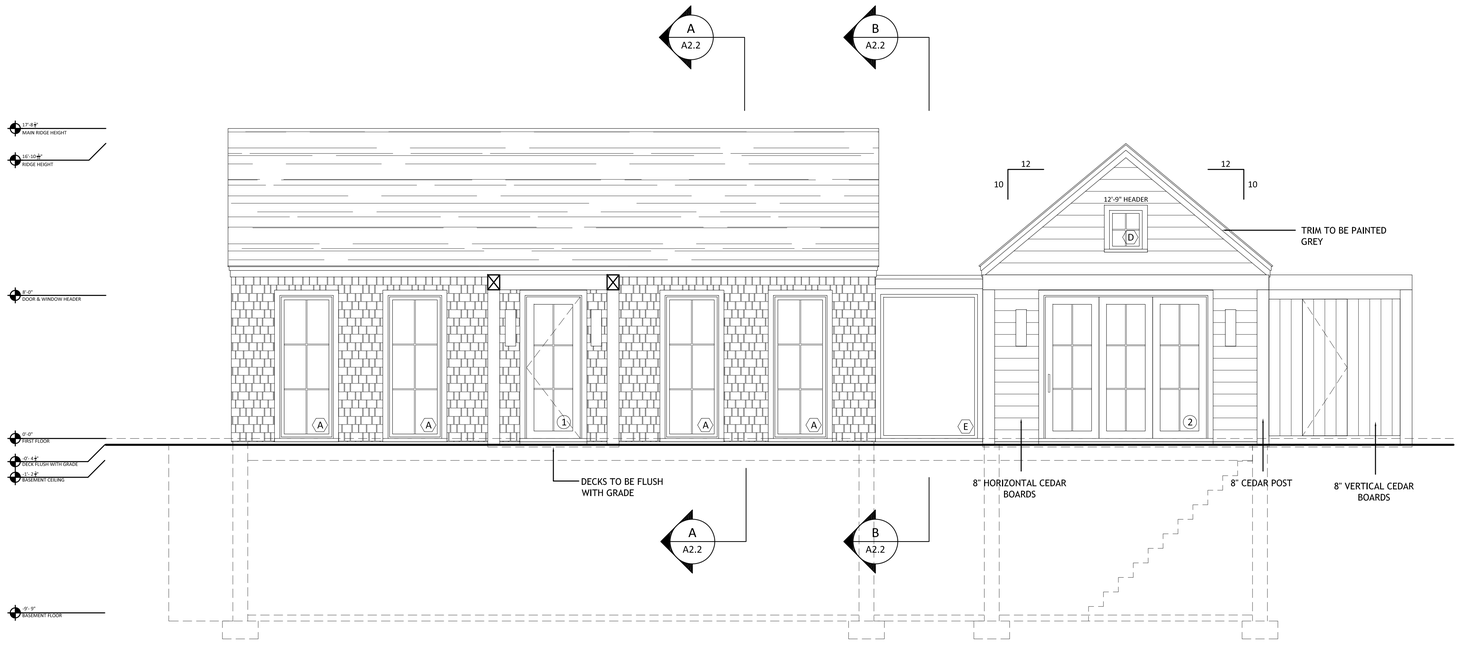
MAP: 60.2.4 PARCEL: 64.1

FIRST FLOOR PLAN

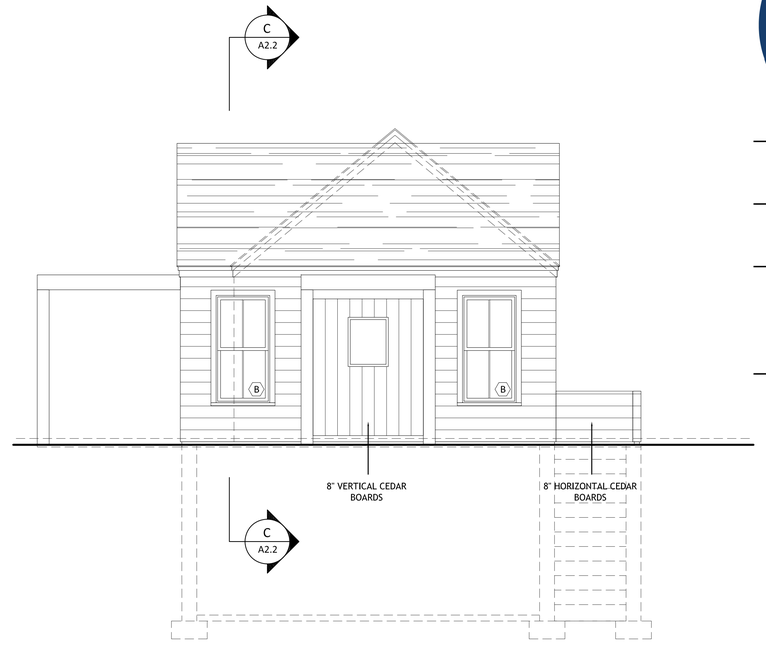
A1.1

29 AUGUST 2024



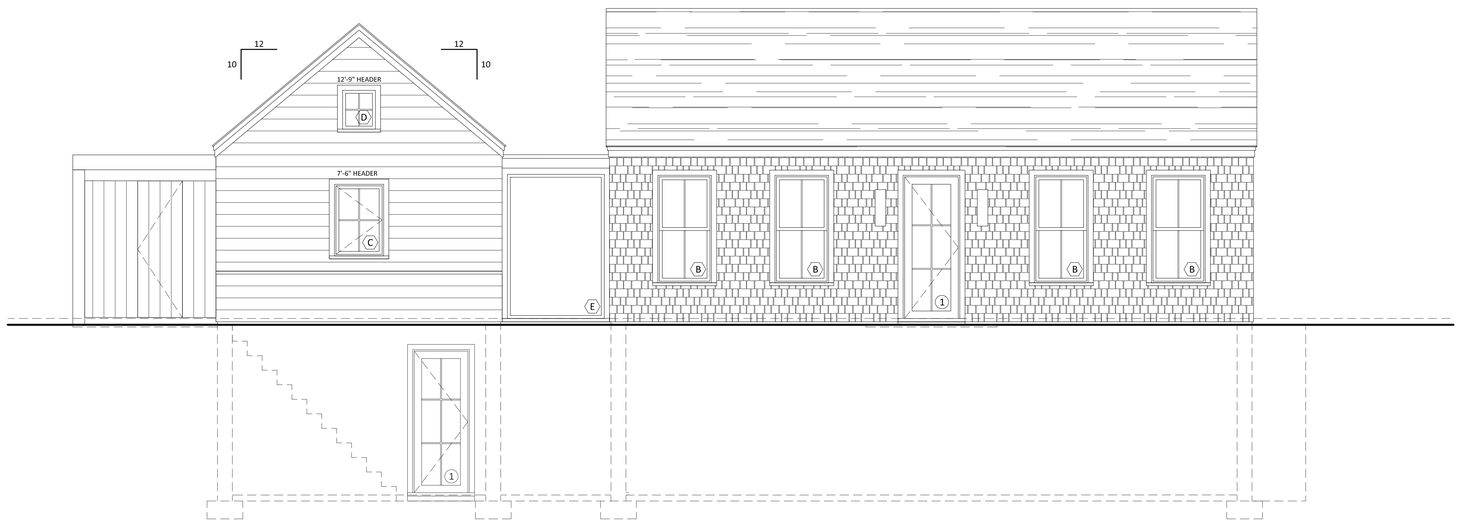
NORTH ELEVATION

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



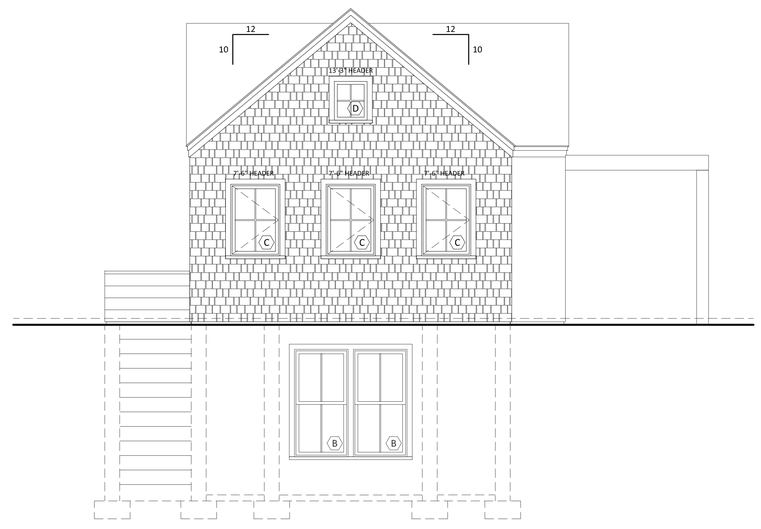
WEST ELEVATION

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



SOUTH ELEVATION

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



EAST ELEVATION

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

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508.457.6794

PROPOSED GUEST HOUSE

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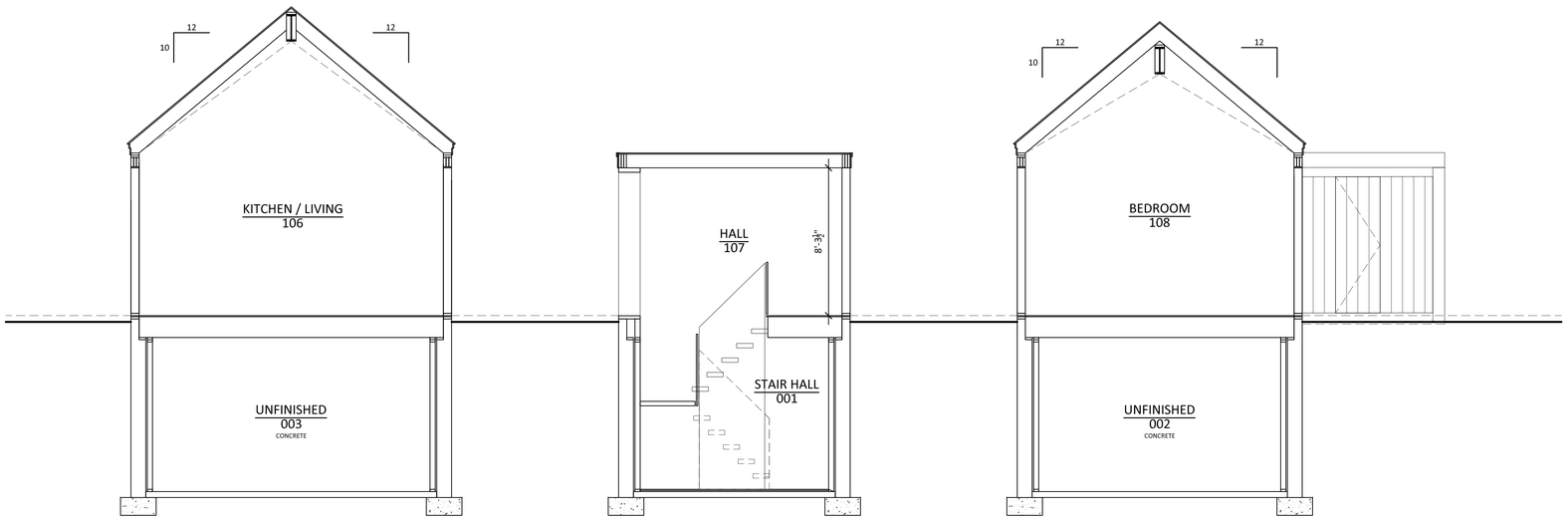
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

ELEVATIONS

A2.1

29 AUGUST 2024



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

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

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

MARK CUTONE
ARCHITECTURE +

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PROPOSED GUEST HOUSE

DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

SECTIONS

A2.2

29 AUGUST 2024

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

POOL

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 100.2.4 PARCEL N°. 104.1

Street & Number of Proposed Work: 3 POPS LN.

Owner of record: 3 POPS LANE HOLDING TRUST

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

Contact Phone #: 508-228-2728 E-mail: mduce@markcutone.com

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE +

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

Contact Phone #: 508-228-2728 E-mail: mduce@markcutone.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 20'-0" Sq. Footage 1st floor: —

Width: 8'-0" Sq. footage 2nd floor: —

Sq. footage 3rd floor: —

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

Size: — ☐ 1st floor ☐ 2nd floor

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

SEE DRAWINGS

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

☐ True Divided Lights(muntins), single pane ☐ SDL'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 STONE VENEER Clapboard (if applicable) — Roof —

Trim — Sash — Doors —

Deck IPE Foundation — Fence — Shutters _____

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

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

Date 09/03/2024 Signature of owner of record Nancy Dubon Signed under penalties of perjury

POOL

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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.

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) CMD

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

ASSOCIATE COMMISSIONERS

STAFF

Waiver of the HDC 10 Day Hearing Requirement

I CHARLES MAXWELL DUCE

AS AGENT FOR 3 POPS LANE HOLDING TRUST

STREET ADDRESS 3 POPS LN. NANTUCKET MA, 02554

MAP/PARCEL 60.2.4 / 64.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09/04/2024

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

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

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

Signature 09/03/2024

Date

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328 MADAKET RD
Street and Apt. No.
State, ZIP+4® NANTUCKET, MA 02554

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Sent To
OVERCREEK LLC
C/O SARA HENDRICKSON
Street and Apt. No., or PO Box No. 1248 ZIMMER DR
City, State, ZIP+4® ATLANTA, GA 30306

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- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.72
Total Postage and Fees $5.58

Sent To
GREENWALD C GAIL
Street and Apt. No., or PO Box No. 21 FOLLEN ST
City, State, ZIP+4® CAMBRIDGE, MA 02138

7021 0350 0000 0871 2015

CAMBRIDGE MA 02138 AUG 27 2024 Postmark Here 08/27/2024

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.72
Total Postage and Fees $5.58

Sent To
333 MADAKET LLC
33 TAYLOR CROSS WY
Street and Apt. No., or PO Box No.
City, State, ZIP+4® BROOKLINE, MA 02445

7021 0350 0000 0871 2008

BROOKLINE MA 02445 AUG 27 2024 Postmark Here 08/27/2024

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.72
Total Postage and Fees $5.58

Sent To
TURNER GEORGE M III TR
TURNER MICHELLE J TRUST
Street and Apt. No., or PO Box No. 27 SPYGLASS LN
City, State, ZIP+4® PLYMOUTH, MA 02360

7021 0350 0000 0871 2039

PLYMOUTH MA 02360 AUG 27 2024 Postmark Here 08/27/2024

Registered No. RF217983119US

Date Stamp

NANTUCKET MA AUG 27 2024

To Be Completed By Post Office

Postage $ $1.65	Extra Services & Fees (continued)
Extra Services & Fees	☐ Signature Confirmation $
☐ Registered Mail $1.75	☐ Signature Confirmation Restricted Delivery $
☐ Return Receipt (hardcopy) $ $0.00	Total Postage & Fees
☐ Return Receipt (electronic) $ $0.00	$ $23.40
☐ Restricted Delivery $ $0.00	
Customer Must Declare Full Value $ $0.00	Received by 08/27/2024

Domestic Insurance up to $50,000 is included based upon the declared value. International Indemnity is limited. (See Reverse).

OFFICIAL USE

To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed

FROM: NANTUCKET, MA 02554
MCA
2 Broad St
Nantucket MA 02554

TO: United Kingdom
Todd + Kathleen Manning
Oldmill House Millmoor Ascot SL5 7RA

PS Form 3806, Registered Mail Receipt April 2015, PSN 7530-02-000-9051 Copy 1 - Customer
(See Information on Reverse)
For domestic delivery information, visit our website at www.usps.com®

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

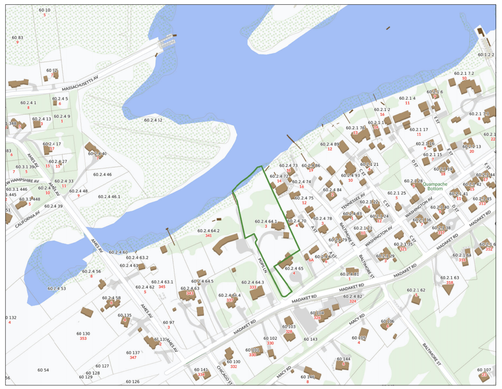
Postage $0.72
Total Postage and Fees $5.58

Sent To
PEARSON JOHN R JR ETAL
5417 BARTLETT STREET
Street and Apt. No., or PO Box No.
City, State, ZIP+4® PITTSBURG, PA 15217

7021 0350 0000 0871 2053

PITTSBURGH PA 152 AUG 27 2024 Postmark Here 08/27/2024

3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS

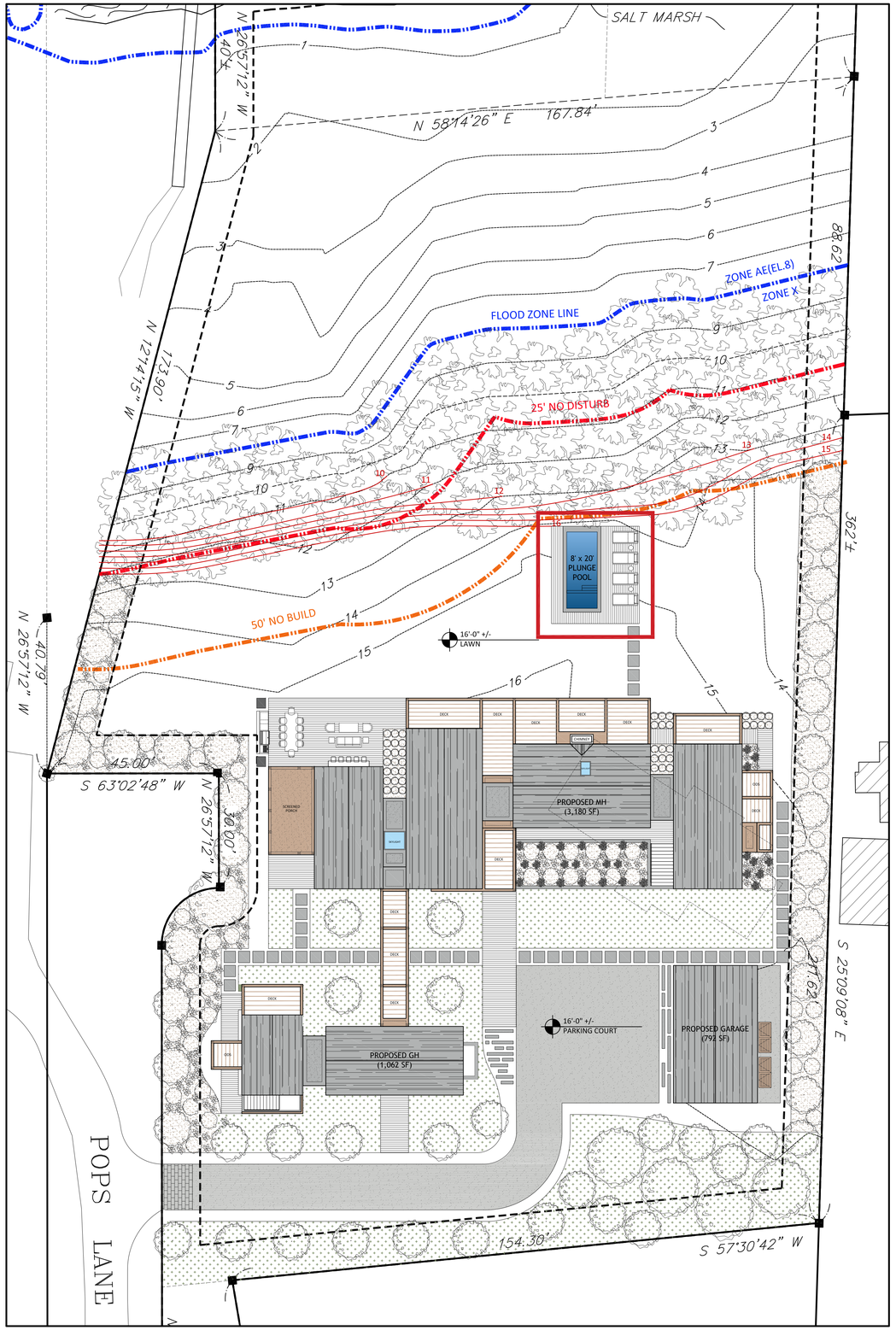


AERIAL VIEW: NTS

DRAWING LIST:

C1.1 SITE PLAN

A1.0 POOL PERSPECTIVE



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

MARK CUTONE ARCHITECTURE

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

BRACKEN ENGINEERING
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
508.833.0070

STRUCTURAL DESIGN

CAPE STRUCTURAL CONSULTANTS
P.O. BOX 798
FALMOUTH, MA 02541
508.457.6794

PROPOSED POOL

DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

COVER SHEET

C1.1

29 AUGUST 2024



MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

BRACKEN ENGINEERING
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
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STRUCTURAL DESIGN

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P.O. BOX 798
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508.457.6794

PROPOSED POOL

DUBUC

3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

POOL PERSPECTIVE

A1.0

29 AUGUST 2024

PLAINFIELD (40' WIDE) ROAD

GRASS

GRASS

Belgain Block Apron
125 SF

Existing Split Rail Fence

Belgian block set in turf

58.2

58.2

Existing

Board Fence with gate

IPE Decking - Flush with Pool

Stepstones

Auto Cover Vault

PERGOLA

Blue Mist Granite

20'x40' Pool

8'x8' Spa

Pool Equipment

Shed Reduced to 200SF

Outdoor Shower

Built in Grill

MOVE

Deer fencing PVC coated wire in Vegetation

Existing 8 ft Hedge

Existing 8 ft Hedge

0 10 20 30 40 feet

1" = 10'



Board Fence Example



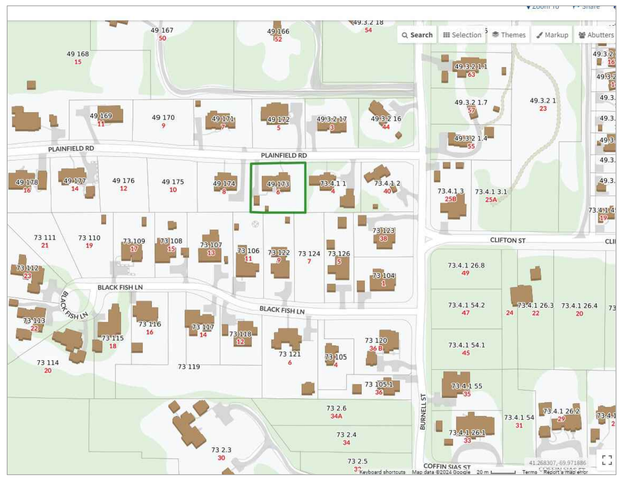
Blue Mist Granite



Wire Fence in Vegetation Example



Built in Grill Example



LOCUS

CHAMPOUX LANDSCAPE

- PREPARED FOR -

Keller 6 Plainfield Road
Siasconset MA 02564

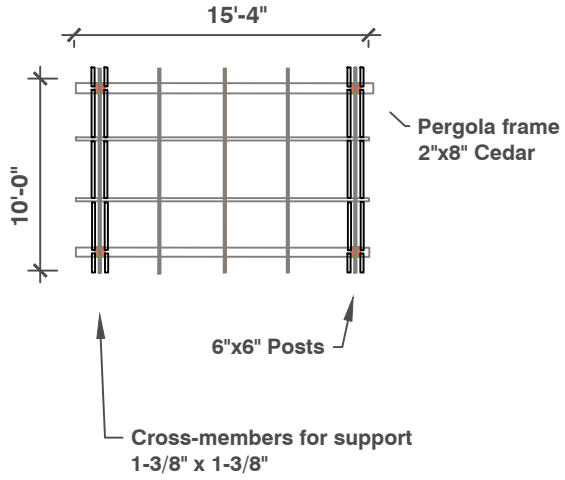
- DRAWING -

- REVISIONS -
9/5/2024

Scale 1" = 10'

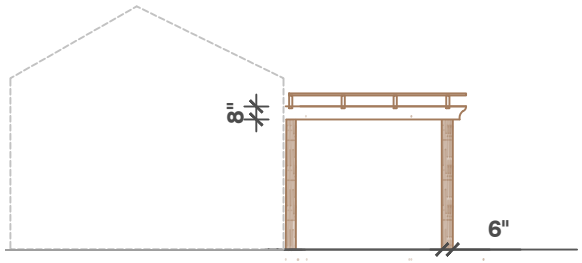
L-1

Top View

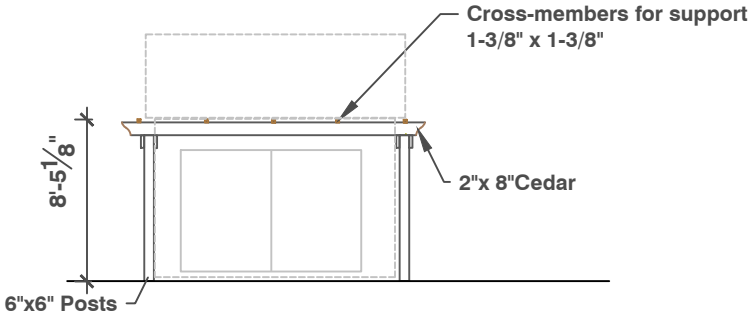


Pergola Built
Using natural to weather Cedar

North Elevation



West Elevation



CHAMPOUX LANDSCAPE

- PREPARED FOR -

Keller

6 Plainfield Road
Siasconset, MA 02564

- DRAWING -

Pergola

- REVISIONS -

9/5/2024

Scale 1" = 10'

L-1

CERTIFICATE NO: _____ DATE ISSUED _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 49 PARCEL N°. 173

Street & Number of Proposed Work: 6 Plainfield Road

Owner of record: David ; Avery Keller

Mailing Address: 425 Woodland Rd

Lake Forest IL 60045

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Champion Landscape

Mailing Address: PO Box 518

Nantucket MA 02584

Contact Phone #: 508-560-3368 E-mail: Beachamp1@gmail

FOR OFFICE USE ONLY

Fee Paid: $ _____

Date application received: _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☑ Pool (Zoning District SR20) ☐ Roof ☑ Other Spa 8'x8' / Pool 20'x40' / Pergola 15'x10' / Apron 125sf

Size of Structure or Addition: Length: 50' Sq. Footage 1st floor: _____

Deck & Patio: Size: 640 sf Deck ☐ 1st floor ☐ 2nd floor

Deck & Width: 11' Sq. footage 2nd floor: _____

Size: 508 sf Patio ☐ 1st floor ☐ 2nd floor

IPE Landings → (13x5) + (3x4) Sq. footage 3rd floor: _____

IPE Deck

Difference between existing 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: 7FT / 7FT

Type: Board / Wire in Veg

Length: 42 FT / Veg = 245 FT

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Gravel Walkways Bluestone Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date _____ 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

SEP 06 2024

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. N/A **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

SEP 06 2024

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 Frank Champoux

AS AGENT FOR Dave + Audrey Keller

STREET ADDRESS 6 Plainfield Rd

MAP/PARCEL 49/173

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

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

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

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

Signature

9/6/2024
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°: 91 PARCEL N°. 27

Street & Number of Proposed Work: 109 TOM NEVERS RD.

Owner of record: PIXIE HOLLOW LLC

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

Contact Phone #: 508-228-2728 E-mail: mduce@markcutone.com

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE +

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

Contact Phone #: 508-228-2728 E-mail: mduce@markcutone.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC2023-11-9477
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 76'-0" Sq. Footage 1st floor: 1,500 Decks/Patio: Size: 30' x 8' ☒ 1st floor ☐ 2nd floor
Width: 24'-0" Sq. footage 2nd floor: _____ Size: 8' x 4' ☒ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North -9'-0" South 1'-0" East 1'-0" West 1'-0"

Height of ridge above final finish grade: North 14'-10 3/4" South 14'-10 3/4" East 14'-10 3/4" West 14'-10 3/4"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

SEE DRAWINGS

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 8 /12 Secondary Mass 6 /12 Dormer — /12 — Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other GREY TO MATCH 105 & 107 TOM NEVERS RD.
C. Dimensions: Fascia 9 3/4" Rake — Soffit (Overhang) 2 1/4" Corner boards — Frieze —
Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 10"

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

Doors* (type and material): ☐ TDL ☒ SDL Front PATIO SLIDER Rear WOOD PAINTED Side N/A
Garage Door(s): Type OVERHEAD Material WOOD PAINTED

Hardscape materials: Driveways SHELL Walkways BLUESTONE Walls PARGED CONCRETE

* Note: Complete door and window schedules are required.

COLORS

Sidewall WHITE CEDAR SHINGLES Clapboard (if applicable) N/A Roof RED CEDAR
Trim GREY Sash BLACK Doors BLACK
Deck IPE Foundation POURED CONCRETE 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 09/06/2024 Signature of owner of record _____ Signed under penalties of perjury

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand) CMA

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

ASSOCIATE COMMISSIONERS

STAFF

Waiver of the HDC 10 Day Hearing Requirement

I CHARLES MAXWELL DUCE

AS AGENT FOR PIXIE HOLLOW LLC

STREET ADDRESS 109 TOM NEVERS RD.

MAP/PARCEL 91/27

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09/06/2024

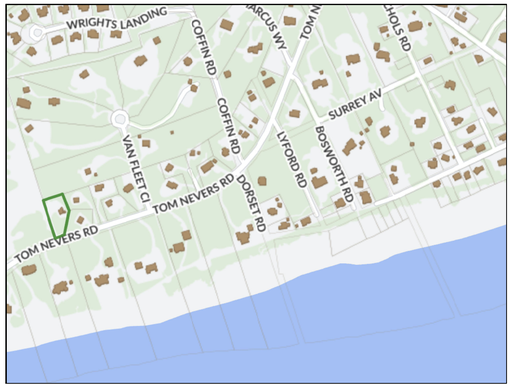
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE HOLIDAY MEETING SCHEDULE, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Signature Date 09/06/2024

KELLY - 109 TOM NEVERS RD.



LOCUS PLAN: NTS



AERIAL VIEW: NTS

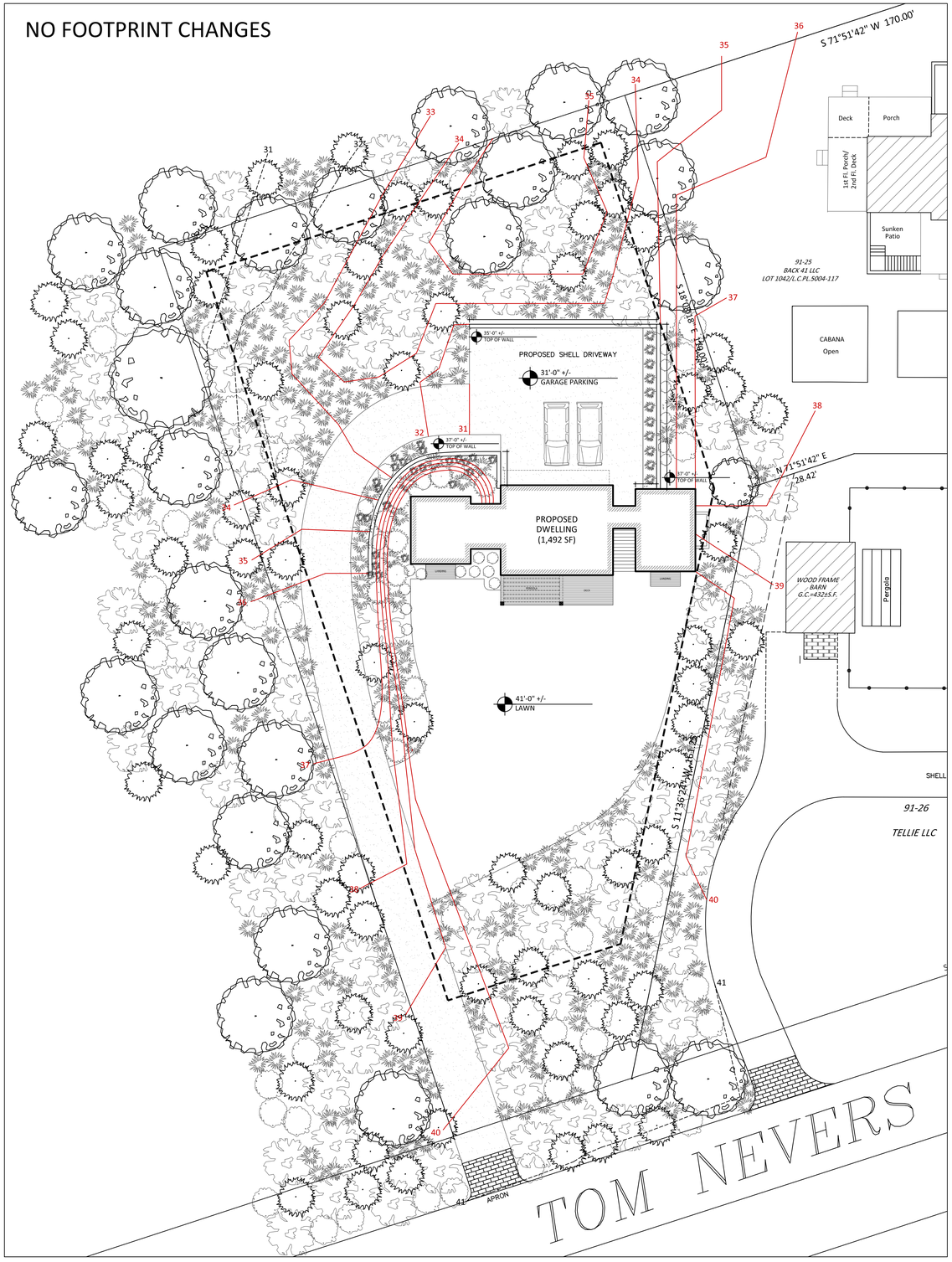
DRAWING LIST:

C1.1 COVER SHEET

A1.0 BASEMENT PLAN & WINDOW SCHEDULE
A1.1 FIRST FLOOR PLAN

A2.1 PREVIOUS & PROPOSED SOUTH ELEVATIONS
A2.2 PREVIOUS & PROPOSED EAST ELEVATIONS
A2.3 PREVIOUS & PROPOSED NORTH ELEVATIONS
A2.4 PREVIOUS & PROPOSED WEST ELEVATIONS

NO FOOTPRINT CHANGES



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

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
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SURVEYOR

BRACKEN ENGINEERING
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
508.833.0070

STRUCTURAL DESIGN

CAPE STRUCTURAL CONSULTANTS
P.O. BOX 798
FALMOUTH, MA 02541
508.457.6794

CONTRACTOR

TODD BURNS
61 OLD SOUTH RD. PMB #306
NANTUCKET, MA 02554
508.246.0190

MAIN HOUSE

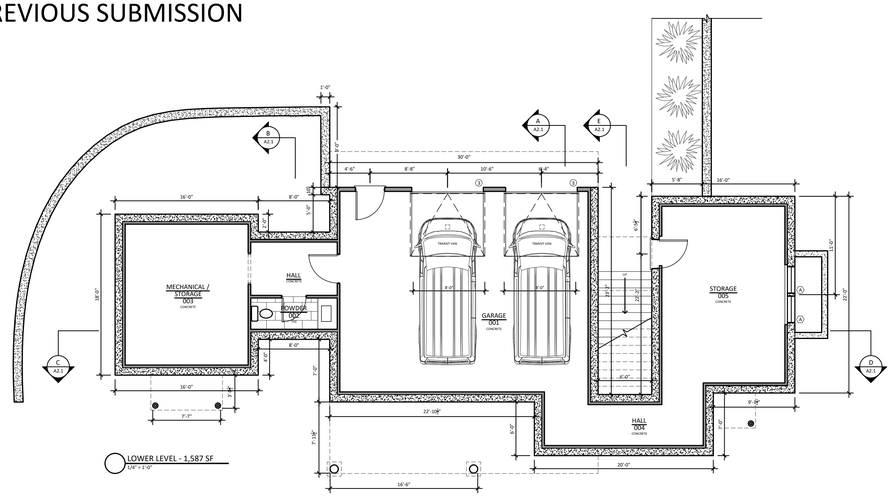
KELLY
109 TOM NEVERS RD.
NANTUCKET, MA 02554
MAP: 91 PARCEL: 27

COVER SHEET

C1.1

06 SEPTEMBER 2024

PREVIOUS SUBMISSION

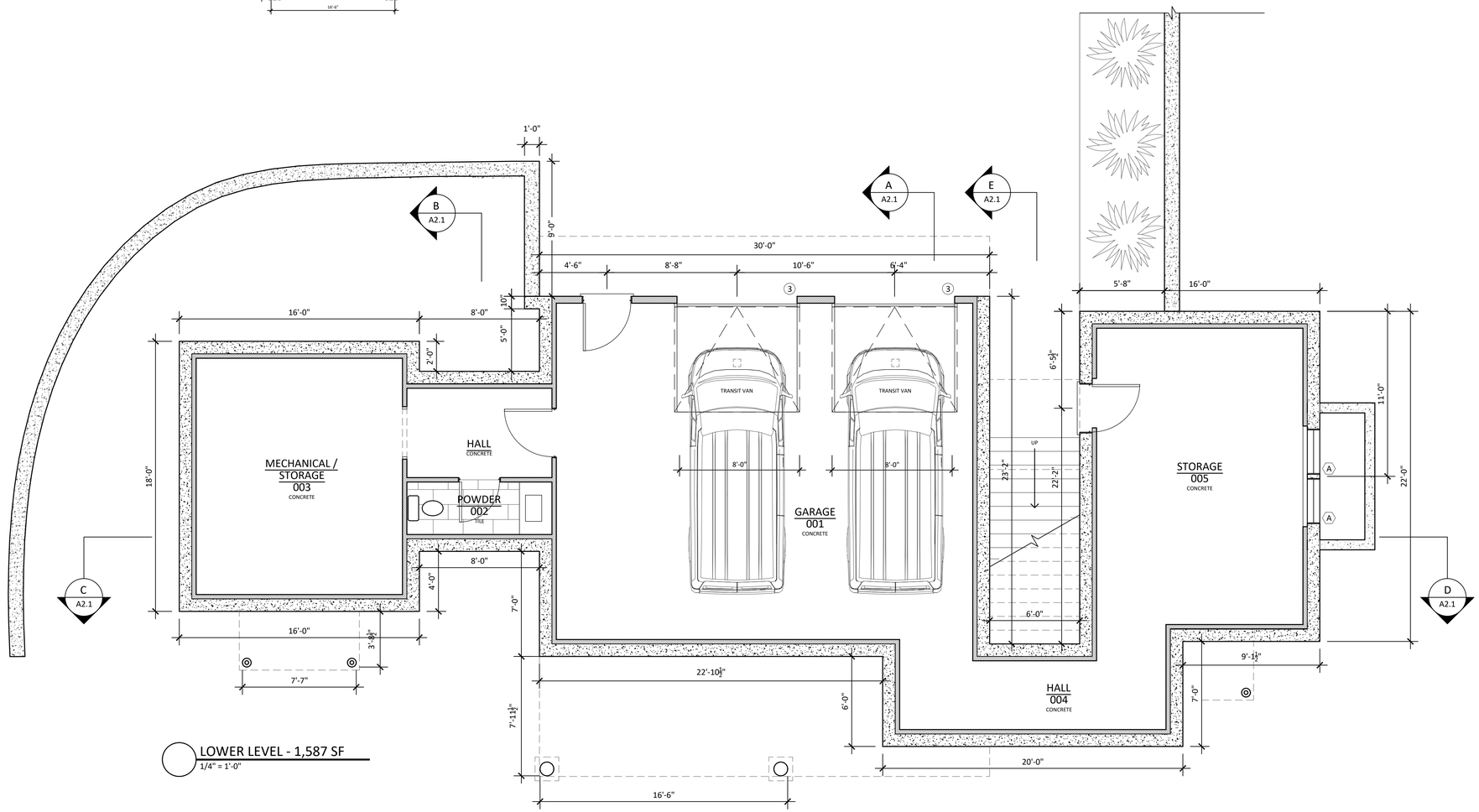


WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
AT	2	ANDERSEN WOODWRIGHT	R.O.: 3'-0" x 5'-0"	TEMPERED 2/2 DOUBLE HUNG WINDOW
A	9	ANDERSEN WOODWRIGHT	R.O.: 3'-0" x 5'-0"	2/2 DOUBLE HUNG WINDOW
B	1	ANDERSEN WOODWRIGHT	R.O.: 2'-2" x 3'-4"	2/2 DOUBLE HUNG WINDOW
C	4	ANDERSEN WOODWRIGHT	R.O.: 2'-0" x 2'-4"	4 LIGHT OPERABLE AWNING WINDOW
D	2	ANDERSEN WOODWRIGHT	R.O.: 2'-0" x 2'-4"	4 LIGHT AWNING WINDOW
E	2	CUSTOM	R.O.: 5'-11" x 7'-3"	1 LIGHT FIXED CUSTOM WINDOW
DOOR SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
1	1	MARVIN INTEGRITY SERIES	R.O.: 3'-0" x 7'-0"	6 LIGHT PATIO DOOR
2	2	MARVIN INTEGRITY SERIES	R.O.: 9'-0" x 7'-0"	(3) 6 LIGHT SLIDING DOOR
3	2	UPSTATE DOOR	R.O.: 8'-0" x 8'-0"	OVERHEAD DOOR
4	2	CUSTOM EXTERIOR DOOR	R.O.: 3'-0" x 8'-0"	SINGLE HINGED WOODEN DOOR

*ALL DOORS AND WINDOWS TO HAVE DP RATING AND LOW E GLASS

*WINDOW EXTERIOR CLAD TO BE BLACK

*WHITE SASH INTERIOR



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SURVEYOR

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MAIN HOUSE

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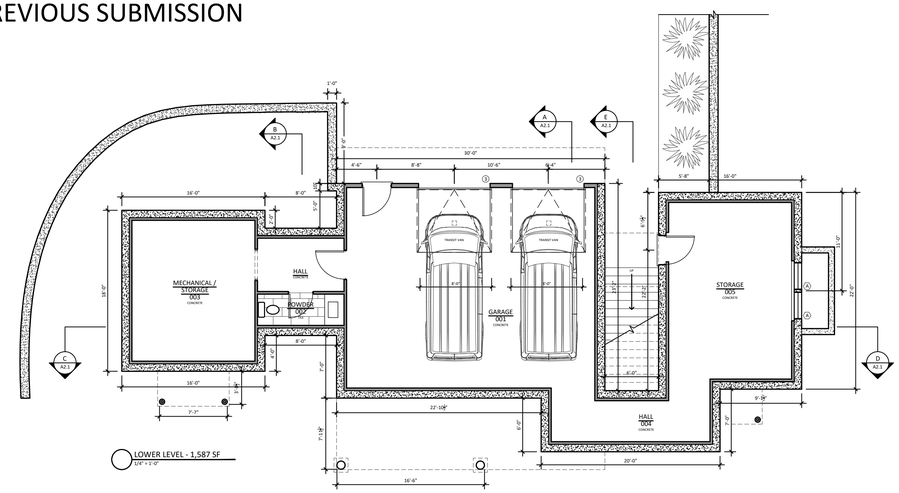
109 TOM NEVERS RD.
NANTUCKET, MA 02554
MAP: 91 PARCEL: 27

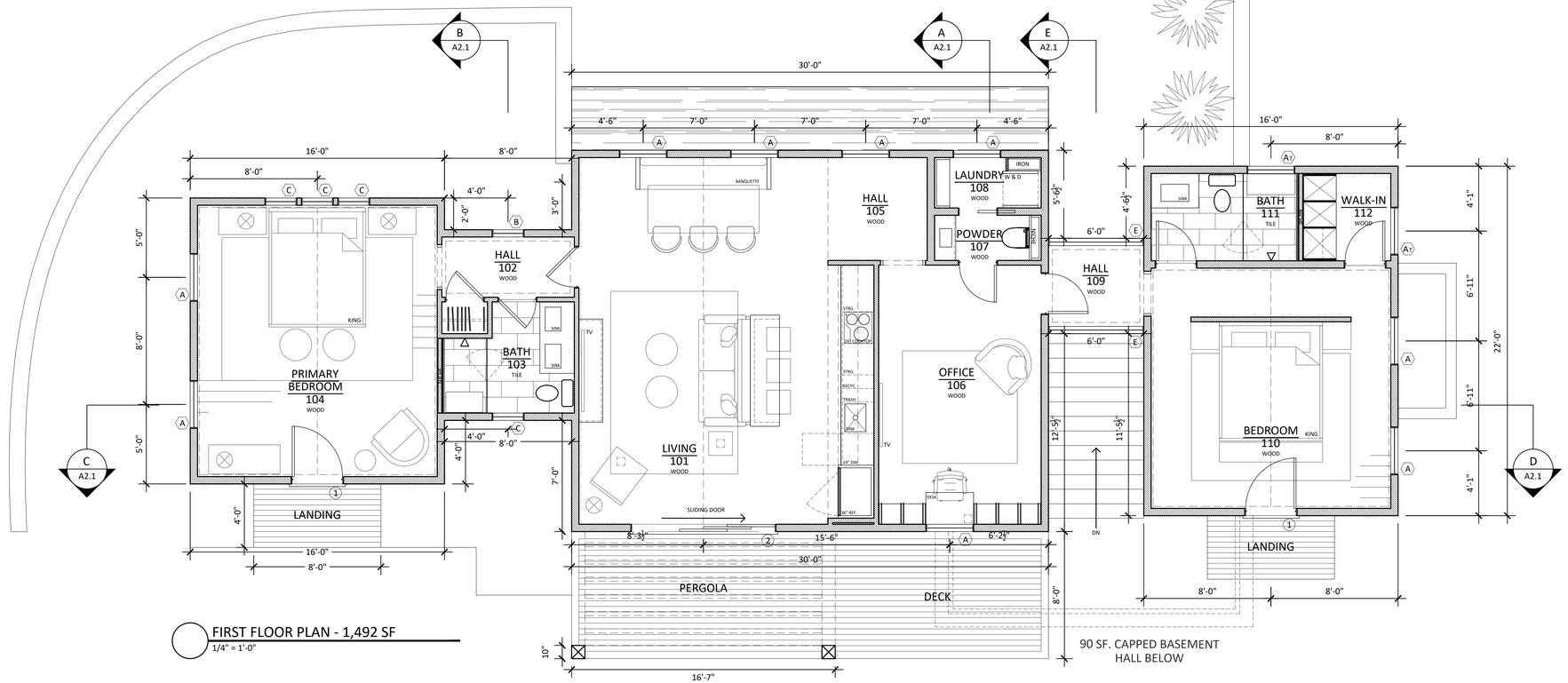
BASEMENT PLAN

A1.0

06 SEPTEMBER 2024

PREVIOUS SUBMISSION





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FIRST FLOOR PLAN

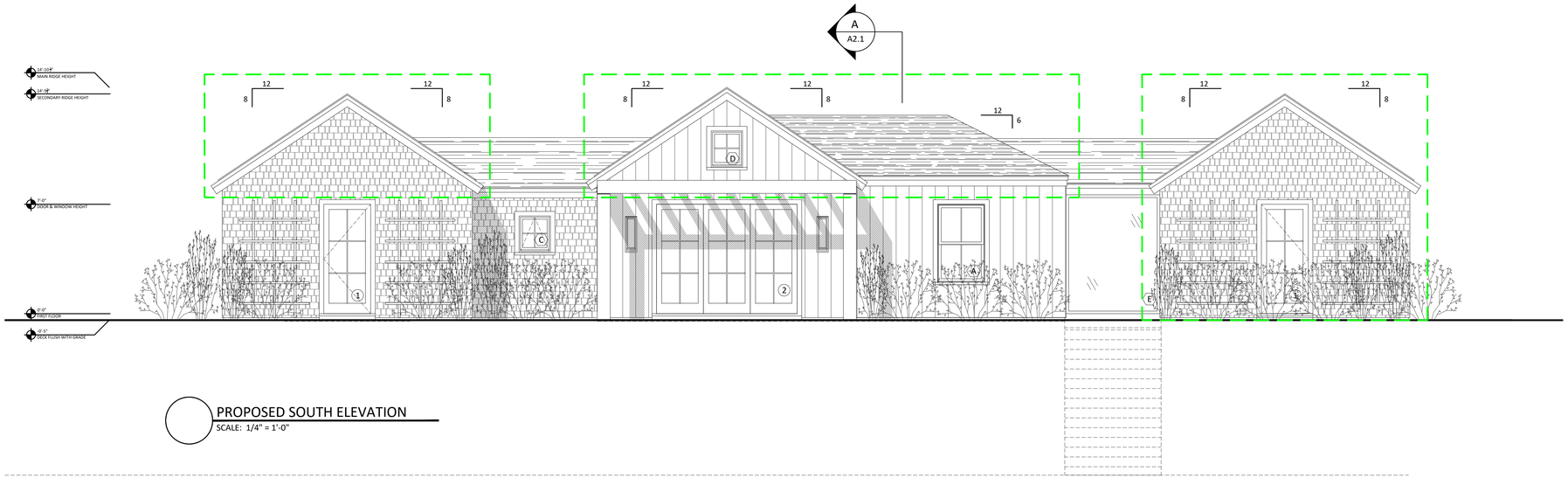
A1.1

06 SEPTEMBER 2024

PREVIOUS SUBMISSION



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



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

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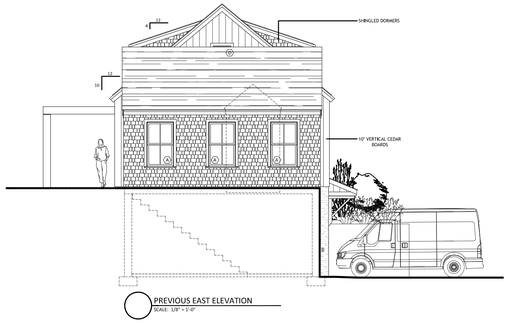
MAP: 91 PARCEL: 27

ELEVATIONS

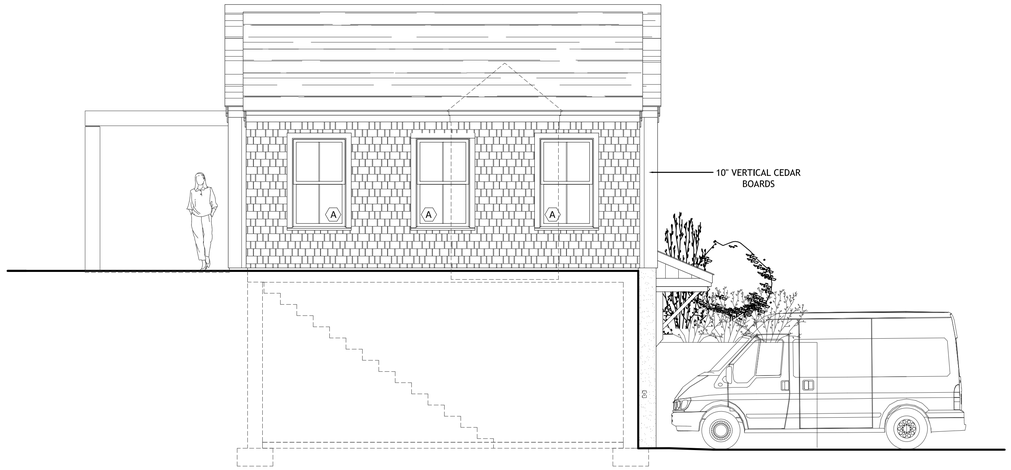
A2.1

06 SEPTEMBER 2024

PREVIOUS SUBMISSION



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



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

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109 TOM NEVERS RD.
NANTUCKET, MA 02554
MAP: 91 PARCEL: 27

ELEVATIONS

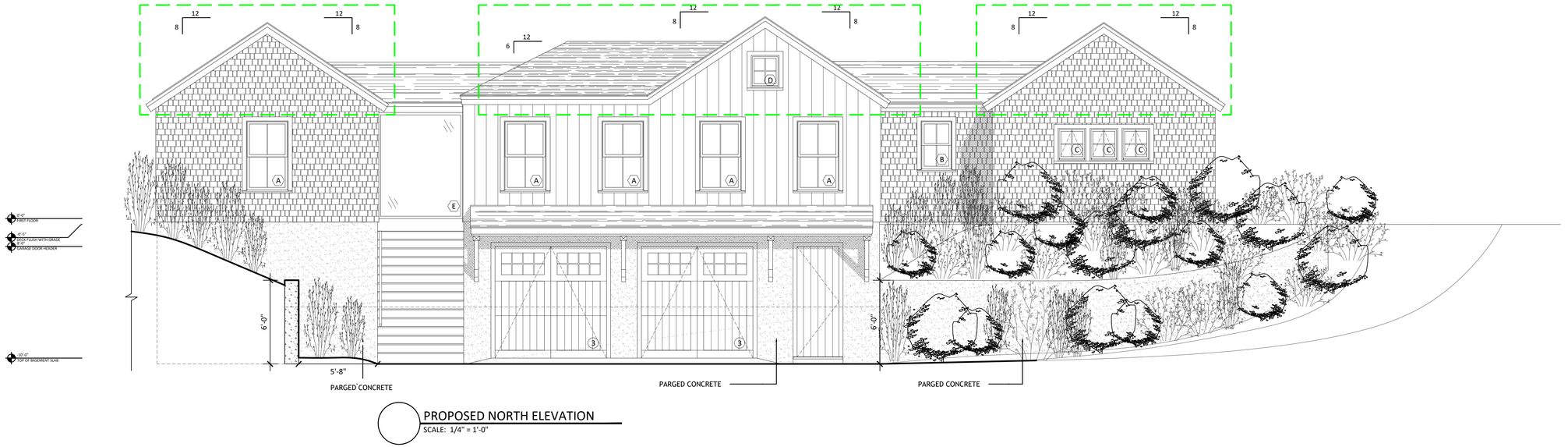
A2.2

06 SEPTEMBER 2024

PREVIOUS SUBMISSION



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



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

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MAIN HOUSE

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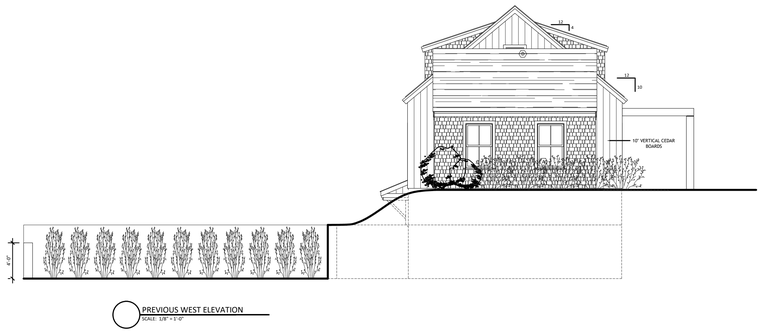
NANTUCKET, MA 02554
MAP: 91 PARCEL: 27

ELEVATIONS

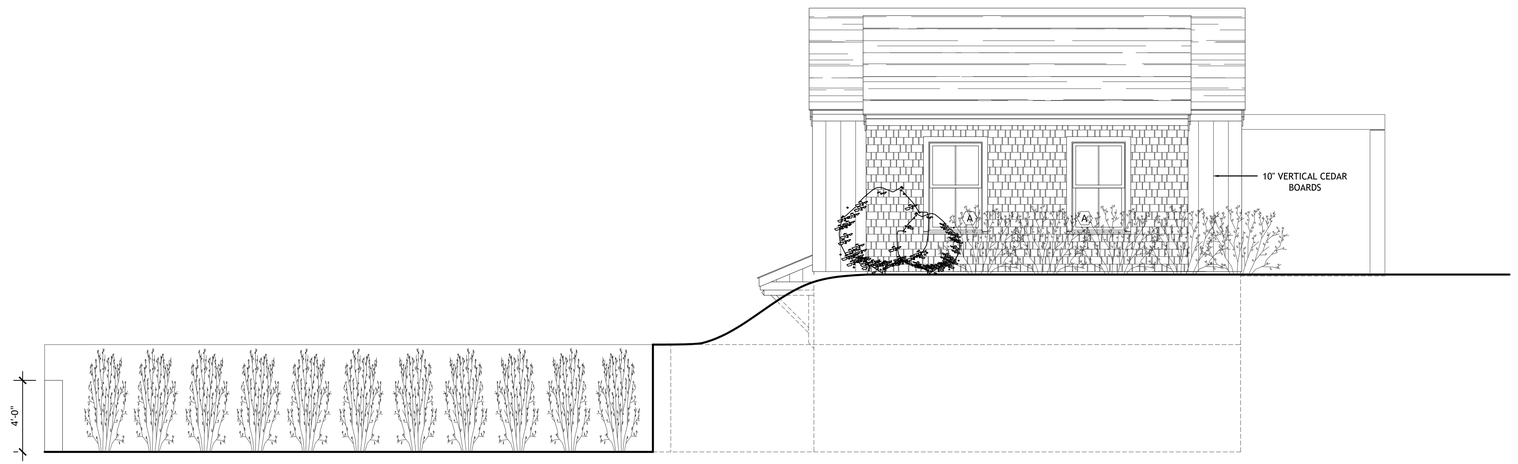
A2.3

06 SEPTEMBER 2024

PREVIOUS SUBMISSION



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



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

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508.246.0190

MAIN HOUSE

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109 TOM NEVERS RD.
NANTUCKET, MA 02554
MAP: 91 PARCEL: 27

ELEVATIONS

A2.4

06 SEPTEMBER 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°: 67 PARCEL N°. 180.1

Street & Number of Proposed Work: 75 Fairground Rd

Owner of record: Jenn Murray

Mailing Address: 75 Fairgrounds Rd
Nantucket Ma 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: J+M Holdings LLC

Mailing Address: P. O Box 3420
Nantucket Ma

Contact Phone #: 5082329564 E-mail: js.martinez88@icloud.com

FOR OFFICE USE ONLY

Date application received: 9/8/2024 Fee Paid: $ 565.60

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 36.5" Sq. Footage 1st floor: 2044 sq Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 56' Sq. footage 2nd floor: 784 sq Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South Ø East Ø West Ø
Height of ridge above final finish grade: North 28' 10" South 28' 10" East 28' 10" West 28' 10"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

— new 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 9 /12 Secondary Mass 9 /12 Dormer 4 /12 Other _____

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

Fence: Height: 36" BSmt Rail
Type: _____
Length: _____

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

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

Leaders (material and size): 4" x 4" Boxed

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

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1" X3" Rake 1" X8" Soffit (Overhang) 5" Corner boards 5/4x6" Frieze 1" X6"
Window Casing 1"X4" Door Frame 1" X4" Columns/Posts: Round ____ Square 8" X8"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Andersen 400 6/1 4Lt

Doors* (type and material): ☐ TDL ☒ SDL Front Colonial Rear Clear FR DR Side Clear FR DR
Garage Door(s): Type _____ Material 9Lt Basement

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof Mineral Black
Trim White Sash Black Doors Hemlock Blue / Black
Deck NTW / White Foundation ☒ NT Gray Fence rail 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 9/6/2024 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 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: 75 Fairgrounds Rd

Tax Map Number: 67 Parcel Number: 180.1

Owner of Record: John Murray

Description of Proposal:

new dwelling, new pool

Anticipated HDC Submission Date: 9/9/2024

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

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

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

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER....John P. Murray.....

MAILING ADDRESS..73 Fairgrounds Rd.....

PROPERTY LOCATION.....75 Fairgrounds Rd.....

ASSESSORS MAP/PARCEL....67/180.1.....

SUBMITTED BY:...Esmeralda Martinez.....

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: 2024.09.09 11:07:25 -04'00'

September 9, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

MURRAY JOHN P
73 FAIRGROUNDS RD
NANTUCKET, MA 02554

ALBRIGHT STEPHEN L & MAXINE T
77 FAIRGROUNDS RD
NANTUCKET, MA 02554

AMERICAN LEGION
BYRON L SYLVARO POST # 82
PO BOX 265
NANTUCKET, MA 02554

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip
67	180		MURRAY JOHN P		73 FAIRGROUNDS RD	NANTUCKET	MA	02554
67	181		ALBRIGHT STEPHEN L & MAXINE T		77 FAIRGROUNDS RD	NANTUCKET	MA	02554
4231	40		AMERICAN LEGION	BYRON L SYLVARO POST # 82	PO BOX 265	NANTUCKET	MA	02554

Count: 3

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

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Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

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 Joseen Martinez

AS AGENT FOR John Murray

STREET ADDRESS 75 Fairgrounds Rd

MAP/PARCEL 67 | 180.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9/8/2024

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

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

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

Signature 9/8/2024 Date



Property Information

Property ID	191365
Location	75 FAIRGROUNDS RD
Owner	MURRAY JOHN P

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

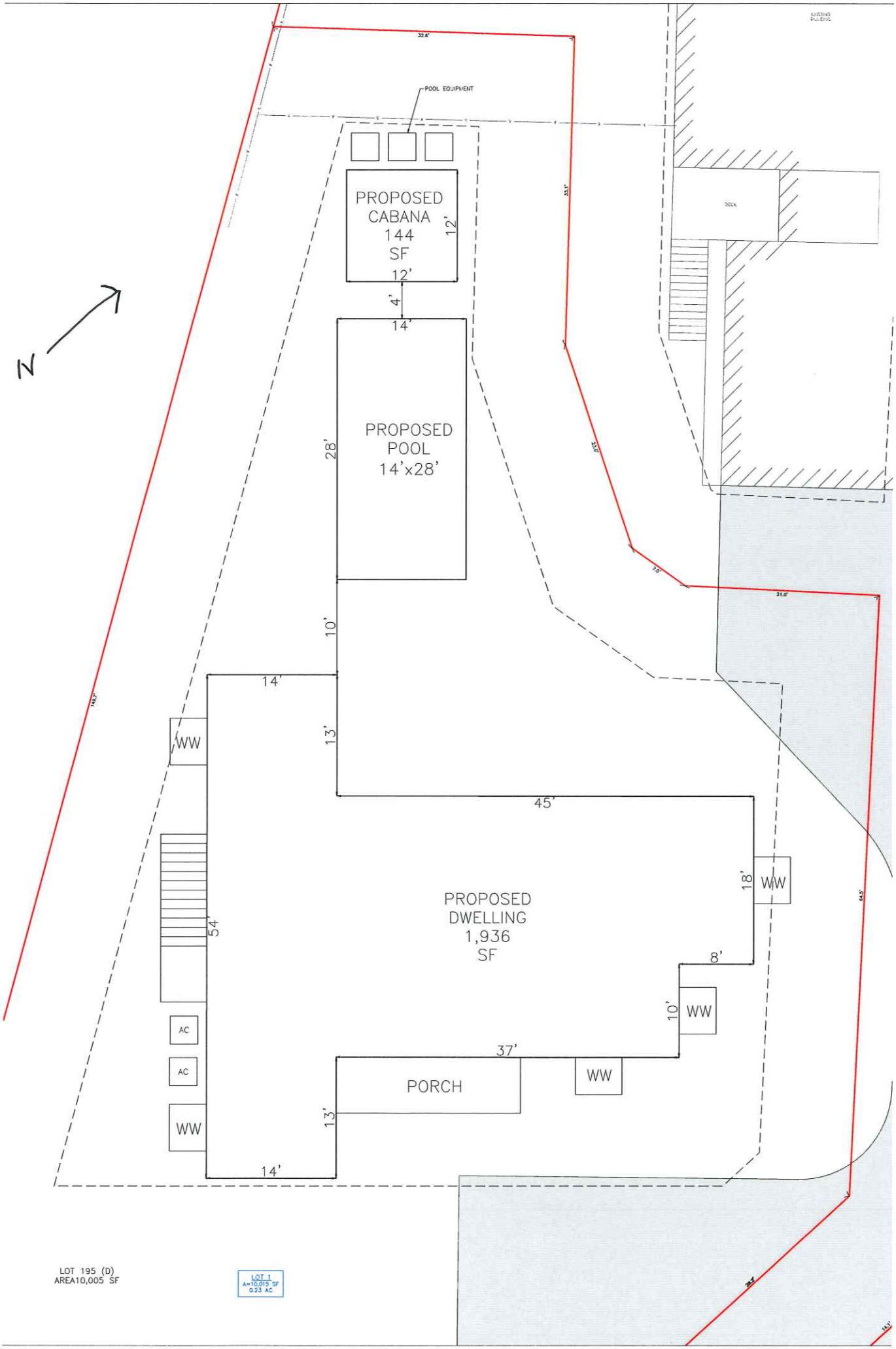
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

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






POOL EQUIPMENT
PROPOSED CABANA 144 SF
12'
12'
4'
14'
PROPOSED POOL 14'x28'
28'
10'
14'
13'
45'
WW
PROPOSED DWELLING 1,936 SF
54'
18'
WW
8'
10'
WW
37'
PORCH
WW
13'
14'
AC
AC
WW
N
LOT 195 (D)
AREA10,005 SF
LOT 1
A=10,015 SF
0.23 AC

LOCUS NOT TO SCALE

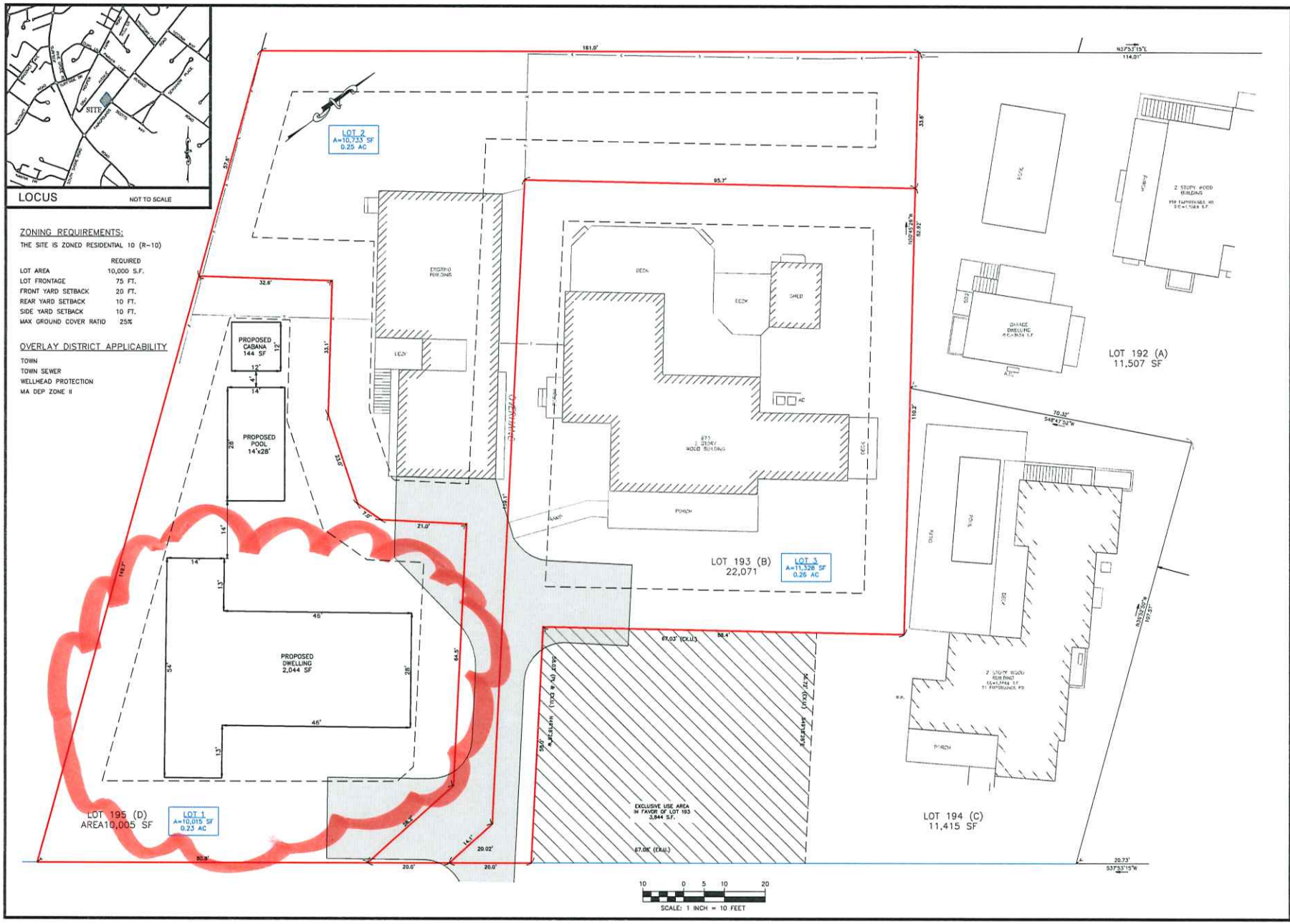
ZONING REQUIREMENTS:

THE SITE IS ZONED RESIDENTIAL 10 (R-10)

	REQUIRED
LOT AREA	10,000 S.F.
LOT FRONTAGE	75 FT.
FRONT YARD SETBACK	20 FT.
REAR YARD SETBACK	10 FT.
SIDE YARD SETBACK	10 FT.
MAX GROUND COVER RATIO	25%

OVERLAY DISTRICT APPLICABILITY

TOWN
TOWN SEWER
WELLHEAD PROTECTION
MA DEP ZONE II



SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-987-0673 F: 508-987-0674
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

DATE: JULY 24, 2024

DRAWN BY:	DESIGN BY:	CHECK BY:
RT / SKD	RT	DCM

PROJECT NO. 22026

ISSUED FOR: REVIEW

REAR LOT SUBDIVISION 2

75 FAIRGROUNDS ROAD
ASSESSOR'S MAP 67, PARCELS 180.1
NANTUCKET, MASSACHUSETTS

PREPARED FOR J5 DEVELOPMENT

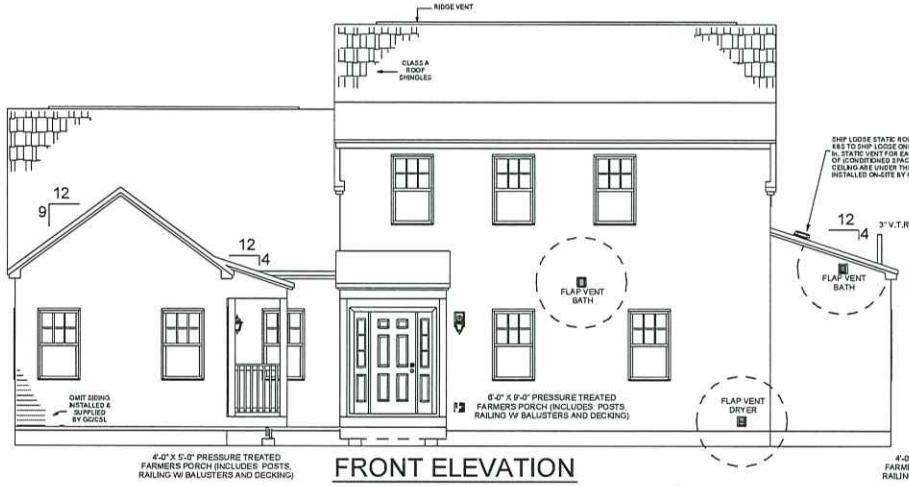
DRAWING TITLE: REAR LOT SUBDIVISION 2

SCALE: 1" = 20'

SHEET NO. 1 OF 1

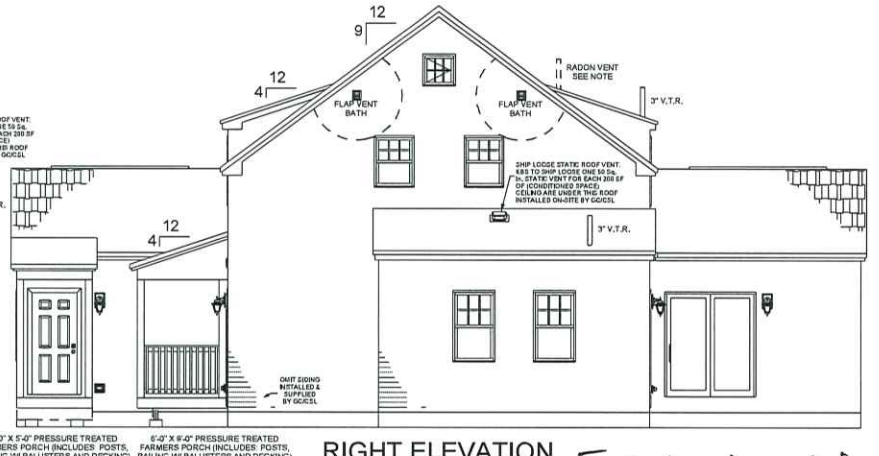
Radon vent note:

3" pipe to go thru the floors and stubbed into the attic and capped. GC/CSL to increase attic stub to 24" on-site or run through roof to exterior if required by local codes. Pipe is tested in the factory and labeled below 1st floor as being for future radon use.
An electrical circuit terminates in the attic in an approved box by the vent pipe for a future Depressurization System.



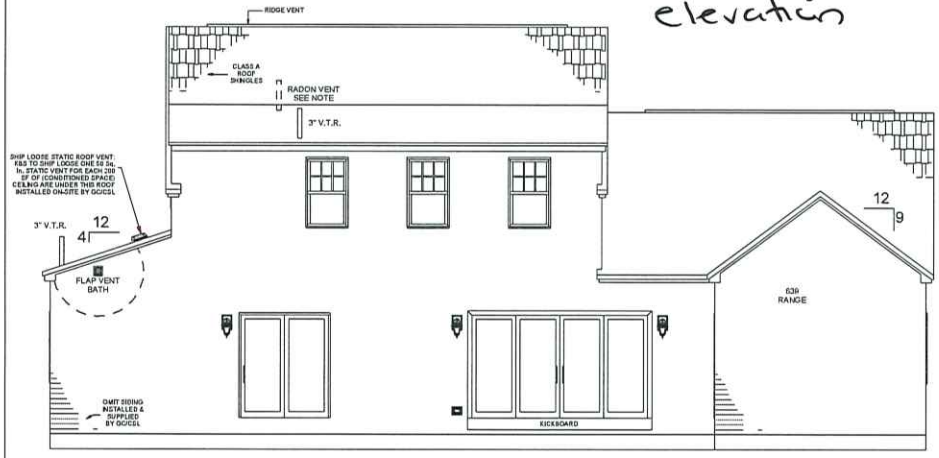
FRONT ELEVATION

Southeast elevation



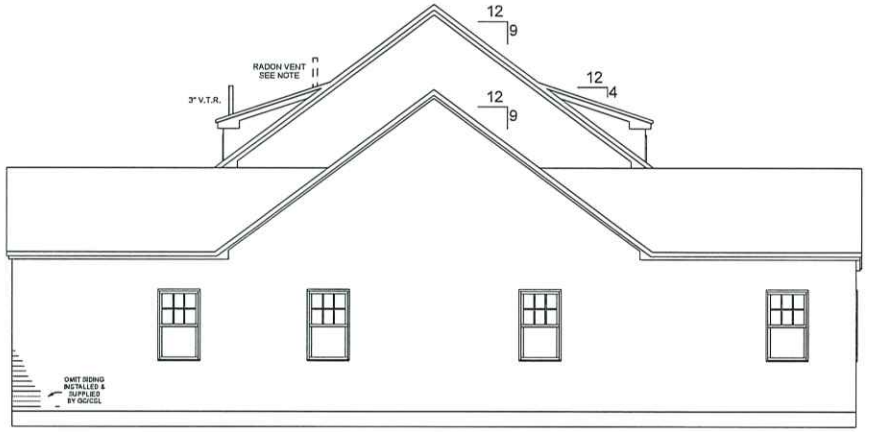
RIGHT ELEVATION

East elevation



REAR ELEVATION

North elevation



LEFT ELEVATION

West elevation

NOTE:
- ELEVATIONS ARE FOR GRAPHIC REPRESENTATION ONLY. REFER TO WORK ORDER FORM FOR DETAILED INFORMATION.
- EXTERIOR STEPS, RAILINGS & LANDINGS ONSITE BY GC/CSL.

BUNDLES OF SHINGLES: 100
BUNDLES OF RIDGE CAPS: 5

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: J 5 Development
ENTER BUILDERS ADDRESS
Nantucket, MA 02584

PERMIT REV#
DATE:

JOB NAME: 75 Fairgrounds
75 Fairgrounds
Nantucket, MA

REV#/DATE: 2, SLP, 9-6-24
REV#/DATE:
REV#/DATE:
REV#/DATE:

NOTES: Custom
25# GSL / 140 MPH (Vult) WIND
Andersen 400 Series WINDOWS
8'-6" 1st 8'-6" 2nd CLG HGT
Seismic

SERIAL #: KBS-4530
DATE: 08/15/2024
DWN BY: RLT

ELEVATIONS

SHEET # P2

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

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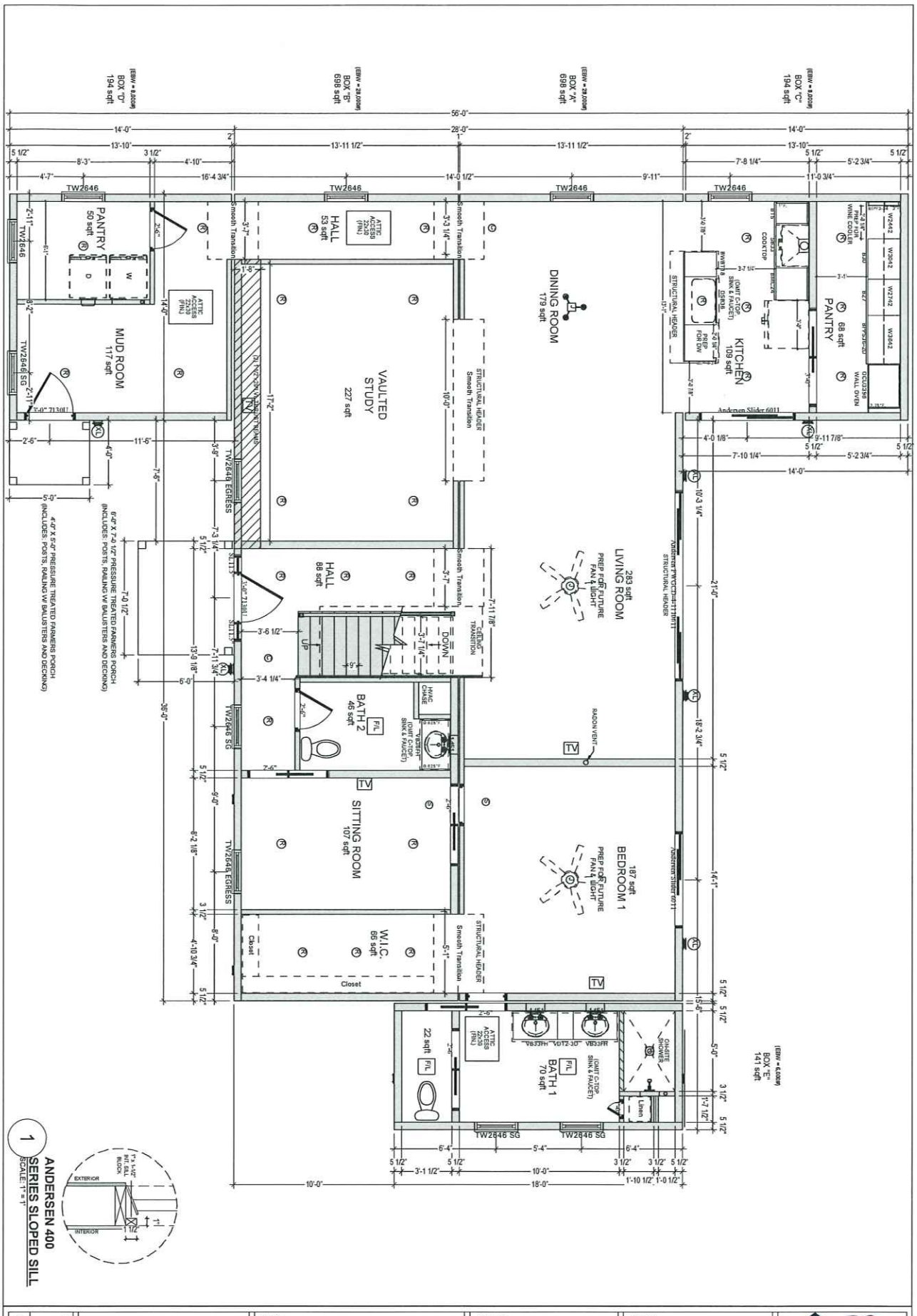

SCALE: 3/16" = 1'-0"	SHEET # P5	SERIAL #: KBS-4530 DATE: 08/15/2024 DWN BY: RLT 1ST FLOOR PLAN	NOTES Custom 25# GSL / 140 MPH (Vult) WIND Andersen 400 Series WINDOWS 8'-6" 1st 8'-6" 2nd CLG HGT Seismic	JOB NAME 75 Fairgrounds 75 Fairgrounds Nantucket, MA	BUILDER: J 5 Development ENTER BUILDERS ADDRESS Nantucket, MA 02584

REV#/DATE: 2 SLP 9-6-24 | PERMIT REV#
REV#/DATE: | DATE:
REV#/DATE:
REV#/DATE:

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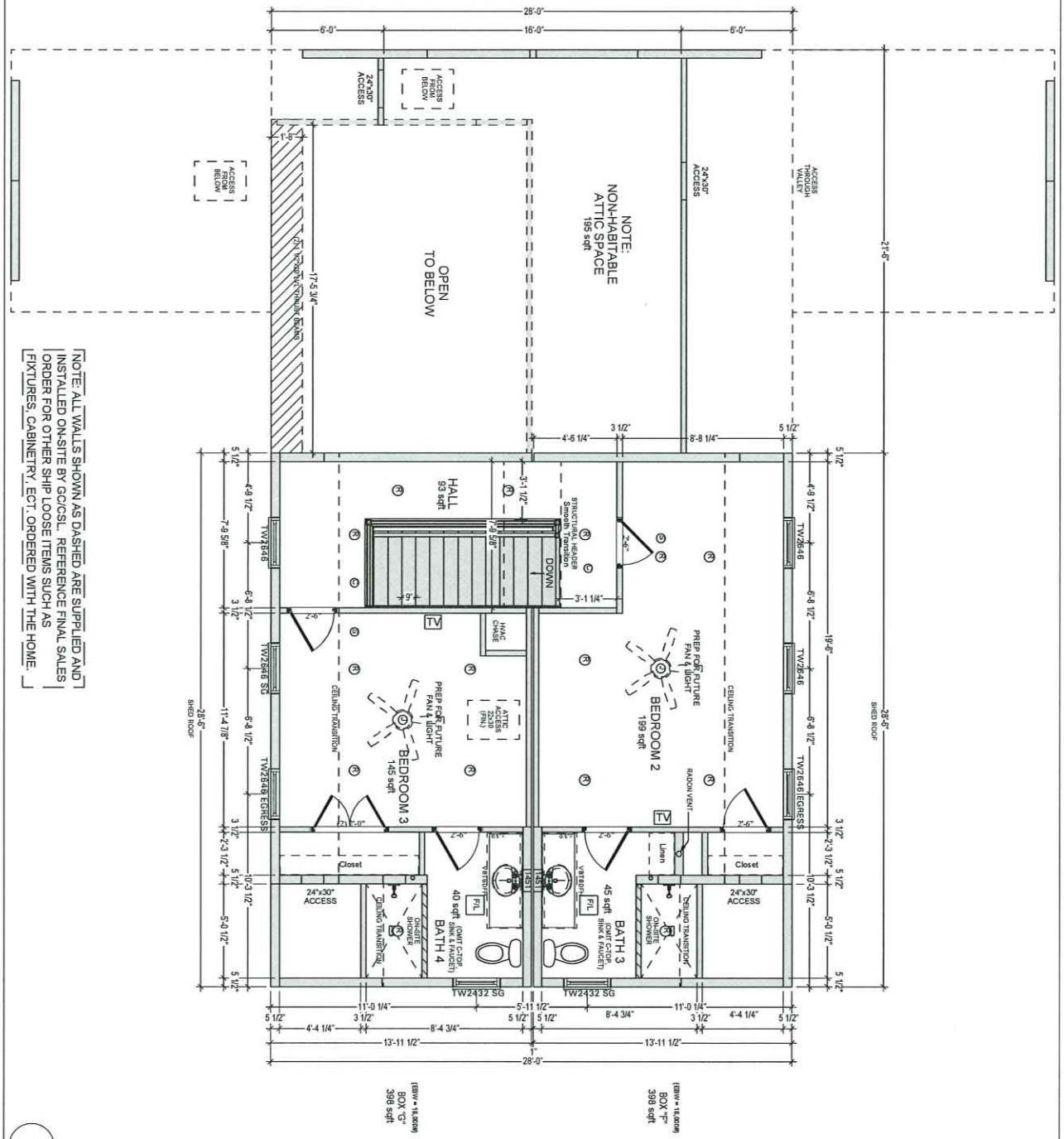
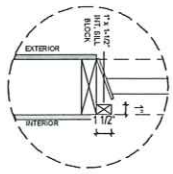


NOTE: ALL WALLS SHOWN AS DASHED ARE SUPPLIED AND INSTALLED ON-SITE BY GC/CSL. REFERENCE FINAL SALES ORDER FOR OTHER SHIP LOOSE ITEMS SUCH AS FIXTURES, CABINETRY, ECT. ORDERED WITH THE HOME.

1 **ANDERSEN 400 SERIES SLOPED SILL**
SCALE: 1" = 1"



SCALE: 3/16" = 1'-0"	SHEET # P6	SERIAL #: KBS-4530 DATE: 08/15/2024 DWN BY: RLT 2ND FLOOR PLAN	NOTES Custom 25# GSL / 140 MPH (Vult) WIND Andersen 400 Series WINDOWS 8'-6" 1st 8'-6" 2nd CLG HGT Seismic	JOB NAME 75 Fairgrounds 75 Fairgrounds Nantucket, MA REV#/DATE: 2 SLP 9-6-24 REV#/DATE: REV#/DATE: REV#/DATE:	BUILDER: J 5 Development ENTER BUILDERS ADDRESS Nantucket, MA 02584 PERMIT REV# DATE:	KBS Builders Inc. CUSTOM... QUALITY... 300 PARK STREET SOUTH PARIS, ME 04281 PHONE: 207-739-2400 FAX: 207-739-2223 www.kbsbuildersinc.com

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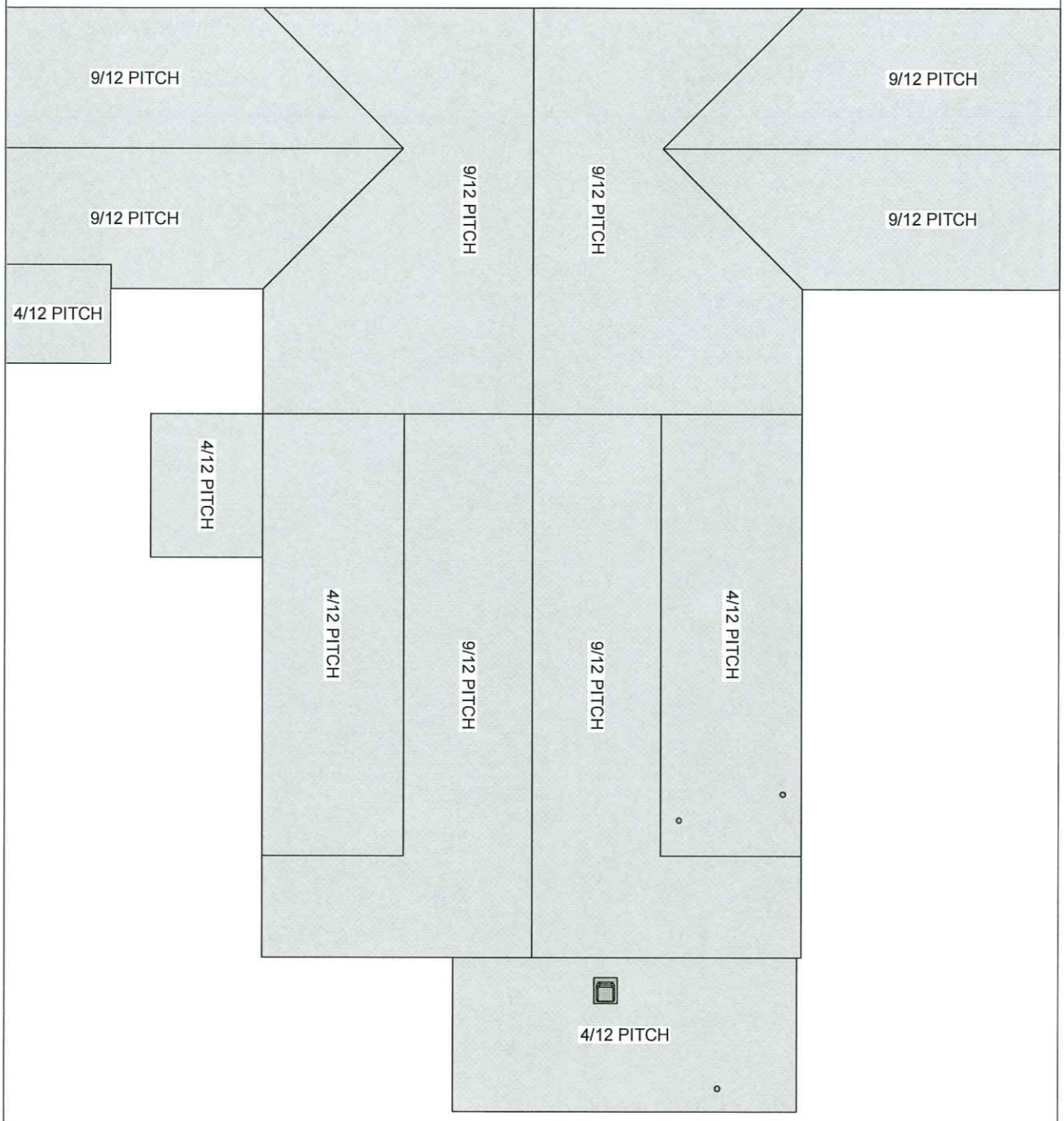

SCALE: 3/16" = 1'-0"	SHEET # P4	SERIAL #: KBS-4530 DATE: 08/15/2024 DWN BY: RLT ROOF VIEW	NOTES Custom 25# GSL / 140 MPH (Vult) WIND Andersen 400 Series WINDOWS 8'-6" 1st 8'-6" 2nd CLG HGT Seismic	JOB NAME 75 Fairgrounds 75 Fairgrounds Nantucket, MA REV#/DATE: 2 SLP 9-6-24 REV#/DATE: REV#/DATE: REV#/DATE:	BUILDER J 5 Development ENTER BUILDERS ADDRESS Nantucket, MA 02584 PERMIT REV# DATE:

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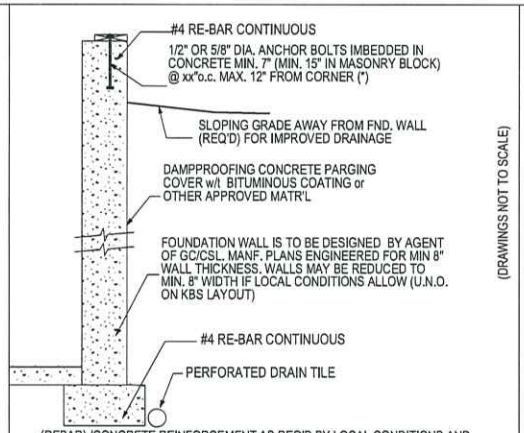
FOUNDATION NOTES:

1. CONCRETE FOUNDATION WALLS ARE SHOWN WITH AN 8" WALL THICKNESS BASED ON THE FOLLOWING: MAX 8'-0" WALL HEIGHT, MAX. 7'-4" BACKFILL HEIGHT, BACKFILL CONSISTING OF (GRADE-I) WELL DRAINED & GRADED GRAVELS OR GRAVEL-SAND MIXTURES WITH LITTLE OR NO FINES AND WITH A LOW EQUIVALENT FLUID PRESSURE (f) IS TO NOT EXCEED 30 PCF/FT . THE DESIGN ASSUMES A CONTINUOUS EXTERIOR FOOTING DRAIN TILE WITH GRAVEL COVER AND AN APPROVED WALL-TO-SILL PLATE CONNECTION. IT IS UP TO THE GC/CSL'S FOUNDATION DESIGNER TO UPGRADE THE WALL & FOOTING WIDTHS ACCORDING TO THE TESTING OF LOCAL SOIL CONDITIONS, QUALITY OF BACKFILL USED, HEIGHT OF WALL, HEIGHT OF BACKFILL, CONCRETE STRENGTH, REINFORCEMENT BAR AND SPACING.
2. ALL CONSTRUCTION AND MATERIALS BELOW THE BOTTOM OF THE FLOOR JOIST IS THE RESPONSIBILITY OF THE GC/CSL/CONTRACTOR AND IS TO BE DONE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES.
3. BASEMENT ENTRANCE, FOUNDATION OR CRAWLSPACE WALL EXCAVATION AND BACKFILL, PILASTER, ETC. MUST COMPLY WITH THE LATEST EDITION OF THE BUILDING CODE AND WITH THE LATEST REVISIONS TO ANY APPLICABLE STATE AND LOCAL CODES, LAWS, RULES AND REGULATIONS INCLUDING FHMA 4241 EXHIBIT D THERMAL TO QUALIFY FOR FEDERAL FINANCING.
4. INSULATION IN FLOORS OR ON FOUNDATION WALLS TO BE THE RESPONSIBILITY OF THE GC/CSL AND TO BE DONE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES.
5. WINDOWS OR VENTS (INSTALLED ON-SITE BY THE GC/CSL) ARE REQUIRED TO PROVIDE 1/150 OF FLOOR AREA AS FREE VENTILATION AND SHALL BE LOCATED AS CLOSE TO CORNERS AS POSSIBLE.
6. IF WINDOWS ARE INSTALLED IN LOWER LEVEL OF RAISED RANCH UNITS, VENTS MAY BE REQUIRED. THE GC/CSL IS RESPONSIBLE TO CHECK LOCAL CODES.
7. THE SILLS OF ALL DOOR OPENINGS BETWEEN GARAGE AND THE DWELLING SHALL BE RAISED NOT LESS THAN 4" ABOVE THE GARAGE FLOOR.
8. ALL FOUNDATIONS MUST BE DESIGNED BY A LOCAL P.E. OR R.A. FAMILIAR WITH LOCAL SOIL CONDITIONS.
9. CRAWL SPACE FOUNDATIONS REQUIRE A MINIMUM OF 18"x24" ACCESS OPENING FOR VENTILATION. 1/3 OF 1% OF THE FLOOR AREA PROVIDED BY CROSS VENTS THAT ARE INSECT AND RODENT PROOF WITH SCREENS OR LOUVERS, MINIMUM CLEARANCE BETWEEN WOOD MEMBERS AND INTERIOR GROUND LEVEL IS 18". MINIMUM VENTILATION FOR A CRAWLSPACE IS 1 SQ.FT./150 SQUARE FEET OR AREA.
10. FIRE SEPARATION WALLS SHALL BE CONTINUOUS TO BASEMENT FLOOR (SUPPLIED ON-SITE BY GC/CSL).
11. PERIMETER RAIL ATTACHED TO SILL PLATE WITH 16d NAILS @ 12"o.c. (UNLESS NOTED OTHERWISE IN PLAN SET.)
12. MANUFACTURER WILL NOT ASSUME ANY RESPONSIBILITY IF COLUMN SPACING BY GC/CSL/OWNER EXCEEDS MAXIMUM SPANS SHOWN ON FOUNDATION LAYOUT PLAN.
13. LOCATION OF WASHER, DRYER, WATER HEATER AND FURNACE IN BASEMENT TO BE INSTALLED ON-SITE BY GC/CSL PER ALL APPLICABLE STATE AND LOCAL CODES.
14. ANCHOR BOLTS SHALL BE PLACED AS SO NOT TO INTERFERE WITH FLOOR JOISTS.
15. SIZES REFLECT WOOD TO WOOD DIMENSIONS OF UNITS ALLOWING SHEATHING AND SIDING TO OVERHANG FOUNDATION. IF FOAM INSULATION IS USED, INCREASE THE FOUNDATION IN LENGTH AND WIDTH AS REQUIRED TO MAINTAIN PROPER OVERHANG.
16. FOUNDATION LAYOUT TO BE SUPPLIED WITH EACH HOUSE.
17. FOUNDATION DRAINAGE AND DAMP PROOFING TO COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES.
18. MANUFACTURED UNITS COVERED WITH THIS BUILDING SYSTEM ARE DESIGNED FOR INSTALLATION ON-SITE BUILT PERMANENT FOUNDATIONS AND ARE NOT DESIGNED TO BE MOVED OR RELOCATED ONCE INSTALLED.
19. DESIGNS BASED ON A MINIMUM CONCRETE COMPRESSIVE STRENGTH OF 2500PSI AND A SOIL BEARING CAPACITY OF 2500PSF. BASED ON THESE ASSUMPTIONS A TYPICAL FOOTING WOULD BE ABLE TO SUPPORT A MAXIMUM POINT LOAD OF 15,625 POUNDS. IF THE POINT LOAD LISTED ON FOUNDATION LAYOUT IS GREATER THEN THE CONCRETE CONTRACTOR SHALL DESIGN THE FOOTING TO MEET ALL APPLICABLE STATE AND LOCAL CODES AND ENGINEERING PRACTICES.
20. LALLY COLUMN SPACING IS SUBJECT TO CHANGE UNTIL FINAL PERMIT SET APPROVAL.
21. STRUCTURAL DESIGN OF THE FOUNDATION PER SITE CONDITIONS AND LOCAL AND/OR STATE CODES. (NOT BY KBS)
22. BULKHEAD AND SUMP SIZE AND LOCATION PER SITE CONDITIONS. (NOT BY KBS)
23. THE GC/MCI OR CSL SHALL SUPPLY & INSTALL ALL SITE SILL PLATES & SILL SEALER SQUARE AND LEVEL TO THE FRAME DIMENSIONS OF THE HOUSE.
24. SILL PLATES SHALL BE INSTALLED BY THE GC/MCI OR CSL & INSPECTED BY THE SET CREW BEFORE THE MODULAR OR PANELIZED STRUCTURES CAN BE SET.

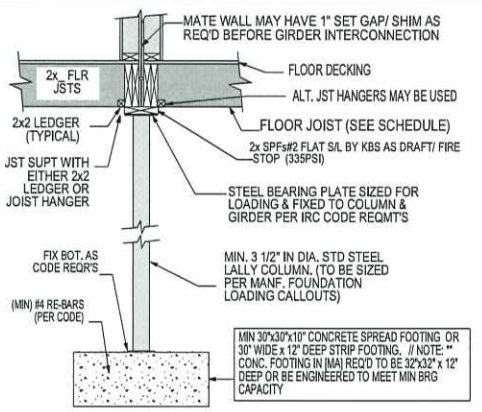
SPECIALITY NOTES PER BUILDING:

1.



FOUNDATION WALL DETAIL

(DRAWINGS NOT TO SCALE)



FIX STEEL BEARING PLATE TO GIRDER PER IRC CODE REQUIREMENTS
COLUMN LOADS > 8,800# MAY REQUIRE LARGER THAN A STD BRG PLATE.

BASEMENT COLUMN DETAIL

REFER TO FOUNDATION PLAN

KBS Builders Inc. CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: J 5 Development
ENTER BUILDERS ADDRESS
Nantucket, MA 02584

JOB NAME: 75 Fairgrounds
75 Fairgrounds
Nantucket, MA

PERMIT REV#
DATE:

REV#/DATE: 2 SLP 9-6-24
REV#/DATE:
REV#/DATE:
REV#/DATE:

NOTES:
Custom
25# GSL / 140 MPH (Vult) WIND
Andersen 400 Series WINDOWS
8'-6" 1st 8'-6" 2nd CLG HGT
Seismic

SERIAL #: KBS-4530
DATE: 08/15/2024
DWN BY: RLT

GENERAL
FOUNDATION NOTES

SHEET #
P13

SCALE: NONE

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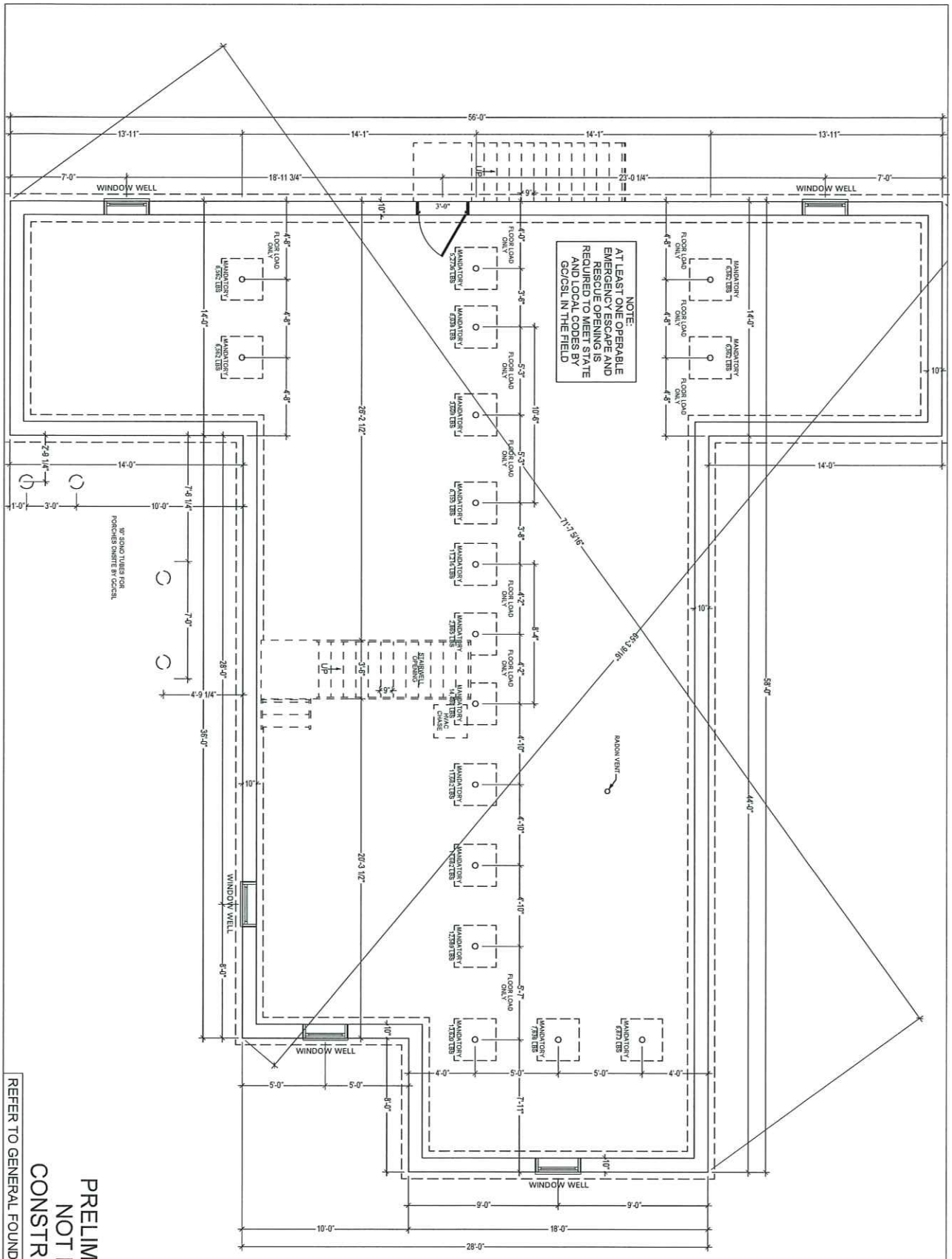

PRELIMINARY
NOT FOR
CONSTRUCTION

REFER TO GENERAL FOUNDATION NOTES

SCALE: 3/16" = 1'-0" | SHEET # P14

SERIAL #: KBS-4530
DATE: 08/15/2024
DWN BY: RLT

FOUNDATION

NOTES
Custom
25# GSL / 140 MPH (Vult) WIND
Andersen 400 Series WINDOWS
8'-6" 1st 8'-6" 2nd CLG HGT
Seismic

JOB NAME
75 Fairgrounds
75 Fairgrounds
Nantucket, MA

BUILDER:
J 5 Development
ENTER BUILDERS ADDRESS
Nantucket, MA 02584

REV#/DATE: 2 SLP 9-6-24
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PERMIT REV#
DATE:

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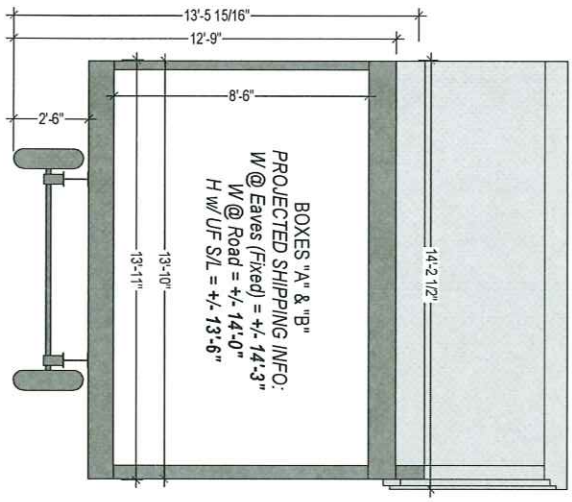
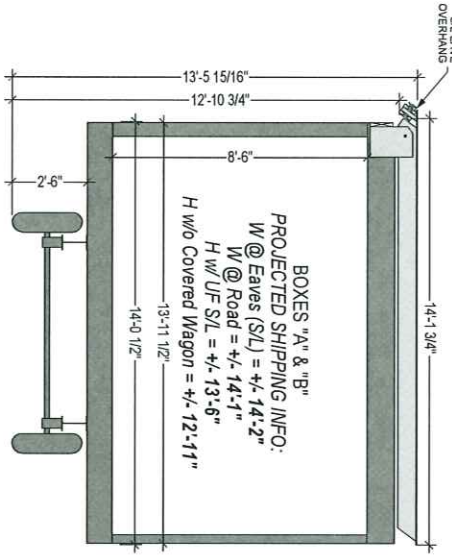
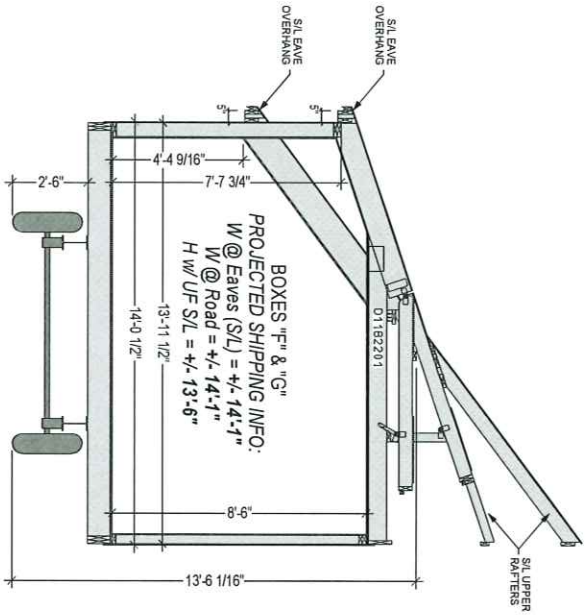
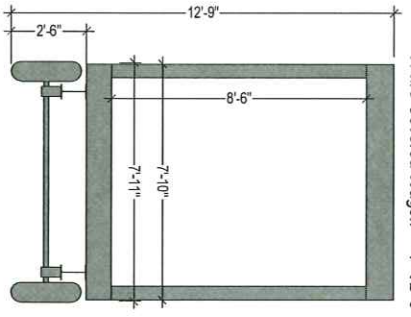
STATE = MA









SCALE: NONE	SHEET # P1002	SERIAL #: KBS-4530 DATE: 08/15/2024 DWN BY: RLT SHIPPING SECTION	NOTES Custom 25# GSL / 140 MPH (Vult) WIND Andersen 400 Series WINDOWS 8'-6" 1st 8'-6" 2nd CLG HGT Seismic	JOB NAME 75 Fairgrounds 75 Fairgrounds Nantucket, MA	BUILDER: J 5 Development ENTER BUILDERS ADDRESS Nantucket, MA 02584

REV#/DATE: 2 SLP 9-6-24 | PERMIT REV#
REV#/DATE: | DATE:
REV#/DATE:
REV#/DATE:

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CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 82 PARCEL N°. 409

Street & Number of Proposed Work: 10 MARION

Owner of record: BRENDAN SWORDS

Mailing Address: 57 BEACON ST APT 2
BOSTON, MA. 02108

Contact Phone #: _____ E-mail: brendanswords@gmail.com

AGENT INFORMATION (if applicable)

Name: VAN OTTMER DESIGN INC

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 325-4319 E-mail: ashallo2@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 DECK EXTEND 1'-2" (WEST & SOUTH)

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

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

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

Additional Remarks

Historic Name:

Original Date: 1994

Original Builder:

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL'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 N/A
Trim WHITE Sash N/A Doors N/A
Deck NTW 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 9/9/24 Signature of owner of record _____ Signed under penalties of perjury





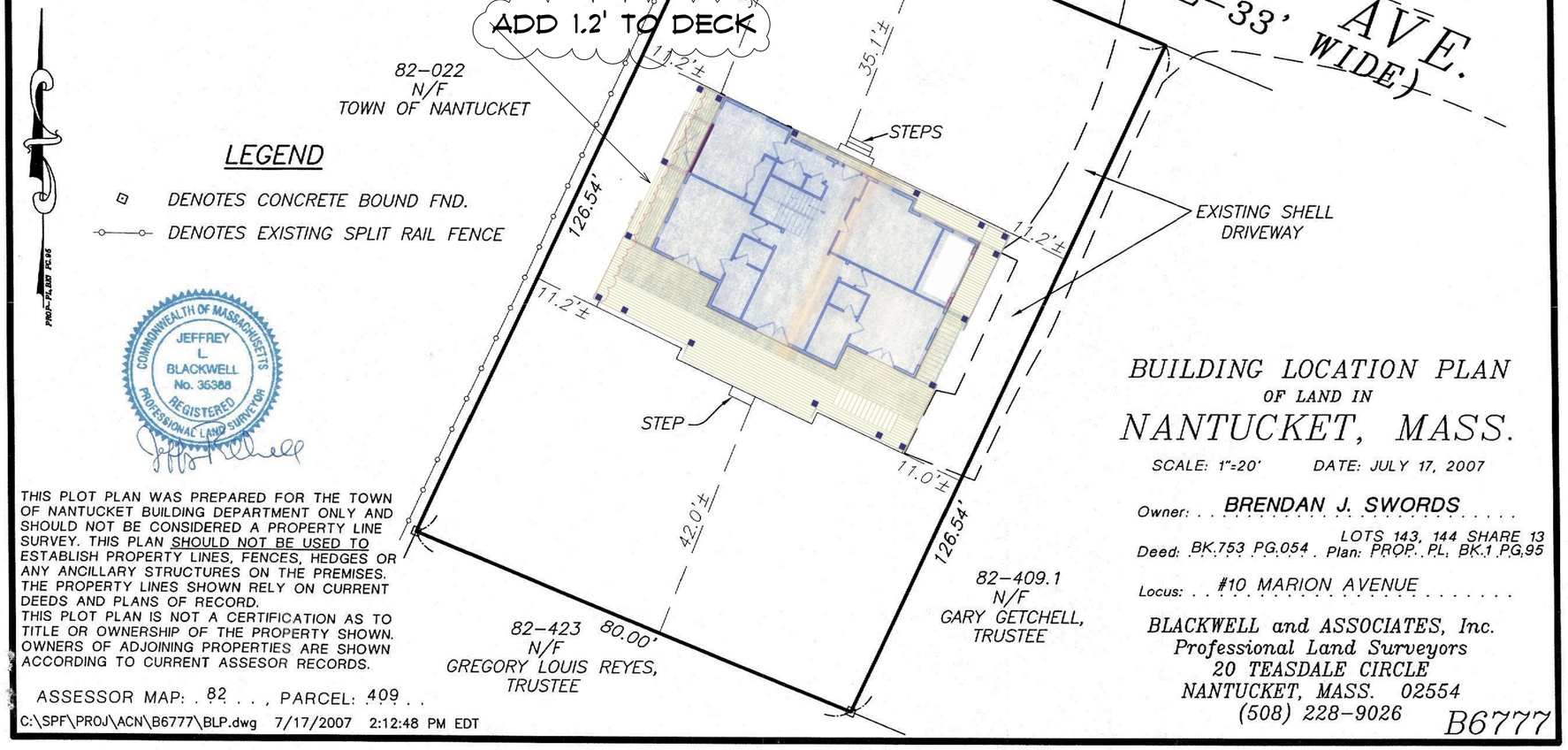




MAP 82 PARCEL 409

CURRENT ZONING CLASSIFICATION:
Limited Use General 2 (L.U.G.-2)

MINIMUM LOT SIZE:	80,000 S.F.	10100±S.F.
MINIMUM FRONTAGE:	150 FT.	SEE PLAN
FRONT YARD SETBACK:	35 FT.	SEE PLAN
REAR/SIDE SETBACK:	15 FT.	SEE PLAN
GROUND COVER %:	4%	14.7±%



LEGEND

- DENOTES CONCRETE BOUND FND.
- DENOTES EXISTING SPLIT RAIL FENCE

COMMONWEALTH OF MASSACHUSETTS
JEFFREY L. BLACKWELL
No. 35388
REGISTERED 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: 82 , PARCEL: 409

C:\SPF\PROJ\ACN\B6777\BLP.dwg 7/17/2007 2:12:48 PM EDT

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1"=20' DATE: JULY 17, 2007

Owner: BRENDAN J. SWORDS

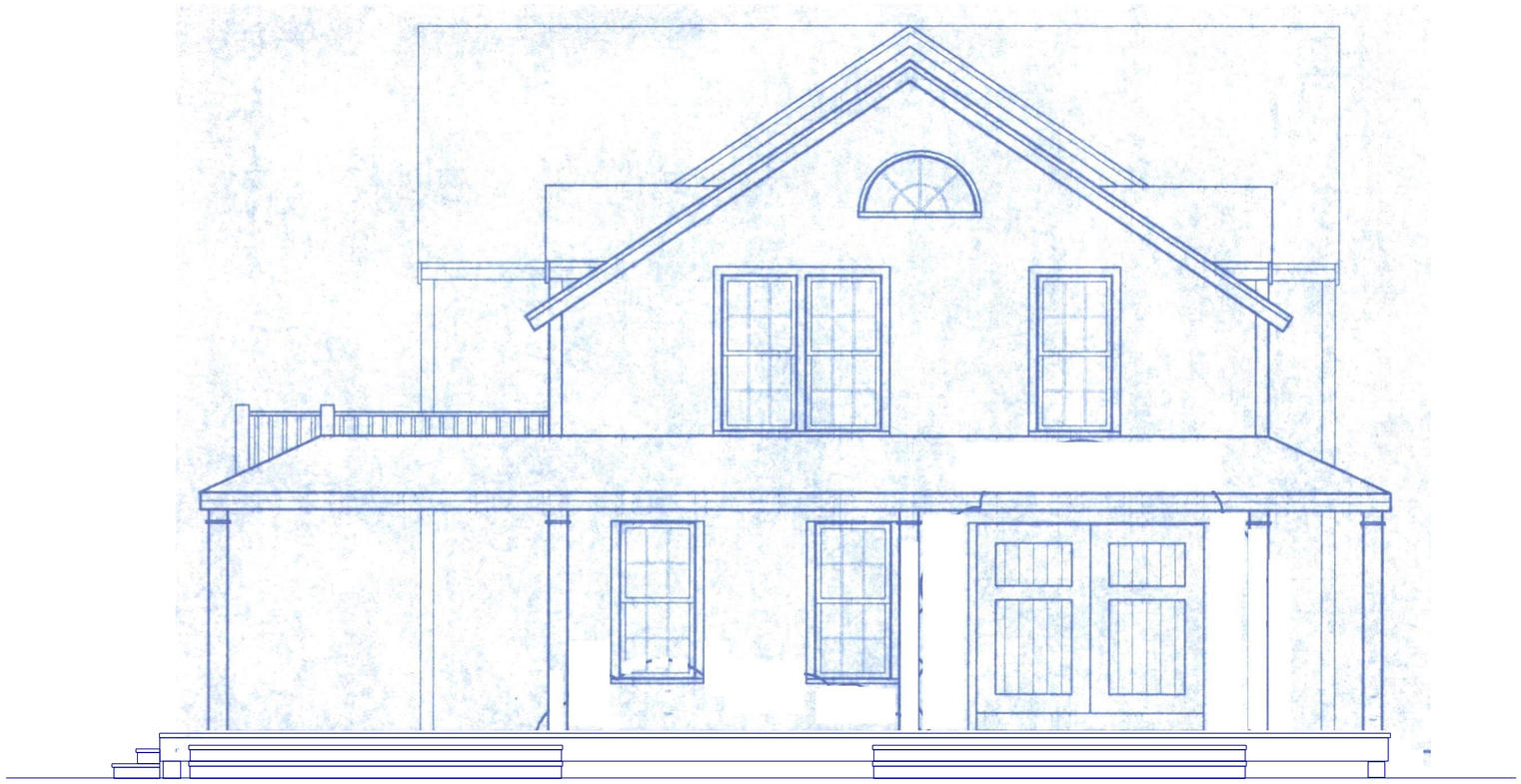
Deed: BK.753 PG.054 Plan: PROP. PL. BK.1 PG.95 LOTS 143, 144 SHARE 13

Locus: #10 MARION AVENUE

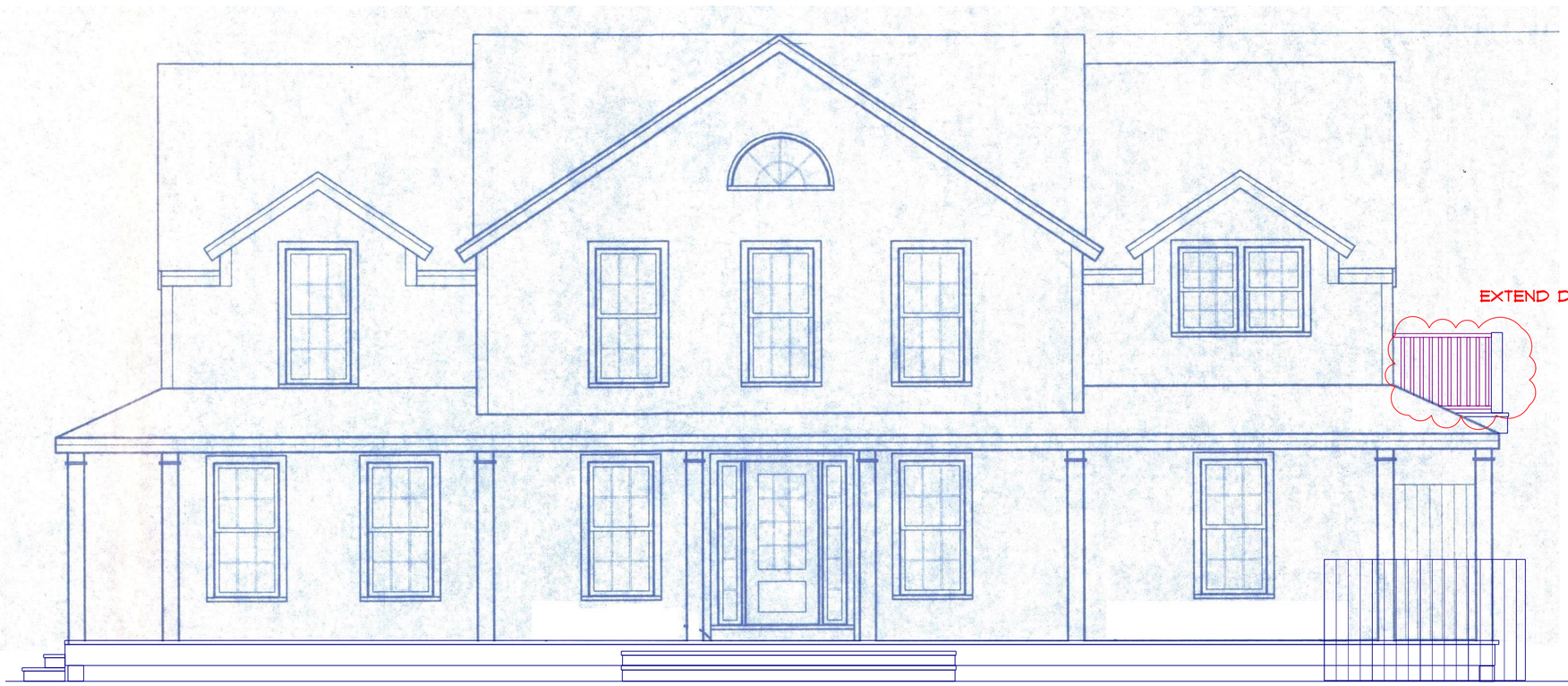
BLACKWELL and ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

B6777

SWORDS- 10 MARION DECK ALTERATION 9-8-24



EAST ELEVATION (NO CHANGES)



SWORDS- 10 MARION
DECK ALTERATION
9-8-24

NORTH ELEVATION



WEST ELEVATION

10 MATTAPOISETT (ABUTTER TO NORTH)



9 MARION (DIRECT+ABUTTER TO SOUTH)

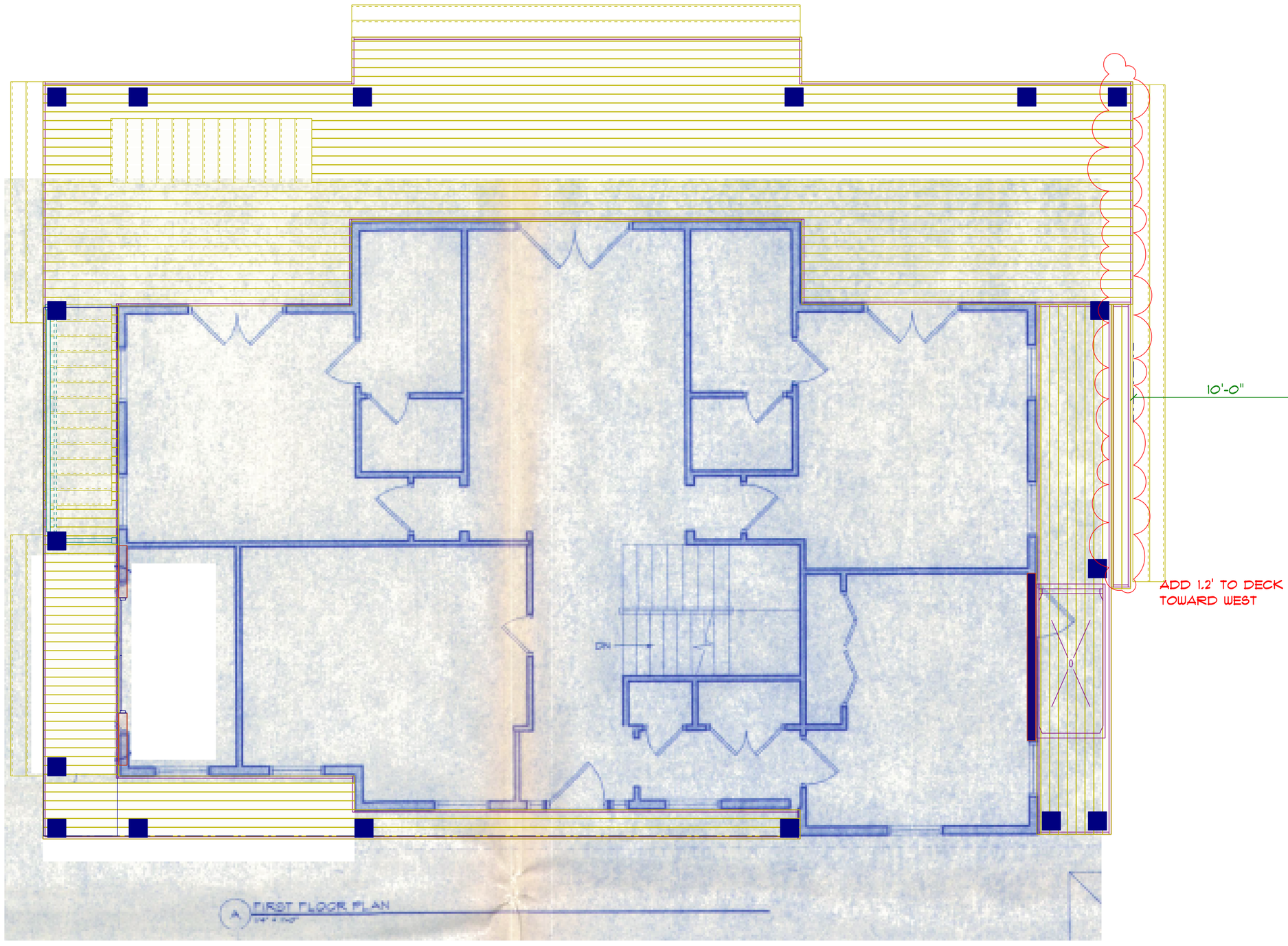




SWORDS- 10 MARION
DECK ALTERATION
9-8-24

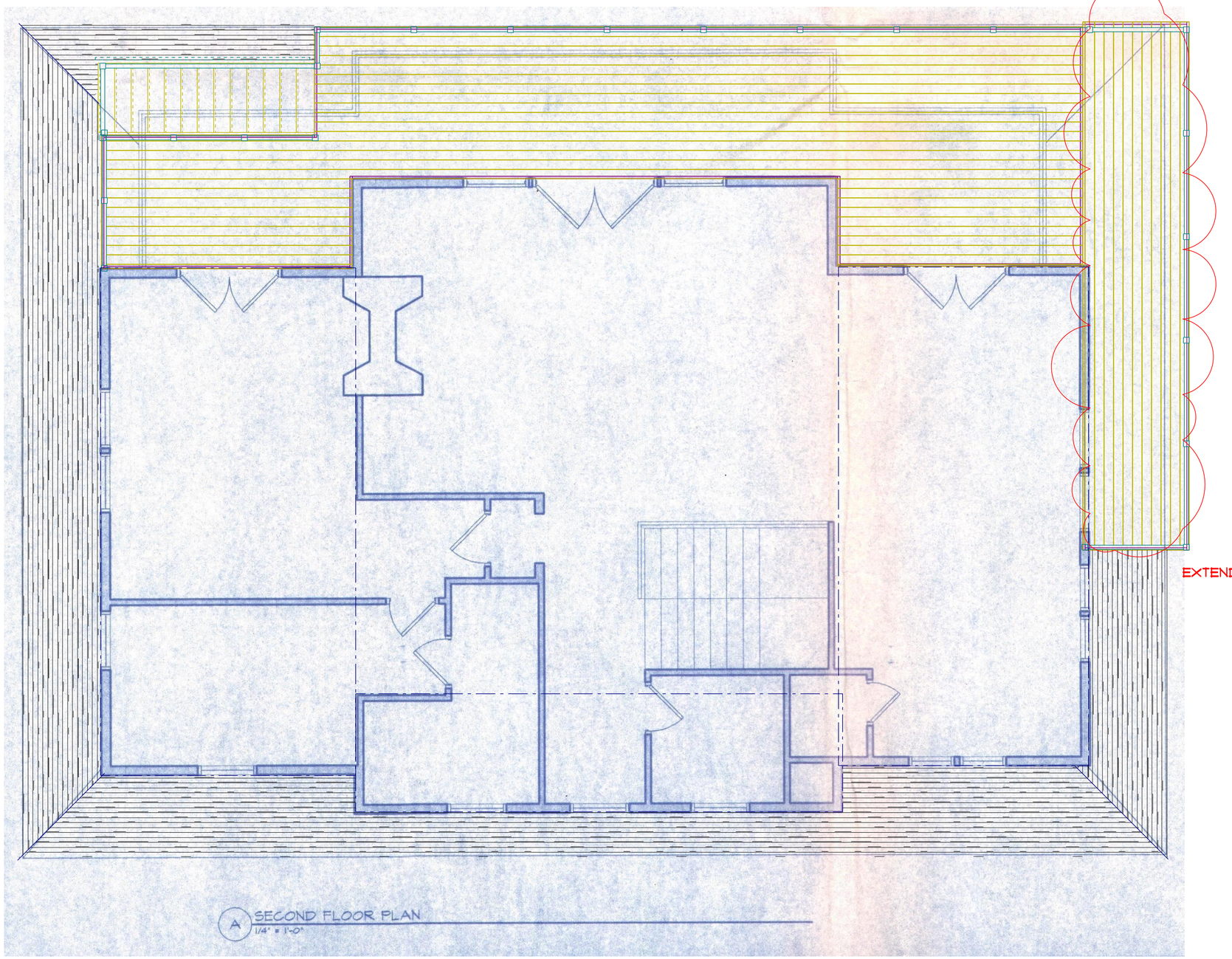


SOUTH ELEVATION



SETBACK

SWORDS- 10 MARION
DECK ALTERATION
9-8-24



SWORDS- 10 MARION
DECK ALTERATION
9-8-24

332 Madaket Rd 60/100 Revisions to COA 2023-01-7661

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:

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

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on 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.

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

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

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

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 60 PARCEL N°. 100

Street & Number of Proposed Work: 332 Madaket Rd

Owner of record: The Whole Spread LLC

Mailing Address: 332 Madaket Rd.
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 5083254495 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2023-01-7660
☐ Pool (Zoning District _____) ☐ Roof ☑ Other attached gazebo

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 338 sf ☑ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date: 1967

Original Builder:

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 5½" Rake 3½" Soffit (Overhang) 11" Corner boards _____ Frieze 3½"
Window Casing 3½" Door Frame 3½" Columns/Posts: Round _____ Square X

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS To match existing

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors N/A
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 9/9/24 Signature of owner of record _____ Signed under penalties of perjury

8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

December 7, 2022

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record on the following statement:

I Michael J. Farello, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

(print name of property owner/applicant)



December 12, 2022

Signature Date

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus Development

AS AGENT FOR The Whole Spread, LLC

STREET ADDRESS 332 Madaket Rd

MAP/PARCEL 60/100

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09.09.24

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.

Alex Bagmets — 09.09.24

Signature — Date

332 MADAKET RD

Location	332 MADAKET RD	**Mblu**	60/ / 100/ /
Acct#	00004591	**Owner**	THE WHOLE SPREAD LLC
Assessment	$1,298,675	**PID**	4591
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$466,900	$831,775	$1,298,675

Owner of Record

Owner	THE WHOLE SPREAD LLC	**Sale Price**	$1,305,000
Co-Owner		**Certificate**	
Address	332 MADAKET RD NANTUCKET, MA 02554	**Book & Page**	C28865/0
		Sale Date	06/16/2022
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
THE WHOLE SPREAD LLC	$1,305,000		C28865/0	00	06/16/2022
KILBOURNE KENT 7 ANN E TRS	$0		C28565/0	99	11/16/2021
KILBOURNE KENT & ANN E	$0		C0014/0884	99	05/28/1991
KILBOURNE KENT & ANN	$0		C0009/0758		08/01/1981

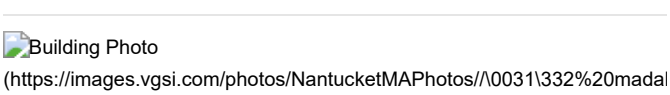
Building Information

Building 1 : Section 1

Year Built:	1967
Living Area:	1,212
Replacement Cost:	$541,418
Building Percent Good:	86
Replacement Cost Less Depreciation:	$465,600

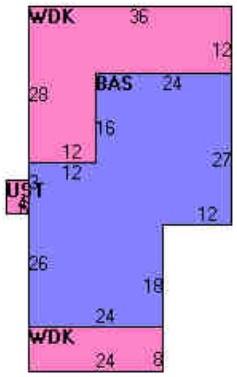
Building Attributes

Building Photo



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	Pine/Soft Wood
Interior Flr 2	Vinyl/Asphalt
Heat Fuel	Coal or Wood
Heat Type:	None
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/4591_5314

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,212	1,212
UST	Utility, Storage, Unfinished	24	0
WDK	Deck, Wood	816	0
		2,052	1,212

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010

Land Line Valuation

Size (Acres) 0.45

Description	Single Fam M01	**Frontage**	0
Zone	VR	**Depth**	0
Neighborhood	450	**Assessed Value**	$831,775
Alt Land Appr	No		
Category			

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
SHD1	SHED FRAME			96.00 S.F.	$1,300	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$466,900	$831,775	$1,298,675
2023	$303,200	$475,300	$778,500
2022	$224,500	$382,881	$607,381
2021	$212,400	$396,100	$608,500
2020	$212,400	$396,100	$608,500

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The Whole Spread, LLC

332 Madaket Rd.
Nantucket, MA 02554

09.09.24

HDC SUBMISSION



Locus Map

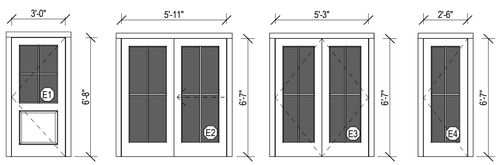


Satellite View

Double Hung SDL 4 Lite — Double Hung SDL 4 Lite — Double Hung SDL 4 Lite — Double Hung SDL 4 Lite — (3) Awning or Casement SDL 4 Lite — (2) Awning SDL 4 Lite — Awning SDL 4 Lite

Window Legend

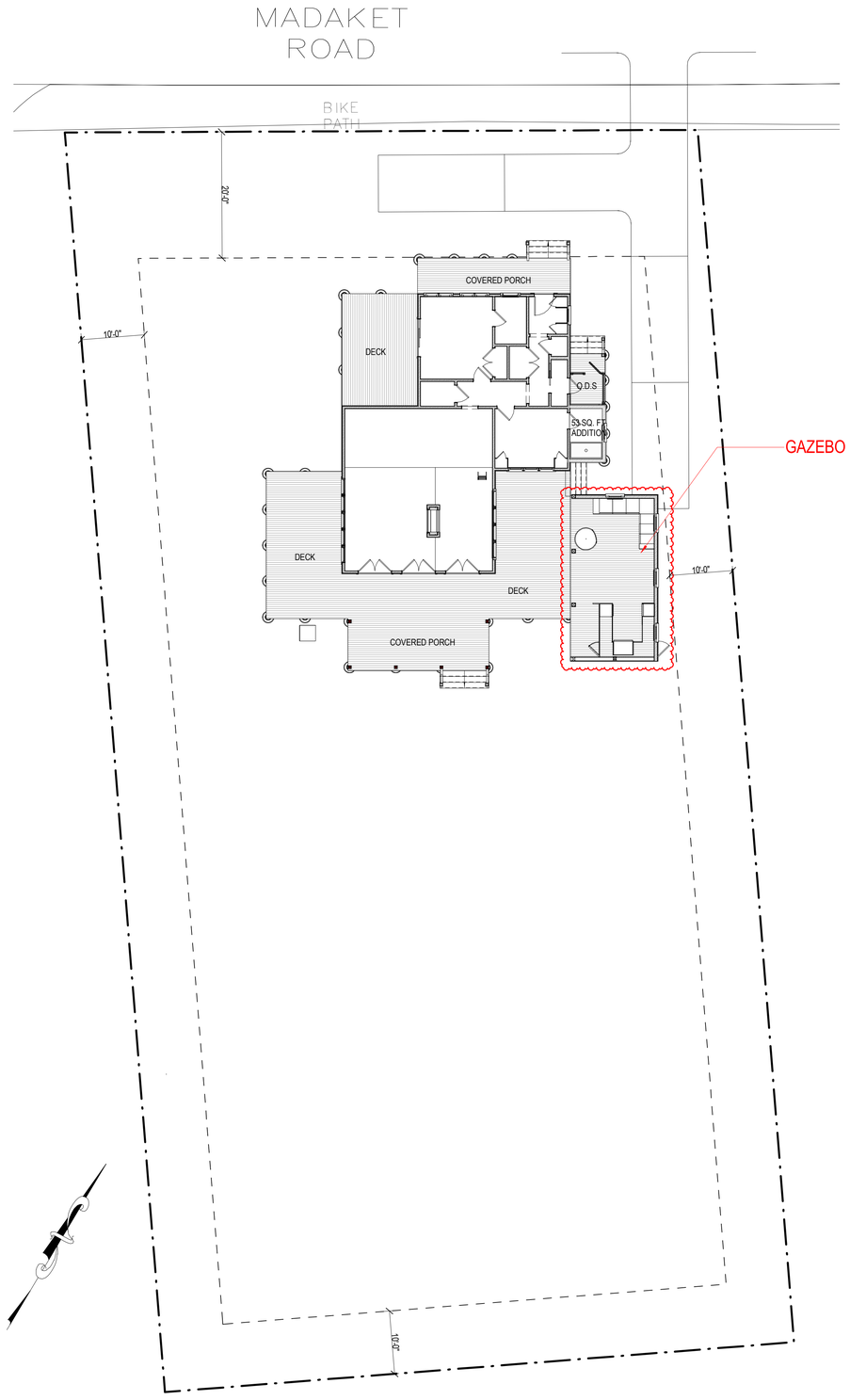
WINDOW SCHEDULE							
WINDOW	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	5	68 7/8	32 1/8	ANDERSEN	400	White	≥ 30
B	9	56 7/8	32 1/8	ANDERSEN	400	White	≥ 30
C	6	48 7/8	30 1/8	ANDERSEN	400	White	≥ 30
D	8	40 7/8	30 1/8	ANDERSEN	400	White	≥ 30
E	3	48 1/2	28 7/8	ANDERSEN	400	White	≥ 30
F	6	28 7/8	24 5/8	ANDERSEN	400	White	≥ 30
G	1	24 5/8	24 5/8	ANDERSEN	400	White	≥ 30



Hinged Door SDS 4 Lite — Sliding Double Door SDS 4 Lite — Double Hinged Door SDS 4 Lite — Hinged Door SDS 4 Lite

Door Legend

EXTERIOR DOOR SCHEDULE							
DOOR	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
E1	1	80 3/4	37 1/2	TBD	TBD	Grey	≥ 30
E2	1	80	72	Andersen	400 Series	White	≥ 30
E3	3	80	64	Andersen	400 Series	White	≥ 30
E4	1	80	31	Andersen	400 Series	White	≥ 30
E53	1	80 3/4	145 1/2				
E54	1	80 3/4	33 1/2	Andersen	400 Series	White	≥ 30



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

2227

The Whole Spread, LLC

332 Madaket Rd.
Nantucket, MA 02554

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

Cover Sheet

Site Information

Map & Parcel:	60/100
Current Zoning:	VR
Minimum Frontage:	100 ft.
Front Setback:	20 ft.
Side/Rear Setback:	10 ft.
Lot Size:	0.45 AC
Min. Lot Size:	20,000 sq. ft.
Allowable G.C.:	10% = 1,964 sq. ft
Existing G.C.:	1,226 sq. ft.
Proposed G.C.:	671 s.f. & 53 sq. ft.
Total Proposed G.C.:	1,279 s.f., 685 s.f. avail.

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

SHEET INDEX

E.101 LIGHTING PLAN
SK.1 KITCHEN PLAN
G.1.1 Cover Sheet
A.1.1 First Floor Plan
A.1.2 ROOF PLAN
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Perspective Views
D.101 LIVING & DINING INT. ELEVATIONS

Revisions

Revision 1 — Date 1

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

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

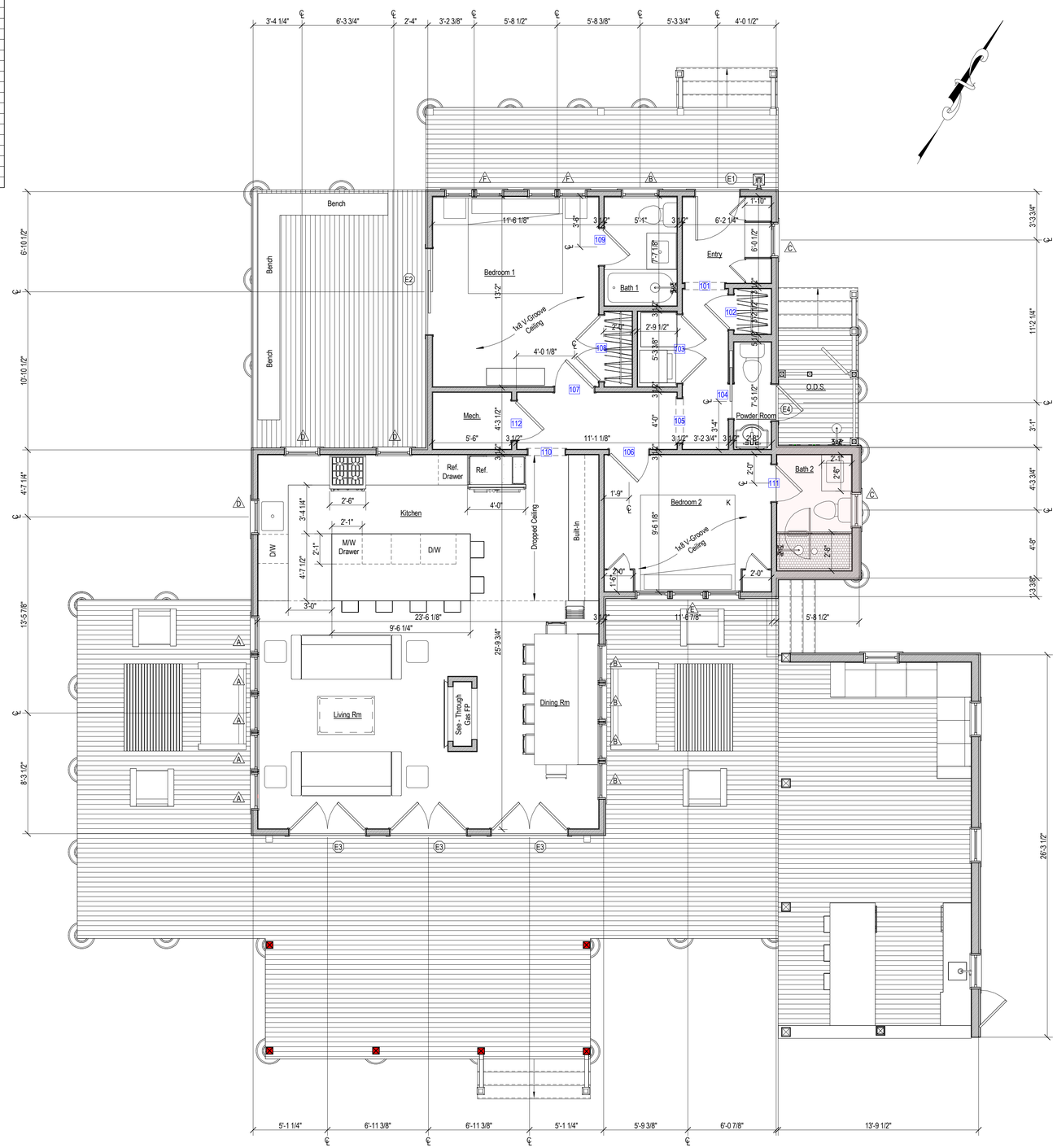
G.1.1

2227

HDC SUBMISSION

09.09.24

INTERIOR DOOR SCHEDULE		
Mark	WIDTH	HEIGHT
101	2'-8"	6'-8"
102	2'-4"	6'-8"
103	4'-8"	6'-8"
104	2'-4"	6'-8"
105	3'-0"	6'-8"
106	2'-8"	6'-8"
107	2'-8"	6'-8"
108	4'-6"	6'-8"
109	2'-6"	6'-8"
110	2'-6"	6'-8"
111	2'-6"	6'-8"
112	2'-8"	6'-8"
113	1'-6"	6'-8"
114	1'-6"	6'-8"
115	1'-6"	6'-8"
116	1'-6"	6'-8"
117	2'-4"	2'-6 1/2"
123	2'-6"	6'-8"



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

EXISTING CONDITIONS NOTES:

- Plan Dimensions and Building Heights Reflected in Existing/Demolition Plans are Based on Field Measurements Recorded by Architect and Surveyor. Contractor to Notify Architect Immediately of Any Major Discrepancy Discovered Between the Drawings and the Actual Existing Conditions, Especially Where Concerning the Existing Foundation and Structure.
- Existing Framing Sizes and Span Directions to be Verified by Contractor Prior to Beginning Construction. Architect to Provide Instructions Regarding Partial Exploratory Demolition.

2227

The Whole Spread, LLC

332 Madaket Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325-4995
www.emeritusltd.com

First Floor Plan

Site Information

Map & Parcel:	60/100
Current Zoning:	VR
Minimum Frontage:	100 ft.
Front Setback:	20 ft.
Side/Rear Setback:	10 ft.
Lot Size:	0.45 AC
Min. Lot Size:	20,000 sq. ft.
Allowable G.C.:	10% = 1,964 sq. ft
Existing G.C.:	1,226 sq. ft.
Proposed G.C.:	671 s.f. & 53 sq. ft.
Total Proposed G.C.:	1,279 s.f., 685 s.f. avail.

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

SHEET INDEX

E.101	LIGHTING PLAN
SK.1	KITCHEN PLAN
G.1.1	Cover Sheet
A.1.1	First Floor Plan
A.1.2	ROOF PLAN
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.2.3	Perspective Views
D.101	LIVING & DINING INT. ELEVATIONS

Revisions

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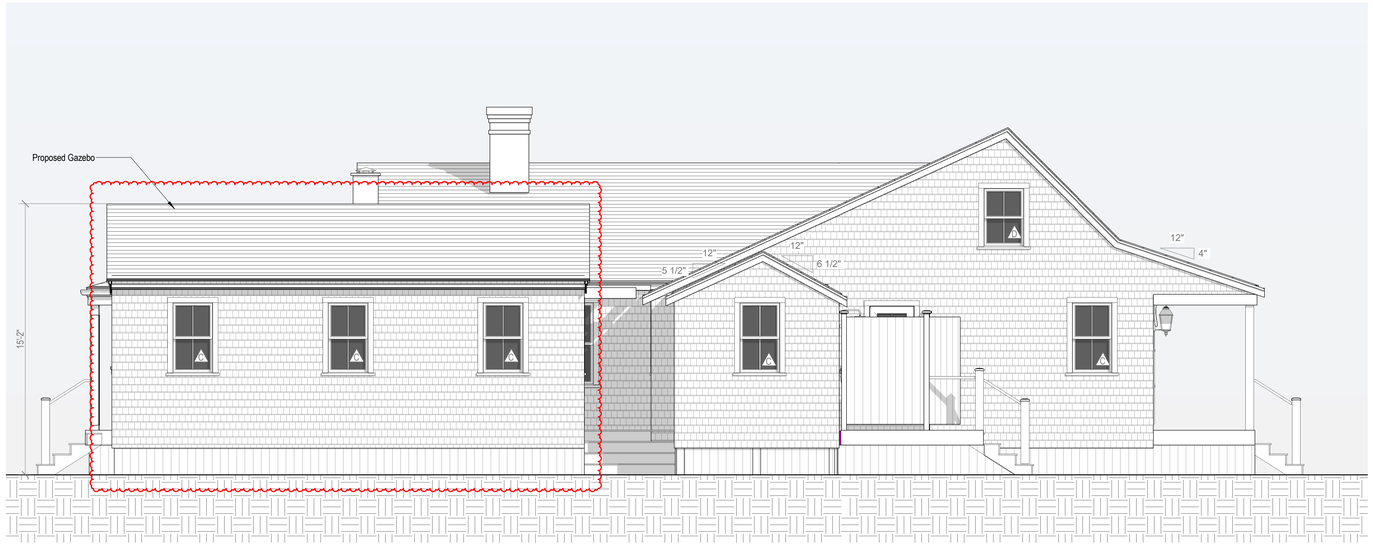
A.1.1
2227

09.09.24

HDC SUBMISSION



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



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



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



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

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Exterior Elevations

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A.2.1

2227

09.09.24

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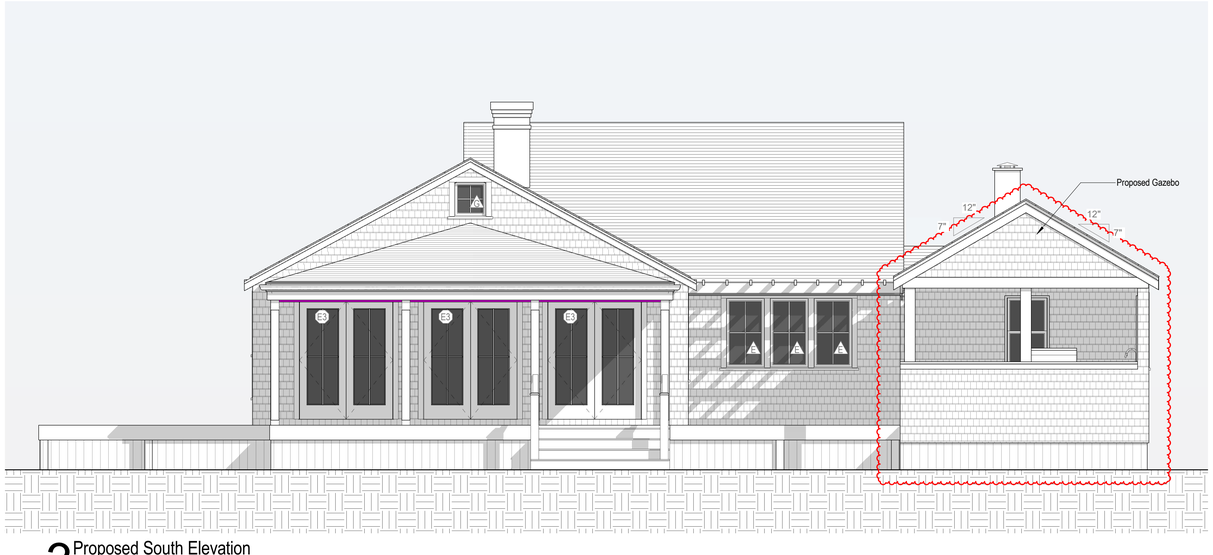
4 Proposed West Elevation
1/4" = 1'-0"



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



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



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

2227

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A.2.2

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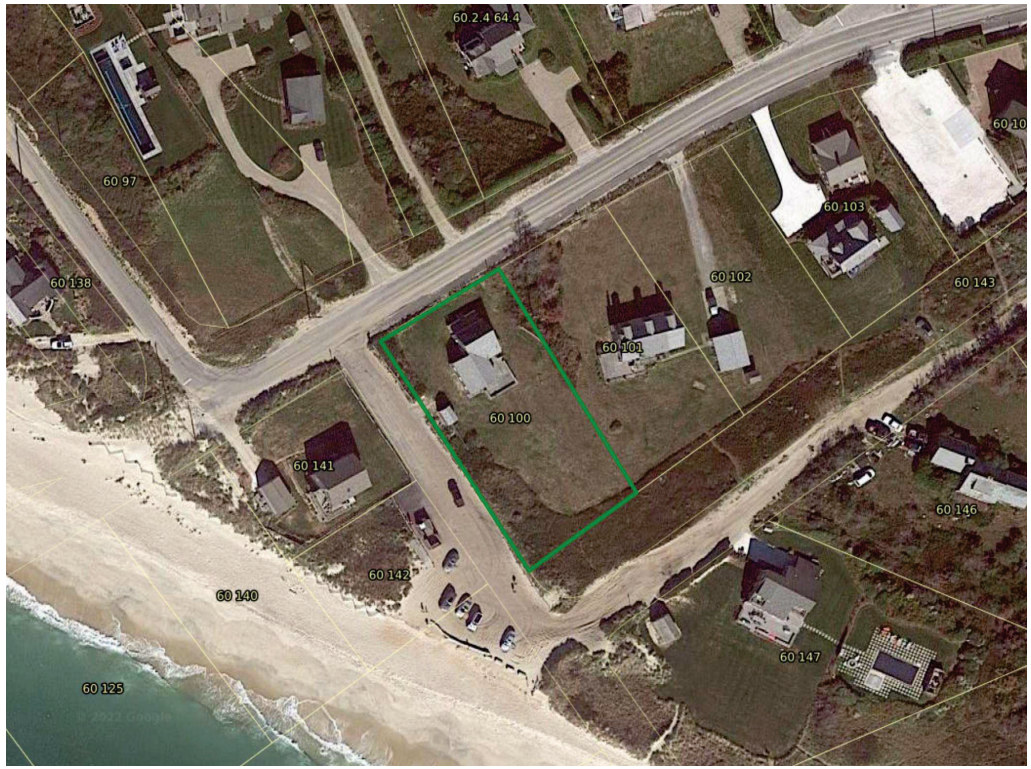
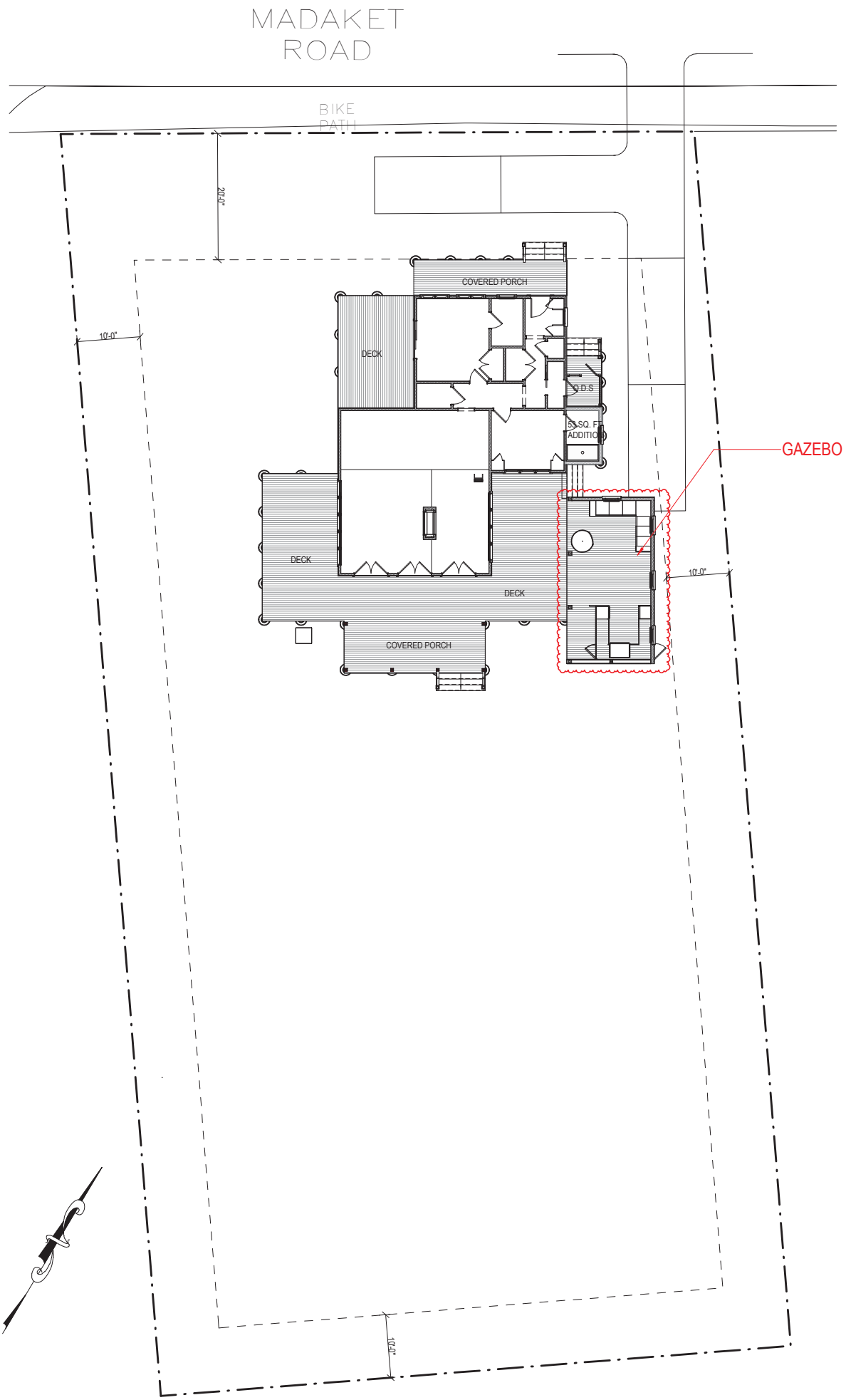
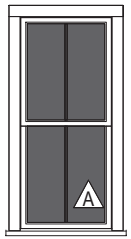


Satellite View

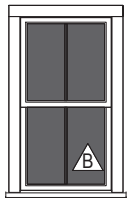


Site Plan

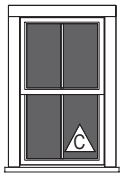
3/32" = 1'-0"



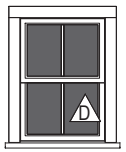
Double Hung
SDL
4 Lite



Double Hung
SDL
4 Lite



Double Hung
SDL
4 Lite



Double Hung
SDL
4 Lite



(3) Awning or Casement
SDL
4 Lite



(2) Awning
SDL
4 Lite



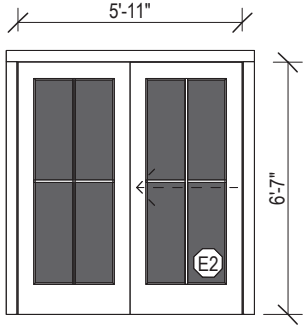
Awning
SDL
4 Lite

Window Legend

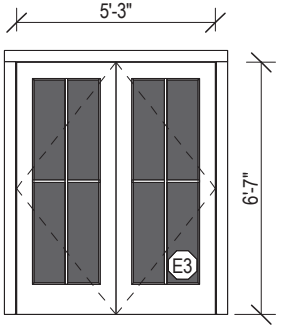
WINDOW SCHEDULE							
WINDOW	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	5	68 7/8	32 1/8	ANDERSEN	400	White	≥ 30
B	9	56 7/8	32 1/8	ANDERSEN	400	White	≥ 30
C	6	48 7/8	30 1/8	ANDERSEN	400	White	≥ 30
D	8	40 7/8	30 1/8	ANDERSEN	400	White	≥ 30
E	3	48 1/2	28 7/8	ANDERSEN	400	White	≥ 30
F	6	28 7/8	24 5/8	ANDERSEN	400	White	≥ 30
G	1	24 5/8	24 5/8	ANDERSEN	400	White	≥ 30



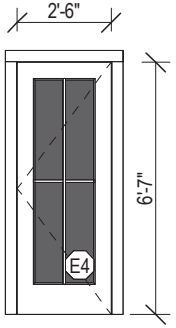
Hinged Door
SDS 4 Lite



Sliding Double Door
SDS 4 Lite



Double Hinged Door
SDS 4 Lite

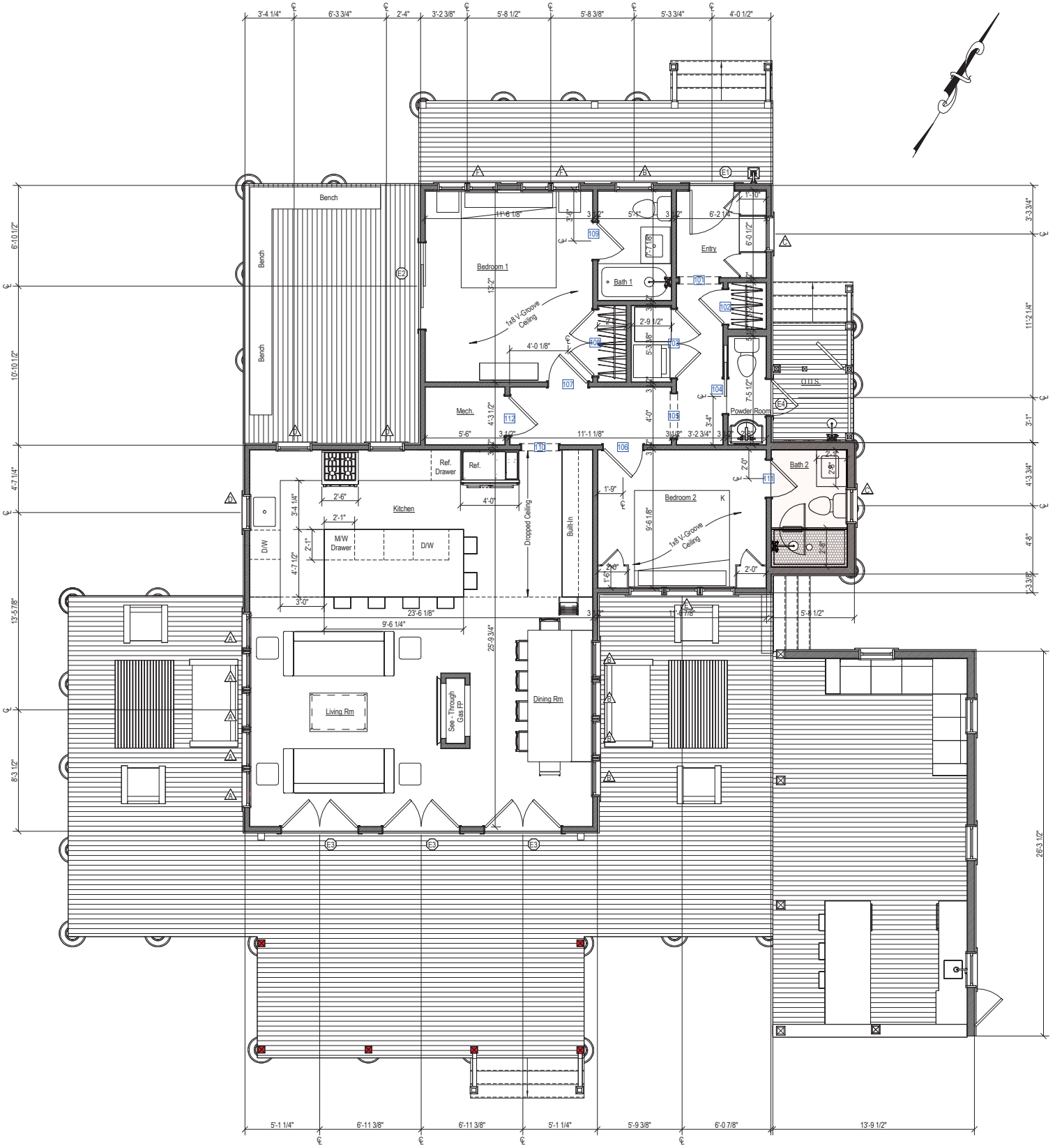


Hinged Door
SDS 4 Lite

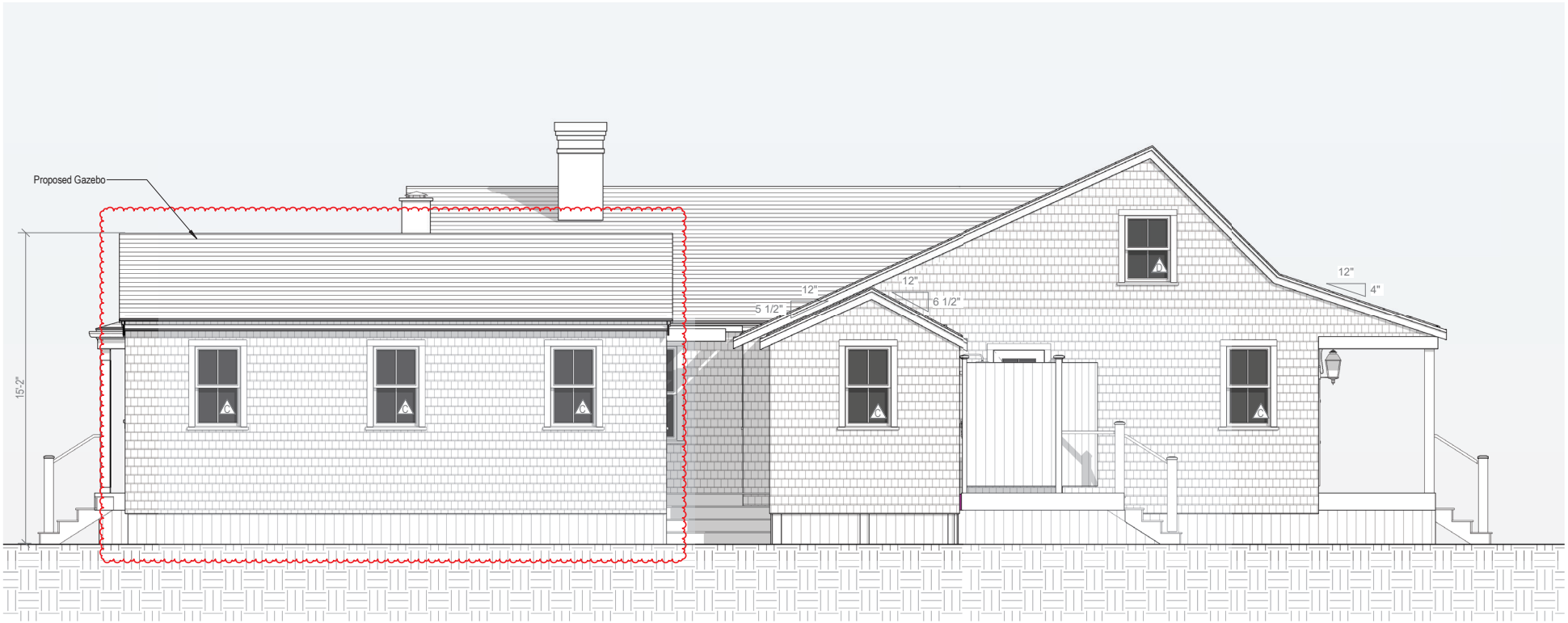
Door Legend

EXTERIOR DOOR SCHEDULE							
DOOR	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
E1	1	80 3/4	37 1/2	TBD	TBD	Grey	≥ 30
E2	1	80	72	Andersen	400 Series	White	≥ 30
E3	3	80	64	Andersen	400 Series	White	≥ 30
E4	1	80	31	Andersen	400 Series	White	≥ 30
E53	1	80 3/4	145 1/2				
E54	1	80 3/4	33 1/2	Andersen	400 Series	White	≥ 30

EIGHT
5'-8"
5'-8"
5'-8"
5'-8"
5'-8"
5'-8"
5'-8"
5'-8"
5'-8"
5'-8"
5'-8"
5'-8"
5'-8"
5'-8"
5'-8"
5'-8"
6 1/2"
5'-8"



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



3 Proposed East Elevation

1/4" = 1'-0"



4 Proposed North Elevation

1/4" = 1'-0"



4 Proposed West Elevation

1/4" = 1'-0"



3 Proposed South Elevation

1/4" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: 1/10/23

HDC 7073-21-7640

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 60 PARCEL N°. 100

Street & Number of Proposed Work: 332 NANTUCKET D.D.

Owner of record: THE WHOLE SPREAD LLC

Mailing Address: 332 NANTUCKET RD

NANTUCKET MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ELLERITUS LTD.

Mailing Address: 8 WILLIAMS LN.

NANTUCKET MA 02554

Contact Phone #: 508 325.4995 E-mail: ADLUM@ELLERITUS DEVELOPMENT.COM

FOR OFFICE USE ONLY VH 993

Date application received: 12/02/2022 Fee Paid: $ 50 CK

Must be acted on by: 02/08/2023

Extended to: _____

Approved: Y Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

MOTION TO APPROVE

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 9'-0" Sq. Footage 1st floor: 52 SQ FT Decks/Patio: Size: 1,269 SQ FT ☑ 1st floor ☐ 2nd floor

Width: 5'-8" 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 EXISTING South EXISTING East EXISTING West EXISTING

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation ADD NEW BATHROOM & D.D.S
2. South Elevation ADD COVERED PORCH
3. West Elevation ADD MASTER DECK & FIGURE OFF THE COVERED PORCH
4. North Elevation EXTENTION THE EXISTING DECK, ADD A SHED ROOF

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

Sidewall: ☑ White cedar 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 _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing 3½" x 5/4" Door Frame _____ Columns/Posts: Round _____ Square 5½" x 5½"

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

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

Doors* (type and material): ☐ TDL ☑ SDL Front 1 LITE + PANEL Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall ATW Clapboard (if applicable) _____ Roof TAR

Trim _____ WHITE Sash WHITE Doors WHITE FRONT DOOR - BLACK

Deck ATW Foundation _____ Fence _____ Shutters _____

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

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

Date 12.12.2022 Signature of owner of record _____ Signed under penalties of perjury

The Whole Spread, LLC

332 Madaket Rd.
Nantucket, MA 02554

12.12.2022

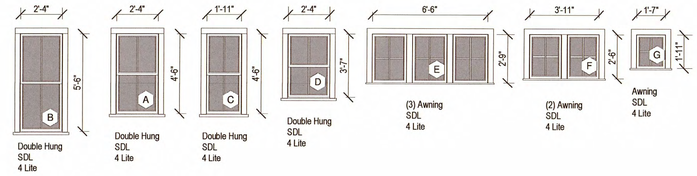
HDC Submission



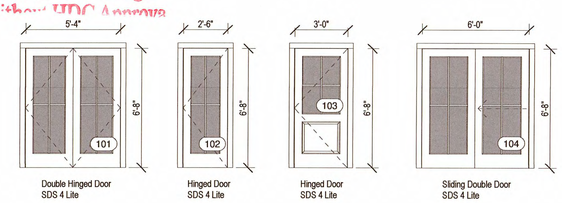
Locus Map



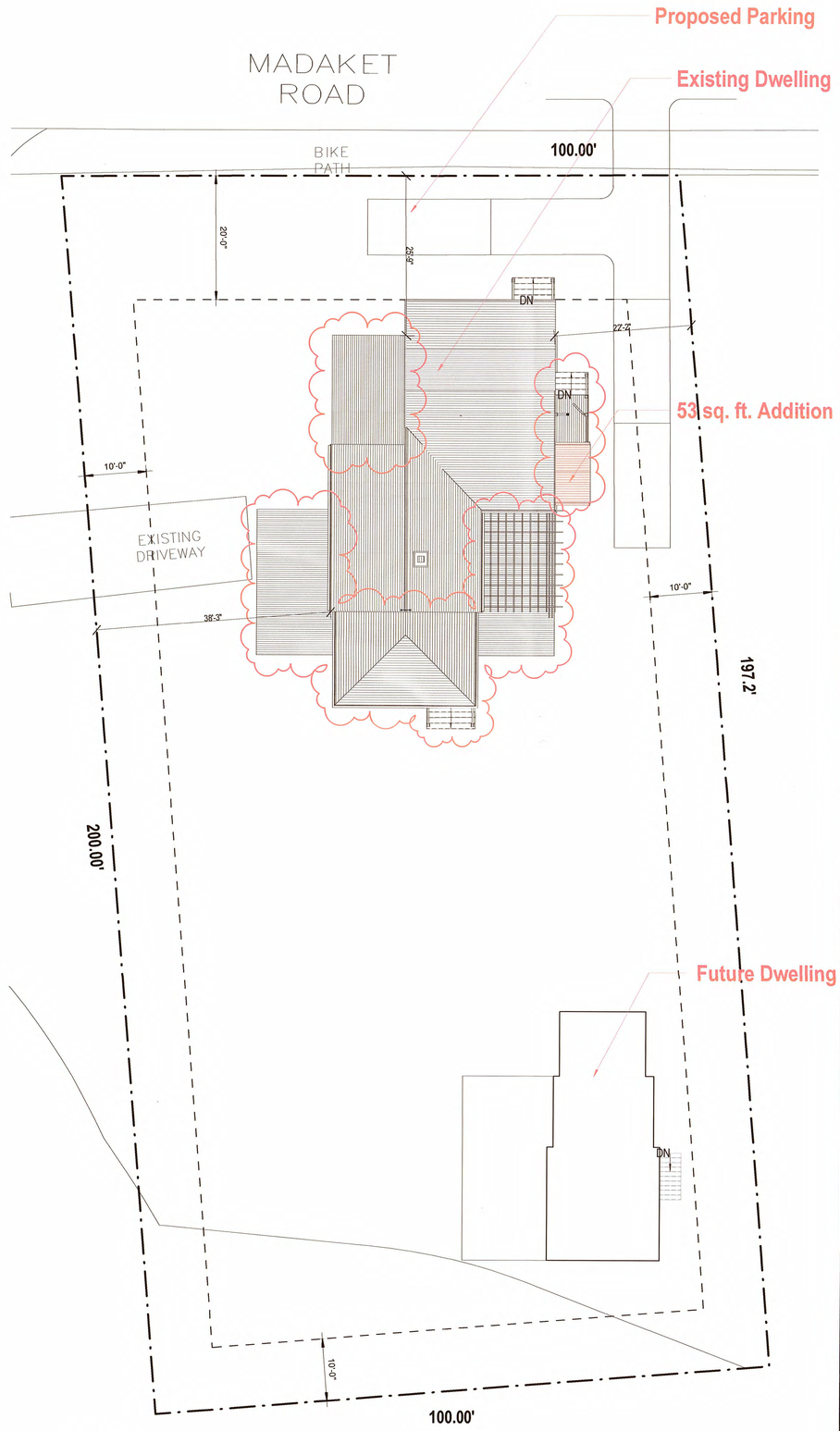
Satellite View



Window Legend



Door Legend



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

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A.1.2 Second Floor Plan
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HDC 2023-01-7660

RECEIVED
DEC 22 2022
By

Revisions

Revision 1 Date 1

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G.1.1
2227

12.12.2022

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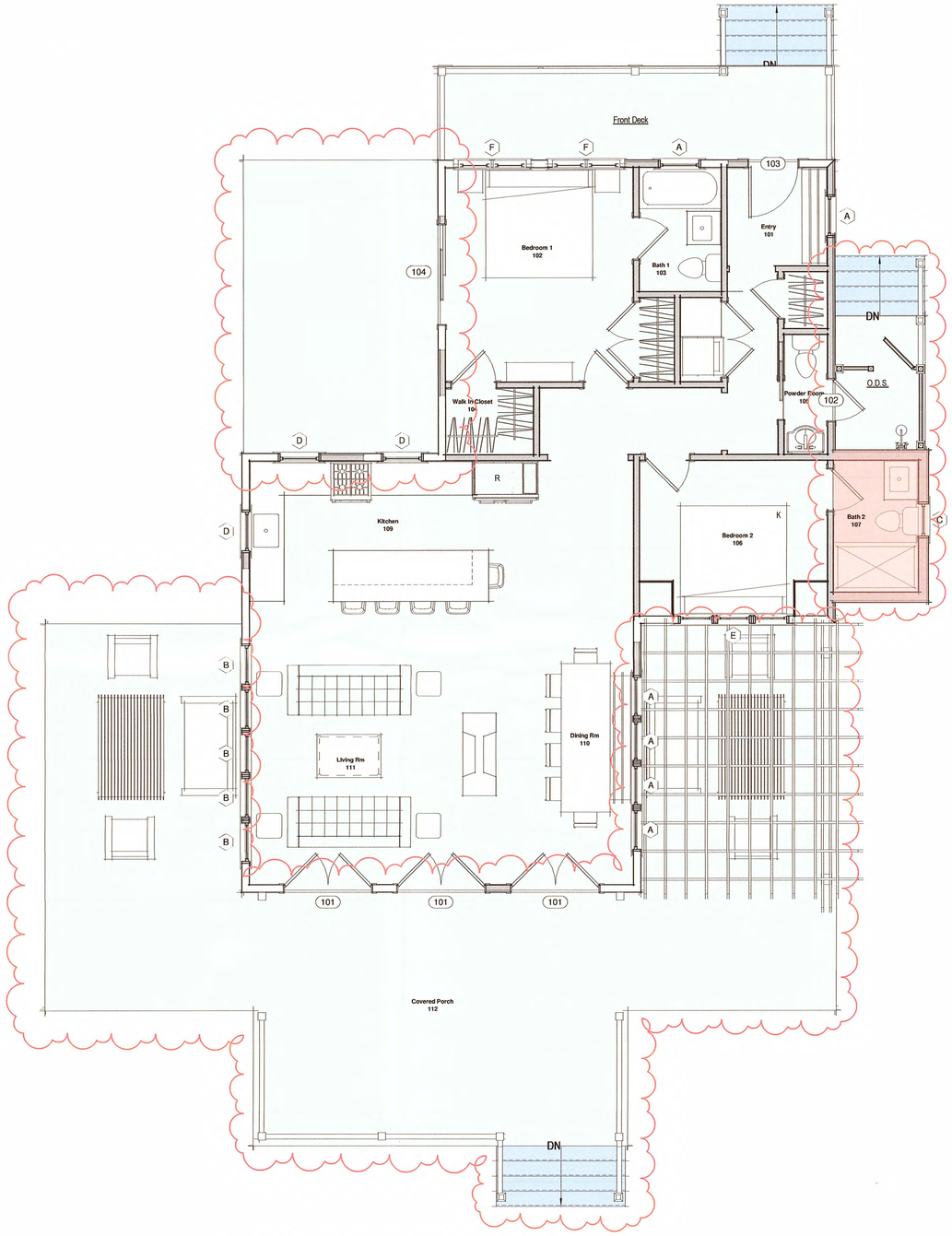
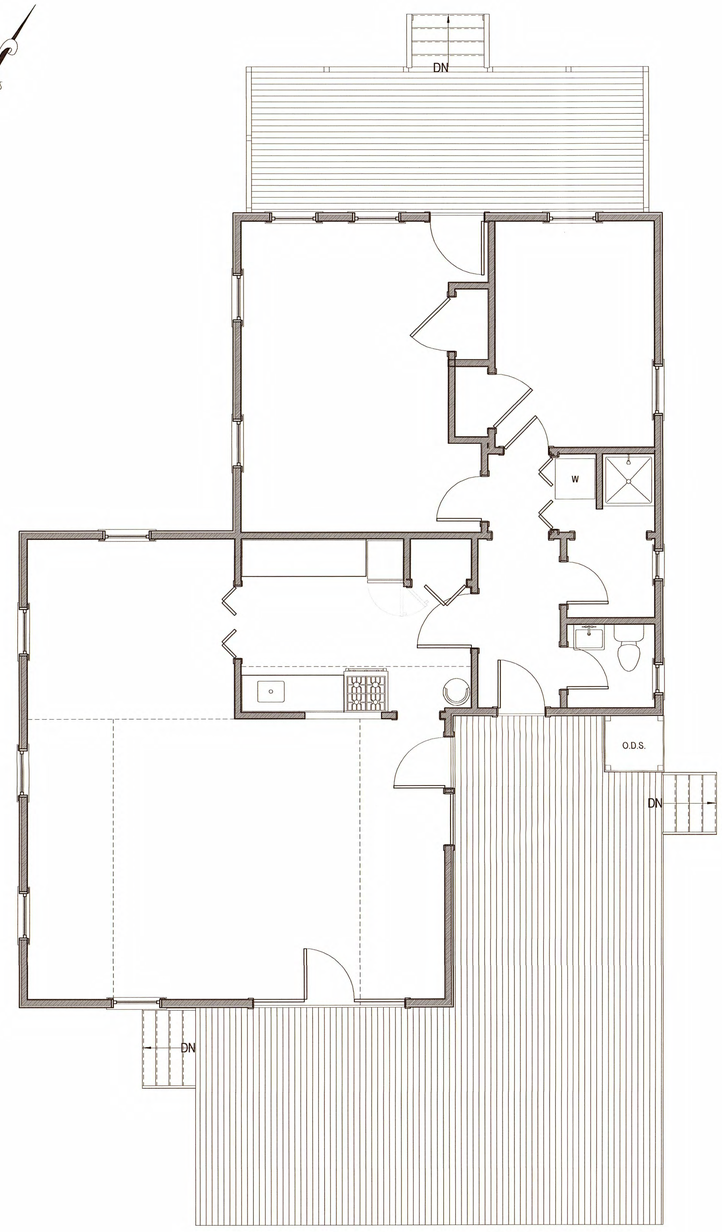


2 Proposed First Floor Plan - Main Dwelling
1/4" = 1'-0"



1 Existing First Floor Plan - Main Dwelling
1/4" = 1'-0"

PARTITION LEGEND

- Existing 2x4 Partition, Dimensioned to Face of Wall Finish
- Existing 2x6 Partition, Dimensioned to Face of Wall Finish
- Proposed 2x4 Partition, Dimensioned to Face of Stud
- Proposed 2x6 Partition, Dimensioned to Face of Stud

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Revision 1	Date 1

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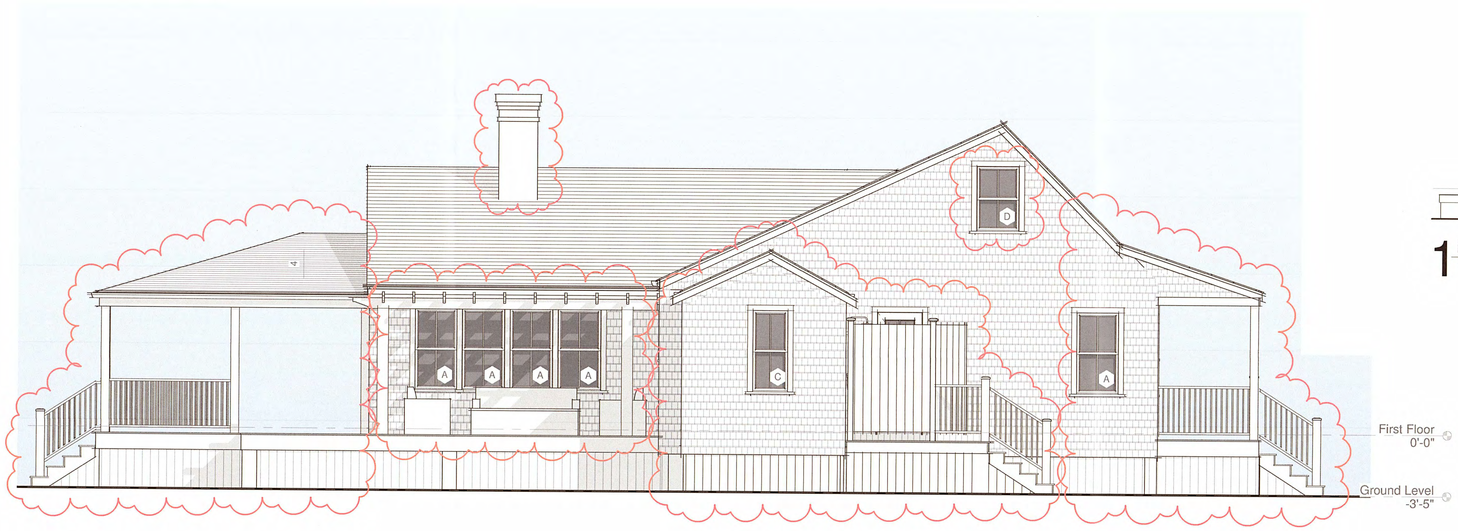
A.1.1

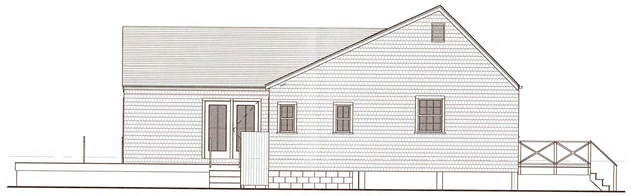
2227

12.12.2022

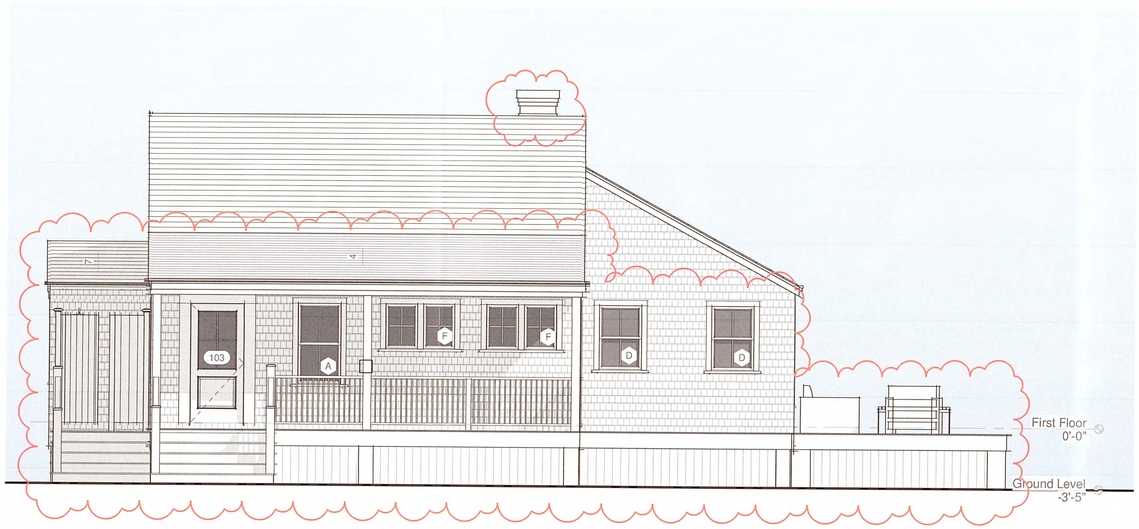
HDC Submission



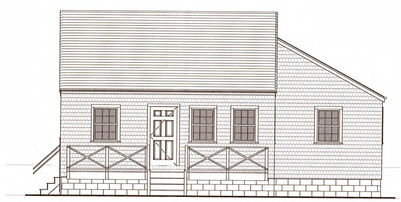
3 Proposed East Elevation
1/4" = 1'-0"



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



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



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

2227

The Whole Spread, LLC

332 Madaket Rd.
Nantucket, MA 02554

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

Exterior Elevations

Site Information

Map & Parcel:	60/100
Current Zoning:	VR
Minimum Frontage:	100 ft.
Front Setback:	20 ft.
Side/Rear Setback:	10 ft.
Lot Size:	0.45 AC
Min. Lot Size:	20,000 sq. ft.
Allowable G.C.:	10,000 sq. ft.
Existing G.C.:	1,226 sq. ft.
Proposed G.C.:	53 sq. ft.
Total Proposed G.C.:	1,279 sq. ft.

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

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Perspective

2023-01-7660

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DEC 22 2022
By

Revisions

Revision 1	Date 1

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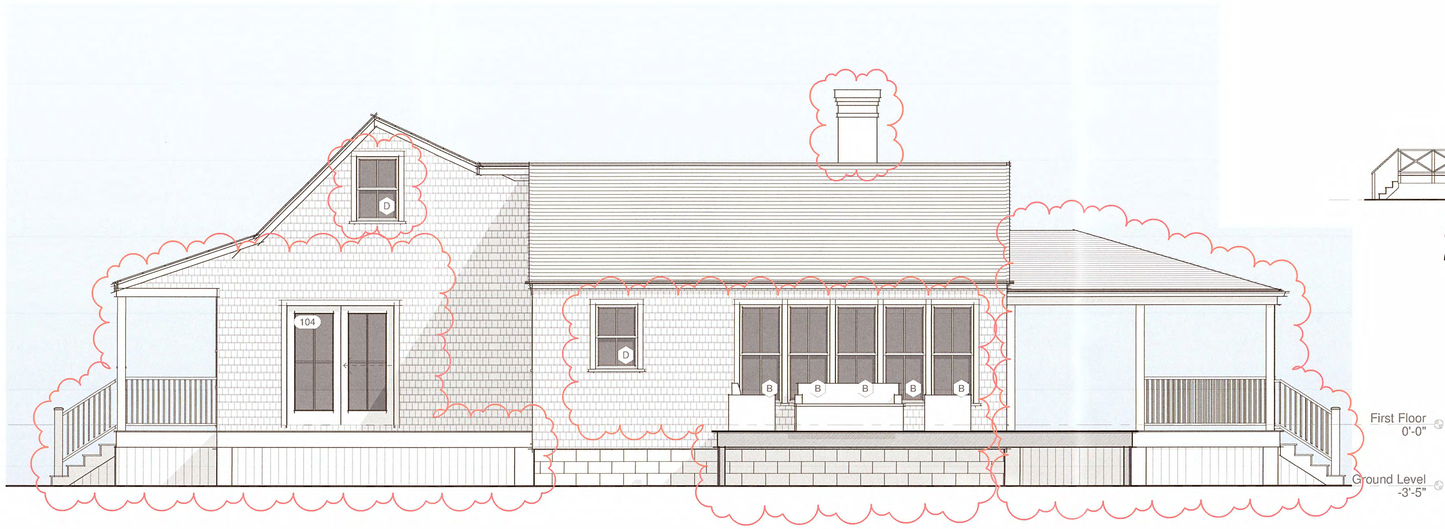
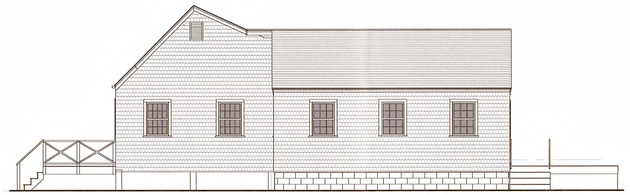
A.2.1
2227

12.12.2022

HDC Submission



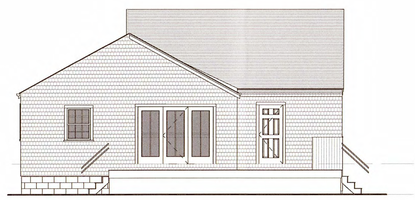
4 Proposed West Elevation
1/4" = 1'-0"



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



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



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

APPR[illegible]
HDC 2023-01-7660

2227

The Whole Spread, LLC

332 Madaket Rd.
Nantucket, MA 02554

emeritus
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508.325.4995
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Exterior Elevations

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RECEIVED
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By

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Revision 1 Date 1

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A.2.2

2227

332 Madaket Rd 60/100 Guest House

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

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

✓ 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:

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

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on 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.

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

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

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

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 60 PARCEL N°. 100

Street & Number of Proposed Work: 332 Madaket Rd.

Owner of record: The Whole Spread LLC

Mailing Address: 332 Madaket Rd.
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd.

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 5083254995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 25' Sq. Footage 1st floor: 350 sf Decks/Patio: Size: 204 ☑ 1st floor ☐ 2nd floor

Width: 14' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" South " East " West 4"

Height of ridge above final finish grade: North 15' 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 10.5/12 Secondary Mass 10.5/12 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 5½" Rake 3½" Soffit (Overhang) 11" Corner boards N/A Frieze 3½"

Window Casing 3½" Door Frame 3½" Columns/Posts: Round _____ Square X

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural

Trim White Sash White Doors White

Deck Natural Foundation Natural Fence _____ Shutters _____

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

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

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

8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

December 7, 2022

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record on the following statement:

I Michael J. Farello, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

(print name of property owner/applicant)



December 12, 2022

Signature Date

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus Development

AS AGENT FOR The Whole Spread, LLC

STREET ADDRESS 332 Madaket Rd

MAP/PARCEL 60/100

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09.09.24

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.

Alex Bagmets — 09.09.24

Signature — Date

The Whole Spread, LLC

332 Madaket Rd.
Nantucket, MA 02554

09.09.24

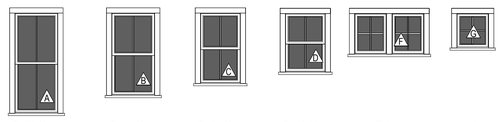
HDC SUBMISSION



Locus Map



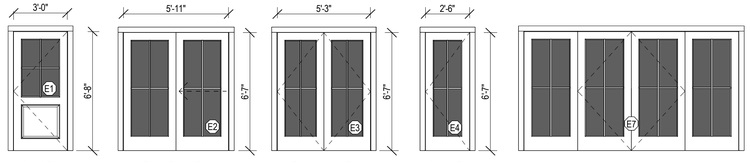
Satellite View



Double Hung SDL 4 Lite | Double Hung SDL 4 Lite | Double Hung SDL 4 Lite | Double Hung SDL 4 Lite | (2) Awning SDL 4 Lite | Awning SDL 4 Lite

Window Legend

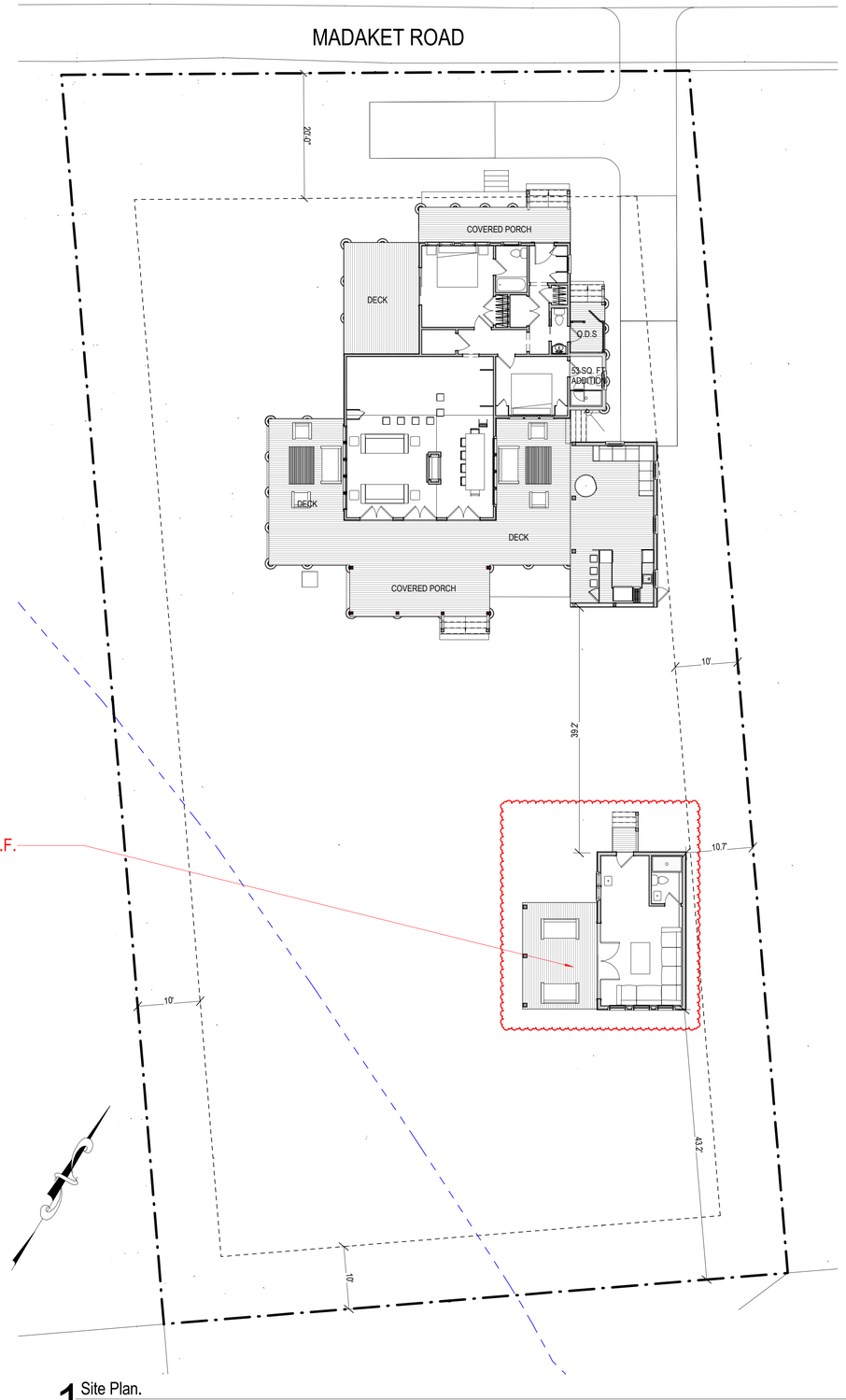
WINDOW SCHEDULE							
WINDOW	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	5	68 7/8	32 1/8	ANDERSEN	400	White	≥ 30
B	9	56 7/8	32 1/8	ANDERSEN	400	White	≥ 30
C	6	48 7/8	30 1/8	ANDERSEN	400	White	≥ 30
D	8	40 7/8	30 1/8	ANDERSEN	400	White	≥ 30
E	3	48 1/2	28 7/8	ANDERSEN	400	White	≥ 30
F	6	28 7/8	24 5/8	ANDERSEN	400	White	≥ 30
G	1	24 5/8	24 5/8	ANDERSEN	400	White	≥ 30



Hinged Door SDS 4 Lite | Sliding Double Door SDS 4 Lite | Double Hinged Door SDS 4 Lite | Hinged Door SDS 4 Lite

Door Legend

EXTERIOR DOOR SCHEDULE							
DOOR	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
E1	1	80 3/4	37 1/2	TBD	TBD	Grey	≥ 30
E2	1	80	72	Andersen	400 Series	White	≥ 30
E3	3	80	64	Andersen	400 Series	White	≥ 30
E4	1	80	31	Andersen	400 Series	White	≥ 30
E7	1	80 3/4	145 1/2				
E54	1	80 3/4	33 1/2	Andersen	400 Series	White	≥ 30



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

2227

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Nantucket, MA 02554

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

Cover Sheet

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Current Zoning:	VR
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Front Setback:	20 ft.
Side/Rear Setback:	10 ft.
Lot Size:	0.45 AC
Min. Lot Size:	20,000 sq. ft.
Allowable G.C.:	10% = 1,964 sq. ft
Existing G.C.:	1,226 sq. ft.
Proposed G.C.:	671 s.f. & 53 sq. ft.
Total Proposed G.C.:	1,279 s.f., 685 s.f. avail.

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

SHEET INDEX

E.101 LIGHTING PLAN
SK.1 KITCHEN PLAN
G.1.1 Cover Sheet
A.1.1 MH First Floor Plan
A.1.2 ROOF PLAN
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Perspective Views
D.101 LIVING & DINING INT. ELEVATIONS

Revisions

Revision 1 Date 1

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2227

09.09.24

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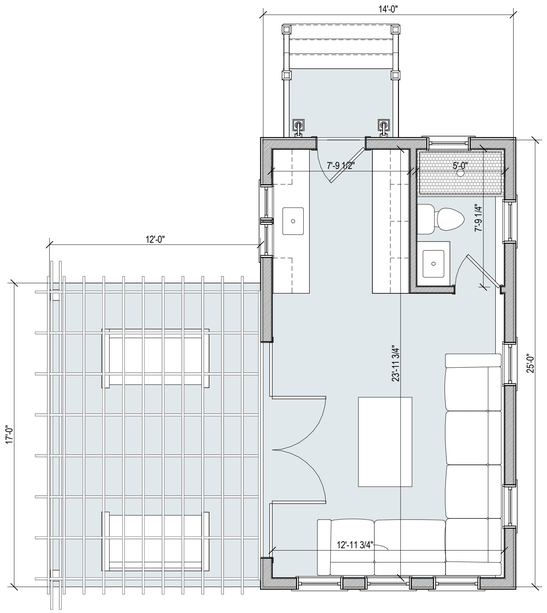

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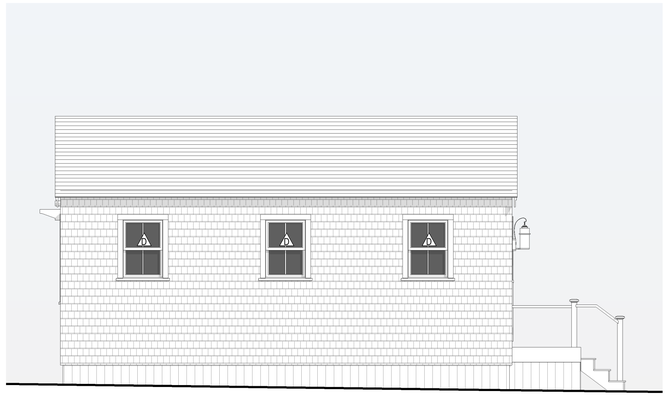

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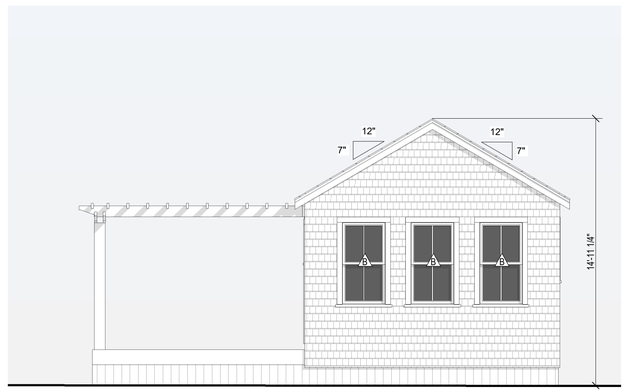

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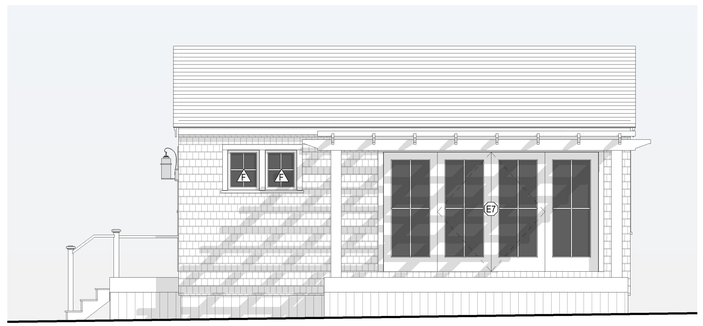

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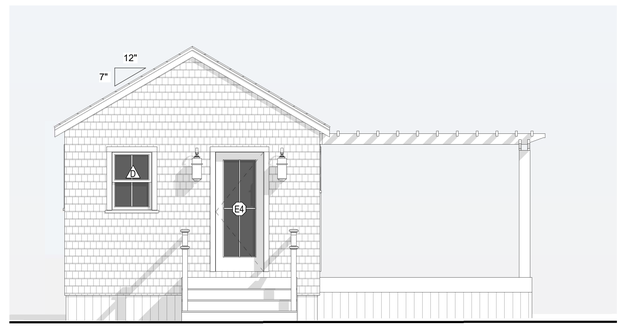
1/4" = 1'-0"



5 North El.
1/4" = 1'-0"

2227

The Whole Spread, LLC

332 Madaket Rd.
Nantucket, MA 02554

emeritus
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Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

2 DWELLING FLOOR PLAN & ELEVATIONS

Site Information

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Proposed G.C.:	1,279 s.f. & 350 s.f.
Total Proposed G.C.:	1,629 s.f. & 335 s.f. vacant

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A.101

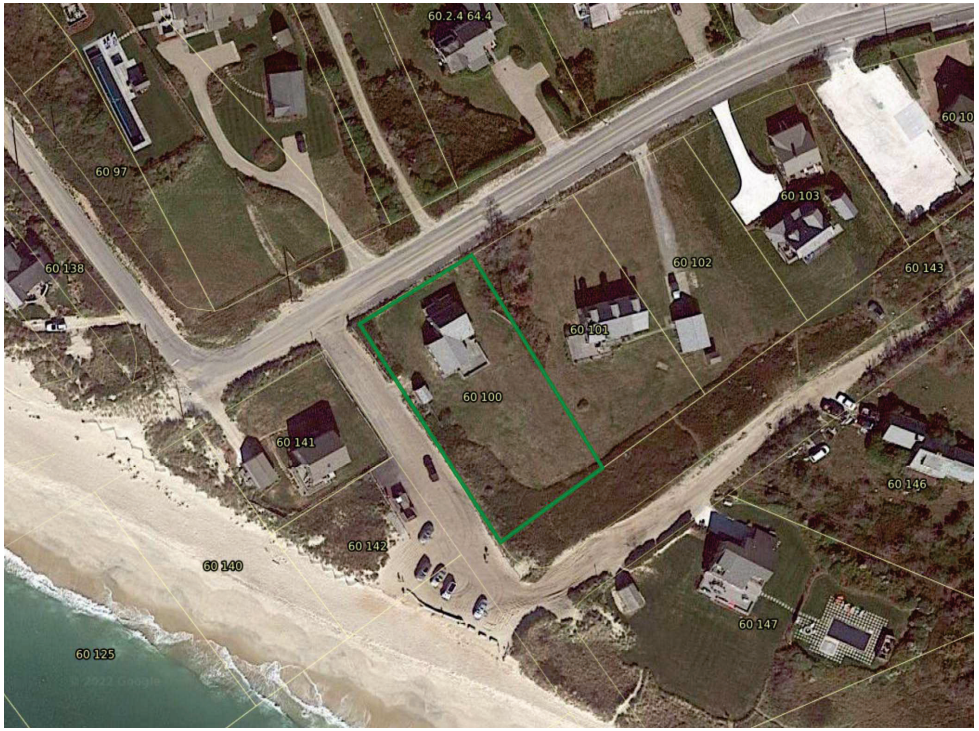
2227

The Whole Spread, LLC

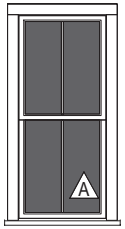
332 Madaket Rd.
Nantucket, MA 02554



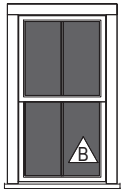
Locus Map



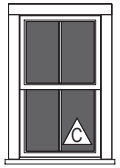
Satellite View



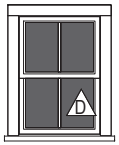
Double Hung
SDL
4 Lite



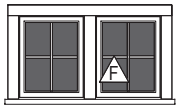
Double Hung
SDL
4 Lite



Double Hung
SDL
4 Lite



Double Hung
SDL
4 Lite



(2) Awning
SDL
4 Lite



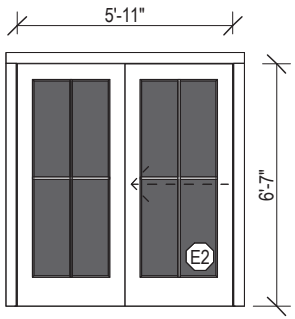
Awning
SDL
4 Lite

Window Legend

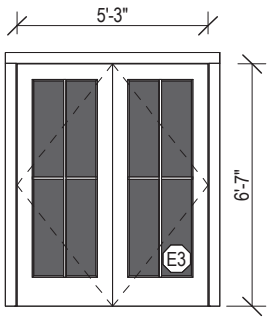
WINDOW SCHEDULE							
WINDOW	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	5	68 7/8	32 1/8	ANDERSEN	400	White	≥ 30
B	9	56 7/8	32 1/8	ANDERSEN	400	White	≥ 30
C	6	48 7/8	30 1/8	ANDERSEN	400	White	≥ 30
D	8	40 7/8	30 1/8	ANDERSEN	400	White	≥ 30
E	3	48 1/2	28 7/8	ANDERSEN	400	White	≥ 30
F	6	28 7/8	24 5/8	ANDERSEN	400	White	≥ 30
G	1	24 5/8	24 5/8	ANDERSEN	400	White	≥ 30



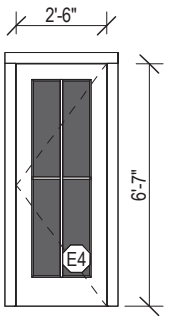
Hinged Door
SDS 4 Lite



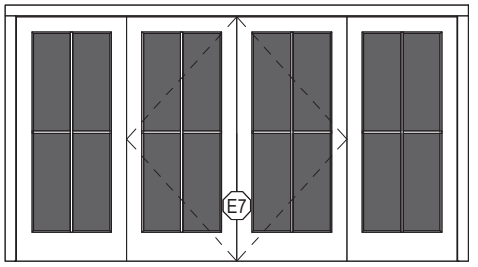
Sliding Double Door
SDS 4 Lite



Double Hinged Door
SDS 4 Lite



Hinged Door
SDS 4 Lite

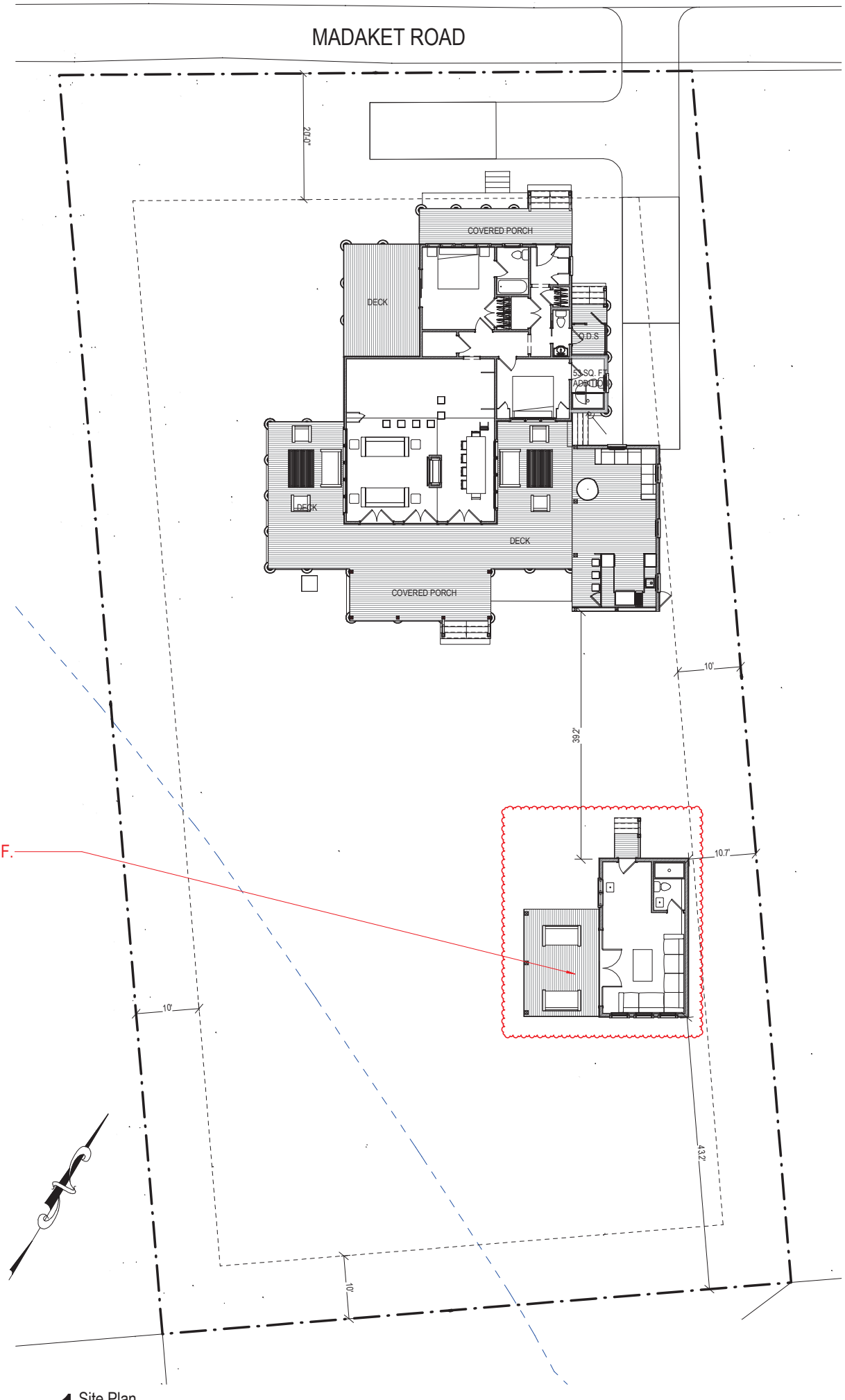


Door Legend

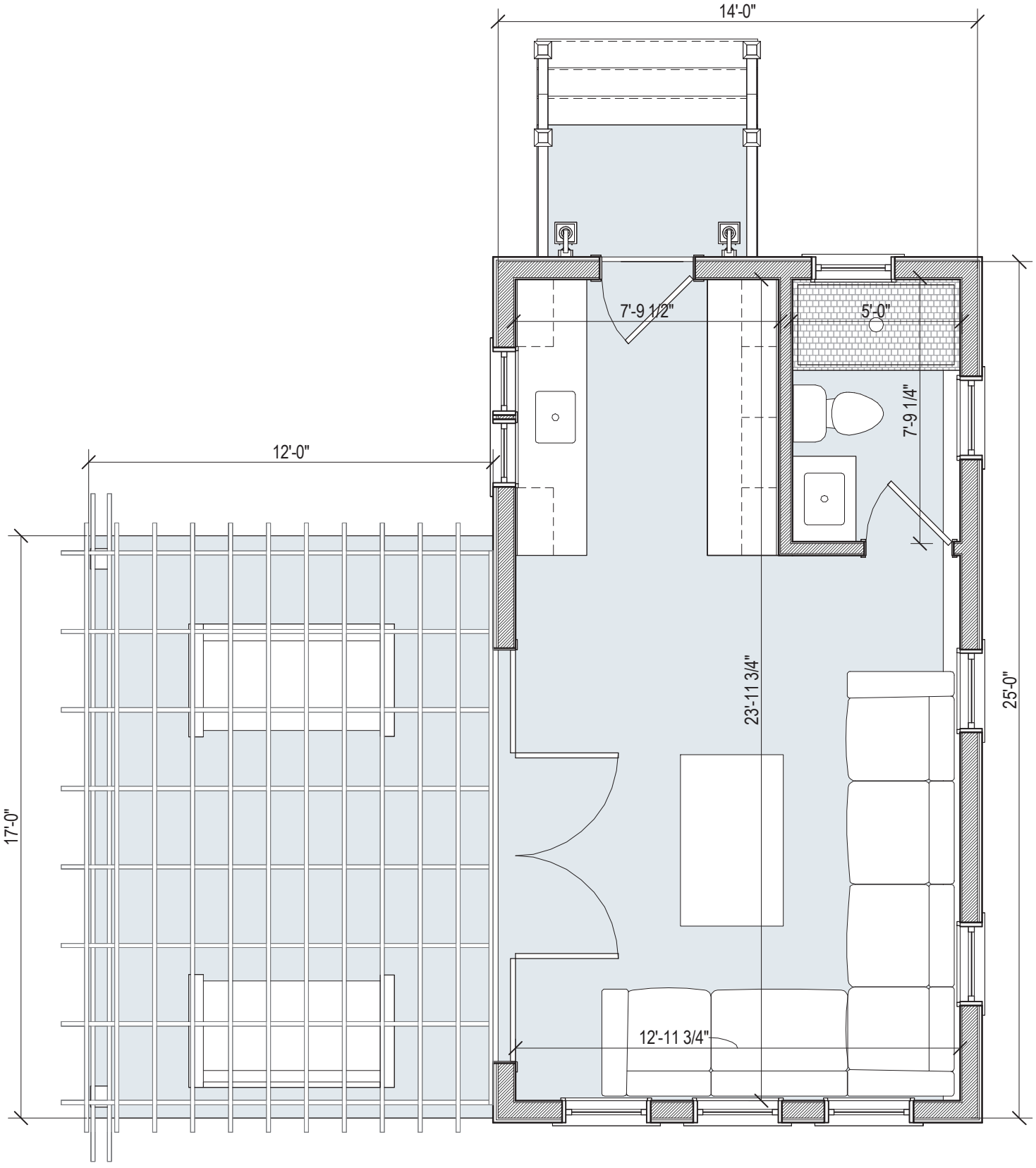
EXTERIOR DOOR SCHEDULE							
DOOR	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
E1	1	80 3/4	37 1/2	TBD	TBD	Grey	≥ 30
E2	1	80	72	Andersen	400 Series	White	≥ 30
E3	3	80	64	Andersen	400 Series	White	≥ 30
E4	1	80	31	Andersen	400 Series	White	≥ 30
E7	1	80 3/4	145 1/2				
E54	1	80 3/4	33 1/2	Andersen	400 Series	White	≥ 30



STRUCTURE, 350 S.F.

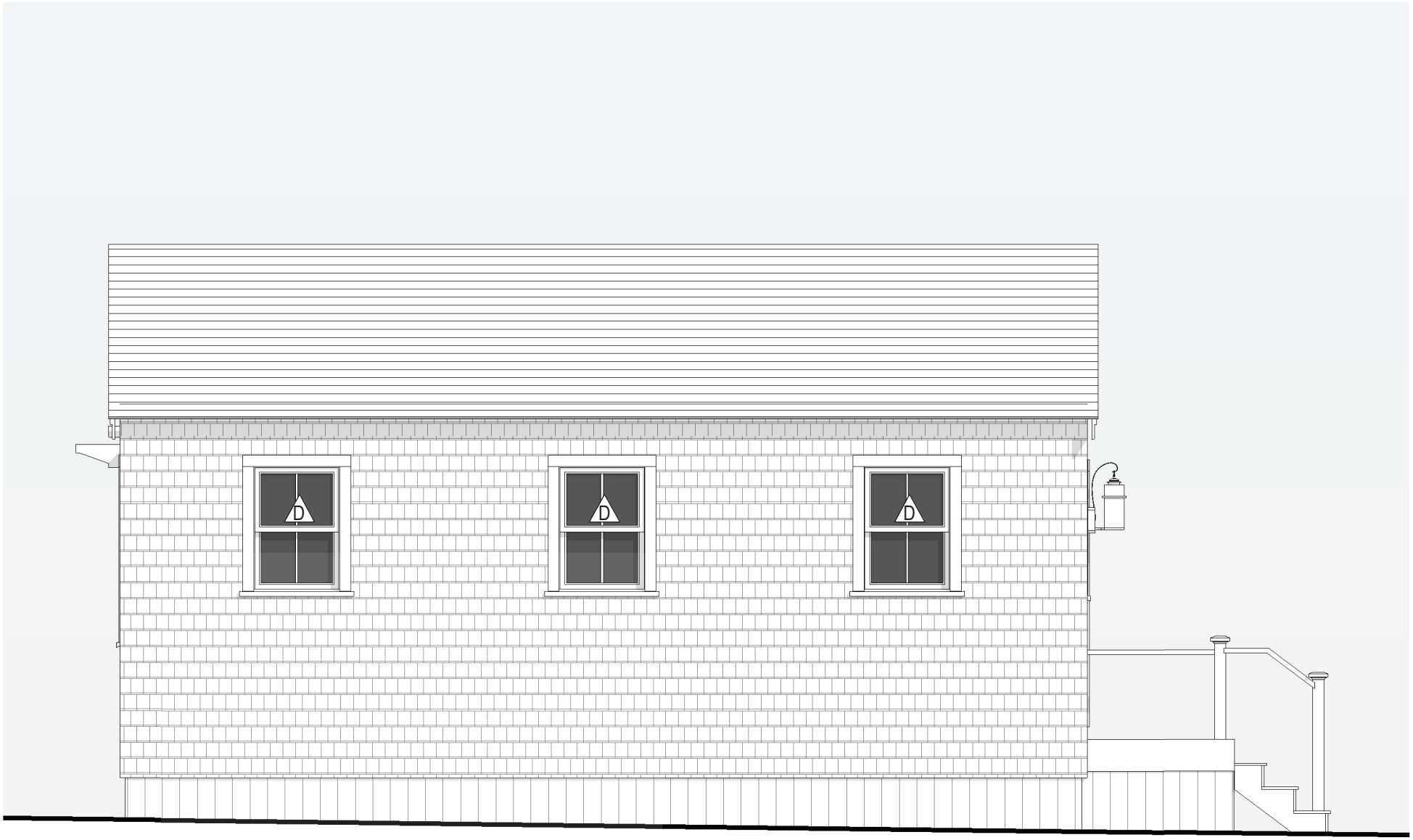


1 Site Plan.
3/32" = 1'-0"



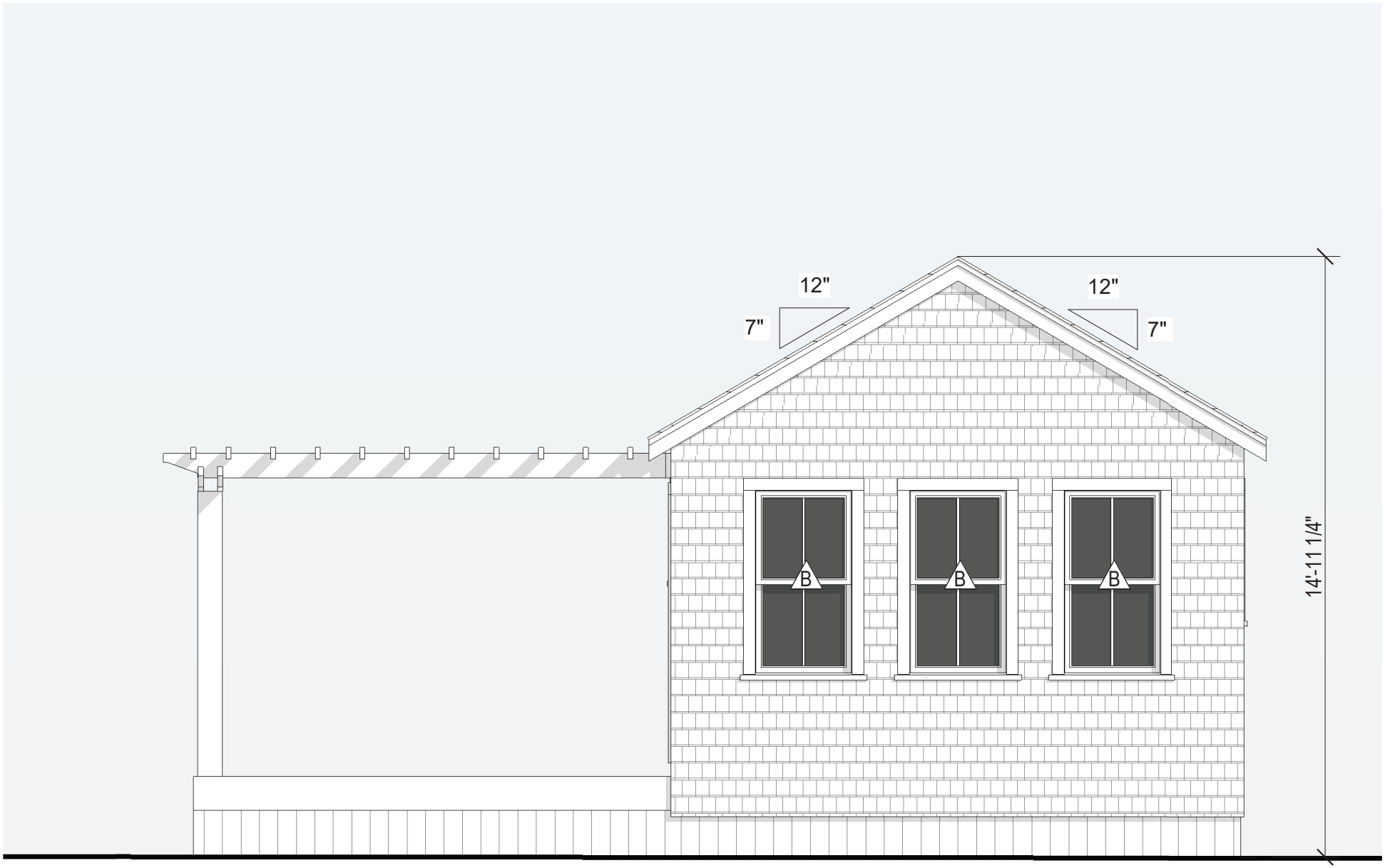
1 Floor Plan

1/4" = 1'-0"



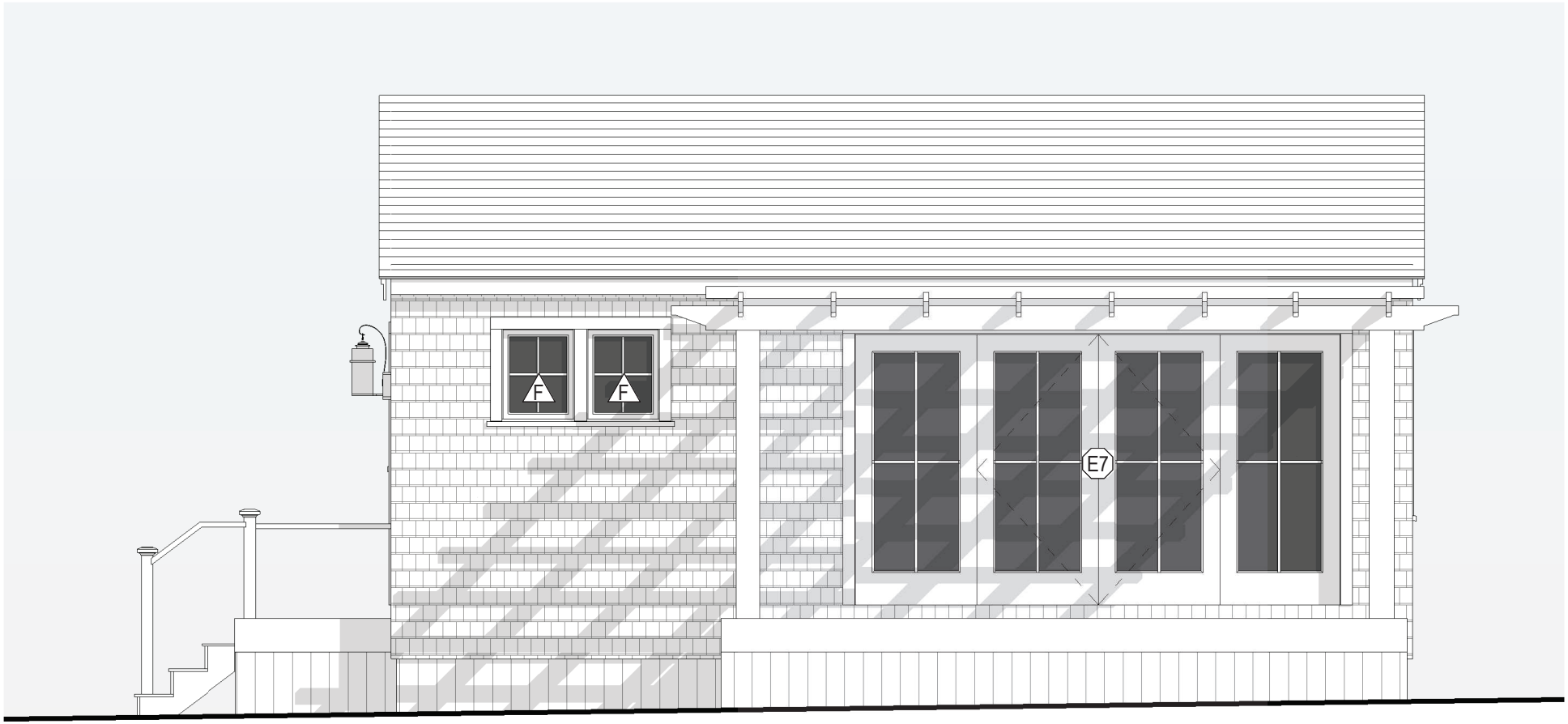
2 East El.

1/4" = 1'-0"



3 South El.

1/4" = 1'-0"



4 west El.

1/4" = 1'-0"



5 North El.

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°: 66 PARCEL N°. 361

Street & Number of Proposed Work: 3 RUDDER LANE

Owner of record: BRIAN & JEANNE HERLIHY

Mailing Address: 3 RUDDER LANE
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK

Mailing Address: PO BOX 1001
NANTUCKET, MA 02554

Contact Phone #: (508) 221-8274 E-mail: LINK02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2023-05-8477

☐ 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

RETAIN EXISTING FIREPLACE
RETAIN LENGTH OF FRONT PORCH (EXISTING)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

☐ True Divided Lights(muntins), single pane ☑ SDL'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 GREEN Sash BLACK Doors BLACK

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: 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 Brian & Jeanne Herlihy

STREET ADDRESS 3 Rudder Ln

MAP/PARCEL 66/361

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

~~[illegible]~~ September 9th

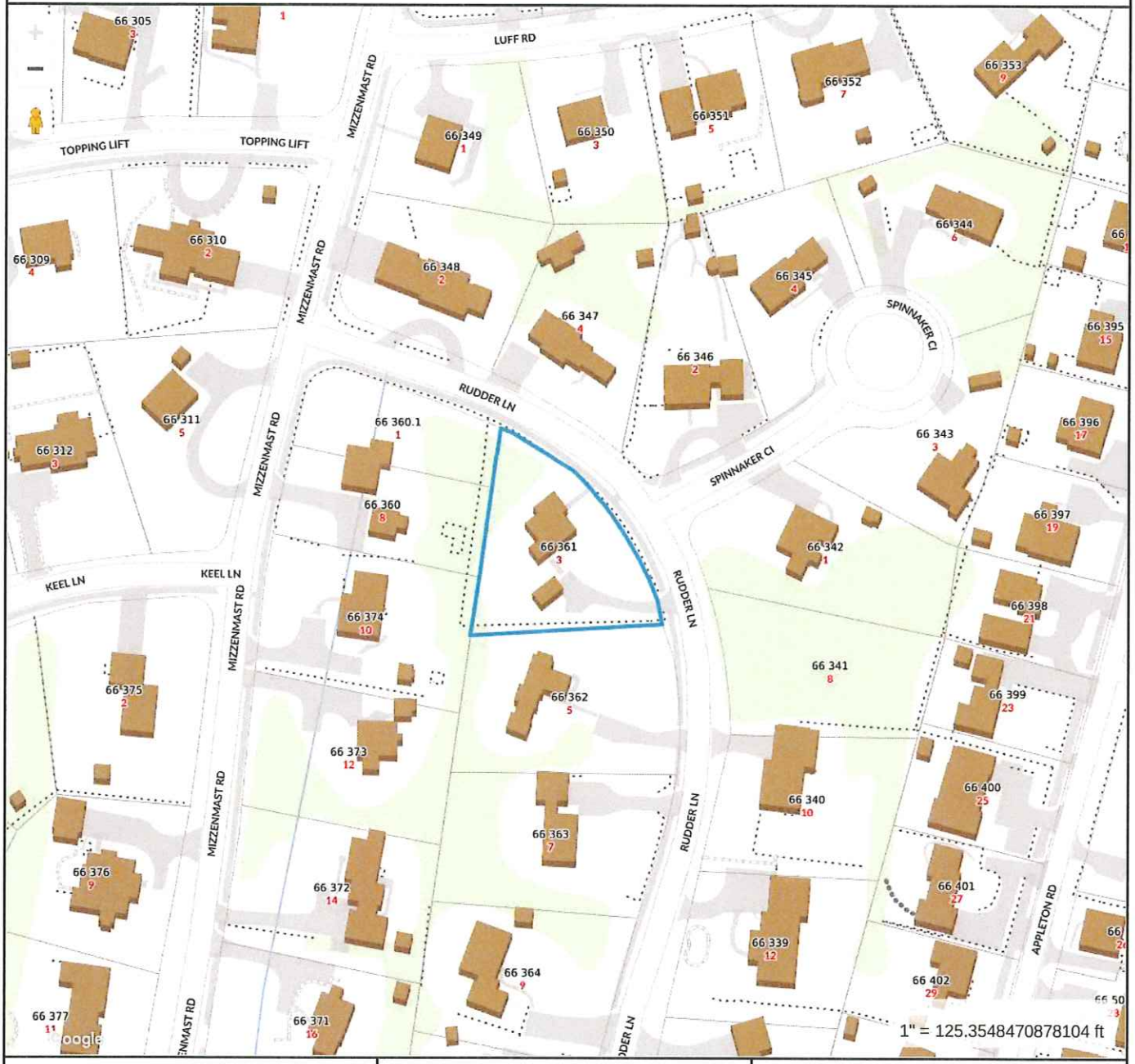
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

9/9/ 2024
Date



Property Information

Property ID	5177
Location	3 RUDDER LN
Owner	HERLIHY BRIAN & JEANNIE

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

3 Rudder Ln



West View

3 Rudder Ln



South View

3 Rudder Ln



North / West View

3 Rudder Ln



North view

3 Rudder Ln



East

3 Rudder Ln



East view from Rudder Ln

CERTIFICATE NO: _____ DATE ISSUED: 5/23/23

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

HDC2023-05-0477

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 361

Street & Number of Proposed Work: 3 Rudder ln.

Owner of record: Herlihy Brian

Mailing Address: 3 Rudder ln

Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JJ Studio

Mailing Address: PO Box 3741

Nantucket, MA 02584

Contact Phone #: 508 372 9654 E-mail: jjraj@thejjstudio.com

FOR OFFICE USE ONLY 416

Date application received: 5/11/23 Fee Paid: $ 50

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. 2023-02-7943

☐ 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

Remove chimney
Extend covered porch

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) _____ Corner boards _____ Frieze _____

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

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

☐ True Divided Lights(muntins), single pane ☒ SDL'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 Grey

Trim NTW Sash Black 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.

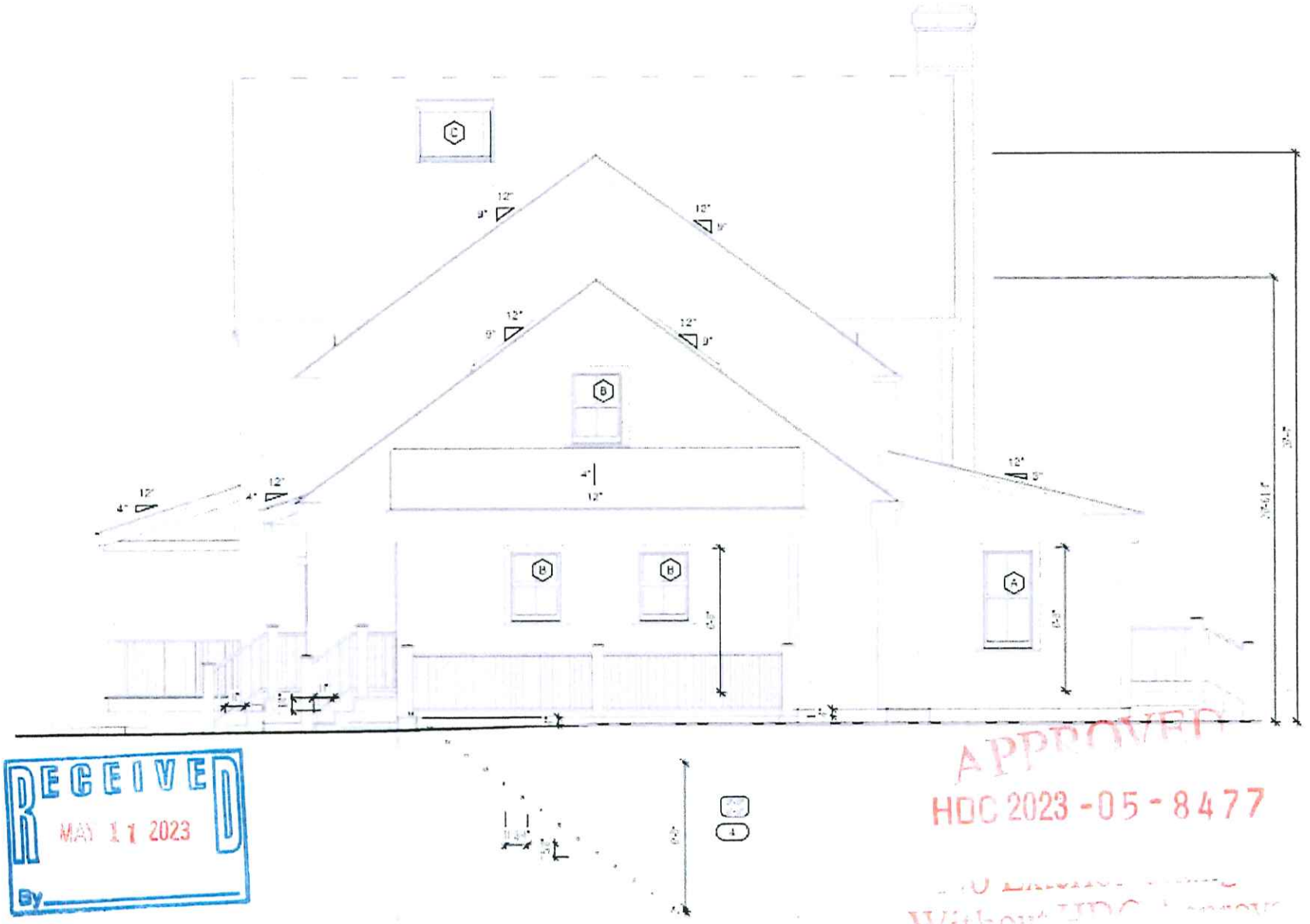
5/24/23 _____ Signed under penalties of perjury

10. Nantucket Atheneum 05-8479	**3 India St**		**Master sign**	**42.3.1/73**	**Ann Scott**
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Alternates	Thornewill, Dutra, Patten				
Recused	None				
Documentation	Locus map, site plan, photos, sign specs.				
Representing	None				
Public	None				
Concerns	None				
Motion	**Motion for further information & revisions. (Welch)**				
Roll-call Vote	Carried 5-0 // Oliver, Welch, Camp, Coombs, Pohl-aye			Certificate #	**HDC2023-05-8479**
11. Nantucket Atheneum 12-7566	**3 India St**		**Free standing sign**	**42.3.1/73**	**Ann Scott**
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Alternates	Thornewill, Dutra, Patten				
Recused	None				
Documentation	Locus map, site plan, photos, sign specs.				
Representing	None				
Public	None				
Concerns	None				
Motion	**Motion to hold for master sign revisions. (Welch)**				
Roll-call Vote	Carried 5-0 // Oliver, Welch, Camp, Coombs, Pohl-aye			Certificate #	**HDC2022-12-7566**

II. CONSENTS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Garfield Bloise **05-8494**	42 Monohansett Rd	Color change rev 01-2798	79/55	Garfield Bloise
2.	Mary Claws **05-8440**	2 Seven Mile Ln	Revise front door	72/52	LINK
3.	Robert Newman **05-8512**	6 Topping Lift	Resite shed	66/308	SCI
4.	Chris & Ashley Austin **05-8523**	Maple Lane Lot 7	2nd dwelling rev 10-7271	67/303	Emeritus LTD
5.	Dean Lampe **05-8475**	13 Aurora Way	New fence	56/48	Dean Lampe
6.	Michael Altman	37 Sankaty Head Rd	Spa rev 01-7786	48/2	BPC
7.	Crib LLC	12 Nobska Way	Dwelling alterations	67/103	Emeritus LTD
8.	Ryan Lanagan	5 Bluet Court	New Dwelling	68/345	Val Oliver
9.	Nantucket Sandpiper LLC	9 Gay St	Fence	42.4.3/34	Val Oliver
10.	Pedestrian Fund LLC	35 Union St	New shed	42.3.2/147	Val Oliver
11.	Kozak Mark Trust	31 Orange St	Roof replacement	42.3.2/134	Carey Company
12.	Richard Leider	64 Sankaty Rd	Stair revisions	49/80.1	NAG
13.	Martin Charns	26 Kendrick St	Baluster revisions	71.3.2/401	NAG
14.	Nantucket Land Bank	166 Hummock Pond Rd	Remove/replace trim	65/13	Gryphon Architects
15.	Nantucket Land Bank	125 Somerset Rd	New egress well	66/69	Gryphon Architects
16.	Josiah Newman	1 Perry Lane	Solar rooftop array	67/902	Ack Smart
17.	Evan Jones	21 Berkeley Ave	Pool cabana	43/165	Mark Avery
18.	Nantucket Land Bank	21 Sesachacha Rd	Steps	21/17	Eleanor Antonietti
19.	Nantucket Land Bank	27 Sesachacha Rd	ADA wooden boardwalk	21/17	Eleanor Antonietti
20.	Balboa Island LLC	71r Cliff rd.	Apron	30/160.1	Atlantic Landscape
21.	Brian Herlihy	3 Rudder Lane	Alterations	66/361	JB Studio
22.	41 Hulbert LLC	41 Hulbert Ave	Gh rev 11-7516	29/18	Botticelli + Pohl
23.	Richard Phillips	19 E Tristram Ave	Fenestration rev 07-6688	31/4.1	Botticelli + Pohl
24.	Long Path Trust	87 Hummock Pnd Rd	New garage	56/310.1	Botticelli + Pohl

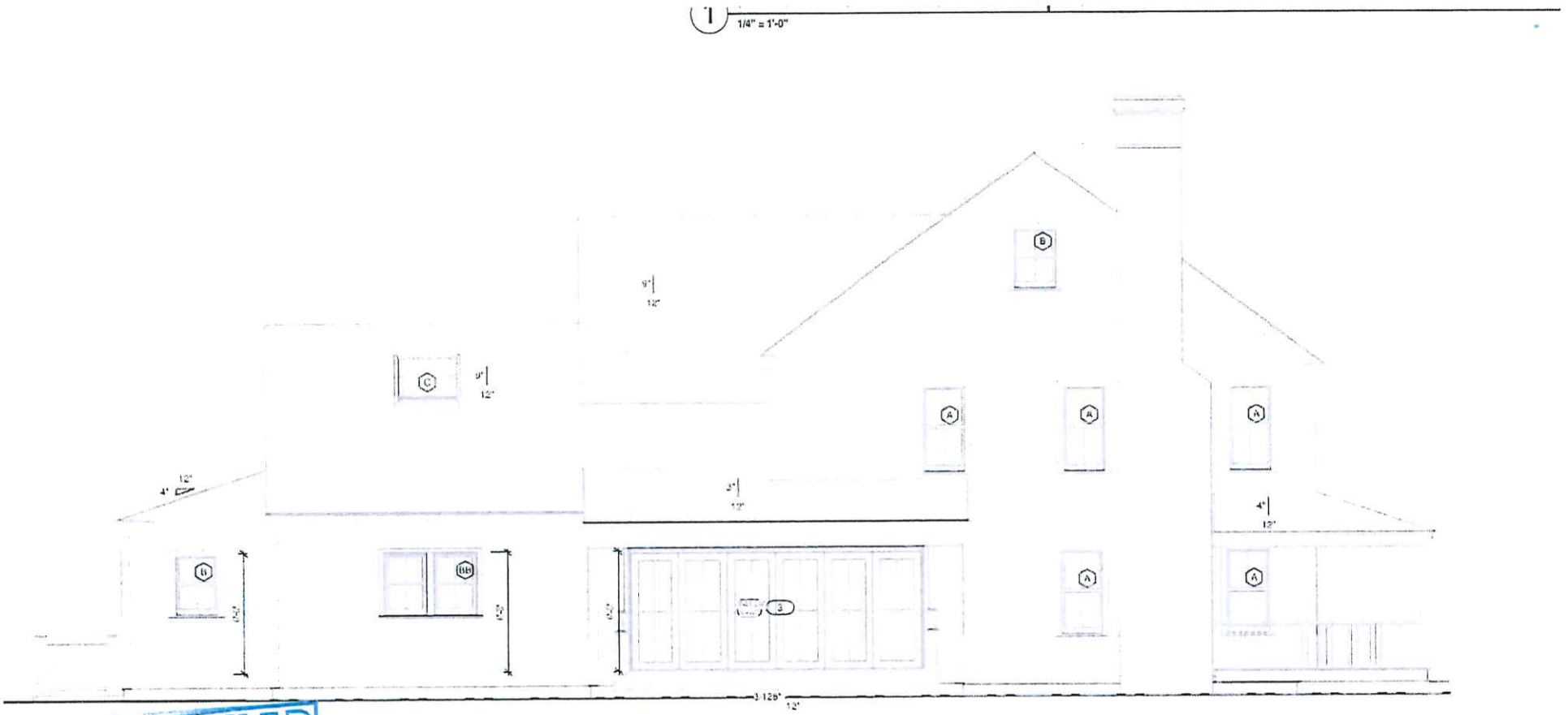
Voting	Welch, Camp, Coombs, Patten, Thornewill		
Alternates	None		
Recused	Pohl, Oliver		
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.		
Representing	None		
Public	None		
Concerns	None		
Motion	**Motion to approve consents. (Welch)**		
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Thornewill-aye	Certificate #	**HDC2023-(as-noted)**



RECEIVED
MAY 11 2023
By

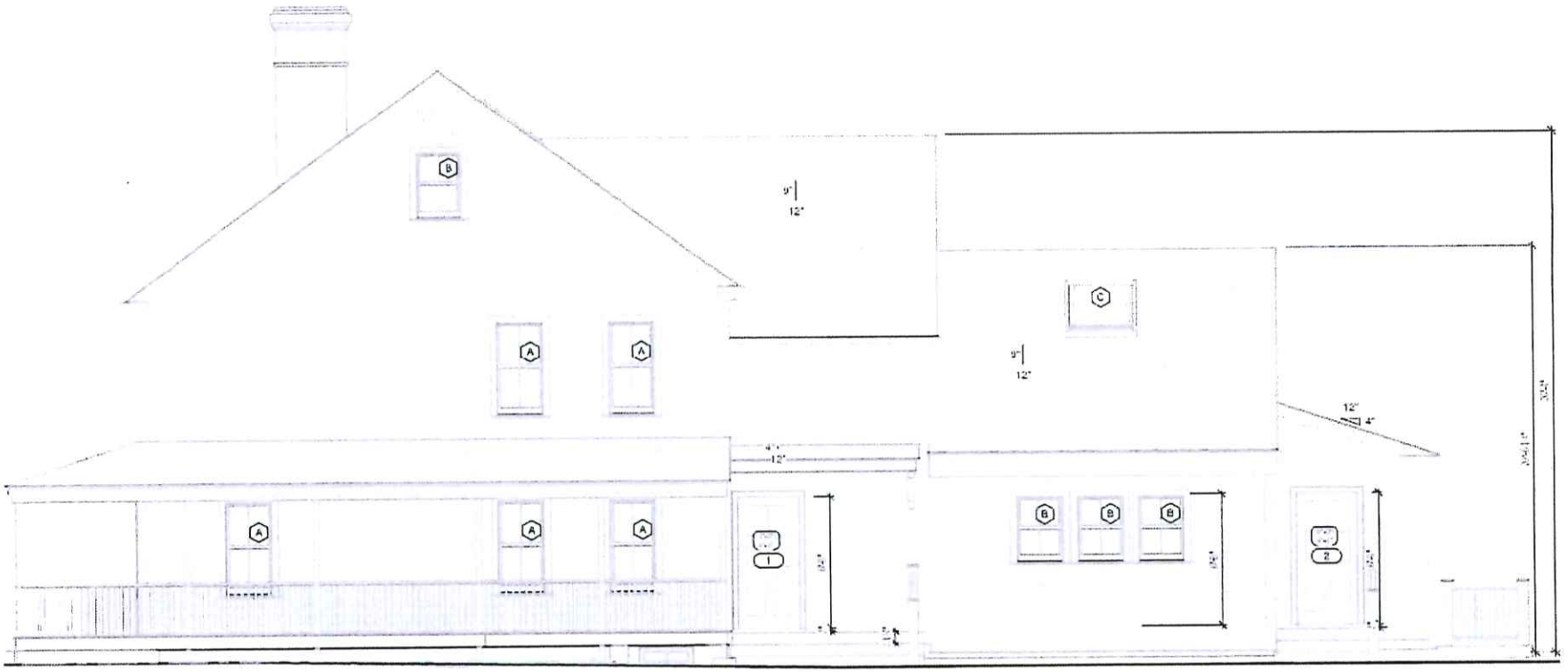
APPROVED
HDC 2023-05-8477

Previously Approved South-West Elevation



Previously Approved South-East Elevation

RECEIVED
APPROVED
HDC 2023-05-8477



Previously Approved North-West Elevation

RECEIVED
MAY 11 2023
By

APPROVED
HDC 2023-05-8477

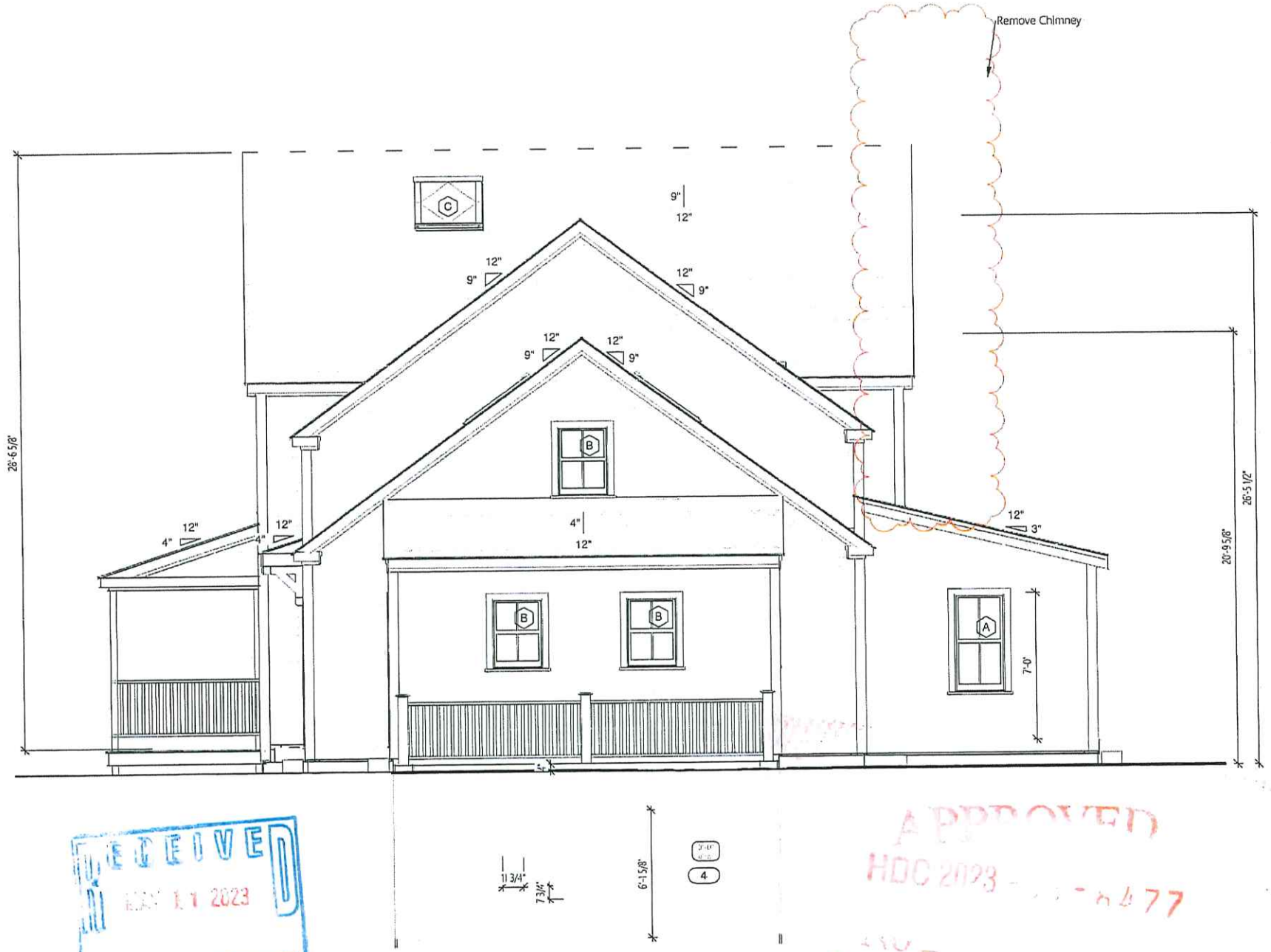
1 North-East Eleva
1/4" = 1'-0"



Previously Approved North-East Elevation

APPROVED
HDC 2023-05-8477
Without HDC Approval

RECEIVED
MAY 11 2023
By



RECEIVED
2023

APPROVED
HDC 2023

1 South-West Elevation - Proposed

1/4" = 1'-0"



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

RECEIVED
MAY 11 2023
By

APPROVED
HDC 2023-05-8477



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

RECEIVED
MAY 11 2023
By

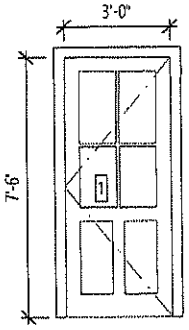
APPROVED
HDC 2023-05-0477



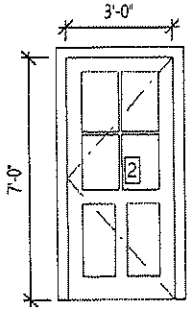
1 North-East Elevation - Proposed

1/4" = 1'-0"

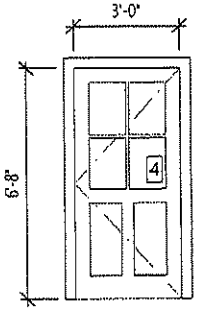
APPROVED
HDC-2023-05-8477
RECEIVED
MAY 11 2023
By



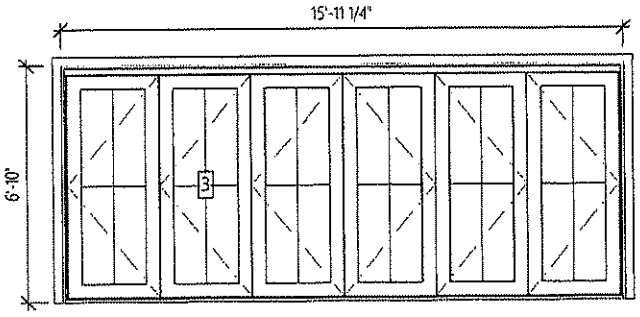
Front Door, 4 Lites 2 Panels
Sash & Trim to Match the Existing



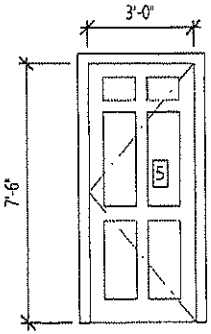
Front Door, 4 Lites 2 Panels
Sash & Trim to Match the Existing



Front Door, 4 Lites 2 Panels
Sash & Trim to Match the Existing



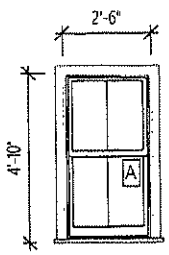
Gliding French Door, (6) Units (4) Lites
Sash & Trim to Match the Existing



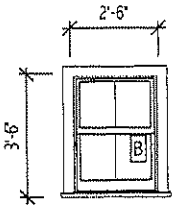
Front Door, (6) Panels
Sash & Trim to Match the Existing

Door Schedule

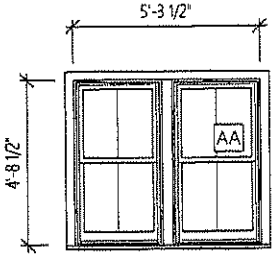
1/4" = 1'-0"



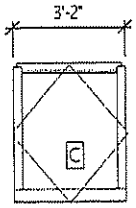
Double Hung, 2/2 Lites
Sash & Trim to Match the Existing



Double Hung, 2/2 Lites
Sash & Trim to Match the Existing



(2) Double Hung, 2/2 Lites
Sash & Trim to Match the Existing



Velux Skylight,
Sash & Trim to Match the Existing

Note:

1. All Windows & Doors to Meet Energy Star Criteria

Window Schedule

1/4" = 1'-0"







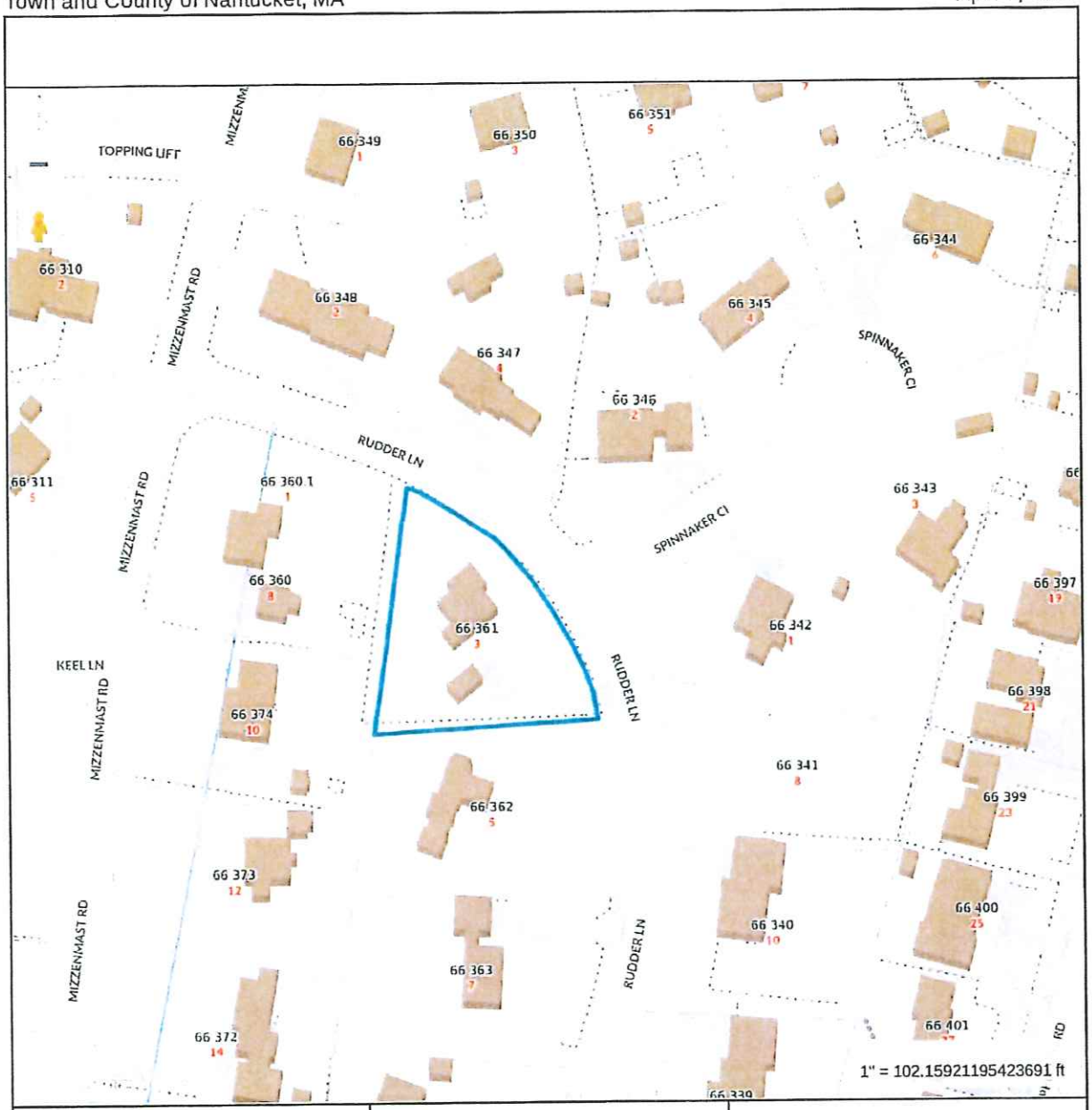
View from Rudder Ln

1 Site Plan - Proposed
1" = 10'-0"

3 Site Plan - Exi
1" = 30'-0"

Town and County of Nantucket, MA

April 7, 2023



Property Information

Property ID	66 361
Location	3 RUDDER LN
Owner	HERLIHY BRIAN & JEANNIE

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.

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By

2 Locus Map

NTS

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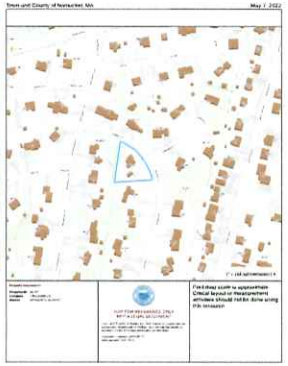
Street View



Front View



Back View



② Locus Map
NTS



Side View



Side View



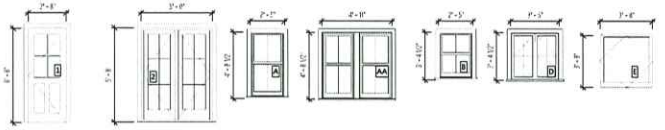
① Site Plan - Proposed
3/32" = 1'-0"

Window Schedule

Type Mark	Count	Rough Opening Width	Rough Opening Height	Manufacturer	Model	U-Value	Design Pressure	Comments
A	16	2' - 6"	4' - 9"	Marvin Windows and Doors	UWDH2424	<varies>	<varies>	<varies>
AA	3	5' - 0"	4' - 9"	Marvin Windows and Doors	Custom	<=0.28	<=30	Double Hung
B	4	2' - 6"	3' - 5"	Marvin Windows and Doors	UWDH2436	<=0.28	<=30	Double Hung
D	1	3' - 0"	3' - 5"	Marvin Windows and Doors	Custom	<=0.28	<=30	French Casement
E	1	3' - 8"	5' - 8"	Marvin Windows and Doors	Custom	<=0.28	<=30	Skylight

Door Schedule

Mark	Width	Height	Rough Opening Width	Rough Opening Height	Manufacturer	Model	DP Rating	Comments	Function
1	2' - 8"	6' - 8"	2' - 11 1/2"	6' - 10"			<=30		Exterior
2	5' - 0"	6' - 8"	5' - 0 3/8"	6' - 10"	Marvin Windows and Doors	USFD50R6IR	<=30		Exterior



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

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

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email: juraj@theJBStudio.com

Project

Herlihy Residence

3 Rudder Ln, Nantucket, MA 02554

Sheet
Site Plan

SHEET INDEX

C.101 Site Plan
A.102 First Floor
A.103 Second Floor
A.201 Exterior Elevations
A.202 Exterior Elevations
Grand total: 5

Date
11.30.2023

Revisions

C.101

Scale As indicated

11/30/2023 7:10:55 PM

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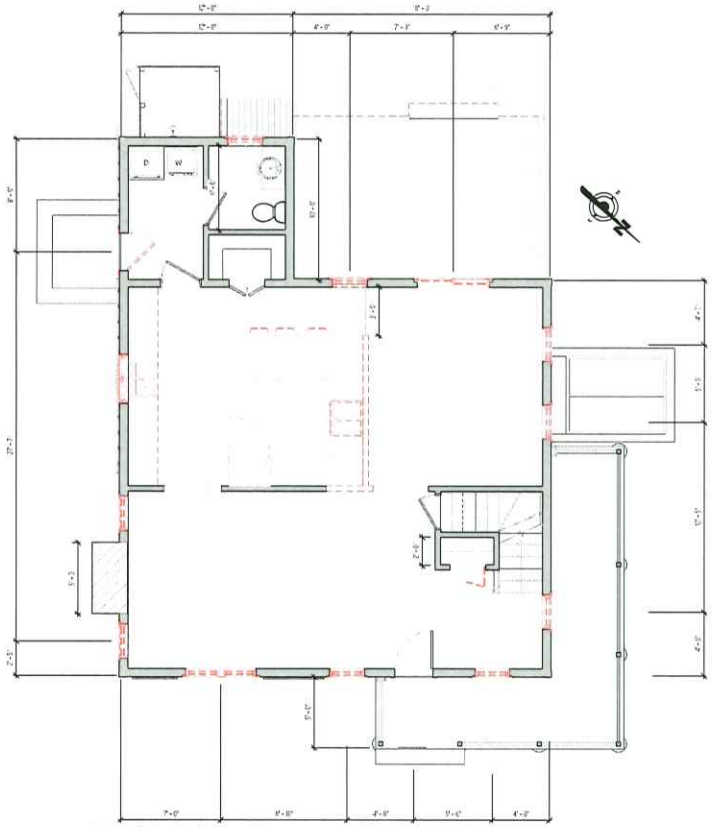
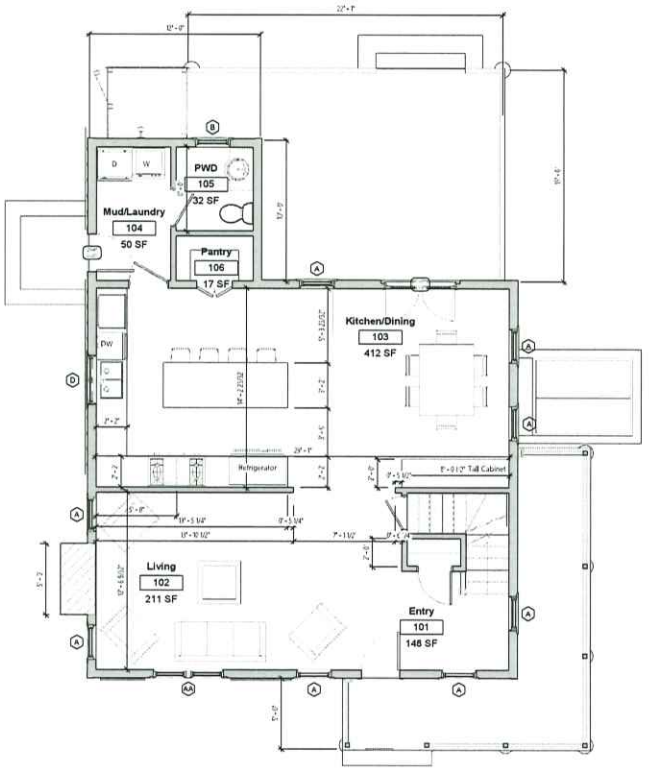


2 Level 1 - Existing/Demo
1/4" = 1'-0"



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

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Sheet

First Floor

SHEET INDEX

C.101 Site Plan
A.102 First Floor
A.103 Second Floor
A.201 Exterior Elevations
A.202 Exterior Elevations
Grand total: 5

Date

11.30.2023

Revisions

A.102

Scale 1/4" = 1'-0"

11/30/2023 11:07 PM

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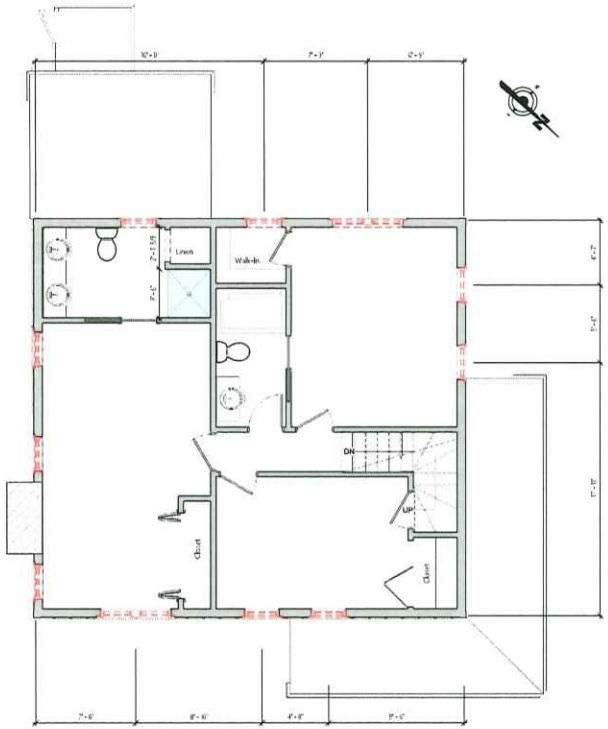
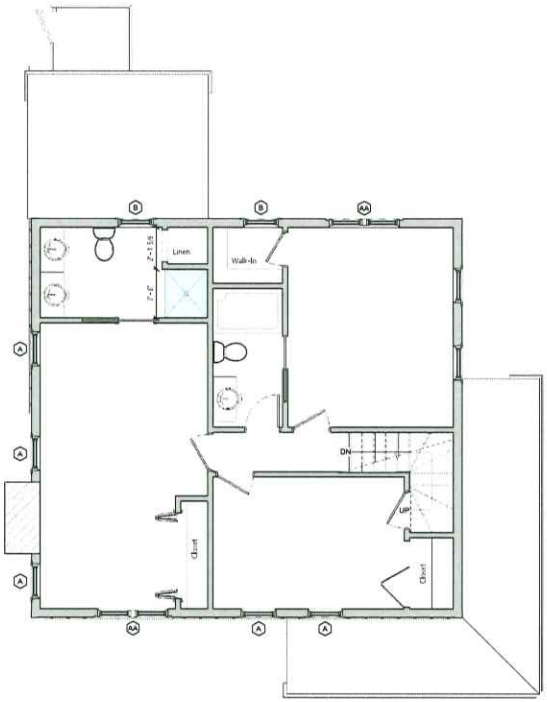


1 Level 2 - Existing/Demo
1/4" = 1'-0"



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

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Sheet

Second Floor

SHEET INDEX

C.101 Site Plan
A.102 First Floor
A.103 Second Floor
A.201 Exterior Elevations
A.202 Exterior Elevations
Grand total: 5

Date

11.30.2023

Revisions

A.103

Scale 1/4" = 1'-0"

11/30/2023 7:11:14 PM

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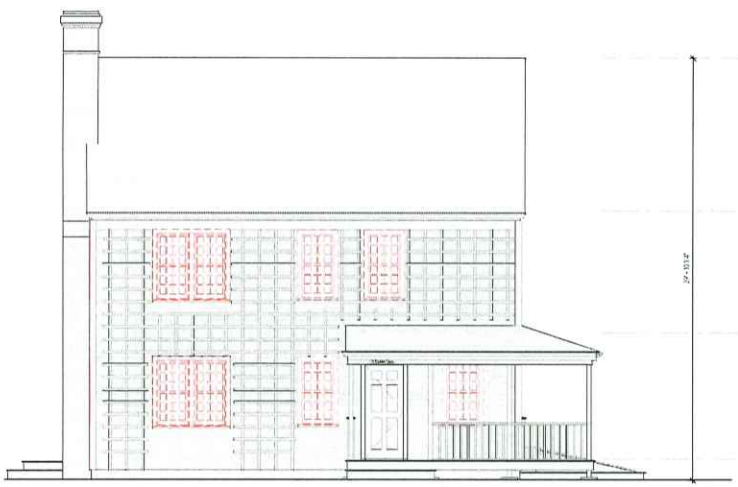
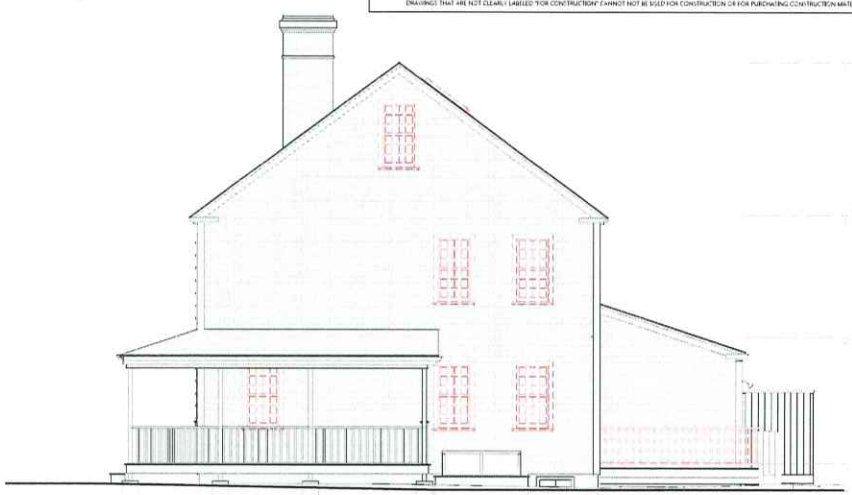


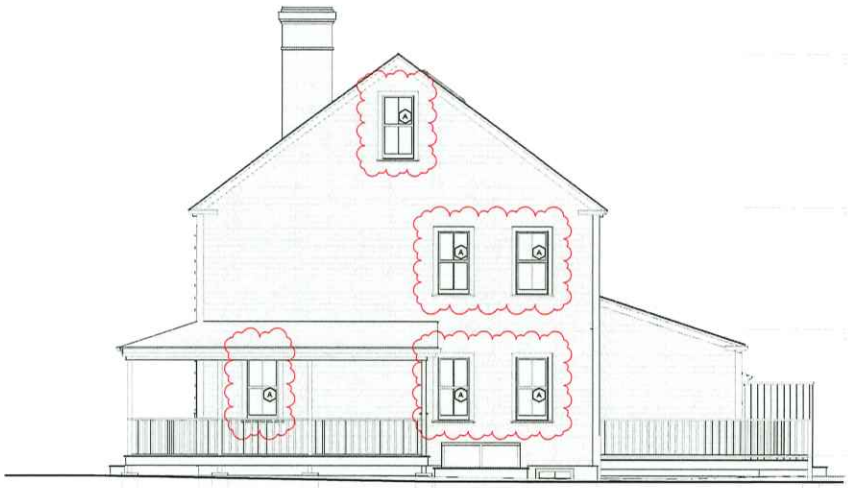
1 North-East Elevation
1/4" = 1'-0"



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



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



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

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Sheet

Exterior Elevations

SHEET INDEX

C.101 Site Plan
A.102 First Floor
A.103 Second Floor
A.201 Exterior Elevations
A.202 Exterior Elevations
Grand total: 5

Date

11.30.2023

Revisions

A.201

Scale 1/4" = 1'-0"

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



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



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



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

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Sheet
Exterior Elevations

SHEET INDEX

C.101 Site Plan
A.102 First Floor
A.103 Second Floor
A.201 Exterior Elevations
A.202 Exterior Elevations
Grand total: 5

Date
11.30.2023

Revisions

A.202

Scale 1/4" = 1'-0"

11/30/2023 7:11:33 PM

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 Nantucket Development

STREET ADDRESS 8 Sconset Ave

MAP/PARCEL 49321 28

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

September 9th

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

Date 9/9/2024

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°: 49.3.2 PARCEL N°. 28

Street & Number of Proposed Work: 8 SCONSET AVE.

Owner of record: NANTUCKET DEVELOPMENT LLC

Mailing Address: 29 EAST MAIN ST.
SOUTHBOROUGH, MA 01772

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: HNR

Mailing Address: PO BOX 1001
NANTUCKET, MA 02554

Contact Phone #: (508) 221-8274 E-mail: HNR02554@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 2023-04-8363

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

FENESTRATION REVISIONS REMOVE ADDITION/EXTERIOR WALKDOWN EXTEND REAR DORMER

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

Sidewall: ☑ White cedar 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 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 _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways SHELL Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW WCS Clapboard (if applicable) _____ Roof DOVE GRAY

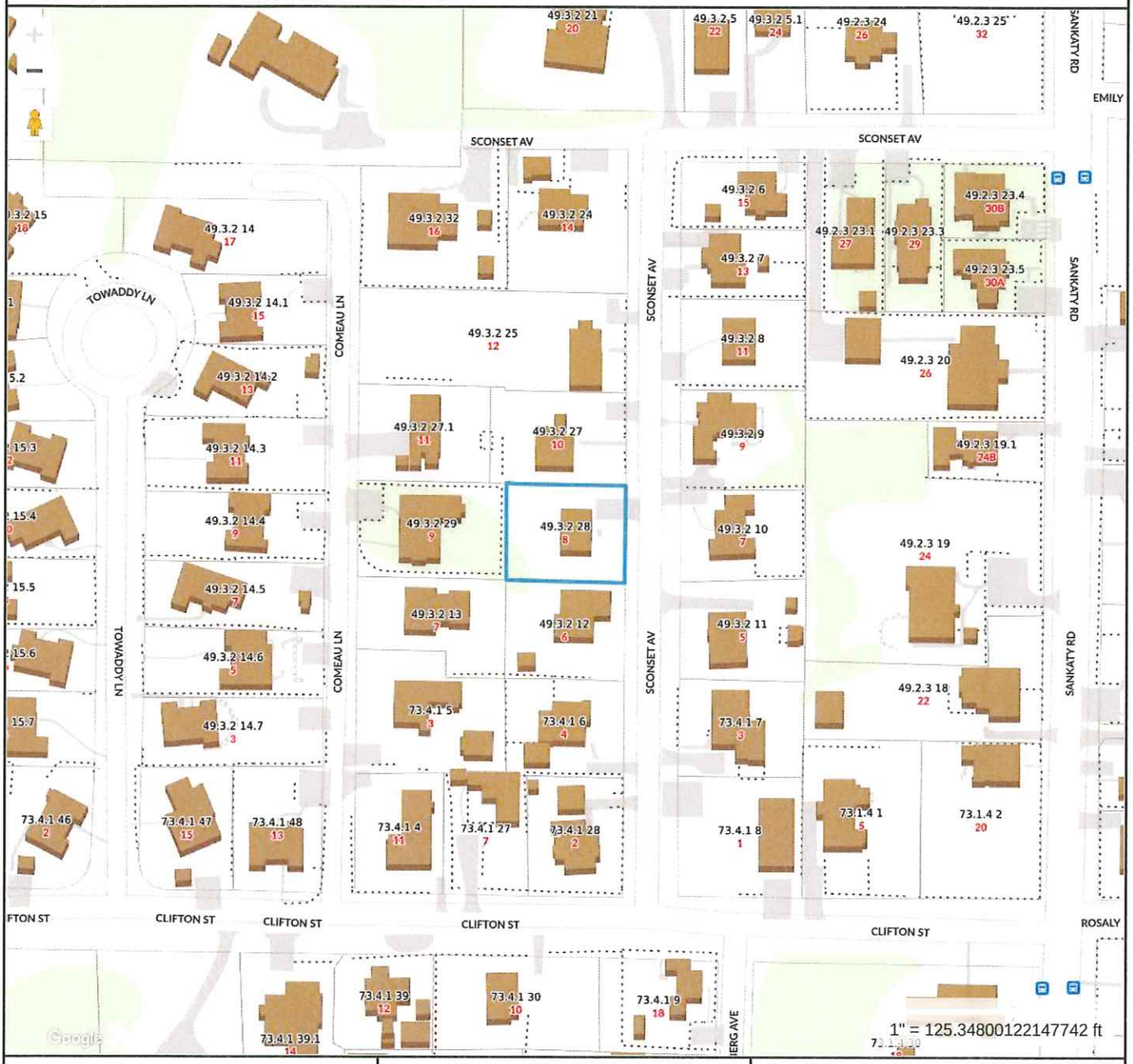
Trim WHITE Sash WHITE Doors WHITE

Deck MAHOGANY Foundation _____ Fence _____ Shutters _____

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

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

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



Property Information

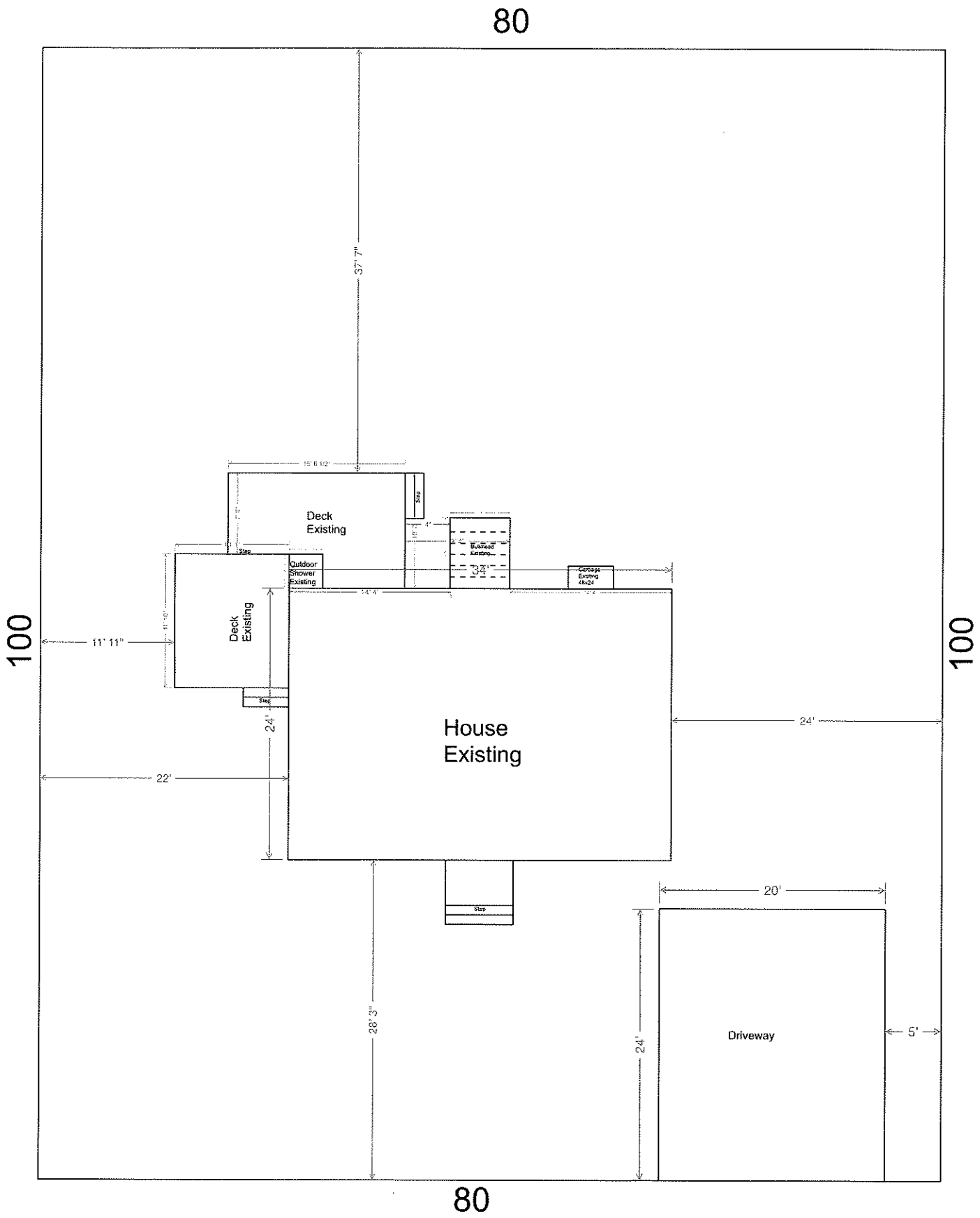
Property ID	10780
Location	8 SCONSET AV
Owner	NANTUCKET DEVELOPMENT LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

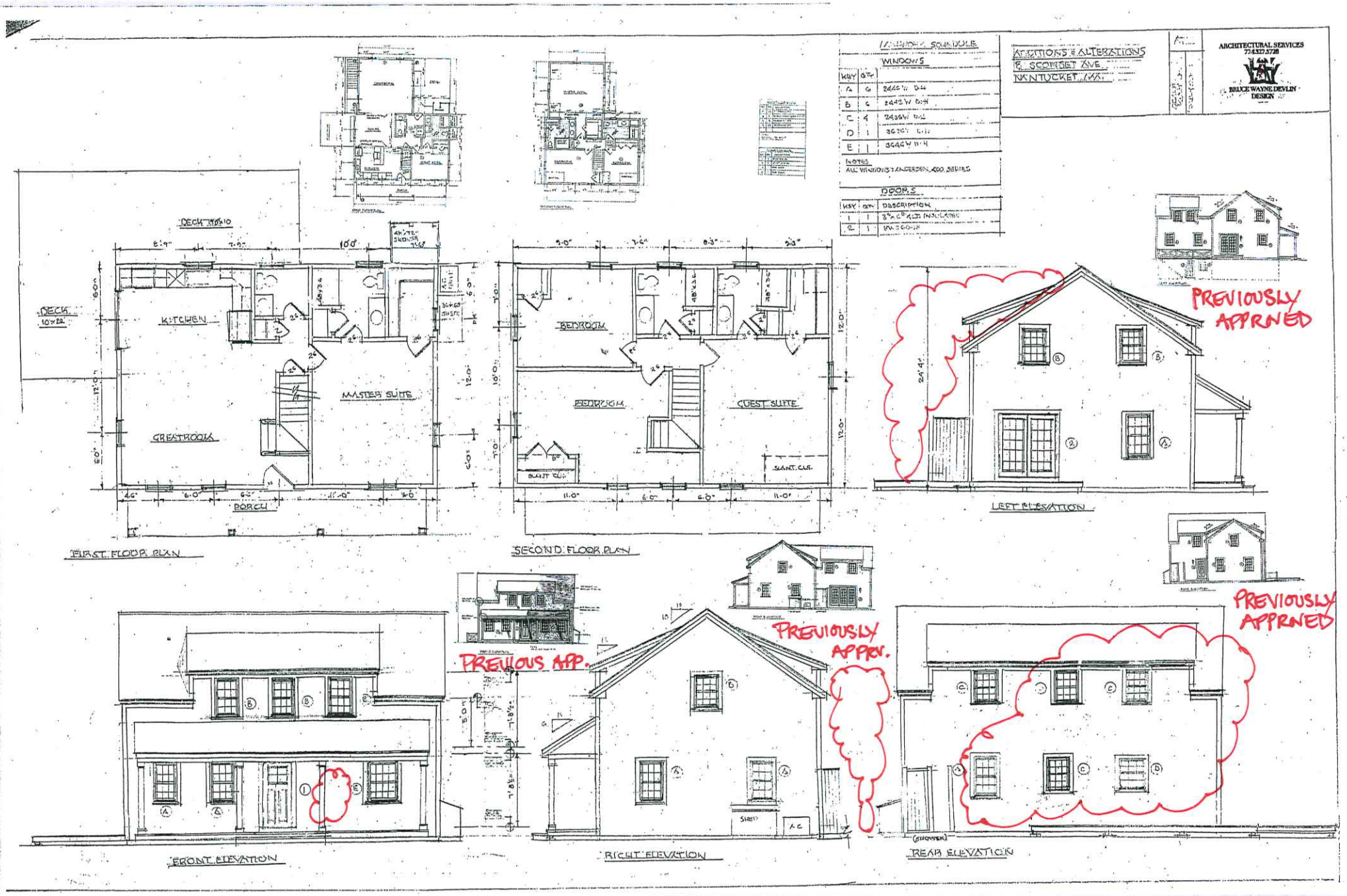
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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.



8 Sconset Ave



ADDITIONS & ALTERATIONS
& SCORSET AVE
NANTUCKET, MA.
ARCHITECTURAL SERVICES
774.327.5728
BRUCE WAYNE DEVLIN
DESIGN
WINDOWS
KEY QTY
A 6 2446W D-H
B 6 2442W D-H
C 4 2436W D-H
D 1 3636W D-H
E 1 3646W D-H
NOTES
ALL WINDOWS: ANDERSEN 400 SERIES
DOORS
KEY QTY DESCRIPTION
1 1 3'-6" x 6'-8" ALT. INSULATED
2 1 RM 3'-0" x 6'-8"
DECK 10x10
DECK 10x22
KITCHEN
MASTER SUITE
GREATROOM
PORCH
FIRST FLOOR PLAN
BEDROOM
BEDROOM
GUEST SUITE
SLANT CLG.
SECOND FLOOR PLAN
PREVIOUSLY APPROVED
LEFT ELEVATION
PREVIOUSLY APPROVED
PREVIOUS APP.
PREVIOUSLY APPRV.
FRONT ELEVATION
RIGHT ELEVATION
REAR ELEVATION
(SHOWER)

8 Sconset Ave



EAST

8 Sconset Ave



WEST

8 Sconset Ave



South

8 Sconset Ave



WEST

8 Sconset Ave



North

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 Nantucket Development

STREET ADDRESS 8 Sconset Ave

MAP/PARCEL 49321 28

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

September 9th

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

Date 9/9/2024

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°: 4932 PARCEL N°. 28

Street & Number of Proposed Work: 8 Sconset Ave

Owner of record: Nantucket Development LLC

Mailing Address: 29 East Main st
Southborough, MA 01772

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 SR1) ☐ 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: 1986

Original Builder:

REVISIONS* (describe)

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

7'x13' SOAKE POOL WITH AUTO COVER AND 2' BLUESTONE COPING

Is there an HDC survey form for 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 _____

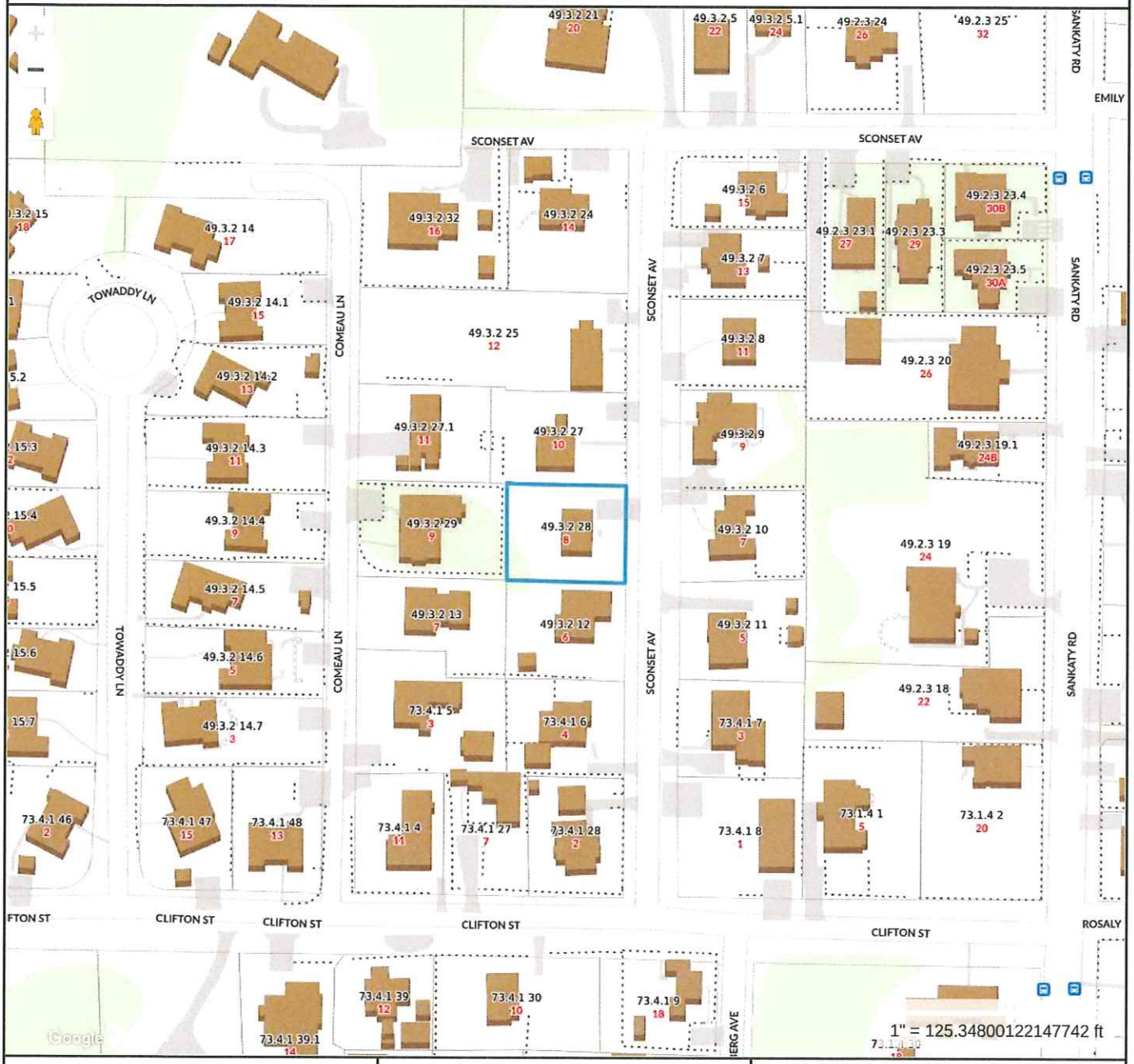
Trim _____ Sash _____ Doors _____

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



Property Information

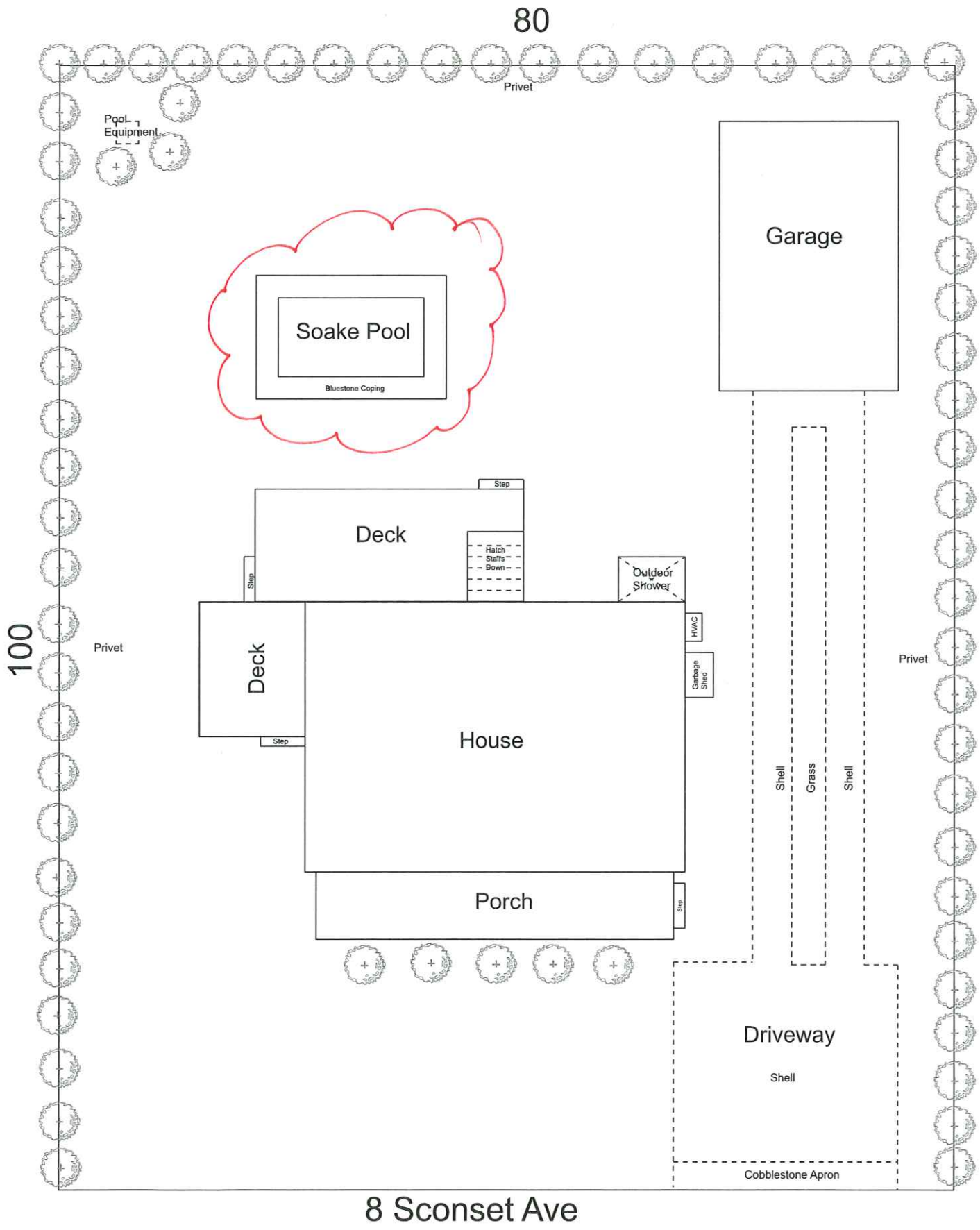
Property ID	10780
Location	8 SCONSET AV
Owner	NANTUCKET DEVELOPMENT LLC

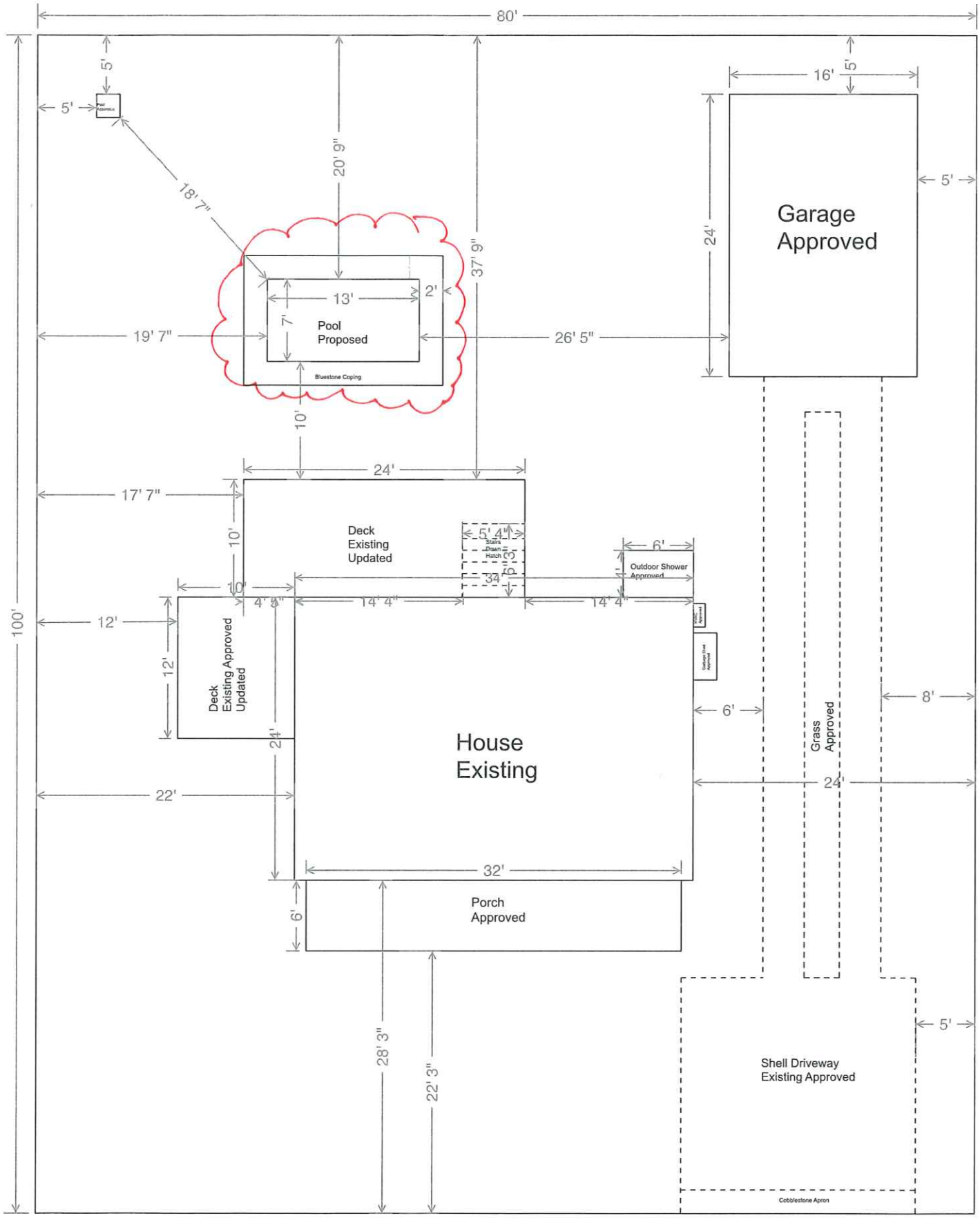
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.


80
Privet
Pool Equipment
Garage
Soake Pool
Bluestone Coping
Step
Deck
Hatch
Shafts
Down
Outdoor Shower
Step
HVAC
Garbage Shed
Deck
House
Step
Porch
Step
100
Privet
Privet
Shell
Grass
Shell
Driveway
Shell
Cobblestone Apron
8 Sconset Ave



8 Sconset Ave

8 Sconset Ave



PROPOSED POOL LOCATION

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 593 PARCEL N°. 66

Street & Number of Proposed Work: 4 Starbuck Rd

Owner of record: Henry Gewirtz c/o Rebekah Gewirtz

Mailing Address: 304 Lowell ave
Newton, MA 02460

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Victoria Ewing c/o Link 02559

Mailing Address: P.O. Box 1001
Nantucket, MA 02559

Contact Phone #: 508-221-8279 E-mail: link02559@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 LIKE KIND REPLACEMENT OF EXISTING ATTACHED GARAGE

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☑ Asphalt: ☑ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW WCS Clapboard (if applicable) _____ Roof TME

Trim TME Sash TME Doors TME

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/9/24 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 Victoria Ewing c/o Link02359

AS AGENT FOR Rebekah Genirtz

STREET ADDRESS 4 Starbuck Rd

MAP/PARCEL 593/166

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

September 9, 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.

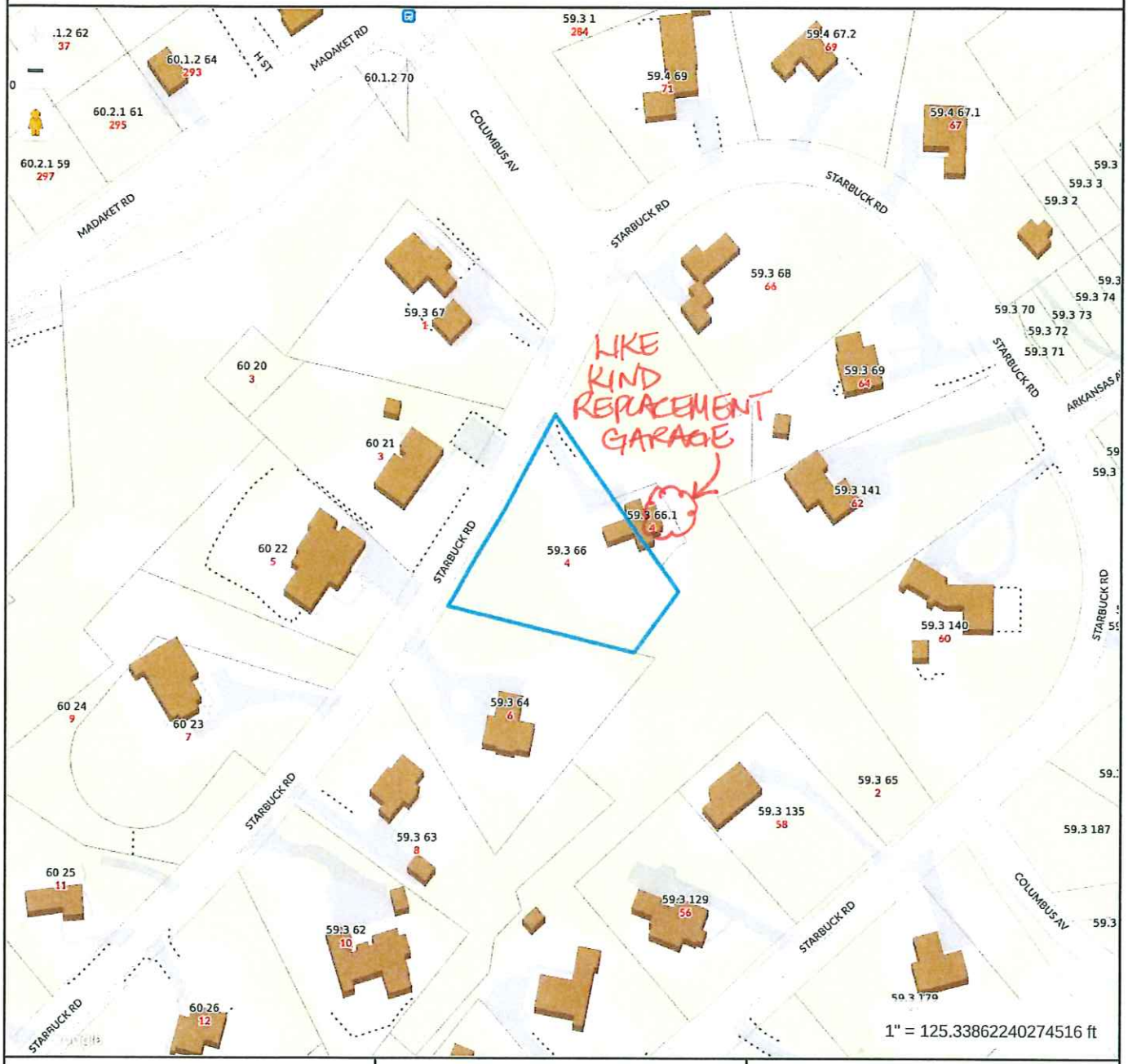
Victoria Ewing — 9/9/2024

Signature — Date

Town and County of Nantucket, MA

August 22, 2024

N



W

E

S

Property Information

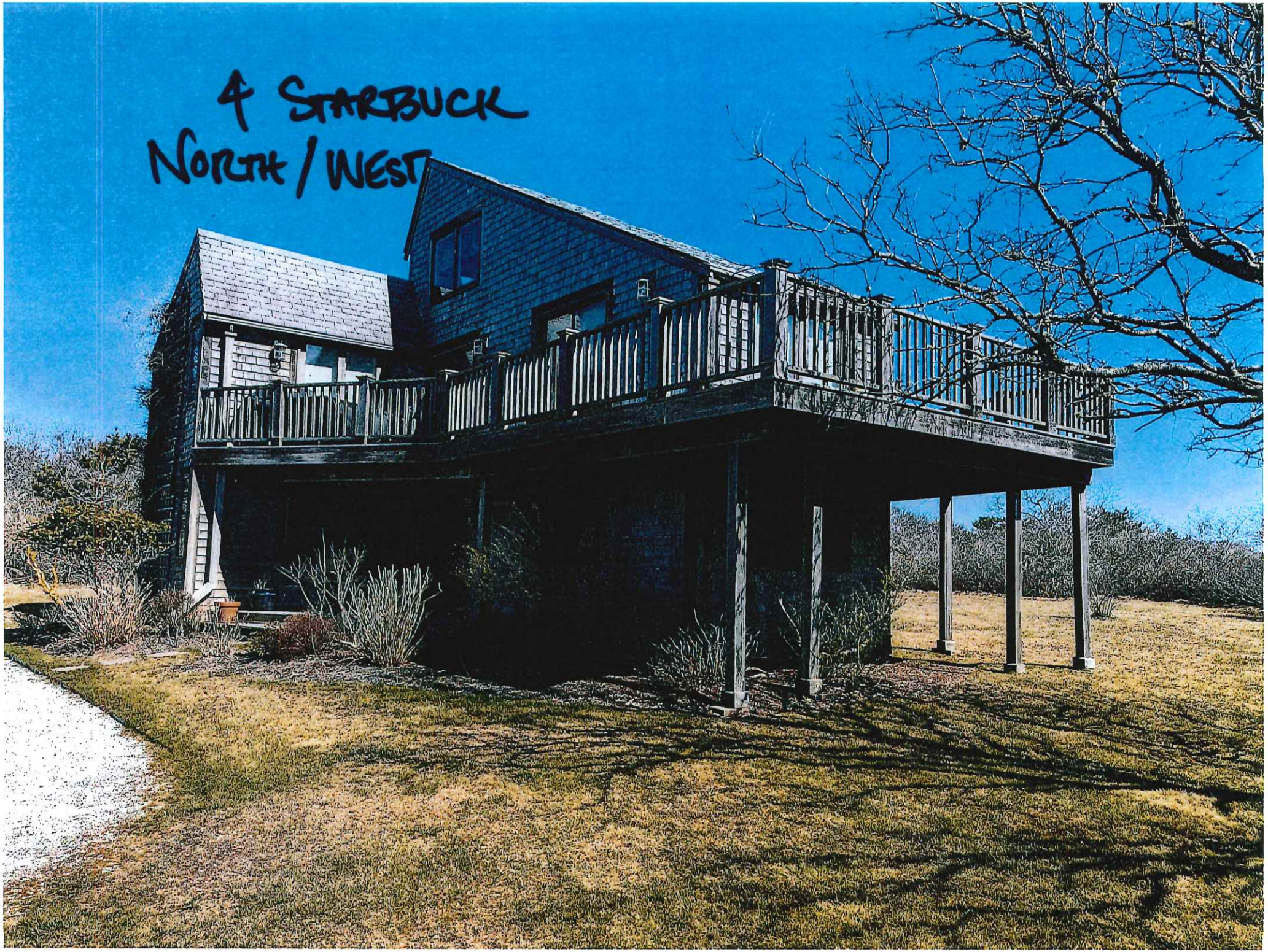
Property ID	8903
Location	4 STARBUCK RD
Owner	GEWIRTZ HENRY

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.


4 STARBUCK
NORTH / WEST


4 Starbuck
South



4

STARBUCK

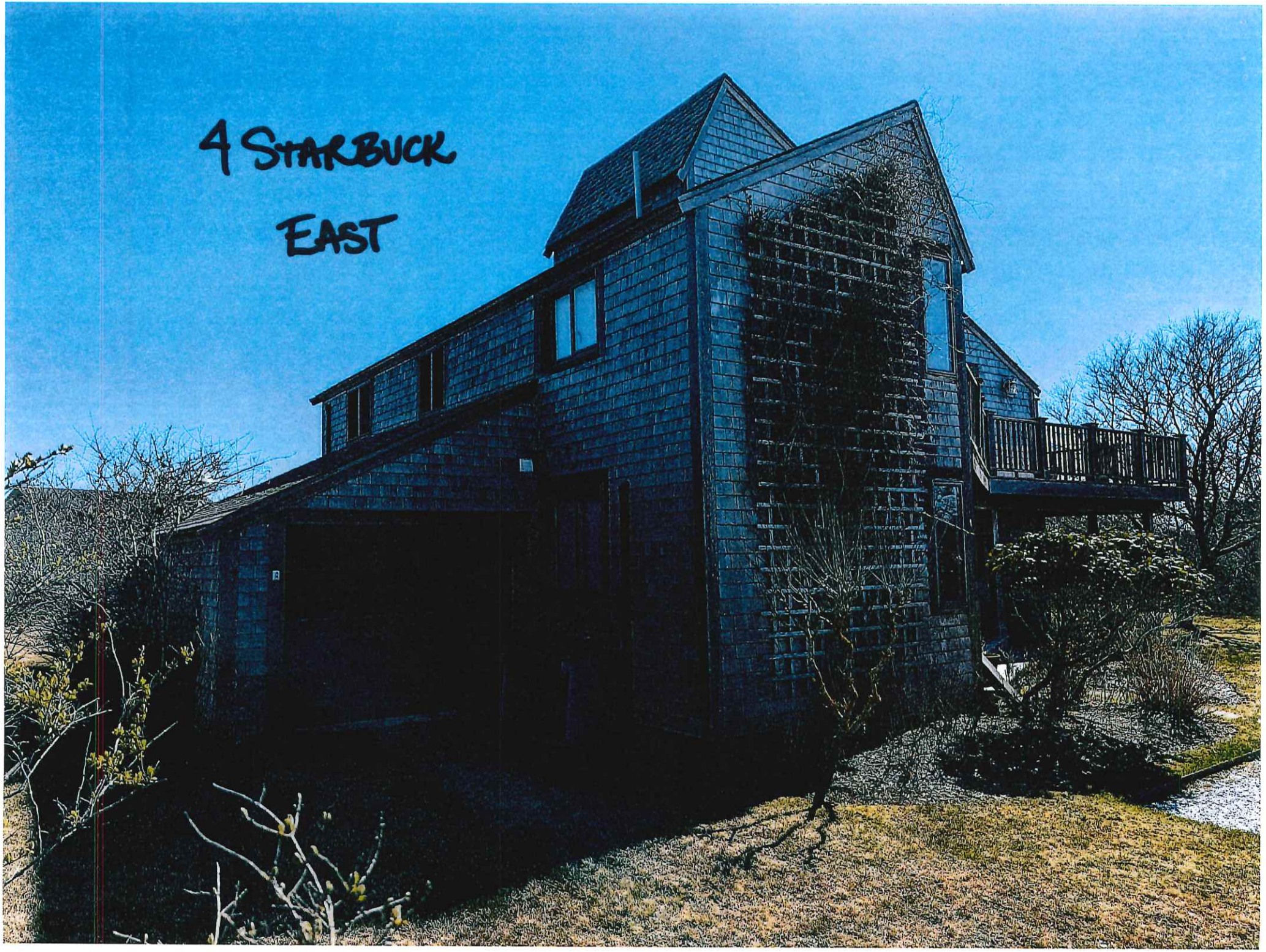
NORTH

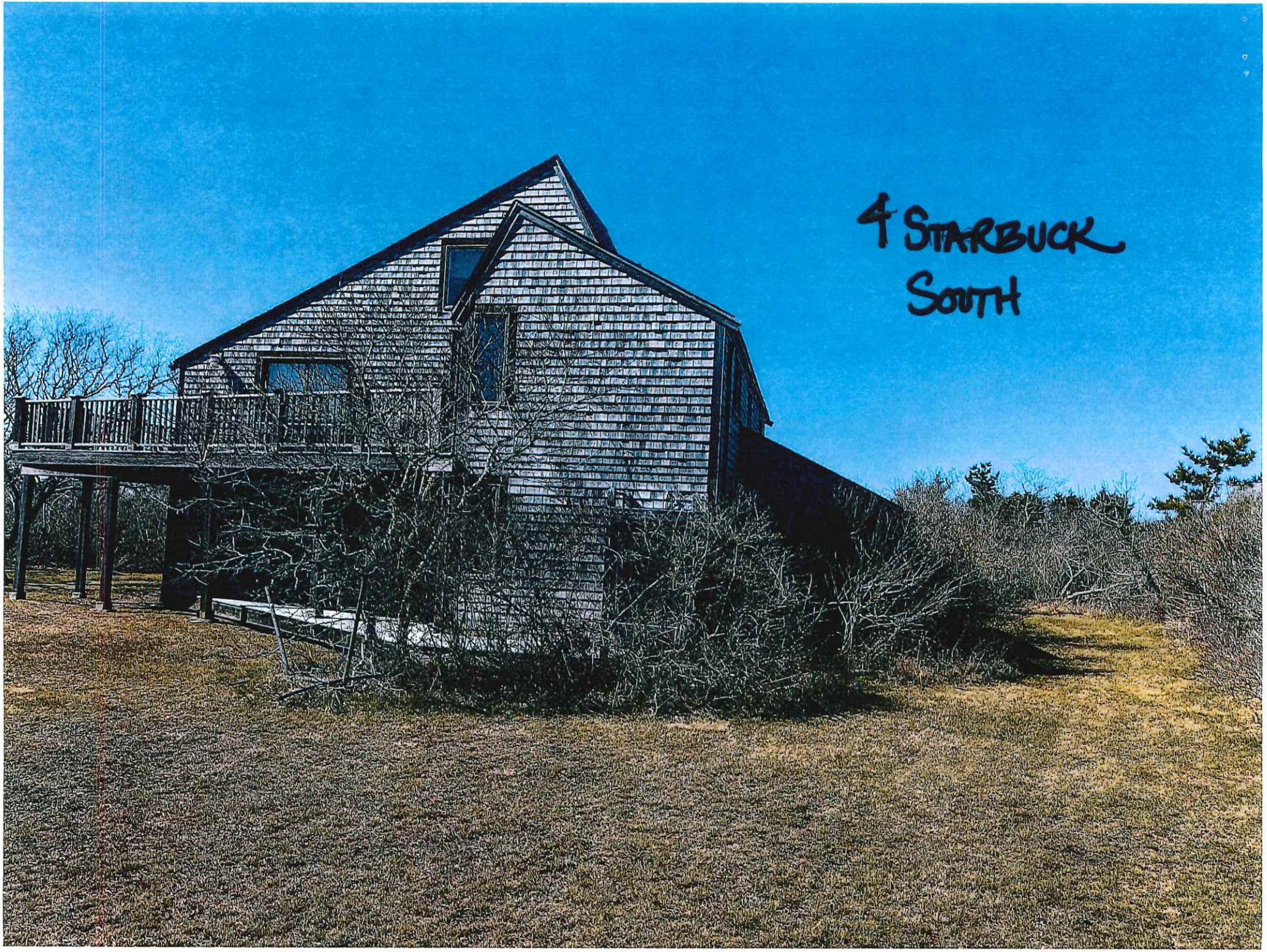


4
STARBUCK
SOUTH/
EAST
← garage



4
STARBUCK
SOUTH
(garage)


4 STARBUCK
EAST


4 STARBUCK
SOUTH

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link02554

AS AGENT FOR Dylan & Caroline Wallace

STREET ADDRESS 65 Polpis Road

MAP/PARCEL 43/13

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9/9/2024

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 9/9/2024

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.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 13

Street & Number of Proposed Work: 65 POLPIS ROAD

Owner of record: DYLAN WALLACE / CAROLINE WALLACE

Mailing Address: 65 POLPIS ROAD
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LNR

Mailing Address: PO BOX 1001
NANTUCKET, MA 02554

Contact Phone #: (508) 221-8274 E-mail: LNR02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☑ Move Building ON ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other FROM 19 NOBADEER FARM RD MAP 69 PARCEL 83

Size of Structure or Addition: Length: 32' Sq. Footage 1st floor: 840SF Decks/Patio: Size: 10'x12' ☑ 1st floor ☐ 2nd floor
Width: 30' Sq. footage 2nd floor: 840SF PORCH Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North — South — East — West —

Height of ridge above final finish grade: North 29'6½" South 29'6½" East 29'6½" West 29'6½"

Additional Remarks

Historic Name:

Original Date: 1989

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NO EXTERIOR CHANGES WITH MOVE APPROVED FOR DORMER ADDITION WITH HDC COA 2022-11-7503

Is there an HDC survey form for 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 3 /12 Other _____

Roofing material: ☑ Asphalt: ☑ 3-Tab ☑ Architectural (PROPOSED)
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer EXISTING Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☑ Clapboard (exposure: ≈ 4"+/- inches) Front ☑ ALL Sides
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☑ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake _____ Soffit (Overhang) _____ Corner boards 1x6 Frieze _____
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round ____ Square ✓

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front 15 LT. Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways PEA GRAVEL Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

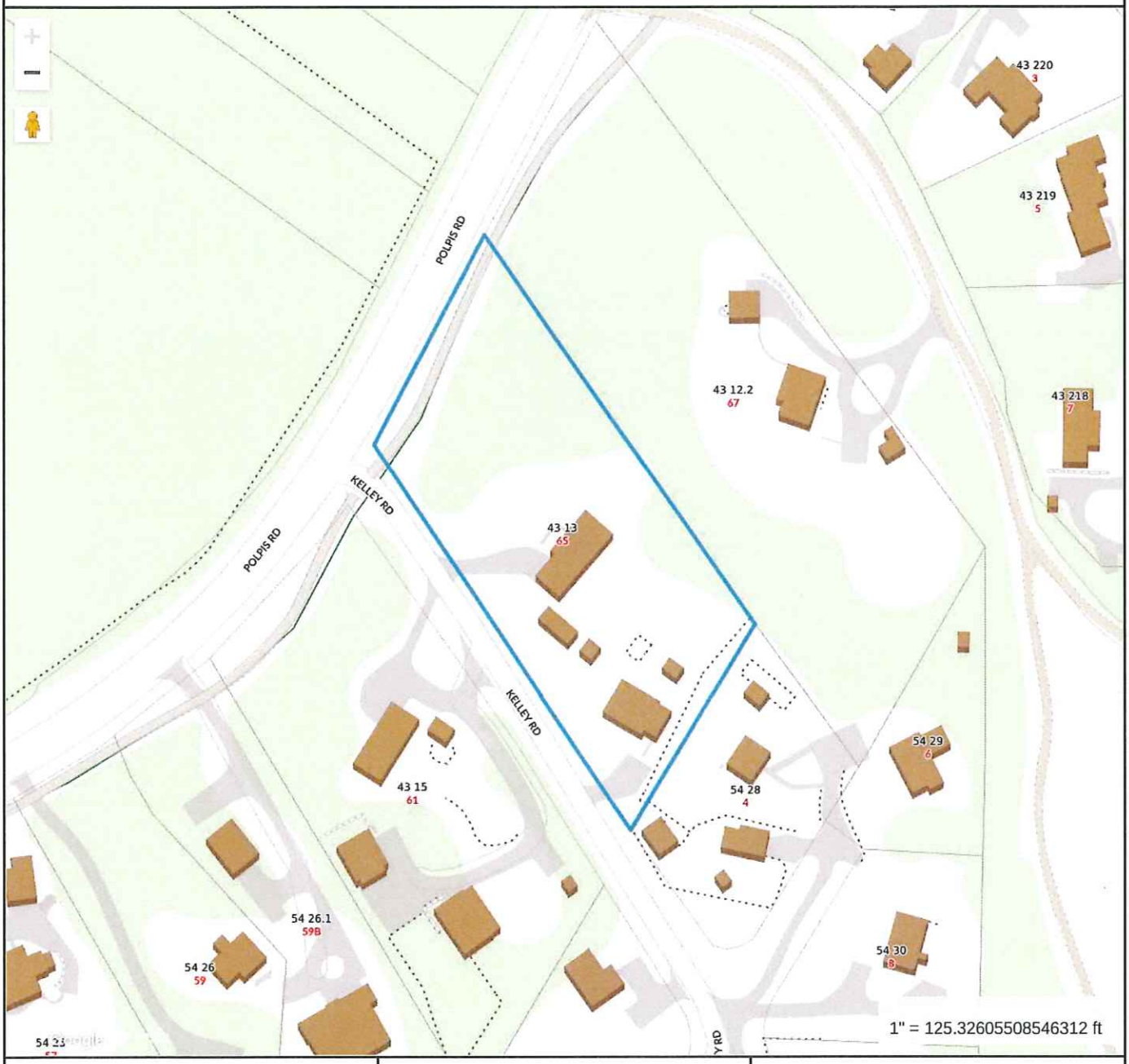
COLORS

Sidewall WHITE Clapboard (if applicable) PAINTED TIME Roof DARK BLACK
Trim TIME Sash TIME Doors RED
Deck MAHOGANY Foundation GRAY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/9/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

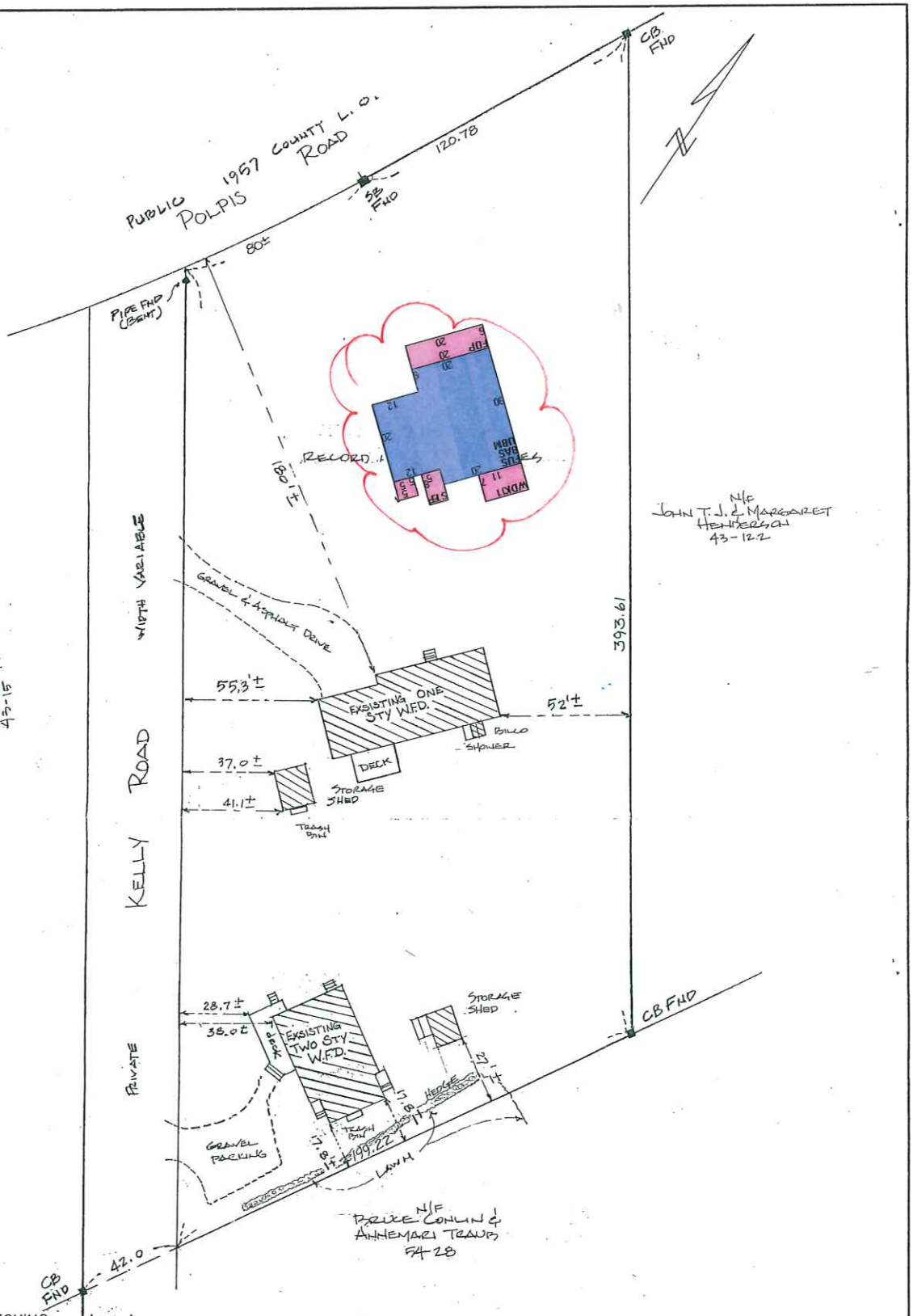
Property ID	2358
Location	65 POLPIS RD
Owner	WALLACE DYLAN

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: LUG 1
MINIMUM LOT SIZE: 40,000 SQ FT.
MINIMUM FRONTAGE: 100 FT.
FRONTYARD SETBACK: 35 FT.
SIDE AND REAR SETBACK: 10 FT.
ALLOWABLE G.C.R.: 7%
EXISTING G.C.R.: 5.2±%

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 RETRACEMENT SURVEY.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE LOCATED WITHIN THE C ZONE AS DELINEATED ON THE "FIRM" MAP OF COMMUNITY NO. 250230; MASS. EFFECTIVE: 6-3-86 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. REVISED 7-2-92

N.B. 108/15, 74, 146

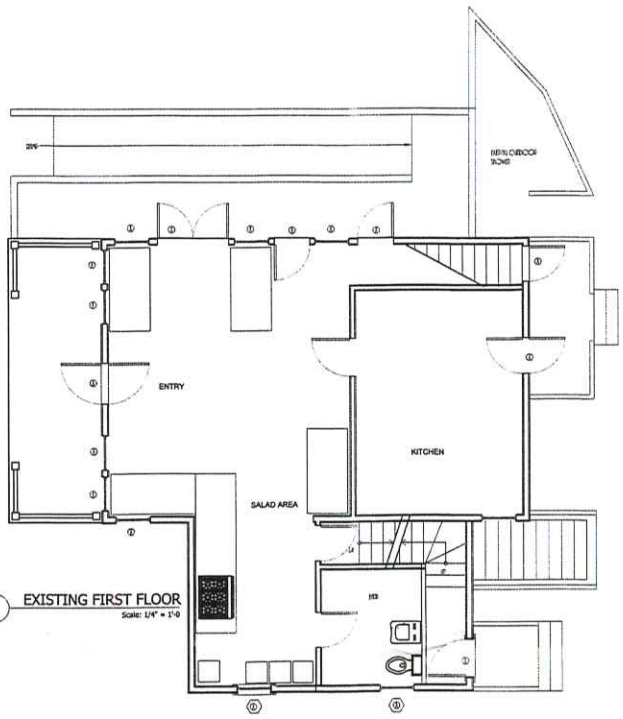
COMMONWEALTH OF MASSACHUSETTS
RICHARD K. EARLE
No. 29416
REGISTERED
PROFESSIONAL LAND SURVEYOR

MORTGAGE INSPECTION PLAN
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1" = 40' DATE: SEPT. 18, 1998

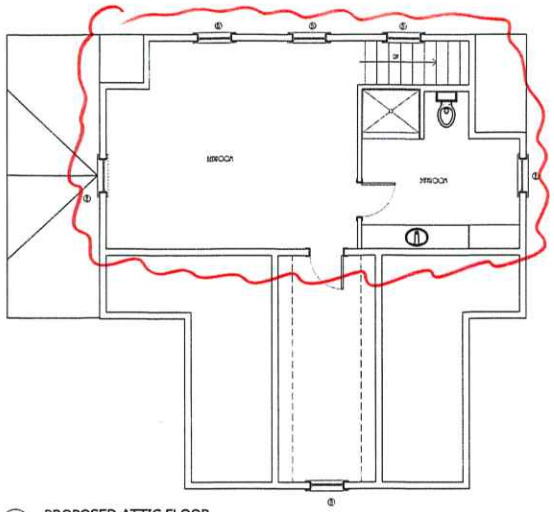
DEED REFERENCE: BK 154 PG 295
PLAN REFERENCE: PL BK 16 PG 26
ASSESSOR'S REFERENCE:
MAP: 43 PARCEL: 13
PREPARED FOR:
ROBERT R. & VALERIE A. HALL &
NANTUCKET BANK

NANTUCKET SURVEYORS INC.
5 WINDY WAY
NANTUCKET, MA. 02554

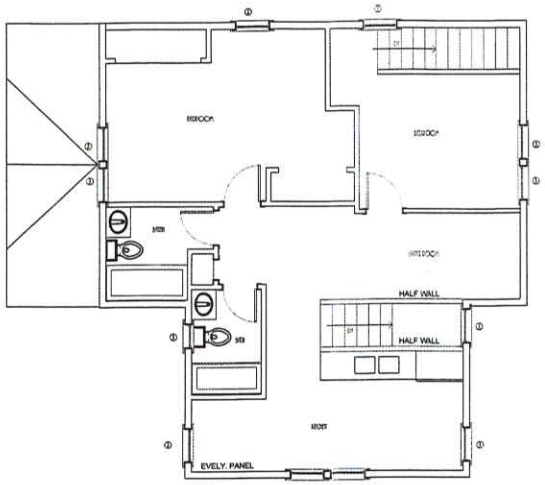
N-2127



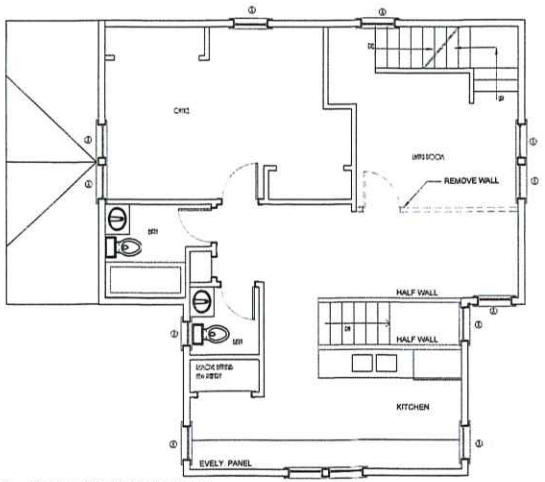
3 EXISTING FIRST FLOOR
Scale: 1/4" = 1'-0



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/ACHU/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

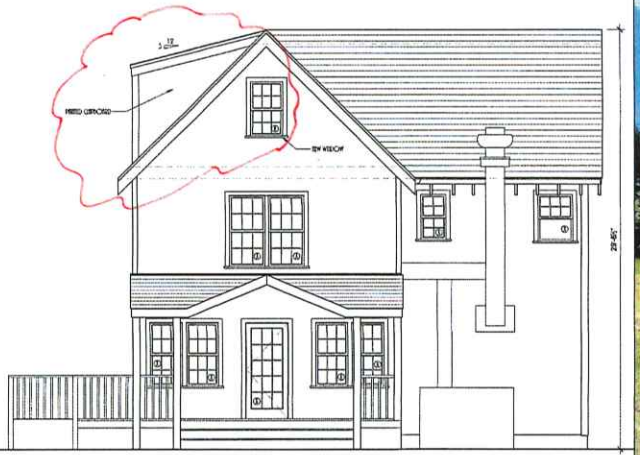
HDC 2211.15	
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B: copyright reg 2022	

2209.16.1559

HDC2



7 PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0



9 PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0



PHOTO B

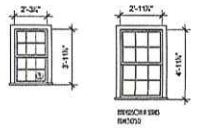


8 EXISTING NORTH ELEVATION
Scale: 1/4" = 1'-0



10 EXISTING EAST ELEVATION
Scale: 1/4" = 1'-0

APPROVED
HDC 2022-11-7503



11 WINDOW SCHEDULE
Scale: 1/4" = 1'-0

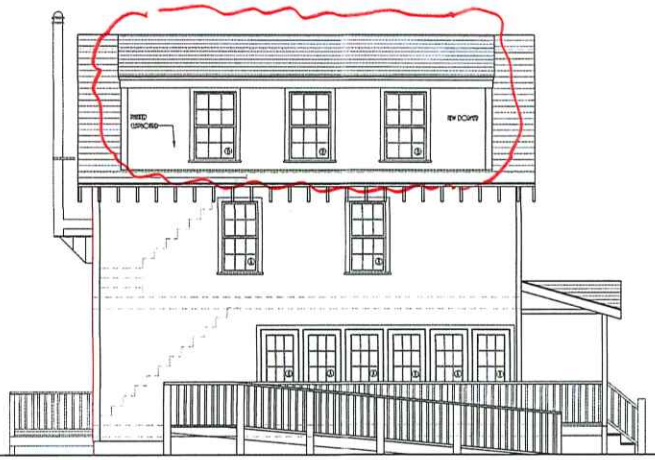
NANTUCKET ARCHITECTURE GROUP LTD.
PO/T OFFICE BOX 1814
NANTUCKET, MA/MACHUSETTS/ 02554
TELEPHONE 508.228.5651
WWW.NANTUCKETARCHITECTURE.COM

ADDITION FOR:
MR. DYLAN WALLACE
19 NOBADEER FARM RD, NANTUCKET, MA 02554
MAP: 69 PARCEL: 83

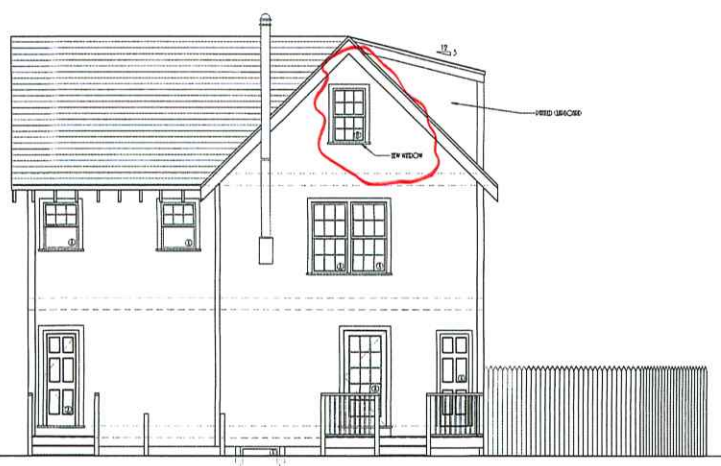
HDC 2211.15
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B: copyright nag 2022

220936 1559

HDC3



12 PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0



14 PROPOSED WEST ELEVATION
Scale: 1/4" = 1'-0

APPROVED
HDC 2022-11-7503



13 EXISTING SOUTH ELEVATION
Scale: 1/4" = 1'-0



14 EXISTING WEST ELEVATION
Scale: 1/4" = 1'-0



PHOTO D

NANTUCKET ARCHITECTURE GROUP LTD.
PO/T OFFICE BOX 1814
NANTUCKET, MA/NANTUCKET/ 02554
TELEPHONE 508.228.5651
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 2022

2209.10.1509

HDC4

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

_____ 1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.

_____ 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

_____ 3. **Application Fee:** See back of application for fee schedule or call the office.

_____ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

_____ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.

_____ 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.

_____ 7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

_____ 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

_____ 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**

_____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.

_____ 3. **As-Built Plans (1 copy):** of existing elevations

_____ 4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.

_____ 5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

_____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

_____ 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

_____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.2 PARCEL N°. 33

Street & Number of Proposed Work: 20 Broad St

Owner of record: Tracy Root

Mailing Address: 3310 W crown pointe blvd
Naples, FL 34112

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 Rebuild Stair and Stoop, add accessible Lift + Like kind replacement of chimney

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: Bounty

Original Date: 1870

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 match existing

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ 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 To match existing

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/9/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I _____

AS AGENT FOR _____

STREET ADDRESS _____

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Nahomi S. Garcia
_____

Signature Date

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 20 Broad St on the following statement:

I Ikay Rai, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

(print name of property owner/applicant)

9/6/2024

Client Signature Date

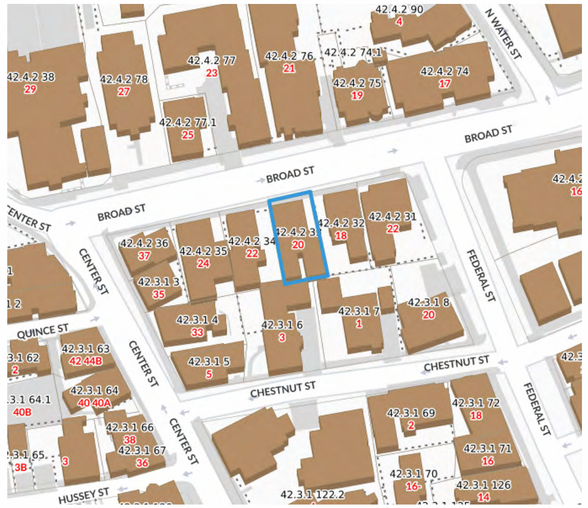
8 Williams Lane.Nantucket.MA.02554
508.325.4995

20 Broad Street

Nantucket, MA

09.09.24

HDC Submission



Locus Map



East Elevation



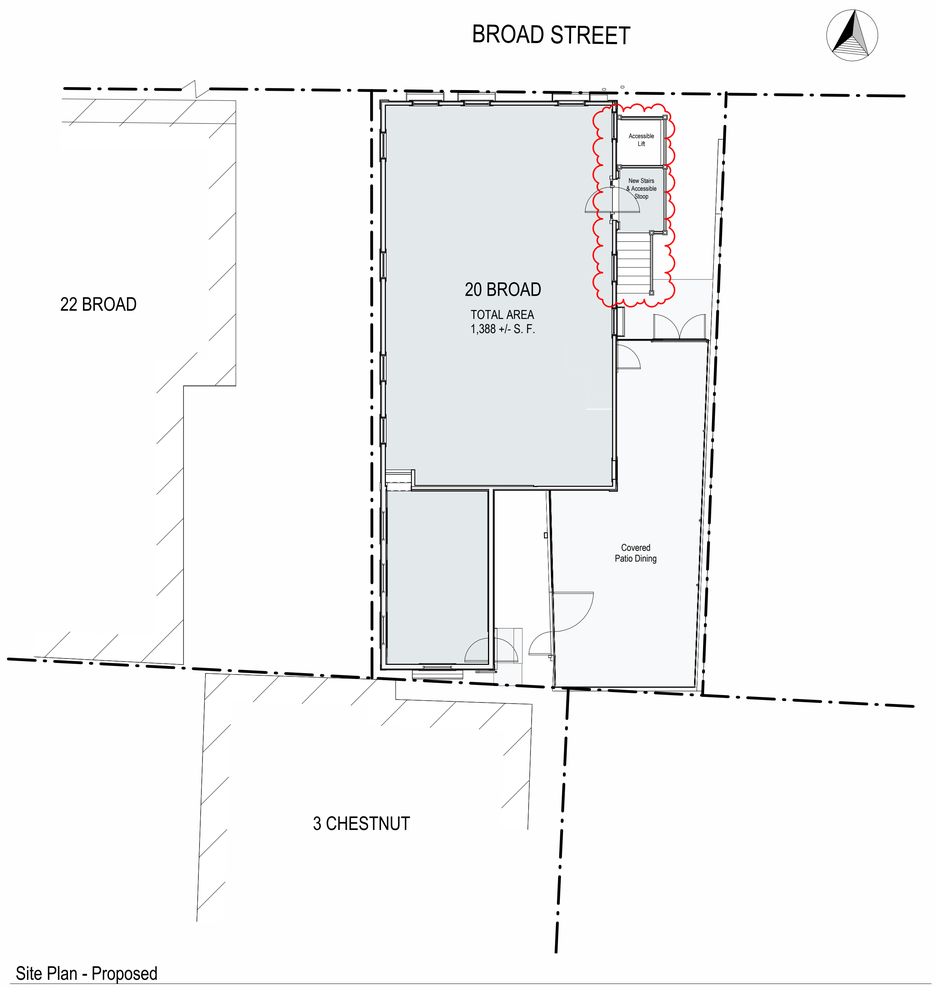
North Elevation



West Elevation



South Elevation



Site Plan - Proposed

1/8" = 1'-0"

2026

20 Broad Street

Nantucket, MA

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4095
www.emeritusltd.com

Site Information

Map & Parcel:	42.4.2 / 33
Current Zoning:	CDT
Minimum Frontage:	35 ft
Front Setback:	0 ft
Side/Rear Setback:	0 ft / 5 ft
Lot Size:	(+/-) 2,458 sf
Min. Lot Size:	3,750 sf
Allowable G.C.:	75%
Existing G.C.:	1,388 sf
Proposed G.C.:	0 sf
Total Proposed G.C.:	1,388 sf

Sheet Index

SHEET INDEX

A.0.1	Cover Sheet
A.1.0	Floor Plan
A.1.1	Floor Plans
A.1.2	Floor Plans
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.2.3	Exterior Elevations

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.

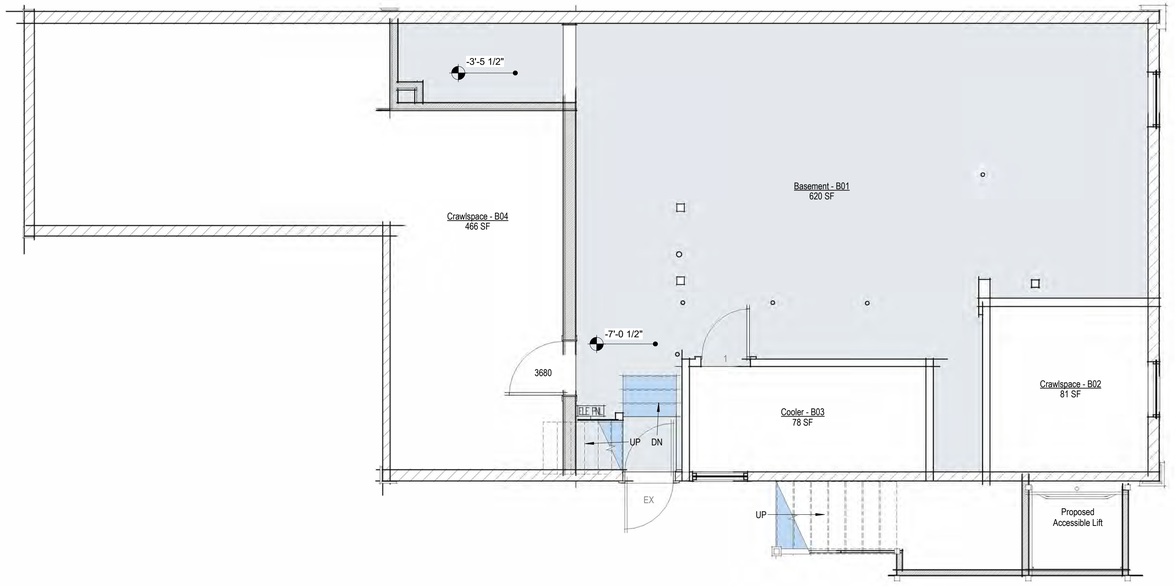
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.0.1

2026

09.09.24

HDC Submission



Basement Plan - Proposed

1/4" = 1'-0"

2026

20 Broad Street

Nantucket, MA

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4095
www.emeritusltd.com

Site Information

Map & Parcel:	42.4.2 / 33
Current Zoning:	CDT
Minimum Frontage:	35 ft
Front Setback:	0 ft
Side/Rear Setback:	0 ft / 5 ft
Lot Size:	(+/-) 2,458 sf
Min. Lot Size:	3,750 sf
Allowable G.C.:	75%
Existing G.C.:	1,388 sf
Proposed G.C.:	0 sf
Total Proposed G.C.:	1,388 sf

Sheet Index

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A.0.1 Cover Sheet
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A.1.2 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Elevations

Revisions

Floor Plan

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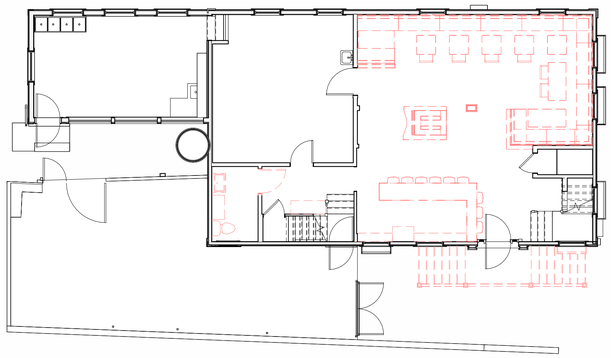
A.1.0

2026

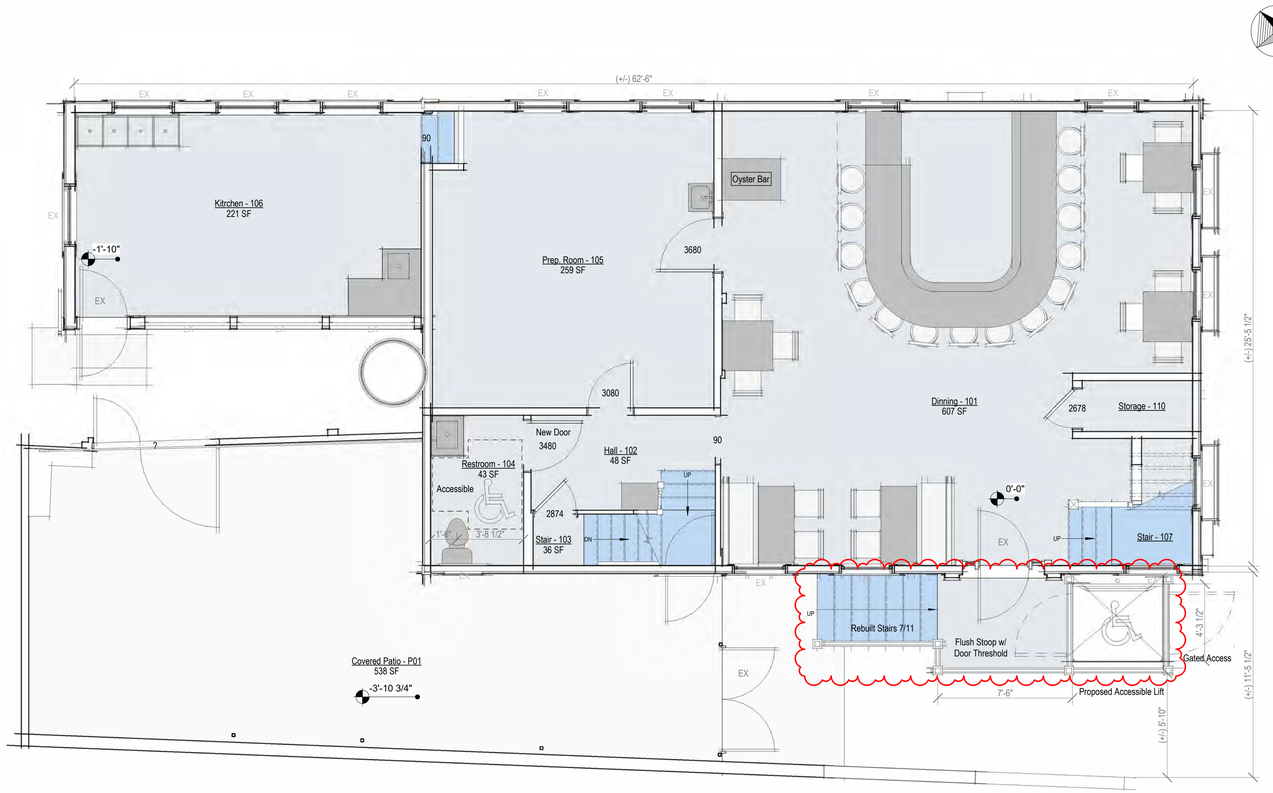
09.09.24

HDC Submission



First Floor Plan - Demolition

1/8" = 1'-0"



First Floor Plan - Proposed

1/4" = 1'-0"

2026

20 Broad Street

Nantucket, MA

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4095
www.emeritusltd.com

Site Information

Map & Parcel:	42.4.2 / 33
Current Zoning:	CDT
Minimum Frontage:	35 ft
Front Setback:	0 ft
Side/Rear Setback:	0 ft / 5 ft
Lot Size:	(+/-) 2,458 sf
Min. Lot Size:	3,750 sf
Allowable G.C.:	75%
Existing G.C.:	1,388 sf
Proposed G.C.:	0 sf
Total Proposed G.C.:	1,388 sf

Sheet Index

SHEET INDEX

A.0.1	Cover Sheet
A.1.0	Floor Plan
A.1.1	Floor Plans
A.1.2	Floor Plans
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.2.3	Exterior Elevations

Revisions

Floor Plans

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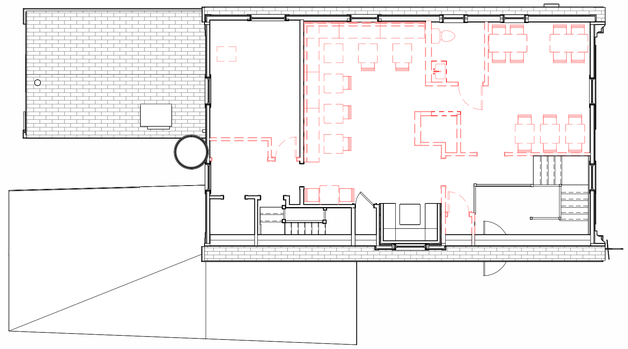
A.1.1

2026

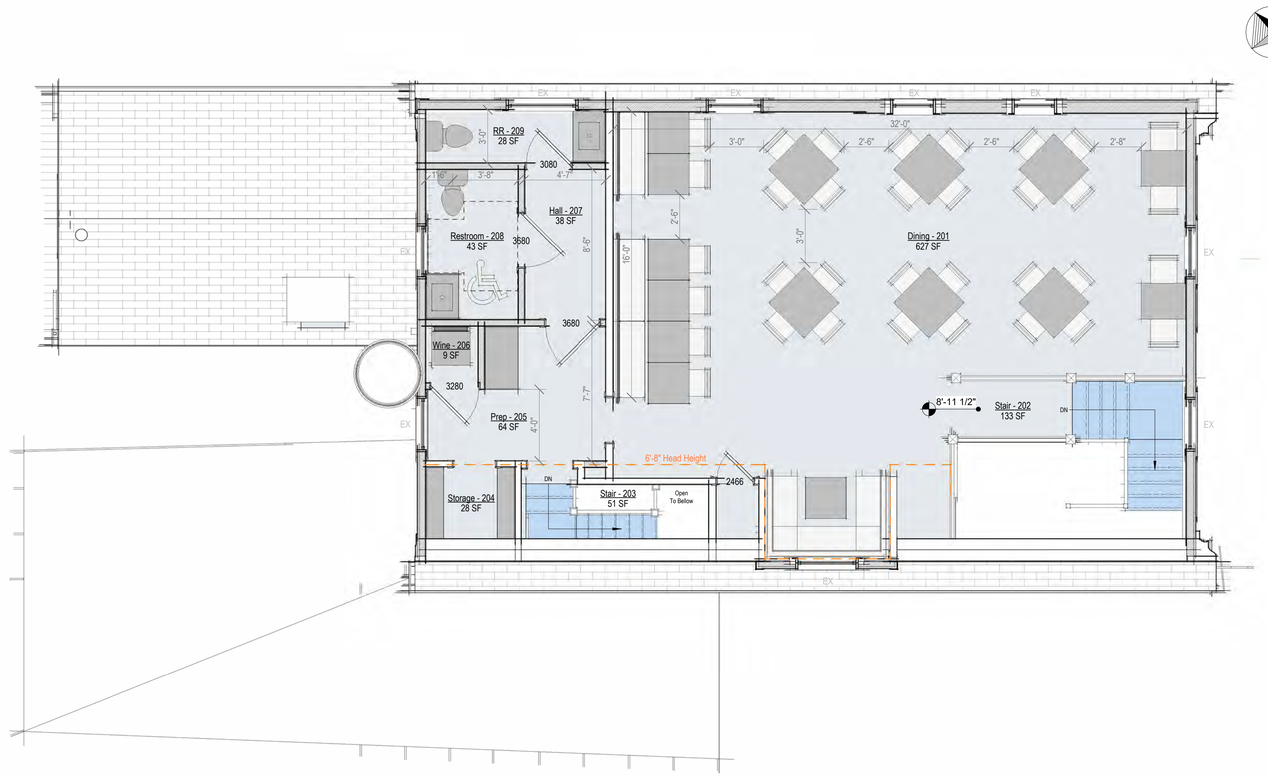
09.09.24

HDC Submission



Second Floor Plan - Demolition

1/8" = 1'-0"



Second Floor Plan - Proposed

1/4" = 1'-0"

2026

20 Broad Street

Nantucket, MA

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4095
www.emeritusltd.com

Site Information

Map & Parcel:	42.4.2 / 33
Current Zoning:	CDT
Minimum Frontage:	35 ft
Front Setback:	0 ft
Side/Rear Setback:	0 ft / 5 ft
Lot Size:	(+/-) 2,458 sf
Min. Lot Size:	3,750 sf
Allowable G.C.:	75%
Existing G.C.:	1,388 sf
Proposed G.C.:	0 sf
Total Proposed G.C.:	1,388 sf

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A.2.3 Exterior Elevations

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A.1.2

2026

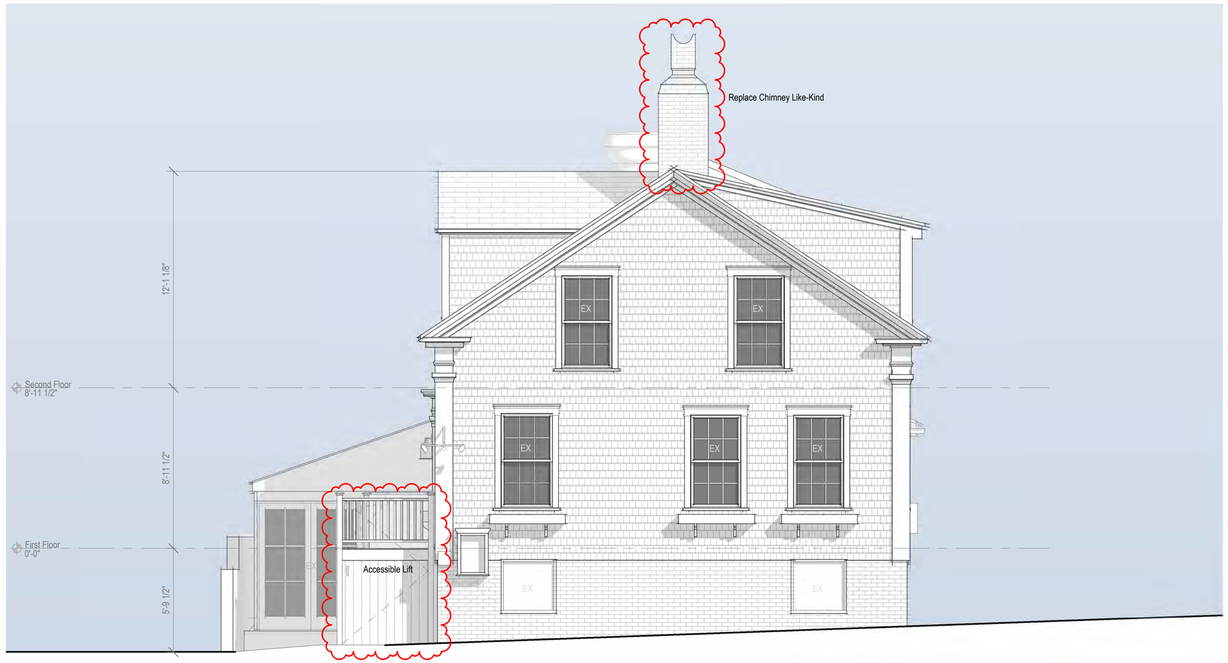
09.09.24

HDC Submission



North Elevation - Existing

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

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Min. Lot Size:	3,750 sf
Allowable G.C.:	75%
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Proposed G.C.:	0 sf
Total Proposed G.C.:	1,388 sf

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A.1.0 Floor Plan
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A.1.2 Floor Plans
A.2.1 Exterior Elevations
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A.2.3 Exterior Elevations

Revisions

Exterior Elevations

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A.2.1

2026

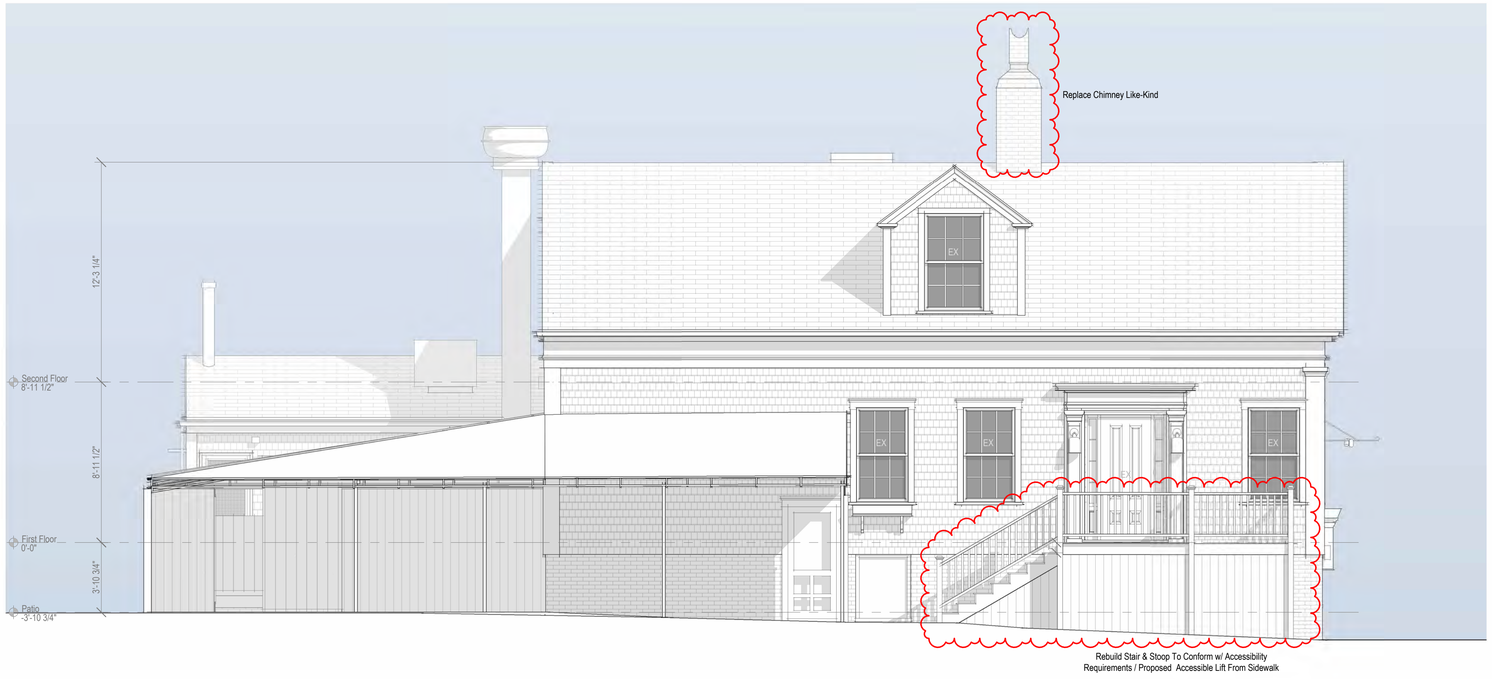
09.09.24

HDC Submission



East Elevation - Existing

1/8" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"

2026

20 Broad Street

Nantucket, MA

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4095
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Site Information

Map & Parcel:	42.4.2 / 33
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Minimum Frontage:	35 ft
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Side/Rear Setback:	0 ft / 5 ft
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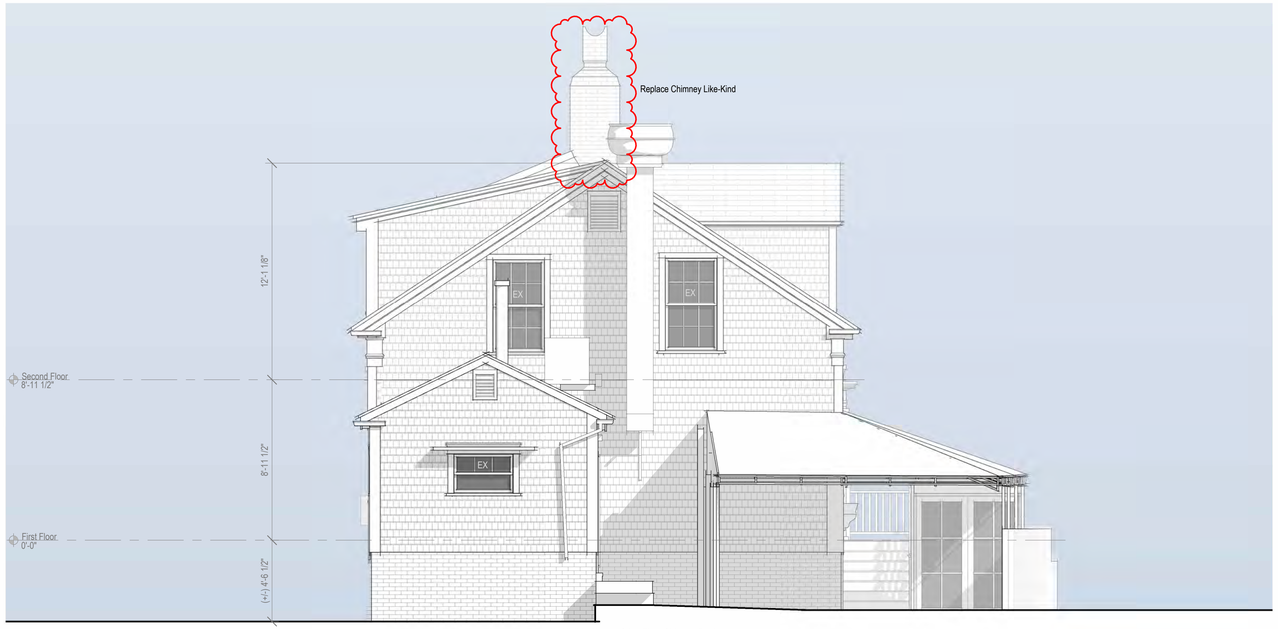
A.2.2

2026

09.09.24

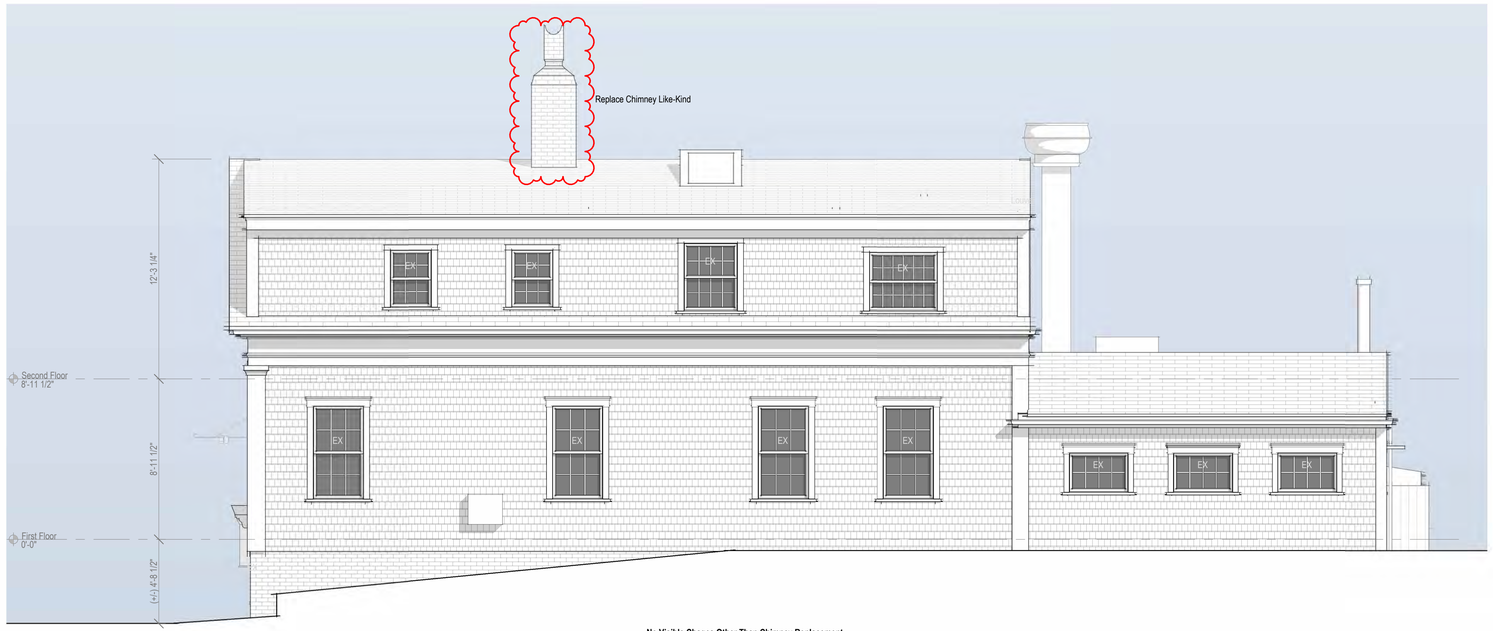
HDC Submission



No Visible Chages Other Than Chimney Replacement

South Elevation - Existing

1/4" = 1'-0"



No Visible Chages Other Than Chimney Replacement

West Elevation - Existing

1/4" = 1'-0"

2026

20 Broad Street

Nantucket, MA

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4095
www.emeritusltd.com

Site Information

Map & Parcel:	42.4.2 / 33
Current Zoning:	CDT
Minimum Frontage:	35 ft
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Side/Rear Setback:	0 ft / 5 ft
Lot Size:	(+/-) 2,458 sf
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Allowable G.C.:	75%
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Revisions

Exterior Elevations

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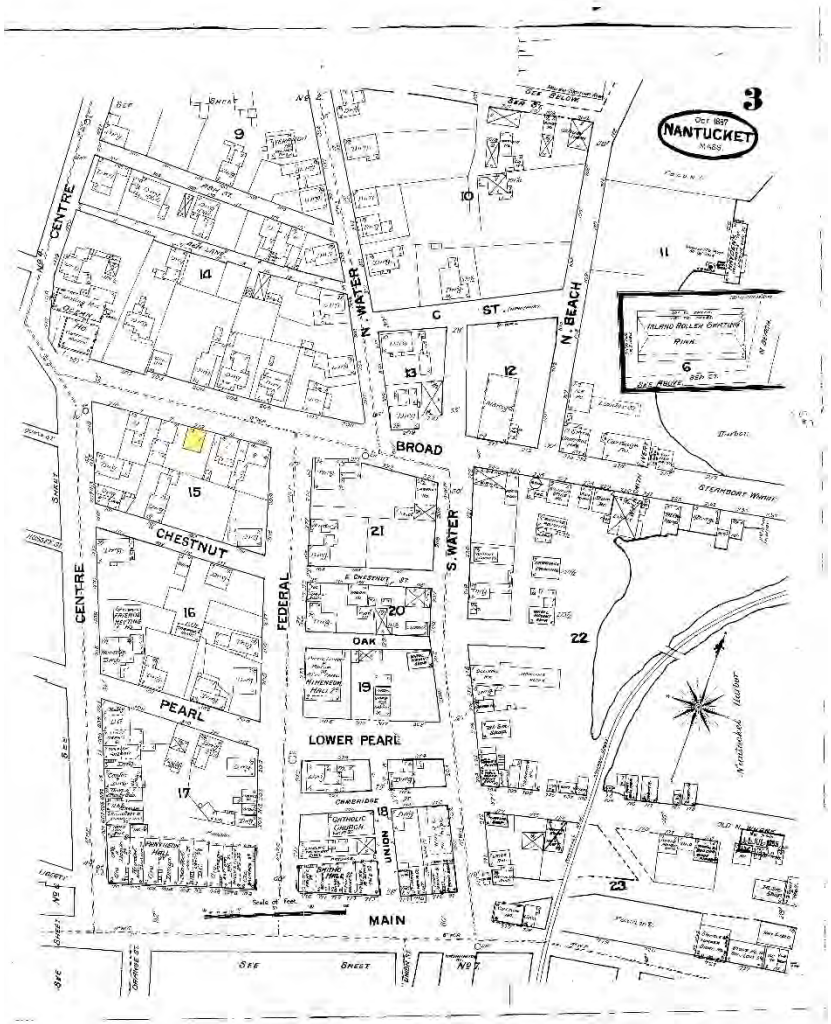
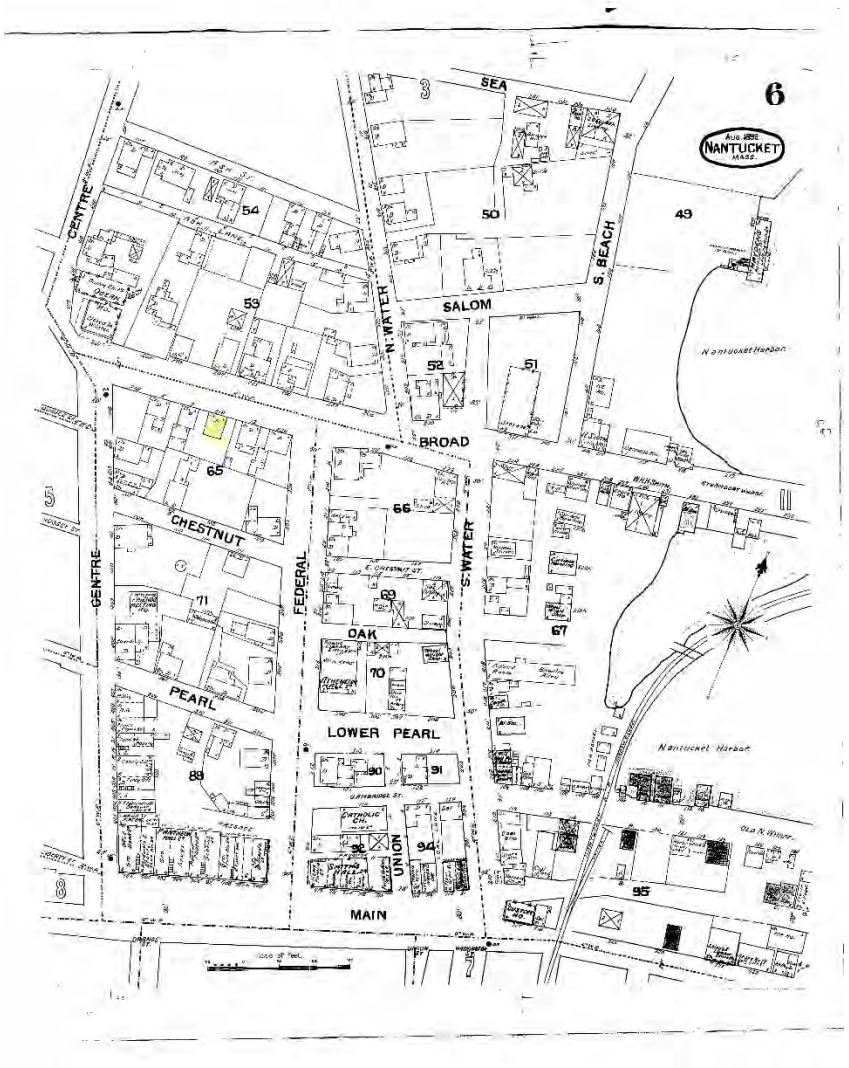
A.2.3

2026



October 1887



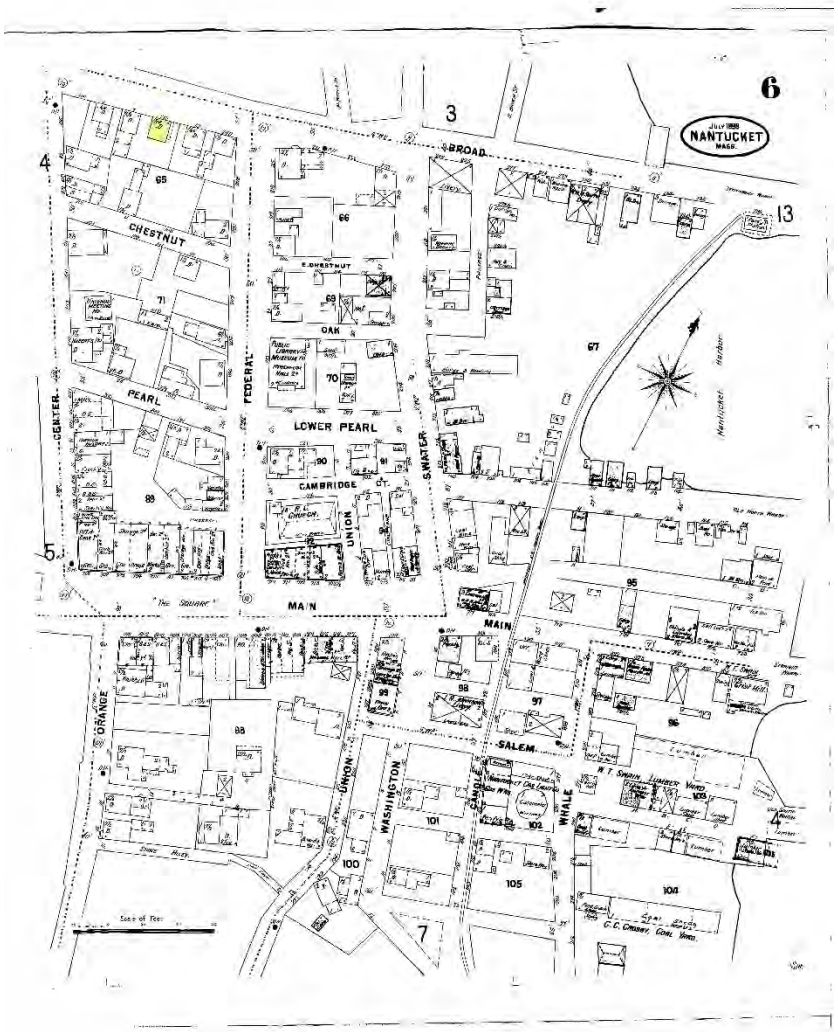
August 1892

20 Broad Street

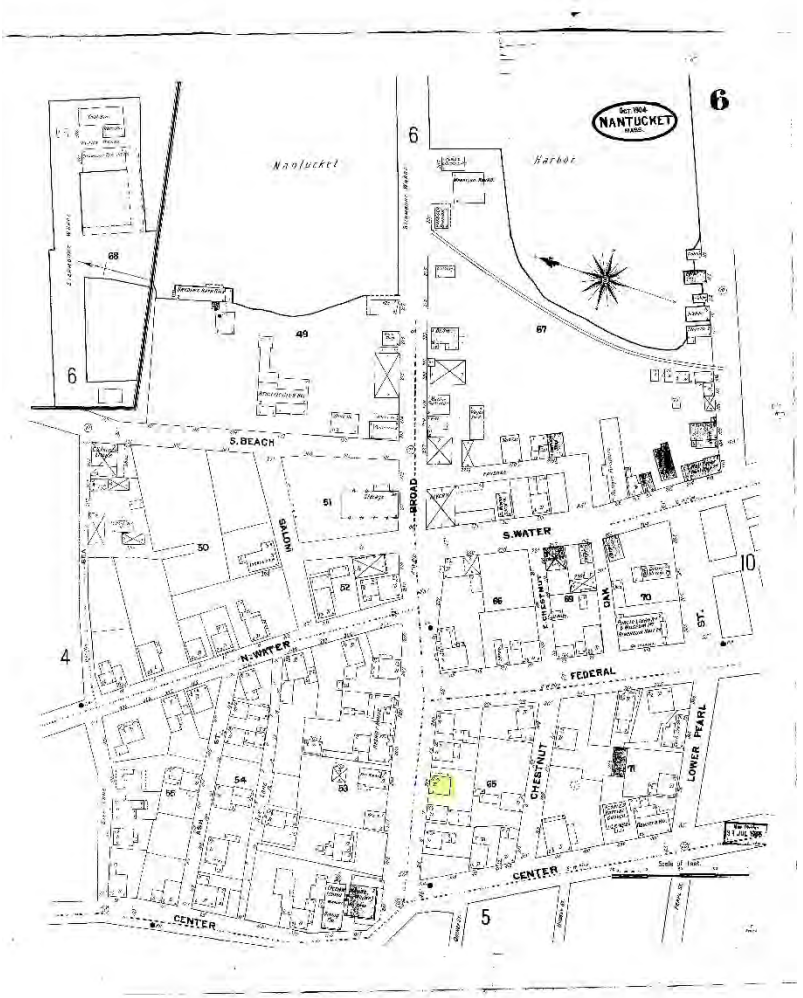
Nantucket, Ma, 02554

Historical Research
Sanborn Maps

emeritus



July 1898



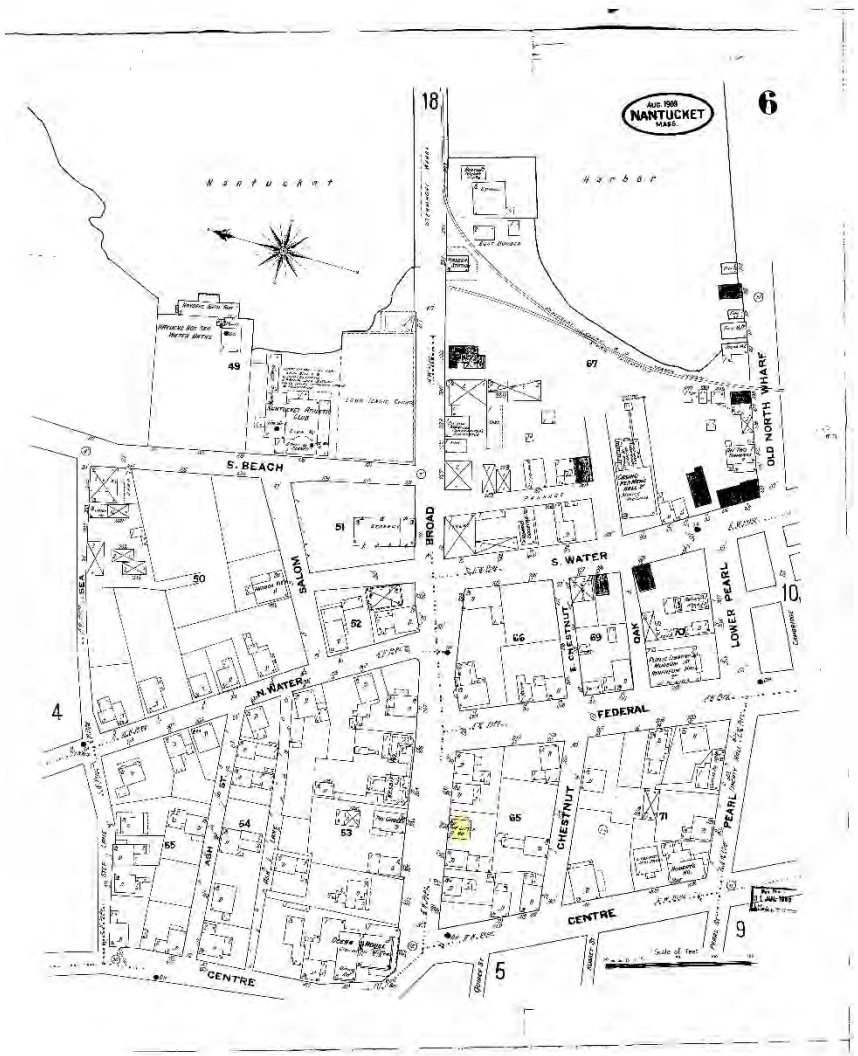
October 1904

20 Broad Street

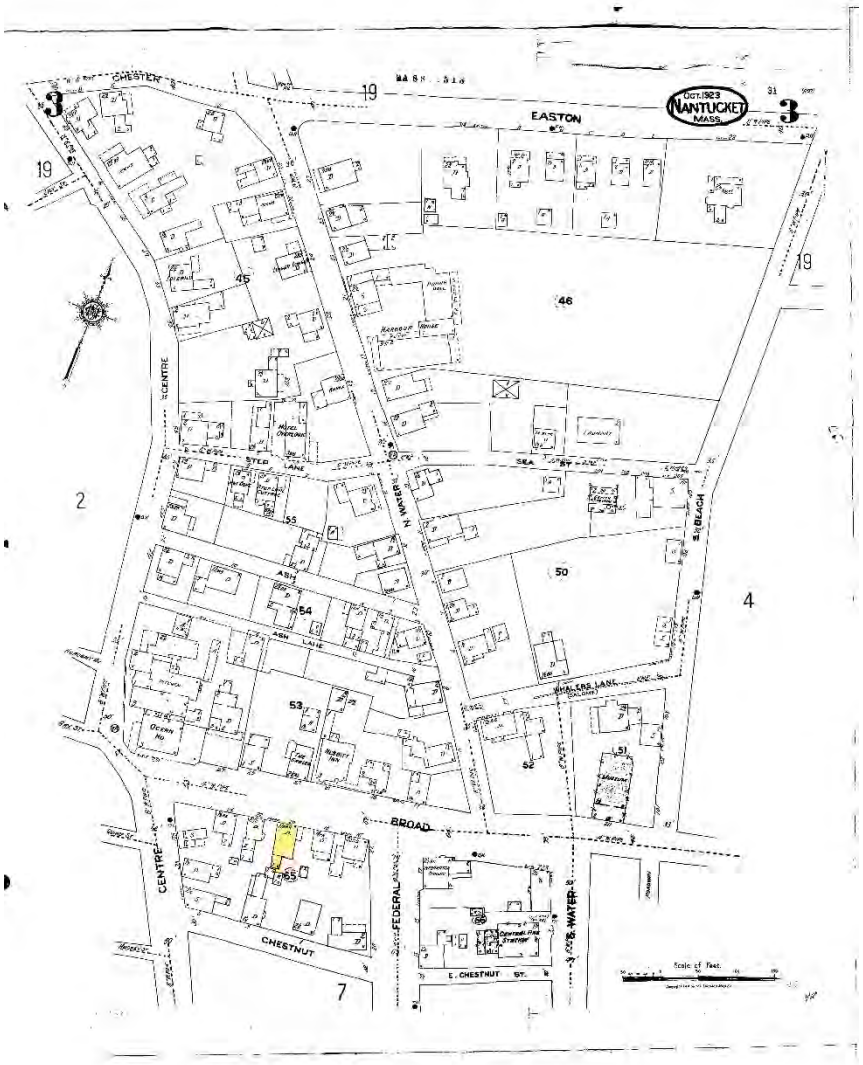
Nantucket, Ma, 02554

Historical Research
Sanborn Maps

emeritus



August 1909



October 1923

20 Broad Street

Nantucket, Ma, 02554

Historical Research
Sanborn Maps

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Photograph shows the rear view of the house at 20 Broad Street. Date: circa 1880

Source: Nantucket Historic Association Archive / https://nha.org/ Number: GPN2451

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20 Broad Street

Nantucket, Ma, 02554

Historical Research

Historical Photos

emeritus



Broad Street view looking west from Federal Street. Date:1900 (circa)

Source: Nantucket Historic Association Archive / https://nha.org/ Number:GPN4282



20 Broad Street, last name of the owner at the time was Bank. **Date:** April 1993

Source: Nantucket Historic Association Archive / https://nha.org/ **Number:**PH12-403

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20 Broad Street

Nantucket, Ma, 02554

Historical Research
Sanborn Maps

emeritus



Glass stereograph negative View looking east on Broad Street from Centre Street. The house on the right is 24 Broad Street.

Date:

1870s

Source: Nantucket Historic Association Archive / https://nha.org/

Number:

GPN-shute-45

36. STYLE OF ARCHITECTURE:

- ○ a. pre-1750, 2 1/2-story Lean-to
- ○ b. post-1750, 1 3/4-story Lean-to
- ○ c. Typical Nantucket 4-bay
- ○ d. 1 3/4 story, 3-bay
- ○ e. Federal
- ○ f. Greek Revival
- ○ g. Gothic Revival
- ○ h. Italianate
- ○ i. Second Empire
- ○ j. Queen Anne
- ○ k. Colonial Revival
- ○ l. Shingle style
- ○ m. Bungalow
- ○ n. Four Square
- ○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ○ c. Lancaster, The Architecture of Historic Nantucket, page: _____
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ○ f. NHA photos: _____
- ○ g. HABS research: _____
- ○ h. NHA plaque records: _____
- ○ i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: 2,500 CF ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:

- ○ a. at sidewalk
- ○ b. 10 feet or less
- ○ c. 20 feet or less
- ○ d. other: _____

42. ORIENTATION TO STREET ADDRESS: ○ a. gabled ○ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

- ○ a. densely built-up
- ○ b. scattered buildings
- ○ c. open land
- ○ d. residential
- ○ e. commercial
- ○ f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

- ○ a. barn
- ○ b. privy
- ○ c. shop
- ○ d. arbor
- ○ e. carriage house
- ○ f. shed
- ○ g. gardens
- ○ h. deck
- ○ i. garage
- ○ j. greenhouse
- ○ k. fence
- ○ l. parking
- ○ m. scallop shanty
- n. landscape features: _____
- ○ o. other: _____

45. OTHER NOTABLE FEATURES: _____

(Building or site including interior features if known)

Revision 5/89 RAF/MF

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-5-9
MAP/PARCEL#: 42-42-033

Recorded By: AEG Date: 10/16 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 20 Broad St 2. BUILDING NAME: Bunch

3. OWNERSHIP: ○ a. public ○ b. private 4. PRESENT OWNER: Cocker & Crystal L

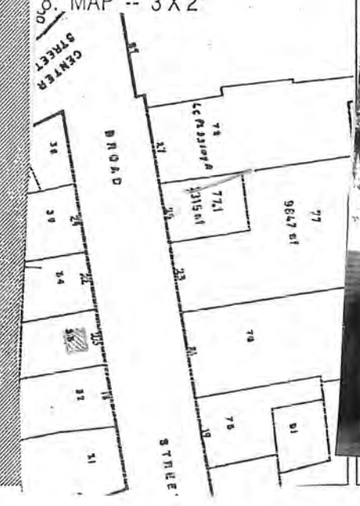
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

6. USE: Original: _____ Present: _____
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ○ a. Yes ○ b. No
Interior accessible, explain: no

8. MAP -- 3 X 2"





DESCRIPTION:

10. FOUNDATION
◉ a. brick ○ b. rubblestone ○ c. concrete ○ d. other: _____

11. STRUCTURAL SYSTEM
○ a. post-and-beam ○ c. masonry load-bearing walls
○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ◉ d. clapboard ○ f. flush boarding
○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ◉ d. clapboard ○ f. flush boarding
○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

15. NUMBER OF STORIES: ○ a. 1 ○ c. 1 3/4 ○ e. 2 1/2 ○ g. other: _____
○ b. 1 1/2 ○ d. 2 ○ f. 3

16. ROOF SHAPE: ◉ a. gable ○ c. hip ○ e. other: _____
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL: ◉ a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES:
○ a. roof walk ○ e. balustrade
○ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ○ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S): ◉ a. gable ○ b. hip ○ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL: ◉ a. brick, unpainted ○ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

21. CHIMNEY POSITION: ○ a. center ○ b. off-center ○ c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS: ○ a. one ○ b. two ○ c. three ○ d. other: _____

23. CHIMNEY FEATURES: ○ a. corbelling ◉ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ○ a. center ○ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:
(check several if appropriate)
◉ a. sidelights ○ f. fanlight
○ b. transom ○ g. blind fan
○ c. plank frame ◉ h. Greek Revival
○ d. flush frame ○ i. recessed
○ e. Federal ○ j. other: _____

26. NUMBER OF BAYS: ○ a. three ○ c. five
○ b. four ○ d. N/A
○ e. other: _____

27. WINDOW FRAME TYPE: ○ a. flush ○ c. bull-nose
○ b. plank frame ○ d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:
○ a. 12/12 ○ d. 2/2
○ b. 9/9 ○ e. casement
◉ c. 6/6 ○ f. other: _____

29. PORCH:
○ a. front ○ b. side ○ c. wrap

30. DETAILS:
(check several if appropriate)
○ a. corner boards (plain) ◉ e. blinds
○ b. corner boards (beaded) ○ f. watertable
○ c. corner board (single) ◉ g. pilasters
◉ d. entry stairs w. balustrade ○ h. trellis
○ i. other: _____

31. CONDITION: ○ a. excellent ○ c. fair
◉ b. good ○ d. deteriorated

32. INTEGRITY: ○ a. original site ○ b. moved if so, when?: _____

Major alterations or additions: _____
(with dates if known) _____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:
○ a. individually significant ◉ b. contributing ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: after 1896 SOURCE: Lancaster
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:
○ a. box ◉ c. gable front ○ e. side-gabled
○ b. additive ○ d. gable ell ○ f. other: _____





Existing Conditions

emeritus



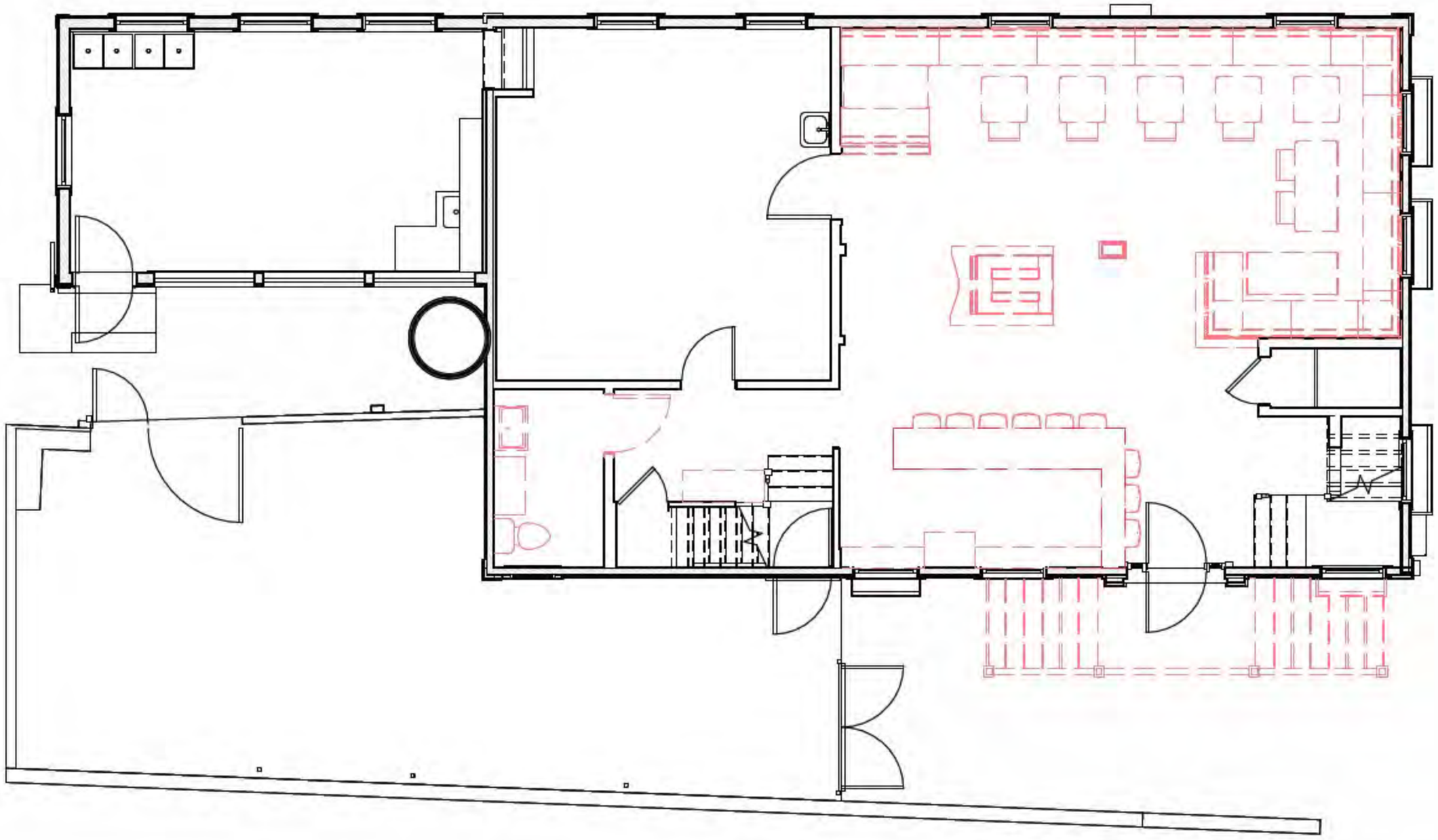


Existing Conditions


42.4.2 90
4
N WATER ST
42.4.2 38
29
42.4.2 78
27
42.4.2 77
23
42.4.2 76
21
42.4.2 74.1
42.4.2 75
19
42.4.2 74
17
42.4.2 77.1
25
BROAD ST
BROAD ST
BROAD ST
42.4.2 36
37
42.4.2 35
24
42.4.2 34
22
42.4.2 32
18
42.4.2 31
22
42.3.1 3
35
42.3.1 4
33
42.3.1 6
3
42.3.1 7
1
42.3.1 8
20
FEDERAL ST
CENTER ST
QUINCE ST
42.3.1 63
42 44B
42.3.1 64
40 40A
42.3.1 66
38
42.3.1 67
36
42.3.1 5
5
CHESTNUT ST
CHESTNUT ST
42.3.1 69
2
42.3.1 72
18
42.3.1 71
16
42.3.1 70
16-
42.3.1 126
14
42.3.1 122.2
HUSSEY ST

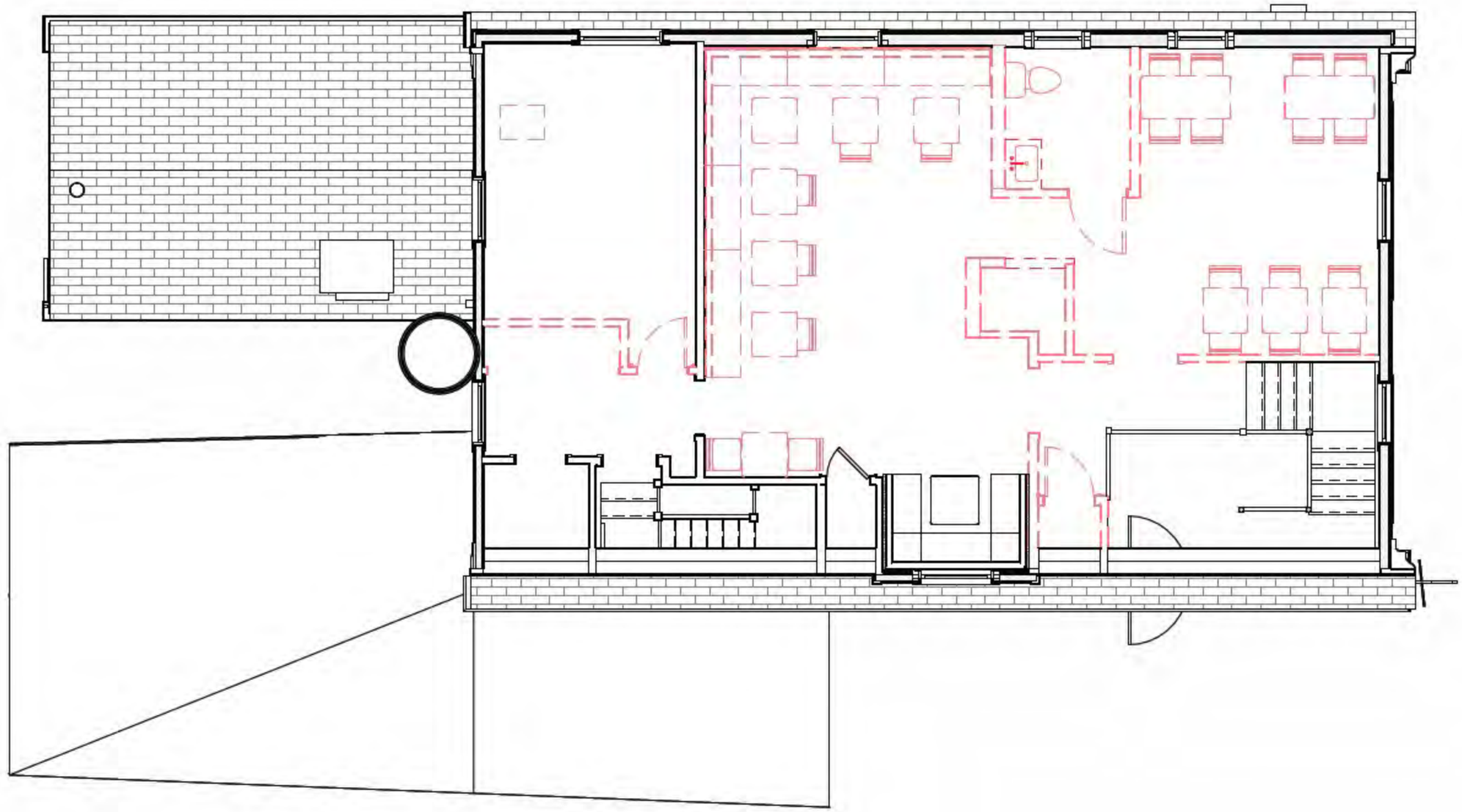
Locus Map


BROAD STREET
Accessible Lift
New Stairs & Accessible Stoop
20 BROAD
TOTAL AREA
1,388 +/- S. F.
22 BROAD
Covered Patio Dining
3 CHESTNUT



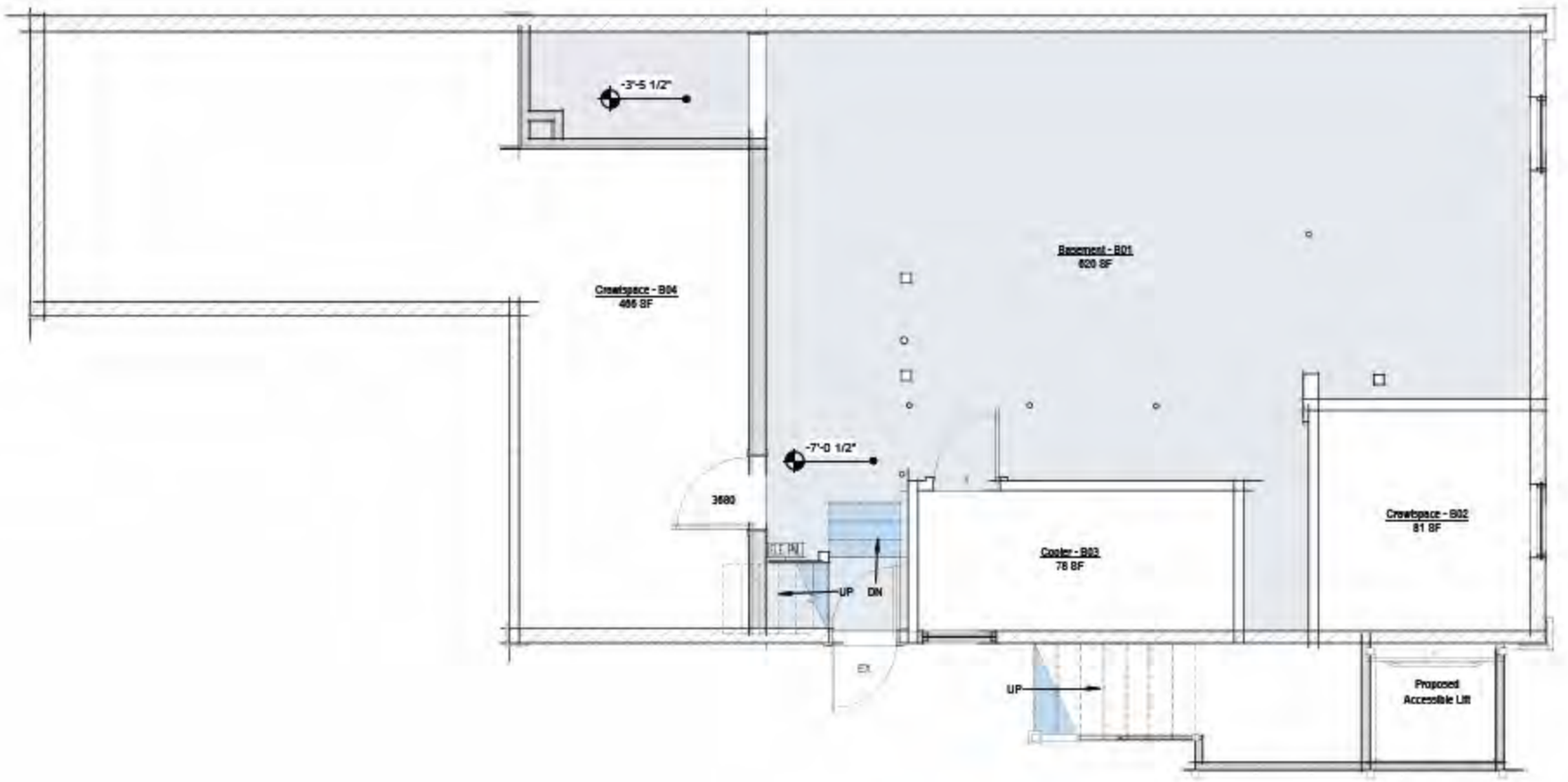
First Floor Plan - Demolition

1/8" = 1'-0"



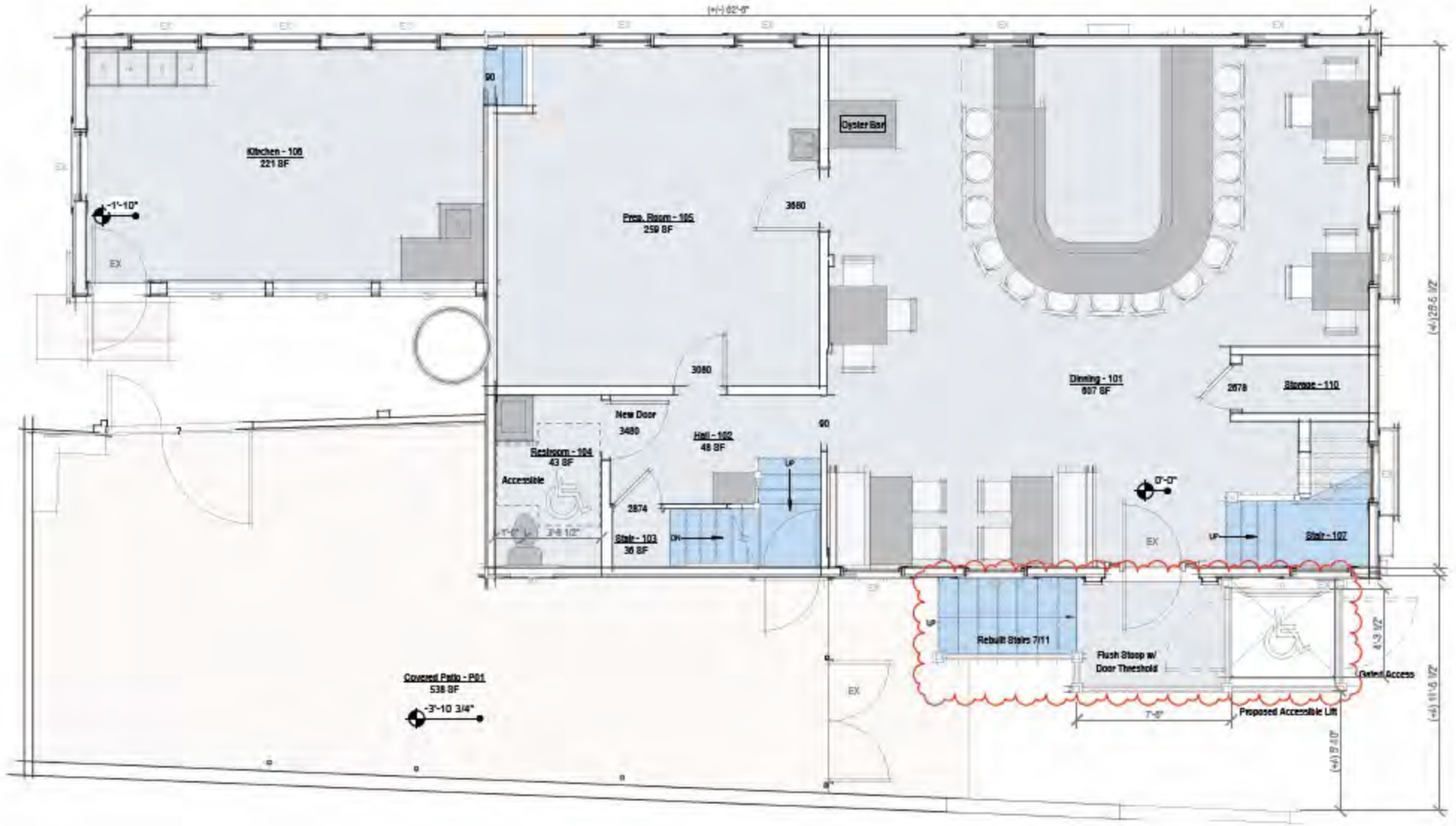
Second Floor Plan - Demolition

1/8" = 1'-0"



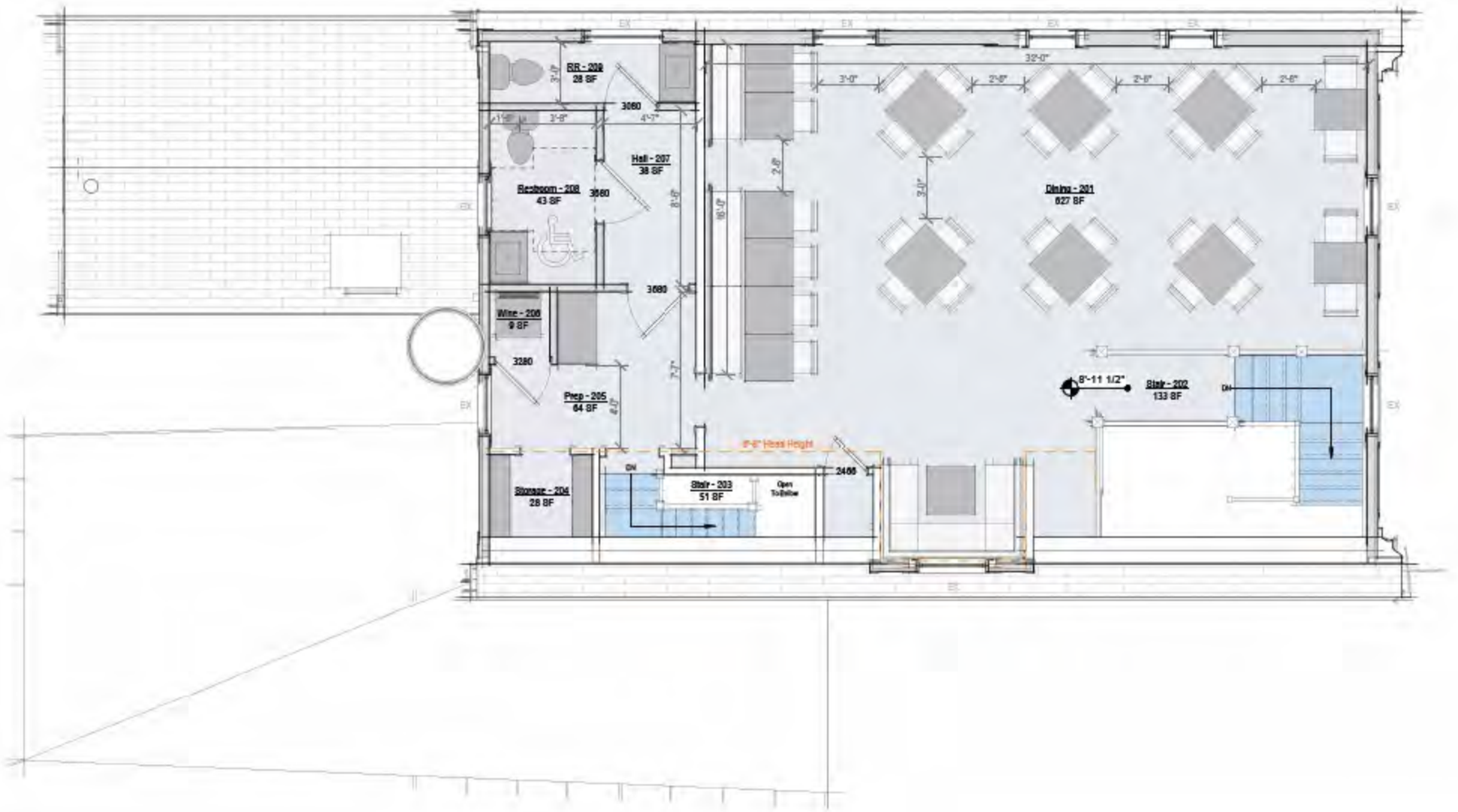
Basement Plan - Proposed

1/4" = 1'-0"



First Floor Plan - Proposed

1/4" = 1'-0"



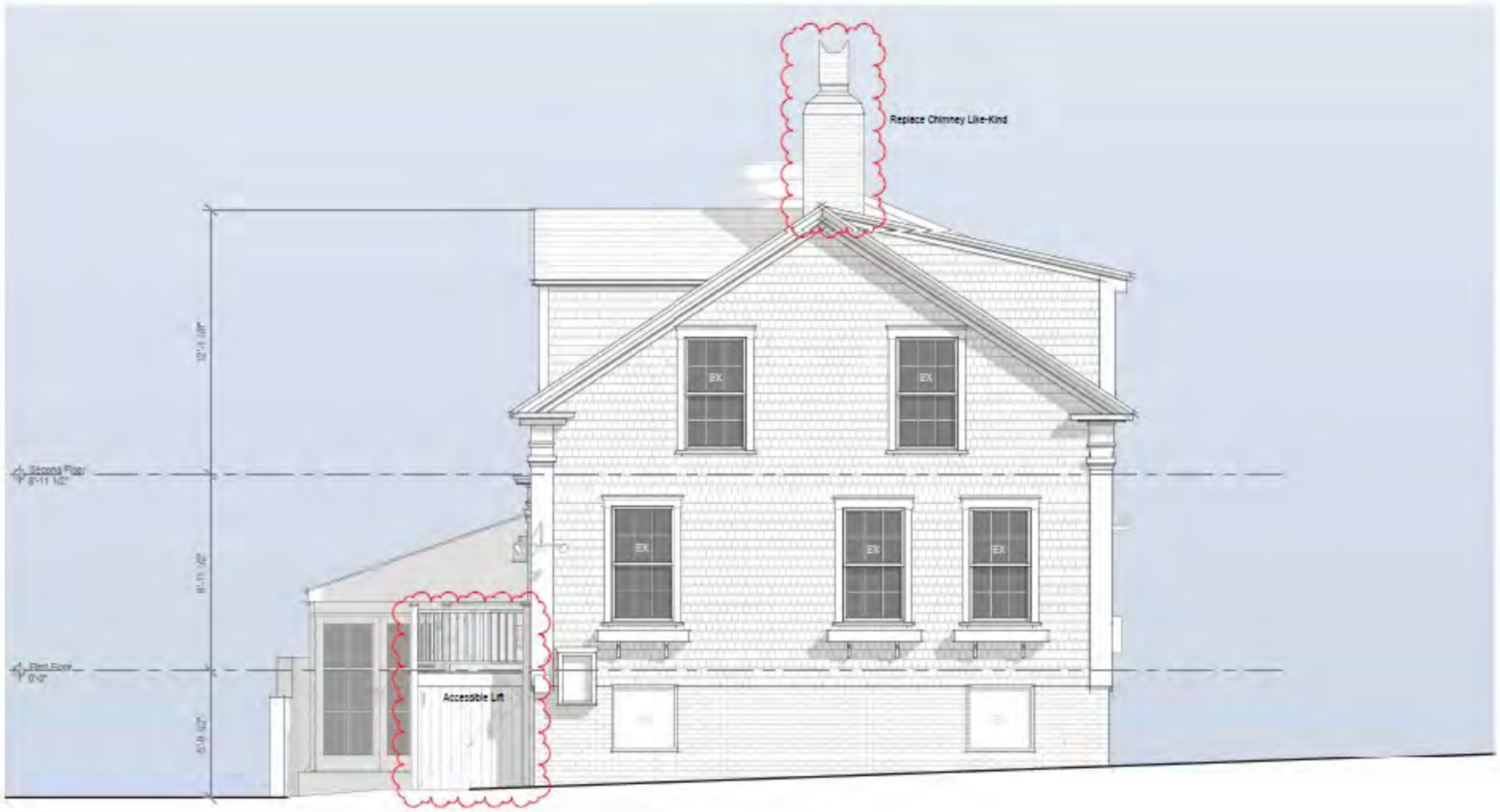
Second Floor Plan - Proposed

1/4" = 1'-0"



North Elevation - Existing

1/8" = 1'-0"



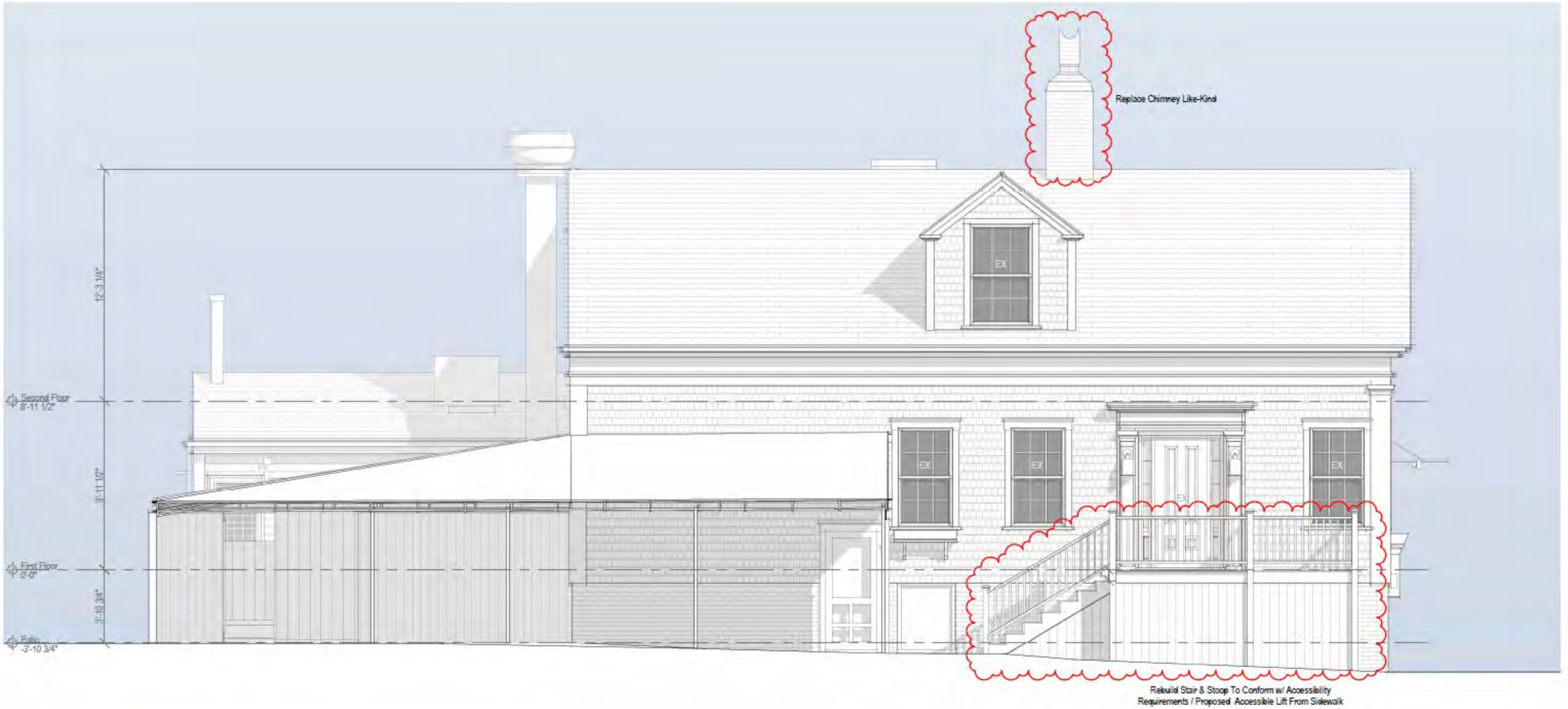
North Elevation - Proposed

1/4" = 1'-0"



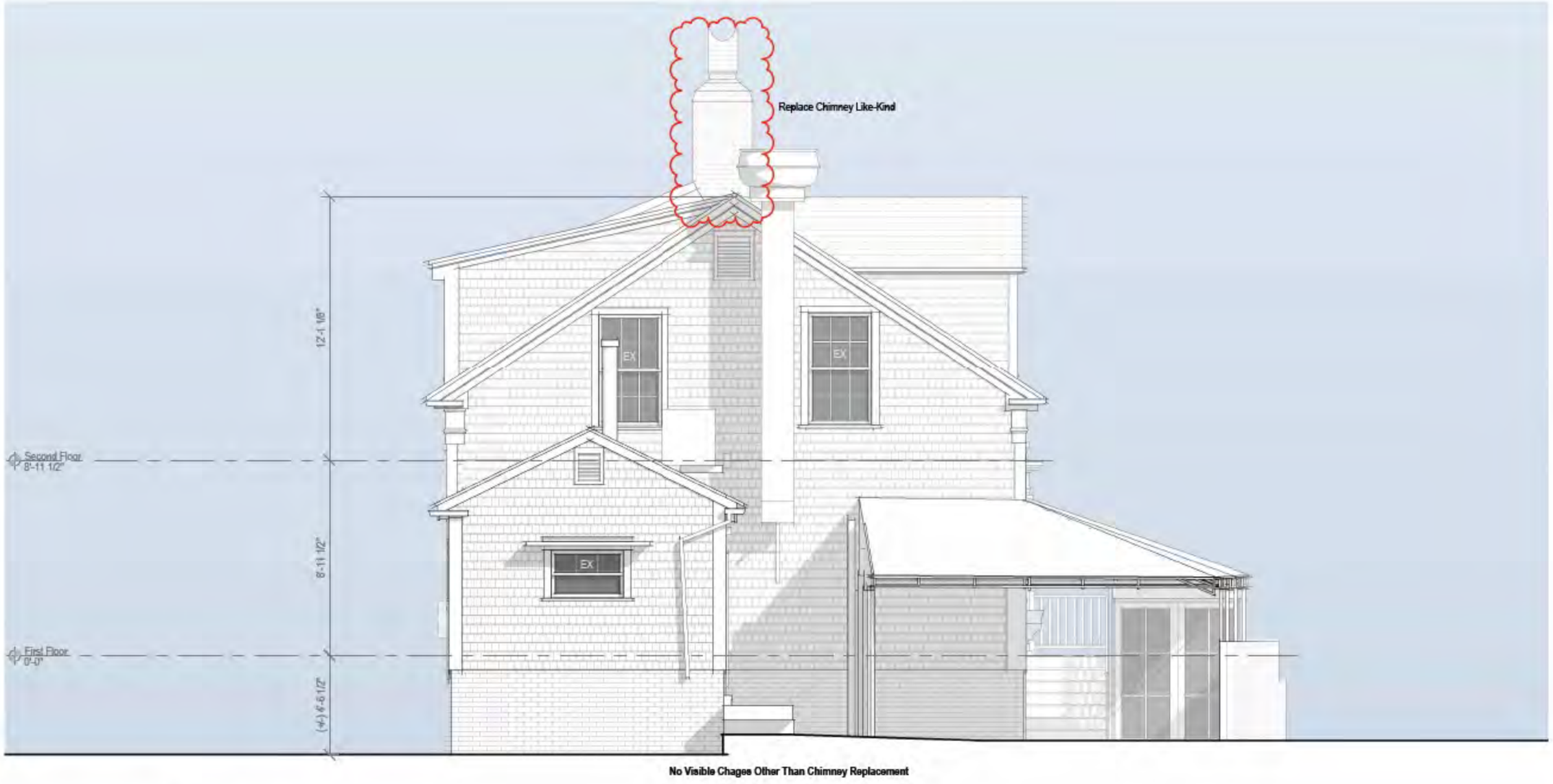
East Elevation - Existing

1/8" = 1'-0"



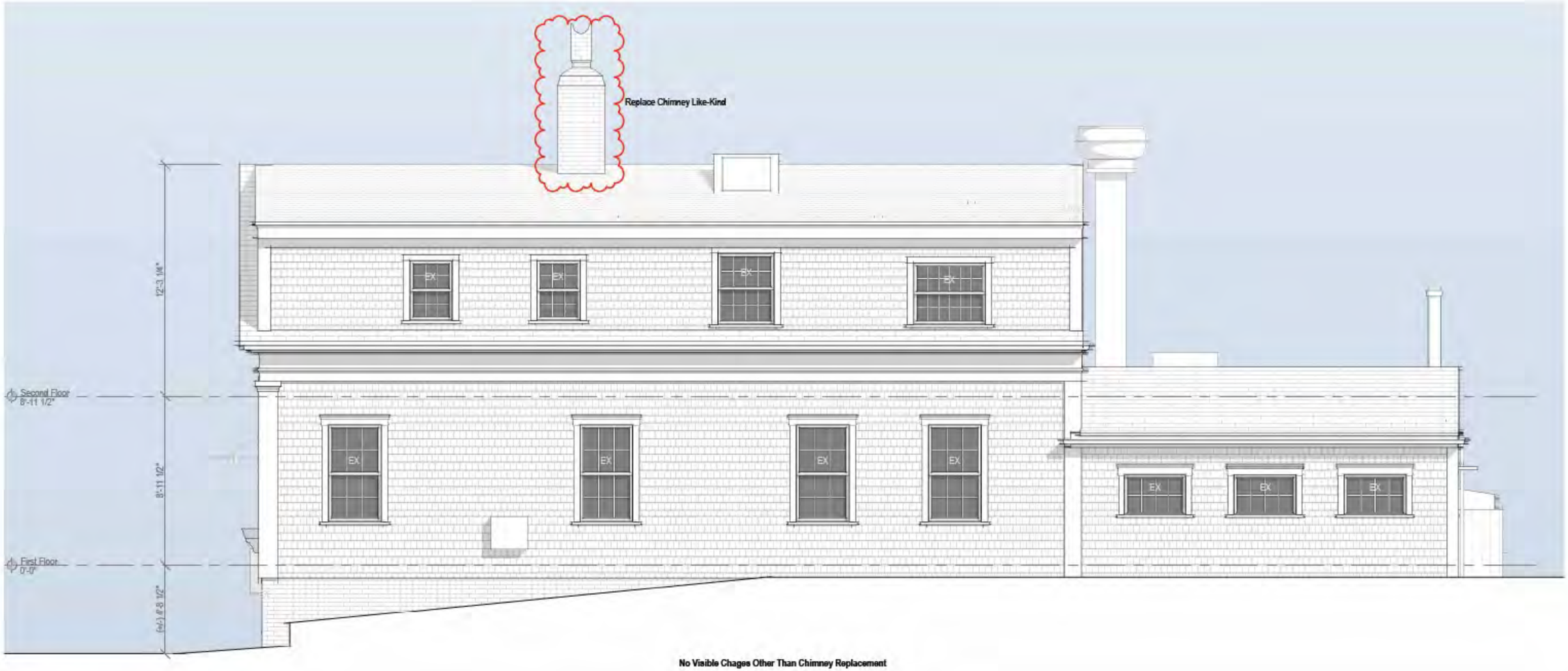
East Elevation - Proposed

1/4" = 1'-0"



South Elevation - Existing

1/4" = 1'-0"



No Visible Chages Other Than Chimney Replacement

West Elevation - Existing

1/4" = 1'-0"

224 Polpis Road 26 / 22.23 Garage/ADU

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
X	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

n/a	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
n/a	3.	**As-Built Plans (1 copy):** of existing elevations
n/a	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
n/a	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
X (mc) (initial to indicate read and understand)	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
n/a	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 26 PARCEL N°. 22.3

Street & Number of Proposed Work: 224 Polpis Rd.

Owner of record: Yellow Dog Nominee Trust

Mailing Address: 913 Dogbar Hill Rd.
Baltimore, MD 21210

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd.

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 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 garage apartment

Size of Structure or Addition: Length: 25'-0" Sq. Footage 1st floor: 550 sf Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 22'-0" Sq. footage 2nd floor: 550 sf Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" +/- South " East " West "

Height of ridge above final finish grade: North 22'-5" South " " East " " West " "

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for 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 8½/12 Secondary Mass _____/12 Dormer 4½/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) Red Cedar

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 5½" Rake 5½" Soffit (Overhang) 6" Corner boards _____ Frieze 4"
Window Casing 3½" Door Frame 3½" Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other Fixed (at cupola)
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type Overhead Material Wood

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White
Deck 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 _____ Signature of owner of record _____ Signed under penalties of perjury

emeritus

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for _____on the following statement:

I _____, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.
(print name of property owner/applicant)

Anne Bailliere _____

Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I _____

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.

Michael Clancy _____

Signature Date

Garage / ADU

224 Polpis Road

09.09.2024

HDC New Business Submission

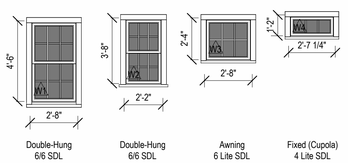


1 Locus Map - Garage/ADU
1/4" = 1'-0"

Single French Entry
2 Panel: 4 Lite SDL

Overehead Garage Door
(2) 3 Lite SDL

2 Exterior Door Legend - Garage/ADU
1/4" = 1'-0"



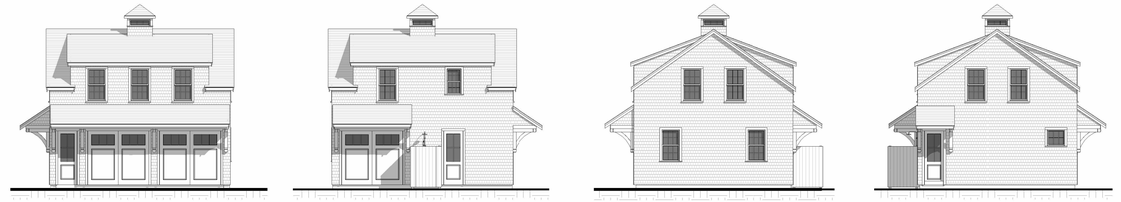
Double-Hung
6/6 SDL

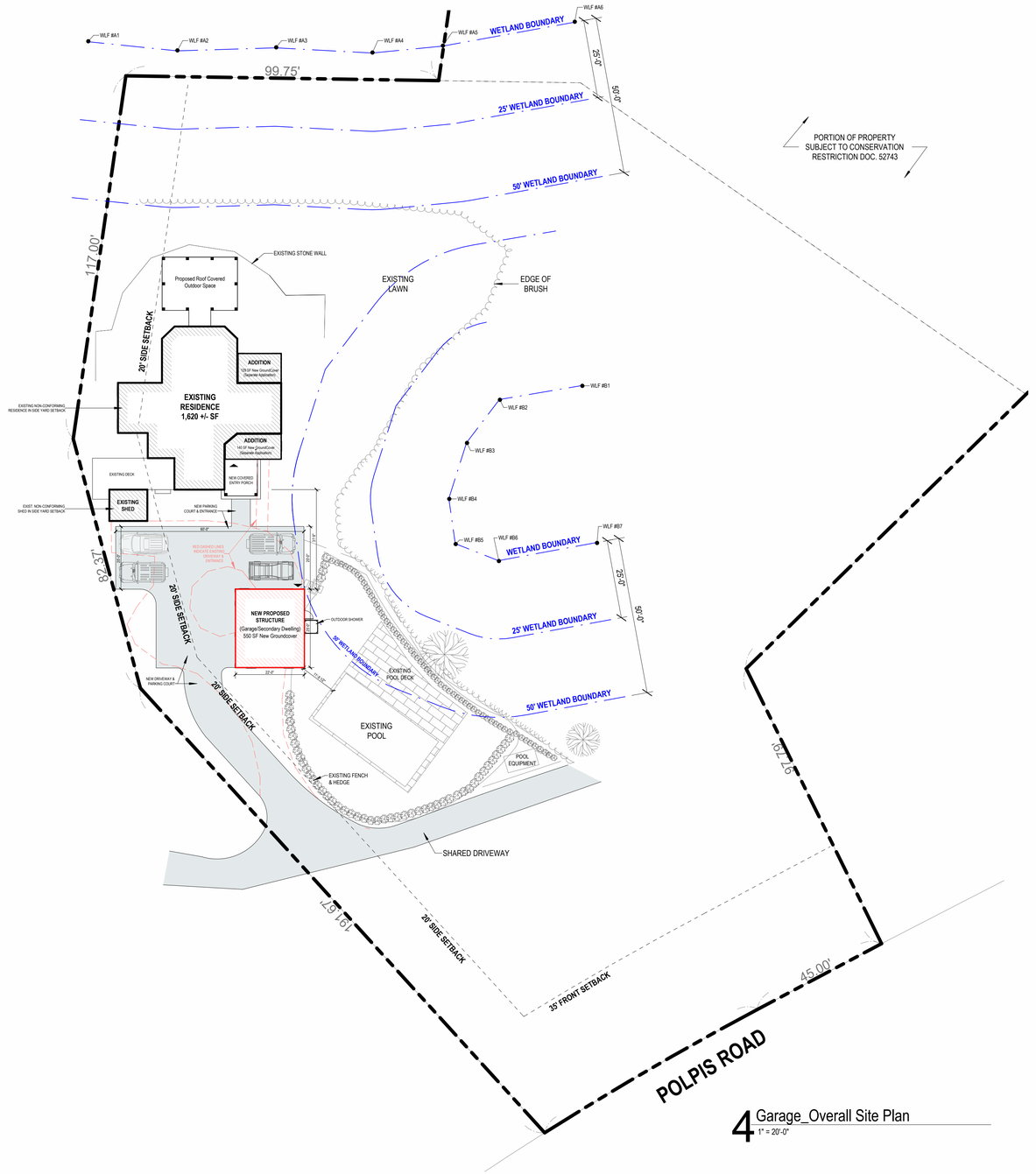
Double-Hung
6/6 SDL

Awning
6 Lite SDL

Fixed (Cupola)
4 Lite SDL

3 Window Legend - Garage/ADU
1/4" = 1'-0"





4 Garage_Overall Site Plan
1" = 20'-0"

2407

Garage / ADU

224 Polpis Road

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	26 / 22.3
Current Zoning:	LUG3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	20'
Lot Size:	104,684 SF
Min. Lot Size:	120,000 SF
Allowable G.C.:	3,141 SF (3%)
Existing G.C.:	1,620 SF
Proposed G.C.:	819 SF
Total Proposed G.C.:	2,439 SF (2.32%)

Sheet Index - Architectural & Structural

SHEET INDEX

G.001 Garage/ADU - Cover Sheet
A.101 Garage/ADU- Floor Plans
A.201 Garage/ADU - Exterior Elevations
A.301 Garage/ADU - Perspective Images
A.401 Site Images

Revisions

Garage/ADU - Cover Sheet

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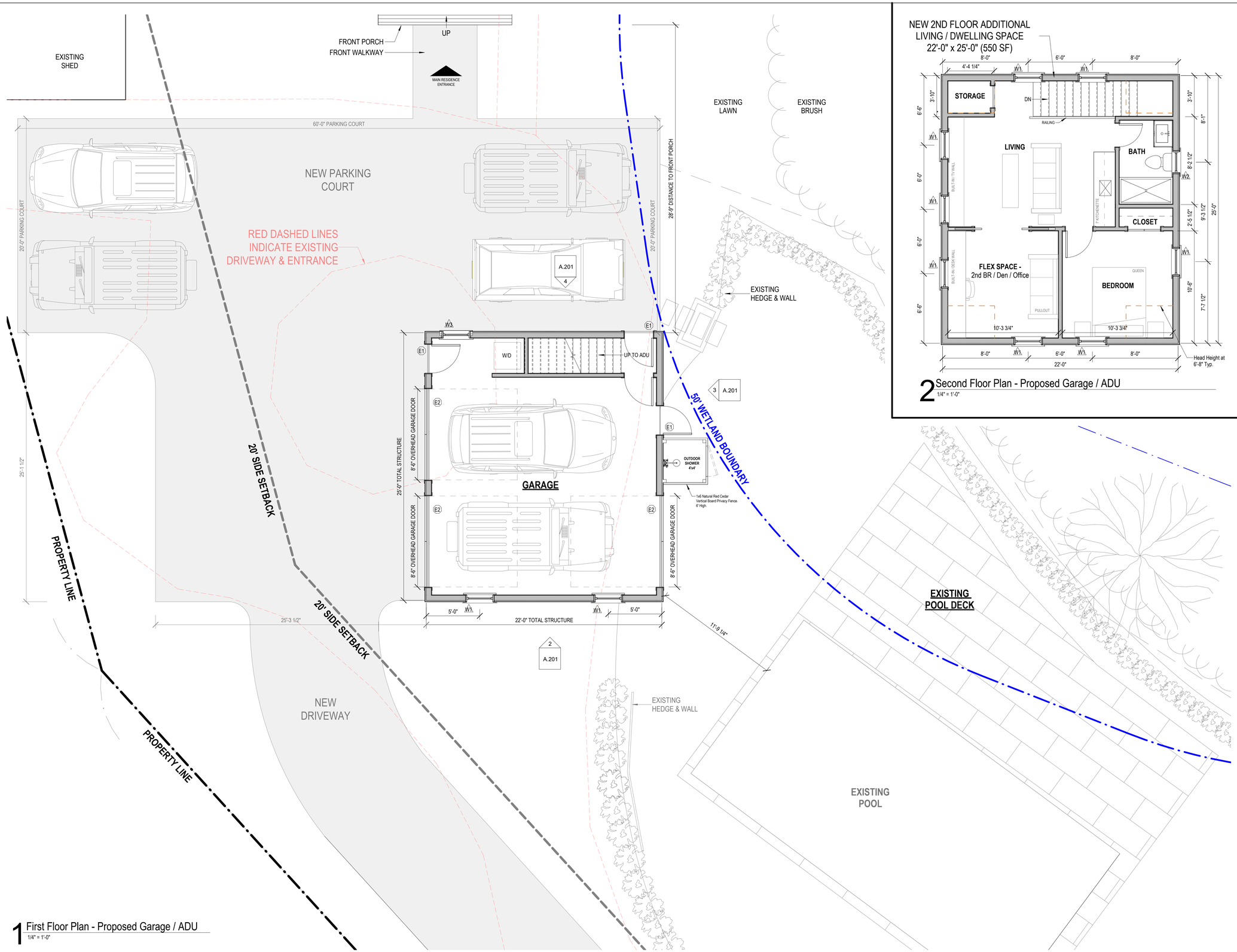
G.001

2407

HDC New Business Submission 09.09.2024



1 First Floor Plan - Proposed Garage / ADU
1/4" = 1'-0"

NEW 2ND FLOOR ADDITIONAL LIVING / DWELLING SPACE
22'-0" x 25'-0" (550 SF)

2 Second Floor Plan - Proposed Garage / ADU
1/4" = 1'-0"

2407

Garage / ADU

224 Polpis Road

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

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Garage/ADU- Floor Plans

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A.101
2407

HDC New Business Submission

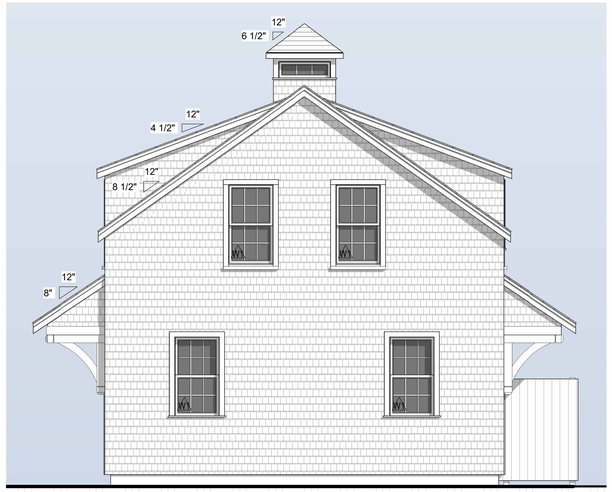
09.09.2024



1 Garage Exterior Elevation_01
1/4" = 1'-0"



3 Garage Exterior Elevation_02
1/4" = 1'-0"



2 Garage Exterior Elevation_03
1/4" = 1'-0"



4 Garage Exterior Elevation_04
1/4" = 1'-0"



5 Site Elevation
1/8" = 1'-0"

2407

Garage / ADU

224 Polpis Road

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

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Garage/ADU - Exterior Elevations

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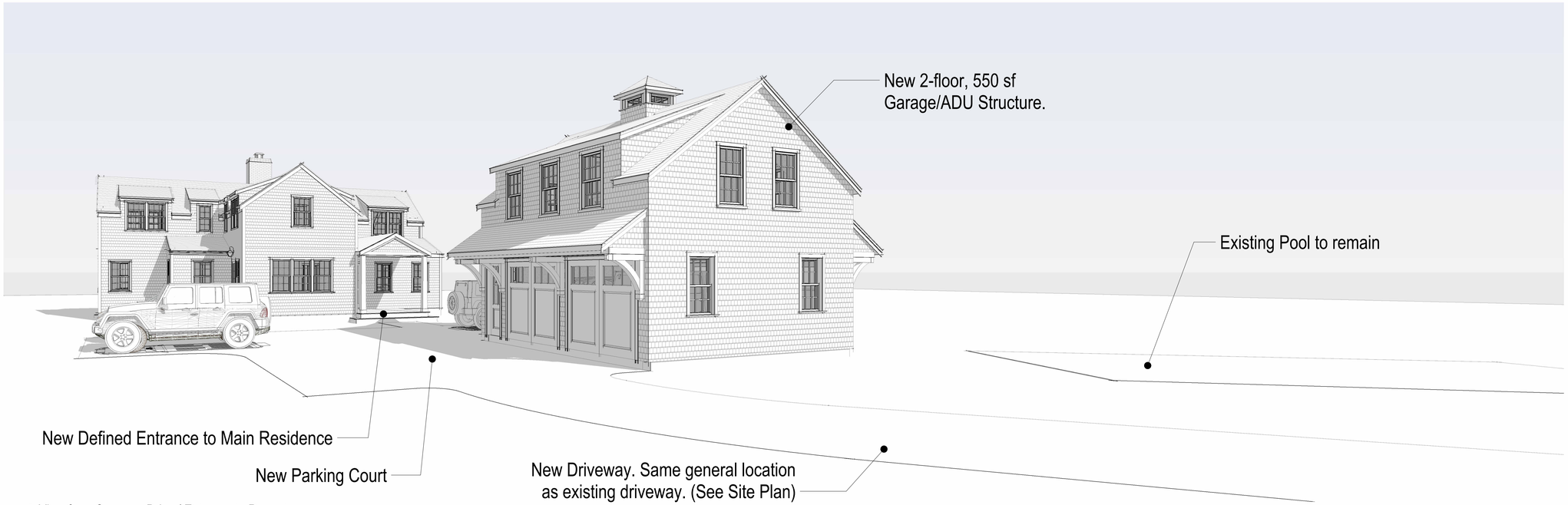
A.201

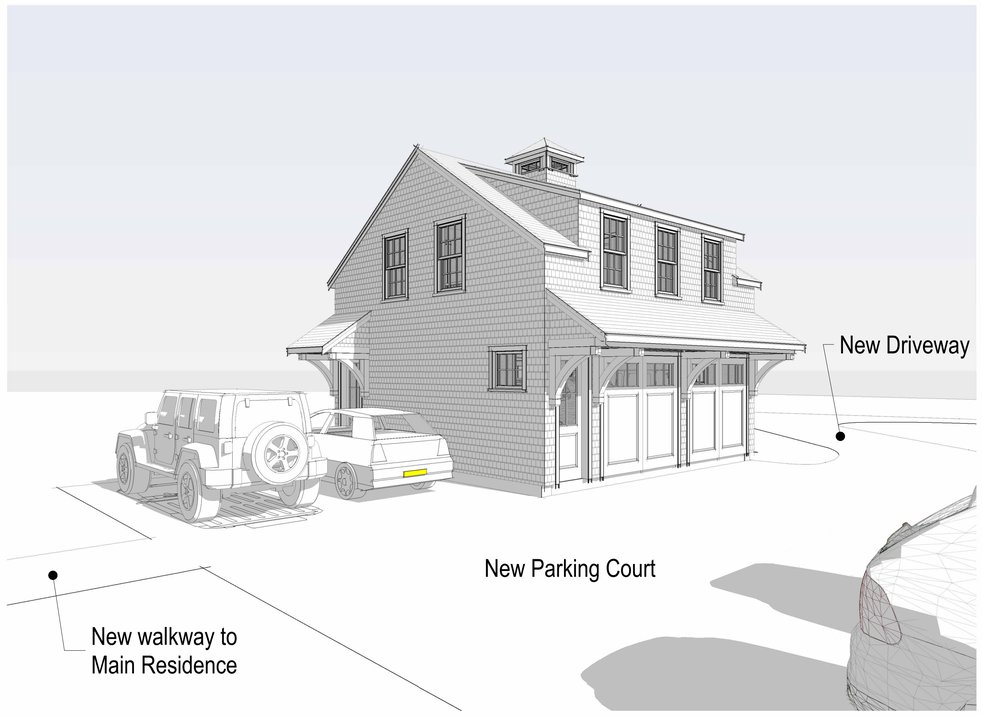
2407

HDC New Business Submission

09.09.2024



1 View from Common Drive / Entrance to Property



2 View from Existing Main Residence (Looking down new driveway)

2407

Garage / ADU

224 Polpis Road

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

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Garage/ADU - Perspective Images

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A.301

2407

HDC New Business Submission *09.09.2024*



View from Polpis Road



View from Common Driveway



View from Private Driveway



View from Private Driveway

2407

Garage / ADU

224 Polpis Road

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com
emeritus

Site Information

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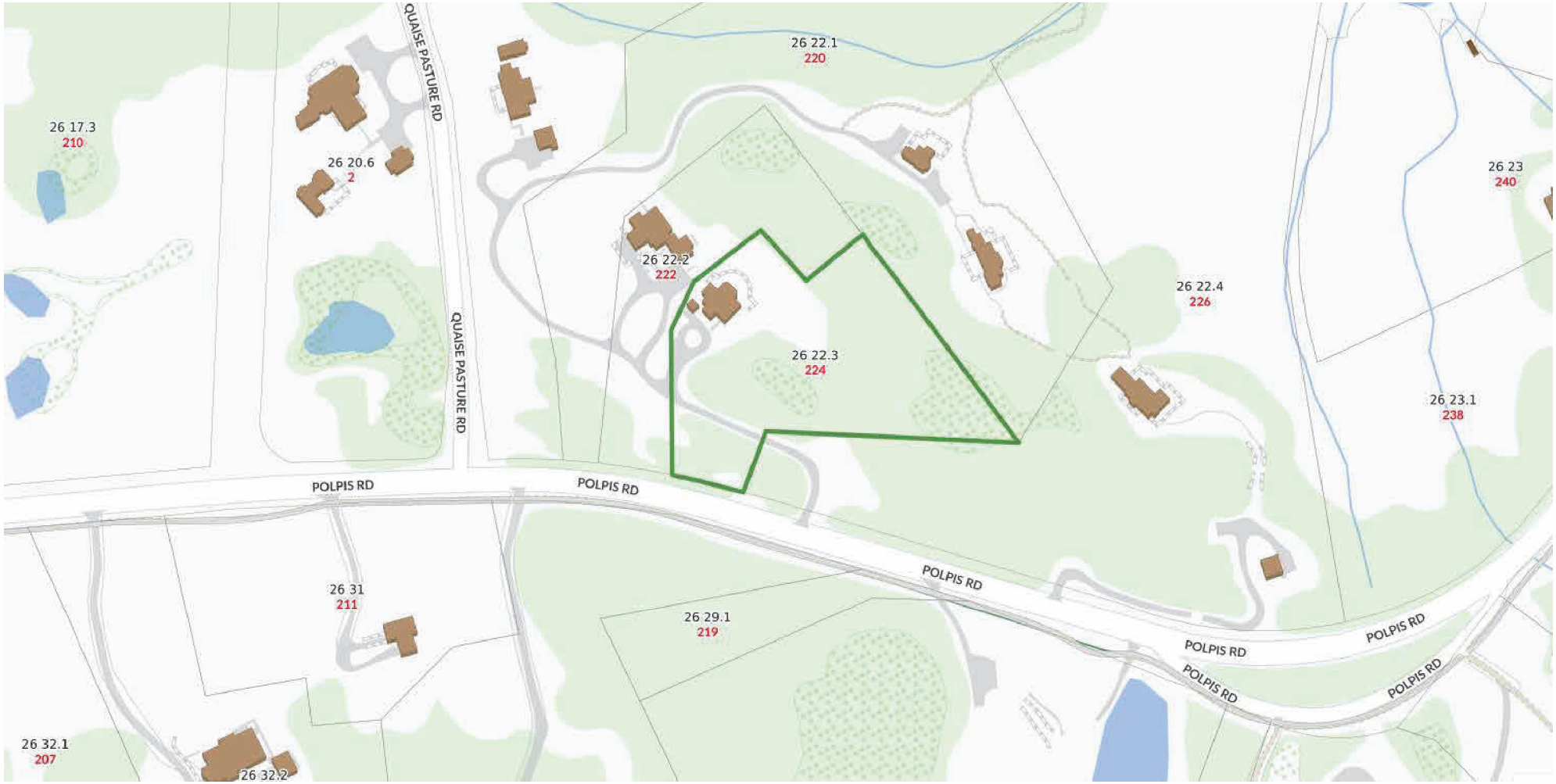
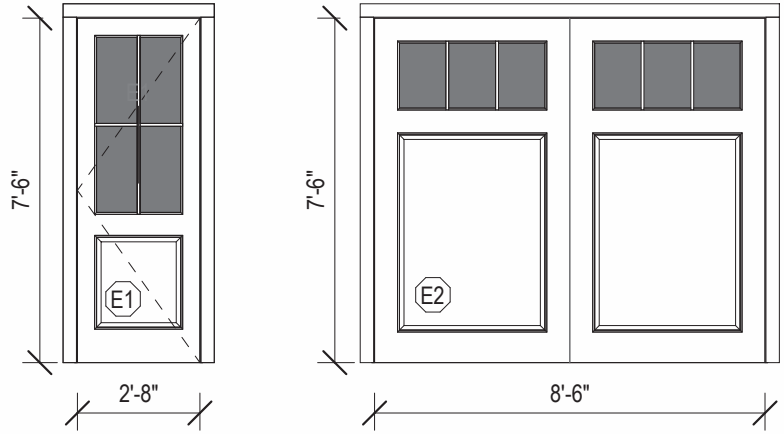
A.401

2407



1 Locus Map - Garage/ADU

1/4" = 1'-0"

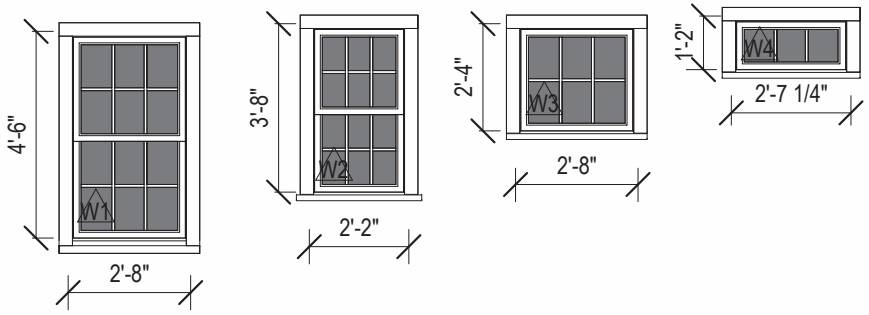


Single French Entry
2 Panel: 4 Lite SDL

Overehead Garage Door
(2) 3 Lite SDL

2 Exterior Door Legend - Garage/ADU

1/4" = 1'-0"



Double-Hung
6/6 SDL

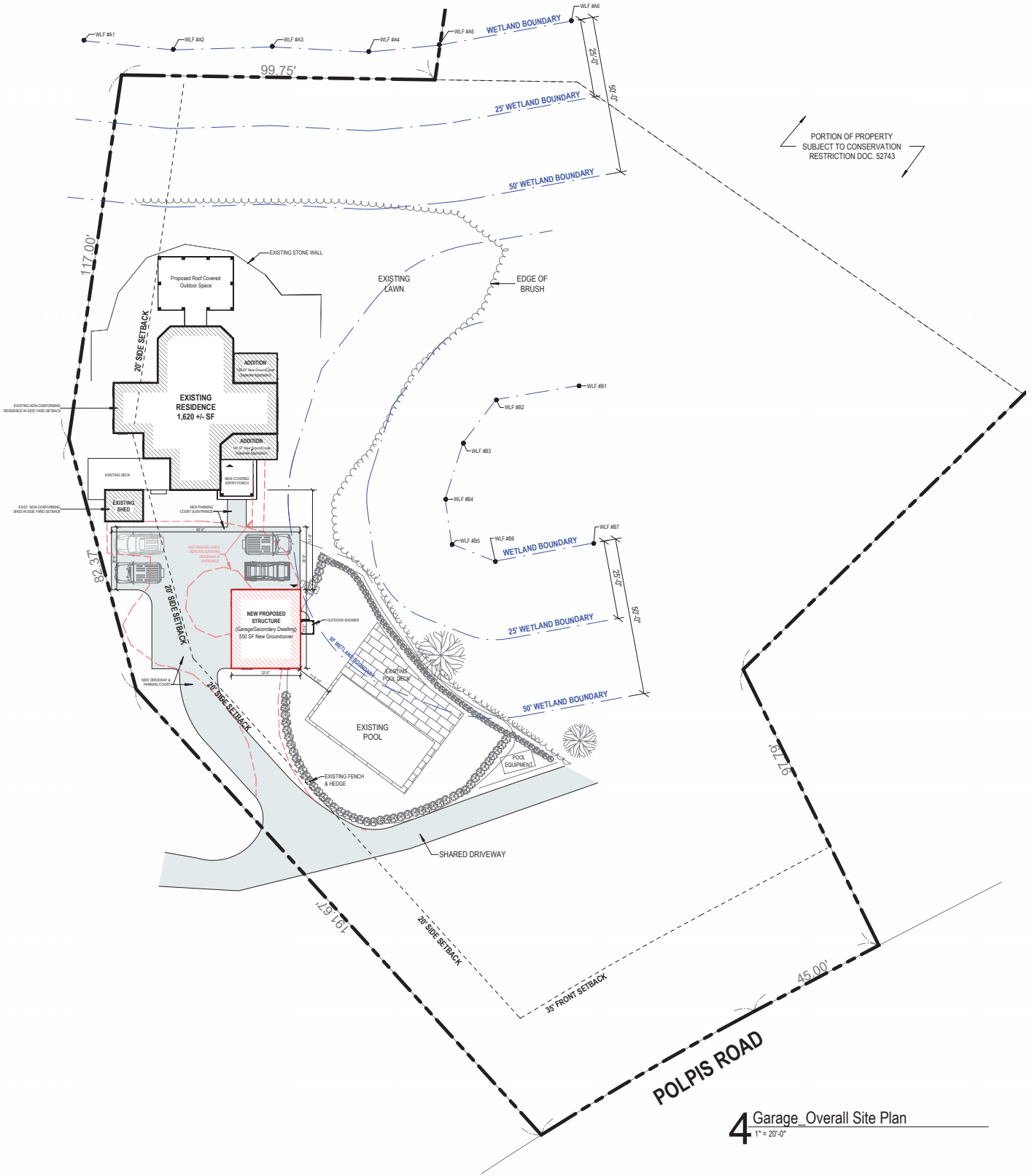
Double-Hung
6/6 SDL

Awning
6 Lite SDL

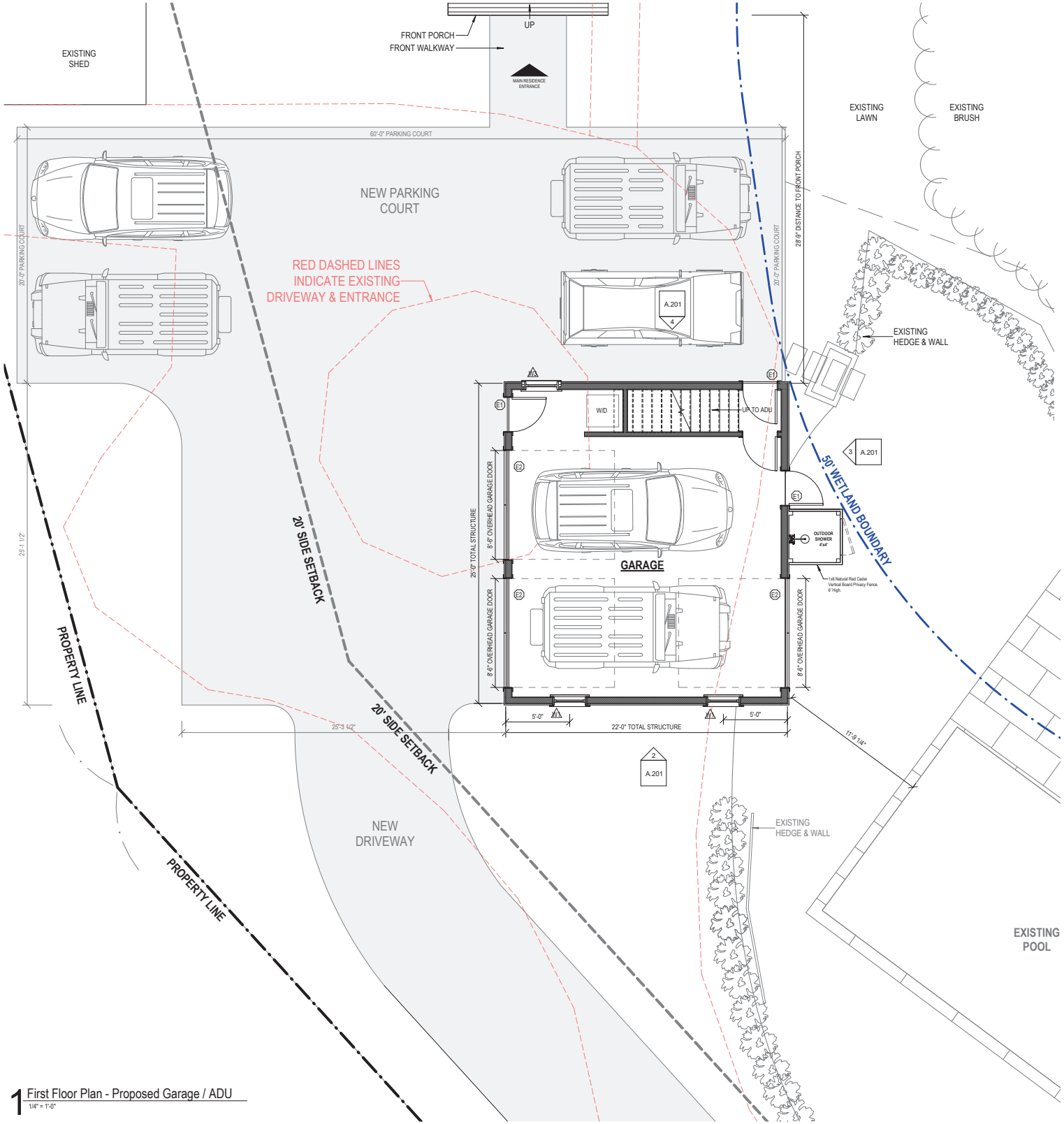
Fixed (Cupola)
4 Lite SDL

3 Window Legend - Garage/ADU

1/4" = 1'-0"

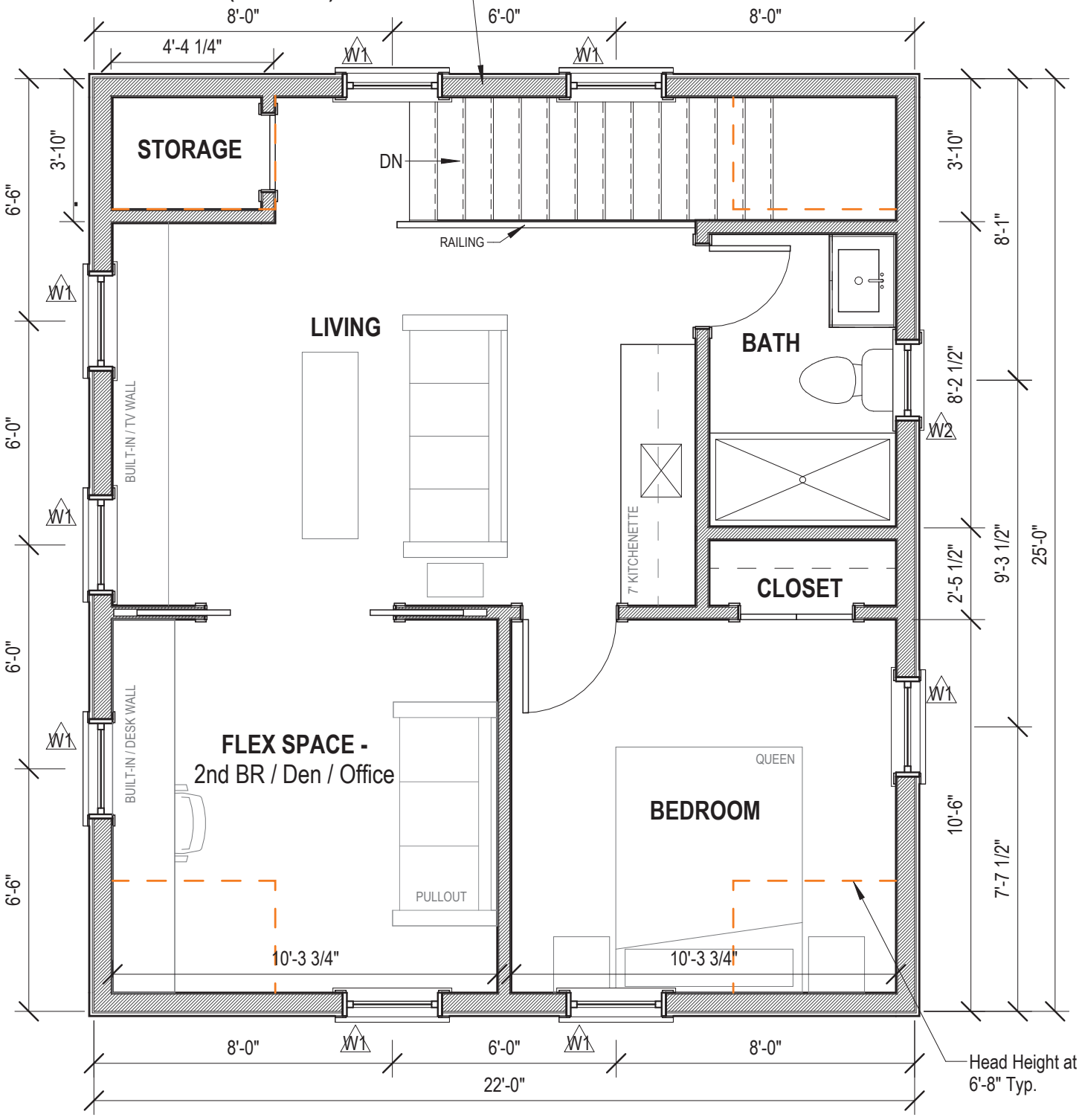


4 Garage_Overall Site Plan
1" = 20'-0"



1 First Floor Plan - Proposed Garage / ADU
1/4" = 1'-0"

NEW 2ND FLOOR ADDITIONAL
LIVING / DWELLING SPACE
22'-0" x 25'-0" (550 SF)



2 Second Floor Plan - Proposed Garage / ADU

1/4" = 1'-0"



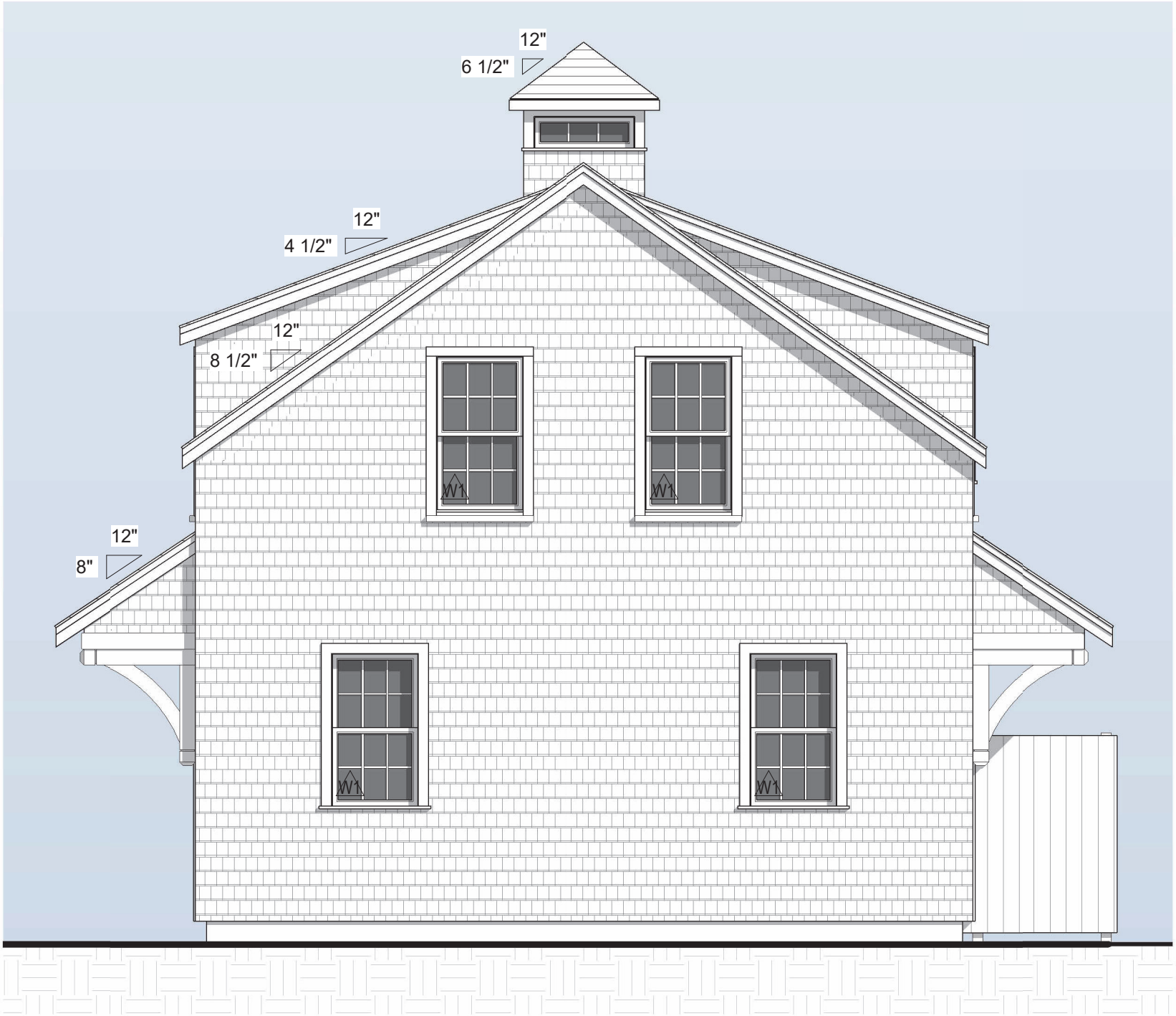
1 Garage Exterior Elevation_01

1/4" = 1'-0"



3 Garage Exterior Elevation_02

1/4" = 1'-0"



2 Garage Exterior Elevation_03

1/4" = 1'-0"



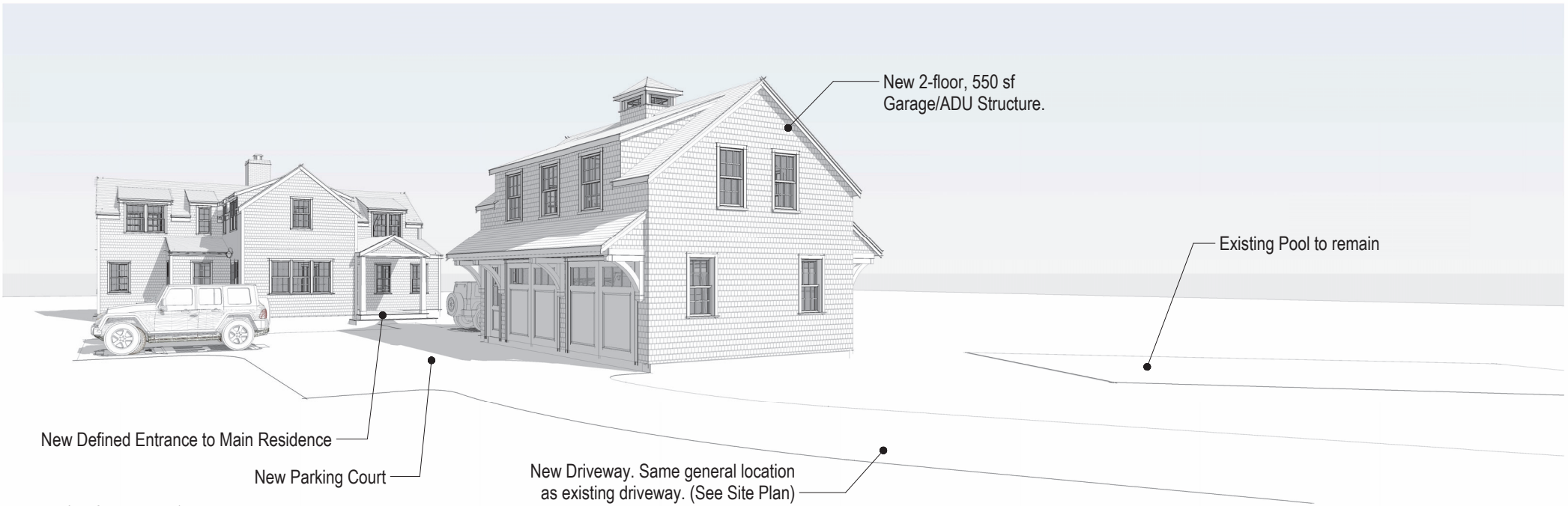
Outdoor Shower. 1x6 Natural Red Cedar Vertical Board Privacy Fence. 6' High.

4 Garage Exterior Elevation_04

1/4" = 1'-0"



5 Site Elevation
1/8" = 1'-0"



1 View from Common Drive / Entrance to Property



2 View from Existing Main Residence (Looking down new driveway)

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: 224 Polpis Rd.

Tax Map Number: 26 Parcel Number: 22.3

Owner of Record: Yellow Dog Nominee Trust

Description of Proposal: New Garage

Anticipated HDC Submission Date: 08.12.2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Yellow Dog Nominee Trust

MAILING ADDRESS..... 913 Poplar Hill Rd Baltimore, MD. 21210

PROPERTY LOCATION..... 224 Polpis Rd

ASSESSORS MAP/PARCEL..... 26 / 22.3

SUBMITTED BY:..... EMERITUS, LTD

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.08.09 10:48:26 -04'00'

August 9, 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
26	22	1	MCATEE JOHN J JR TR	J J MCATEE JR 1996 REV TRUST AGRMNT	209 BANYAN ROAD	PALM BEACH	FL	33480	220 POLPIS RD
26	22	2	SKYLARKING LLC		51 SOUTHGATE AV	ANNAPOLIS	MD	21401	222 POLPIS RD
26	22	4	MCATEE JOHN J JR TR	MCATEE JOHN J JR 1996 REV TRUST	209 BANYAN ROAD	PALM BEACH	FL	33480	226 POLPIS RD
26	30		P & G NANTUCKET LLC	C/O KENEALLY GERARD	215 POLPIS RD	NANTUCKET	MA	02554	215 POLPIS RD
Count:	**4**								

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Extra Services & Fees *(check box, add fee as appropriate)*
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage
$

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Street and Apt

City, State, ZIP

NANTUCKET POST OFFICE AUG 09 2024 02584 9998

Postmark Here

NANTUCKET CONSERVATION FND INC
PO BOX 13
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee
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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total
$

Sent

Street

City,

NANTUCKET POST OFFICE AUG 09 2024

Postmark Here

OMARA MICHAEL J
240 POLPIS RD
NANTUCKET, MA 02554

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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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $

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S

City, State, ZIP+4®

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NANTUCKET ISLANDS LAND BANK
22 BROAD ST
NANTUCKET, MA 02554

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Extra Services & Fees *(check box, add fee as appropriate)*
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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total P
$

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Street a

City, Sta

NANTUCKET POST OFFICE AUG 09 2024

Postmark Here

COHEN STEVEN L TR
PO BOX 786
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

_____ 1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.

_____ 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

_____ 3. **Application Fee:** See back of application for fee schedule or call the office.

_____ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

_____ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.

_____ 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.

_____ 7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

_____ 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

_____ 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**

_____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.

_____ 3. **As-Built Plans (1 copy):** of existing elevations

_____ 4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.

_____ 5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

_____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

_____ 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

_____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 159

Street & Number of Proposed Work: 32 N. Liberty St.

Owner of record: Stephen Frohwein

Mailing Address: 32 N. Liberty St.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams
Nantucket MA 02554

Contact Phone #: 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. 2022-03-6873
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: n/a

Original Date: 1840

Original Builder:

REVISIONS* (describe)

1. East Elevation Submitting for as-built conditions for approval
2. South Elevation "
3. West Elevation "
4. North Elevation "

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS No changes

Sidewall Natural Clapboard (if applicable) _____ Roof Asphalt Black
Trim White Sash White Doors Front - TMF/patio white
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/9/24 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 Dmitri Kapalis of Emeritus

AS AGENT FOR Stephen Frohwein

STREET ADDRESS 32 North Liberty Street

MAP/PARCEL 41 / 159

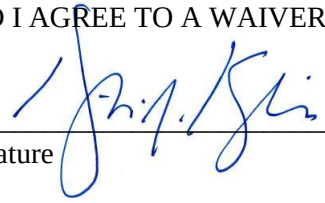
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

September 9, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.



Signature — Date: September 9, 2024



Main House
32 North Liberty Street
Nantucket, MA 02554

Existing Conditions Photographs

HDC Submission 09.09.24

emeritus



Main House
32 North Liberty Street
Nantucket, MA 02554

Existing Conditions Photographs

HDC Submission 09.09.24

emeritus



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Existing Conditions Photographs
HDC Submission 09.09.24

emeritus

Main House

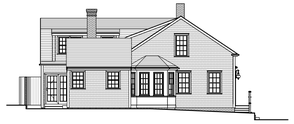
32 North Liberty Street
Nantucket, MA 02554

09.09.24

HDC Submission



East Elevation



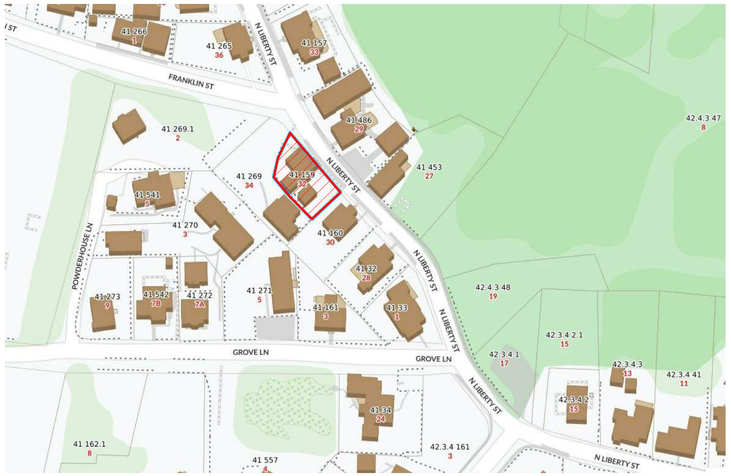
South Elevation



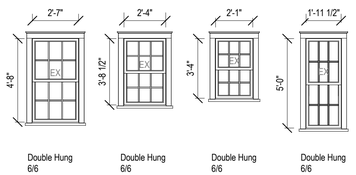
West Elevation



North Elevation



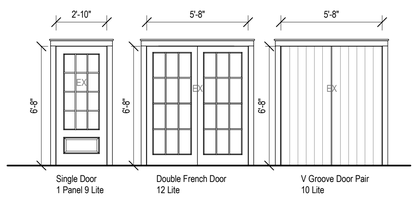
Locus Map



Double Hung 6/6 | Double Hung 6/6 | Double Hung 6/6 | Double Hung 6/6

Window Legend - Dwelling

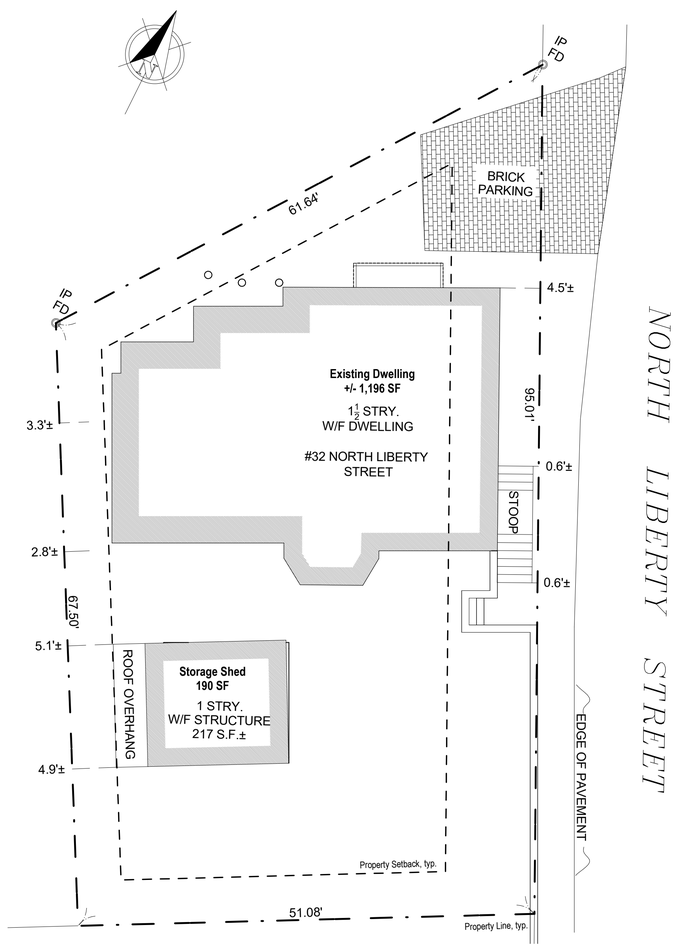
1/4" = 1'-0"



Single Door 1 Panel 9 Lite | Double French Door 12 Lite | V Groove Door Pair 10 Lite

Door Legend - Dwelling

1/4" = 1'-0"



Site Plan

1/8" = 1'-0"

1943

Main House

32 North Liberty Street
Nantucket, MA 02554

emeritus

8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

Cover Sheet

Site Information

Map & Parcel:	41 / 159
Current Zoning:	R1
Minimum Frontage:	50 ft
Front Setback:	10 ft
Side/Rear Setback:	5 ft
Lot Size:	4,297 sq.ft.
Min. Lot Size:	5,000 sq.ft.
Allowable G.C.:	30% / 1,289 sq. ft.
Existing G.C.:	(+/-) 1,196 sq.ft.
Proposed G.C.:	0 sq.ft.
Total Proposed G.C.:	(+/-) 1,196 sq.ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

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.

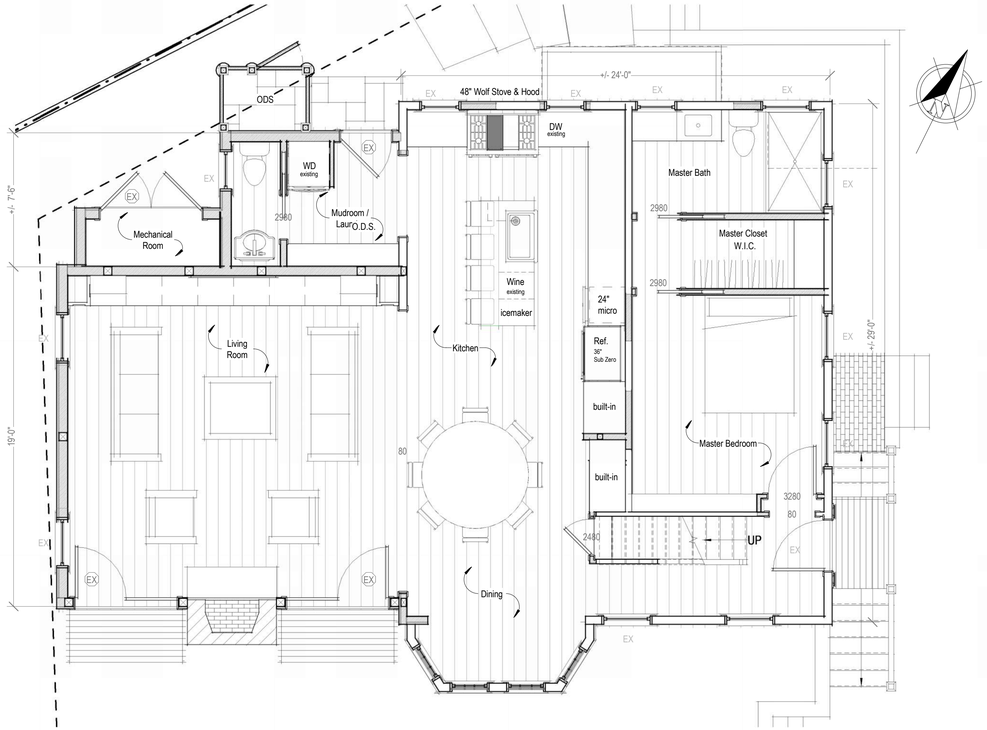
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.1.1

1943

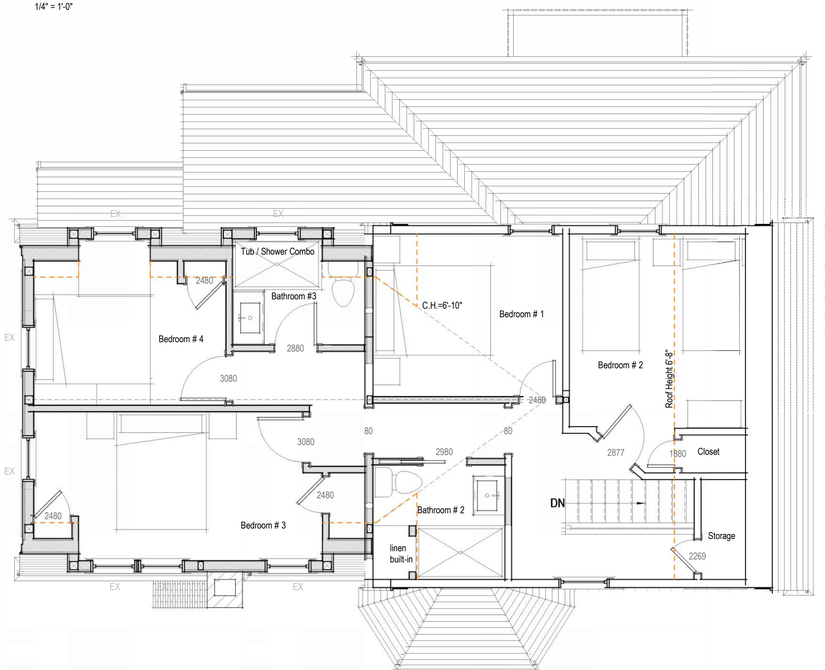
09.09.24

HDC Submission



First Floor - Proposed

1/4" = 1'-0"



Second Floor - Proposed

1/4" = 1'-0"

1943

Main House

32 North Liberty Street
Nantucket, MA 02554

emeritus

8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
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Floor Plans

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Revisions

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A.1.1

1943

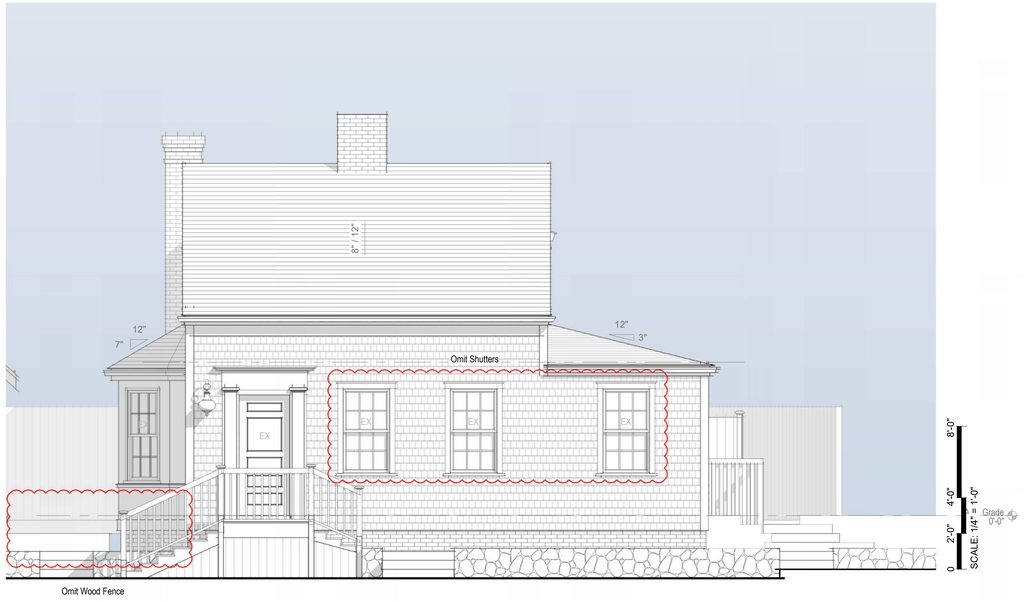
09.09.24

HDC Submission



East Elevation - Previously Approved

1/8" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"



North Elevation - Previously Approved

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

1943

Main House

32 North Liberty Street
Nantucket, MA 02554

emeritus

8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

Exterior Elevations

Site Information

Map & Parcel:	41 / 159
Current Zoning:	R1
Minimum Frontage:	50 ft
Front Setback:	10 ft
Side/Rear Setback:	5 ft
Lot Size:	4,297 sq.ft.
Min. Lot Size:	5,000 sq.ft.
Allowable G.C.:	30% / 1,289 sq. ft.
Existing G.C.:	(+/-) 1,196 sq.ft.
Proposed G.C.:	0 sq.ft.
Total Proposed G.C.:	(+/-) 1,196 sq.ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

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A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

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A.2.1

1943

09.09.24

HDC Submission



West Elevation - Previously Approved

1/8" = 1'-0"



NO VISIBLE CHANGES THIS VIEW

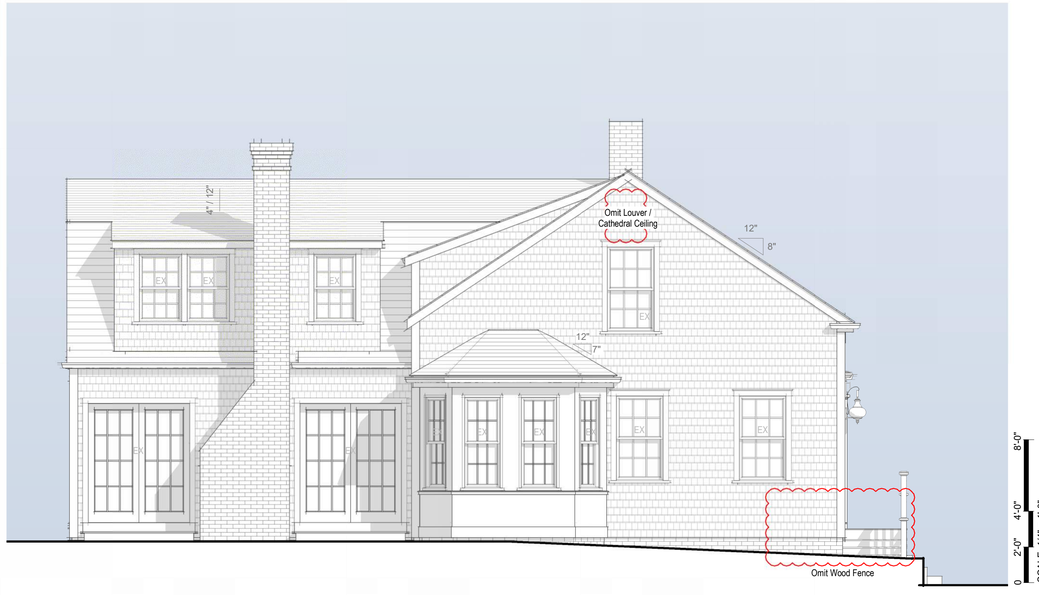
West Elevation - Proposed

1/4" = 1'-0"



South Elevation - Previously Approved

1/8" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"

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A.2.2

1943

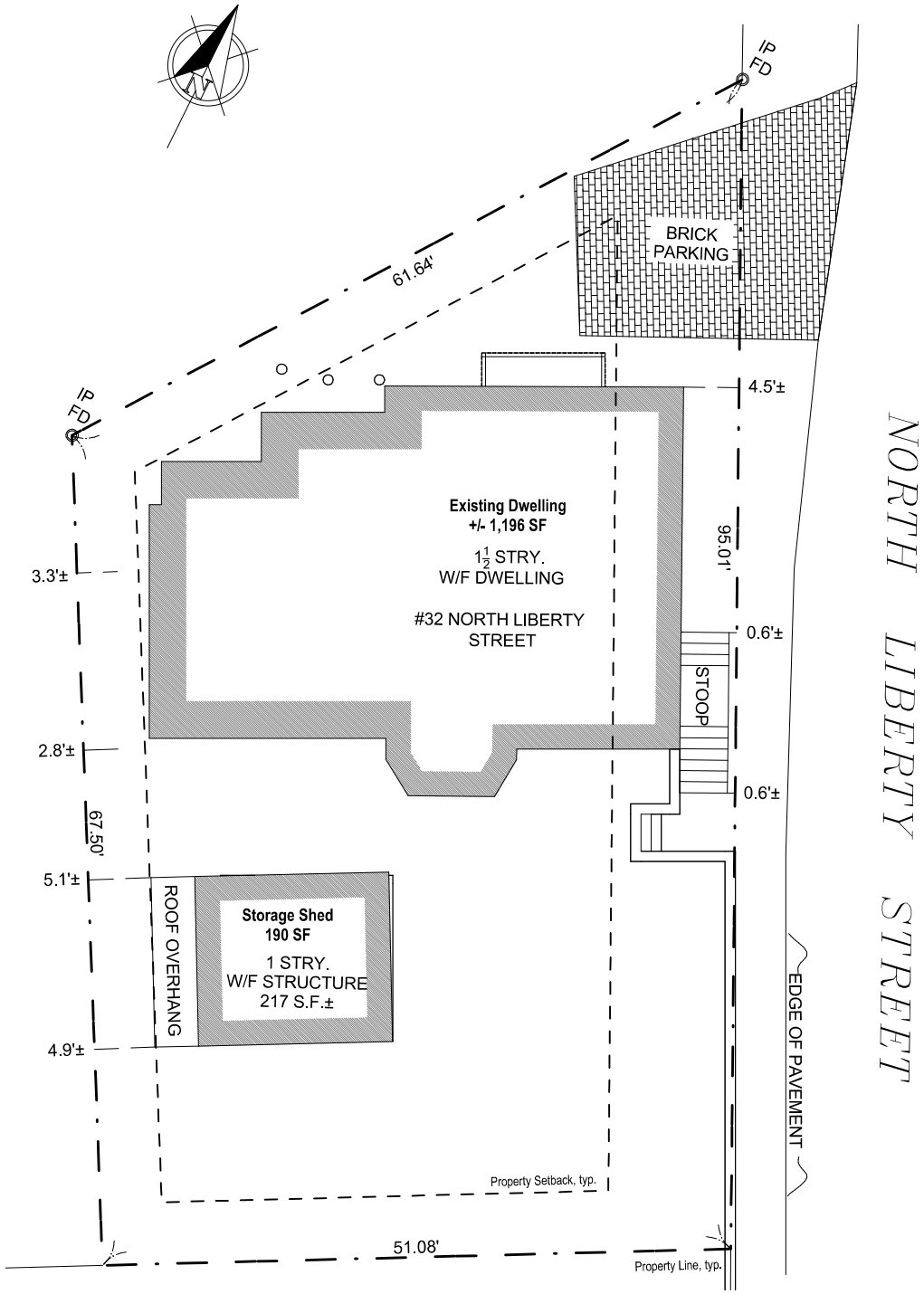
Main House

32 North Liberty Street
Nantucket, MA 02554



Locus Map

09.09.24



Site Plan

1/8" = 1'-0"



East Elevation



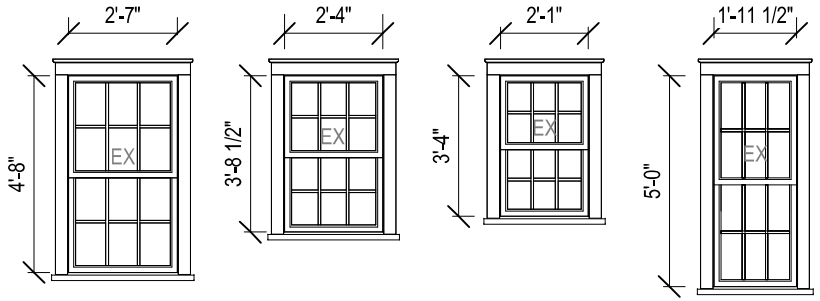
South Elevation



West Elevation



North Elevation



Double Hung
6/6

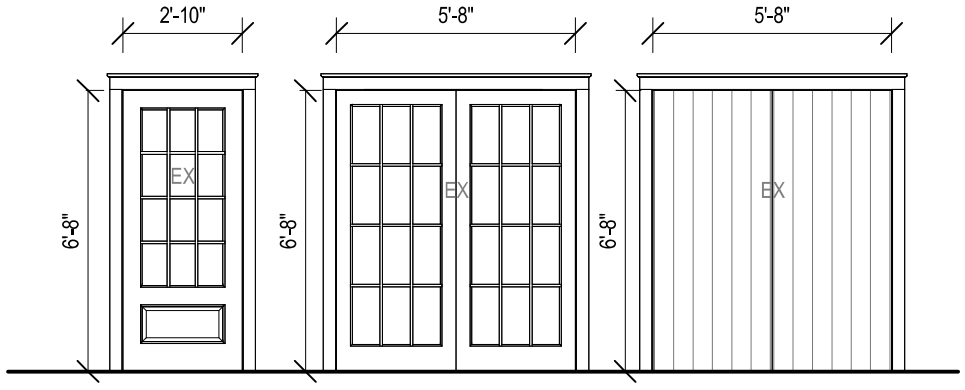
Double Hung
6/6

Double Hung
6/6

Double Hung
6/6

Window Legend - Dwelling

1/4" = 1'-0"



Single Door
1 Panel 9 Lite

Double French Door
12 Lite

V Groove Door Pair
10 Lite

Door Legend - Dwelling

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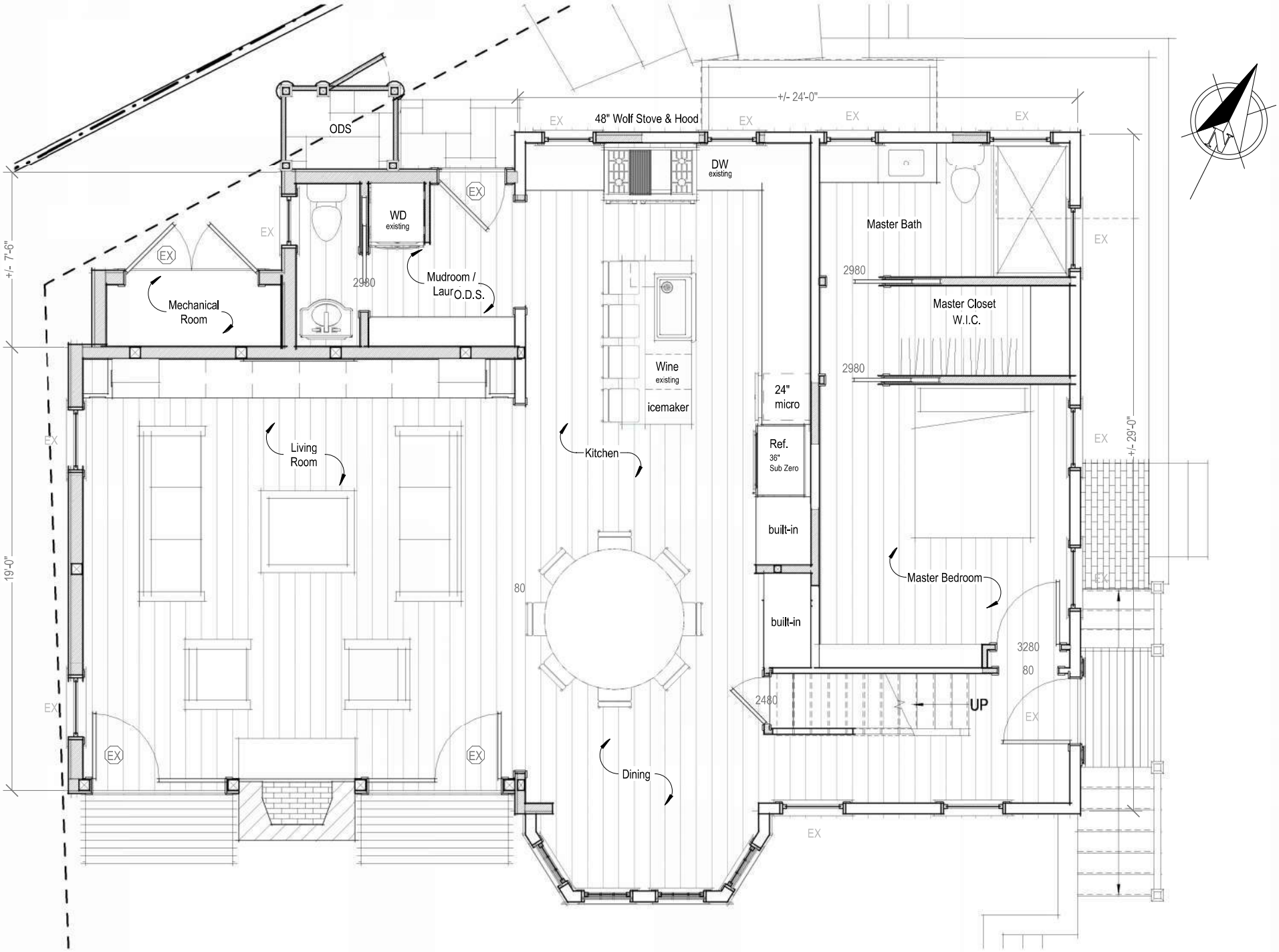

First Floor - Proposed

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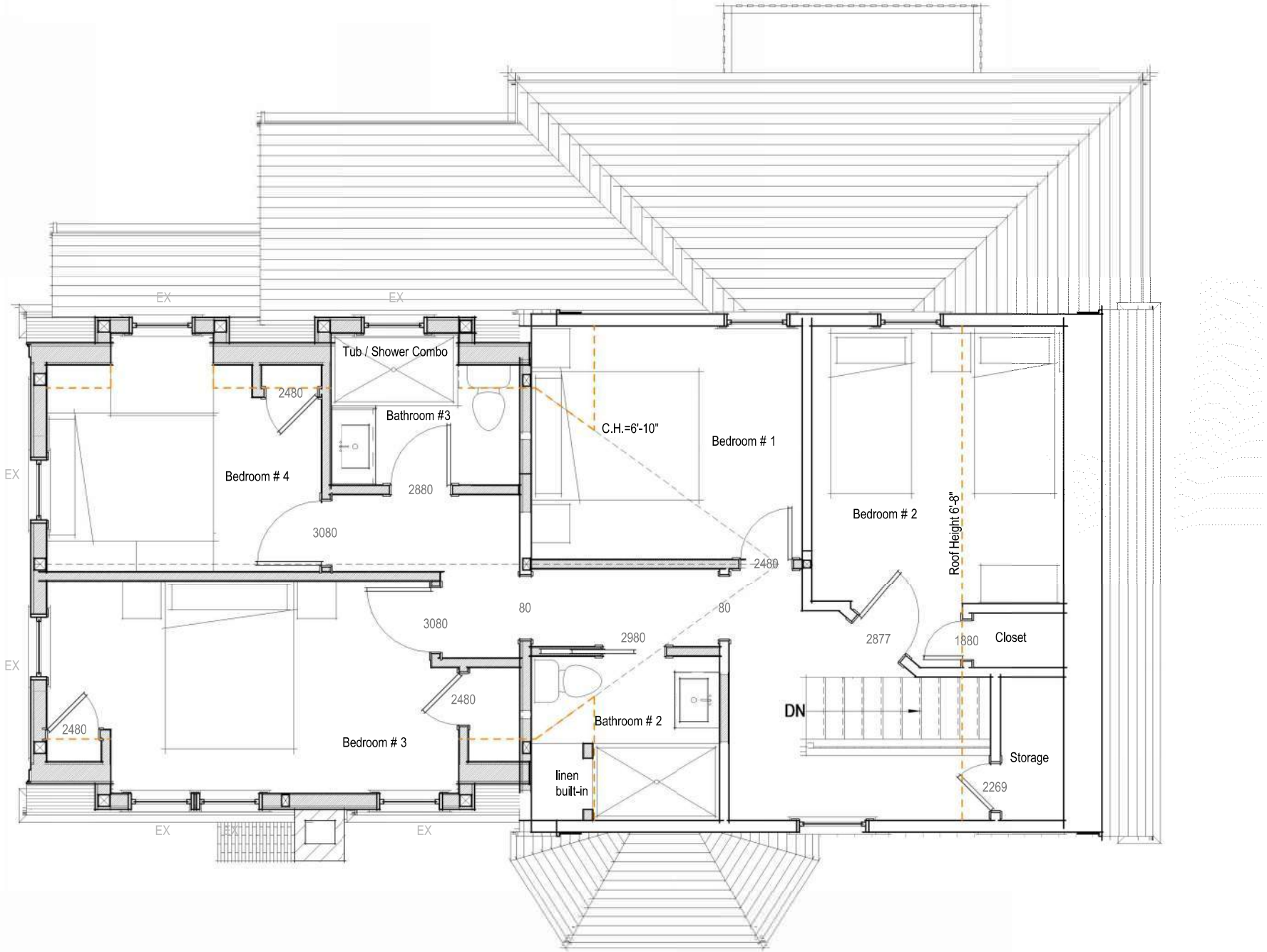

Second Floor - Proposed

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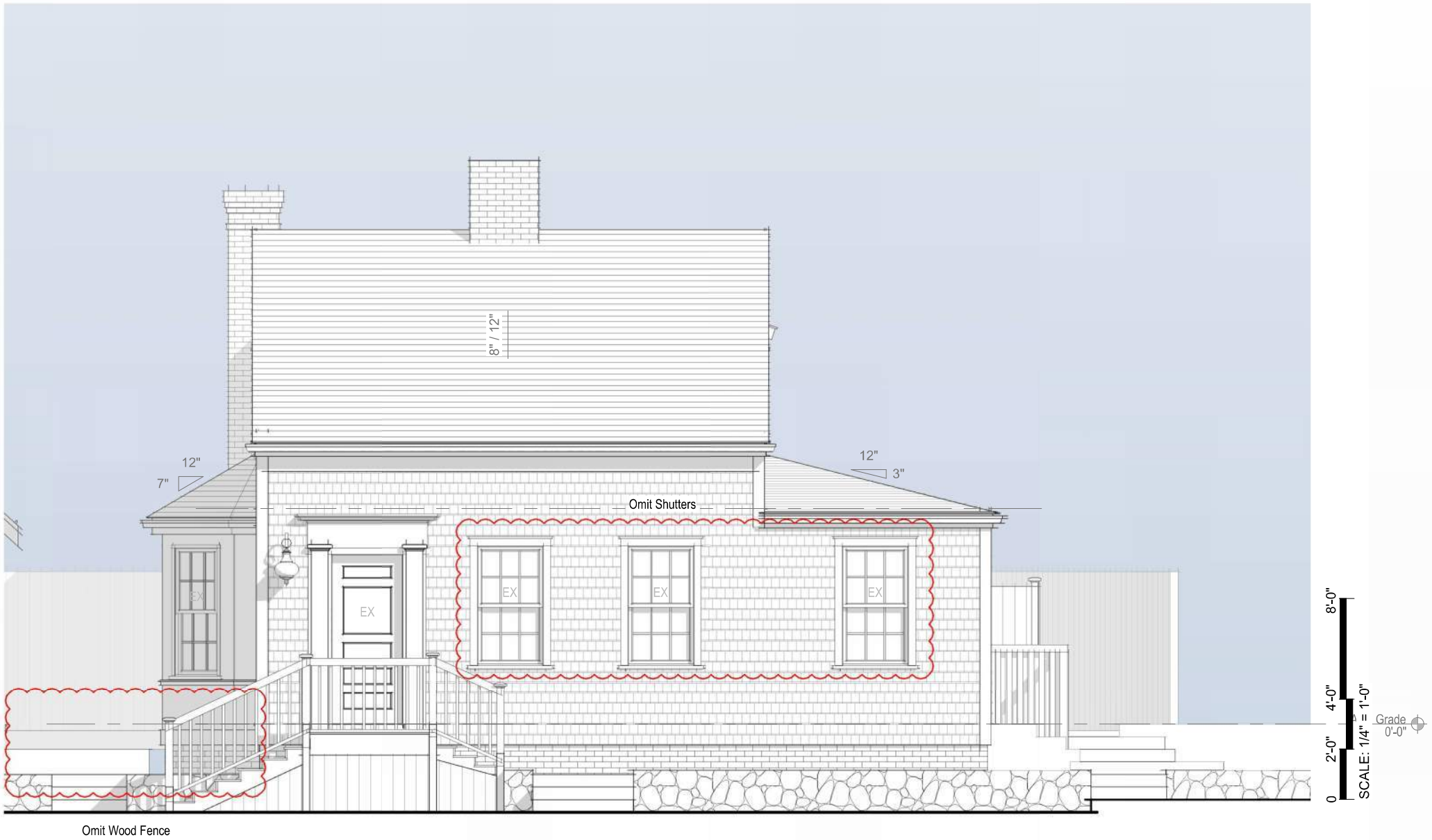

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1/4" = 1'-0"



East Elevation - Previously Approved

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



North Elevation - Previously Approved

1/8" = 1'-0"



NO VISIBLE CHANGES THIS VIEW

West Elevation - Proposed

1/4" = 1'-0"



West Elevation - Previously Approved

1/8" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"



South Elevation - Previously Approved

1/8" = 1'-0"

CERTIFICATE NO: HDC-2022-03-5873 DATE ISSUED: 4/5/22

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 159

Street & Number of Proposed Work: 32 N. LIBERTY ST.

Owner of record: STEPHEN FROHLEIN

Mailing Address: 32 N LIBERTY ST.
NANTUCKET MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMERITUS

Mailing Address: 8 WILLIAMS LN.
NANTUCKET MA, 02554

Contact Phone #: 508.325.4995 E-mail: _____

FOR OFFICE USE ONLY

Date application received: 3/7/22 Fee Paid: $ _____

Must be acted on by: 4/22/22

Extended to: _____

Approved: ✓ 4/5/22 Disapproved: _____

Chairman: Raquel Pacheco

Member: _____

Member: Valle

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

chimney to be rebuilt w/ salvaged brick and lime mortar

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ 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 2021-07-A278
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 22 FT Sq. Footage 1st floor: 550
Width: 20 FT Sq. footage 2nd floor: 550
Sq. footage 3rd floor: _____

Decks/Patio: Size: +/- 70 SF ☑ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North +/-6" South +/-6" East +/-6" West +/-6"

Height of ridge above final finish grade: North +/-20'-10" South +/-20'-10" East +/-20'10" West +/-20'10"

Additional Remarks

Historic Name: N/A

Original Date: 1840

Original Builder:

REVISIONS* (describe)
1. East Elevation REPLICATE EXISTING CHIMNEY LIKE-KIND
2. South Elevation "
3. West Elevation "
4. North Elevation REPLICATE EXISTING CHIMNEY LIKE-KIND / RELOCATED WINDOWS.

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed +/-8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers ☑ SEE CONDITION

Masonry Chimney: ☐ Block Parged ☑ Brick (type) RED BRICK (W/ SOME SALVAGED BRICK + LIME MORTAR) ☑ Other _____

Roof Pitch: Main Mass 12 /12 Secondary Mass 12 /12 Dormer 4 /12 Other TENT ROOF 3/12

Roofing material: ☑ Asphalt: ☐ 3-Tab ☑ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) N/A Corner boards 5/4x6 Frieze 1x4
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☑ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type N/A Material _____

Hardscape materials: Driveways N/A Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) N/A Roof ASPHALT BLACK
Trim WHITE Sash WHITE Doors FRONT EXISTING, PATIO WHITE
Deck NATURAL Foundation NATURAL Fence N/A Shutters BLACK-EXIST

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 03.04.22 Signature of owner of record _____ Signed under penalties of perjury

Main House

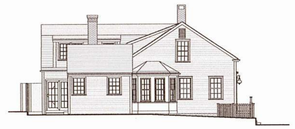
32 North Liberty Street
Nantucket, MA 02554

06.15.22

HDC ATS Submission



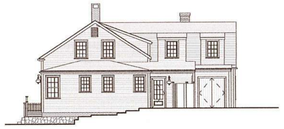
East Elevation



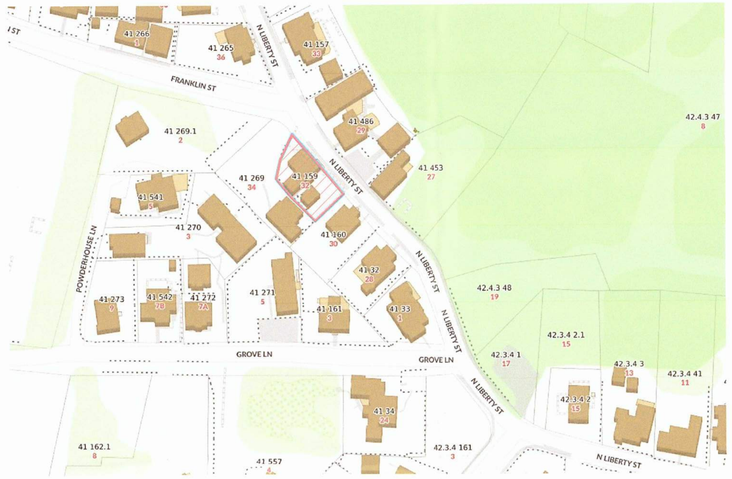
South Elevation



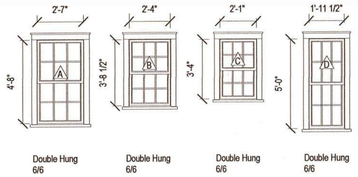
West Elevation



North Elevation



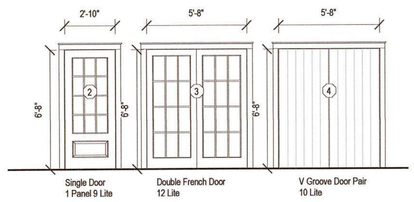
Locus Map



Double Hung 6/6 | Double Hung 6/6 | Double Hung 6/6 | Double Hung 6/6

Window Legend - Dwelling

1/4" = 1'-0"



Single Door 1 Panel 9 Lite | Double French Door 12 Lite | V Groove Door Pair 10 Lite

Door Legend - Dwelling

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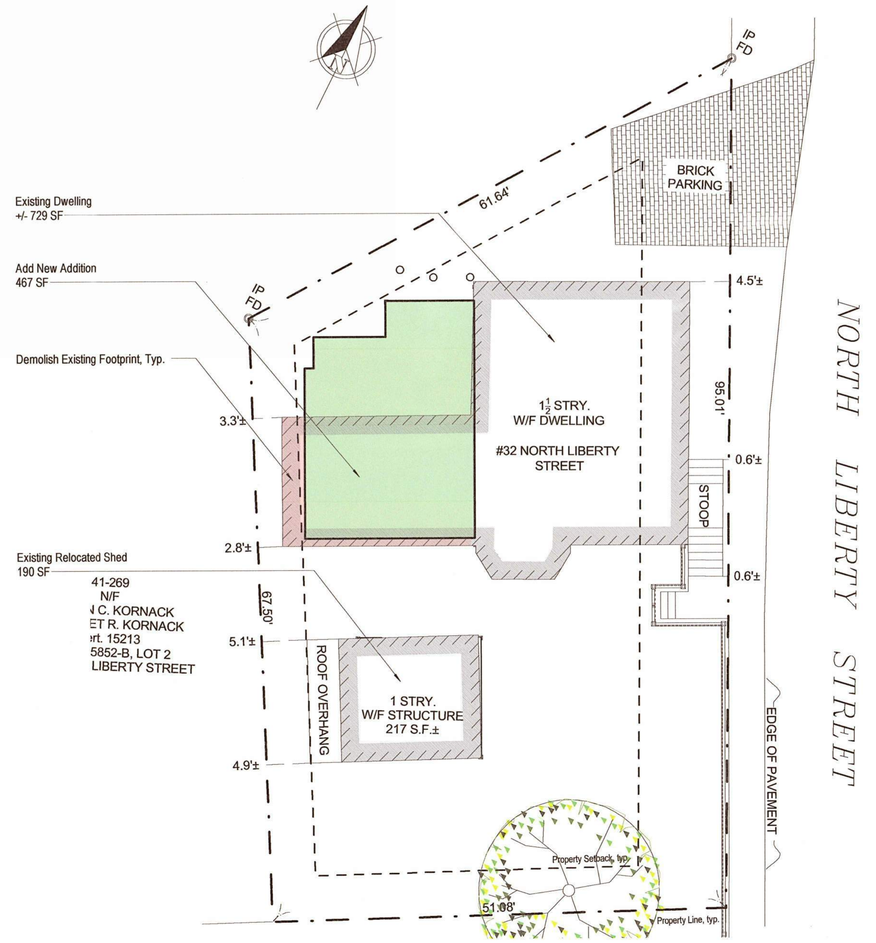

Site Plan

1/8" = 1'-0"

1943

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emeritus

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Cover Sheet

Site Information

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A.2.2 Exterior Elevations

APPROVED
HDC 2022.03.5873
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL
CHIMNEY UP

Revisions

RECEIVED
JUN 16 2022

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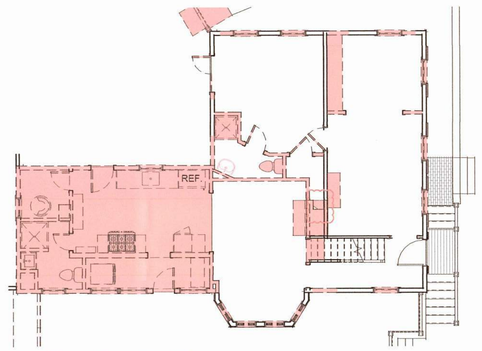
G.1.1
1943

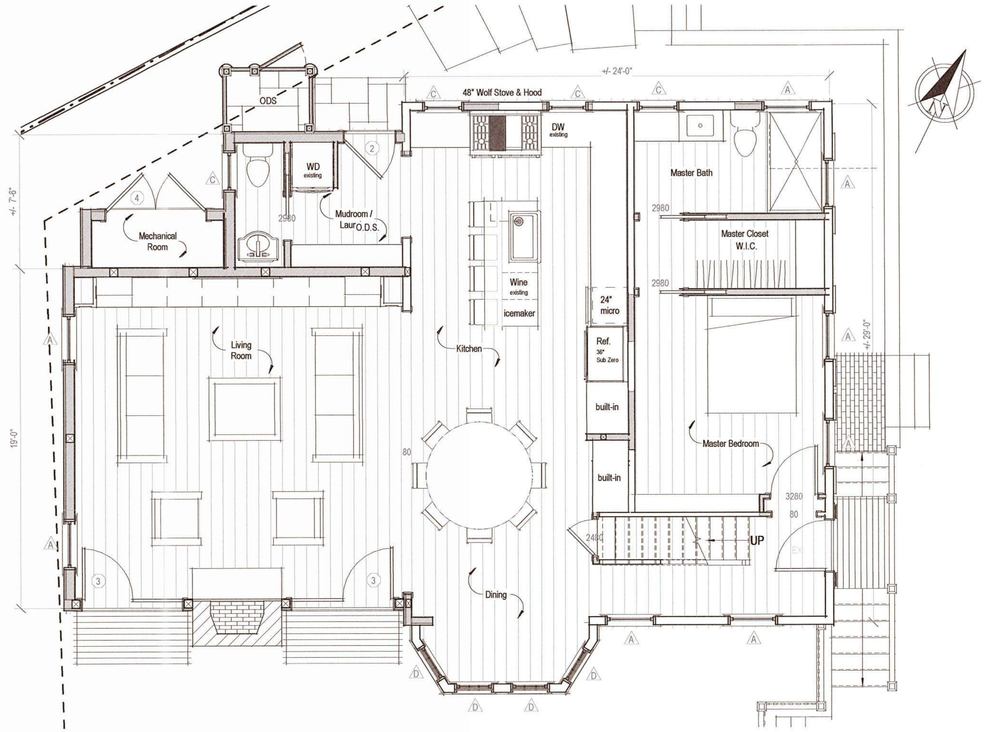
06.15.22

HDC ATS Submission



First Floor - Demolition Plan

1/8" = 1'-0"



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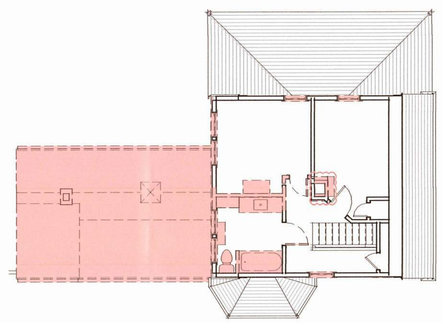
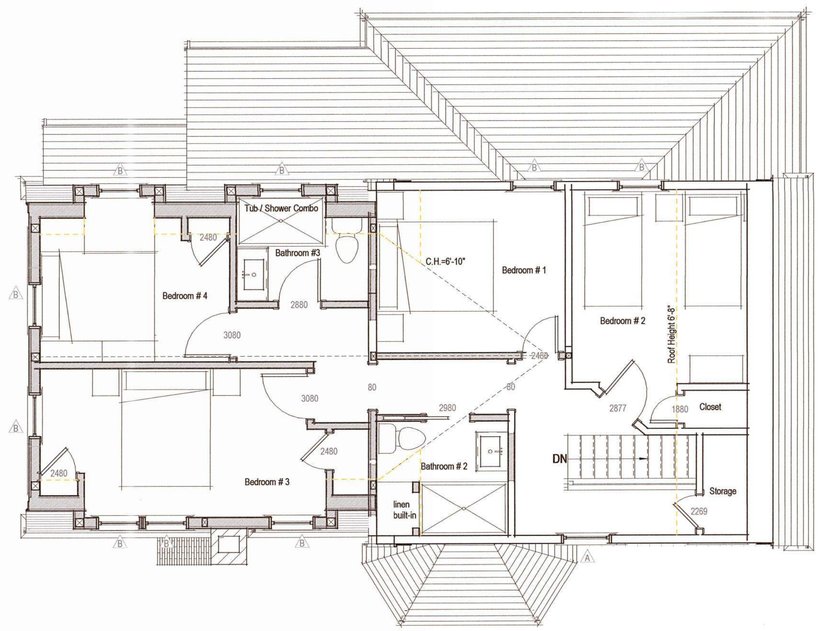


Second Floor - Demolition Plan

1/8" = 1'-0"



Second Floor - Proposed

1/4" = 1'-0"

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Floor Plans

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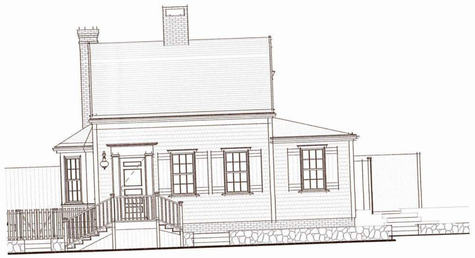

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APPROVED
HDC 2022-03.5873
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL
CHIMNEY ONLY

Revisions

1 Client Requested Revisions March 10, 2022

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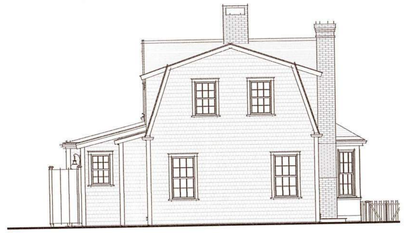
RECEIVED
JUN 1 8 2022

A.2.1

1943

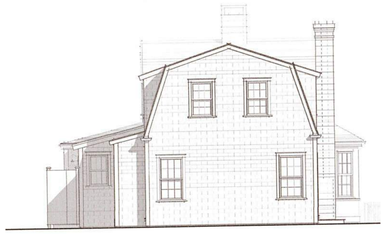
06.15.22

HDC ATS Submission



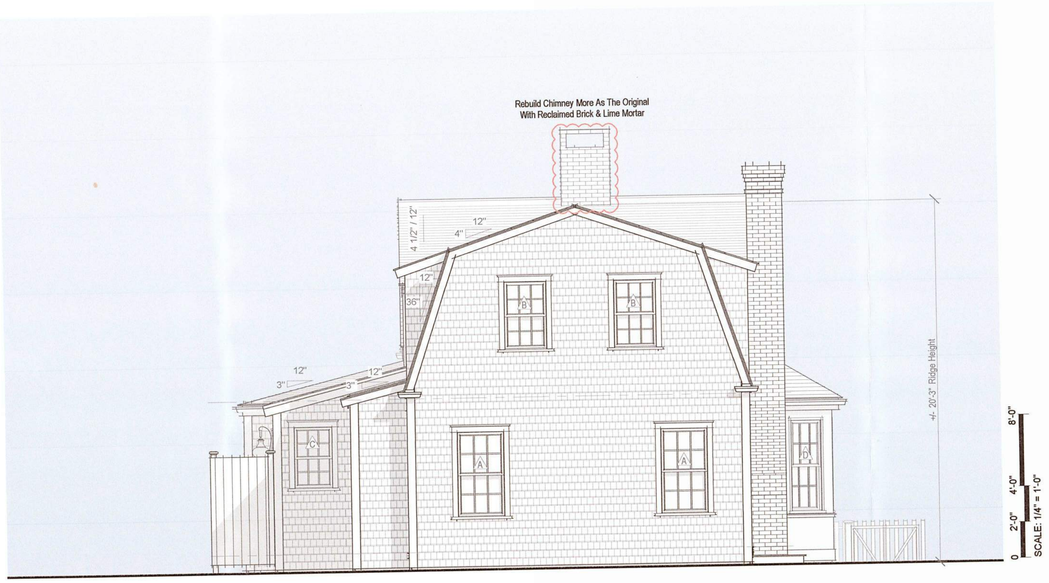
West Elevation - Previously Submitted

1/8" = 1'-0"



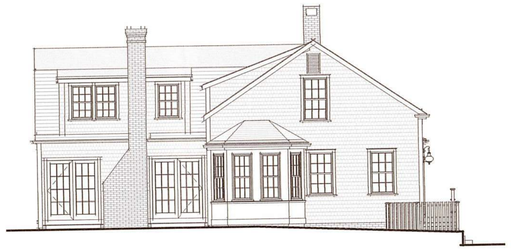
West Elevation - Previously Approved

1/8" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



South Elevation - Previously Submitted

1/8" = 1'-0"



South Elevation - Previously Approved

1/8" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"

1943

Main House

32 North Liberty Street
Nantucket, MA 02554

emeritus

8 Williams Lane Nantucket, MA 02554
P: 508.325.4995
F: 508.325.6880
www.emeritusdevelopement.com

Exterior Elevations

Site Information

Map & Parcel:	41 / 159
Current Zoning:	R1
Minimum Frontage:	50 ft
Front Setback:	10 ft
Side/Rear Setback:	5 ft
Lot Size:	4,297 sq.ft.
Min. Lot Size:	5,000 sq.ft.
Allowable G.C.:	30% / 1,289 sq. ft.
Existing G.C.:	+/- 729 sq.ft.
Proposed G.C.:	467 sq.ft.
Total Proposed G.C.:	1,196 sq.ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

APPROVED
HDC 2022-03-3873
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL
CHIMNEY LH

Revisions

1 Client Requested Revisions March 10, 2022

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.

RECEIVED JUN 16 2022

A.2.2

1943



1890s



PH170 - Collection of Glass Plate Negatives

Photograph of an unidentified family and dog posed in front ...

GPN2204

1890s

Preferred citation Courtesy of the Nantucket Historical Association

Scope and content Photograph of an unidentified family and dog posed in front of the house at 32 North Liberty Street. Many fenced fields visible.
5" x 8"

Hierarchy
[Collection] PH170 - Collection of Glass Plate Negatives
↳ [Item GPN2204] [notitle] 1890s

Subject - name
- North Liberty Street (browse 117 records)

Subject - topical
- Houses (browse 5373 records)
- Unidentified person (browse 970 records)
- Dogs (browse 239 records)

Share:



June 1992



1992

PH12 - H. Flint Ranney Collection

32 North Liberty Street, last name of the owner at the time ...

PH12-1896
June 1992

Creator
- Ranney, H. Flint (browse 4192 records)

Preferred citation
Courtesy of the Nantucket Historical Association

Administrative/biographical history
Photograph of houses and properties held for sale by Denby Real Estate or other Nantucket real estate agencies, circa 1982-2000. H. Flint Ranney (b. March 26, 1935 - d. December 27, 2012) worked for Denby Real Estate first as a broker and appraiser and later took over the company in 1984. Offices for Denby Real Estate were located on North Water Street. Flint retired in 2007 and turned the business over to his two sons. Flint also served on many island non-profit and public service committees including two terms as President of the Chamber of Commerce, President of the Rotary Club and Nantucket Historical Association.

Scope and content
32 North Liberty Street, last name of the owner at the time was Rogerson.
3.5 x 5 in.

Hierarchy
[Collection] PH12 - H. Flint Ranney Collection
↳ [Item PH12-1896] [notitle] June 1992

Acquisitions information
RL2007.21

Ranney, Flint



August 1992



Aug 1992

PH12 - H. Flint Ranney Collection

32 North Liberty Street, last name of the owner at the time ...

PH12-1897

August 1992

Creator
- Ranney, H. Flint (browse 4192 records)

Preferred citation
Courtesy of the Nantucket Historical Association

Administrative/biographical history
Photograph of houses and properties held for sale by Denby Real Estate or other Nantucket real estate agencies, circa 1982-2000. H. Flint Ranney (b. March 26, 1935 - d. December 27, 2012) worked for Denby Real Estate first as a broker and appraiser and later took over the company in 1984. Offices for Denby Real Estate were located on North Water Street. Flint retired in 2007 and turned the business over to his two sons. Flint also served on many island non-profit and public service committees including two terms as President of the Chamber of Commerce, President of the Rotary Club and Nantucket Historical Association.

Scope and content
32 North Liberty Street, last name of the owner at the time was Goldberg.
3.5 x 5 in.

Hierarchy
[Collection] PH12 - H. Flint Ranney Collection
↳ [Item PH12-1897] [notitle] August 1992

Acquisitions information
RL2007.21

Ranney, Flint



Feb 1993



PH12 - H. Flint Ranney Collection

32 North Liberty Street, last name of the owner at the time ...

PH12-1898
February 1993

Creator
- Ranney, H. Flint (browse 4192 records)

Preferred citation
Courtesy of the Nantucket Historical Association

Administrative/biographical history
Photograph of houses and properties held for sale by Denby Real Estate or other Nantucket real estate agencies, circa 1982-2000. H. Flint Ranney (b. March 26, 1935 - d. December 27, 2012) worked for Denby Real Estate first as a broker and appraiser and later took over the company in 1984. Offices for Denby Real Estate were located on North Water Street. Flint retired in 2007 and turned the business over to his two sons. Flint also served on many island non-profit and public service committees including two terms as President of the Chamber of Commerce, President of the Rotary Club and Nantucket Historical Association.

Scope and content
32 North Liberty Street, last name of the owner at the time was Goldberg.
3.5 x 5 in.

Hierarchy
[Collection] PH12 - H. Flint Ranney Collection
↳ [Item PH12-1898] [notitle] February 1993

Acquisitions information
RL2007.21

Ranney, Flint
Gift of H Flint Ranney

Subject - name
- North Liberty Street (browse 117 records)
- Ranney, H. Flint (browse 3993 records)
- Denby Real Estate (browse 3990 records)



March 1994



March 1994

PH12 - H. Flint Ranney Collection

32 North Liberty Street, last name of the owner at the time ...

PH12-1899
March 1994

Creator
- Ranney, H. Flint (browse 4192 records)

Preferred citation
Courtesy of the Nantucket Historical Association

Administrative/biographical history
Photograph of houses and properties held for sale by Denby Real Estate or other Nantucket real estate agencies, circa 1982-2000. H. Flint Ranney (b. March 26, 1935 - d. December 27, 2012) worked for Denby Real Estate first as a broker and appraiser and later took over the company in 1984. Offices for Denby Real Estate were located on North Water Street. Flint retired in 2007 and turned the business over to his two sons. Flint also served on many island non-profit and public service committees including two terms as President of the Chamber of Commerce, President of the Rotary Club and Nantucket Historical Association.

Scope and content
32 North Liberty Street, last name of the owner at the time was Bowman.
3.5 x 5 in.

Hierarchy
[Collection] PH12 - H. Flint Ranney Collection
↳ [Item PH12-1899] [notitle] March 1994

Acquisitions information
RL2007.21

Ranney, Flint
Gift of H Flint Ranney

Subject - name
- North Liberty Street (browse 117 records)
- Ranney, H. Flint (browse 3993 records)
- Denby Real Estate (browse 3990 records)



June 1992



PH12 - H. Flint Ranney Collection

32 and 34 North Liberty Street, last name of the owner at th...

PH12-1900
June 1992

Creator
- Ranney, H. Flint (browse 4192 records)

Preferred citation
Courtesy of the Nantucket Historical Association

Administrative/biographical history
Images of houses and properties held for sale by Denby Real Estate or other Nantucket real estate agencies, circa 1982-2000. H. Flint Ranney (b. March 26, 1935 - d. December 27, 2012) worked for Denby Real Estate first as a broker and appraiser and later took over the company in 1984. Offices for Denby Real Estate were located on North Water Street. Flint retired in 2007 and turned the business over to his two sons. Flint also served on many island non-profit and public service committees including two terms as President of the Chamber of Commerce, President of the Rotary Club and Nantucket Historical Association.

Scope and content
32 and 34 North Liberty Street, last name of the owner at the time was Rogerson and Lappin.
3.5 x 5 in.

Hierarchy
[Collection] PH12 - H. Flint Ranney Collection
↳ [Item PH12-1900] [notitle] June 1992

Acquisitions information
RL2007.21

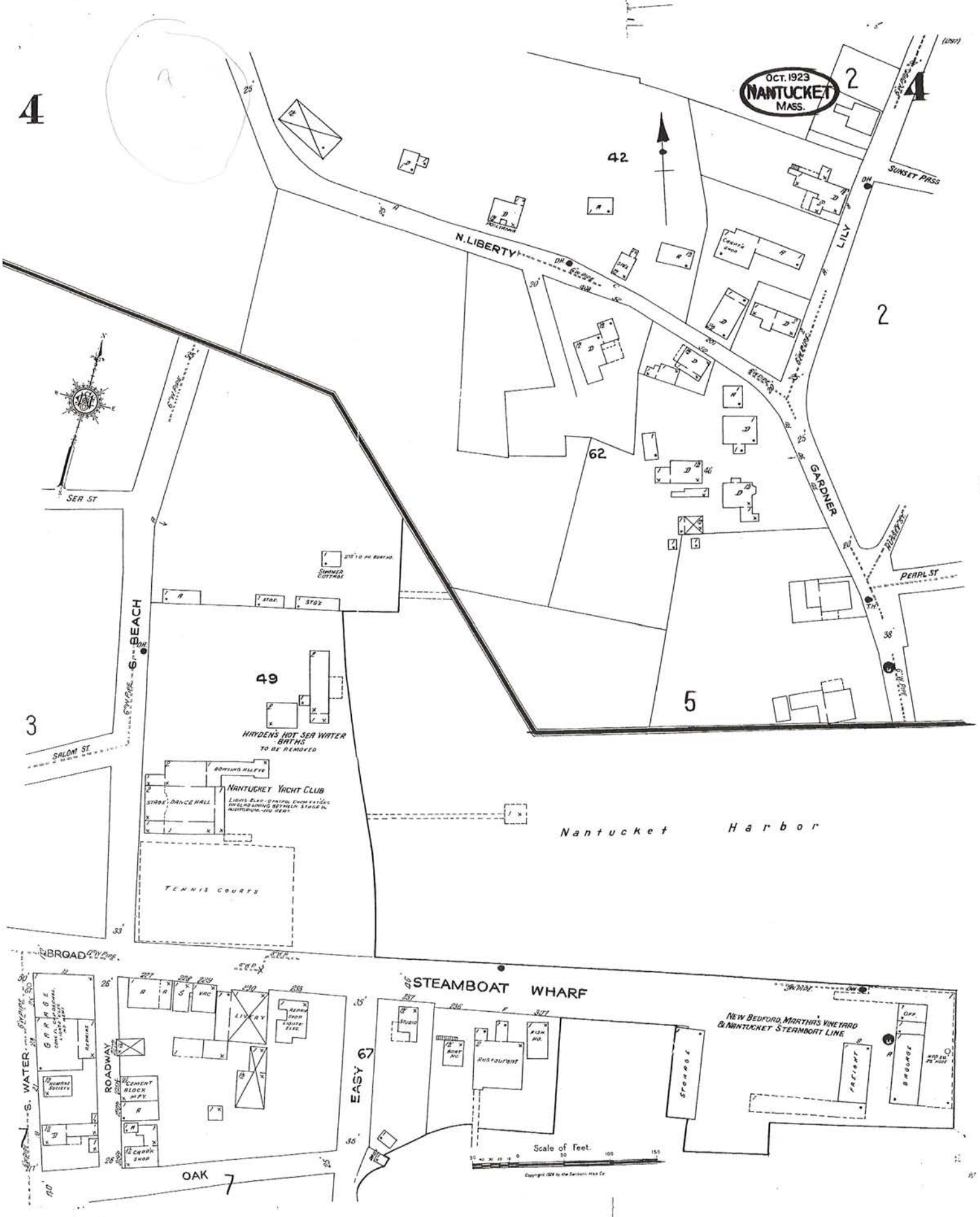
Ranney, Flint
Gift of H Flint Ranney

Subject - name
- North Liberty Street (browse 117 records)
- Ranney, H. Flint (browse 3993 records)
- Denby Real Estate (browse 3990 records)

1923


OCT. 1923
NANTUCKET
MASS.
GROVE LANE
N. LIBERTY
SUNSET PASS
LILY
GARDNER
PEARL ST
BEACH
SEA ST
SALOM ST
BROAD
STEAMBOAT WHARF
NANTUCKET YACHT CLUB
DANCE HALL
TENNIS COURTS
Nantucket Harbor
ROADWAY
EASY
OAK
S. WATER
GARAGE
Rest
FISH HD.
NEW BEDFORD, MARTHA'S VINEYARD & NANTUCKET STEAMBOAT LINE
FREIGHT & BAGGAGE RM.
Scale of Feet.
42
62
49
67
2
3
4
5
7

1923


OCT. 1923
NANTUCKET
MASS.
4
2
42
N. LIBERTY
SUNSET PASS
LILY
GARDNER
PEARL ST
SEA ST
BEACH
SALOM ST
62
49
5
3
HAYDEN'S HOT SEA WATER BATHS
TO BE REMOVED
NANTUCKET YACHT CLUB
BOWLING ALLEYS
STABLE, DANCE HALL
TENNIS COURTS
Nantucket Harbor
BROAD
STEAMBOAT WHARF
S. WATER
ROADWAY
EASY
OAK
67
7
Restaurant
STORAGE
NEW BEDFORD, MARTHA'S VINEYARD & NANTUCKET STEAMBOAT LINE
Scale of Feet.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 990

Street & Number of Proposed Work: 44 Skyline Drive

Owner of record: C-Lay Street Development LLC

Mailing Address: Box 3842

Nantucket, MA 02584

Contact Phone #: 508-228-0689 E-mail: structuresunltd@gmail.com

AGENT INFORMATION (if applicable)

Name: Nantucket Structures Unltd

Mailing Address: 20 Greglen Ave

Nantucket, MA 02554

Contact Phone #: 508-228-0689 E-mail: structuresunltd@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 Move on House (1200SF) and garage (616SF) from 20 Greglen Ave

Size of Structure or Addition: Length: 40' Sq. Footage 1st floor: ~~1200SF~~ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 30' Sq. footage 2nd floor: 1816SF Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North Ø South Ø East Ø West Ø

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

MOVE DWELLING/GARAGE ON FROM 20 GREGLEN AVENUE

Is there an HDC survey form for 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 Existing

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

No change

* Note: Complete door and window schedules are required.

COLORS

Sidewall To Weather Clapboard (if applicable) _____ Roof Existing

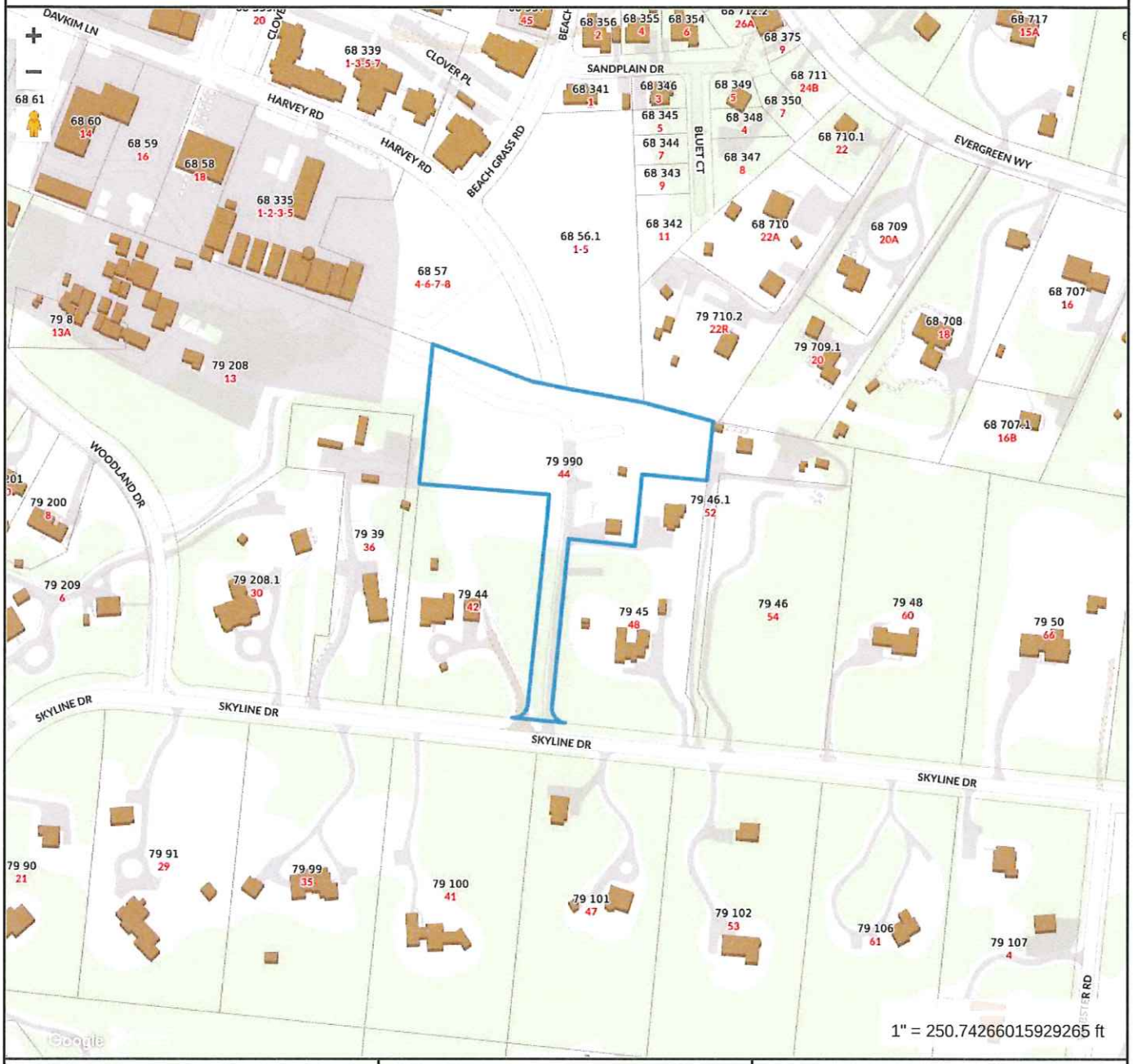
Trim White Sash White Doors Existing

Deck _____ Foundation Gray Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/5/24 Signature of owner of record Nancy L. Drahzal, agent Signed under penalties of perjury



Property Information

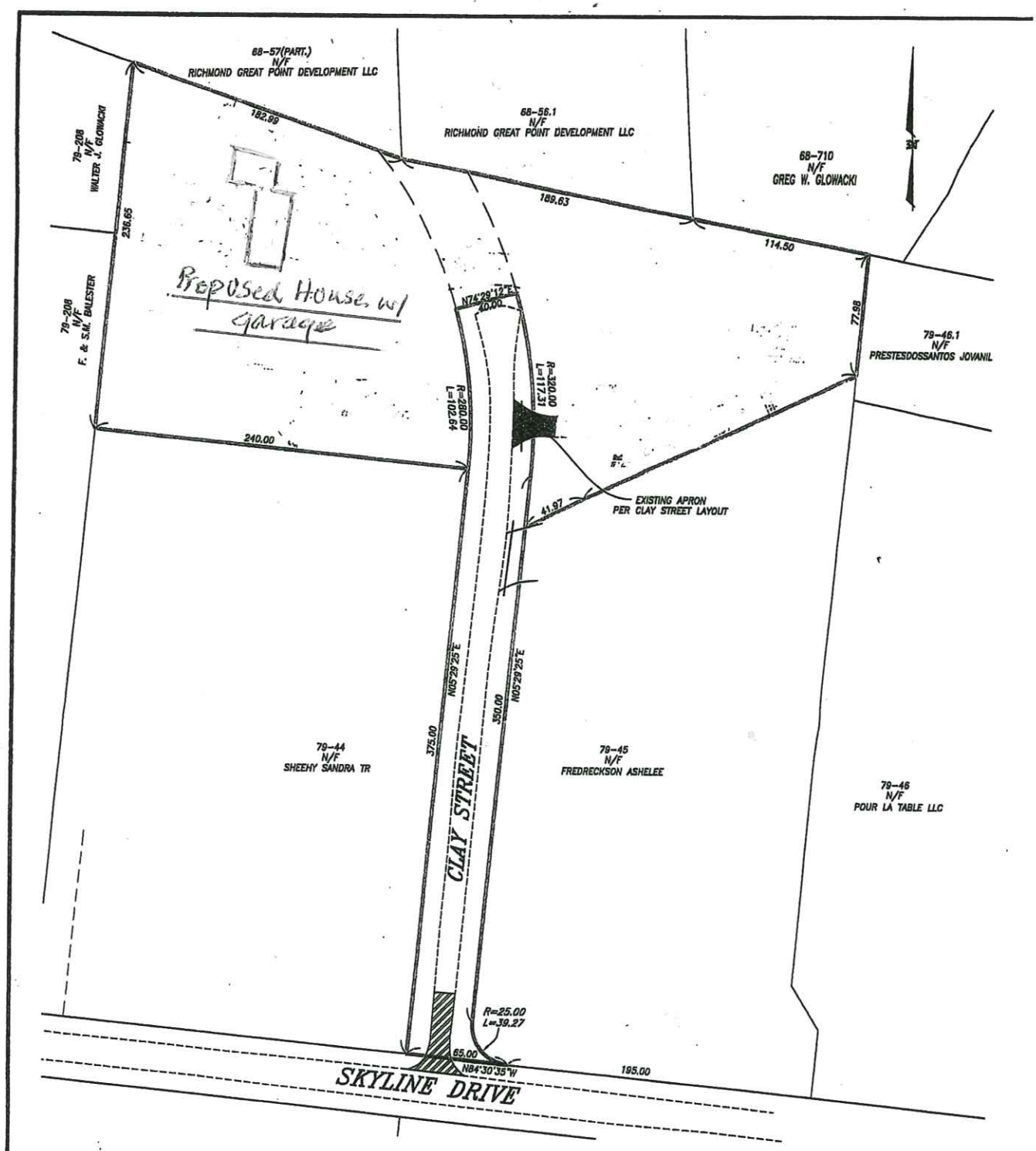
Property ID	190707
Location	44 SKYLINE DR
Owner	CLAY STREET DEVELOPMENT LLC

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:
Limited Use General 2 (L.U.G.-2)

		EXISTING:
MINIMUM LOT SIZE:	80,000 S.F.	80,892± S.F. LOTS A1 AND A2
MINIMUM FRONTAGE:	150 FT.	SEE PLAN
FRONT YARD SETBACK:	35 FT.	SEE PLAN
REAR/SIDE SETBACK:	15 FT.	SEE PLAN
GROUND COVER %:	4%	SEE PLAN

Edward F. King Jr.

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1"=40' DATE: AUGUST 28, 2023

Owner: . . CLAY STREET DEVELOPMENT, LLC . . . . . .

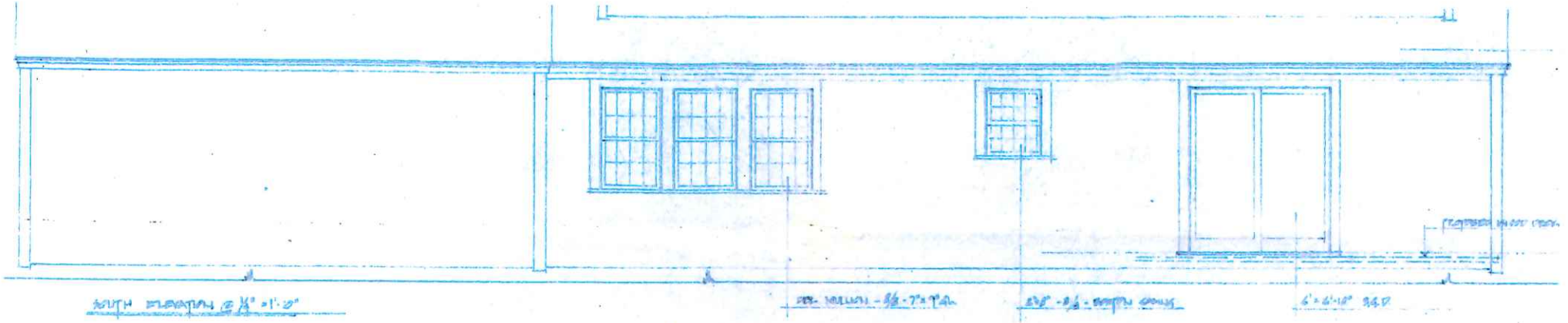
Deed: . . 1840-52 . . Plan: 2017-80; LOTS A1, A2, C1 AND C

Locus: . . . . . 44 SKYLINE DRIVE . . . . . .

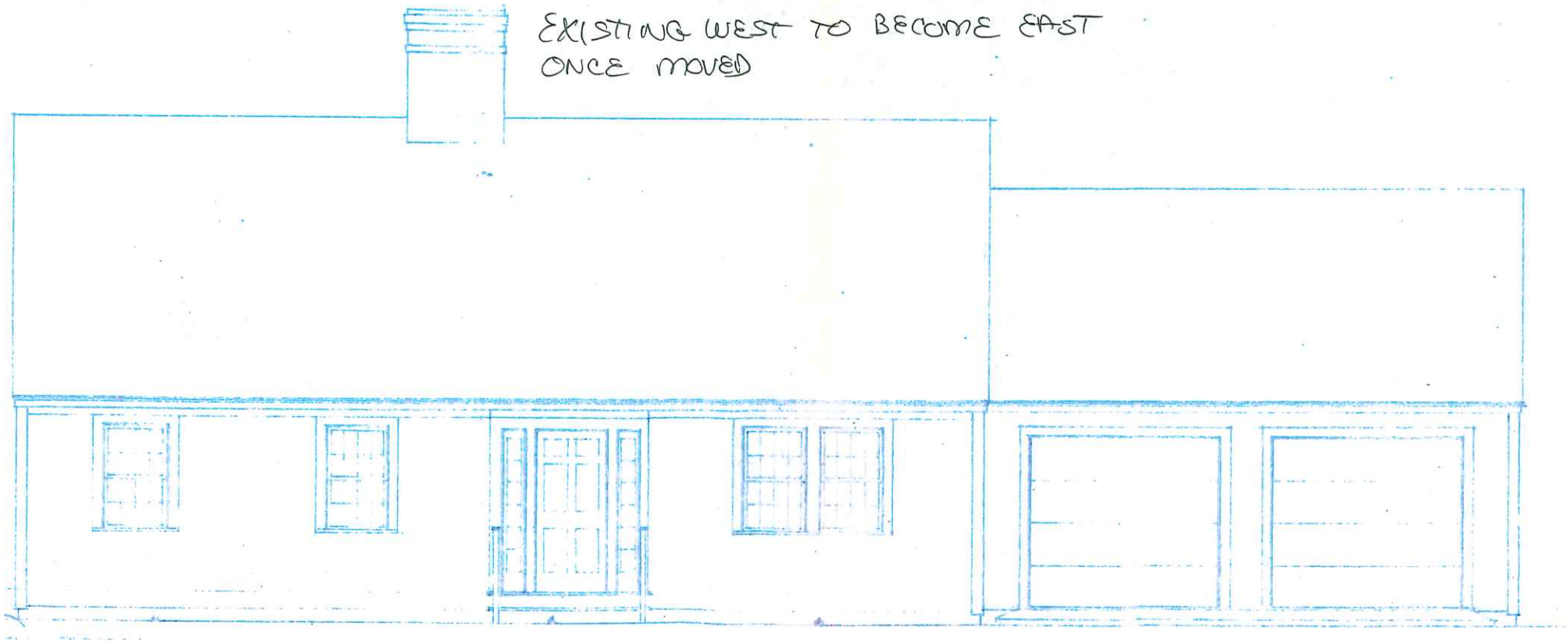
ASSESSOR MAP: . . 79 . . , PARCEL: . 990 . .

ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228-2720

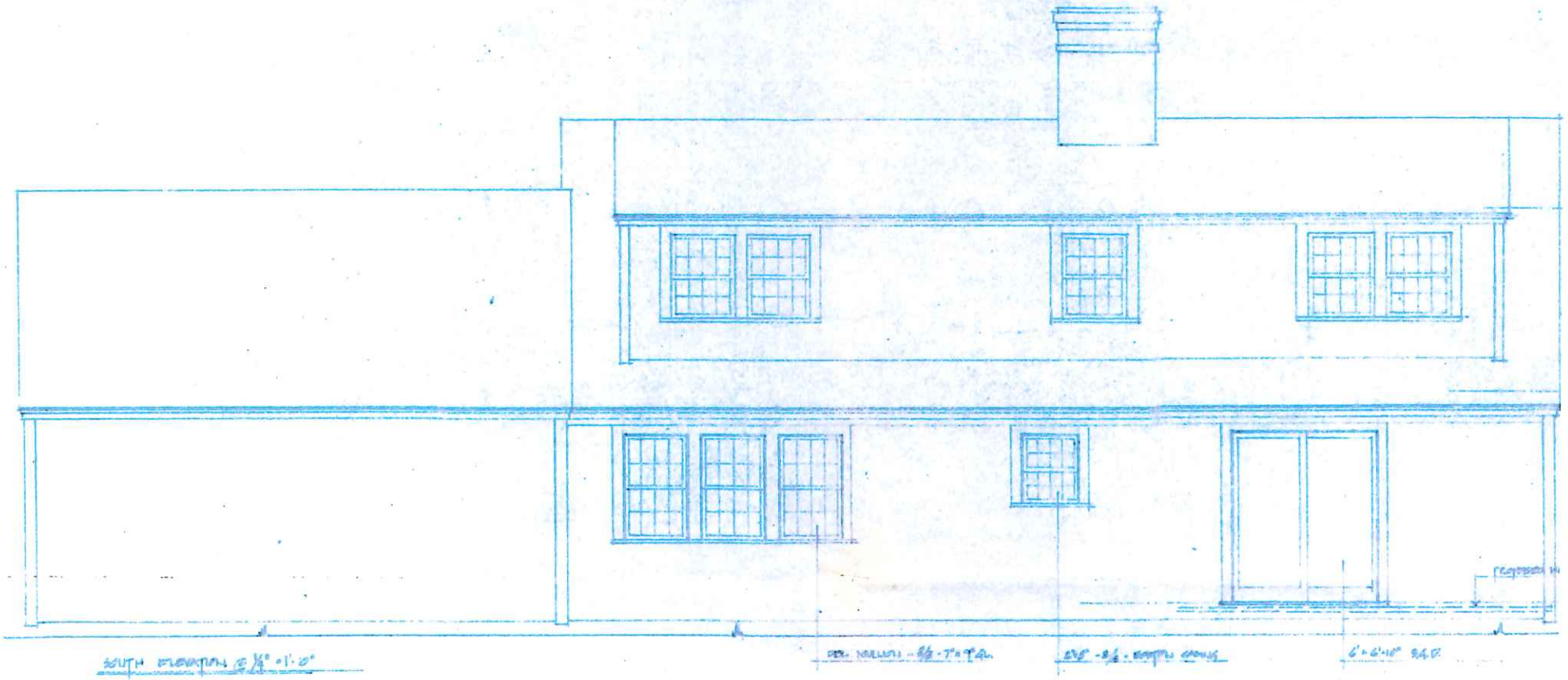
K-1116



EXISTING WEST TO BECOME EAST
ONCE MOVED



EXISTING EAST TO BECOME WEST
ONCE MOVED



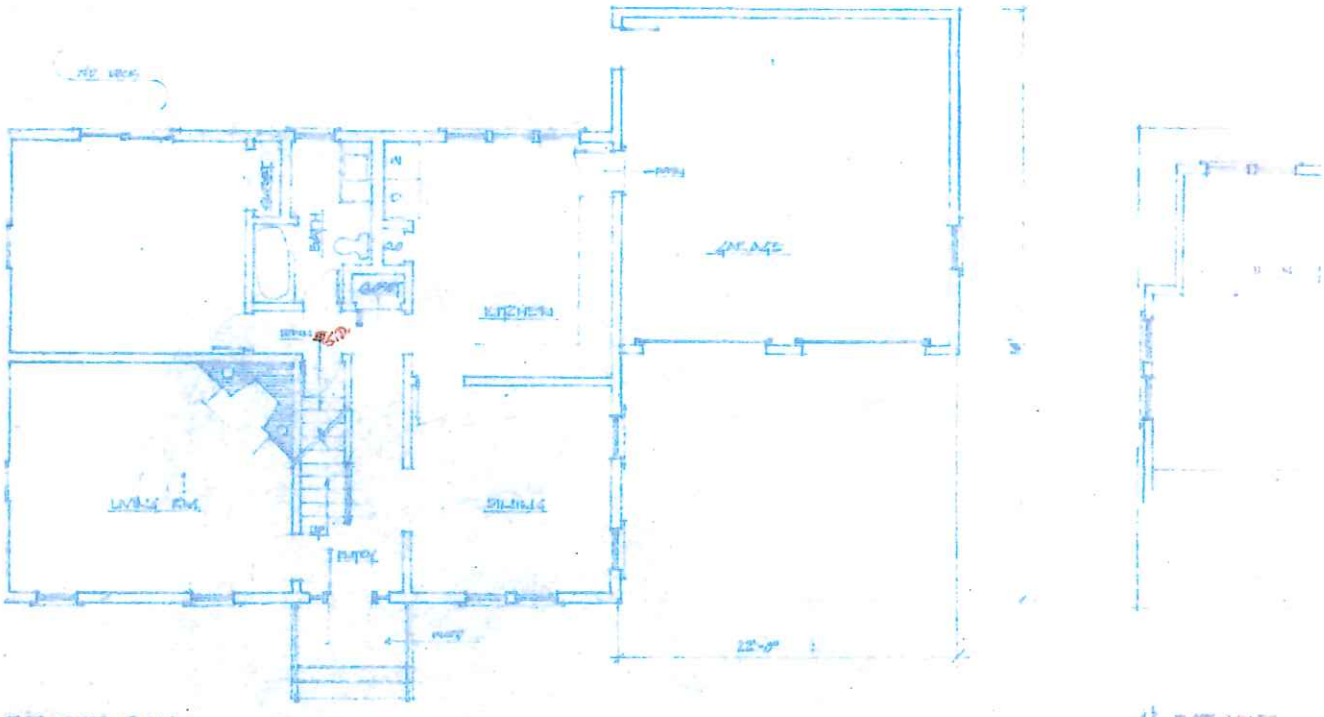
EXISTING SOUTH TO BECOME NORTH ONCE MOVED



ELEVATION

8"×8" - 6/6

7"×9" - 8/8 (TYPICAL 1ST FLOOR)

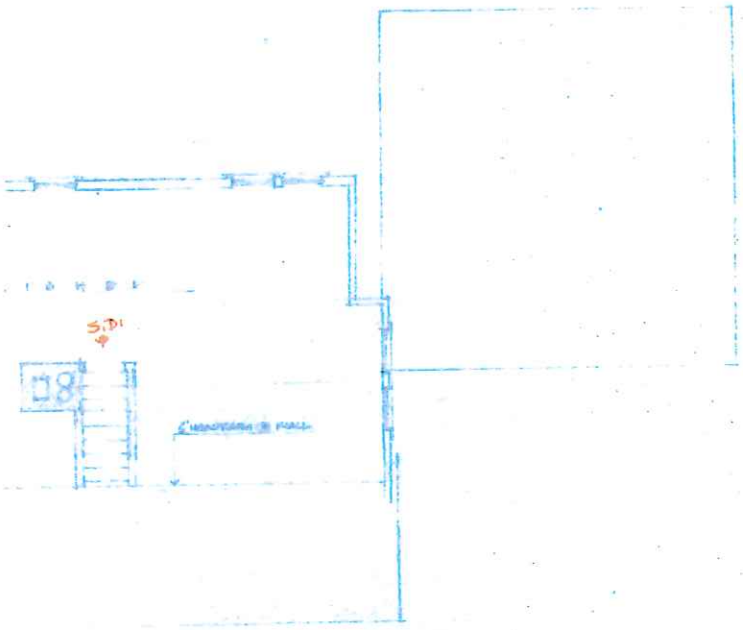


1ST FLOOR PLAN

1/4" = 1'-0"

EXISTING NORTH TO BECOME SOUTH
ONCE MOVED



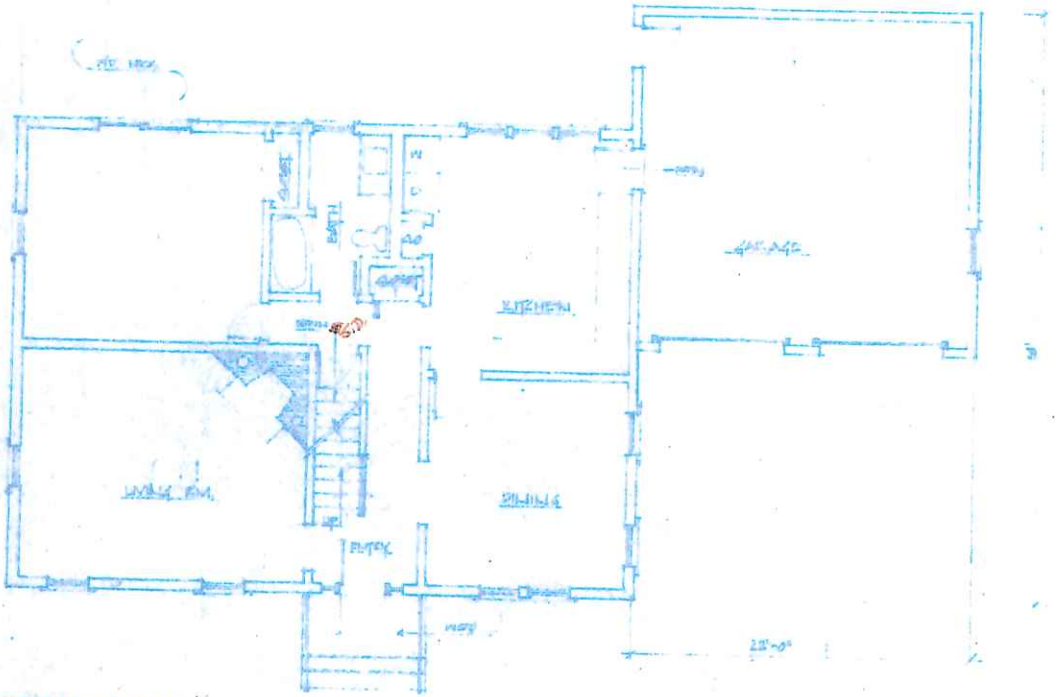


WEST ELEVATION

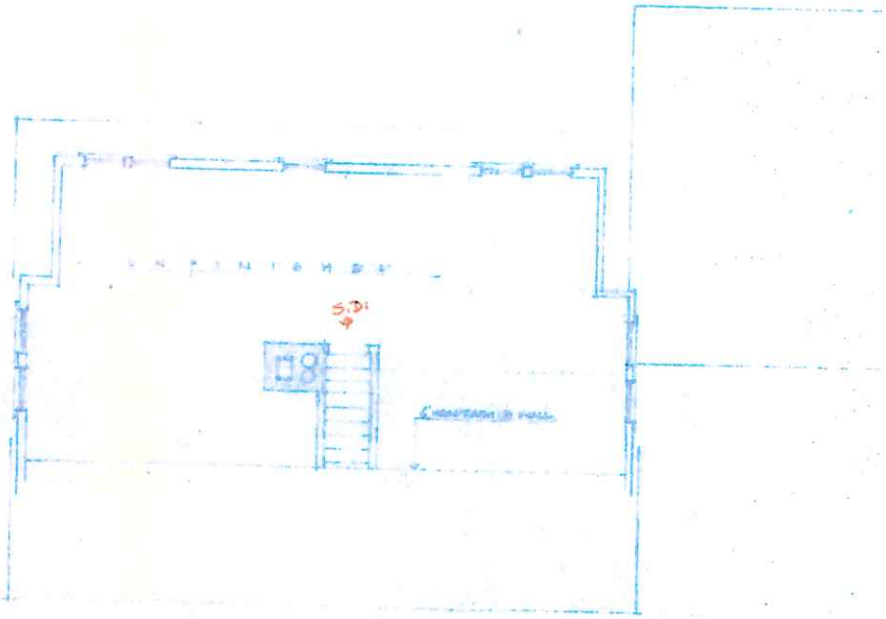
8"×8" -6/6

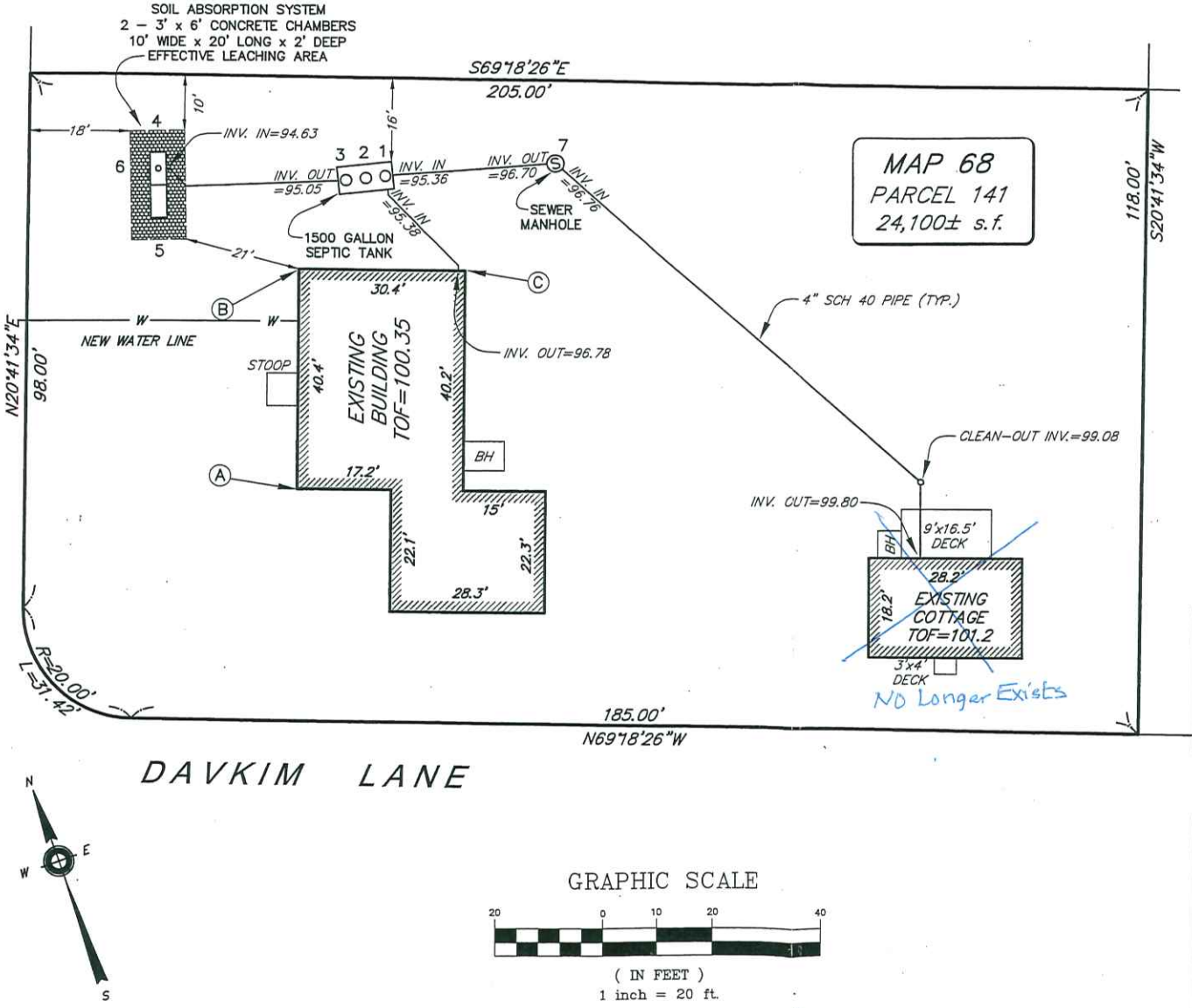
7"×9" - 8/8 (TYPICAL 1ST FLOOR)

EAST ELEVATION



FIRST FLOOR PLAN





SEPTIC SYSTEM
HOUSE "TIES"

	A	B	C	DESCRIPTION
1)	–	23.3'	22.7'	S. TANK INLET LID
2)	–	20.7'	24.9'	S. TANK MIDDLE LID
3)	–	18.5'	27.4'	S. TANK OUTLET LID
4)	66.6'	33.6'	60.4'	CTR. END CONCRETE CHAMBERS
5)	55.6'	27.3'	57.0'	CTR. END CONCRETE CHAMBERS
6)	63.8'	31.7'	59.4'	INSPECTION PORT
7)	–	50.7'	25.6'	SEWER MANHOLE

We certify that this septic system has been constructed in accordance with the terms of the permit and the approved design plan and meets the requirements of the Town and State regulations, as-built.

Donald F. Bracken, Jr. P.E. (DESIGN ENGINEER)

(INSTALLER)

Prepared By:
BRACKEN ENGINEERING, INC.
Engineering - Surveying
Environmental Permitting
19 Old South Road, Unit B
P.O. Box 3525
Nantucket, MA 02584 Tel: 508-325-0044

SEPTIC AS-BUILT
IN NANTUCKET, MA

Prepared For:

SHEPLEY WOOD PRODUCTS

#20 GREGLEN AVENUE
MAP 68 PARCEL 141

Date: NOVEMBER 30, 2007		Job No.: 386-01
Drawn By: DLH	Checked By: DFB	Scale: 1" = 20'
Drawing Name: Shepley-SAB.dwg		

386-01

20 GREGLEN AVENUE – MOVE OFF TO 44 SKYLINE DRIVE

WEST ELEVATION TO BECOME EAST ELEVATION ONCE MOVED









SOUTH ELEVATION TO BECOME NORTH ELEVATION ONCE MOVED





EAST ELEVATION TO BECOME WEST ELEVATION ONCE MOVED



NORTH ELEVATION TO BECOME SOUTH ELEVATION ONCE MOVED




MS 7304 AN

20 GREGLEN AVENUE – MOVE OFF TO 44 SKYLINE DRIVE

WEST ELEVATION TO BECOME EAST ELEVATION ONCE MOVED









SOUTH ELEVATION TO BECOME NORTH ELEVATION ONCE MOVED





EAST ELEVATION TO BECOME WEST ELEVATION ONCE MOVED



NORTH ELEVATION TO BECOME SOUTH ELEVATION ONCE MOVED




MS 7304 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.

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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°: 68 PARCEL N°. 141

Street & Number of Proposed Work: 20 GREGLEN AVE

Owner of record: 20 GREGLEN LLC

Mailing Address: C/O 37 CENTRE STREET
NANTUCKET, MA 02554

Contact Phone #: 508-228-0771 E-mail: STRUCTURES UNLTD@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: 1200/616 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: 1975

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

MOVE OFF DWELLING AND GARAGE (ATTACHED) TO 44 SKYLINE DRIVE

Is there an HDC survey form for 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.

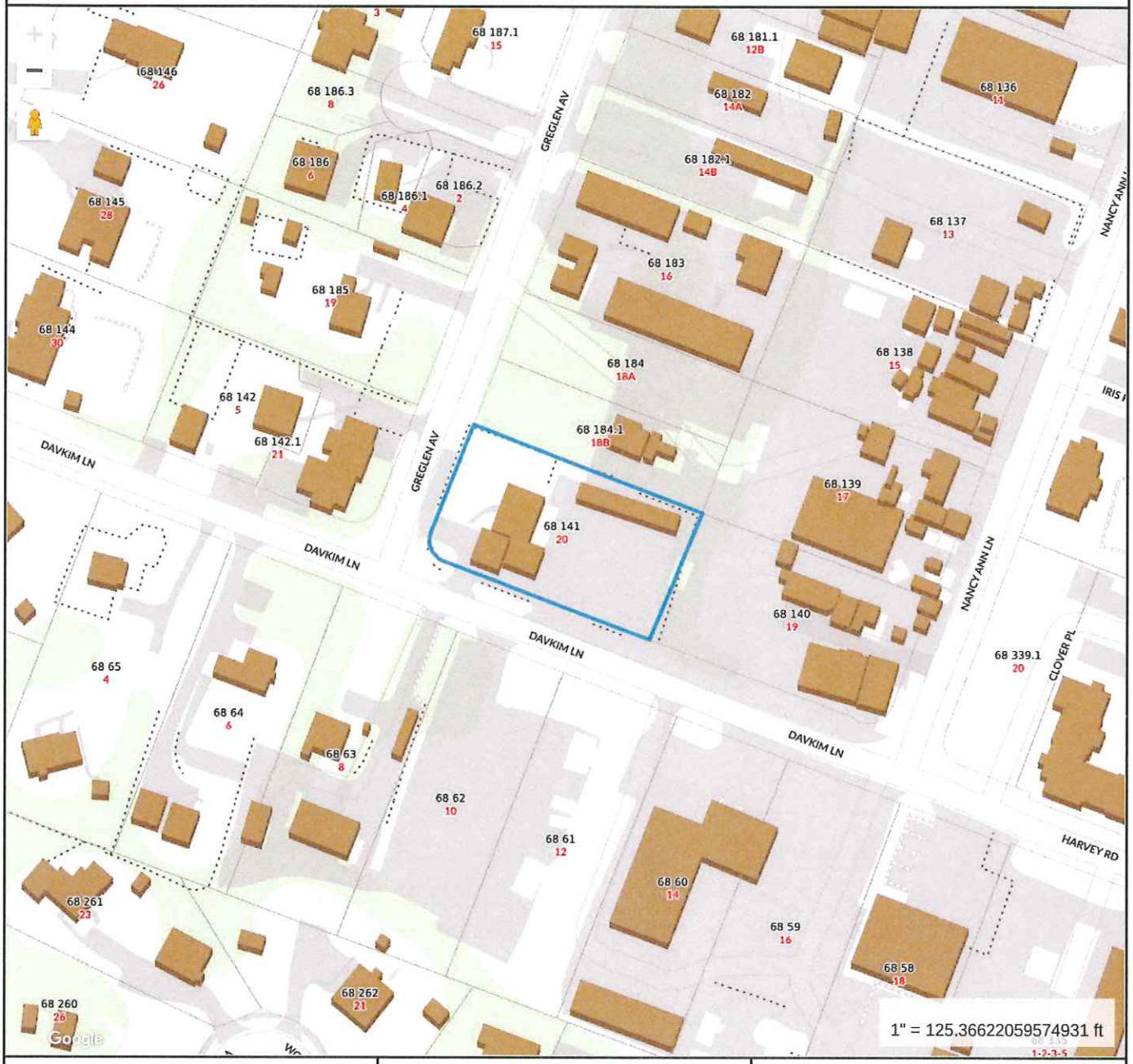
COLORS

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 9/10/2024 Signature of owner of record Signed under penalties of perjury



Property Information

Property ID	6101
Location	20 GREGLEN AV
Owner	GLOWACKI KIM

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

PLAN:
SCALE: 1" = 30'

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
JOHN R. FARREN No. 33590
PROFESSIONAL LAND SURVEYOR

PROFESSIONAL LAND SURVEYOR

Owner Information

LOCUS: #20 GREGLEN LANE
MAP 68 PARCEL 141

OWNER: KIM GLOWACKI
20 WAYDALE ROAD
P.O. BOX 743
NANTUCKET, MA 02554

DEED REF: CERT #15246 filed as DOC #104112

PLAN REF: LCC #16514-Z

ZONE: RESIDENTIAL COMMERCIAL 2 (RC-2)

Prepared By:
BRACKEN ENGINEERING, INC.
Engineering - Surveying
Environmental Permitting
19 Old South Road, Unit B
P.O. Box 3525
Nantucket, MA 02584 Tel: 508-325-0044

AS-BUILT PLAN
IN NANTUCKET, MA

Prepared For:

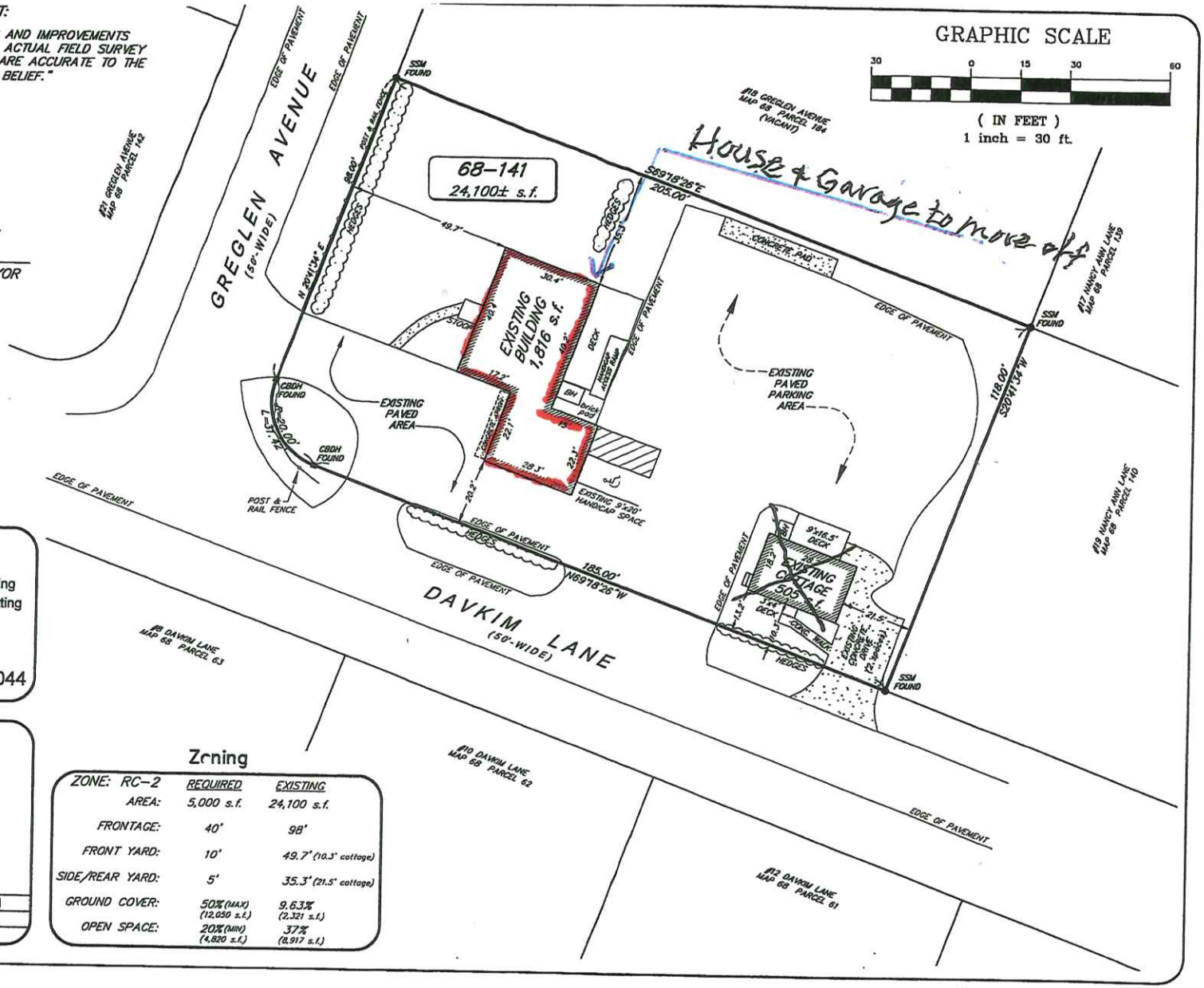
SHEPLEY WOOD PRODUCTS

20 GREGLEN AVENUE
MAP 68 PARCEL 141

Date: JULY 22, 2008	Job No.: 386-01
Drawn By: DLH / Checked By: DFB	Scale: 1" = 30'
Drawing Name: Shepley-As-Built-7-21-08.dwg	

Zoning

ZONE: RC-2	REQUIRED	EXISTING
AREA:	5,000 s.f.	24,100 s.f.
FRONTAGE:	40'	98'
FRONT YARD:	10'	49.7' (10.3' cottage)
SIDE/REAR YARD:	5'	35.3' (21.5' cottage)
GROUND COVER:	50% (MAX) (12,050 s.f.)	9.63% (2,321 s.f.)
OPEN SPACE:	20% (MIN) (4,820 s.f.)	37% (8,917 s.f.)



20 GREGLEN AV

Location	20 GREGLEN AV	**Mblu**	68/ / 141/ /
Acct#	00006101	**Owner**	GLOWACKI KIM
Assessment	$1,564,300	**PID**	6101
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$813,500	$750,800	$1,564,300

Owner of Record

Owner	GLOWACKI KIM	**Sale Price**	$800,000
Co-Owner		**Certificate**	
Address	20 GREGLEN AVE NANTUCKET, MA 02554	**Book & Page**	C0020904/0
		Sale Date	09/30/2003
		Instrument	1A

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
GLOWACKI KIM	$800,000		C0020904/0	1A	09/30/2003
GLOWACKI DAVID & ELLEN TRS	$0		C0015/0246	99	04/16/1992
GLOWACKI DAVID D & ELLEN	$0		C0010/0353		12/01/1982

Building Information

Building 1 : Section 1

Year Built:	1975
Living Area:	2,408
Replacement Cost:	$946,839
Building Percent Good:	85
Replacement Cost Less Depreciation:	$804,800

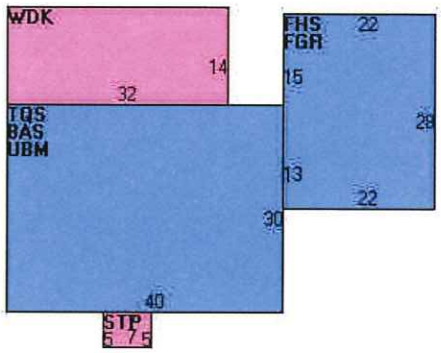
Building Attributes	
Field	**Description**

Building Photo



Style:	Office Bldg
Model	Commercial
Grade	Average +10
Stories:	1.75
Occupancy	1.00
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Clapboard
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	
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	None
Struct Class	
Use:	OFFICE BLD M94
Total Rooms	
Total Bedrms	5
Total Baths	3
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	8.00
% Comn Wall	

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/6101_708(

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,200	1,200
TQS	Three Quarter Story	1,200	900
FHS	Half Story, Finished	616	308
FGR	Garage, Finished	616	0
UBM	Basement, Unfinished	1,200	0
WDK	Deck, Wood	483	0
		5,315	2,408

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL2	1.5 STORY CHIM	1.00 UNITS	$8,700	1

Land

Land Use

Use Code	3400
Description	OFFICE BLD M94
Zone	CTEC

Land Line Valuation

Size (Acres)	0.56
Frontage	0
Depth	0

Neighborhood	B48	**Assessed Value**	$750,800
Alt Land Appr Category	No		

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$813,500	$750,800	$1,564,300
2023	$772,100	$747,600	$1,519,700
2022	$736,400	$598,100	$1,334,500
2021	$736,400	$598,100	$1,334,500
2020	$671,600	$598,100	$1,269,700

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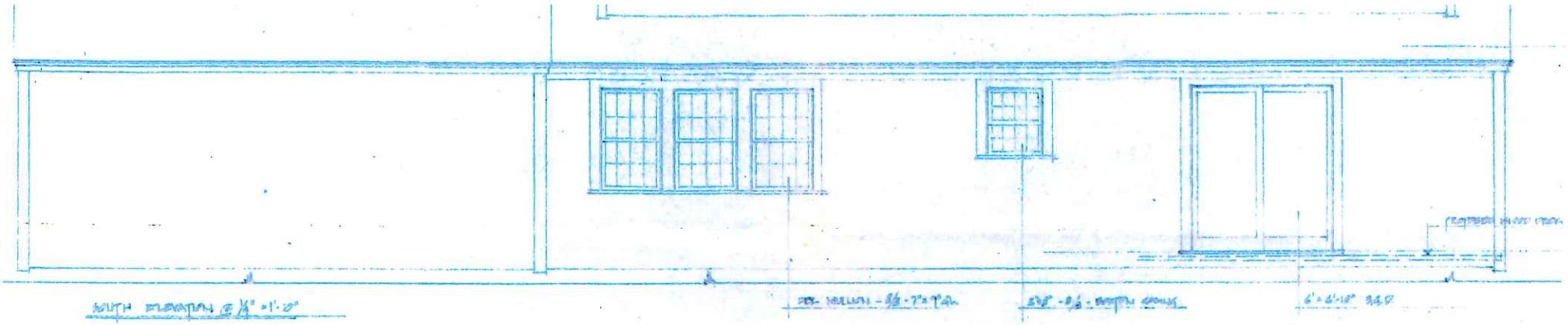
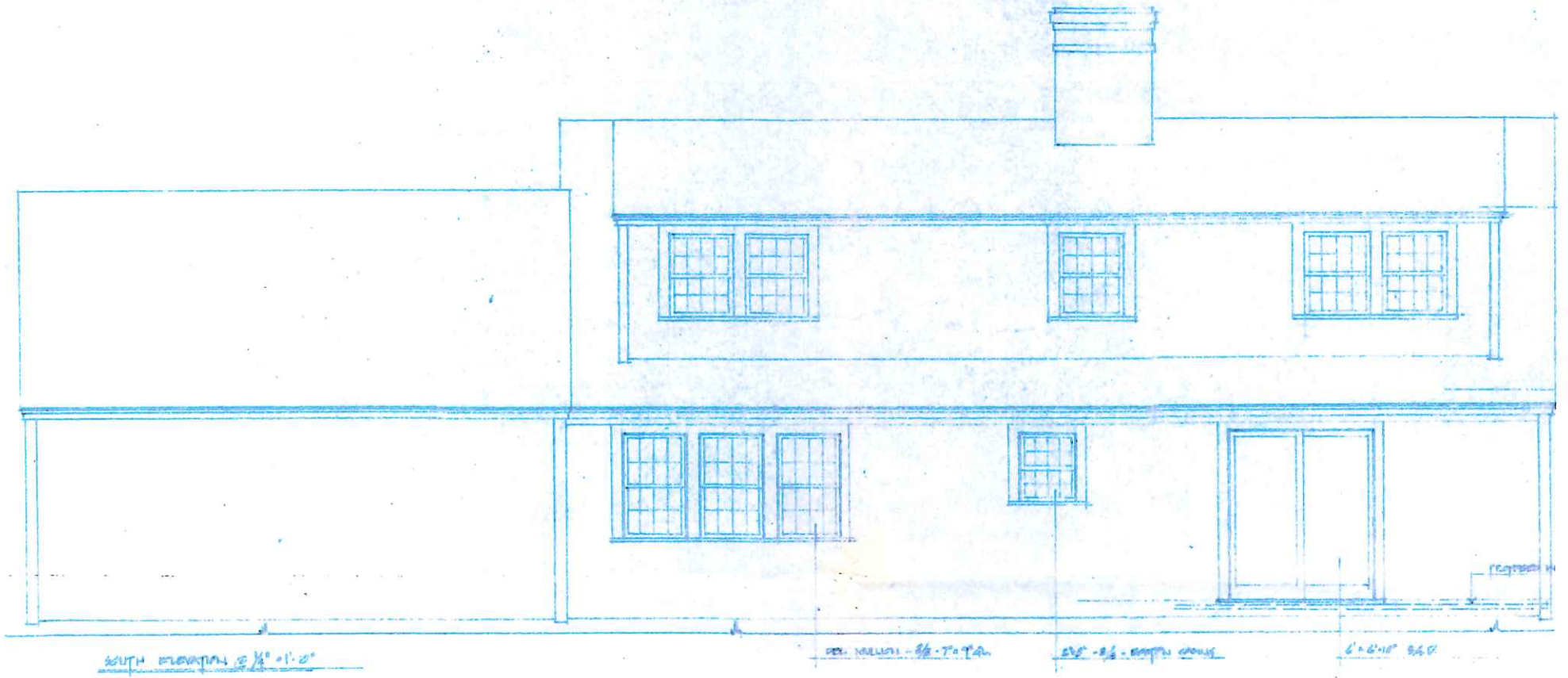


EXISTING WEST TO BECOME EAST
ONCE MOVED



EXISTING EAST TO BECOME WEST
ONCE MOVED



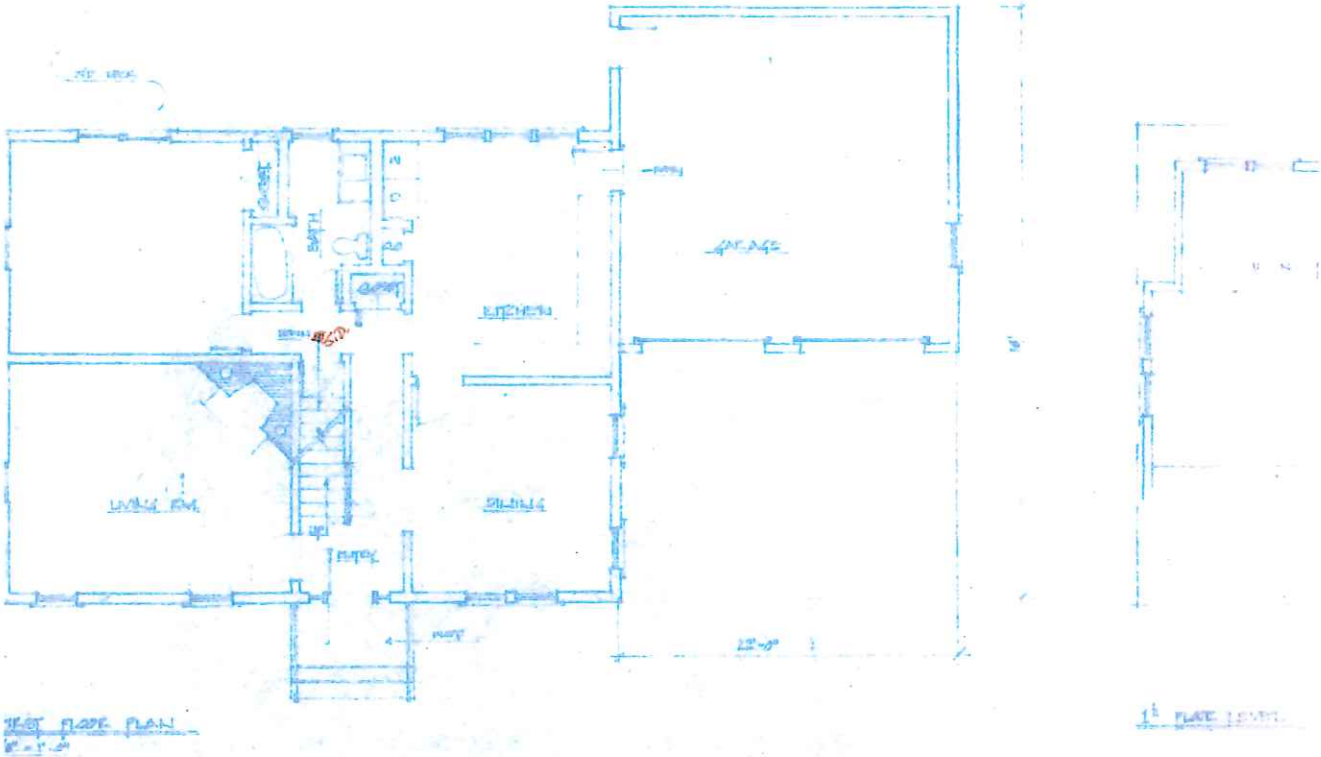
EXISTING SOUTH TO BECOME NORTH ONCE MOVED



ELEVATION

8"x8" -6/6

7"x9" -8/8 (TYPICAL 1ST FLOOR)



1ST FLOOR PLAN

1ST FLOOR LEVEL

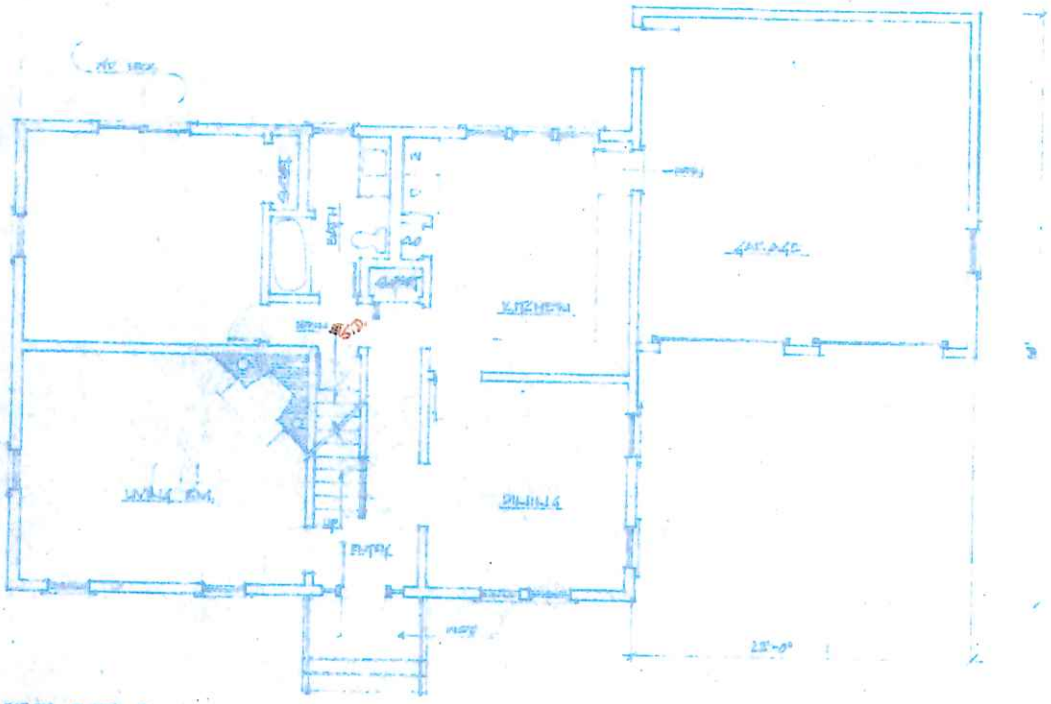
EXISTING NORTH TO BECOME SOUTH
ONCE MOVED



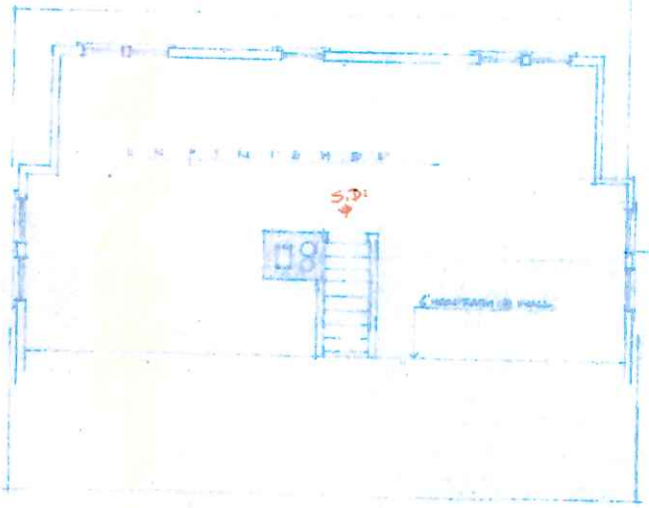
WEST ELEVATION

8"×8" -6/6 7"×9" - 8/8 (TYPICAL 1ST FLOOR)

EAST ELEVATION



FIRST FLOOR PLAN



20 GREGLEN AVENUE – MOVE OFF TO 44 SKYLINE DRIVE

WEST ELEVATION TO BECOME EAST ELEVATION ONCE MOVED









SOUTH ELEVATION TO BECOME NORTH ELEVATION ONCE MOVED





EAST ELEVATION TO BECOME WEST ELEVATION ONCE MOVED



NORTH ELEVATION TO BECOME SOUTH ELEVATION ONCE MOVED




MS 7304 AM

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 Stephen Theroux NAG.

AS AGENT FOR SANDY ACK LLC

STREET ADDRESS 6 SANDY DRIVE

MAP/PARCEL 29 76

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9/09/2024

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 9/09/2024 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°: 29 PARCEL N°. 76

Street & Number of Proposed Work: 6 SANDY DRIVE

Owner of record: SANDY ACK LLC

Mailing Address: 6 SANDY DRIVE
NANTUCKET MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Stephen Theroux NAG

Mailing Address: PO box 1814
NANTUCKET MA 02554

Contact Phone #: 228-5631 E-mail: _____
STEVE@NANTUCKETARCHITECTURE.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____ HDC 2024-07-10776

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 ENCASE EXIST CONC. FOUNDATION
2. South Elevation PIERS IN BRICK VENEER
3. West Elevation LATTICE IN FILL AS SHOWN BETWEEN
4. North Elevation The BRICK PIERS

Is there an HDC survey form for 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 _____

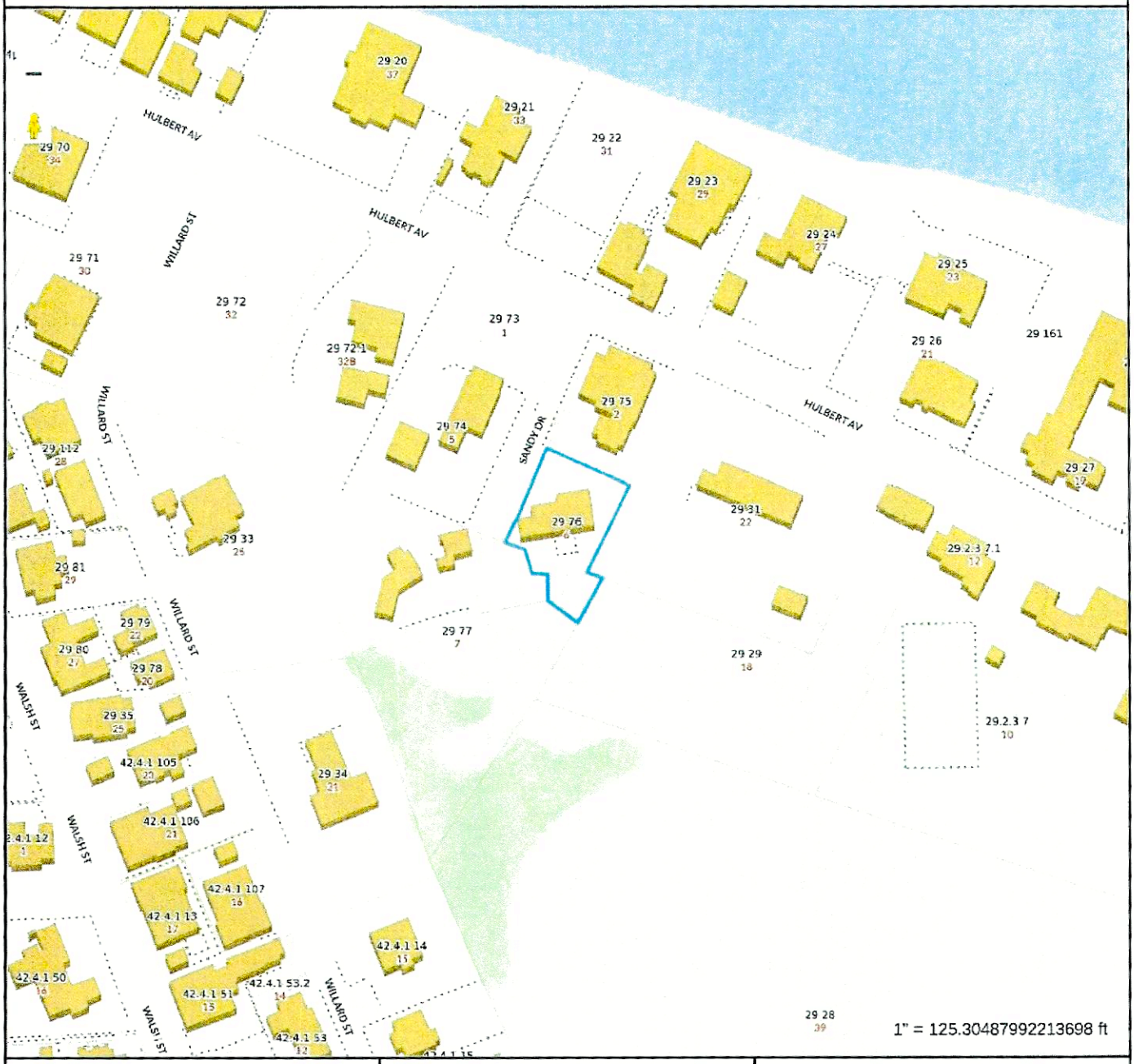
Trim _____ Sash _____ Doors _____

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 9/09/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID 892
Location 6 SANDY DR
Owner SANDY 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 02/08/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

FOUNDATIONS

F-1: EXCAVATE TO LINES AND GRADES REQUIRED TO PROPERLY SINSTALL THE FOUNDATIONS ON UNDISTURBED SOIL OR CONTROLLED STRUCTURAL BACKFILL APPROVED B TEH PROJECT ARCHITECT. REMOVE ALL SILTY TOPSOIL OR OBJECTIONABLE MATERIAL FROM UNDER SLABS ON GRADE. ALL EXCAVATIONS SHALL BE DRYU BEFORE PLACING ANY CONCRETE.

F-2: EXTERIOR WALL FOOTING ARE TO BE PLACED ON APPROVED SOIL, AT A MINIMUM DEPTH OF 4 FEET BELOW THE LOWEST ADJACENT GROUND SURFACE EXPOSED TO FREEZING. ANDY ADJUSTMENT OF ELEVATIONS OF FOOTINGS DUE TO FIELD CONDITIONS MUST HAVE THE EXPRESSED APPROVAL OF THE PROJECT ARCHITECT. ESTIMATED ELEVATION OF BOTTOM INDICATED THUS (0'-0"

F-3: SOIL BEARING CAPACITY-NATURAL UNDISTURBED SOIL OR CONTROLLED STRUCTURAL BACKFILL HAVING AN ALLOWABLE BEARING PRESSURE OF 2000 POUNDS PER SQUARE FOOT.

F-4: BACKFILL THE EXCAVATION WITH APPROVED GRANULAR MATERIAL PLACED IN 6 INCH LAYERS AND COMPACTED TO 95% DENSITY AT OPTIMUM MOISTURE CONTENT, AS DEFINED BY ASTM D1557, METHOD D AFTER BOTTOM OF EXCAVATION HAS BEEN APPROVED BY TEH PROJECT ARCHITECT.

F-5: BACKFILL AGAINST FOUNDATION FROST WALLS TO BE DONE EQUALLY AT EACH SIDE OF WALL UNLESS WALL IS BRACED ON OPPOSITE SIDE OF FILL AGAINST MOVEMENT.

CONCRETE WORK
C-1: CODE CONFORMANCE
C-1.1: COMPLY WITH THE LATEST RECOMMENDATIONS OF THE FOLLOWING STANDARDS:
C-1.3: ACI 301- SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS
C-1.4: ACI 347- FORMWORK
C-1.5: ACI318- BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE

C-2: MATERIALS
C-2.1.1: CONCRETE, APPROVED READY MIXED CONCRETE HAVING AN ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. SLUMP 3-5 INCHES.
C-2.1.2: CONCRETE; APPROVED READY MIXED CONCRETE HAVING AN ULTIMATE COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. SLUMP 3-5 INCHES AT GARAGE SLAB.
C-2.2: REINFORCING; DEFORMED BARS ASTM A615 GRADE 60 EXCEPT TIES AND STIRRUPS MAY BE GRADE 40. WELDED WIRE FABRIC ASTM A185
C-2.3: FORMWORK; SMOOTH PLYWOOD FORMS FOR EXPOSED SLABS OR VERTICAL SURFACES. BOARD FORMS FOR FOOTINGS OR UNEXPOSED CONCRETE SURFACES. NO EARTH FORMS PERMITTED
C-2.4: GROUT; NON-METALLIC NON-SHRINK TYPE UNDER BASE PLATES OR BEARING.

PLATES
C-3: CONSTRUCTION
C3.1: CONCRETE; PLACE CONCRETE BY APPROVED METHODS OF ACI304
C3.2: REINFORCING-PLACE REINFORCING USING STANDARD BAR SUPPORTS TO PROVIDE PROPER CLEARANCE AND PREVENT DISPLACEMENT DURING CONCRETE OPERATIONS. LAP CONTINUOUS BARS 40 DIAMETERS.
C-3.3: MINIMUM CONCRETE COVER:
C-3.3.1: CONCRETE PLACED AGAINST EARTH- 3 INCHES
C-3.3.2: FORMED CONCRETE EXPOSED TO EARTH WEATHER OF WATER- 1 ½ INCH
C-3.3.3: SLABS ON GRADE- 1 INCH FROM TOP
C-3.4: FORMWORK- PROPERLY BRACE AND SHORE FORMWORK TO MAINTAIN ALIGNMENT AND TOLERANCES IN ACCORDANCE WIT ACI 347.
C-3.5: REINFORCING BARS SHALL BE PLACED IN ACCORDANCE WITH THE LATEST EDITION OF THE CRSI " RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS."
C-3.6: ALL WELDED WIRE MESH SHALL CONFORM TO ASTM A185. LAP TWO SQUARES AT ALL JOINTS AND TIE AT 3'-0 ON CENTER.
C-3.7: PROVIDE TWO #5 BARS EACH SIDE OF ALL OPENINGS IN WALLS AND SLABS. BARS TO EXTEND 24" BEYOND EDGE OF OPENINGS. (FOR SIZE AND LOCATION OF OPENINGS, SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS).
C-3.8: DETAILS NOT SHOWN ON DRAWINGS SHALL BE IN ACORDANCE WITH THE ACI DETAILING MANUAL (ACI315).

STRUCTURAL LUMBER
SL-1: CODE CONFORMANCE.
SL-1.1: NATIONAL FOREST PRODUCTS ASSOCIATION "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" INCLUDING SUPPLEMENT.
SL-1.2: AMERICAN INSTITUTE OF TIMBER CONSTRUCTION "TIMBER CONSTRUCTION STANDARDS" -AITC 100.
SL-1.3: U.S. DEPARTMENT OF COMMERCE- PS 20 FOR LUMBER.
SL-1.4: U.S. DEPARTMENT OF COMMERCE- PS 1&4 FOR SOFTWOOD PLYWOOD.
SL-1.5: AMERICAN WOOD PRESERVERS INSTITUTE- ST-1 STANDARDS.

SL-2.0: MATERIALS
SL-2.1: SOLID LUMBER (19 PER-CENT MAXIMUM MOISTURE CONTENT)
SL-2.1.1: STUDS- 2x4, 2x8 SPRUCE PIN FIR, STUD GRADE.
SL-2.1.2: FRAMING, SPRUCE PNI FIR NO. 2 - 2INCHES THICH AND WIDER
SL-2.1.2.1: BASE DESIGN VALUES-Fb=875 PSI (1000 PSI REPETITIVE), Fv = 135, E = 1400 KSI
SL-2.2: LAMINATED VENEER LUMBER BEAMS-GLUE LAMINATED VENEER LUMBER OF SOUTHERN PINE WITH THE FOLLOWING MINIMUM DESIGN VALUES:
SL-2.2.1: BASE DESIGN VALUES-FV =285 PSI (1000 PSI REPETITIVE), Fb = 2600, E=1,900,000 PSI
SL-2.3: parallam strand lumber (psl)- glue laminated lumber strands with the following minimum design values
SL-2.3.1: BASE DESIGN VALUES: Fv= 290 PSI, FB = 2900 PSI, E = 1800 KSI
SL-2.4: PRESSURE TRATED OR "WOLMANIZED" PSL BEAMS HAVE ALLOWABLE STRESSES ADJUSTED FOR SERVICE LEVEL 1, 2, OR 3.
SL-2.5: BOLTS, NUTS & WASHERS- ASTM-A307
SL-2.6: NAILS-COMMON WIRE, EXCEPT BARBED NAILS AT PLYWOOD SHEATHING GALVANIZED NAILS AT EXPOSED FRAMING.
SL-2.7: METAL CONNECTORS-APPROVED ITEMS OF PROPER TYPE & GUAGE AS SHOWN ON DRAWINGS-GALVANIZED
SL-2.8: ALL CONNECTORS AND FASTENERS AT PRESSURE TREATED WOOD SHALL BE STAINLESS STEEL RATED FOR SEACOAST INSTALLATION.
SL-2.8: PLYWOOD- APA RATED WITH EXTERIOR GLUE.
SL-2.9.1: ROOF ⅜" THICK EXPOSURE 1, 48 SPAN RATING.
SL-2.9.2: WALLS 1/2" THICK EXPOSURE 1, 48 SPAN RATING
SL-2.9.3: SUBFLOORS ¾" THICK TONGUE & GROOVE ADVANTEC OR EQUAL GLUE & NAIL
SL-2.10: PRESSURE TREATED WOOD AT ALL EXPOSED FRAMING WITH APPROVED CLEAR WATER BORNE PRESERVATIVE. ALL MEMBERS TO BE STAMPED BY APPROPRIATE AGENCY.
SL-2.11: SIMPSON STRONG TIE FRAMING CONNECTORS, FASTENERS AND HARDWARE AS PER SIMPSON STRONG TIE COMPANY WOOD CONSTRUCTION CONNECTORS MANUAL C-2017
SL-2.12: SIMPSON TITEN HD CONCRETE AND MASONRY SCREW PER SIMPSON C-SAS-2008 SPECIFICATION
SL-2.13: TIMBERLOCK HEAVY DUTY FRAMING SCREW B FASTENMASTER.

SL-3.0: CONSTRUCTION

SL-3.1: ALL WOOD MEMBERS TO BE NAILED IN ACCORDANCE WITH MASS STATE CODE FASTENER SCHEDULE IN APPENDIX 120.Q.
SL-3.2: PLYWOOD SUBFLOORS SHALL BE GLUED AND NAILED AT 8" O/C AT ALL JOINTS AND EDGES AND 10" O/C AT OTHER SUPPORTS.
SL-3.3: PLYWOOD ROOF SHEATHING SHALL BE NAILED AT 4" O/C THRU-OUT.
SL-3.4: PLYWOOD SHEAR WALL SHALL BE NAILED AT 4" O/C AT ALL JOINTS AND EDGES AROUND ALL OPENINGS, AT TOP, BOTTOM AND ENDS AND WALL PERIMETER. BLOCK ALL EDGES.
SL-3.5: PROVIDE FASTENERS FOR ALL CONNECTORS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

FRAMING NOTES:
1.) LOW ROOF FRAMING 5/8"PLYWOOD ON 2x10 @16" OC RAFTERS.
FASTEN PLYWOOD TO ROOF FRAMING W/ RING SHANK NAILS@ 4" OC THRU-OUT.
2.) INSTALL 2x10 LEDGER AT BUILDING TO SUPPORT LOW ROOF RAFTERS.
FASTEN W/ (3) SIMPSON SDS25412 SCREWS @ 16" OC TO WALL STUDS.
3.) INSTALL SIMPSON LS90 AT RAFTER TO LEDGER AND RAFTER TO HIP BEAM.
4.) INSTALL SIMPSON H2.5A AT RAFTER TO LOW BEAM AND RAFTER TO LOW CONNECTIONS
ALL SUPERSTRUCTURE DESIGN, DETAILS AND FRAMING BY OTHERS

GENERAL

G1 - ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFIRM TO THE 8TH EDITION OF THE MASSACHUSETTS STATE RESIDENTIAL BUILDING CODE, IRC 2015 AND ASCE7-10 AND THE REFERENCE STANDARDS INCLUDED THEREIN THAT ARE APPLICABLE TO THIS PROJECT.

G-2 THE CONTRACTOR SHALL FAMILIARIZE THEMSELF WITH THE CONTRACT DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER AND ARCHITECT BEFORE PROCEEDING WITH THE AFFECTED WORK. ANY VARIATIONS OR SUBSTITUTIONS OF MATERIALS OR DETAILS FROM THOSE INDICATED ON THE DRAWINGS MAY BE MADE ONLY WITH PRIOR APPROVAL OF THE PROJECT ENGINEER.

G-3 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB SAFETY DURING CONSTRUCTION, MEANS, METHODS, CO-ORDINATIONS, ELEVATIONS AND CONDITIONS MUST BE VERIFIED BY THE GENERAL CONTRACTOR OR RESPONSIBLE TREADS.

G-4 NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO MODIFIED, ALTERED OR CUT WITHOUT THE APPROVAL OF THE PROJECT ENGINEER.

G-5 FOR EXACT LOCATION OF FLOOR & ROOF OPENINGS, SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND SHOP DRAWINGS.

G-6 ALL STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL AND SHOP DRAWINGS AND SPECIFICATIONS.

G-7 UNLESS OTHERWISE INDICATED, DETAILS SHOWN ON ANY DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.

G-8 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, CO-ORDINATION OF OTHER TRADES AND TECHNIQUES TO PRODUCE A SOUND AND QUALITY BUILDING. ALL DIMENSIONS, ELEVATIONS AND CONDITIONS MUST BE VERIFIED BY THE GENERAL CONTRACTOR OR RESPONSIBLE TRADES.

DESIGN LOADS

DL-1 THE BUILDING STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWINGS LOADS IN ACCORDANCE WITH THE 8TH EDITION OF THE MASSACHUSETTS STATE RESIDENTIAL BUILDING CODE, IRC 2015 AND ASCE 7-10.

DL-2 SNOW LOAD: GROUND SNOW LOAD = 25 PSF; IMPORTANCE FACTOR I=1.0 DRIFTING SLIDING SNOW INCLUDED WHERE APPLICABLE.

DL-3 FLOOR LIVE LOAD:

DL-3.1. LIVING AREAS 40 PSF
DL-3.2. SLEEPING AREAS 30 PSF
DL-3.3. ATTIC AREAS 20 PSF
DL- 3.4. DECKS 40 PSF

WIND LOADS:
WIND VELOCITY VULT=140 MPH
EXPOSURE B
IMPORTANCE FACTOR I=1.0

EXISTING CONDITIONS

THESE DRAWINGS HAVE BEEN COMPILED FROM THE BEST AVAILABLE INFORMATION AND ARE NOT INTENDED TO LIMIT THE SCOPE OF THE WORK. THE CONTRACTOR MAY ENCOUNTER HIDDEN OF COVERED CONDITIONS, NOT SHOWN ON THESE DRAWINGS, REQUIRING ADDITIONAL WORK FOR THE COMPLETION OF THIS CONTRACT. IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INSPECTED THE SITE TO BUILDING AND VERIFIED THE INFORMATION HEREIN SUPPLIED

DRAWING INDEX

A-1 SITE PLANS AND NOTES
A-2 FIRST FLR PLAN/SCHEDULES
A-3 SECOND FLR PLAN/SCHEDULES
A-4 NORTH AND WEST ELEVATIONS
A-5 SOUTH AND EAST ELEVATIONS
SO-0 STRUCTURAL DRAWINGS NOTES THRU
SO-S3 STRUCTURAL DRAWINGS NOTES
A-10 EXTERIOR STAIR PLANS
A-11 INTERIOR ELEVATIONS
A-12 INTERIOR ELEVATIONS
A-13 INTERIOR ELEVATIONS
A-14 INTERIOR ELEVATIONS
A-15 INTERIOR ELEVATIONS
A-16 INTERIOR ELEVATIONS
A-17 INTERIOR STAIRS
E-1 ELECTRICAL PLANS /NOTES

ARCHITECTS:
NANTUCKET ARCHITECTURE GROUP LTD
1 WEST CREEK ROAD
NANTUCKET, MA 02554
508-228-5631
CONTACT: STEPHEN THEROUX
STEVE@NANTUCKETARCHITECTURE.COM

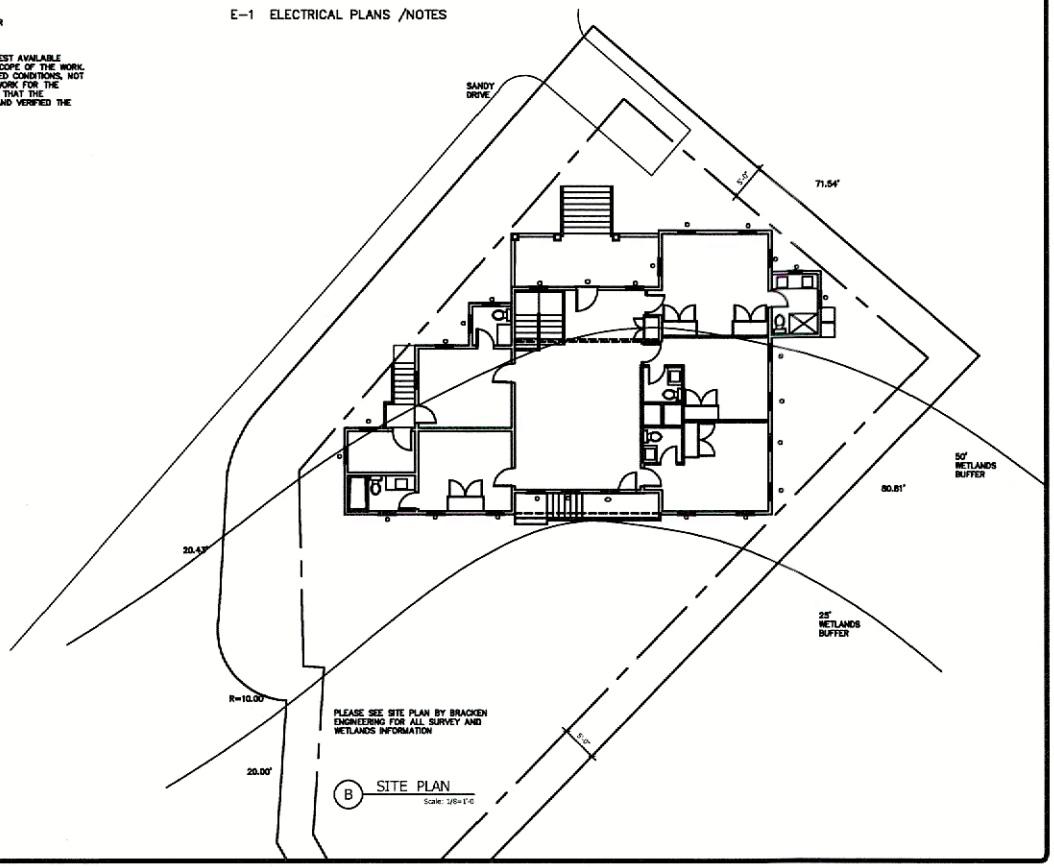
STRUCTURAL ENGINEER:
SJG ENGINEERING LLC
6 GOLDEN GATE DRIVE
HOOKSET, NH 03106
207-752-3374
CONTACT :STEPHEN GOAN
SJEWG@COMCAST.NET

SURVEYOR: BRACKEN ENGINEERING
18 OLD SOUTH ROAD
TEL: 508-325-0044

WETLANDS CONSULTANT
LEC ENVIRONMENTAL CONSULTANTS INC
12 RESNICK ROAD SUITE 1 PLYMOUTH MA
CONTACT: BRIAN MADDEN
TEL: 508-746-1662

NOTES

CONTRACTOR IS RESPONSIBLE FOR HIRING A REGISTERED LAND SURVEYOR TO LOCATE BUILDING LOCATION, WETLANDS SETBACKS AND GROUND COVER BEFORE START OF CONSTRUCTION.
ALL CONSTRUCTION TO CONFORM WITH TOWN OF NANTUCKET ZONING AND SETBACKS.



B SITE PLAN
Scale: 1/8=1'-0

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

PLAN FOR:
THE GANNON FAMILY
6 SANDY DRIVE NANTUCKET, MASSACHUSETTS, 02554

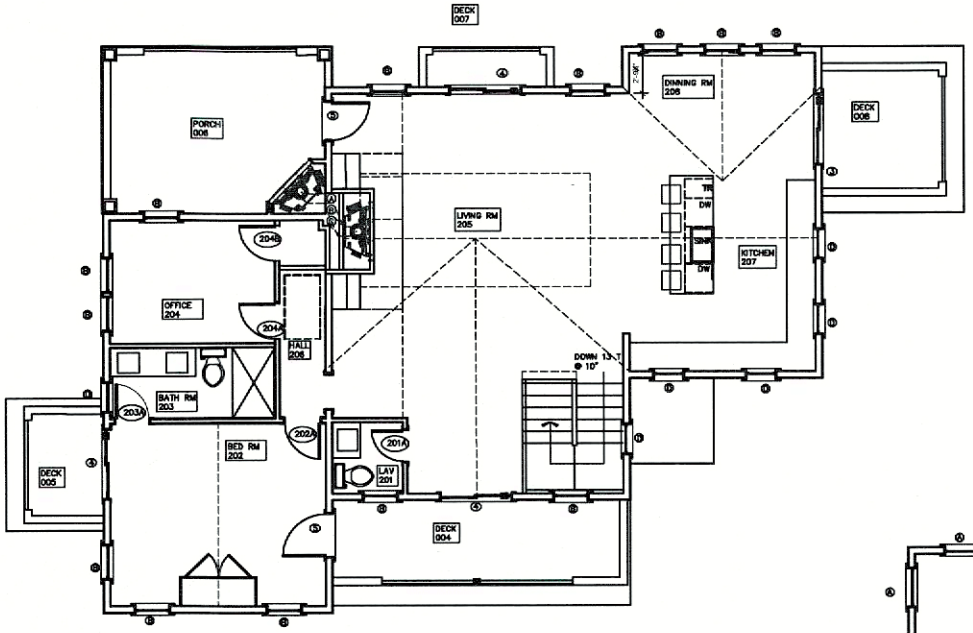
FOUNDATION

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:

D/B:xxx copyright nag 2015

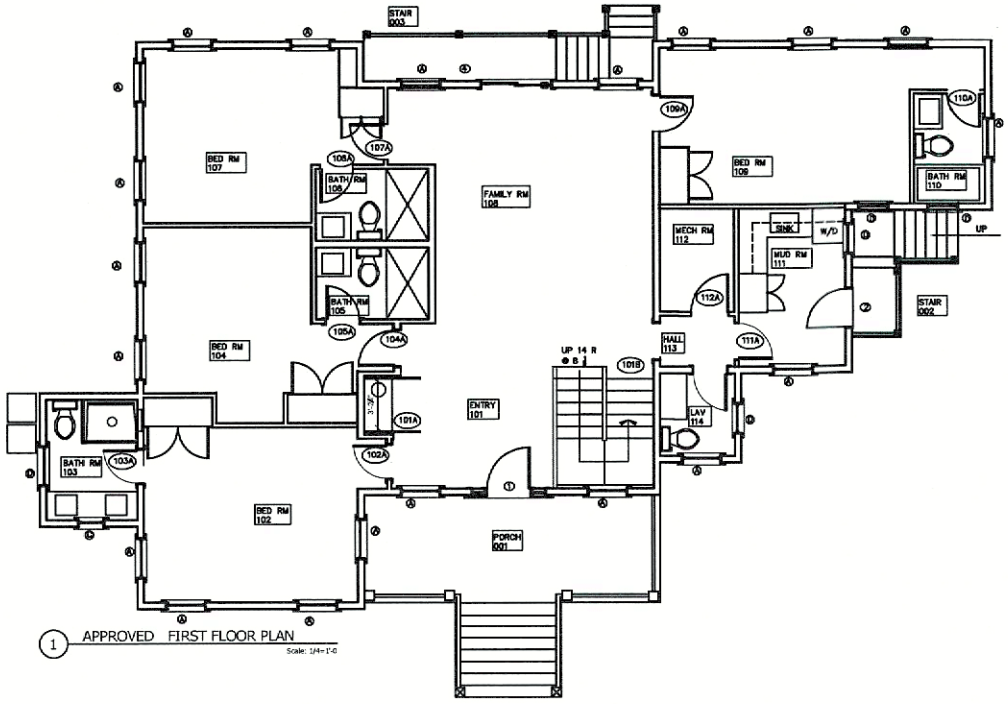
client number

A1



1 APPROVED SECOND FLOOR PLAN

Scale: 1/4=1'-0



1 APPROVED FIRST FLOOR PLAN

Scale: 1/4=1'-0

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THE GANNON FAMILY
6 SANDY DRIVE NANTUCKET, MASSACHUSETTS, 02554

ELEVATIONS

HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	

D/B: xxx copyright nag 2015

client number

A8

HDC REVISIONS BRICK PIERS 9/09/24



H PROPOSED NORTH ELEVATION

Scale: 1/4"=1'-0



K PROPOSED WEST ELEVATION

Scale: 1/4"=1'-0



H PREVIOUSLY APPROVED NORTH ELEVATION

Scale: 1/4"=1'-0



K PREVIOUSLY APPROVED WEST ELEVATION

Scale: 1/4"=1'-0

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PLAN FOR:
THE GANNON FAMILY
6 SANDY DRIVE NANTUCKET, MASSACHUSETTS, 02554

ELEVATIONS

HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	

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HDC

HDC REVISIONS BRICK PIERS 9/00/24



M PROPOSED EAST EAST ELEVATION

Scale: 1/4=1'-0



P PROPOSED SOUTH ELEVATION

Scale: 1/4=1'-0



M PREVIOUSLY APPROVED EAST EAST ELEVATION

Scale: 1/4=1'-0



P PREVIOUSLY APPROVED SOUTH ELEVATION

Scale: 1/4=1'-0

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PLAN FOR:
THE GANNON FAMILY
6 SANDY DRIVE NANTUCKET, MASSACHUSETTS, 02554

ELEVATIONS

HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	

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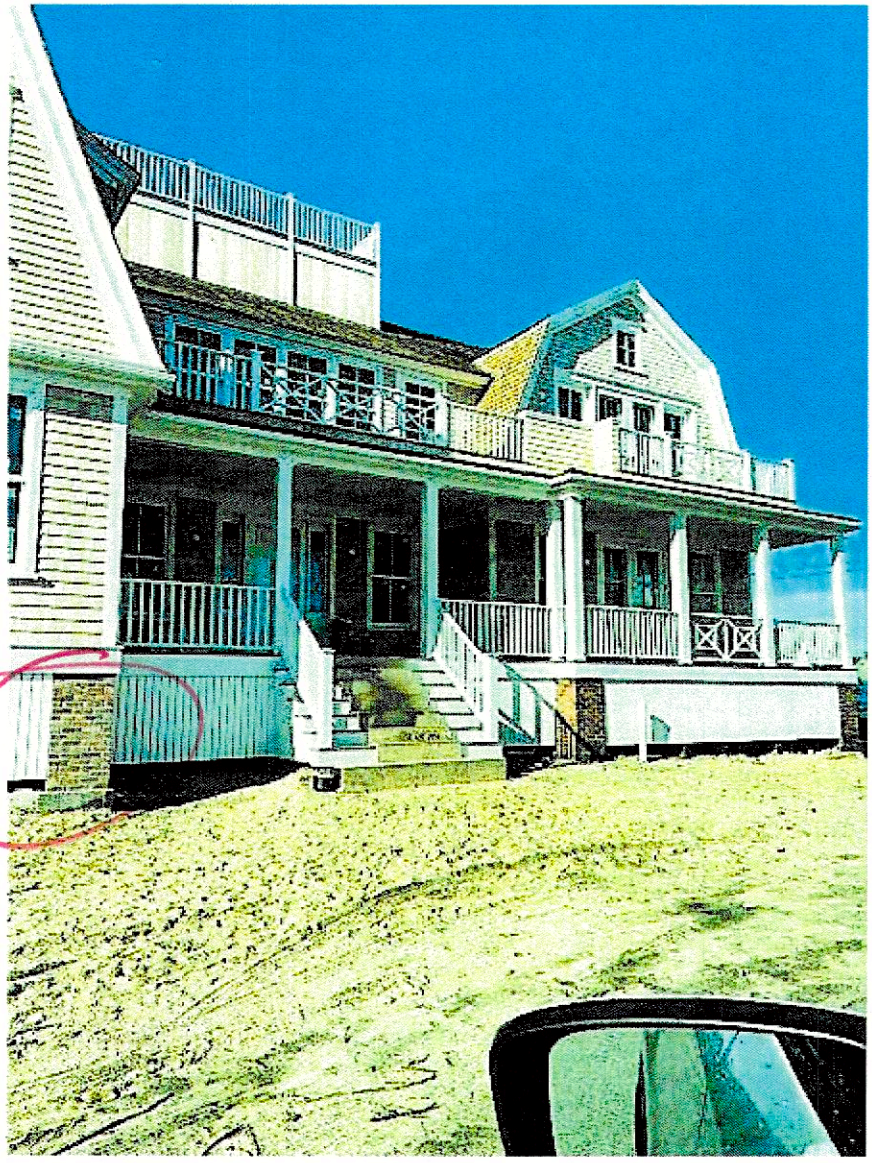
HDC


Hulbert
Neighbor


BRICK PIERS
NEIGHBOR.

CERTIFICATE NO: Previous HDC Approval DATE ISSUED: 7-19-24

HDC-2024-07-10776 10776

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°. 76

Street & Number of Proposed Work: 6 Sandy Drive

Owner of record: Sandy Ack LLC

Mailing Address: 6 Sandy Drive
Nantucket MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Stephen Theroux NAG

Mailing Address: PO box 1814
Nantucket MA

Contact Phone #: 228-5031 X 2 E-mail: _____
steve@nantucketarchitecture.com

FOR OFFICE USE ONLY

Date application received: 7/3/24 Fee Paid: $ 50 1673

Must be acted on by: 8/30/24

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 _____ HDC 2024-04-10456

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation ADD SIDELIGHTS TO FRONT 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 _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

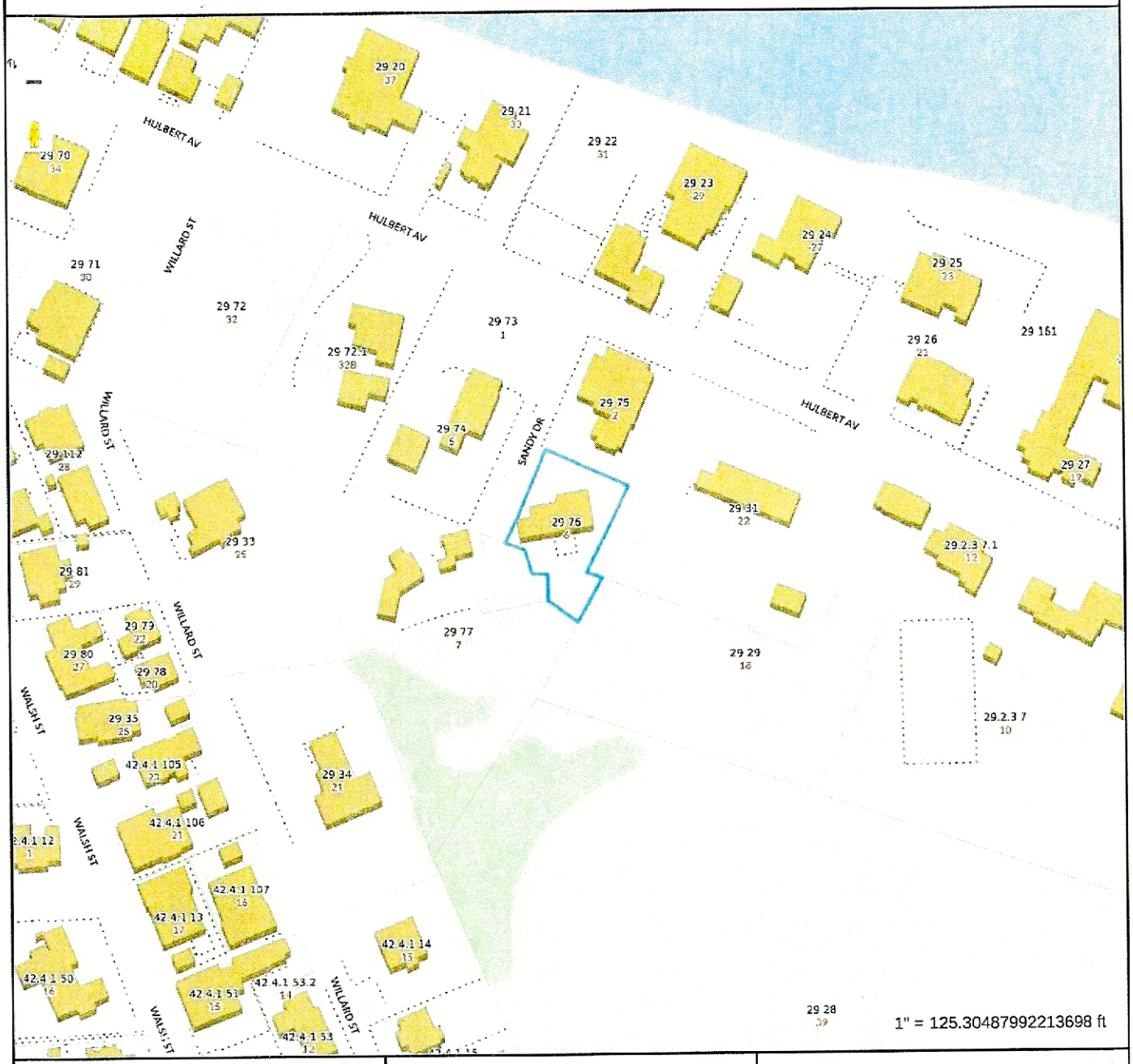
Trim _____ Sash _____ Doors FRONT HAMILTON BLUE

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/20/2024 Signature of owner of record [signature] Signed under penalties of perjury



Property Information

Property ID	892
Location	6 SANDY DR
Owner	SANDY 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.

APPROVED
HDC 2024-07-10776
Exterior Changes
Without HDC Approval

FOUNDATIONS

F-1: EXCAVATE TO LINES AND GRADES REQUIRED TO PROPERLY INSTALL THE FOUNDATIONS ON UNDISTURBED SOIL OR CONTROLLED STRUCTURAL BACKFILL ALIGNMENT IN THE PROJECT ARCHITECT. REMOVE ALL SOFT TOPSOIL OR OBJECTIONABLE MATERIAL FROM UNDER SLABS ON GRADE. ALL EXCAVATIONS SHALL BE DRY BEFORE PLACING ANY CONCRETE.

F-2: EXTERIOR WALL FOOTING ARE TO BE PLACED ON APPROVED SOIL AT A MINIMUM DEPTH OF 4 FEET BELOW THE LOWEST ADJACENT GROUND SURFACE EXPOSED TO FREEZING. ANY ADJUSTMENT OF ELEVATIONS OR FOOTINGS DUE TO FIELD CONDITIONS MUST HAVE THE EXPRESSED APPROVAL OF THE PROJECT ARCHITECT. ESTIMATED ELEVATION OF BOTTOM INDICATED THUS (E' 0"

F-3: SOIL BEARING CAPACITY—NATURAL UNDISTURBED SOIL OR CONTROLLED STRUCTURAL BACKFILL HAVING AN ALLOWABLE BEARING PRESSURE OF 2000 POUNDS PER SQUARE FOOT.

F-4: BACKFILL TO EXCAVATIONS WITH APPROVED GRANULAR MATERIAL PLACED IN 6 INCH LAYERS AND COMPACTED TO 95% DENSITY AT OPTIMUM MOISTURE CONTENT, AS DEFINED BY ASTM D1557, METHOD D AT LEAST ONE DAY AFTER EXCAVATION HAS BEEN APPROVED BY THE PROJECT ARCHITECT.

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CONCRETE WORK

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C-1.1: COMPLY WITH THE LATEST RECOMMENDATIONS OF THE FOLLOWING STANDARDS:

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C-1.3: ACI 347 - FORMWORK

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C-2.1.2: CONCRETE, APPROVED READY MIXED CONCRETE, HAVING AN ULTIMATE COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. SLUMP 3 - 5 INCHES AT GARAGE SLAB.

C-2.2: REINFORCING: DEFORMED BARS AS IN A615 GRADE 60 EXCEPT TIES AND STIRRUPS MAY BE GRADE 40. WELDED WIRE FABRIC A185.

C-2.3: FORMWORK: SMOOTH PLYWOOD FORMS FOR EXPOSED SLABS OR VERTICAL SURFACES. BOARD FORMS FOR FOOTINGS OR UNEXPOSED CONCRETE SURFACES. NO EARTH FORMS PERMITTED

C-2.4: ENDS: NON METALLIC NON SHRINK TYPE UNDER BASE PLATES OR BEARING.

PLATES

C-3: CONSTRUCTION

C3.1: CONCRETE, PLACE CONCRETE BY APPROVED METHODS OF ACI304

C3.2: REINFORCING- PLACE REINFORCING USING STANDARD BAR SUPPORTS TO PROVIDE PROPER CLEARANCE AND PREVENT DISPLACEMENT DURING CONCRETE OPERATIONS. USE CONTINUOUS BARS, NO SPLICES.

C-3.3: MINIMUM CONCRETE COVER:

C-3.3.1: CONCRETE PLACED AGAINST EARTH - 3 INCHES.

C-3.3.2: THERMO CONCRETE EXPOSED TO EARTH, WEATHER OR WATER - 1 ½ INCH

C-3.3.3: SLABS ON GRADE - 1 INCH FROM TOP.

C-3.4: FORMWORK - PROPERLY BRACE AND SHORE FORMWORK TO MAINTAIN ALIGNMENT AND TOLERANCES IN ACCORDANCE WITH ACI 347.

C-3.5: REINFORCING BARS SHALL BE PLACED IN ACCORDANCE WITH THE LATEST EDITION OF THE CRSI "RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS."

C-3.6: ALL WELDED WIRE MESH SHALL CONFORM TO ASTM A185. LAP TWO SQUARES AT ALL JOINTS AND TIE AT 2-0" ON CENTER.

C-3.7: PROVIDE TWO #5 BARS EACH SIDE OF ALL OPENINGS IN WALLS AND SLABS. BARS TO EXTEND 24" BEYOND EDGE OF OPENINGS. (Refer SIZE AND LOCATION OF OPENINGS, SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS).

C-3.8: DETAILS NOT SHOWN ON DRAWINGS SHALL BE IN ACCORDANCE WITH THE ACI DETAILING MANUAL (ACI315).

STRUCTURAL TIMBER

SL-1: CODE CONFORMANCE:

SL-1.1: NATIONAL FOREST PRODUCTS ASSOCIATION "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" INCLUDING SUPPLEMENT

SL-1.2: AMERICAN INSTITUTE OF TIMBER CONSTRUCTION "TIMBER CONSTRUCTION STANDARDS" - AITC 100

SL-1.3: U.S. DEPARTMENT OF COMMERCE - PS 20 FOR LUMBER.

SL-1.4: U.S. DEPARTMENT OF COMMERCE - PS 1&6 FOR SOFTWOOD PLYWOOD.

SL-1.5: AMERICAN WOOD PRESERVERS INSTITUTE - STD STANDARDS.

SL 2.0: MATERIALS

SL-2.1: NO 01 LUMBER (19 PER CENT MAXIMUM MOISTURE CONTENT)

SL-2.1.1: STUDS: 2x4 2x6 SPRUCE PIN SPF, S1BD GRADE

SL-2.2: FRAMING: (BRIDGE PIN DF NO. 2 — 2INCHES THICK AND WIDE)

SL-2.2.1: BASE DESIGN VALUES=Fb=875 PSI (1550 PSI REPETITIVE), Fv = 125, E = 1400 KSI

SL-2.2: LAMINATED VENEER LUMBER FRAMES: USE LAMINATED VENEER LUMBER OF SOUTHERN PINE WITH THE FOLLOWING MINIMUM DESIGN VALUES

SL-2.2.1: BASE DESIGN VALUES=Fv =285 PS (1900 PSI REPETITIVE), Fb = 2600, E=1,500,000 PSI

SL-2.3: parallam strand lumber (psl)= glue laminated lumber strands with the following minimum design values

SL-2.3.1: BASE DESIGN VALUES: Fv= 290 PSI, Fb = 2900 PSI, E = 1800 KSI

SL-2.4: PRESSURE TREATED OR "ACQ-MANZ70" PSI. BEAMS HAVE ALLOWABLE STRESSES ADJUSTED FOR SERVICE LEVEL 1, 2, OR 3.

SL-2.5: BOLTS, NUTS & WASHERS: ASTM-A307

SL-2.6: NAILS-COMMON WIRE, EXCEPT JAGGED NAILS AT PLYWOOD SHEATHING GALVANIZED NAILS AT EXPOSED FRAMING

SL 2.7: METAL CONNECTORS- APPROVED ITEMS OF PROPER TYPE & GUAGE AS SHOWN OR EQUIVALENT GALVANIZED

SL-2.8: ALL CONNECTORS AND FASTENERS AT PRESSURE TREATED WOOD SHALL BE STAINLESS STEEL RATED FOR SEASOAL INSTALLATION.

SL 2.9: PLYWOOD - ALL MARKED WITH EXTERIOR GLUE

SL-2.9.1: ROOF - ⅜" THICK EXPOSURE 1, 48 SPAN RATING

SL-2.9.2: WALLS - ½" THICK EXPOSURE 1, 24 SPAN RATING

SL-2.9.3: SUBFLOORS ¾" THICK TONGUE & GROOVE, APANVIS OR EQUAL GLUE & NAIL

SL-2.10: PRESSURE TREATED WOOD AT ALL EXPOSED FRAMING WITH APPROVED CLEAR WATER BORNE PRESERVATIVE. ALL MEMBERS TO BE STAMPED BY APPROPRIATE AGENCY.

SL-2.11: SIMPSON STRONG TIE FRAMING CONNECTORS, FASTENERS AND HARDWARE AS PER SIMPSON STRONG TIE COMPANY WOOD CONSTRUCTION CONNECTORS MANUAL C-2017

SL-2.12: SIMPSON TITEN HD CONCRETE AND MASONRY SCREWS PER SIMPSON C EAS 2008 SPECIFICATION

SL-2.13: TIMBERLOCK HEAVY DUTY FRAMING SCREW IS FASTENER MATRIX

SL-3.0: CONSTRUCTION

SL-3.1: ALL WOOD MEMBERS TO BE NAILED IN ACCORDANCE WITH MASS STATE CODE FASTENER SCHEDULE IN APPENDIX 120.0

SL-3.2: PLYWOOD SUBFLOORS SHALL BE GLUED AND NAILED AT 6" O/C AT ALL JOINTS AND EDGES AND 10" O/C AT FIELD SUPPORTS.

SL-3.3: PLYWOOD ROOF SHEATHING SHALL BE NAILED AT 4" O/C THRU-OUT

SL-3.4: PLYWOOD SHEAR WALL SHALL BE NAILED AT 4" O/C AT ALL JOINT, AND EDGES AROUND ALL OPENINGS AT TOP, BOTTOM AND ENDS AND WALL PERIMETER. BLOCK ALL EDGES

SL-3.5: PROVIDE FASTENERS FOR ALL CONNECTIONS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

FRAMING NOTES:

1.) LOW ROOF FRAMING 5/8"PLYWOOD ON 2x10 @16" OC RAFTERS

FASTEN PLYWOOD TO ROOF FRAMING W/ RING SHANK NAILS@ 4" OC

THRU-OUT

2.) INSTALL 2x10 LEDGER AT BUILDING TO SUPPORT LOW ROOF RAFTERS.

FASTEN W/ (10) SIMPSON SDS25412 SCREWS @ 16" O/C TO WALL STUDS.

3.) INSTALL SIMPSON LSSU RAFTER TO LEDGER AND RAFTER TO HIP BEAM.

4.) INSTALL SIMPSON H2.5A AT RAFTER TO LOW BEAM AND RAFTER TO LOW CONNECTIONS

ALL SUPERSTRUCTURE DESIGN, DETAILS AND FRAMING BY OTHERS

GENERAL

G1 – ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE 9TH EDITION OF THE MASSACHUSETTS STATE RESIDENTIAL BUILDING CODE, IRC 2015 AND ASCE7-10 AND THE REFERENCE STANDARDS INDICATED THEREIN THAT ARE APPLICABLE TO THIS PROJECT

G-2 THE CONTRACTOR SHALL FAMILIARIZE THEMSELF WITH THE CONTRACT DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER AND ARCHITECT BEFORE PROCEEDING WITH THE AFFECTED WORK. ANY VARIATIONS OR SUBSTITUTIONS OF MATERIALS OR DETAILS FROM THOSE INDICATED ON THE DRAWINGS MAY BE MADE ONLY WITH PRIOR APPROVAL OF THE PROJECT ENGINEER

G-3 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB SAFETY DURING CONSTRUCTION. MEANS, METHODS, CO-ORDINATION, ELEVATIONS AND CONDITIONS MUST BE VERIFIED BY THE GENERAL CONTRACTOR OR RESPONSIBLE TRADES.

G-4 NO MAIN FRAMING OF STRUCTURAL MEMBERS ARE TO BE MODIFIED, ALTERED OR CUT WITHOUT THE APPROVAL OF THE PROJECT ENGINEER

G-5 FOR EXACT LOCATION OF FLOOR & ROOF OPENINGS, SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND SITE DRAWINGS

G-6 ALL STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL AND SITE DRAWINGS AND SPECIFICATIONS.

G-7 UNLESS OTHERWISE INDICATED, DETAILS SHOWN ON ANY DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.

G-8 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, CO-ORDINATION OF OTHER TRADES AND TECHNIQUES TO PRODUCE A SOUND AND QUALITY FINISHING. ALL DIMENSIONS, ELEVATIONS AND CONDITIONS MUST BE VERIFIED BY THE GENERAL CONTRACTOR OR RESPONSIBLE TRADES

DESIGN LOADS

DL-1 THE BUILDING STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING LOADS IN ACCORDANCE WITH THE 9TH EDITION OF THE MASSACHUSETTS STATE RESIDENTIAL BUILDING CODE, IRC 2015 AND ASCE 7-10.

DL-2 SNOW LOAD: GROUND SNOW LOAD = 25 PSF; IMPORTANCE FACTOR 1=1.0 DRIFTING IS BUILT SNOW BELOW IS NOT APPLICABLE.

DL-3 FLOOR LIVE LOAD

DL= 3.1: LIVING AREAS 40 PSF
DL= 3.2: SLEEPING AREAS 30 PSF
DL= 3.3: ATTIC AREAS 20 PSF
DL= 3.4: DECKS 40 PSF

WIND LOADS
WIND VELOCITY V=140
MPH
EXPOSURE B
IMPORTANCE FACTOR
I=1.0

EXISTING CONDITIONS

THESE DRAWINGS HAVE BEEN COMPILED FROM THE BEST AVAILABLE INFORMATION AND ARE NOT INTENDED TO LIMIT THE SCOPE OF THE WORK THE CONTRACTOR MAY ENCOUNTER HIDDEN OR CONCEALED CONDITIONS NOT SHOWN ON THESE DRAWINGS, REQUIRING ADDITIONAL WORK FOR THE COMPLETION OF THIS CONTRACT. IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INSPECTED THE SITE TO BUILDING AND VERIFIED THE INFORMATION HEREIN SUPPLIED

DRAWING INDEX

A-1 SITE PLANS AND NOTES
A-2 FIRST FLR PLAN/SCHEDULES
A-3 SECOND FLR PLAN/SCHEDULES
A-4 NORTH AND WEST ELEVATIONS
A-5 SOUTH AND EAST ELEVATIONS
S0-0 STRUCTURAL DRAWINGS NOTES THRU
S0-S3 STRUCTURAL DRAWINGS NOTES
A-10 EXTERIOR STAIR PLANS
A-11 INTERIOR ELEVATIONS
A-12 INTERIOR ELEVATIONS
A-13 INTERIOR ELEVATIONS
A 14 INTERIOR ELEVATIONS
A-15 INTERIOR ELEVATIONS
A-16 INTERIOR ELEVATIONS
A-17 INTERIOR STAIRS
E-1 ELECTRICAL PLANS /NOTES

ARCHITECTS:
NANTUCKET ARCHITECTURE GROUP LTD
1 WEST CREEK ROAD
NANTUCKET, MA 02554
508-228-5631
CONTACT: STEPHEN DEROUX
STEVE@NANTUCKETARCHITECTURE.COM

STRUCTURAL ENGINEER:
SJG ENGINEERING LLC
6 GOLDEN GATE DRIVE
HOPEDALE, MA 01606
774-704-9714
CONTACT: STEPHEN SGRAN
SJGMECH@CASE.NET

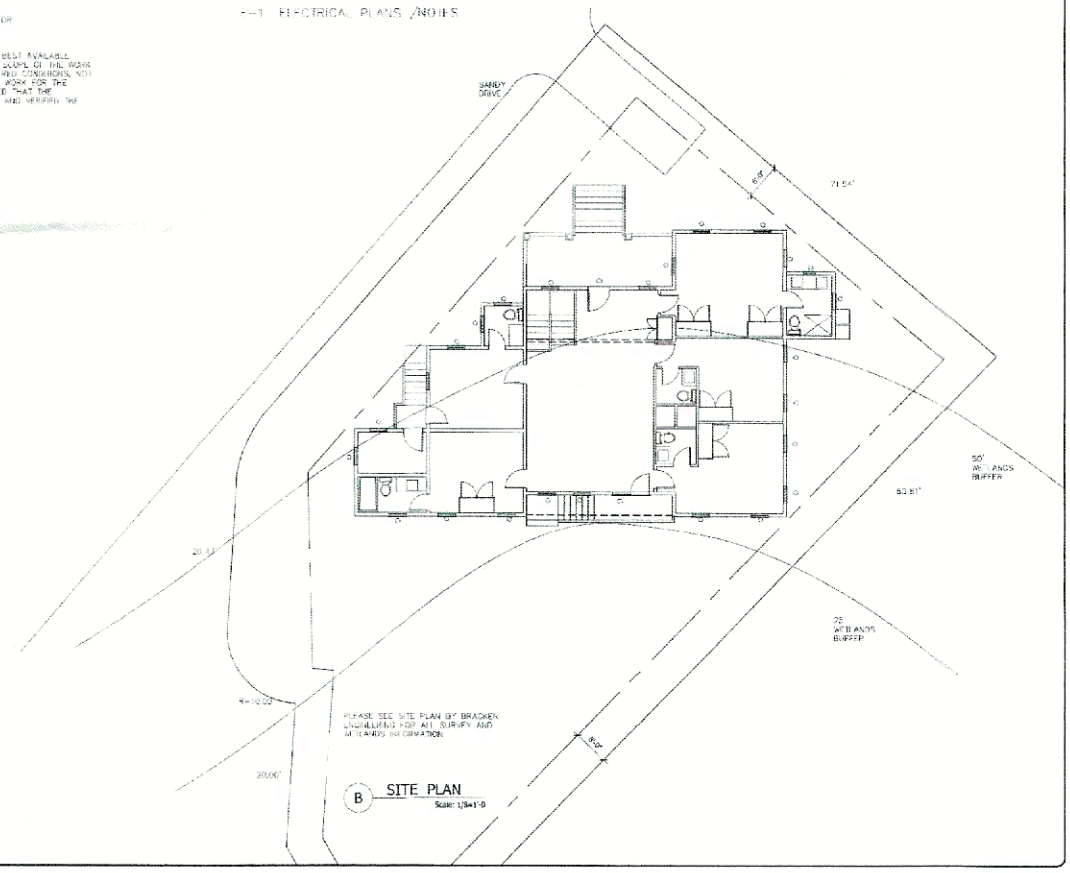
SURVEYOR: BRACKEN ENGINEERING
18 OLD SOUTH ROAD
TEL: 508-228-5044

WETLANDS CONSULTANT:
LEC ENVIRONMENTAL CONSULTANTS INC
12 RESNICK ROAD SUITE 1 PLYMOUTH, MA
CONTACT: BRIAN MADDEN
TEL: 508 746-1682

NOTES

CONTRACTOR IS RESPONSIBLE FOR HIRING A REGISTERED LAND SURVEYOR TO LOCATE BUILDING LOCATION, WETLANDS SURVEYS AND GROUND COVER BEFORE START OF CONSTRUCTION.
ALL CONSTRUCTION TO CONFORM WITH TOWN OF NANTUCKET ZONING AND SETBACKS.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF PROJECT



NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

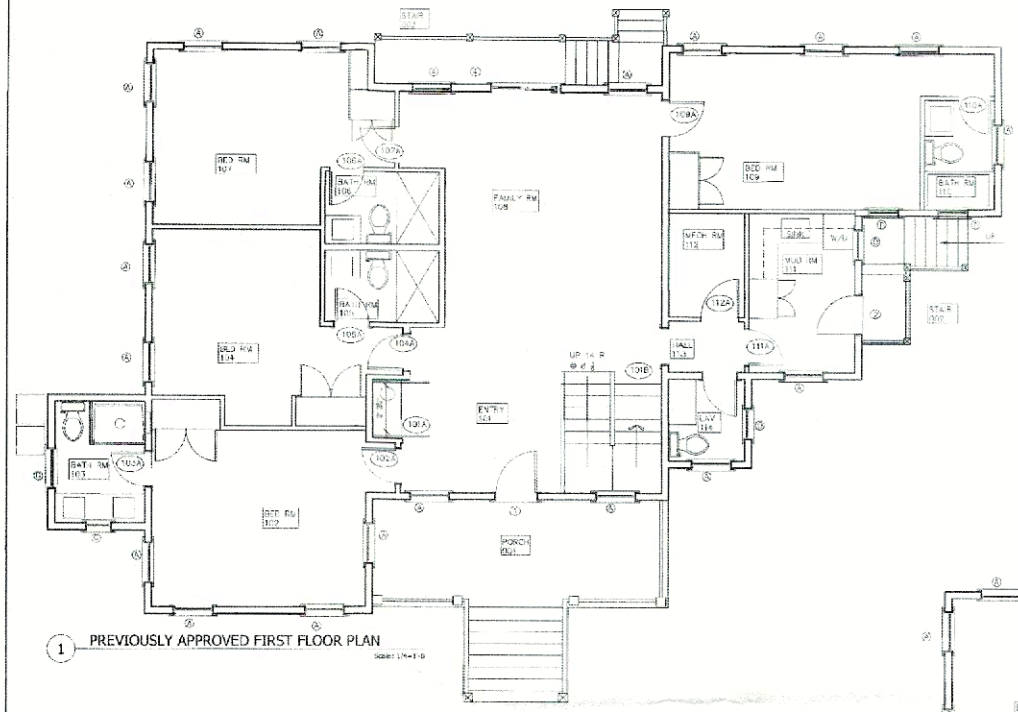
PLAN FOR:
THE GANNON FAMILY
6 SANDY DRIVE NANTUCKET, MASSACHUSETTS, 02554

FOUNDATION

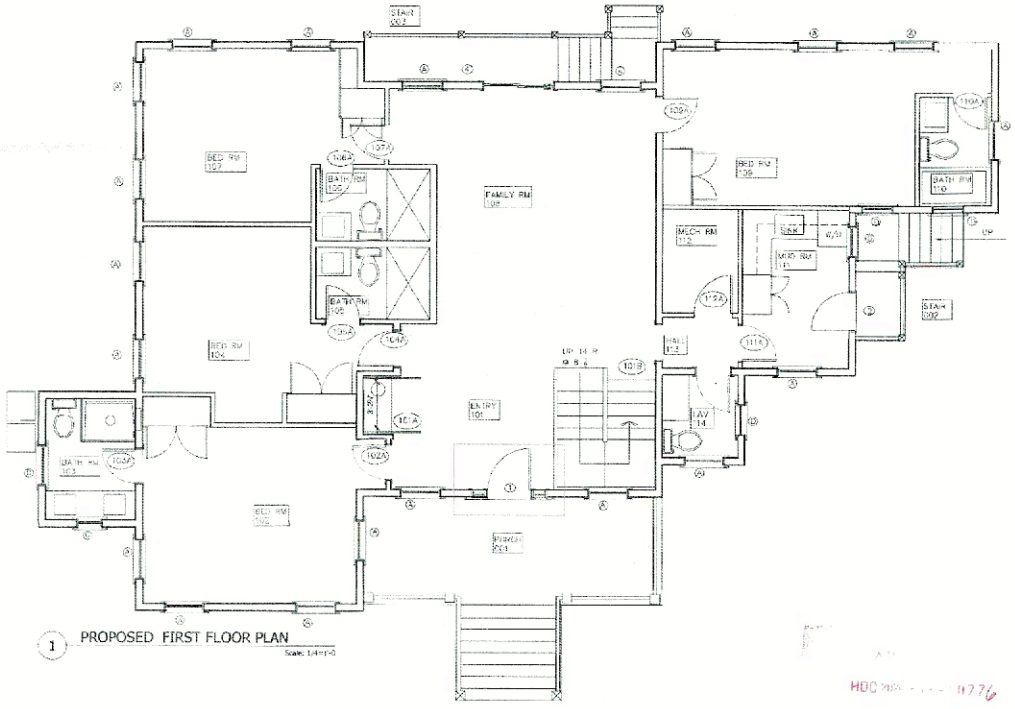
HDC: XX/XX/XX	
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B XXX copyright reg. date	

Client number

A1



1 PREVIOUSLY APPROVED FIRST FLOOR PLAN



1 PROPOSED FIRST FLOOR PLAN

Scale: 1/4"=1'-0

HDC [illegible] 0776

Without HDC Approval

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PLAN FOR:
THE GANNON FAMILY
6 SANDY DRIVE NANTUCKET, MASSACHUSETTS, 02554

ELEVATIONS

HDC: XXXX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
DATE:

xxx copyright nag

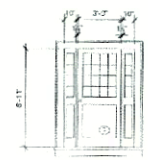
client number

A8



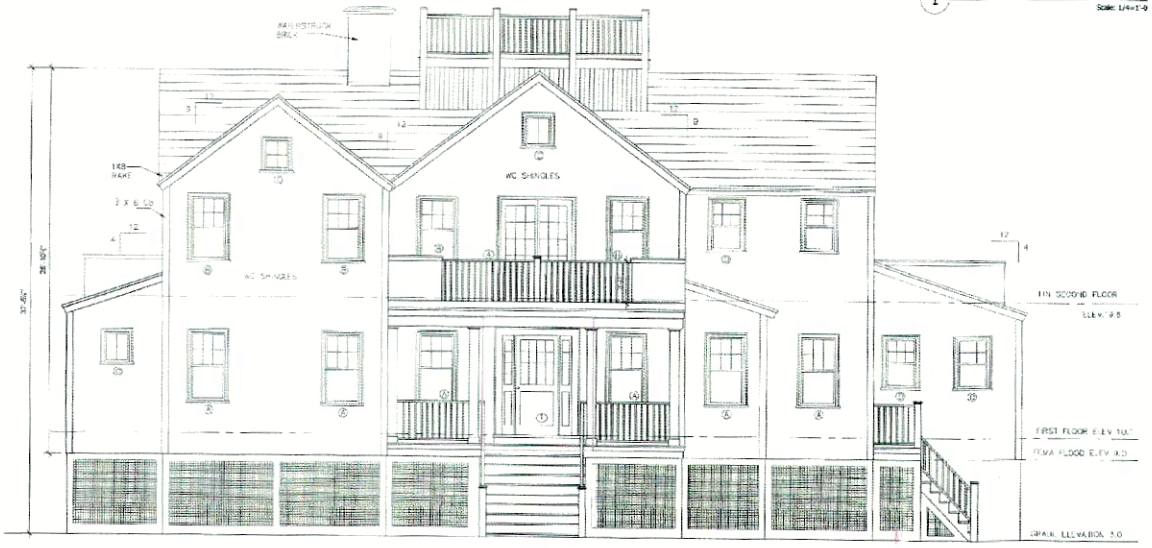
H PREVIOUSLY APPROVED NORTH ELEVATION

Scale: 1/4=1'-0



1 FRONT DOOR ELEVATION

Scale: 1/4=1'-0



H PROPOSED NORTH ELEVATION

Scale: 1/4=1'-0

HDC 2024-07-10776

NANTUCKET ARCHITECTURE GROUP LTD.
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WWW.NANTUCKETARCHITECTURE.COM

PLAN FOR:
THE GANNON FAMILY
6 SANDY DRIVE NANTUCKET, MASSACHUSETTS, 02554

ELEVATIONS

HDC: XX/XX/XX
BIDDING
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B: xxx copyright neg 2015

client number

A9

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 4231 PARCEL N°. 217

Street & Number of Proposed Work: 32 Main Street

Owner of record: NIR Retail LLC

Mailing Address: 75 Park Plaza #3

Boston, MA 02116

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Paul Beaulieu (Main Street Architects)

Mailing Address: 25 Mathewson Drive Suite #120

Weymouth, MA 02189

Contact Phone #: 781-331-4458 E-mail: pbeaulieu@mainstreetarchitects.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 Replace & Repair wood trim & sills to match exist. Repoint Brick & Replace windows to match exist.

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 Match Exist. Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☑ All Wood ☑ Other Picture "See attached window Quote" match existing

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim to match existing Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/9/2024 Signature of owner of record Paul Beaulieu As Agent For 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

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Carrie Thornewill

Connie Patten

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HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Paul Beaulieu [Main Street Architects]

AS AGENT FOR Nantucket NIR

STREET ADDRESS 32 Main Street

MAP/PARCEL 42Z1-217

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 09/10/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Paul Beaulieu 09/10/2024

Signature Date

NIR RETAIL II LLC

32 Main Street, Nantucket, MA 02554



Locus Map

Physical Evaluation






Quidley & Compa
The Black Dog


2ND FLOOR CEIL. HEIGHT
8'-2"
WINDOW HEAD HEIGHT
9'-6"
6'-0"
WINDOW SILL HEIGHT
2'-0"
2ND FLOOR
WINDOW #1
WINDOW #2
WINDOW #3
WINDOW #4
WINDOW #5
WINDOW #6
WINDOW #7
WINDOW #8
WINDOW #9
Quidley Company
The Black Dog

Window #1:





Window #2:







Window #3:







Window #4:





Window #5:





Window #6:







Window #7:





Window #8:





Window #9:







Window Survey

Window #	Existing Type	Config.	Existing Conditions						Proposed Window Type	Config.	Remarks
			Repair Class			Sash					
			Sash	Frame	Sill	Orig.	Repl	Unk			
1	WD DH	1/1	III or IV	III or IV	III or IV			X	WD DH	1/1	
2	WD DH	1/1	IV	III or IV	IV			X	WD DH	1/1	
3	WD Fixed Picture	1	III or IV	III or IV	IV			X	WD Fixed Picture	1	
4	WD DH	1/1	IV	III or IV	IV			X	WD DH	1/1	
5	WD DH	1/1	IV	IV	IV			X	WD DH	1/1	
6	WD DH	1/1	IV	IV	IV			X	WD DH	1/1	
7	WD Fixed Picture	1	IV	IV	IV			X	WD Fixed Picture	1	
8	WD DH	1/1	IV	III or IV	III or IV			X	WD DH	1/1	
9	WD DH	1/1	IV	IV	IV			X	WD DH	1/1	

Existing Lintel Damage:













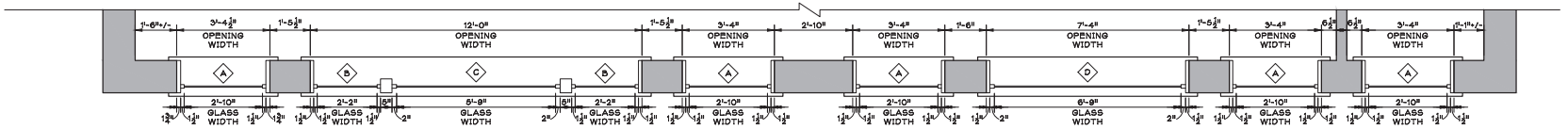




EXISTING WINDOW SCHEDULE

A	2'-10"X6'-0"	DOUBLE HUNG
B	2'-2"X6'-0"	DOUBLE HUNG
C	5'-9"X6'-0"	FIXED
D	6'-9"X6'-0"	FIXED

1 EX-1 EXISTING FRONT ELEVATION
SCALE: 1/2"=1'-0"



2 EX-1 EXISTING PARTIAL 2ND FLOOR PLAN
SCALE: 1/2"=1'-0"

Main Street Architects
25 Mathewson Dr.
Suite 120
Weymouth, Ma.
02190-2245
TEL: 781-331-4455
FAX: 781-331-4997

WHITE ELEPHANT
NEW ENGLAND DEVELOPMENT
32 MAIN STREET
NANTUCKET, MA 02554

EXISTING PLAN & ELEVATION

REVISIONS:

	ISSUED FOR PERMITTING
	ISSUED FOR PRICING
	ISSUED FOR CONSTRUCTION
DATE:	09/05/2024
SCALE:	AS NOTED
DRAWN BY:	
JOB NO.:	

NOT FOR CONSTRUCTION 09-05-24

DRAWING NO:
EX-1



1 A-1 PROPOSED FRONT ELEVATION

SCALE: 1/2"=1'-0"

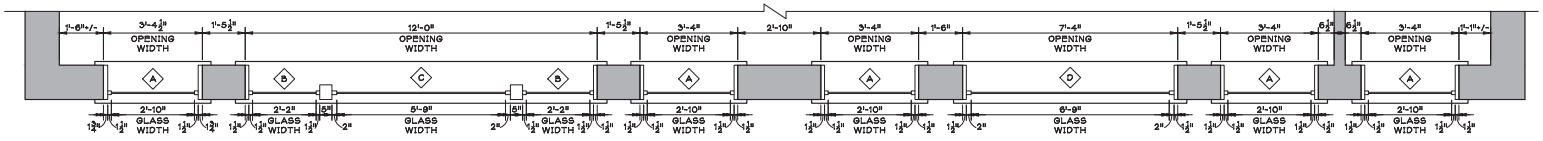
WINDOW SCHEDULE

SEE ATTACHED WINDOW QUOTE FROM SHEPLEY FOR MORE INFORMATION.

R.O.	ITEM/DESCRIPTION
A 34½"x72"	BOSTON SASH DOUBLE HUNG MAHOGANY SASH AND FRAME, SINGLE PANE, SDL ⅝" GRILLES, 4-9/16" JAMB WITH CONCEALED BALANCERS, 5/4X4 CEDAR CASING, HISTORIC SILL WITH 3" HORNS. PRIMED INTERIOR, CLEAR EXTERIOR, STORM COMBO.
B 26"x72"	BOSTON SASH DOUBLE HUNG MAHOGANY SASH AND FRAME, SINGLE PANE, SDL ⅝" GRILLES, 4-9/16" JAMB WITH CONCEALED BALANCERS, 5/4X4 CEDAR CASING, HISTORIC SILL WITH 3" HORNS. PRIMED INTERIOR, CLEAR EXTERIOR, STORM COMBO.
C 69"x72"	BOSTON SASH FIXED DH PICTURE MAHOGANY SASH AND FRAME, SINGLE PANE, SDL ⅝" GRILLES, 4-9/16" JAMB, 5/4X4 CEDAR CASING, HISTORIC SILL WITH 3" HORNS. PRIMED INTERIOR AND CLEAR EXTERIOR.
D 81"x72"	BOSTON SASH FIXED DH PICTURE MAHOGANY SASH AND FRAME, SINGLE PANE, SDL ⅝" GRILLES, 4-9/16" JAMB, 5/4X4 CEDAR CASING, HISTORIC SILL WITH 3" HORNS. PRIMED INTERIOR AND CLEAR EXTERIOR.

NOTE:
CONTRACTOR & OWNER TO VERIFY ALL WINDOW SIZES AND OPTIONS W/MANUFACTURER & ENSURE EGRESS REQUIREMENTS ARE MET.

NOTE:
ALL NEW WINDOWS TO MATCH EXISTING SIZE AND STYLE. SEE ATTACHED WINDOW SCHEDULE FROM SHEPLEY FOR MORE INFORMATION.



2 A-1 PROPOSED PARTIAL 2ND FLOOR PLAN

SCALE: 1/2"=1'-0"

Main Street Architects
25 Vellenzon Dr.
Suite 100
Weymouth, Ma.
02188-2454
TEL: 781-335-4455
FAX: 781-335-4997

WHITE ELEPHANT
NEW ENGLAND DEVELOPMENT
32 MAIN STREET
NANTUCKET, MA 02554

PROPOSED PLAN & ELEVATION

REVISIONS:

	ISSUED FOR PERMITTING
	ISSUED FOR PRICING
	ISSUED FOR CONSTRUCTION
DATE:	09/05/2024
SCALE:	AS NOTED
DRAWN BY:	
JOB NO.:	

NOT FOR CONSTRUCTION 09-05-24

DRAWING NO:
A-1

SHEPLEY

Hyannis
Shepley
216 Thornton Drive
Hyannis, MA 02601
Phone: (508)-862-6200

QUOTE

0002553688

Account: PENJUS 0046
Branch: HYA
Phone: ( )- -
Fax: ( )- -

Bill To: 166 Main Street Development
Justin Pennell & Ben Delman
166 Main Street
Sandwich, MA 02563

Ship To: White Elephant-NE Development
32 Main Street
Nantucket, MA

PO: **Ref:** Boston Sash **Job:**

Exp Delv Date:	08/28/24	**Sales**	Nantucket	**Type:**	CB	**Ship Via:**	
Activation Date:	08/28/24	**Agents**	NTKT Window	**Quoted For:**	Justin Penne		
Close Date:	09/27/24		Trim Kapisky	**Quoted By:**	jmurphy	**Auth Chg:**	Justin Pennell 8603072587

QUANTITY	UOM	ITEM/DESCRIPTION	PRICE/UOM	AMOUNT
5	EA	A - RO=34"x72" Boston Sash Double Hung Mahogany Sash and Frame, Single Pane, SSB 5/8" Grilles, 4-9/16" jamb with concealed balancers, 5/4x4 Cedar Casing, Historic Sill with 3" Horns. Primed Interior, Clear Exterior, storm combo	EA	
2	EA	B - RO=26"x72" Boston Sash Double Hung Mahogany Sash and Frame, Single Pane, SSB 5/8" Grilles, 4-9/16" jamb with concealed balancers, 5/4x4 Cedar Casing, Historic Sill with 3" Horns. Primed Interior, Clear Exterior, storm combo	EA	
1	EA	C - RO=69"x72" Boston Sash FIXED DH Picture Mahogany Sash and Frame, Single Pane, SSB 5/8" Grilles, 4-9/16" jamb, 5/4x4 Cedar Casing, Historic Sill with 3" Horns. Primed Interior and Clear Exterior	EA	
1	EA	D - RO=81"x72" Boston Sash FIXED DH Picture Mahogany Sash and Frame, Single Pane, SSB 5/8" Grilles, 4-9/16" jamb, 5/4x4 Cedar Casing, Historic Sill with 3" Horns. Primed Interior and Clear Exterior	EA	
		Subtotal		
		Freight Out - Nantucket		
		MA Sales Tax 6.25%		

This is an estimate only and not a guarantee of total job cost.This estimate based on the information provided to us and its accuracy is dependent on the accuracy and depth of that information. We ask that you review quantities and specifications contained herein with us prior to ordering so that we may supply you with complete correct materials. This estimate is good for 30 days from the date of activation shown on the quote. Any special order items are non returnable without prior approval and may be subject to handling charges if return is allowed.
Accepted under the conditions outlined above.
.

South Side Main Street Buildings
18-54 Main Street
Nantucket
Nantucket County
Massachusetts

HABS No. MASS-950

HABS
MASS
10-NANT
62-

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-950

SOUTH SIDE MAIN STREET BUILDINGS

HABS
MASS
10-NANT
62-

Location: 18-54 Main Street, Nantucket, Massachusetts

Present Owner: Various

Present Occupant: Various

Present Use: Retail stores.

Brief Statement of Significance: All buildings built after the fire of 1846; typical late nineteenth and early twentieth century retail shopping street.

PART I. HISTORICAL INFORMATION

#18, 20, 22, 24 Main Street

Owner: Union Lodge
Occupants: Buttner's Store 1st floor; Union Lodge 2nd floor.

Erected soon after 1846 as a one-story brick building, shown in photograph of 1867. Remodeled to present size in 1890, using the brick construction of first floor. Large windows added much later.

#26, 28, 30, 32 Main Street

Owner: Nantucket Historical Trust.
Occupant: Charlie's Market; Claire-Elaine's Beauty Parlor.

Built between 1892 and 1912. Present building is shown in 1912 photograph, but not in one of 1892. In 1867 picture the original building appears to have been very different, with pillars in front.

#34, 36 Main Street

Owner: Albert P. Manchester.
Occupant: Bosn's Locker and Upper Deck.

Present brick building was erected in 1926. Originally was one of the one-story temporary wooden structures put up soon after 1846. Known then as "Hussey Block."

#38, 40 Main Street

Owner: Sherburne Associates.
Occupant: Empty. Formerly occupied by a five and dime store.

New building -- around 1910. In 1892 was a high peaked roof wooden building.

#42, 44 Main Street

Owner: Robert H. and Arlene B. Christman
Occupants: Universal Photo Shop and Candy Store

Recent building - about 1910. In 1892 was two narrow stores. #42 had two stories and #44 only one story.

#46 Main Street

Owner: Robert D. Francis.
Occupant: Same -- barber shop

Probably built about 1880. This small one-story building appears much the same as it was in 1892. In 1860's the site apparently was an entrance with fence and gateposts.

#48 Main Street

Owner: Maud E. Dinsmore.
Occupant: Same -- dress shop first floor; apartment second floor.

Built soon after 1846 with two stories as now. Recently restored or rebuilt. Windows were smaller in early 1860's.

#50, 52 and 54 Main Street

Owners: Congdon and Coleman -- Mrs. Catherine Fitzpatrick.
Occupants: Same.

Built soon after 1846. Very similar to present appearance in all old photographs.

Prepared by Mrs. Marie M. Coffin
Nantucket, Massachusetts
1967

PART II. PROJECT INFORMATION

These records were prepared for the Historic American Buildings Survey summer project on Nantucket, Massachusetts. They are part 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. Masey, Chief of the Historic American Buildings Survey. Historical information was provided by Mrs. Marie M. Coffin of Nantucket, Massachusetts. Photographs are by Jack E. Boucher of Linwood, New Jersey and Cortlandt V. D. Hubbard of Philadelphia, Pennsylvania. The material was edited for deposit in the Library of Congress by Mrs. Constance Werner Ramirez, August 1971.

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/ FILM ROLL #: OHD-34-16 17
MAP/PARCEL#: 4231-217

Recorded By: AEG Date: 10/18 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 32 Main St. 2. BUILDING NAME: The Spectrum, Janet Russo, The Co[illegible]

3. OWNERSHIP: ○ a. public ⊗ b. private 4. PRESENT OWNER: Nantucket Historical Trus

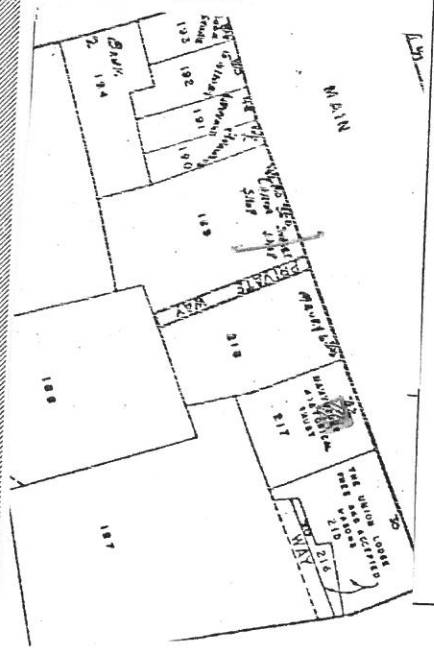
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built between 1[illegible] + 1912. - HABS

6. USE: Original: Present: Stores
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ○ a. Yes ○
Interior accessible, explain: yes

8. MAP -- 3 X 2"



9. PHOTO -- 3 1/2 X 5



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: no sides

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: not visible
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL: ○ a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES:
○ a. roof walk ○ e. balustrade
○ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ○ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S): ○ a. gable ○ b. hip ○ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL:
○ a. brick, unpainted ○ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

21. CHIMNEY POSITION: ○ a. center ○ b. off-center ○ c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS: ○ a. one ○ b. two ○ c. three ○ d. other: _____

23. CHIMNEY FEATURES: ○ a. corbelling ○ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ○ a. center ○ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:

(check several if appropriate)

- ○ a. sidelights
- ○ b. transom
- ○ c. plank frame
- ○ d. flush frame
- ○ e. Federal
- ○ f. fanlight
- ○ g. blind fan
- ○ h. Greek Revival
- ○ i. recessed
- ○ j. other: _____

26. NUMBER OF BAYS:

- ○ a. three
- ○ b. four
- ○ c. five
- ○ d. N/A
- ○ e. other: 7

27. WINDOW FRAME TYPE:

- ○ a. flush
- ○ b. plank frame
- ○ c. bull-nose
- ○ d. other: set in brick

28. WINDOW SASH TYPE(S) - FRONT FACADE:

- ○ a. 12/12
- ○ b. 9/9
- ○ c. 6/6
- ○ d. 2/2
- ○ e. casement
- ○ f. other: 1/1, 12/1, 24/1

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: recessed brick panels

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: 1892 - 1912 SOURCE: maps

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: 3,090 SF ○ 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: concrete lead. _____
(Building or site including interior features if known) _____

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with 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 11 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°: 67 PARCEL N°. 162-3

Street & Number of Proposed Work: 8 MICHEME LANE

Owner of record: J. FEATHERSTONE-WITTY

Mailing Address: PO BOX 2324

NANTUCKET MA 02584

Contact Phone #: 508 415 6361 E-mail: JOEWITTYPROPERTY@GMAIL.COM

AGENT INFORMATION (if applicable)

Name: AS ABOVE

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 overhang/dormer over garage doors

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation) ADD overhang/dormer over garage doors

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other GARAGE overhang/dormer 5/12

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 BLACK

Trim N T W Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission any revisions to this application will initiate a new sixty-day review period.

Date 9/11/24 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 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:

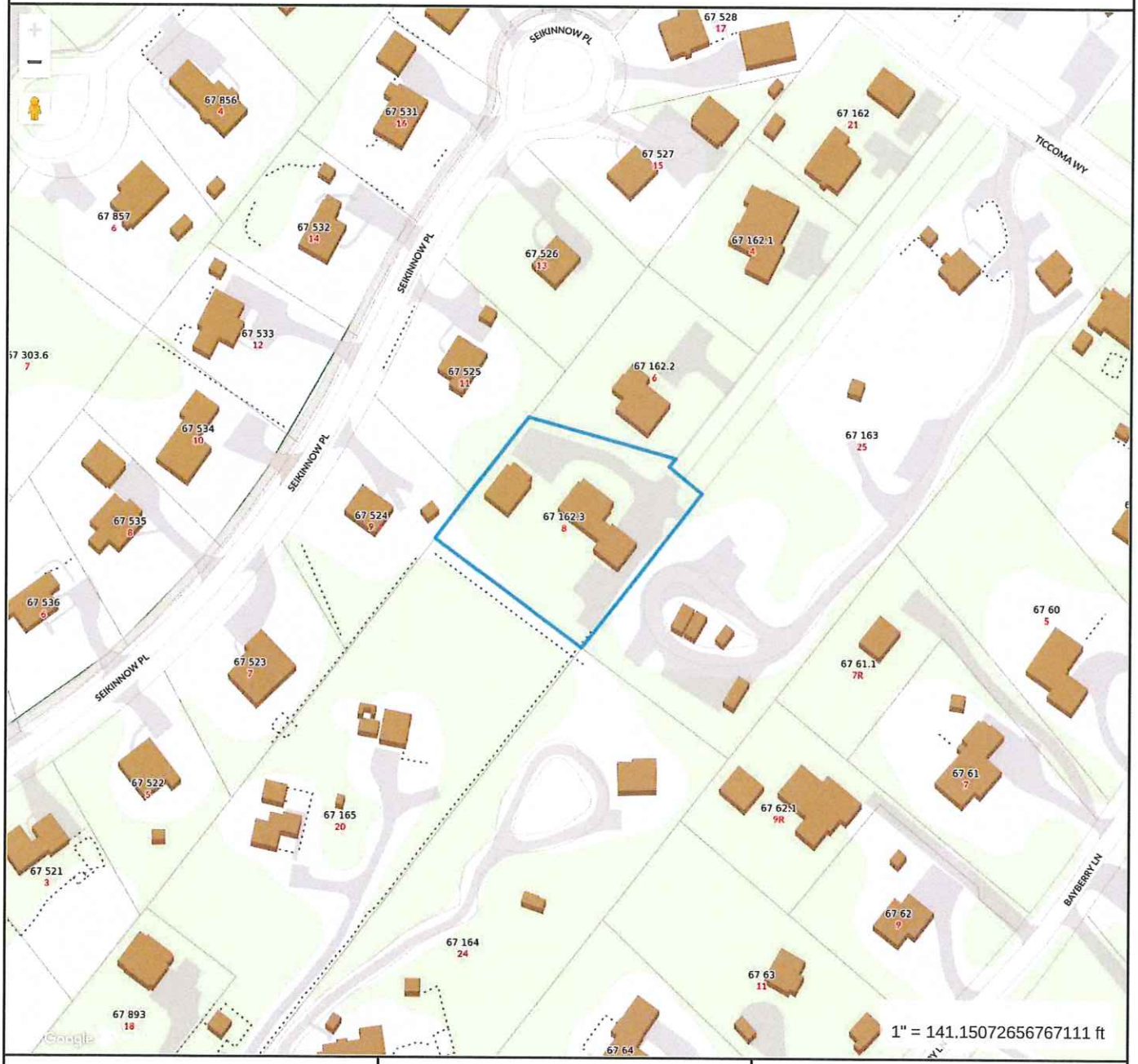
1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations 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.**

Town and County of Nantucket, MA

September 11, 2024



Property Information

Property ID	188670
Location	8 MICHEME LN
Owner	FEATHERSTONE- WITTY JONATHAN

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

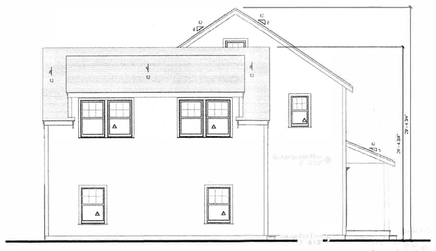
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

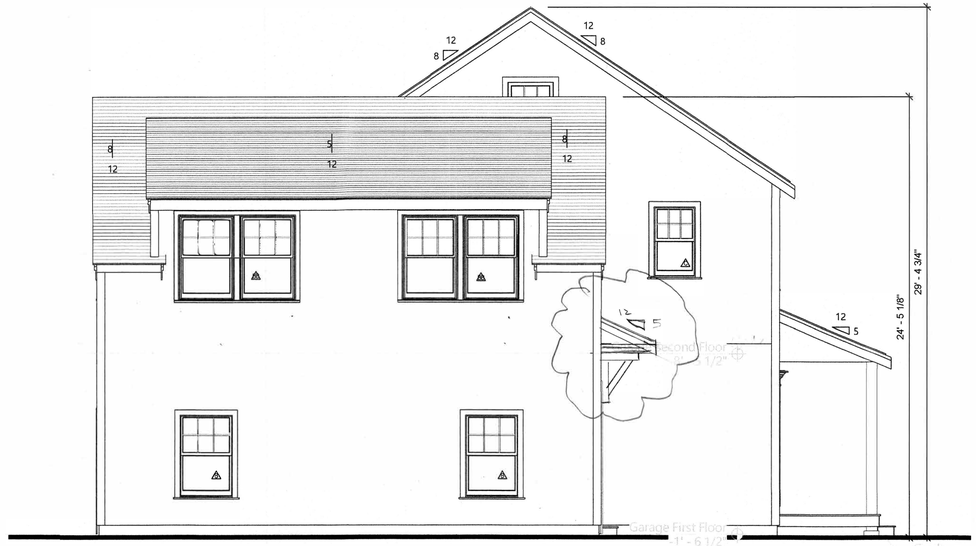
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



1 Previously Approved North Elevation
1/8" = 1'-0"



3 Previously Approved East Elevation
1/8" = 1'-0"



4 Proposed East Elevation - [redacted]
1/4" = 1'-0"



2 Proposed North Elevation - [redacted]
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

Featherstone-Witty Residence

8 Micheme Ln. , Nantucket, MA 02554

Sheet

Exterior Elevations

SHEET INDEX

C.101 Site Plan
A.201 Exterior Elevations
A.202 Exterior Elevations
Grand total: 3

Date

12.06.16

Revisions

No.	Description	Date

A.201

Scale As indicated

12/6/2016 9:36:48 AM

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 J. FEATHERSTONE WITTY

AS AGENT FOR SELF

STREET ADDRESS 8 MICHEME LANE.

MAP/PARCEL 67 162.3.

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

9/11/24.

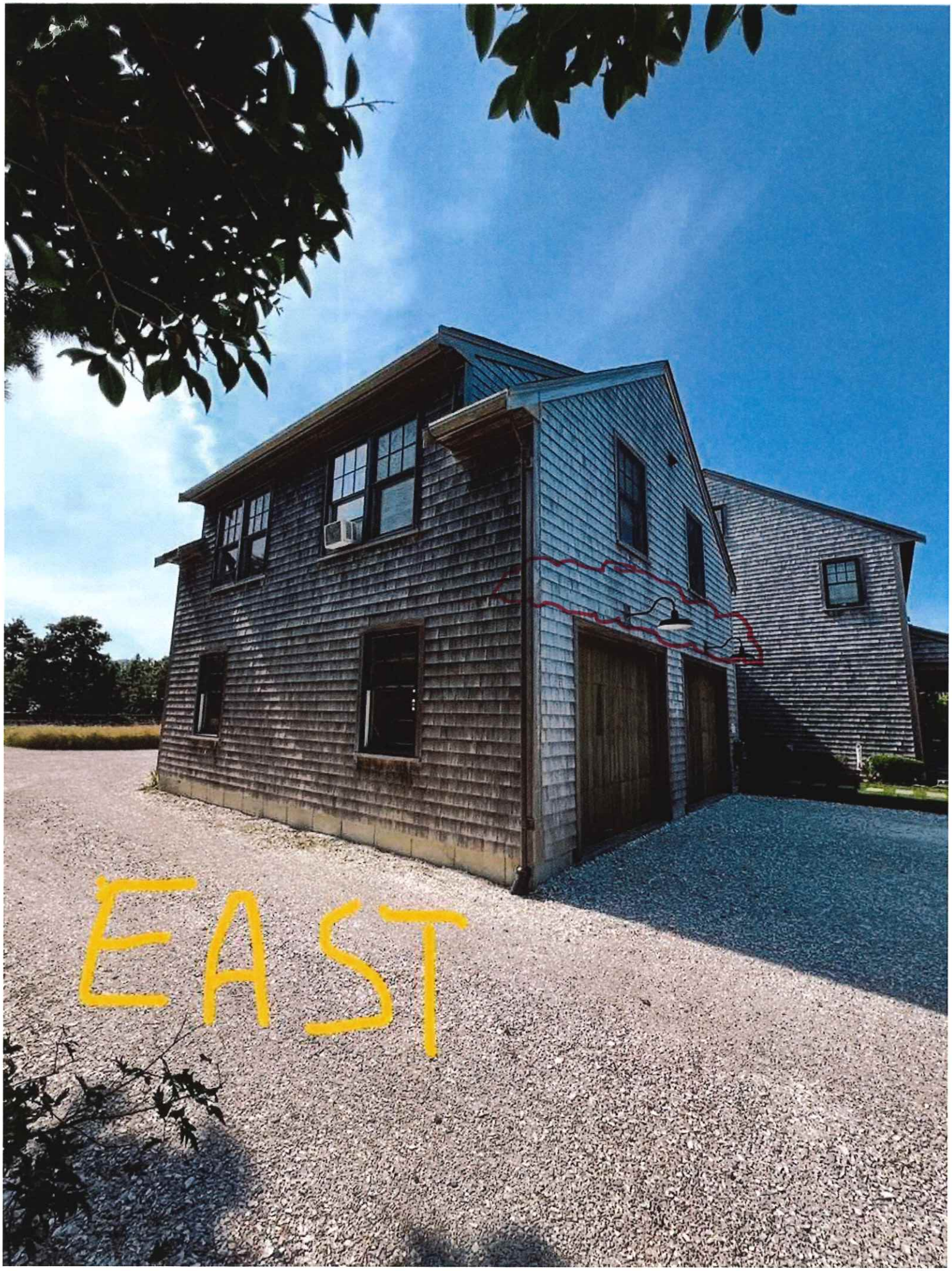
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

9/11/24.
Date


EAST

NORTH

VIEW FROM TACOMA WAY

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

AX MAP N°: 0030 PARCEL N°. 0321

treet & Number of Proposed Work: 7 Kimball Ave

wner of record: OREO Trust, Katherine Raphaelson

lailing Address: 62 Farm View Ln
Gilford NH 03246

ontact Phone #: 6033871433 E-mail: katraphaelson@gmail.com

AGENT INFORMATION (if applicable)

ame: Ann Oliver

lailing Address: 24 Sherburne Commons
Nantucket MA 02554

ontact Phone #: 803-917-8092 E-mail: a.b.oliver@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 _____

ize of Structure or Addition: Length: 15'8" Sq. Footage 1st floor: 186.44 Decks/Patio: Size: NA ☐ 1st floor ☐ 2nd floor

Width: 11'8" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

ifference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

eight of ridge above final finish grade: North _____ South _____ East _____ West _____

dditional Remarks

istoric Name:

riginal Date:

riginal Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

there an HDC survey form for this building attached? ☐ Yes ☒ N/A

DETAIL OF WORK TO BE PERFORMED

oundation: Height Exposed 4" ☒ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar, White Cedar Shakes etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type barn doors Material wood (painted)

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

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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 Katherine Raphaelson

AS AGENT FOR OREO Trust

STREET ADDRESS 7 Kimball Ave

MAP/PARCEL 030-032-1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

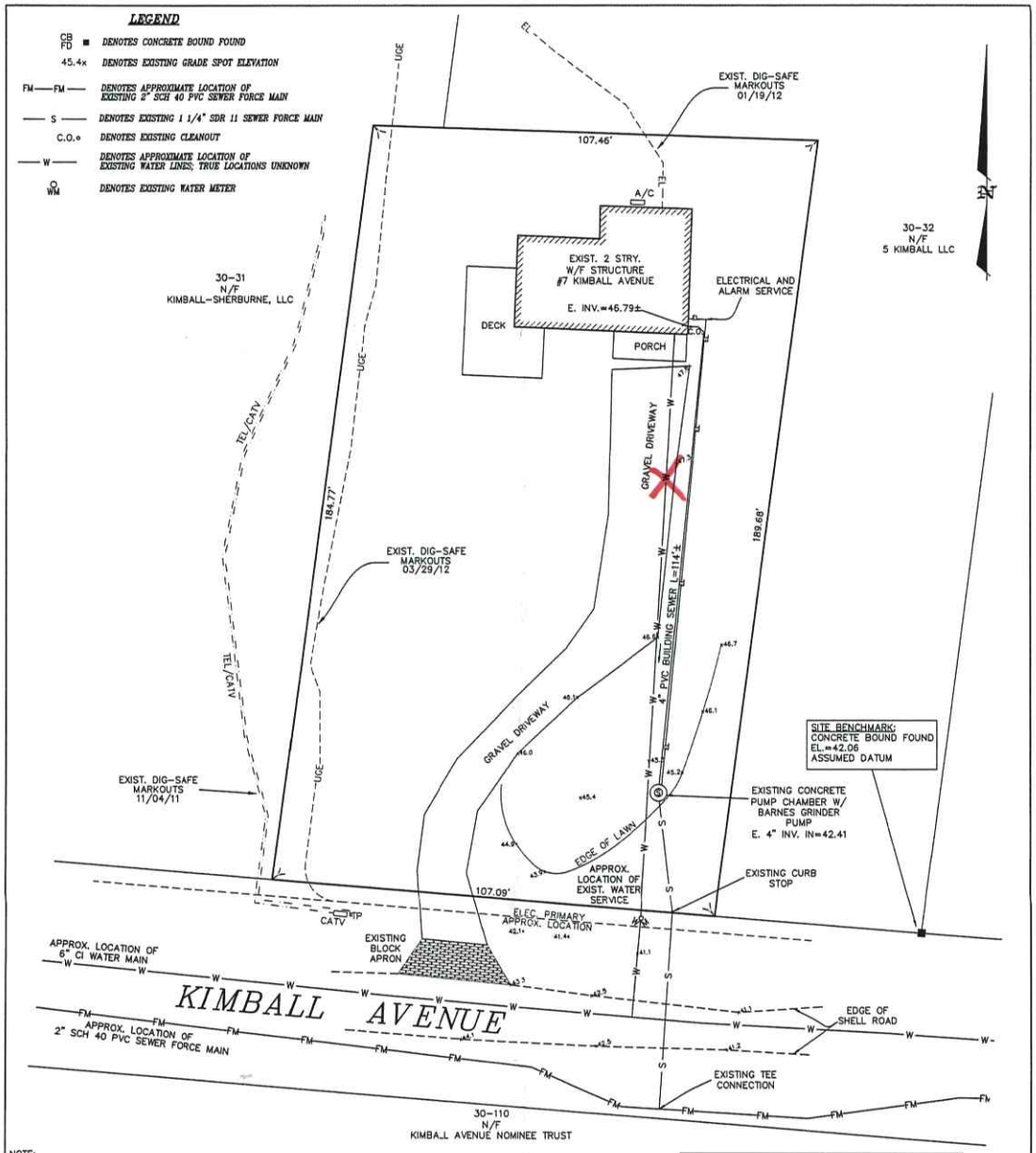
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Katherine Raphaelson 8/23/2024

Signature Date



NOTE:
EXISTING SEWER FORCE MAIN AND WATER LINE WERE SCALED FROM "PROPOSED SEWER CONNECTION" DATED 05-07-97 (PERMIT #2789 & #2790) & "PLAN AND PROFILE OF KIMBALL AVENUE" DATED 10-30-97 AND REVISED 07-31-98; FOR DAVID WOLFF; BY NANTUCKET SURVEYORS.

FLOW ESTIMATES
NUMBER OF BEDROOMS: 3
ESTIMATED FLOW= 3BR x 110 GPD/BR = 330 GPD

SEWER AS-BUILT
05/01/19
INSTALLED BY: TOSCANA CORPORATION

OWNER INFORMATION
OREO REALTY TRUST
CERT. #12798
L.C.C. 9009-O, LOT 30
L.C.C. 9009-N, LOT 29
ASSESSOR'S MAP 30, PARCEL 32.1
#7 KIMBALL AVENUE

GRAPHIC SCALE
(IN FEET)
1 inch = 15 ft.

RECORD SEWER CONNECTION PLAN

PREPARED FOR
OREO REALTY TRUST
#7 KIMBALL AVENUE
NANTUCKET, MA
MAP: 30, PARCEL: 32.1

May 31, 2019

BLACKWELL & ASSOCIATES, Inc.
PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS
30 TOMAHAK CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
www.blackwellsurvey.com

T:\PAJE 2 JOB 34
W:\DRAWFILES\B6342\AB SEWER-CONN.dwg 5/31/2019 1:58:07 PM EDT

Design/Drawn by: GGB/LSJ/CLR
Approved by: GGB

SHEET 1 OF 1

B6342



Property Information

Property ID	1007
Location	7 KIMBALL AV
Owner	OLIVER KATHERINE B ETAL TRS

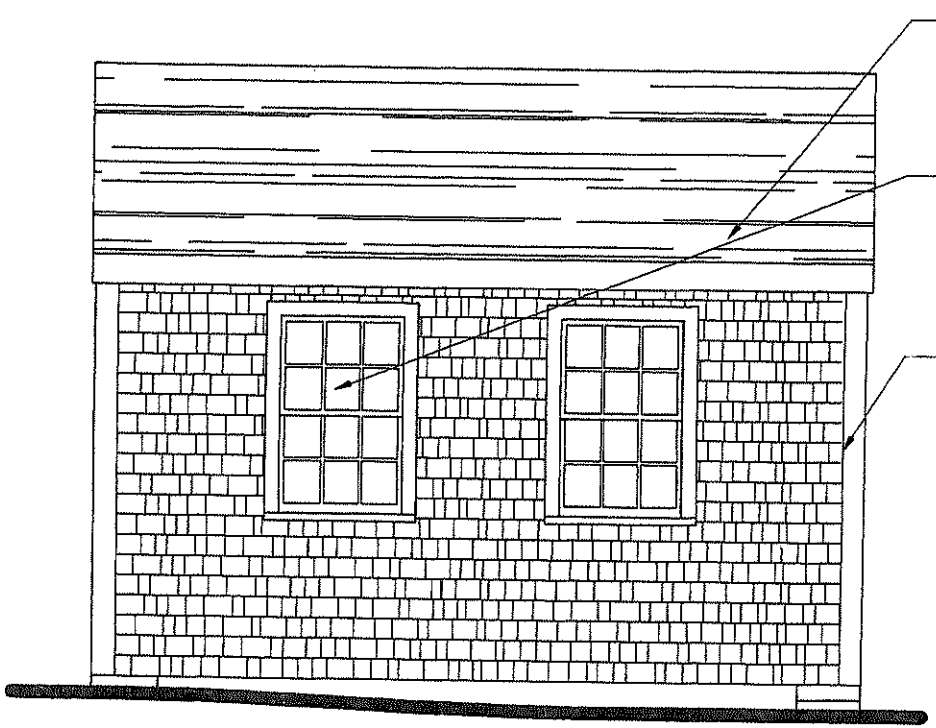
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

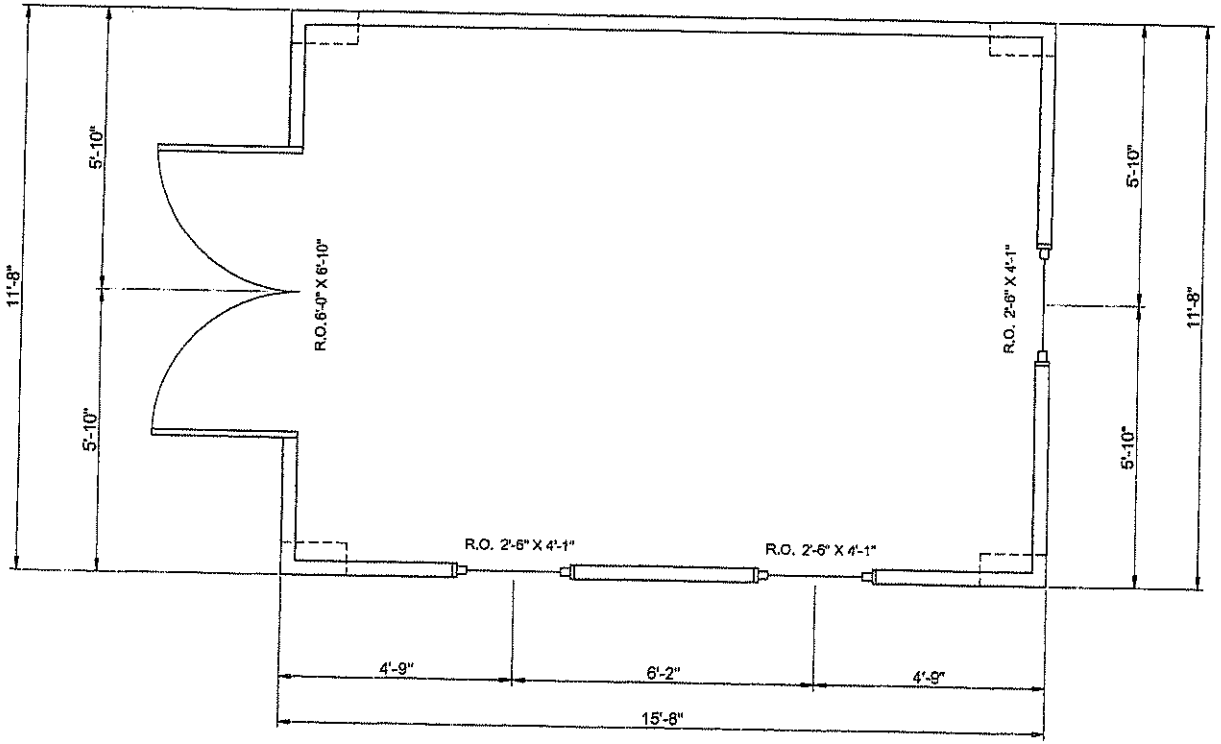
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.


North
7 Kimball Ave



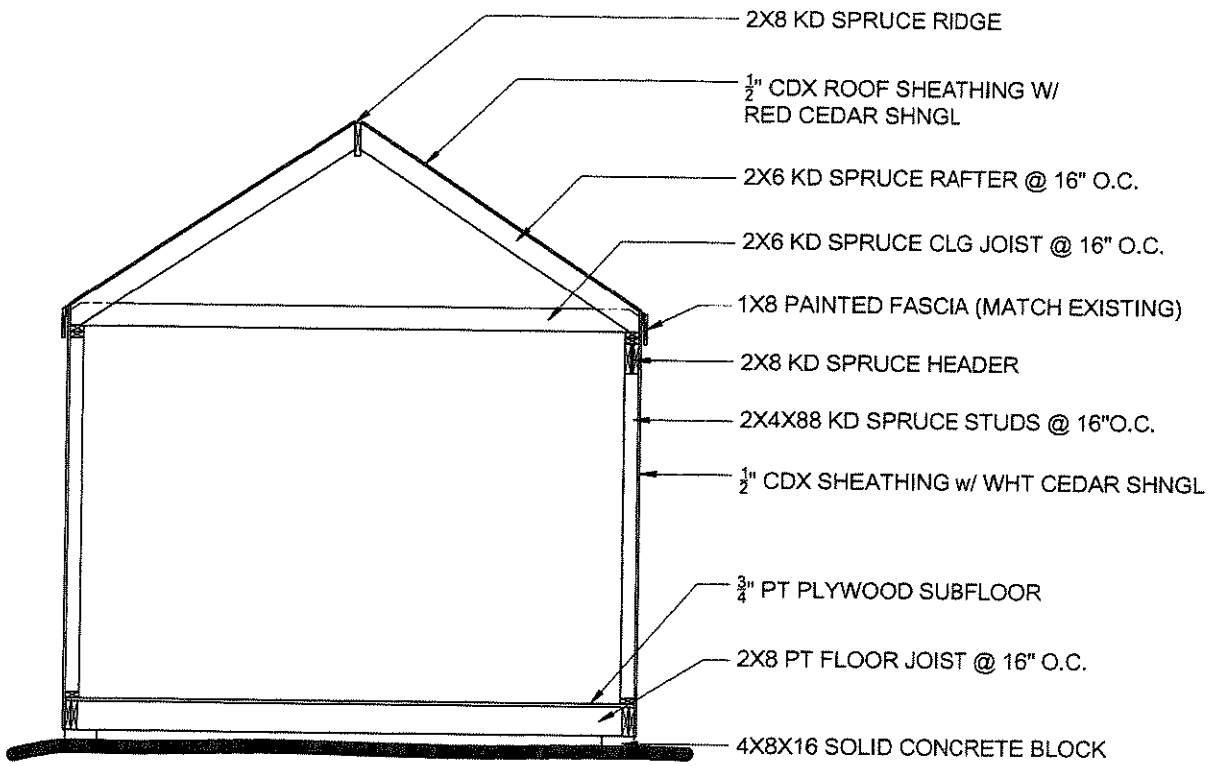
WEST ELEVATION

STORAGE SHED
7 KIMBALL AVE
NANTUCKET, MA 02554
PAGE 6 of 6
SCALE: UNDETERMINED



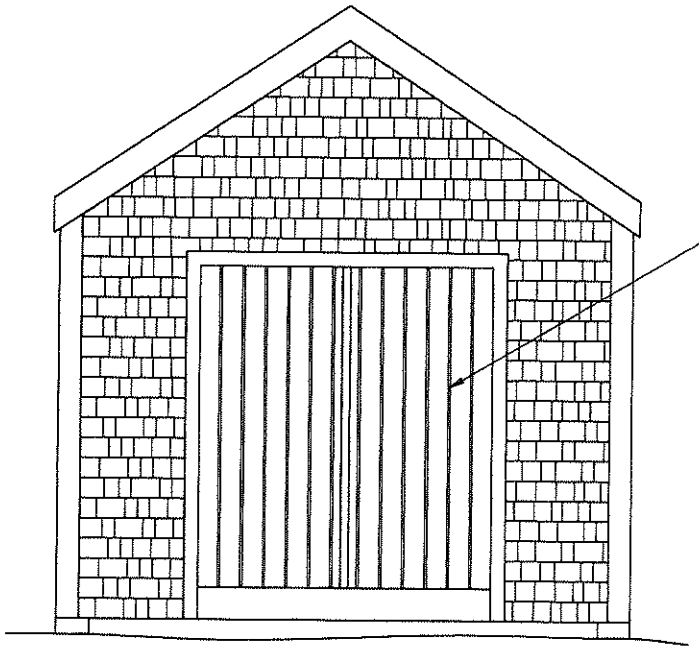
FLOOR PLAN

STORAGE SHED
7 KIMBALL AVE
NANTUCKET, MA 02554
PAGE 1 of 6
SCALE: UNDETERMINED



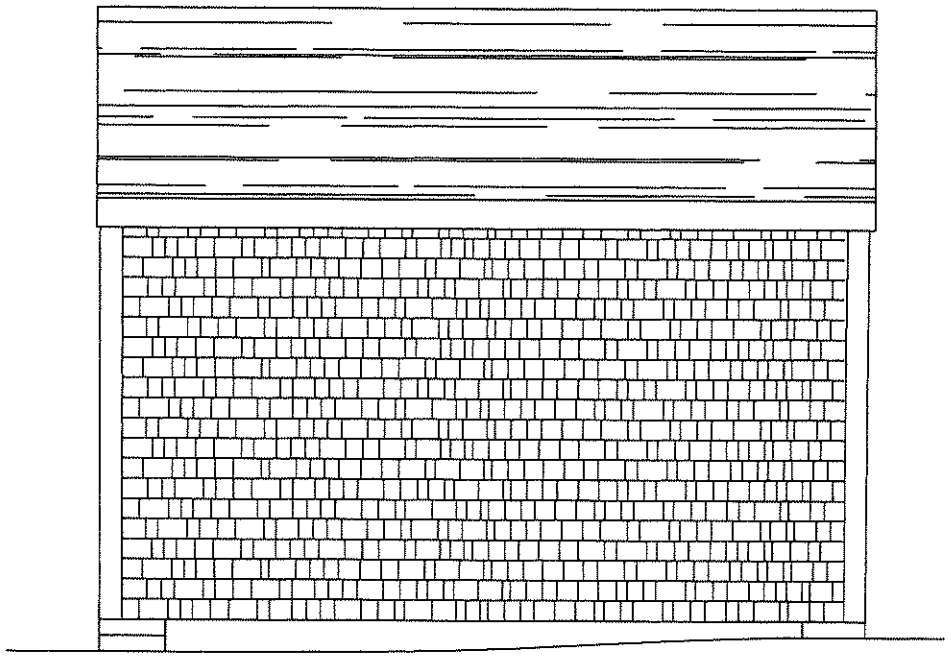
TYPICAL SECTION

STORAGE SHED
7 KIMBALL AVE
NANTUCKET, MA 02554
PAGE 2 of 6
SCALE: UNDETERMINED



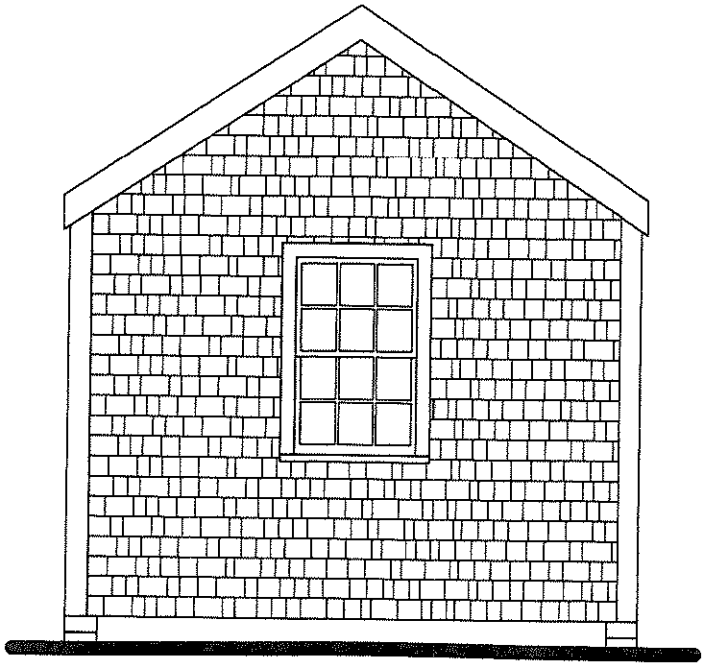
NORTH ELEVATION

STORAGE SHED
7 KIMBALL AVE
NANTUCKET, MA 02554
PAGE 3 of 6
SCALE: UNDETERMINED



EAST ELEVATION

STORAGE SHED
7 KIMBALL AVE
NANTUCKET, MA 02554
PAGE 4 of 6
SCALE: UNDETERMINED



SOUTH ELEVATION

STORAGE SHED
7 KIMBALL AVE
NANTUCKET, MA 02554
PAGE 5 of 6
SCALE: UNDETERMINED

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Brook Meerbergen

AS AGENT FOR Evan & Maria Marley

STREET ADDRESS 49 Ridge Lane (Front)

MAP/PARCEL 38 / 61

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON September 06, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Brook Meerbergen — Signature

09 · 12 · 2024 — Date

deck; minor fen;
o.s. shower

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 38 PARCEL N°. 61

Street & Number of Proposed Work: 49 RIDGE LANE

Owner of record: EVAN & MARIA MARLEY

Mailing Address: PO BOX 1435
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673
02554

Contact Phone #: 8·1388 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other DECK; RELOCATE O.S.; REMOVE DOOR

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____

Width: _____ Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

Decks/Patio: Size: 12x12 ☐ 1st floor ☒ 2nd floor

Size: _____ ☐ 1st floor ☐ 2nd floor

$50

Difference between existing grade and proposed finish grade: North NO Δ'S South _____ East _____ West _____

Height of ridge above final finish grade: North NO Δ'S ~~South~~ _____ ~~East~~ _____ ~~West~~ _____

Additional Remarks

Historic Name: (describe)

REVISIONS* 1. East Elevation NO Δ'S

2. South Elevation SECOND FLOOR DECK; RELOCATED O.S.

Historic Name: (describe)

Original Date:

Original Builder:

2. South Elevation

3. West Elevation ~~NONE~~ " " " " ; RMV DOOR

4. North Elevation NO Δ's →

Is there an HDC survey form for 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: DECK Fascia 1X8 Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square 6X6 NTW

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim NTW (CEDAR) Sash _____ Doors _____

Deck NTW (MAHOG) Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

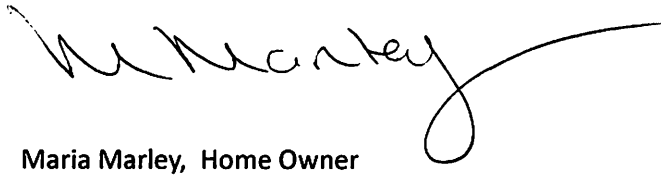
Date 09-12-24 Signature of owner of record Brad P Neuf FOR MARLEY Signed under penalties of perjury

September 10, 2024

Maria Marley
49 Ridge Lane
Fishers Landing
Nantucket Island
Massachusetts 02554

Nantucket Historic Commission
2 Fairgrounds Road
Nantucket Island
Massachusetts 02554

With my signature, I give permission for Brook Meerbergen all rights to address the HDC Board on my behalf with the plans presented for 49 Ridge Lane, Nantucket.



Maria Marley, Home Owner



49 RIDGE LANE - FRONT
(NO CHANGES)



49 RIDGE LANE - NORTH
(NO CHANGES)



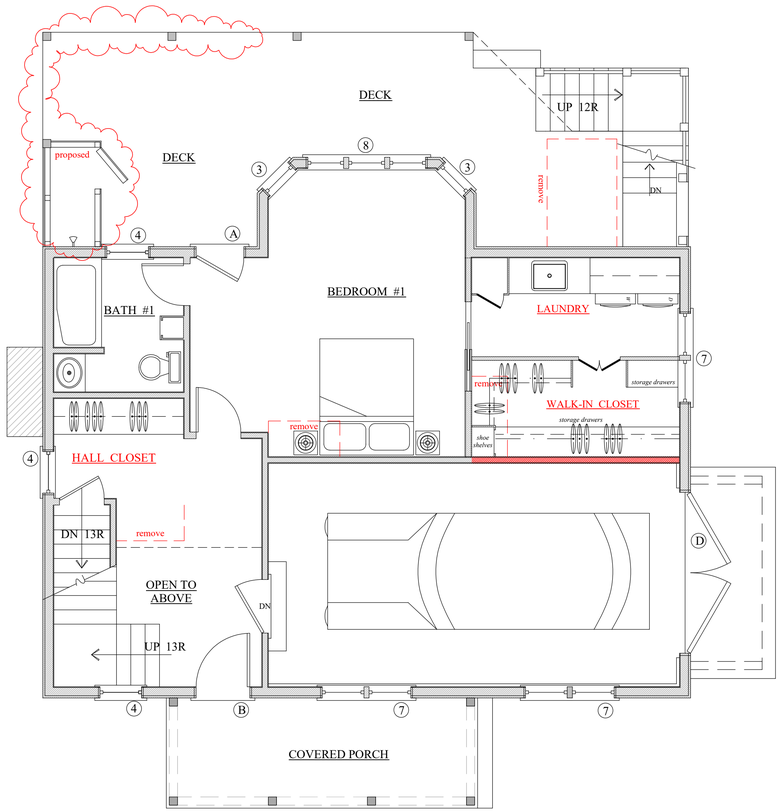


49 RIDGE LANE - REAR (WEST)
(DOOR REMOVAL; O.S. RELOCATE;
SECOND FLOOR DECK

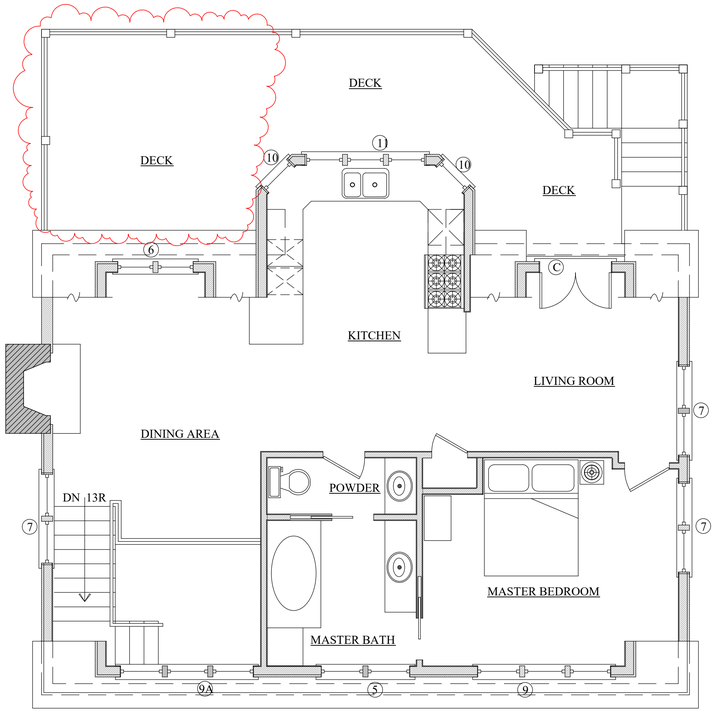


49 RIDGE LANE - LEFT
(2ND FLOOR DECK; O.S. RELOCATE - NOT VISIBLE)

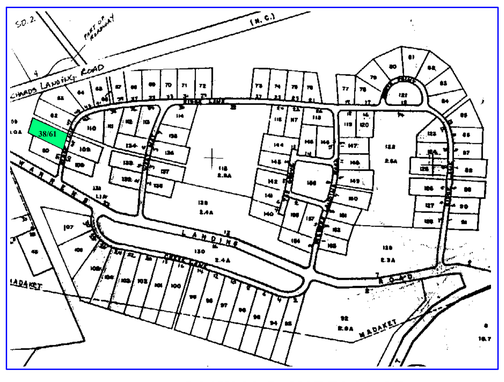
H.D.C. SUBMISSION



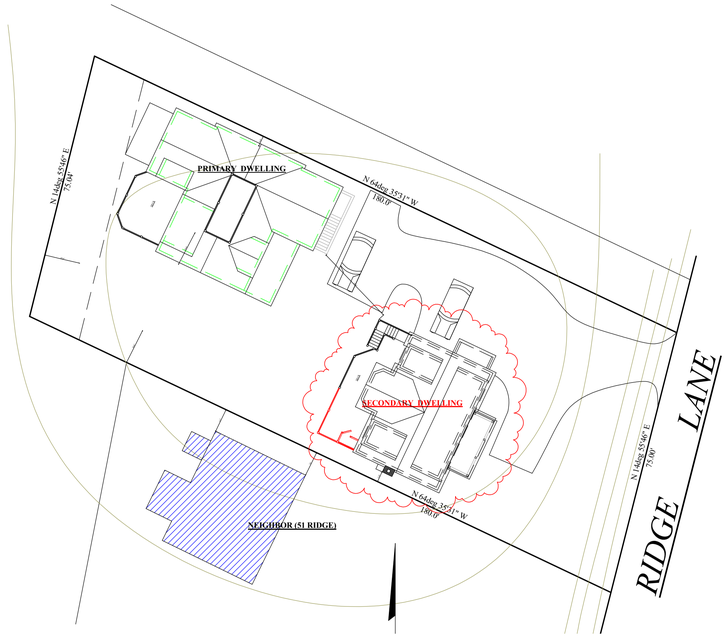
FIRST FLOOR PLAN



SECOND FLOOR PLAN



LOCUS MAP - NOT TO SCALE



1

MAP - 38
PCL - 61

MARLEY - MODIFICATIONS
49 RIDGE LANE
NANTUCKET, MA

2024
PRINT DATE

PLANS: SITE-LOCUS
SCALE: 1/4" = 1'-0"; 1" = 20'-0"
DATE: 09.11.24

REVISIONS

these designs are the property of Brook meerbergen designs and may not be copied without the express written consent of brook meerbergen.

BROOK MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

H.D.C. SUBMISSION

NO CHANGES



EAST ELEVATION

NO CHANGES



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

DECK EXPANSION TO SE
RE-LOCATE OUTDOOR SHOWER
REMOVE A DOOR



WEST ELEVATION



SOUTH ELEVATION

2

MAP - 38
PCL - 61

MARLEY - MODIFICATIONS
49 RIDGE LANE
NANTUCKET, MA

2024
PRINT DATE

ELEVATIONS
SCALE: 1/4" = 1'-0", 1/8" = 1'-0"
DATE: 09.11.24

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REVISIONS

BROOK MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Mar 2020**

REQUIRED WITH ALL APPLICATIONS:

_____ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

_____ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

_____ 3. **Application Fee**: See back of application for fee schedule or call the office.

_____ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

_____ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

_____ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

_____ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

_____ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

_____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

_____ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

_____ 3. **As-Built Plans (1 copy):** of existing elevations

_____ 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

_____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

_____ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

_____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(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°: 5544 PARCEL N°. 16

Street & Number of Proposed Work: 8 MILL ST

Owner of record: KARGHAN Robert M

Mailing Address: 151 TREMONT ST BOSTON MA 02111

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: THT Roofing LLC TREVOR SMITH

Mailing Address: PO BOX 2851 NANTUCKET MA 02584

Contact Phone #: 5085662638 E-mail: trevorsmith@thtroof.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☒ Roof ☐ Other Shingle change from 3 TAB Grey - Colonial Slate Architect.

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 Colonial Slate - CertainTeed

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/10/24 Signature of owner of record _____ Signed under penalties of perjury

TT Roofing LLC
Nantucket MA

www.ttroofing.com
trevorsmith@ttroofing.com

Address: 8 MICC ST

I, ROBERT VARGHAN, as Owner of the subject property hereby authorize T&T Roofing, LLC to act as agent on my behalf, in all matters relative to work for HDC and building department permit applications.

Signature of Owner: [signature] Date: 9-12-24

cell: 508.566.2538 P.O. Box 2851 Nantucket, MA 02584 office: 508.325.8811

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 T4T Roofing LLC

AS AGENT FOR KARGMAN Robert M

STREET ADDRESS 8 Mill ST

MAP/PARCEL 55 44/16

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09/12/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

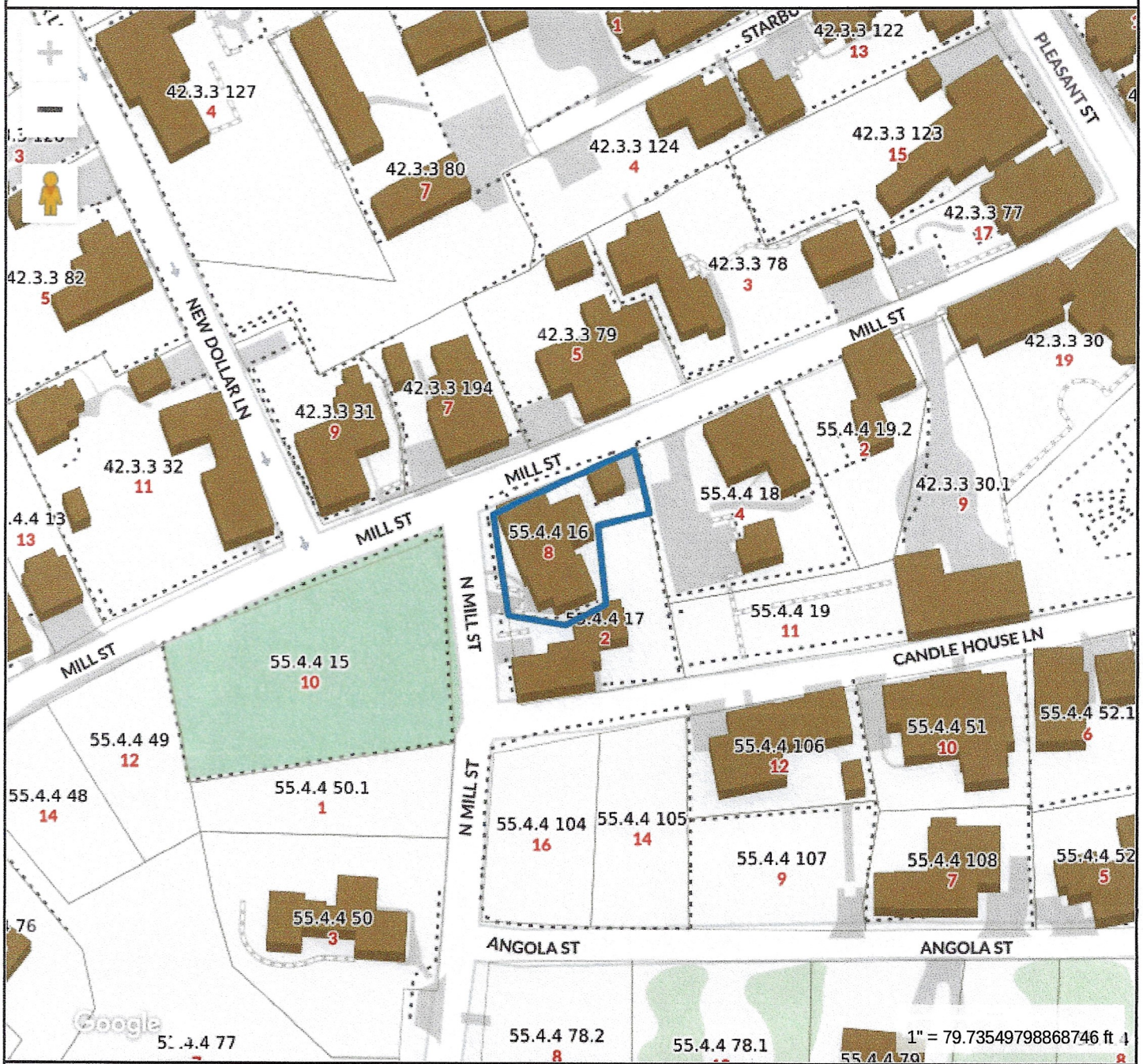
SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

09/12/2024
Date

8 Mill St



Property Information

Property ID	11114
Location	8 MILL ST
Owner	KARGMAN ROBERT 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.



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

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Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Brook Meerbergen

AS AGENT FOR Nancy Newhouse

STREET ADDRESS 15 Liberty Street

MAP/PARCEL 42.3.4 / 67

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON September 13, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Brook Meerbergen — Signature

09 · 12 · 2024 — Date

access ramp

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 67

Street & Number of Proposed Work: 15 LIBERTY

Owner of record: NANCY NEWHOUSE TRST

Mailing Address: PO BOX 333

NANTUCKET, MA 02554

Contact Phone #: [illegible] E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673

02554

Contact Phone #: 8·1388 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other HC RAMP · RED CEDAR (NTW) "RAMP

$50

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____

Width: _____ Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

Decks/Patio: Size: 8'x36" ☒ 1st floor ☐ 2nd floor

Size: 6'x36" STOOP ☒ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North N/A South BRICK STOOP TO REMAIN East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East IRON RAILINGS REMOVED West

Additional Remarks RAMP BUILT OVER STOOP

Historic Name:

REVISIONS* 1. East Elevation

(describe) 2. South Elevation

Historic Name: (describe) 2. South Elevation

Original Date: *1800 +/-* 3. West Elevation

Original Builder: 4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL'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 CEDAR NTW Sash _____ Doors _____

Deck MAHOG 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.

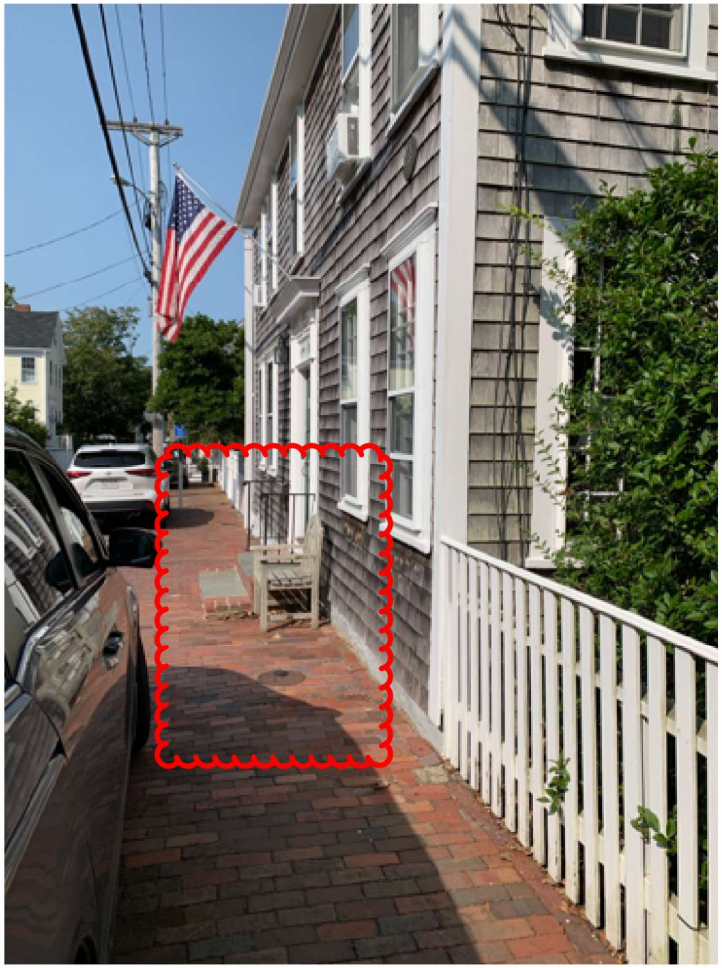
Date 9/12/24 Signature of owner of record Nancy A. Newhouse Signed under penalties of perjury





15 LIBERTY STREET - SOUTH (FRONT)







15 LIBERTY STREET - SOUTH (FRONT)



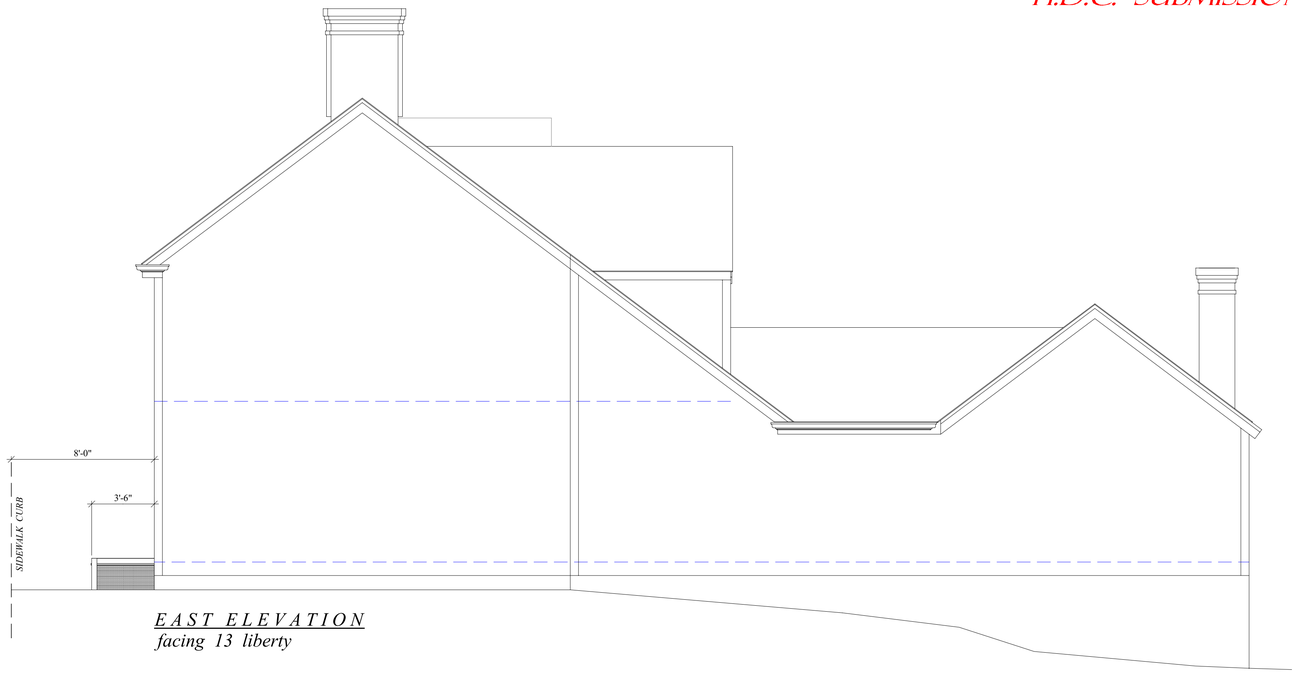


15 LIBERTY STREET - NORTH (REAR)

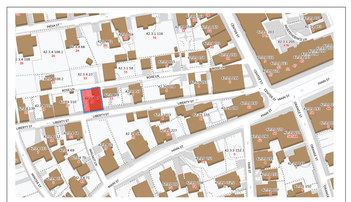
H.D.C. SUBMISSION



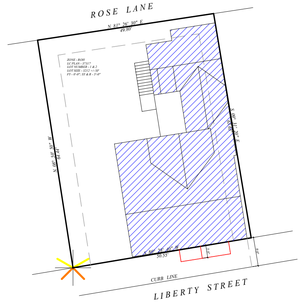
SOUTH ELEVATION
facing liberty street

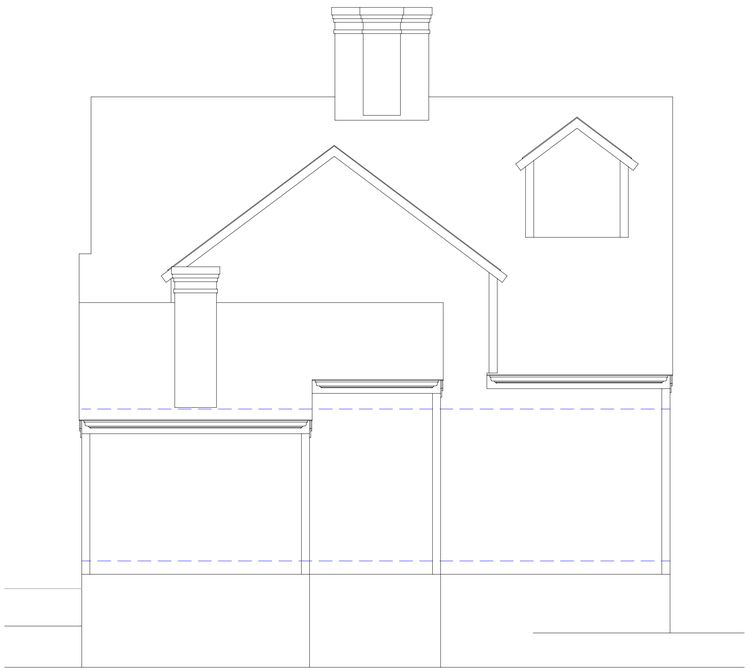


EAST ELEVATION
facing 13 liberty



LOCUS MAP - NOT TO SCALE
15 LIBERTY ST - MAP 42.3.4; PCL 67





NORTH ELEVATION
facing rose lane

WEST ELEVATION
facing 17 liberty

1

MAP - 42.3.4
PCL - 67

ACCESS RAMP FOR NEWHOUSE
15 LIBERTY STREET
NANTUCKET, MA

2024
PRINT DATE

PROPOSED ELEVATIONS
SCALE: 1/4" = 1'-0", 1" = 40'-0"
DATE: 09.12.24

these designs are the property of meerbergen designs and may not be copied without the express written consent of brook meerbergen.

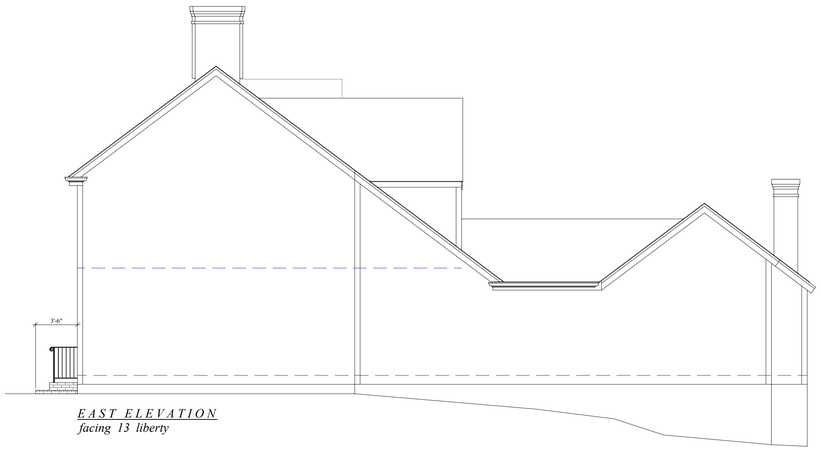
REVISIONS

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

H.D.C. SUBMISSION

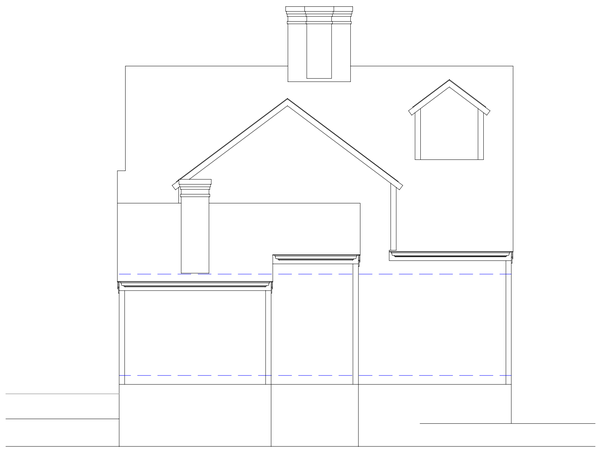


SOUTH ELEVATION
facing liberty street

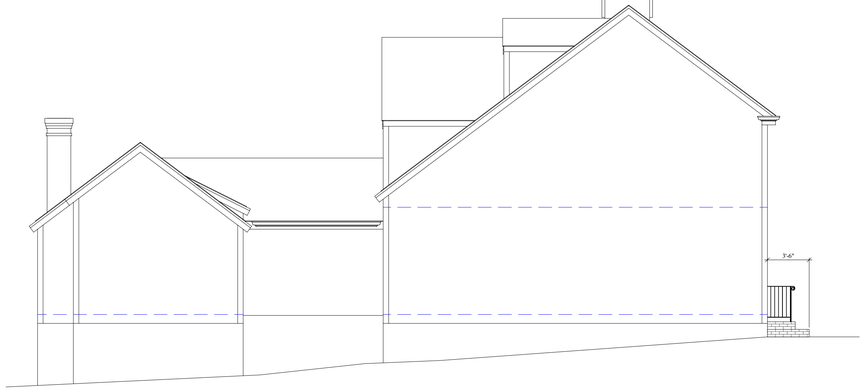


EAST ELEVATION
facing 13 liberty

AS-BUILT ELEVATIONS
1" = 6'-0"



NORTH ELEVATION
facing rose lane



WEST ELEVATION
facing 17 liberty





LOCUS MAP - NOT TO SCALE
15 LIBERTY ST - MAP 42.3.4; PCL 67

2

MAP - 42.3.4
PCL - 67

ACCESS RAMP FOR NEWHOUSE
15 LIBERTY STREET
NANTUCKET, MA

2024
PRINT NAME

AS BUILT ELEVATIONS, SITE, LOCUS
SCALE: 1" = 6'-0"; 1" = 10'-0"
DATE: 09224

REVISIONS

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MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

TRIM LINE



SOUTH ELEVATION

0 1 2 3 4 5 10
FEET 1/4" = 1'-0"

DRAWN BY: JOSEPH ZURAW

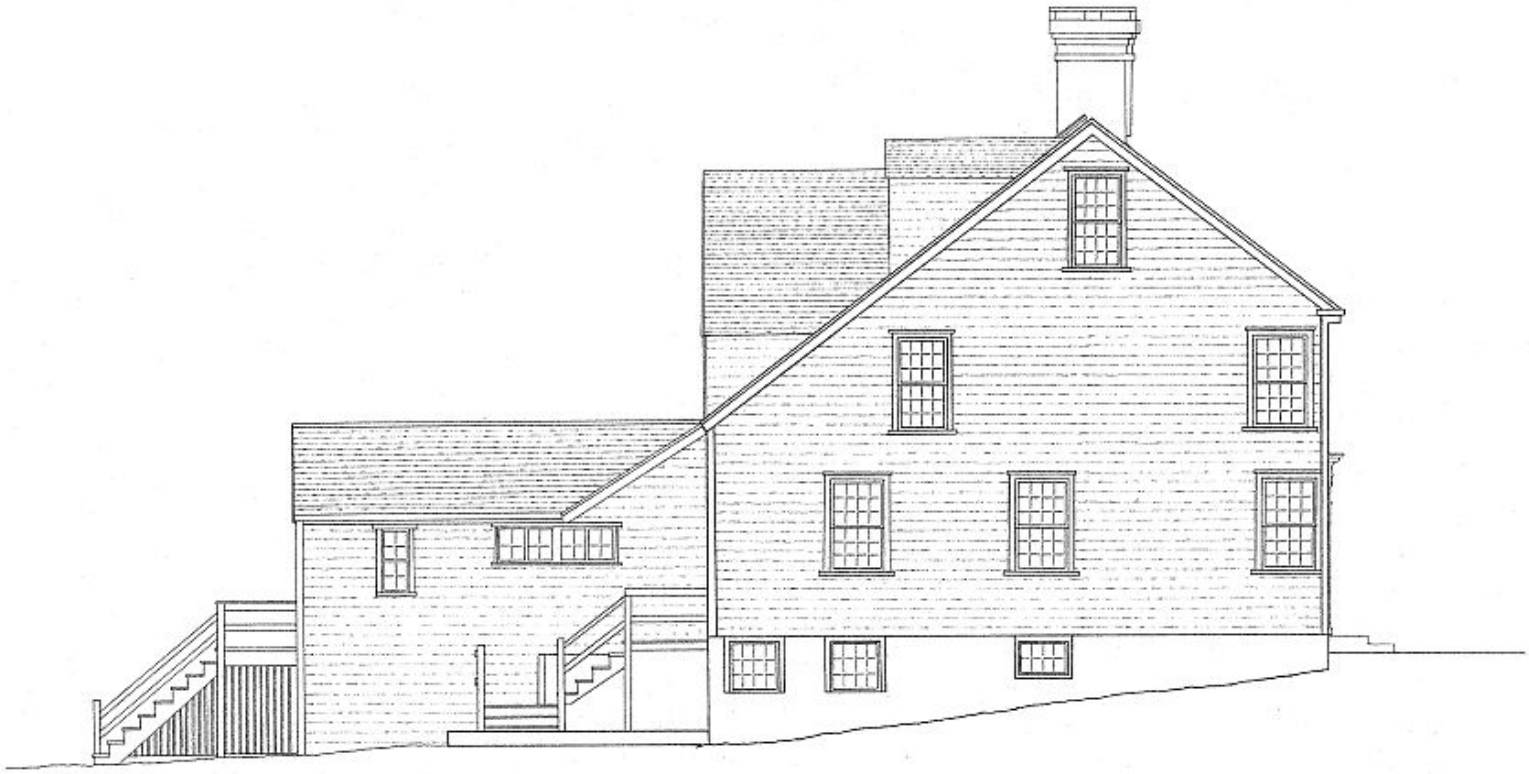
PRESERVATION INSTITUTE
NANTUCKET
UNDER DIRECTION OF THE NATIONAL PARK SERVICE,
UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE
STARBUCK-NEWHOUSE HOUSE
15 LIBERTY ST NANTUCKET, MASS.

SURVEY NO.
MA-1103

HISTORIC AMERICAN
BUILDINGS SURVEY
SHEET 4 OF 10 SHEETS

TRIM LINE



WEST ELEVATION

0 1 2 3 4 5 10
FEET 1/4" = 1'-0"

DRAWN BY: JOSEPH GETTY

PRESERVATION INSTITUTE NANTUCKET
UNDER DIRECTION OF THE NATIONAL PARK SERVICE, UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE
STARBUCK-NEWHOUSE HOUSE
15 LIBERTY ST. NANTUCKET, MASS.

SURVEY NO.
MA-1023

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 5 OF 10 SHEETS

TRIM LINE



NORTH ELEVATION

0 1 2 3 4 5 FEET 1/4" = 1'-0"

DRAWN BY: BETSY FREUND

PRESERVATION INSTITUTE NANTUCKET
UNDER DIRECTION OF THE NATIONAL PARK SERVICE, UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE
STARBUCK-NEWHOUSE HOUSE
15 LIBERTY ST. NANTUCKET, MASS.

SURVEY NO. MA-1103

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 7 OF 10 SHEETS

TRIM LINE



EAST ELEVATION

0 1 2 3 4 5 10
FEET 1/4"=1'-0"

DRAWN BY: JAN CIGLIANO

PRESERVATION INSTITUTE NANTUCKET
UNDER DIRECTION OF THE NATIONAL PARK SERVICE, UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE
STARBUCK-NEWHOUSE HOUSE
15 LIBERTY ST. NANTUCKET, MASS.

SURVEY NO.
MA-1103

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 8 OF 15 SHEETS

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 27 PARCEL N°. 41

Street & Number of Proposed Work: 3 SHAWKEMO LANE

Owner of record: J. COTTO

Mailing Address: 3 SHAWKEMO LN.
NANTUCKET, MA 02584

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAL OLIVIERI DESIGN INC

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: 508 325-4319 E-mail: ackvalize@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50⁰⁰

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2024-05-10435

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: N/C Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

PAINT ROOFWALK WHITE

Is there an HDC survey form for 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 _____

NO CHANGE (AS APPROVED)

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☒ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL'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 WHITE Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

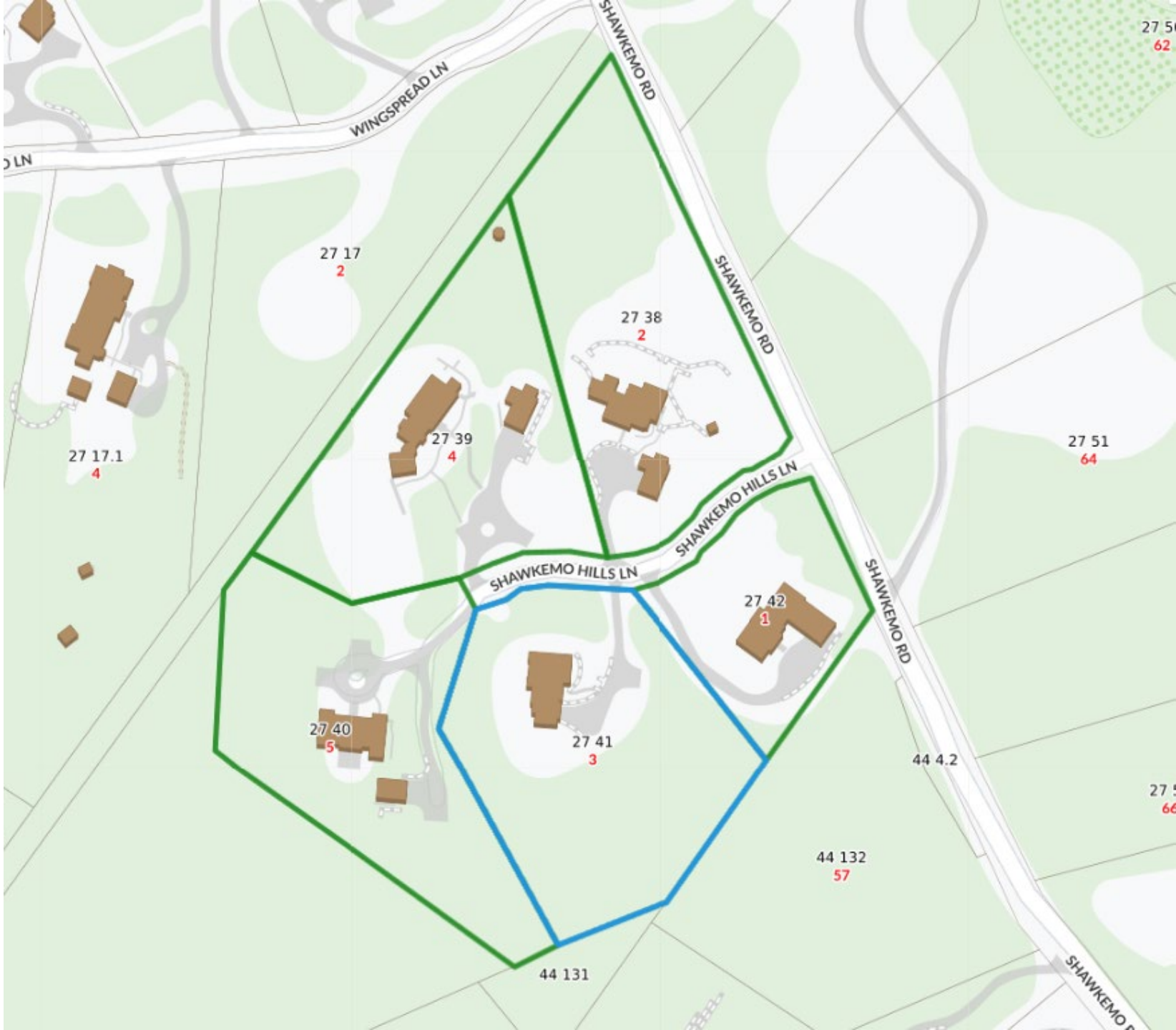
Date 9/13/24 Signature of owner of record _____ Signed under penalties of perjury

COTTO-

3 SHAWKEMO LAND

REV TO
COA #
2024-05-10435

Paint Roofwalk




Location of approved Roofwalk
Note: houses around this have painted roofwalks

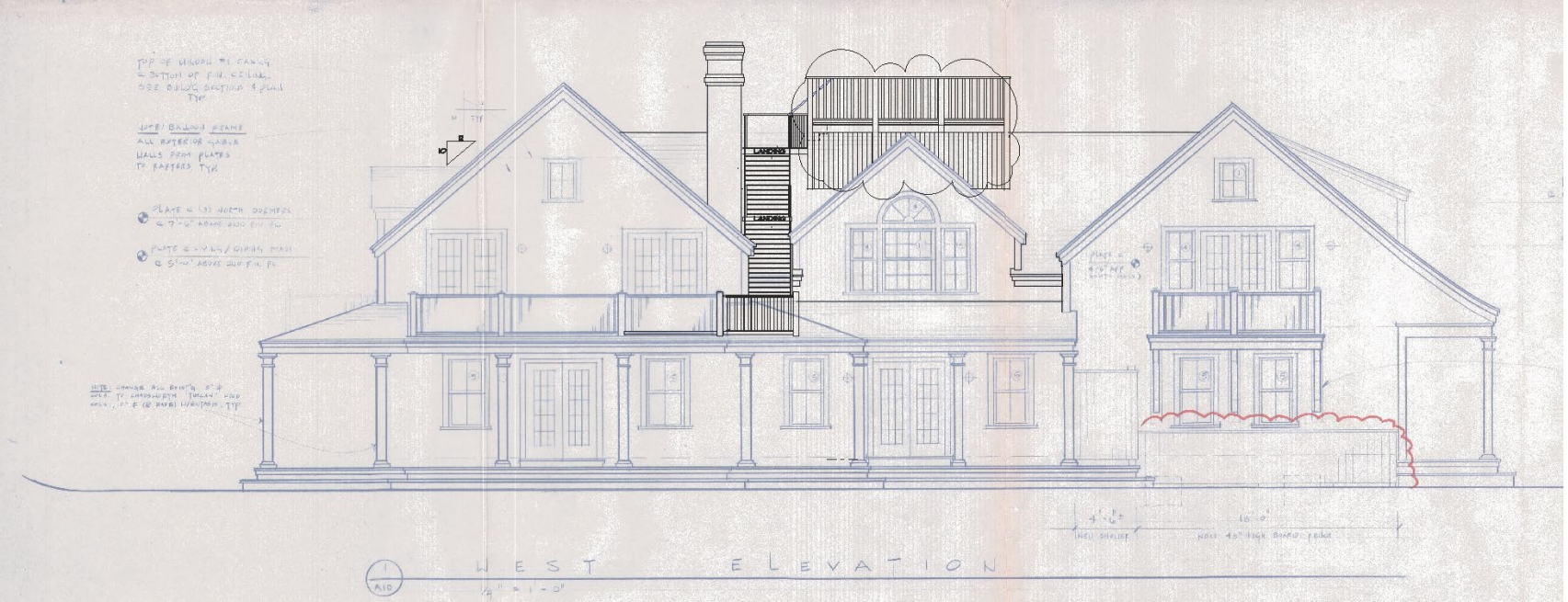
Immediate neighbors

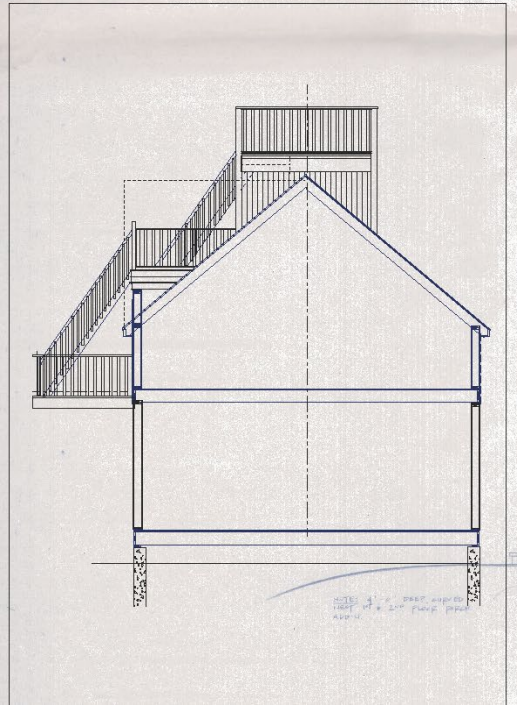
5 Shawkemo





1 Shawkemo







Change color of roofwalk to white to match trim

Access stairs will remain natural to weather



Change color of roofwalk to white to match trim

Access stairs will remain natural to weather

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

√ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

√ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

√ 3. **Application Fee**: See back of application for fee schedule or call the office.

√ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

√ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

√ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

√ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

√ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

√ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

√ 3. **As-Built Plans (1copy):** of existing elevations

√ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

√ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

√ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

(initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

√ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

John Hedden
HDC Compliance Coordinator
jhedden@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Doug Mills

AS AGENT FOR 46 W Miacomet LLC

STREET ADDRESS 46 W Miacomet Road

MAP/PARCEL 86 / 6

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

12 September 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE HOLIDAY MEETING SCHEDULE, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.



12 September 2024

Signature Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... 46 W Miacomet LLC

MAILING ADDRESS..... 46 W Miacomet Road Nantucket, MA 02554

PROPERTY LOCATION..... 46 W Miacomet Road

ASSESSORS MAP/PARCEL..... 86 / 6

SUBMITTED BY:..... doug@markcutone.com

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.09.12 14:37:12 -04'00'

September 12, 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
86	4		SCHULMAN CATHERINE DEAN		551 GORDONIA RD	NAPLES	FL	34108	48 W MIACOMET RD
86	9		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	44 W MIACOMET RD
Count:	**2**								



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Naples, FL 34108

Certified Mail Fee $4.85

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $ $0.00
- Return Receipt (electronic) $ $0.00
- Certified Mail Restricted Delivery $ $0.00
- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $

Postage $0.73

$5.58

NANTUCKET MA 0554 01 SEP 13 2024 Postmark Here

09/13/2024 02554-9998

SCHULMAN CATHERINE DEAN
551 GORDONIA RD
NAPLES, FL 34108

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1061 3616 56



U.S. Postal Service™
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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Nantucket, MA 02554

Certified Mail Fee $4.85

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $ $0.00
- Return Receipt (electronic) $ $0.00
- Certified Mail Restricted Delivery $ $0.00
- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $

Postage $0.73

$5.58

NANTUCKET MA 0554 01 SEP 13 2024 Postmark Here

09/13/2024 02554-9998

NANTUCKET ISLANDS LAND BANK
22 BROAD ST
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1061 3616 49

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: 46 W Miacomet Road

Tax Map Number: 86 Parcel Number: 6

Owner of Record: 46 W Miacomet LLC

Description of Proposal: Move existing dwelling and shed to the other side of the road. Build a deck on south side of the road.

Anticipated HDC Submission Date: 12 September 2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 86 PARCEL N°. 6

Street & Number of Proposed Work: 46 W MIACOMET RD

Owner of record: 46 W MIACOMET LLC

Mailing Address: 2 BROAD ST
NANTUCKET MA 02554

Contact Phone #: 508-228-2728 E-mail: —

AGENT INFORMATION (if applicable)

Name: MCA+

Mailing Address: 2 BROAD ST
NANTUCKET MA 02554

Contact Phone #: 508-228-2728 E-mail: DOUG@MARKCUTONE.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 61' Sq. Footage 1st floor: [redacted] 1564 Decks/Patio: Size: 50 x 13 ☒ 1st floor ☐ 2nd floor
Width: 52' Sq. footage 2nd floor: 690 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____ 2416

Difference between existing grade and proposed finish grade: North — +24" South — +24" East — +24" West — +24"
Height of ridge above final finish grade: North 24'-0" South _____" East _____" West _____"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*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) PAINTED GRAY ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass 9 /12 Dormer 4 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar 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+3 Soffit (Overhang) — Corner boards — Frieze —
Window Casing 4 Door Frame 4 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front 2 PANEL Rear 6 LITE Side 6 LITE
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

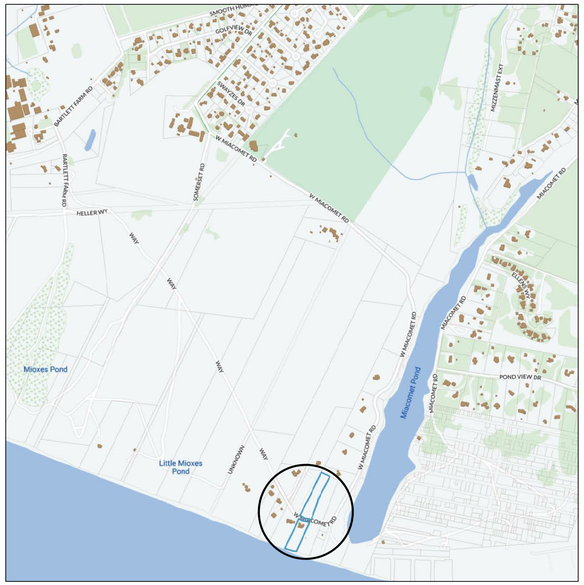
Sidewall NTW Clapboard (if applicable) — Roof NTW
Trim NTW Sash BLACK Doors BLACK
Deck NTW Foundation — Fence — Shutters —

* 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 9/12/24 Signature of owner of record [signature] 46 W MIACOMET LLC Signed under penalties of perjury

46 W. MIACOMET LLC - 46 WEST MIACOMET ROAD



LOCUS PLAN: NTS



AERIAL VIEW: NTS



PHOTO A



PHOTO B



PHOTO C



SITE PLAN: 1" = 40'-0"

MARK CUTONE ARCHITECTURE

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

BRACKEN ENGINEERING
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
508.833.0070

STRUCTURAL DESIGN

CAPE STRUCTURAL CONSULTANTS
P.O. BOX 798
FALMOUTH, MA 02541
508.457.6794

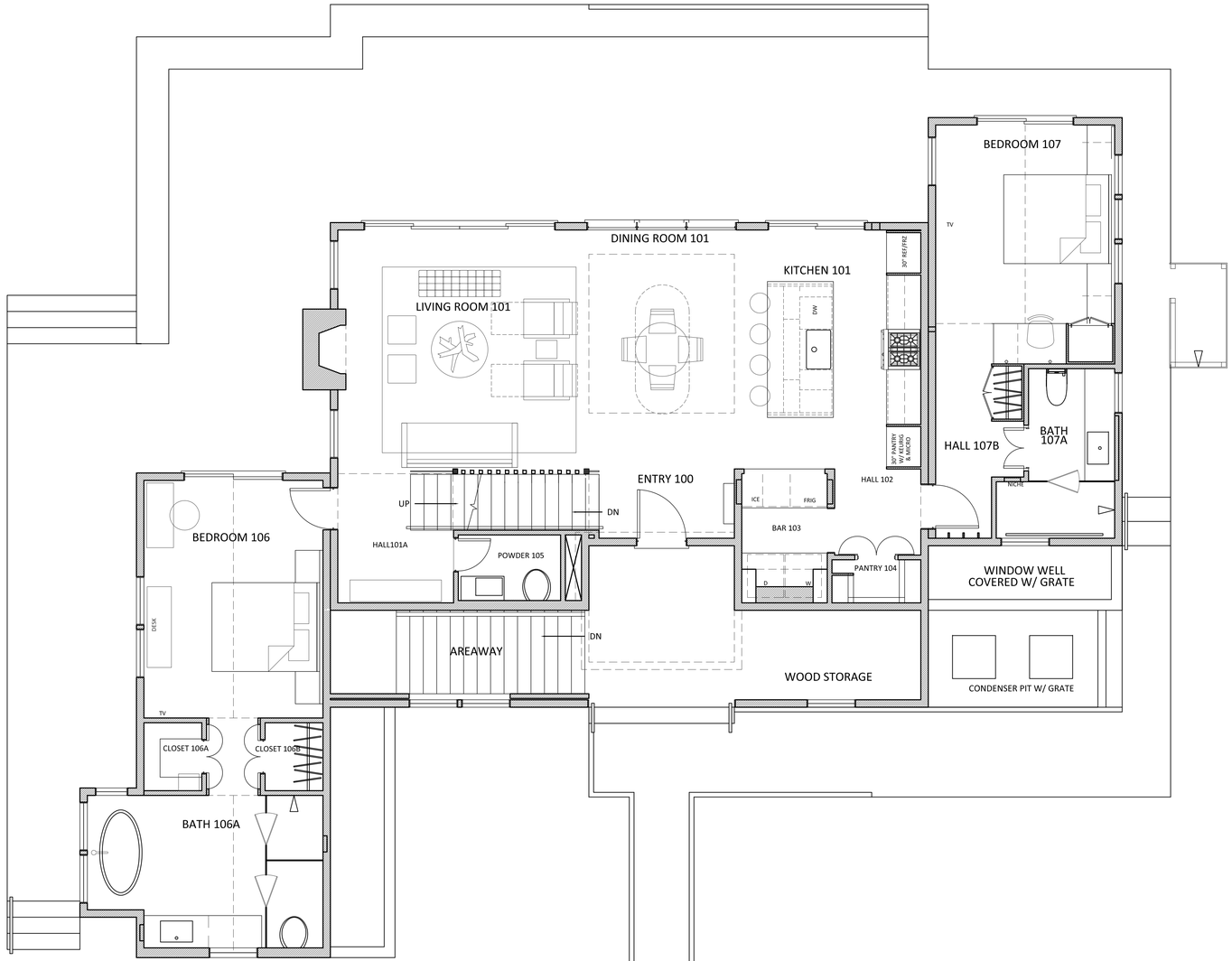
HOUSE MOVE HDC

46 W. MIACOMET LLC
46 WEST MIACOMET ROAD
NANTUCKET, MA 02554
MAP: 86 PARCEL: 6

COVER SHEET

C1.1

12 SEPTEMBER 2024



FIRST FLOOR PLAN - 1,564SF

SCALE: 1/4" = 1'-0"

DOOR & WINDOW SCHEDULE

ID	MANUF.	MODEL #	UNIT SIZE	QTY.	DESCRIPTION
1	NANTUCKET MILLWORKS		3'-0"x 8'-0''	1	4 PANEL EXT/2 PANEL INT
2					
3	ANDERSEN	FWHID 81180		1	6 LIGHT FRENCH DOOR
4	ANDERSEN	FWGD 111080		1	6 LIGHT FRENCH DOOR
5	ANDERSEN	FWGD 6080		3	6 LIGHT FRENCH DOOR
6	ANDERSEN	FWHID 31611		1	6 LIGHT FRENCH DOOR

WINDOWS

ID	MANUF.	MODEL #	ROUGH OPENING	QTY.	DESCRIPTION	
A	ANDERSEN	ADH 3050	3'-0"x5'-0"	4	2/2 DBL HUNG	
B	ANDERSEN	ADH 3058	3'-0"x5'-8"	10	2/2 DBL HUNG	
C	ANDERSEN	AAN2824	2'-8"x2'-4"	4	6 LIGHT	FIXED
D	ANDERSEN	AAN 2024	2'-0"x2'-4"	0	4 LIGHT	FIXED
E	ANDERSEN	ADH 2644	2'-6"x4'-4"	8	2/2 DBL HUNG	EGRESS
F	ANDERSEN	ADH 2050	2'-0"x5'-0"	1	2/2 DBL HUNG	
G	ANDERSEN	APW3034	3'-0"x3'-4"	2	4 LIGHT	FIXED
H	ANDERSEN	APW2644	2'-6"x4'-4"	2	4 LIGHT	FIXED
I						
J	ANDERSEN	ADH 3068	3'-0"x6'-8"	3	2/2 DBL HUNG	TEMPERED
K						

MARK CUTONE ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

BRACKEN ENGINEERING
49 HERRING POND ROAD
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508.833.0070

STRUCTURAL DESIGN

CAPE STRUCTURAL CONSULTANTS
P.O. BOX 798
FALMOUTH, MA 02541
508.457.6794

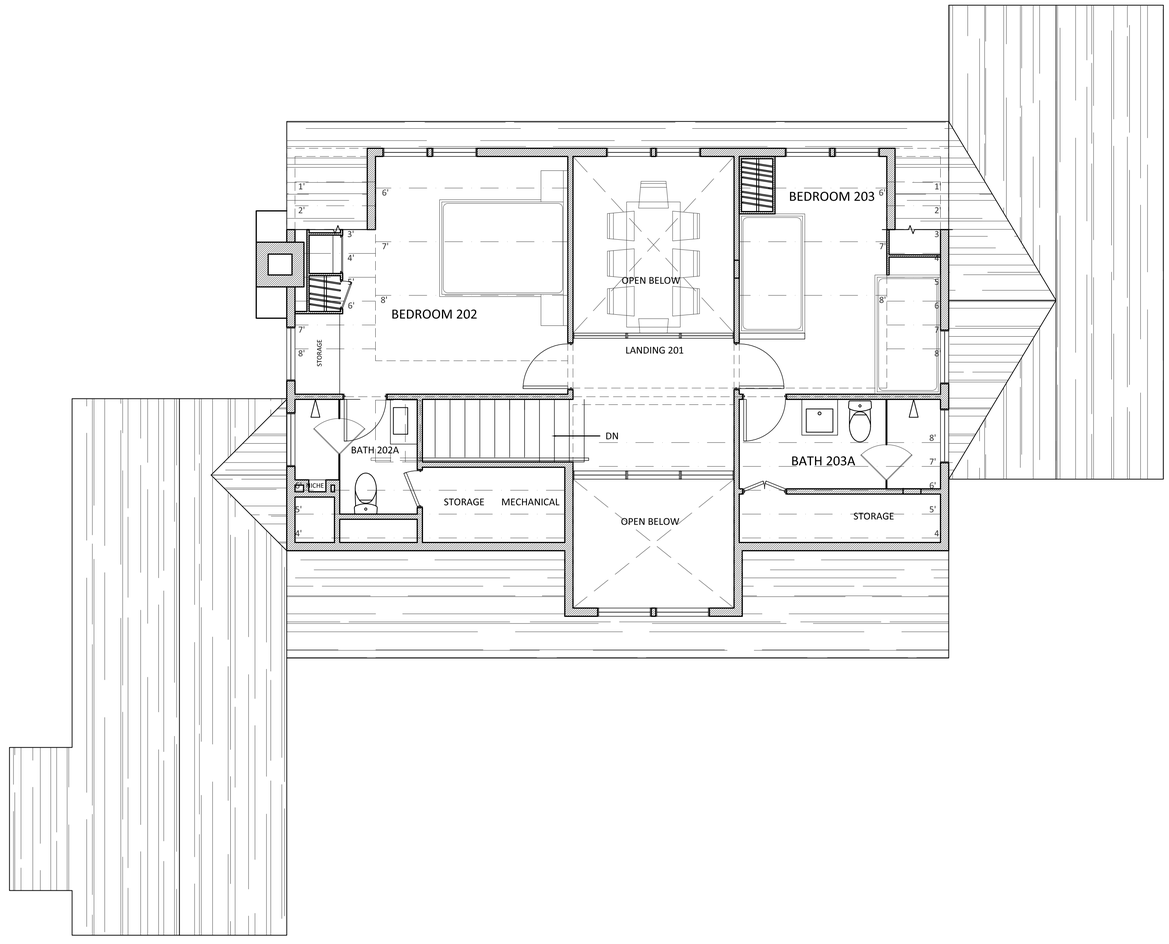
HOUSE MOVE HDC

46 W. MIACOMET LLC
46 WEST MIACOMET ROAD
NANTUCKET, MA 02554
MAP: 86 PARCEL: 6

FIRST FLOOR PLAN

A1.1

12 SEPTEMBER 2024



SECOND FLOOR PLAN - 690SF

SCALE: 1/4" = 1'-0"

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

BRACKEN ENGINEERING
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
508.833.0070

STRUCTURAL DESIGN

CAPE STRUCTURAL CONSULTANTS
P.O. BOX 798
FALMOUTH, MA 02541
508.457.6794

HOUSE MOVE HDC

46 W. MIACOMET LLC
46 WEST MIACOMET ROAD
NANTUCKET, MA 02554
MAP: 86 PARCEL: 6

SECOND FLOOR PLAN

A1.2

12 SEPTEMBER 2024



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

BRACKEN ENGINEERING
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
508.833.0070

STRUCTURAL DESIGN

CAPE STRUCTURAL CONSULTANTS
P.O. BOX 798
FALMOUTH, MA 02541
508.457.6794



WEST ELEVATION
SCALE: 1/4" = 1'-0"

HOUSE MOVE HDC

46 W. MIACOMET LLC
46 WEST MIACOMET ROAD
NANTUCKET, MA 02554
MAP: 86 PARCEL: 6

NORTH & WEST ELEVATIONS

A2.1

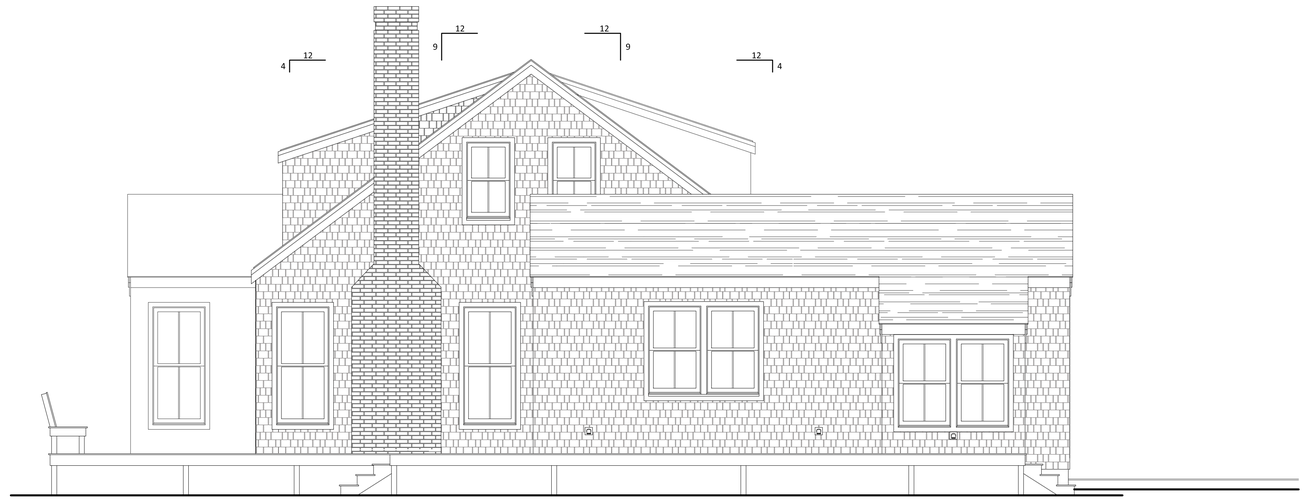
12 SEPTEMBER 2024



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"







EAST ELEVATION
SCALE: 1/4" = 1'-0"

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

BRACKEN ENGINEERING
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
508.833.0070

STRUCTURAL DESIGN

CAPE STRUCTURAL CONSULTANTS
P.O. BOX 798
FALMOUTH, MA 02541
508.457.6794

HOUSE MOVE HDC

46 W. MIACOMET LLC
46 WEST MIACOMET ROAD
NANTUCKET, MA 02554
MAP: 86 PARCEL: 6

SOUTH & EAST ELEVATIONS

A2.2

12 SEPTEMBER 2024

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

√ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

√ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

√ 3. **Application Fee**: See back of application for fee schedule or call the office.

√ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

√ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

√ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

√ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

√ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

√ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

√ 3. **As-Built Plans (1copy):** of existing elevations

√ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

√ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

√ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

(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.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 8 6 PARCEL N°. 6

Street & Number of Proposed Work: 46 W MIACOMET RD

Owner of record: 46 W MIACOMET LLC

Mailing Address: 2 BROAD ST
NANTUCKET MA 02554

Contact Phone #: 508-228-2728 E-mail: —

AGENT INFORMATION (if applicable)

Name: MCA+

Mailing Address: 2 BROAD ST
NANTUCKET MA 02554

Contact Phone #: 508-228-2728 E-mail: DOUG@MARKCUTOUR.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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: 11' Sq. Footage 1st floor: 198 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 18' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North — South — East — West —

Height of ridge above final finish grade: North 13'-4" South x East 4 West 4

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9/12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar 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+3 Soffit (Overhang) — Corner boards — Frieze —
Window Casing 4 Door Frame 4 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front BOARD DOOR Rear _____ Side BOARD DOOR
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS —

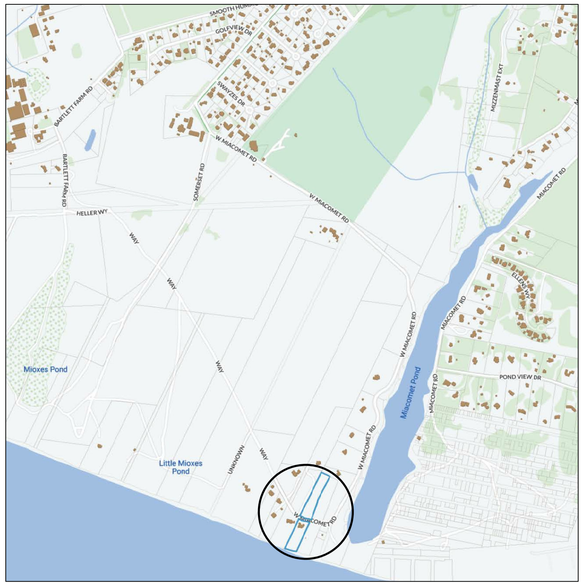
Sidewall NTW Clapboard (if applicable) _____ Roof NTW
Trim NTW Sash BLACK Doors BLACK
Deck — Foundation — Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/12/24 Signature of owner of record _____ 46 W MIACOMET LLC Signed under penalties of perjury

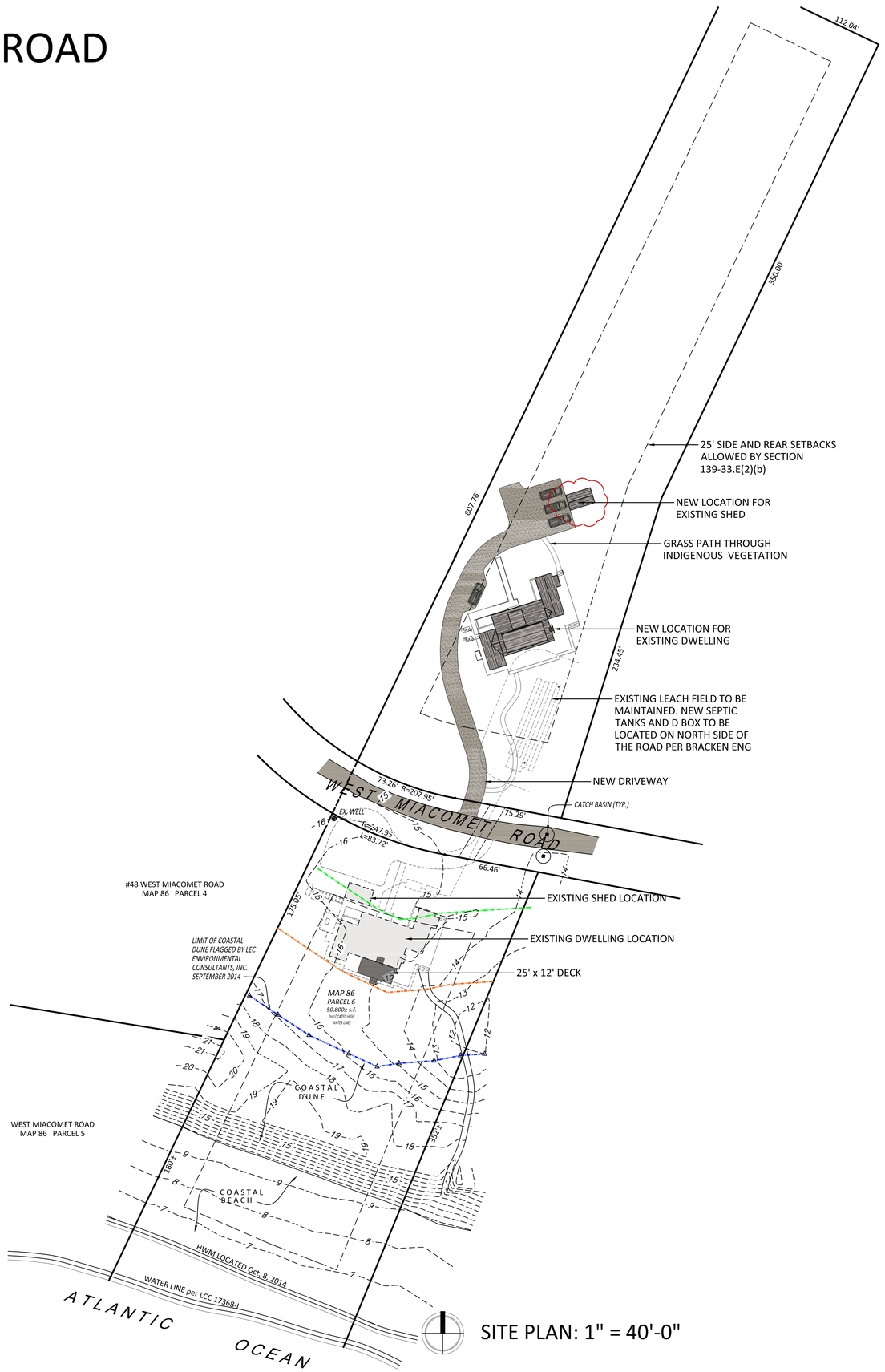
46 W. MIACOMET LLC - 46 WEST MIACOMET ROAD



LOCUS PLAN: NTS



AERIAL VIEW: NTS



SITE PLAN: 1" = 40'-0"

MARK CUTONE ARCHITECTURE

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

BRACKEN ENGINEERING
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
508.833.0070

STRUCTURAL DESIGN

CAPE STRUCTURAL CONSULTANTS
P.O. BOX 798
FALMOUTH, MA 02541
508.457.6794

SHED MOVE HDC

46 W. MIACOMET LLC
46 WEST MIACOMET ROAD
NANTUCKET, MA 02554
MAP: 86 PARCEL: 6

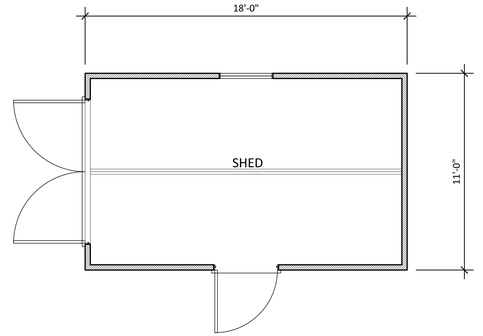
COVER SHEET

C1.1

12 SEPTEMBER 2024

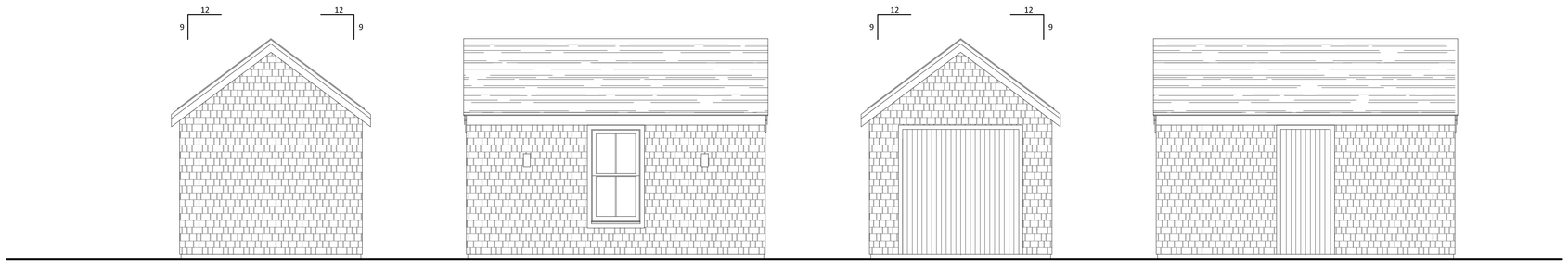






SHED PLAN - 198SF

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"

MARK CUTONE
ARCHITECTURE +

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SHED MOVE HDC

46 W. MIACOMET LLC
46 WEST MIACOMET ROAD
NANTUCKET, MA 02554
MAP: 86 PARCEL: 6

PLAN & ELEVATIONS

A1.1

12 SEPTEMBER 2024

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

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(initial to indicate read and understand)

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N/A. 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Luke Thornewill

AS AGENT FOR Back St. #1 LLC

STREET ADDRESS #1 Back Street

MAP/PARCEL 55.1.4 427

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

9/9/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Luke Thornewill — 9/9/24

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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The certificate is valid for three years from 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°. 427

Street & Number of Proposed Work: 1 Back Street

Owner of record: #1 Back Street LLC

Mailing Address: c/o Thornewill 48 Dukes Rd, Nantucket

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Thornewill Design, LLC

Mailing Address: 48 Dukes Rd Nantucket Ma

Contact Phone #: _____ E-mail: office@thornewill design.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC 2024.04 10328

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

All glazing changed to thermal pane, wood doors & windows

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☒ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Boston Sash / Green Mountain

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear 15 light Side 15 light

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash White Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/9/24 Signature of owner of record Luke Thornewill for 1 Back St LLC Signed under penalties of perjury

From: **Thornewill Design** office@thornewilldesign.com
Subject:
Date: September 9, 2024 at 10:33 AM
To:

To HDC

Concerning #1 Back Street:
This was a new house recently approved with Wood Boston sash ADL single glazing and triple track storm screen combination units. The Doors were also single glazed with storm screen units . The new energy code however will not allow for single glazing however. Our Energy consultant has said thermal paned glass must be used through out or the structure fails.

We have submitted the HERS reports for your reference.

Since this is a new house and a new energy code is in effect, we respectfully request the consideration of wood thermal paned glass units instead, for doors and windows.

If need be, with storm screen combination units as well if the HDC feels this upholds the typical look of the historic district.

Thank you for your consideration in light of the new energy code.

Luke Thornewill

HERC SCORE ENCLOSED FAILS
W/ Single Glazing.

Score pending w/ thermal
pane assumes passes.

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

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(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
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Luke Thornewill

AS AGENT FOR Back St. #1 LLC

STREET ADDRESS #1 Back Street

MAP/PARCEL 55.1.4 427

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9/9/24

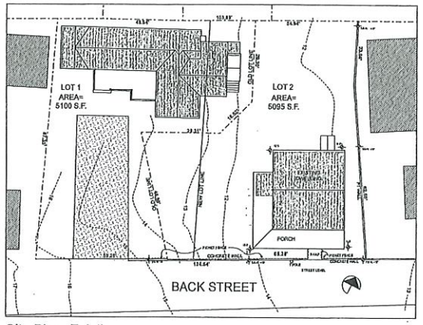
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

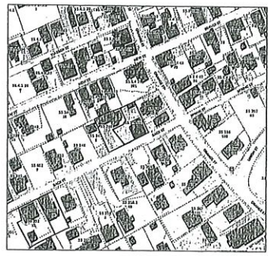
Luke Thornewill 9/9/24

Signature Date



Site Plan- Existing

SCALE: 1/16" = 1'-0"



Locus

A New Home for
#1 Back Street LLC

1 Back Street

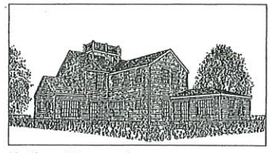
Nantucket , Massachusetts

RECEIVED
JUL 1 8 2024
By

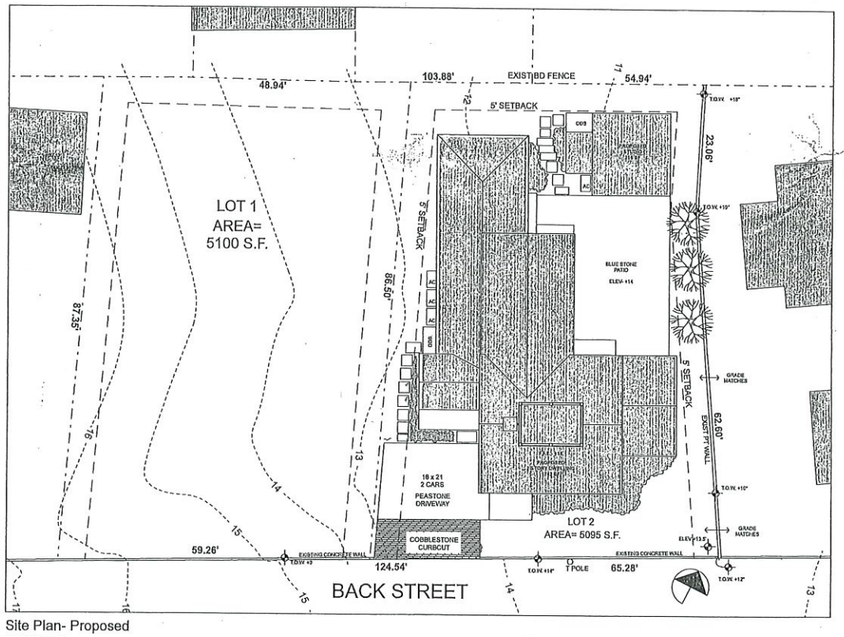
ISSUES/REVISION DATE	
HDC 1	3/05/24
	6/25/24
STAFF APPRV.	6/28/24



Southwest Perspective



Northeast Perspective



Site Plan- Proposed

SCALE: 1/8" = 1'-0"

DRAWING INDEX		
ARCHITECTURAL	A0.0	COVER SHEET, SITE PLAN, LOCUS
	A1.0	BASEMENT FLOOR PLAN
	A1.1	FIRST FLOOR PLAN
	A1.2	SECOND & THIRD FLOOR PLANS
	A2.1	ELEVATIONS
	A2.2	ELEVATIONS

ZONING INFORMATION
MAP 55.1.4 PARCEL 427
ZONING DISTRICT- ROH

MINIMUM LOT SIZE:	5000 SF
MINIMUM FRONTAGE:	50 FT
FRONT YARD SETBACK:	NONE
REAR/SIDE SETBACK:	5 FT
GROUND COVER RATIO:	40% or 2038 SF

NEW HOUSE AREA- 1770 SF
NEW STUDIO AREA - 255 SF
TOTAL G.C. AREA = 2025 SF

APPROVED
HDC2024-04-10328
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

A New Home for
#1 Back Street LLC
1 Back Street
Nantucket, Massachusetts

USE OF DRAWING

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Thornwell Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No:
Scale: 1/8"
Drawn by:
Checked by:

Sheet No:
A0.0

HDC Rev. 9/9/24

DOOR SCHEDULE					
ID	#	MANUFACTURER	UNIT DIMENSION	ROUGH OPNG	REMARKS
1	1	MORGAN	3'-0" x 7'-0"		6 PANEL , WOOD - PNT
2	1	MORGAN	2'-8" x 7'-0"		9 LITE WOOD PANEL BELOW- PNT WHITE
3	1	MORGAN	6'-0" x 7'-0"		15 LITE FRENCH INSWNG WD DOOR
4	1	MORGAN	2'-8" x 6'-8"		15 LITE FRENCH INSWNG DOOR
5	1	MORGAN	3'-0" x 6'-8"		15 LITE FRENCH INSWNG DOOR

SDL SDL SDL SDL

MORGAN OR BETTER- WOOD PRIMED, FIR, THERMAL PANED, SDL W/ SPACERS, LOW E GLASS W/ ADDITIONAL WOOD STORM/ SCREEN COMBO UNIT ON EXTERIOR

NANTUCKET MILLWORKS MAY BE CHOSEN FOR DOOR FABRICATION AS ALTERNATIVE TO MORGAN.

WINDOW SCHEDULE- BOSTON SASH					
ID	#	MANUFACTURER	UNIT DIMENSION	MIN ROUGH OPNG	REMARKS
A	16	BOSTON SASH	2'-9 5/8" x 5'-1"	3'-0" x 5'-5"	6/6 DOUBLE HUNG,WD, TDL, PTD WHITE
B	19	BOSTON SASH	2'-5 5/8" x 4'-1"	2'-9" x 4'-5"	6/6 DOUBLE HUNG,WD, TDL, PTD WHITE
C	5	BOSTON SASH	2'-5 5/8" x 2'-3 1/4"	2'-9" x 2'-7"	6 LITE FIXED,WD, TDL, PTD WHITE

SDL SDL SDL

MANUFACTURER TO CONFIRM EGRESS SIZE TO CODE PRIOR TO ORDER AND CONSTRUCTION

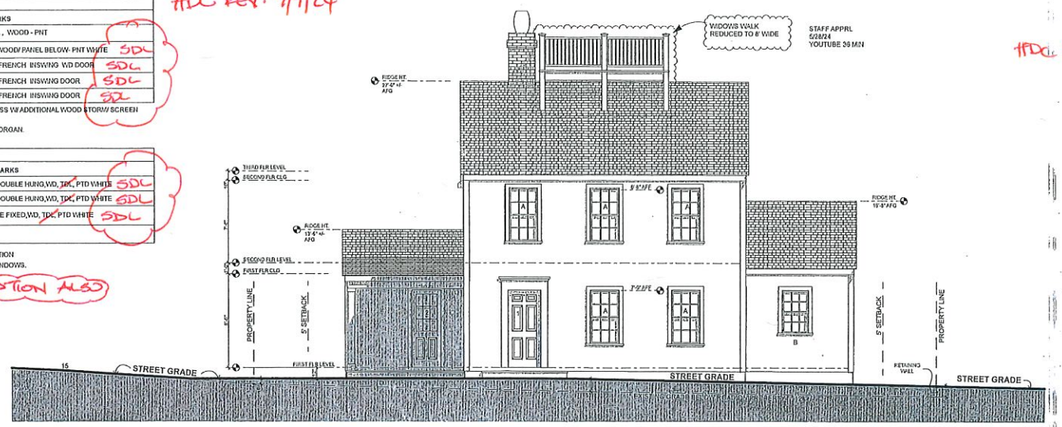
WOOD SASH, SINGLE GLAZING, ADD ALUMINUM STORM SCREEN TRIPLE TRACK ON ALL WINDOWS.

TEMPERED GLASS WHERE CODE REQUIRES.

OPTION ALSO

THERMAL PANE WOOD SASH

BOSTON SASH OR GREEN MOUNTAIN



South Elevation- Proposed

SCALE: 1/4" = 1'-0"

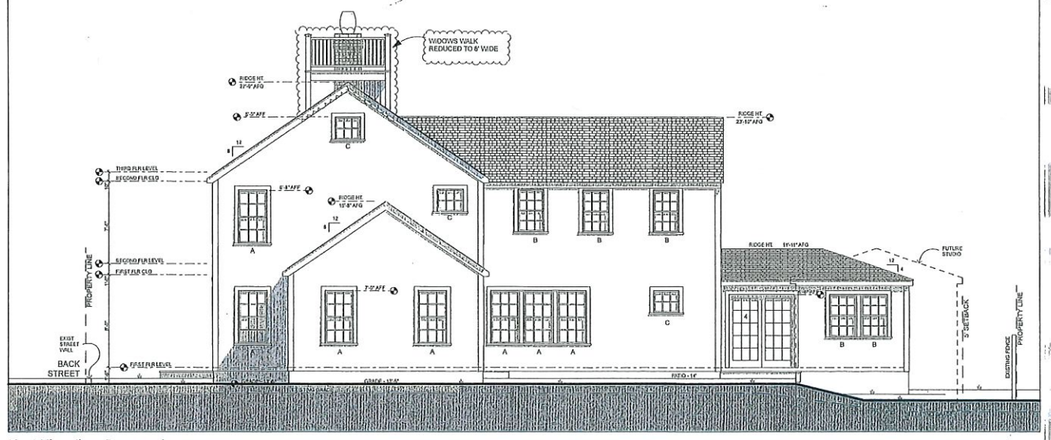
HDC Rev. 9/9/24

ISSUES/REVISION DATE	
HDC 1	3/25/24
	6/21/24
STAFF APPRL	5/2024

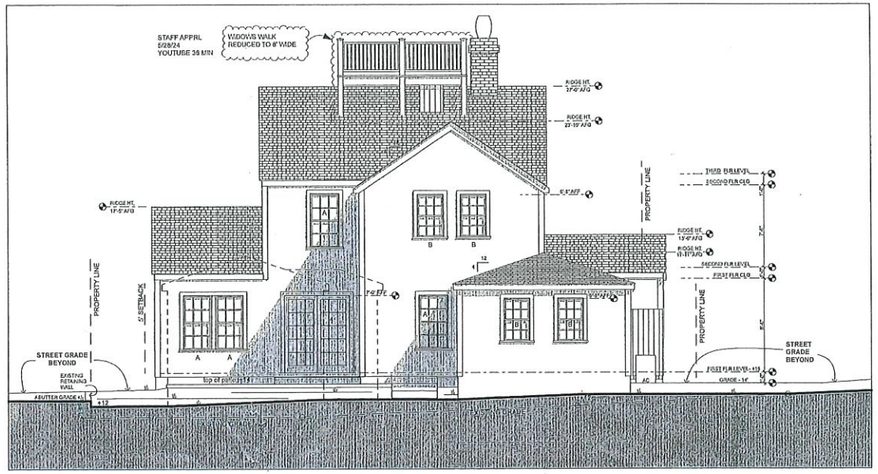
A New Home for
#1 Back Street LLC
1 Back Street
Nantucket, Massachusetts

GENERAL NOTES: MATERIALS

ROOF- LANDMARK WEATHERED WOOD ARCHITECTURAL SHINGLES
ROOF WALK- NATURAL CEDAR CEDAR SCUTTLE HATCH
EXT. WALLS- WHITE CEDAR SHINGLES
CORNER BOS. - 6/4" x 6"- PNT WHITE
B/W.D. - 1 x 8 PTD WHITE
FACIA- 1 x 8 PTD WHITE
RAKES- 1 x 8 1/4 X 3" SHADOWBD - PTD WHITE
CHIMNEY- FACE RED BRICK W/ CAP.
FOUNDATION WALL - POURED CONCRETE
DR & WINDOW TRIM- 1 x 4- PNT WHITE
DECK- 1 x 4 IPE/CUMARU/EKKI - NATURAL
POSTS- 6"- PNT WHITE



ALL WINDOWS AND DOOR GLAZING THERMAL PANE SDL WOOD SASH

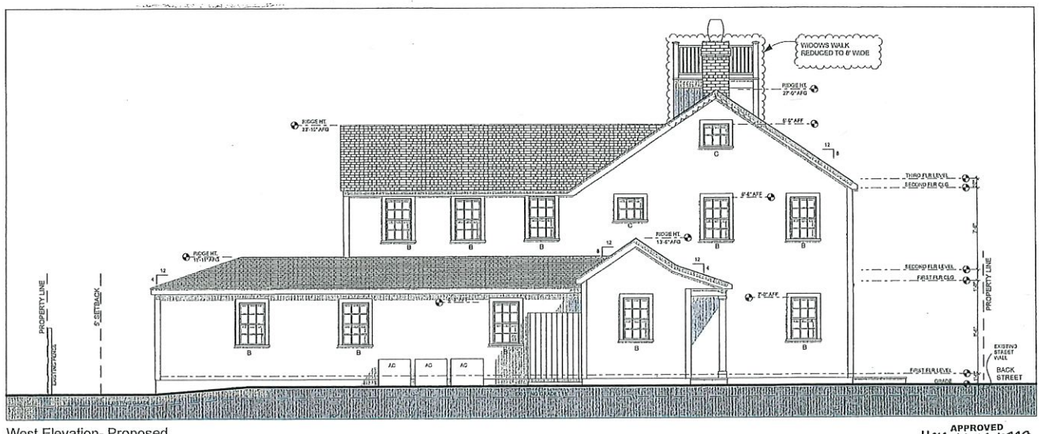


North Elevation- Proposed

SCALE: 1/4" = 1'-0"

GENERAL NOTES: MATERIALS

ROOF- LANDMARK WEATHERED WOOD ARCHITECTURAL SHINGLES
ROOF WALK- NATURAL CEDAR
CEDAR SCUTTLE HATCH
EXT. WALLS- 5EXTE CEDAR SHINGLES
CORNER BOS. - 5/4"x 4"- PAINT WHITE
EAVE- 1 x 8 PTD WHITE
FASCIA- 1 x 8 PTD WHITE
RAKES- 1 x 8 TO 3" SHADOWBO- PTD WHITE
CHIMNEY- FAUX RED BRICK W/ CAP
FOUNDATION WALL - POURED CONCRETE
DR & WINDOW TRIM - 1 x 4- PAINT WHITE
DECK- 1 x 6 BM WOODWAY NATURAL
POSTS- 8"- PAINT WHITE



West Elevation- Proposed

SCALE: 1/4" = 1'-0"

APPROVED
HDC2024.09.10320
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

ISSUES/REVISION	DATE
HDC 1	3/05/24
	6/21/24
STAFF APPRL	5/28/24

A New Home for
#1 Back Street LLC
1 Back Street
Nantucket, Massachusetts

USE OF DRAWING

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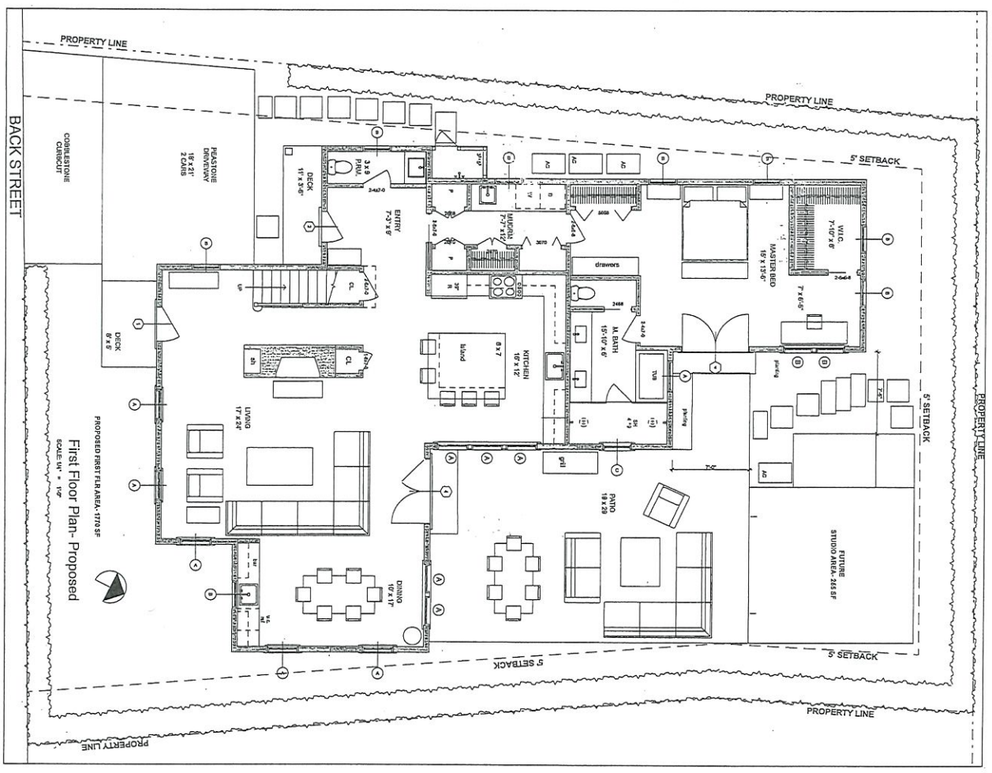
Thornewill Design, LLC
48 Dukes Road
Nantucket, Ma. 02554
Tel: 508 228 9161 Fax 508 228 9169

Project:
Subjects:
Drawn by:
Checked:

Sheet No:
A2.2

Revisions



Sheet No: A1.1

Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

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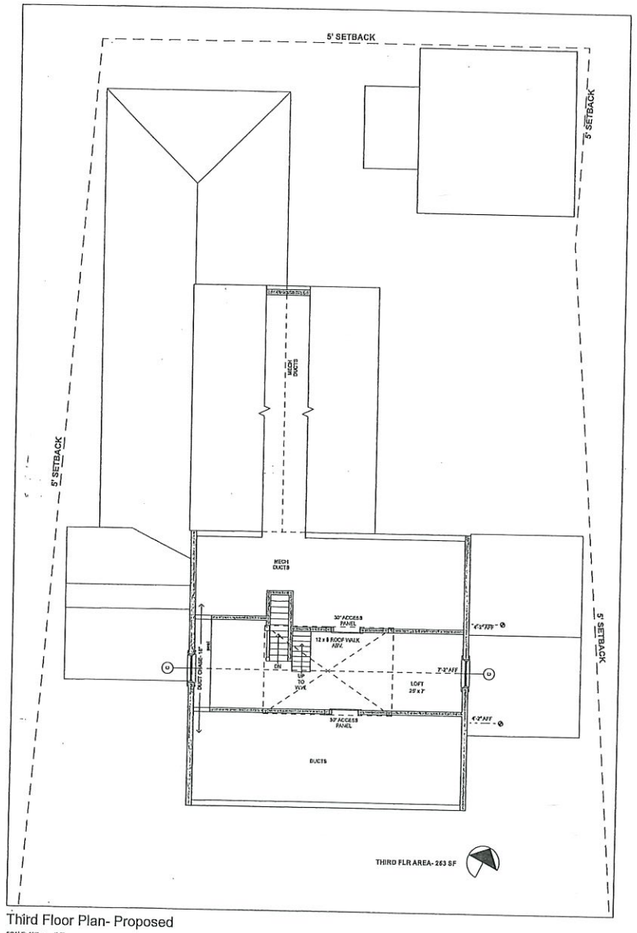
A New Home for
#1 Back Street LLC

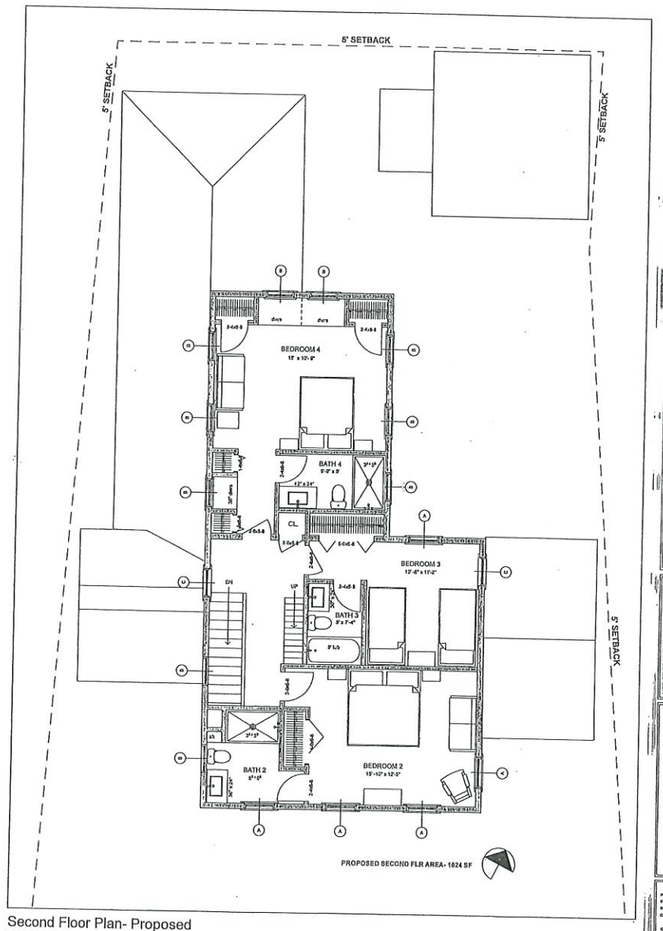
1 Back Street
Nantucket, Massachusetts

ISSUED/REVISION DATE



Third Floor Plan- Proposed

SCALE: 1/4" = 1'-0"



Second Floor Plan- Proposed

SCALE: 1/4" = 1'-0"

ISSUER/REVISION DATE	
HDC 1	3/06/24
	6/21/24
STAFF APPRL	5/28/24

A New Home for
#1 Back Street LLC
1 Back Street
Nantucket, Massachusetts

USE OF DRAWING

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Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No:
Subject to:
Drawn by:
Checked by:

Sheet No:
A1.2

Revisions:
Issued Floor Plan Proposed

SCORES CAN BE NO HIGHER THAN 45 for ELECTRIC 42 for GAS * FAILS W/ single glazing & STORM SCREEN COMBO

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date:
Registry ID:
Ekotrope ID: L0Vpr7Jv

STEPHENS & COMPANY, INC.
NANTUCKET, MASSACHUSETTS

HERS® Index Score:

59

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings

$4,943

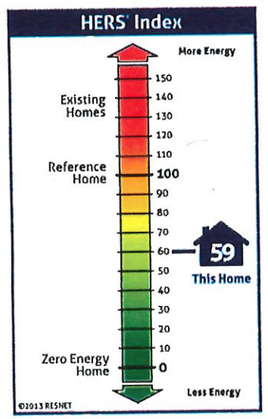
*Relative to an average U.S. home

Home:
1 Back St
Nantucket, MA 02554

Builder:
The Castle Group

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	30.6	$2,187
Cooling	0.3	$18
Hot Water	1.8	$126
Lights/Appliances	23.1	$1,608
Service Charges		$122
Generation (e.g. Solar)	0.0	$0
Total:	**55.7**	**$4,060**



Home Feature Summary:

Home Type:	Single family detached
Model:	N/A
Community:	N/A
Conditioned Floor Area:	3,006 ft²
Number of Bedrooms:	3
Primary Heating System:	Air Source Heat Pump • Electric • 11.4 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 20.2 SEER
Primary Water Heating:	Residential Water Heater • Electric • 4.32 Energy Factor
House Tightness:	1.2 ACH50
Ventilation:	85 CFM • 40 Watts • ERV
Duct Leakage to Outside:	10 CFM @ 25Pa (0.66 / 100 ft²)
Above Grade Walls:	R-27
Ceiling:	Vaulted Roof, R-54
Window Type:	U-Value: 1.25, SHGC: 0.84
Foundation Walls:	R-29
Framed Floor:	N/A

This home meets or exceeds the criteria of the following:

FAILS

Rating Completed by:

Energy Rater: Andy Buccino
RESNET ID: 2223008

Rating Company: Stephens and Company, Inc
61 Old South Rd PMB 119 Nantucket, MA 02554
508-325-5736

Rating Provider: Building Efficiency Resources
PO Box 1769 Brevard, NC 28712
800-399-9620

Andrew P Buccino

Andy Buccino, Certified Energy Rater
Digitally signed: 9/3/24 at 10:25 AM

ekotrope

Ekotrope RATER - Version:4.2.2.3472

The Energy Rating Disclosure for this home is available from the Approved Rating Provider.
This report does not constitute any warranty or guarantee.

Energy savings calculated without modifications to the energy model. (As Modeled)

Building Specification Summary

STEPHENS & COMPANY, INC.
NANTUCKET, MASSACHUSETTS

Property
1 Back St
Nantucket, MA 02554

Back St 1 - L0Vpr7Jv
1 Back St Single Pane Windows

Organization
Stephens and Company, Inc
Andy Buccino
508-280-6542

Builder
The Castle Group

Inspection Status
Results are projected

Building Information

Conditioned Area [ft²]	3,006.00
Conditioned Volume [ft³]	38,214.00
Thermal Boundary Area [ft²]	8,431.78
Number Of Bedrooms	3
Housing Type	Single family detached

Rating

HERS ERI	59
HERS ERI w/o PV	59

Building Shell

Ceiling w/ Attic	None
Vaulted Ceiling	R53.5 5"HDF + 5"LDF (3.7/in) 10x16 G1; U-0.025
Above Grade Walls	R27,zipR3,R24Idf6x16,G1; U-0.044
Found. Walls	R29.25,HDF,2x4,1"cont continuous; R-29
Framed Floors	None
Slabs	R10, 2"xps; R-10

Windows (largest)	U-Value: 1.25, SHGC: 0.84
Window / Wall Ratio	0.12
Window / Floor Ratio	0.12
Infiltration	1.2 ACH50
Duct Lkg to Outside	10 CFM @ 25Pa (0.66 / 100 ft²)
Total Duct Leakage	40 CFM @ 25Pa (Post-Construction)

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 11.4 HSPF
Cooling	Air Source Heat Pump • Electric • 20.2 SEER
Water Heating	Residential Water Heater • Electric • 4.32 Energy Factor
Programmable Thermostat	Yes
Ventilation System	85 CFM • 40 Watts • ERV
Whole House Fan	N/A

Lights and Appliances

Percent Interior LED	100%	Clothes Dryer Fuel	Electric
Percent Exterior LED	100%	Clothes Dryer CEF	3.9
Refrigerator (kWh/yr)	691.0	Clothes Washer LER (kWh/yr)	125.0
Dishwasher Efficiency	269 kWh	Clothes Washer Capacity	3.7
Ceiling Fan	None	Range/Oven Fuel	Propane

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

N/A 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. Supplemental Information for Historic Buildings: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. Exterior Elevations and Floor Plans (4 copies): Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. As-Built Plans (1copy): of existing elevations

N/A 4. Hardscaping Plans (4 copies): To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. Topographic Map: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. Door and Window Schedule (4 copies): Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

KT 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

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Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

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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 Luke Thornewill

AS AGENT FOR #3 Back St. LLC

STREET ADDRESS 3 Back Street

MAP/PARCEL 55 14 427

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9/9/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Luke Thornewill 9/9/24

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°: 55.1.4 PARCEL N°. 427

Street & Number of Proposed Work: #3 Back Street

Owner of record: #3 Back Street LLC

Mailing Address: 46 Thornemill Rd

Contact Phone #: _____ E-mail: office@thornemill design.com

AGENT INFORMATION (if applicable)

Name: Thornemill Design LLC

Mailing Address: 48 Dukes Rd Nantucket, MA

Contact Phone #: _____ E-mail: office@thornemill design.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 202404-10332

☐ 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

All GLAZING CHANGED FROM Single SDL to Thermal Pane SDL Doors & WINDOWS - (wood)

Is there an HDC survey form for 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 N/A

☐ Wood (Type: Red Cedar, White Cedar, Shakes, 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): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other N/A

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door 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 or Green Mountain

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash White Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/9/24 Signature of owner of record Luke Tutt for #3 Back St LLC Signed under penalties of perjury

From: **Thornewill Design** office@thornewilldesign.com
Subject:
Date: September 9, 2024 at 11:06 AM
To:

To HDC

Concerning #3 Back Street: “The Move on with new additions"
Approved with Wood Boston Sash ADL single glazing and triple track storm screen combination units. The Doors were also approved as single glazed with storm screen units .

The new energy code however will not allow for single glazing however. Our Energy consultant has said thermal paned glass must be used through out or the structure fails. We have submitted the HERS reports for your reference.

Since this is house was originally built in 1993 and now has new additions proposed, with the new energy code is in effect, we respectfully request the consideration of wood thermal paned glass units instead of single glazed for doors and windows.

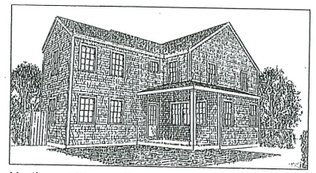
If need be, with storm screen combination units as well if the HDC feels this upholds the typical look of the historic district.

Thank you for your consideration in light of the new energy code.

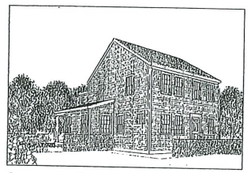
Luke Thornewill

A Move On with Additions for
#3 Back Street LLC

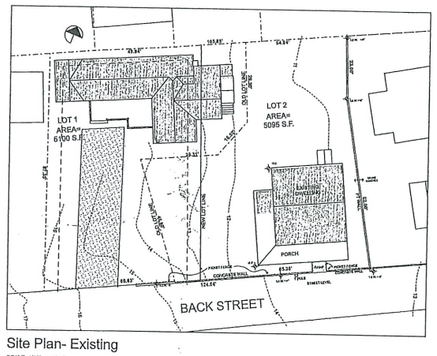
3 Back Street
Nantucket , Massachusetts



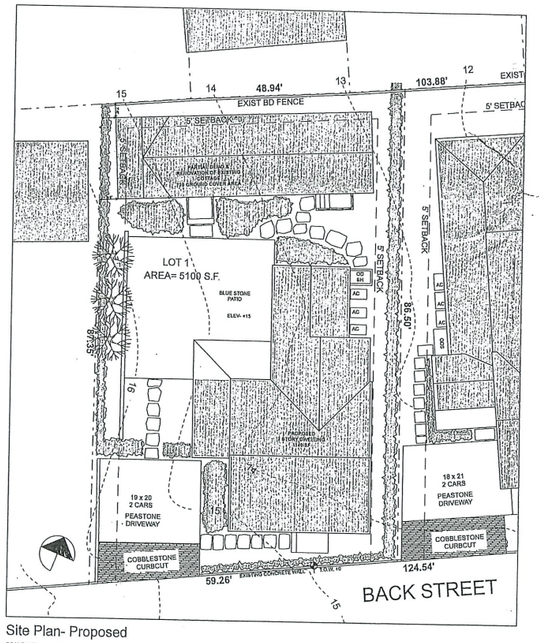
Northwest Perspective



Southwest Perspective



Site Plan- Existing
SCALE: 1/16" = 1'-0"



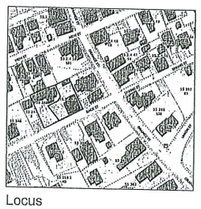
Site Plan- Proposed
SCALE: 1/8" = 1'-0"

DRAWING INDEX		
ARCHITECTURAL	A0.0	COVER SHEET, SITE PLAN, LOCUS
	A1.1	FIRST FLOOR PLAN
	A1.2	SECOND FLOOR PLANS
	A2.1	ELEVATIONS
	A2.2	ELEVATIONS

ZONING INFORMATION
MAP 55.1.4 PARCEL 427
ZONING DISTRICT- ROH

MINIMUM LOT SIZE:	5000 SF
MINIMUM FRONTAGE:	50 FT
FRONT YARD SETBACK:	NONE
REAR/SIDE SETBACK:	5 FT
GROUND COVER RATIO:	40% or 2040 SF

NEW HOUSE AREA- 1140 SF
NEW COTTAGE AREA - 720 SF
TOTAL G.C. AREA = 1860 SF



Locus

APPROVED
HDC2024.04.10332
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

ISSUES/REVISION DATE	
HDC 1	4/01/24
	7/08/24
STAFF APPRL	5/20/24

A Move On with Additions for
#3 Back Street LLC
3 Back Street
Nantucket, Massachusetts

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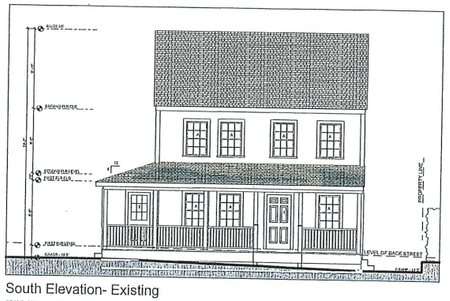
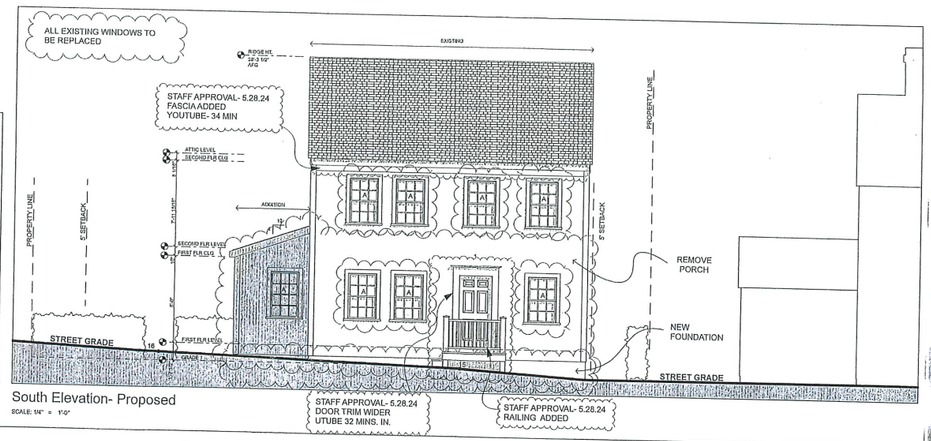
Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No:
Drawn by: JW
Checked by: JW
Sheet No:
A0.0
Revision:
Cover Page



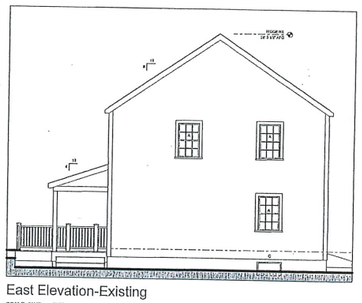
South Elevation- Existing

SCALE: 3/16" = 1'-0"



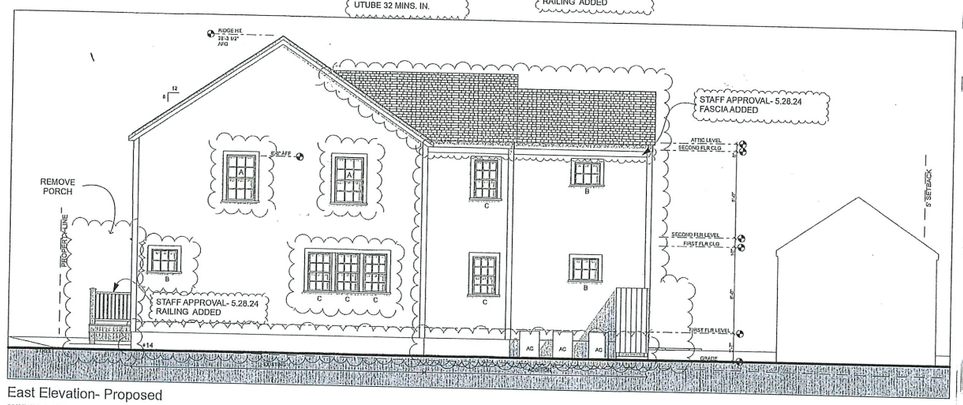
South Elevation- Proposed

SCALE: 1/4" = 1'-0"



East Elevation-Existing

SCALE: 3/16" = 1'-0"



East Elevation- Proposed

SCALE: 1/4" = 1'-0"

GENERAL NOTES: MATERIALS

ROOF- ARCHITECTURAL ASPHALT SHINGLES- CERTAINTEED LANDMARK WEATHERED WOOD
EXT. WALLS- WHITE CEDAR SHINGLES
CORNER BOS. - 5/4" x 6"- PNT WHITE
ERVE- 1 x 8 PTD WHITE
FACIA- 1 x 8 PTD WHITE
RAKES- 1 x 8 1/2 3" SHADOW BD.- PTD WHITE
DR & WINDOW TRIM- 1 x 4- PNT WHITE
FRONT DOOR - PNT NEWPORT BLUE
DECK- 1 x 4 MAHOGANY- NATURAL
POSTS- 6"- PNT WHITE
FOUNDATION WALL - POURED CONCRETE

All GLAZING CHANGED FROM SINGLE ADL TO THERMAL PANE SDL - Boston sash or Green mountain WOOD UNITS

DOOR SCHEDULE

ID	#	MANUFACTURER	UNIT DIMENSION	ROUGH OPNG	REMARKS
1	1	MORGAN	3'-0" x 6'-8"		6 PANEL , WOOD - PNT
2	1	MORGAN	2'-8" x 6'-8"	SDL	12 LITE ABV / KICK PANEL BELOW, WD, PNT WHITE

MORGAN OR BETTER- WOOD PRIMED, FIR, THERMAL PANED, SDL W/ SPACERS, LOW E GLASS W/ ADDITIONAL WOOD STORM/ SCREEN COMBO UNIT ON EXTERIOR

NANTUCKET MILLWORKS MAY BE CHOSEN FOR DOOR FABRICATION AS ALTERNATIVE TO MORGAN.

WINDOW SCHEDULE- BOSTON SASH

ID	#	MANUFACTURER	UNIT DIMENSION	MIN ROUGH OPNG	REMARKS
A	25	BOSTON SASH	2'-9 5/8" x 4'-5"	3'-0" x 4'-9"	6/6 DOUBLE HUNG,WD, ~~TDL~~, PTD WHITE SDL
B	5	BOSTON SASH	2'-6 5/8" x 2'-3 1/4"	2'-9" x 2'-7"	6 LITE FIXED,WD, ~~TDL~~, PTD WHITE SDL
C	5	BOSTON SASH	2'-3 5/8" x 3'-9"	2'-6" x 4'-1"	6/6 DOUBLE HUNG,WD, ~~TDL~~, PTD WHITE SDL

MANUFACTURER TO CONFIRM EGRESS. SIZE TO CODE PRIOR TO ORDER AND CONSTRUCTION
WOOD SASH, SINGLE GLAZING, ADL, ALUMINUM STORM SCREEN TRIPLE TRACK ON ALL WINDOWS.
TEMPERED GLASS WHERE CODE REQUIRES.

APPROVED
HDC2024.04.10332
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

ISSUES/REVISION DATE

HDC 1	4/01/24
	7/06/24
STAFF APPRL	5/28/24

A Move On with Additions for
#3 Back Street LLC
3 Back Street
Nantucket, Massachusetts

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Thornewill Design LLC
48 Dukes Road
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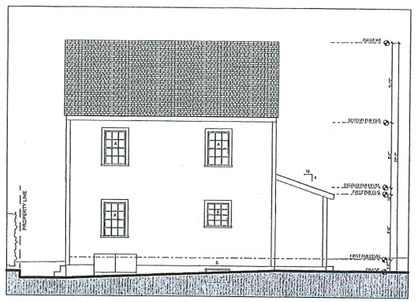
Tele. 508 228 9181 Fax 508 228 3165

Project No:
Designed by: LT
Drawn by: RH
Checked by: LT

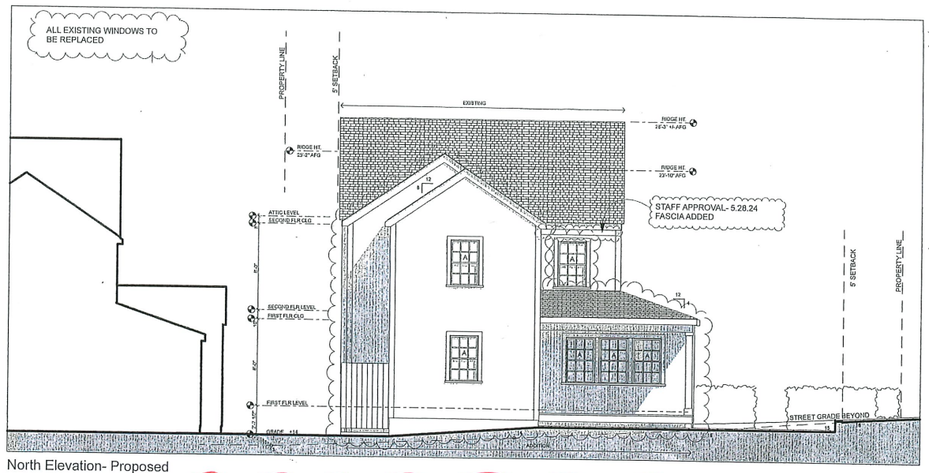
Sheet No:
A2.1

Contractor
Engineer



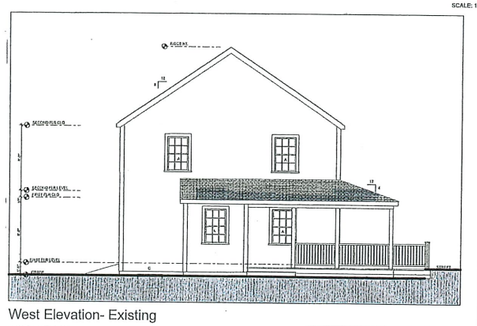
North Elevation-Existing

SCALE: 3/16" = 1'-0"



North Elevation- Proposed

SCALE: 1/4" = 1'-0"



West Elevation- Existing

SCALE: 3/16" = 1'-0"

GENERAL NOTES: MATERIALS

ROOF- ARCHITECTURAL ASPHALT SHINGLES- CERTAINTEED LANDMARK WEATHERED WOOD

EXT. WALLS- WHITE CEDAR SHINGLES COWARD BDS.- 5/4"x 6"- PNT WHITE

EAVE- 1 x 8 PTD WHITE

FASCIA- 1 x 8 PTD WHITE

RAKES- 1 x 8 10" 3" SYMDOWY BD.- PTD WHITE

CR & WINDOW TRIM- 1 x 4- PNT WHITE

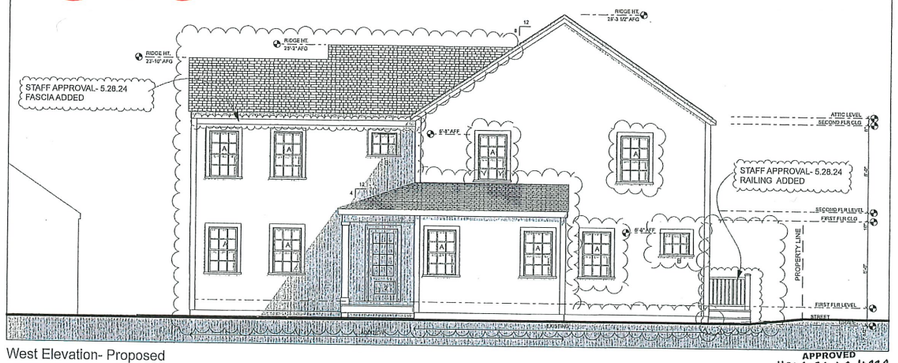
FRONT DOOR - PNT MYKPOINT BLUE

DECK- 1 x 4 MAHOGANY- NATURAL

POSTS- 6"- PNT WHITE

FOUNDATION WALL - POURED CONCRETE

ALL GLAZING CHANGED FROM SINGLE ADL TO THERMAL PANE SDL - BOSTON CASH OR GREEN MOUNTAIN WOOD UNITS



West Elevation- Proposed

SCALE: 1/4" = 1'-0"

APPROVED
HDC 2024.09.1032
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

ISSUES/REVISION DATE	
HDC's	4/01/24
	7/05/24
STAFF APPRL	5/28/24

A Move On with Additions for
#3 Back Street LLC
3 Back Street
Nantucket, Massachusetts

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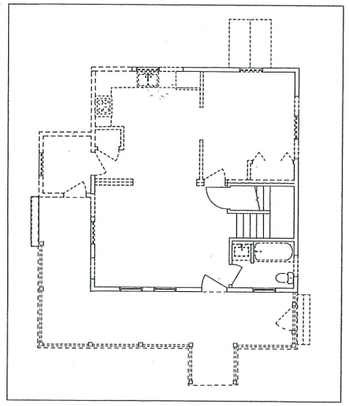
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

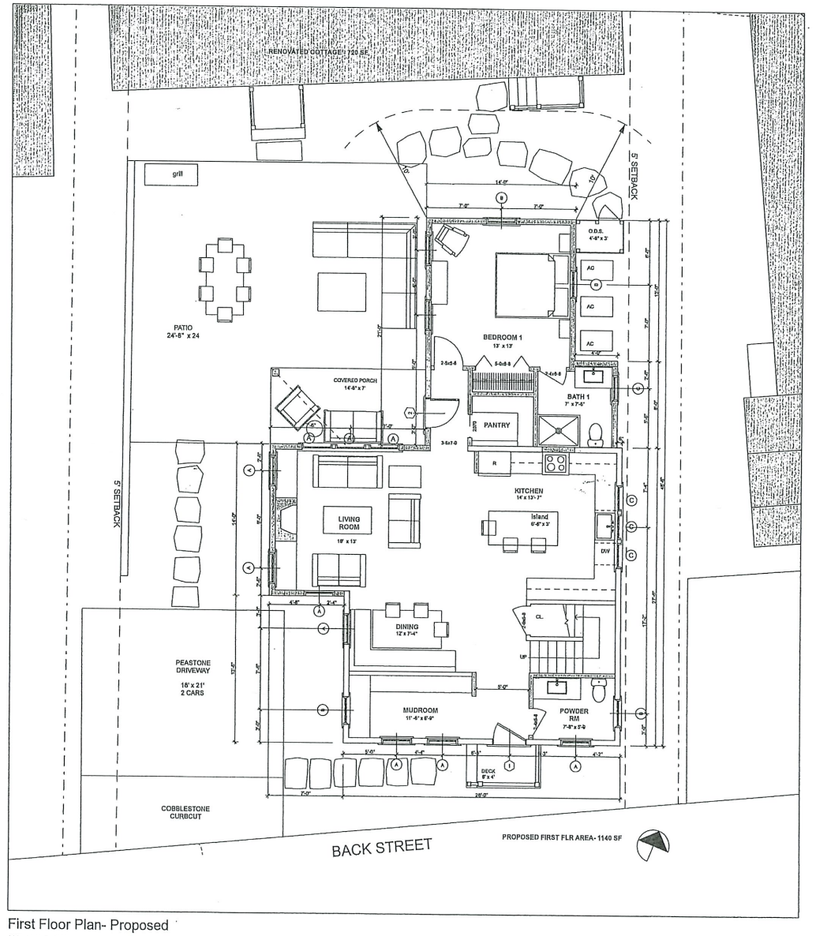
Project No: 22
Drawn by: RS
Date(s): 12

Sheet No:
A2.2



First Floor Plan- Existing/ Demolition

SCALE: 3/16" = 1'-0"



First Floor Plan- Proposed

SCALE: 1/4" = 1'-0"

ISSUES/REVISION DATE	
NDC 1	4/01/24
	7/04/24
STAFF APPRL	5/28/24

A Move On with Additions for
#3 Back Street LLC
3 Back Street
Nantucket, Massachusetts

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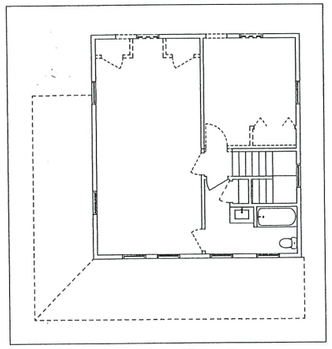
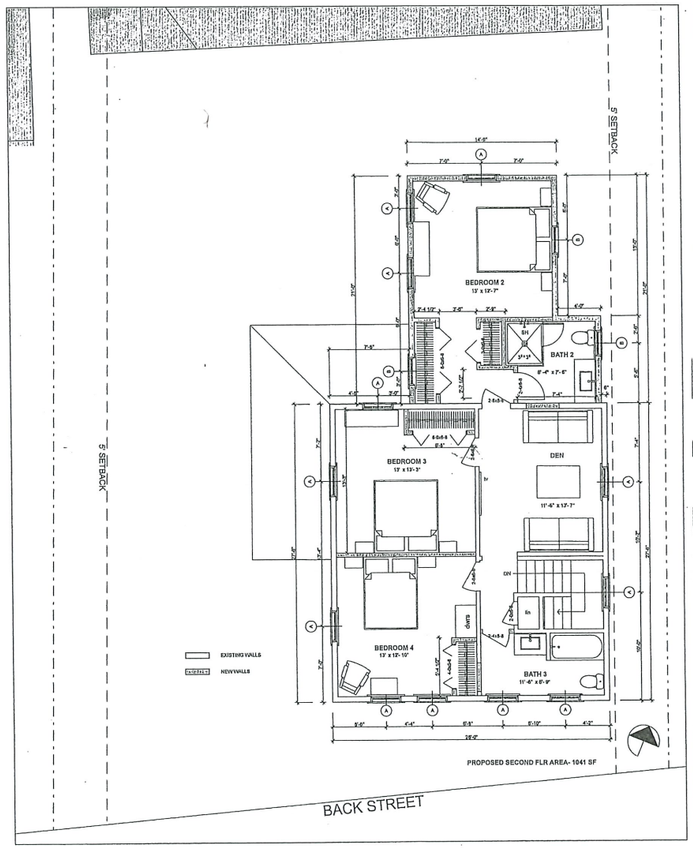
Sheet No:
A1.1



Second Floor Plan- Existing/ Demolition

SCALE: 3/16" = 1'-0"



Second Floor Plan- Proposed

SCALE: 1/4" = 1'-0"

ISSUES/REVISION DATE	
NDC 1	4/01/24
	7/06/24
STAFF APPRL	5/28/24

A Move On with Additions for
#3 Back Street LLC
3 Back Street
Nantucket, Massachusetts

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Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Sheet No:
A1.2

FOR RENOVATION SCORE 33 W ELECTRIC
52 W GAS.

Home Energy Rating Certificate

Projected Report
Based on Plans

✓ FAILS

Rating Date:
Registry ID:
Ekotrope ID: dNBbQO8d

STEPHENS & COMPANY, INC.
NANTUCKET, MASSACHUSETTS

HERS® Index Score:

75

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings

$3,438

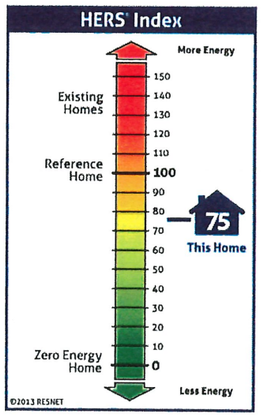
*Relative to an average U.S. home

Home:
3 Back St
Nantucket, MA 02554

Builder: [redacted]

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	27.4	$1,958
Cooling	0.4	$26
Hot Water	1.9	$138
Lights/Appliances	26.8	$1,869
Service Charges		$122
Generation (e.g. Solar)	0.0	$0
Total:	**56.5**	**$4,113**



Home Feature Summary:

Home Type:	Single family detached
Model:	N/A
Community:	N/A
Conditioned Floor Area:	2,180 ft²
Number of Bedrooms:	4
Primary Heating System:	Air Source Heat Pump • Electric • 11.4 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 20.2 SEER
Primary Water Heating:	Residential Water Heater • Electric • 4.32 Energy Factor
House Tightness:	1 ACH50
Ventilation:	75 CFM • 40 Watts • ERV
Duct Leakage to Outside:	10 CFM @ 25Pa (0.83 / 100 ft²)
Above Grade Walls:	R-27
Ceiling:	Vaulted Roof, R-55
Window Type:	U-Value: 1.25, SHGC: 0.84
Foundation Walls:	R-29
Framed Floor:	N/A

This home meets or exceeds the criteria of the following:

THIS FAILS
W/ SINGLE GLAZING

Rating Completed by:

Energy Rater: Andy Buccino
RESNET ID: 2223008

Rating Company: Stephens and Company, Inc
61 Old South Rd PMB 119 Nantucket, MA 02554
508-325-5736

Rating Provider: Building Efficiency Resources
PO Box 1769 Brevard, NC 28712
800-399-9620

Andrew P Buccino

Andy Buccino, Certified Energy Rater
Digitally signed: 9/3/24 at 10:33 AM

ekotrope

Ekotrope RATER - Version:4.2.2.3472
The Energy Rating Disclosure for this home is available from the Approved Rating Provider.
This report does not constitute any warranty or guarantee.

Energy savings calculated without modifications to the energy model. (As Modeled)

75

Building Specification Summary

Property
3 Back St
Nantucket, MA 02554

Back St 3 R&A - NBbQO8d
Final single pane glass

Organization
Stephens and Company, Inc
Andy Buccino
508-280-6542

Builder
[redacted]

Inspection Status
Results are projected

STEPHENS & COMPANY, INC.
NANTUCKET, MASSACHUSETTS

Building Information

Conditioned Area [ft²]	2,180.00
Conditioned Volume [ft³]	28,230.00
Thermal Boundary Area [ft²]	6,177.98
Number Of Bedrooms	4
Housing Type	Single family detached

Rating

HERS ERI	75
HERS ERI w/o PV	75

Building Shell

Ceiling w/ Attic	None
Vaulted Ceiling	R57,HDF5"LDF5"R4.4,10x16,G1,C; U-0.024
Above Grade Walls	R27,zipR3,R24ldf6x16,G1; U-0.044
Found. Walls	R29.25,HDF,2x4,1"cont continuous; R-29
Framed Floors	None
Slabs	R10, 2"xps; R-10

Windows (largest)	U-Value: 1.25, SHGC: 0.84
Window / Wall Ratio	0.13
Window / Floor Ratio	0.17
Infiltration	1 ACH50
Duct Lkg to Outside	10 CFM @ 25Pa (0.83 / 100 ft²)
Total Duct Leakage	40 CFM @ 25Pa (Post-Construction)

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 11.4 HSPF
Cooling	Air Source Heat Pump • Electric • 20.2 SEER
Water Heating	Residential Water Heater • Electric • 4.32 Energy Factor
Programmable Thermostat	No
Ventilation System	75 CFM • 40 Watts • ERV
Whole House Fan	N/A

Lights and Appliances

Percent Exterior LED	100%
Refrigerator (kWh/yr)	691.0
Dishwasher Efficiency	269 kWh
Ceiling Fan	None

Clothes Dryer Fuel	Electric
Clothes Dryer CEF	3.9
Clothes Washer LER (kWh/yr)	125.0
Clothes Washer Capacity	4.4
Range/Oven Fuel	Propane

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.2.4 PARCEL N°. 2

Street & Number of Proposed Work: 23 Old South Wharf

Owner of record: NIR Retail LLC

Mailing Address: 75 Park Plaza #3

Boston, MA 02116

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Paul Beaulieu (Main Street Architects)

Mailing Address: 25 Mathewson Drive Suite #120

Weymouth, MA 02189

Contact Phone #: 781-331-4458 E-mail: pbeaulieu@mainstreetarchitects.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 Replace existing deck, railing, & stairs to match existing. Add two recessed lights under existing overhang.

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 PT - to match existing Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/12/2024 Signature of owner of record Paul Beaulieu As Agent For 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

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Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Paul Beaulieu [main street Architects]

AS AGENT FOR Nantucket NIR

STREET ADDRESS 23 Old South Wharf

MAP/PARCEL 42.2.4 - 2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09 / 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...

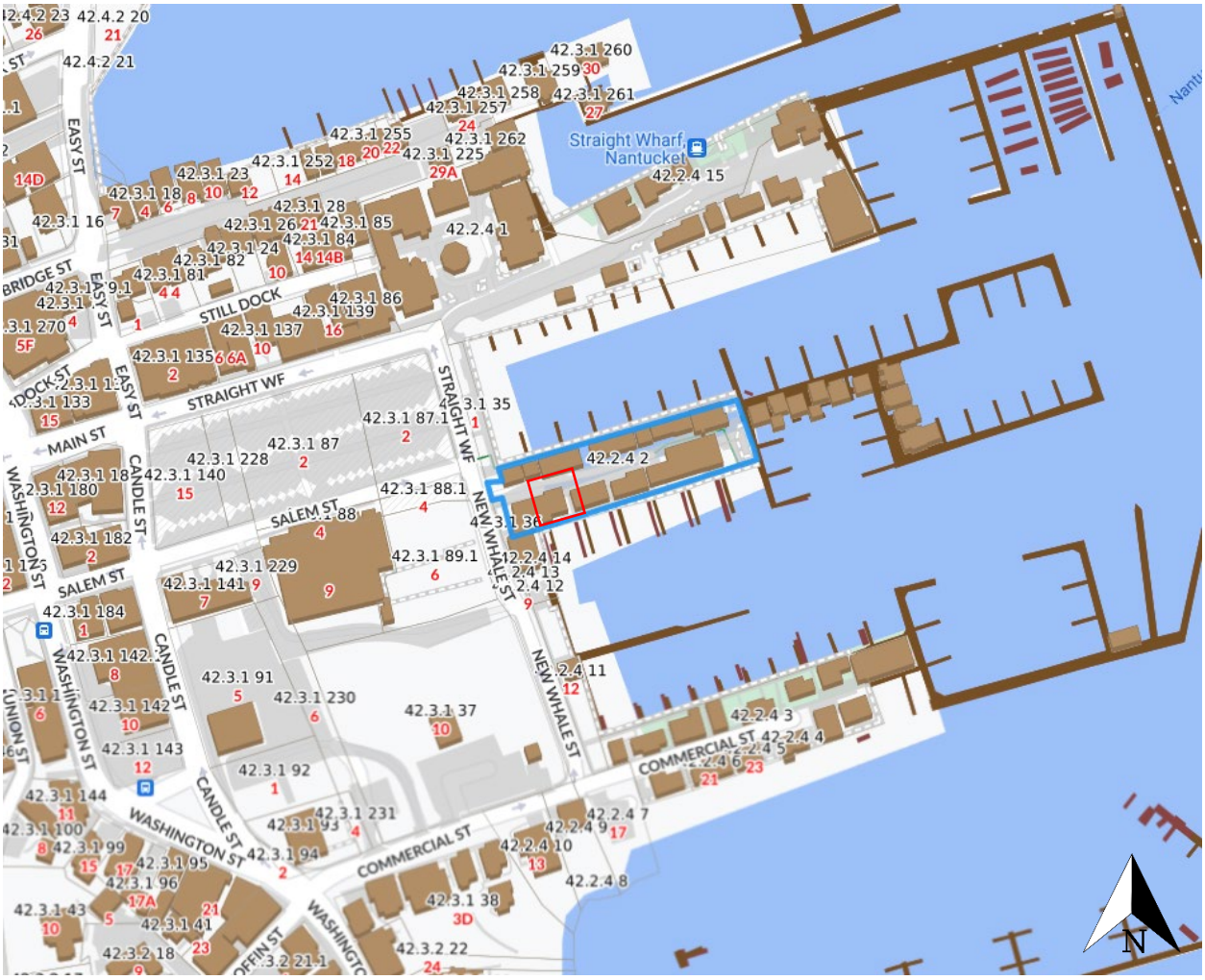
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Paul Beaulieu 9/12/2024

Signature Date

NIR RETAIL LLC

23 Old South Wharf, Nantucket, MA 02554



Locus Map

Existing Conditions Photographs



Stairs, deck, and overhang



Deck overhang with recessed light



Stairs, deck, and overhang



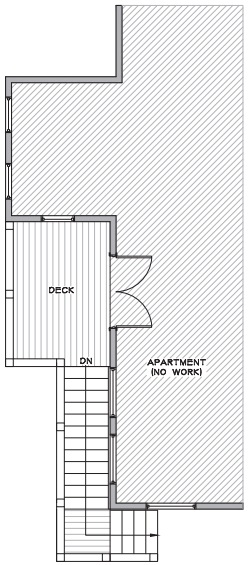
Stairs



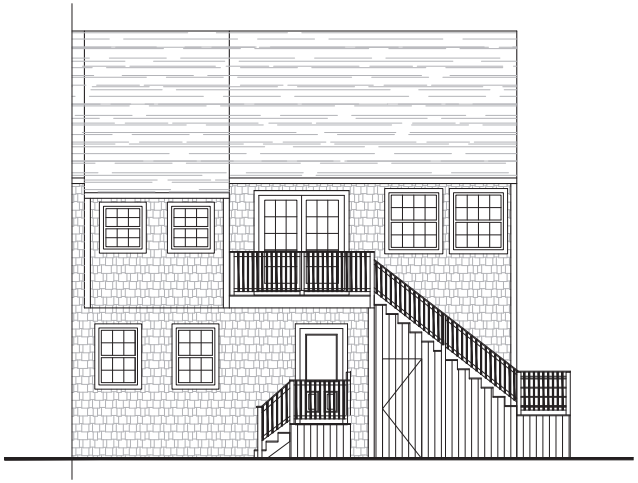
Stairs with storage underneath



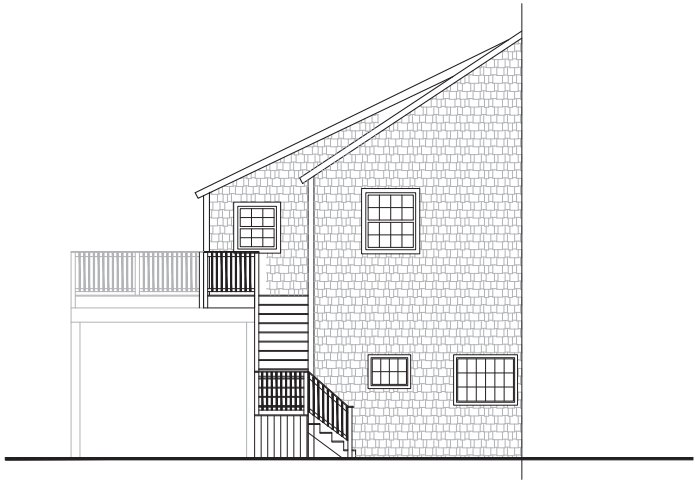
Deck



SKINNY DIP
1 EX-1 DECK + STAIR FLOOR PLAN
SCALE: 1/4"=1'-0"



SKINNY DIP
2 EX-1 REAR EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



SKINNY DIP
3 EX-1 SIDE EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

Main Street Architects
25 Mathewson Dr.
Suite 100
Weymouth, Ma.
02190-2545
TEL: 781-331-4488
FAX: 781-331-4667

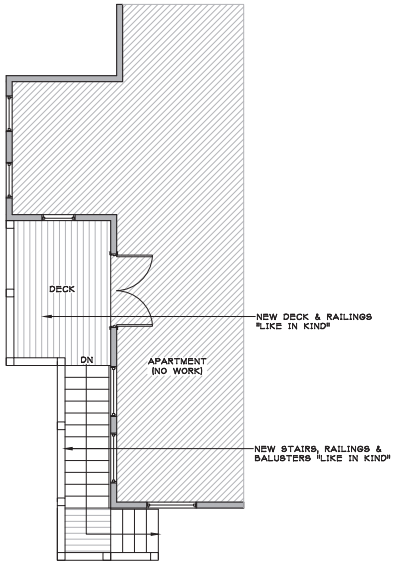
BOAT BASIN COTTAGES + LOFTS
NIR RETAIL LLC
23 OLD SOUTH WHARF
NANTUCKET, MA 02554

SKINNY DIP DECK EXISTING

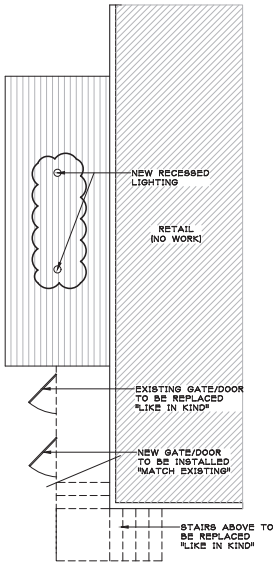
REVISIONS:

ISSUED FOR PERMITTING	
ISSUED FOR PRICING	
ISSUED FOR CONSTRUCTION	
DATE:	09-12-2024
SCALE:	AS NOTED
DRAWN BY:	CAD
JOB NO.:	2023.19

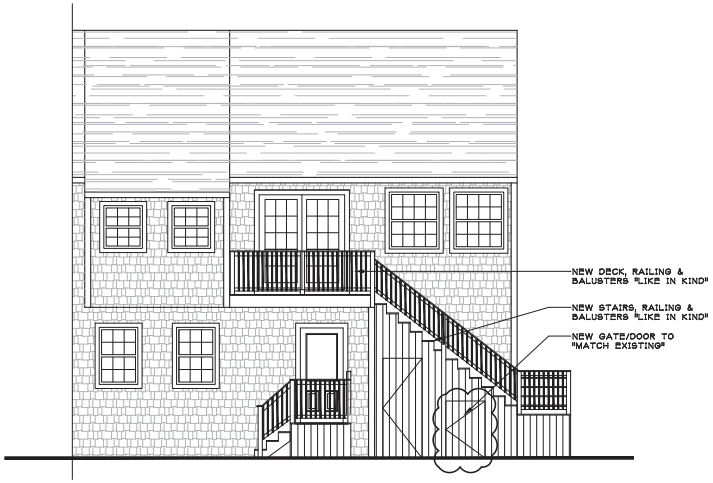
DRAWING NO:
EX-1



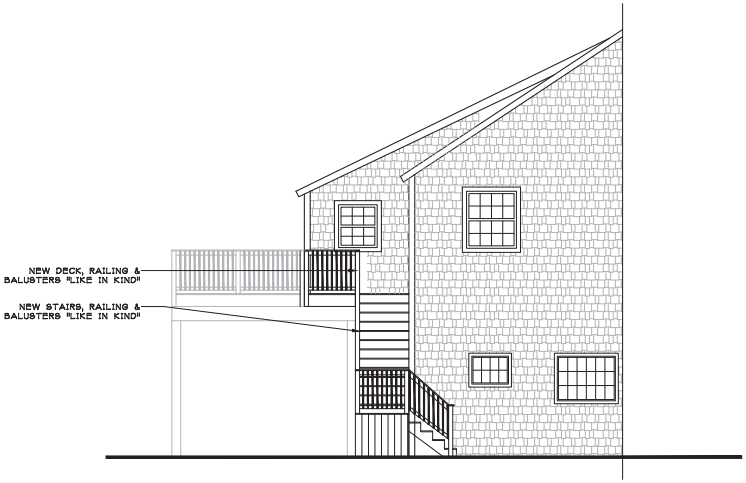
SKINNY DIP
1 A-1 DECK + STAIR FLOOR PLAN
SCALE: 1/4"=1'-0"



SKINNY DIP
2 A-1 UNDER DECK + STAIR RCP
SCALE: 1/4"=1'-0"



SKINNY DIP
3 A-1 REAR EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



SKINNY DIP
4 A-1 SIDE EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

Main Street Architects
25 Mathewson Dr.
Suite 100
Weymouth, Ma.
02189-2845
TEL: 781-331-4488
FAX: 781-331-4997

BOAT BASIN COTTAGES + LOFTS
NIR RETAIL LLC
23 OLD SOUTH WHARF
NANTUCKET, MA 02554

SKINNY DIP DECK PROPOSED

REVISIONS:

ISSUED FOR PERMITTING	
ISSUED FOR PRICING	
ISSUED FOR CONSTRUCTION	
DATE:	09-12-2024
SCALE:	AS NOTED
DRAWN BY:	CAD
JOB NO.:	2023.19

DRAWING NO:
A-1

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.
X	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.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 447

Street & Number of Proposed Work: 15 Aurora Way

Owner of record: Dean Lampe

Mailing Address: 61 Old South Rd.
Nantucket, MA 02554

Contact Phone #: 508-221-3654 E-mail: dlampe@comcast.net

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☑ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 10'-0" Sq. Footage 1st floor: 60 sq. ft Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 6'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 10'-8" South 10'-8" East 10'-8" West 10'-8"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☑ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☑ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1X8 Rake 1X8 Soffit (Overhang) — Corner boards 5/4X6 Frieze —

Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round _____ Square _____

Windows*: ☐ Double 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 panel wood Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall white cedar Clapboard (if applicable) _____ Roof red cedar

Trim primed pine - white Sash _____ Doors white

Deck _____ Foundation concrete 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 9/16/24 Signature of owner of record Dean Lampe Signed under penalties of perjury

Town and County of Nantucket, MA

Property

15 AURORA WY

Zoom To | Share | Print

Aurora Way



Google Directions (https://maps.google.com/?daddr

View Details (/datasets/properties/183848)

Google Maps Link
(https://www.google.com/maps/@41.27248022

Town and County of Nantucket (http://nantuck

Property Record Card (http://gis.vgsi.com/nant
Pid=183848)

Property

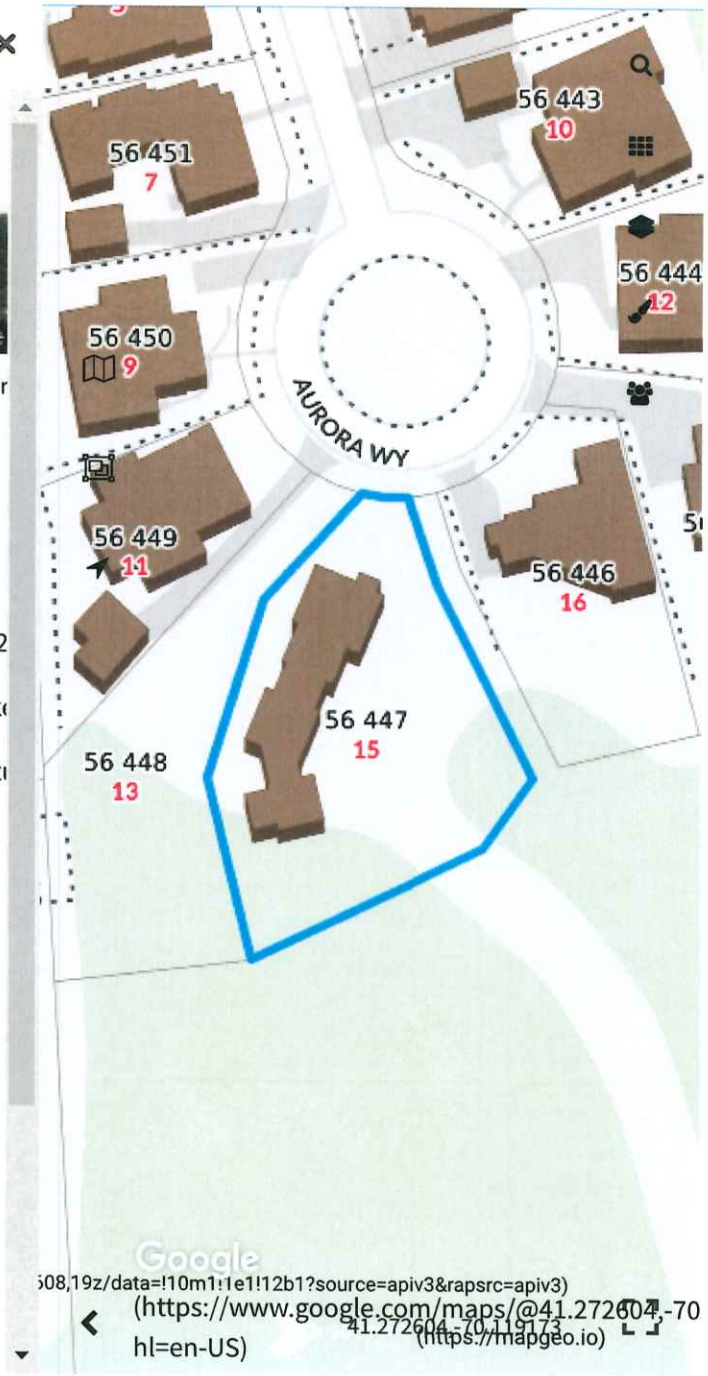
Address	15 AURORA WY
ID	56 447

Ownership

Name	LAMPE DEAN
Address	15 AURORA WY, NANTUCKET, MA 02554

Valuation

Total	$2,797,500
Land	$1,124,000



Search

Advanced Search

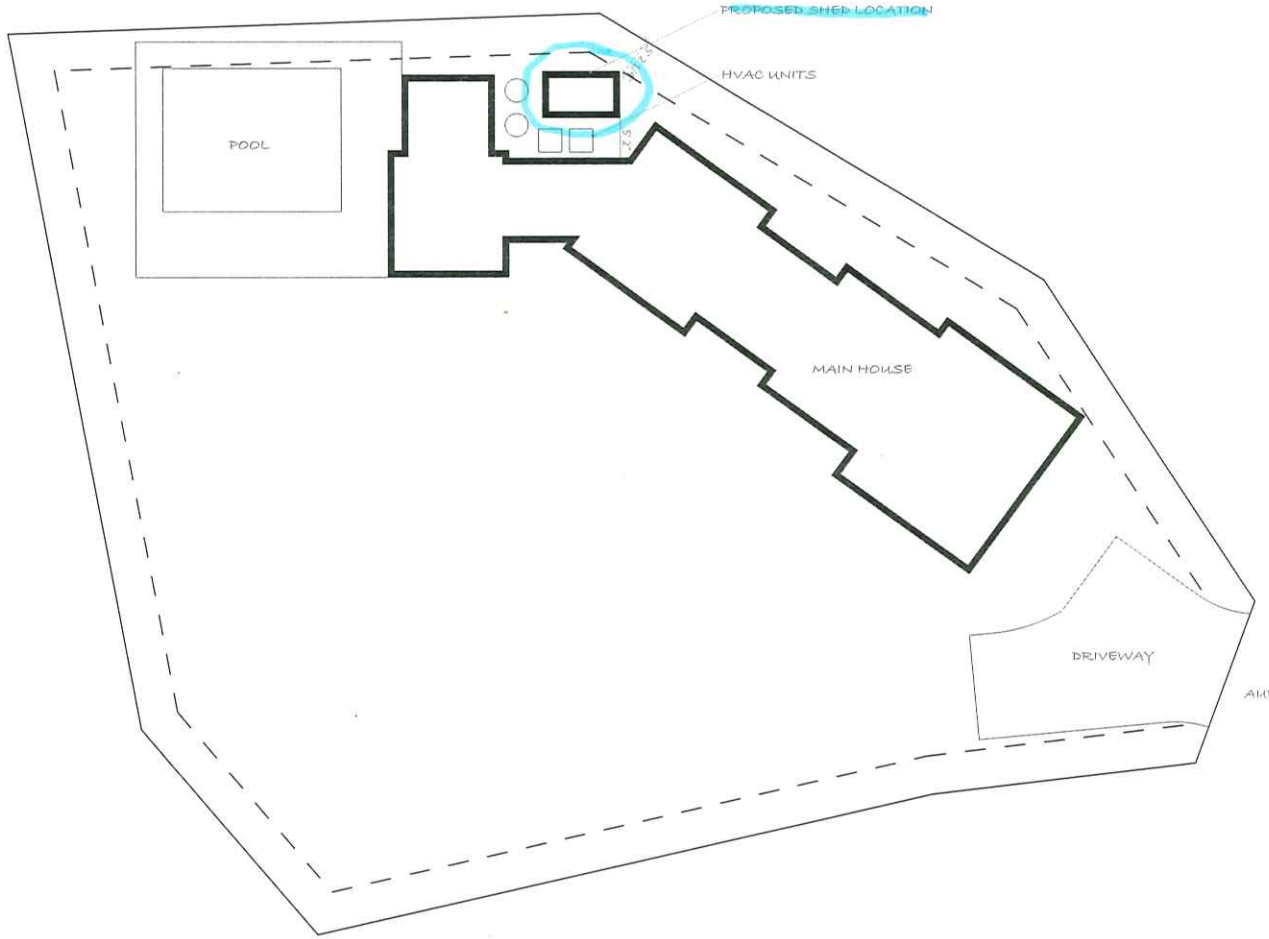
Download Results | More

Showing 1-2 results. Scroll to see more.

16 AURORA WY
56 446
16 AURORA WAY LLC

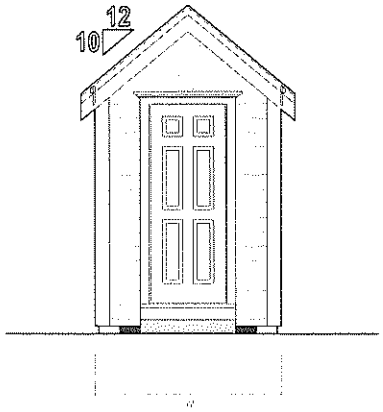
13 AURORA WY
56 448
13 AURORA WAY LLC

RECEIVED
SEP 16 2024
By

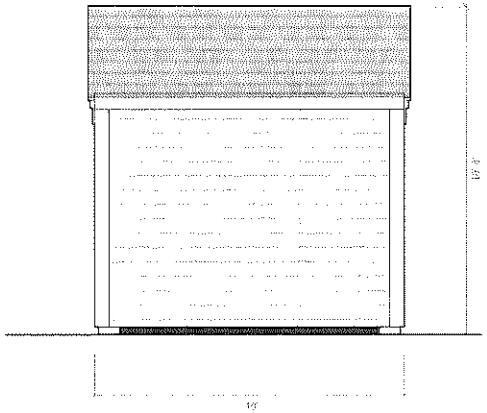


15 AURORA WAY - SHED PROPOSAL

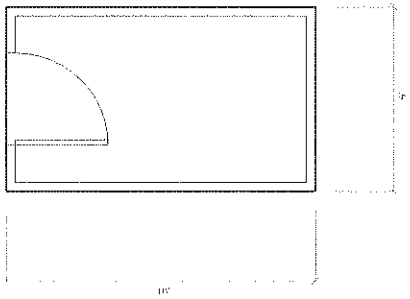
DEAN LAMPE

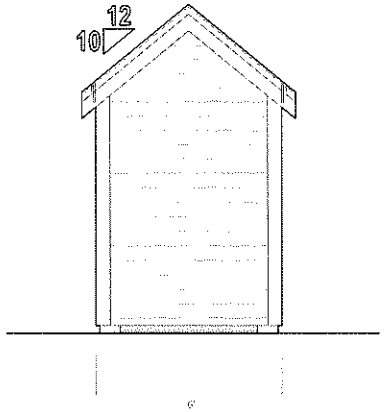


NORTH ELEVATION

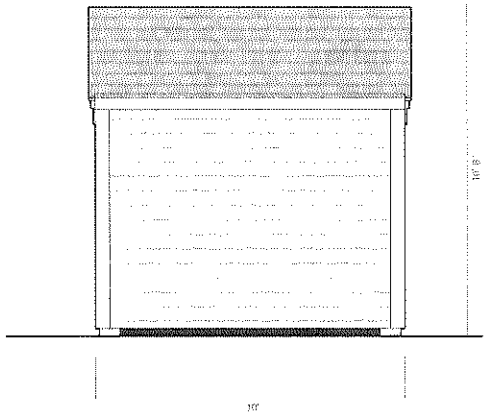


EAST ELEVATION





SOUTH ELEVATION



WEST ELEVATION

Door - 3/0X6/8 Simpson Door - Water Barrier F7130UW 6 panel DHRP

15 AURORA WAY SHED PROPOSAL

DEAN LANPE


15 Aurora Way
No visibility shed
13 Aurora Way


15

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.

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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°: 41 PARCEL N°. 381

Street & Number of Proposed Work: 52 W Chester St

Owner of record: Tamara Wing

Mailing Address: 8 Ridge Rd.
Cos Cob, CT 06807

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. 2024-01-9822
☐ Pool (Zoning District _____) ☐ Roof ☑ Other omit previously approved addition (see drawings)

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: C.1850

Original Builder:

REVISIONS* (describe)

1. East Elevation Mudroom window change & omit master bedroom addition
2. South Elevation omit master bedroom addition
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 No Changes

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS No Changes

Sidewall Natural Clapboard (if applicable) _____ Roof Red cedar - natural
Trim Blue Sash White Doors White
Deck Natural Foundation Brick + CMU Painted Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/16/24 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 Dmitri Kapalis of Emeritus

AS AGENT FOR Tamara Wing

STREET ADDRESS 52 West Chester Street Additions & Alterations

MAP/PARCEL 41 / 381

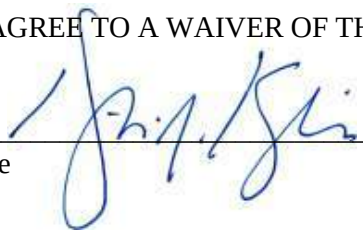
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

September 11, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.



Signature

September 11, 2024
Date

emeritus
8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

Authorization Letter

52 West Chester, Nantucket, MA 02554 Nantucket Historic District Commission

November 12, 2020

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record on the following statement:

I Tamara Wing, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

(print name of property ~~owner~~/applicant)



52 West Chester Street Existing Photographs 12.15.20











Wing Residence

52 West Chester Street
Nantucket, MA 02554

09.11.24

HDC Submission



West Elevation



South Elevation



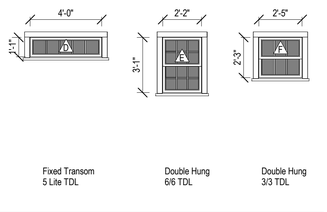
East Elevation



North Elevation

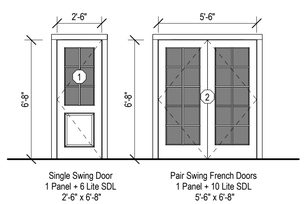


Locus Map



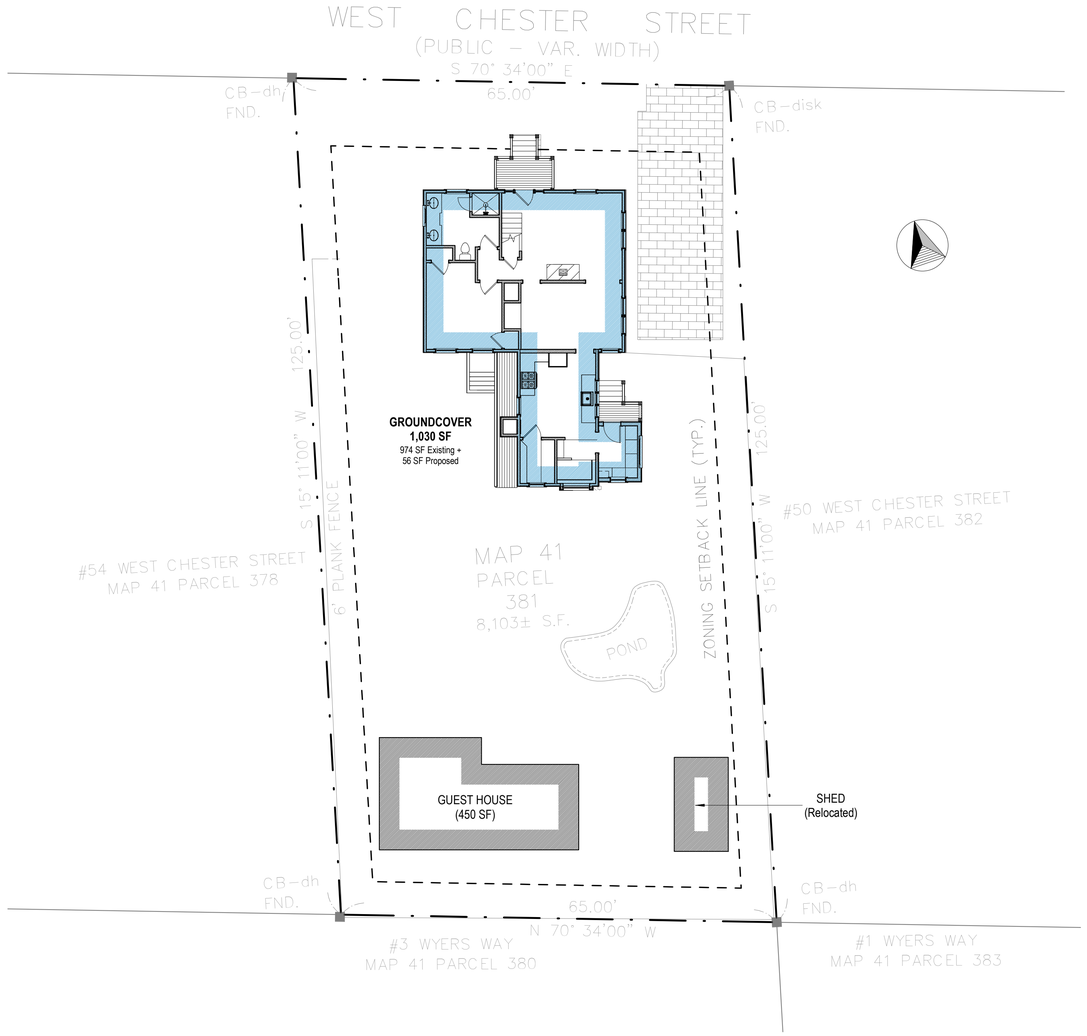
Window Legend

1/4" = 1'-0"



Door Legend

1/4" = 1'-0"



Site Plan

3/32" = 1'-0"

2037

Wing Residence

52 West Chester Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	41 / 381
Current Zoning:	R-1
Minimum Frontage:	50 ft
Front Setback:	10 ft
Side/Rear Setback:	5 ft
Lot Size:	(+/-) 8,103 sf
Min. Lot Size:	5,000 sf
Allowable G.C.:	30% (+/-) 2,431 sf
Existing G.C.:	(+/-) 974 sf + 450 sf
Proposed G.C.:	56 sf
Total Proposed G.C.:	(+/-) 1,480

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 Floor Plans
A.1.2 Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

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.

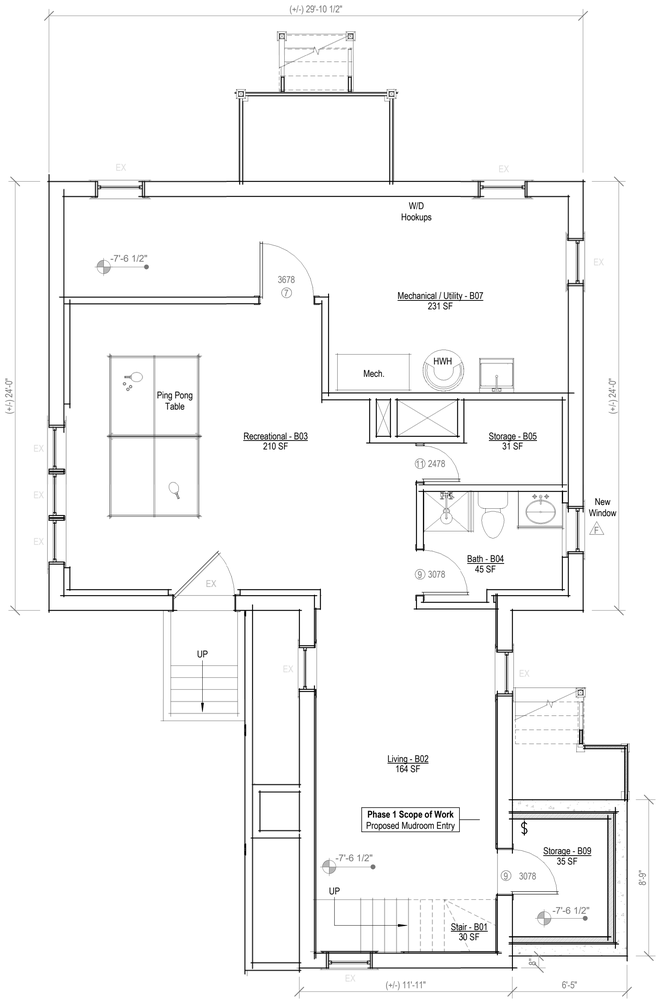
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.1.1

2037

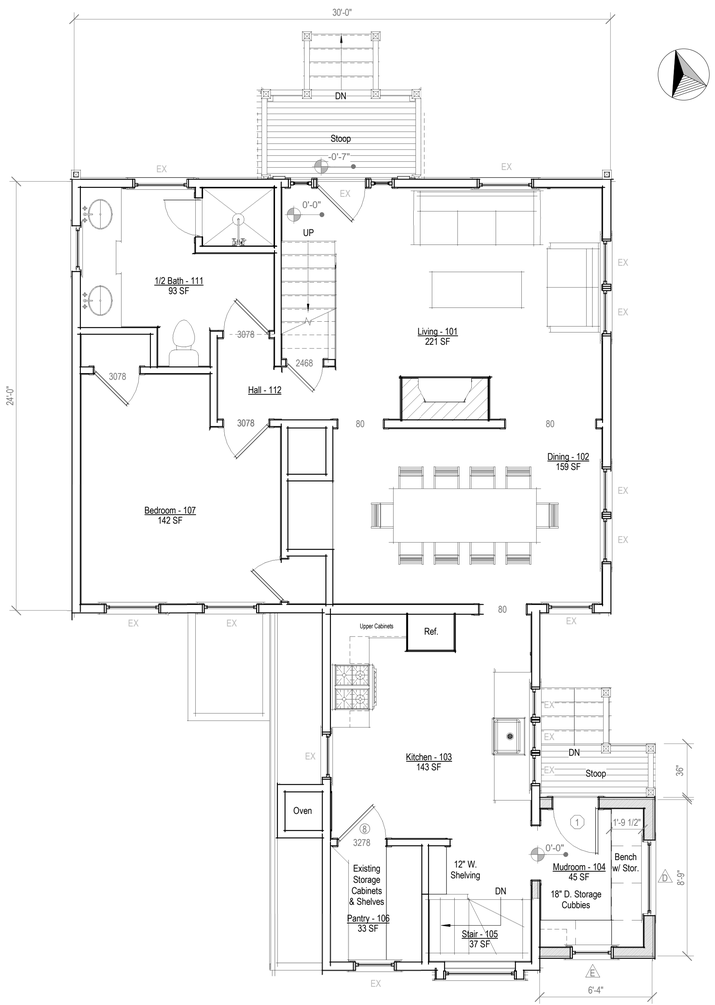
09.11.24

HDC Submission



Basement - Proposed

1/4" = 1'-0"



First Floor - Proposed

1/4" = 1'-0"

2037

Wing Residence

52 West Chester Street
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Floor Plans

Site Information

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Current Zoning:	R-1
Minimum Frontage:	50 ft
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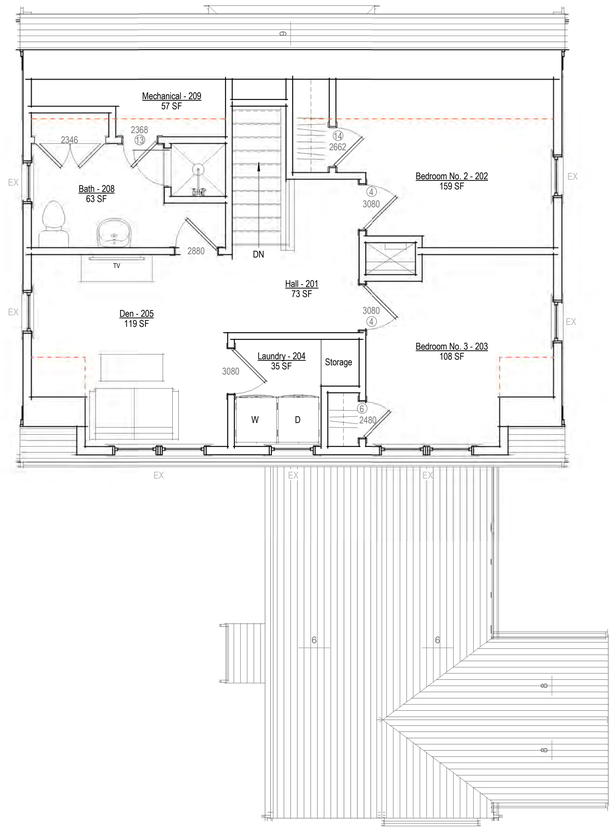
A.1.1

2037

09.11.24

HDC Submission



Second Floor Plan - Proposed

1/4" = 1'-0"

2037

Wing Residence

52 West Chester Street
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Floor Plan

Site Information

Map & Parcel:	41 / 381
Current Zoning:	R-1
Minimum Frontage:	50 ft
Front Setback:	10 ft
Side/Rear Setback:	5 ft
Lot Size:	(+/-) 8,103 sf
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Existing G.C.:	(+/-) 974 sf + 450 sf
Proposed G.C.:	56 sf
Total Proposed G.C.:	(+/-) 1,480

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A.1.2

2037

09.11.24

HDC Submission



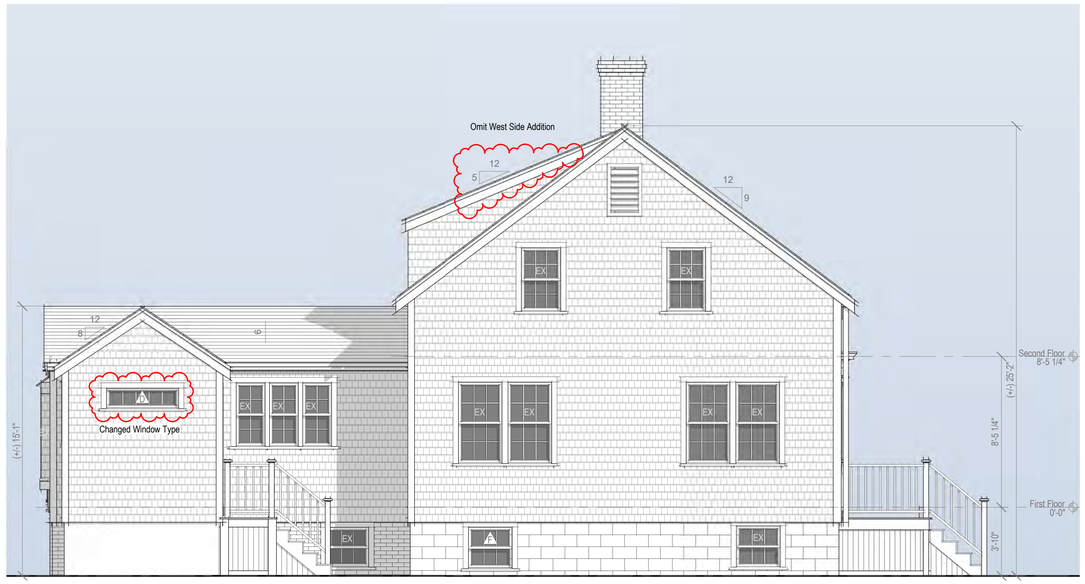
East Elevation - Previously Approved

1/8" = 1'-0"



North Elevation - Previously Approved

1/8" = 1'-0"


Omit West Side Addition
12
5
12
12
9
12
8
6
EX
EX
EX

09.11.24

HDC Submission



West Elevation - Previously Approved

1/8" = 1'-0"



South Elevation - Previously Approved

1/8" = 1'-0"



Omit West Side Addition

West Elevation - Proposed

1/4" = 1'-0"



Omit West Side Addition

South Elevation - Proposed

1/4" = 1'-0"

2037

Wing Residence

52 West Chester Street
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Exterior Elevations

Site Information

Map & Parcel:	41 / 381
Current Zoning:	R-1
Minimum Frontage:	50 ft
Front Setback:	10 ft
Side/Rear Setback:	5 ft
Lot Size:	(+/-) 8,103 sf
Min. Lot Size:	5,000 sf
Allowable G.C.:	30% (+/-) 2,431 sf
Existing G.C.:	(+/-) 974 sf + 450 sf
Proposed G.C.:	56 sf
Total Proposed G.C.:	(+/-) 1,480

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A.2.2

2037

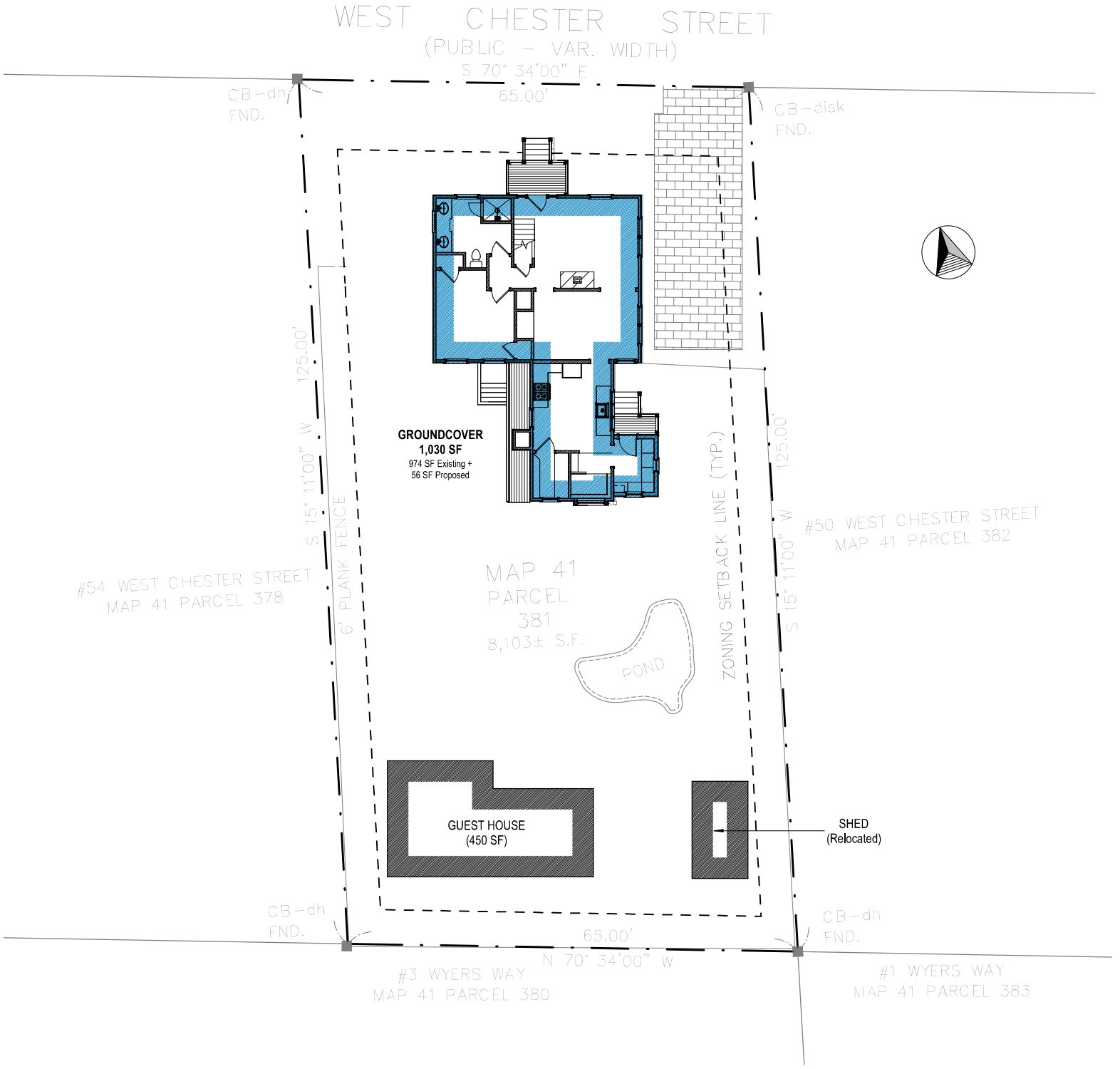
Wing Residence

52 West Chester Street
Nantucket, MA 02554

09.11.24



Locus Map



Site Plan

3/32" = 1'-0"



West Elevation



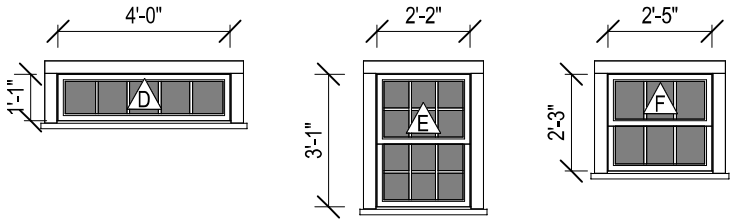
South Elevation



East Elevation



North Elevation



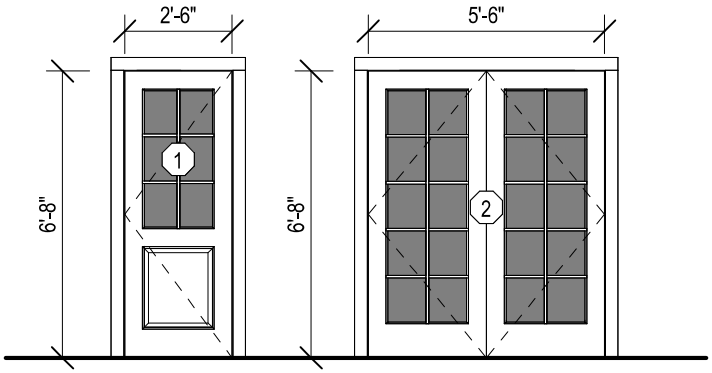
Fixed Transom
5 Lite TDL

Double Hung
6/6 TDL

Double Hung
3/3 TDL

Window Legend

1/4" = 1'-0"

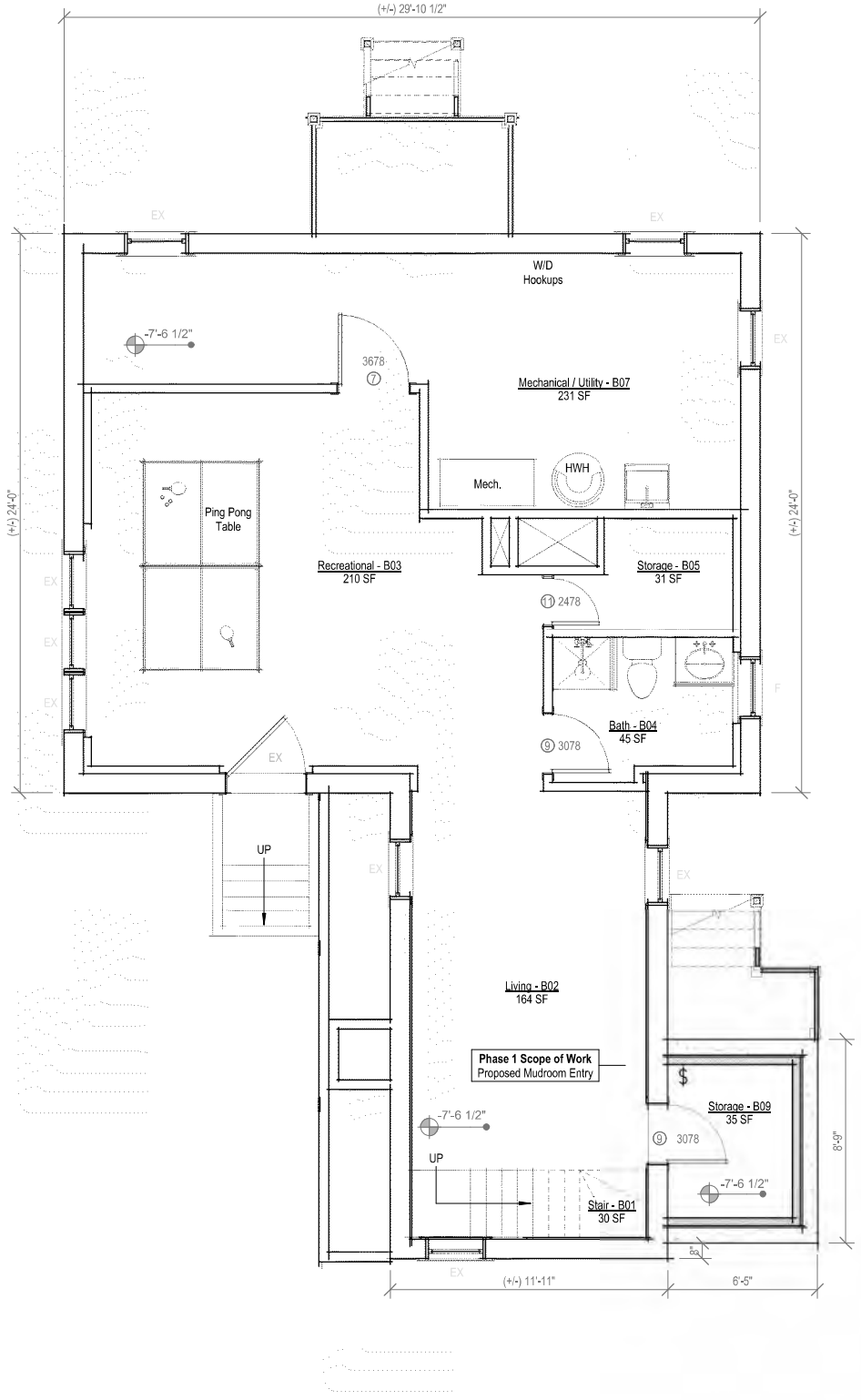


Single Swing Door
1 Panel + 6 Lite SDL
2'-6" x 6'-8"

Pair Swing French Doors
1 Panel + 10 Lite SDL
5'-6" x 6'-8"

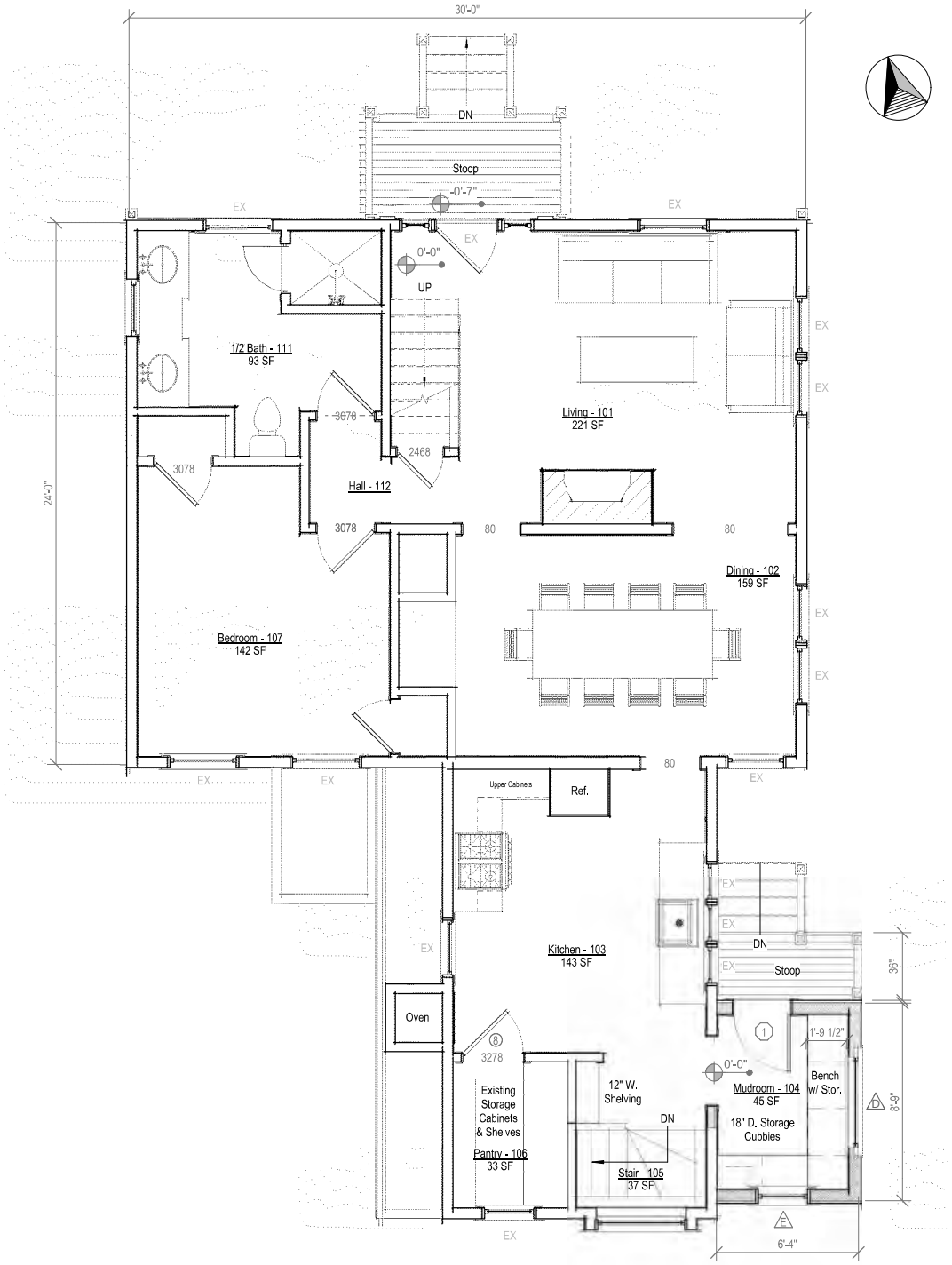
Door Legend

1/4" = 1'-0"



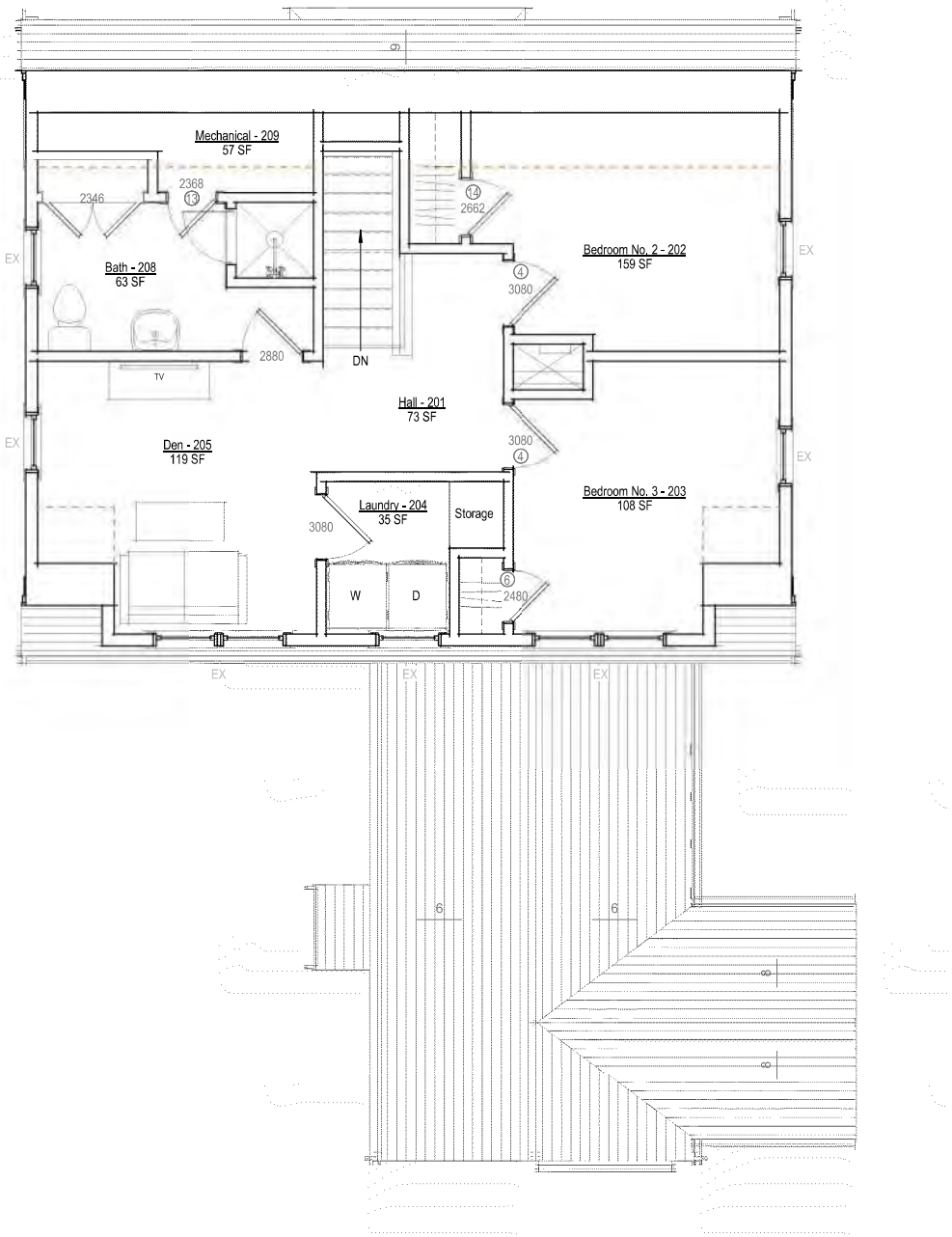
Basement - Proposed

1/4" = 1'-0"



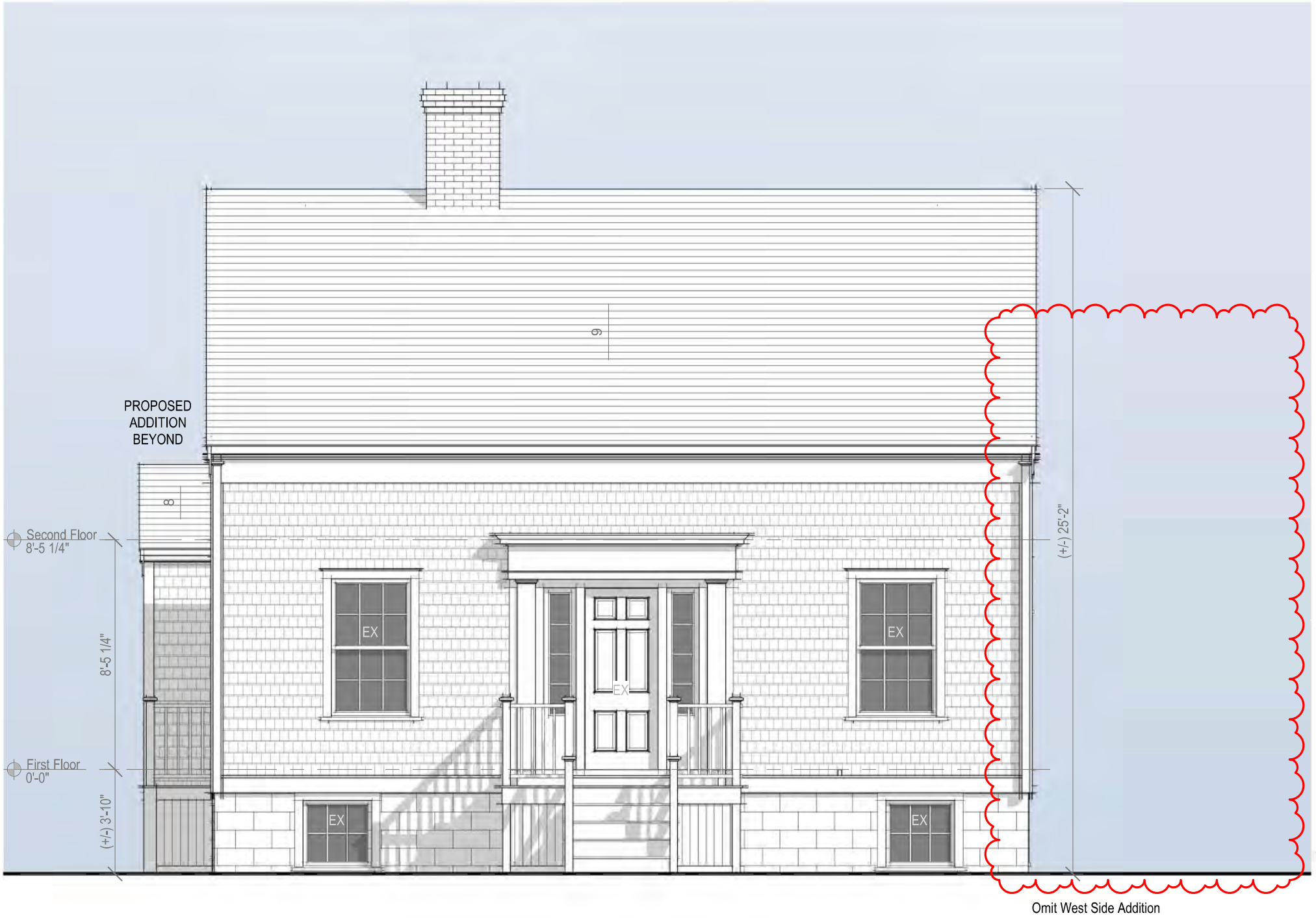
First Floor - Proposed

1/4" = 1'-0"



Second Floor Plan - Proposed

1/4" = 1'-0"



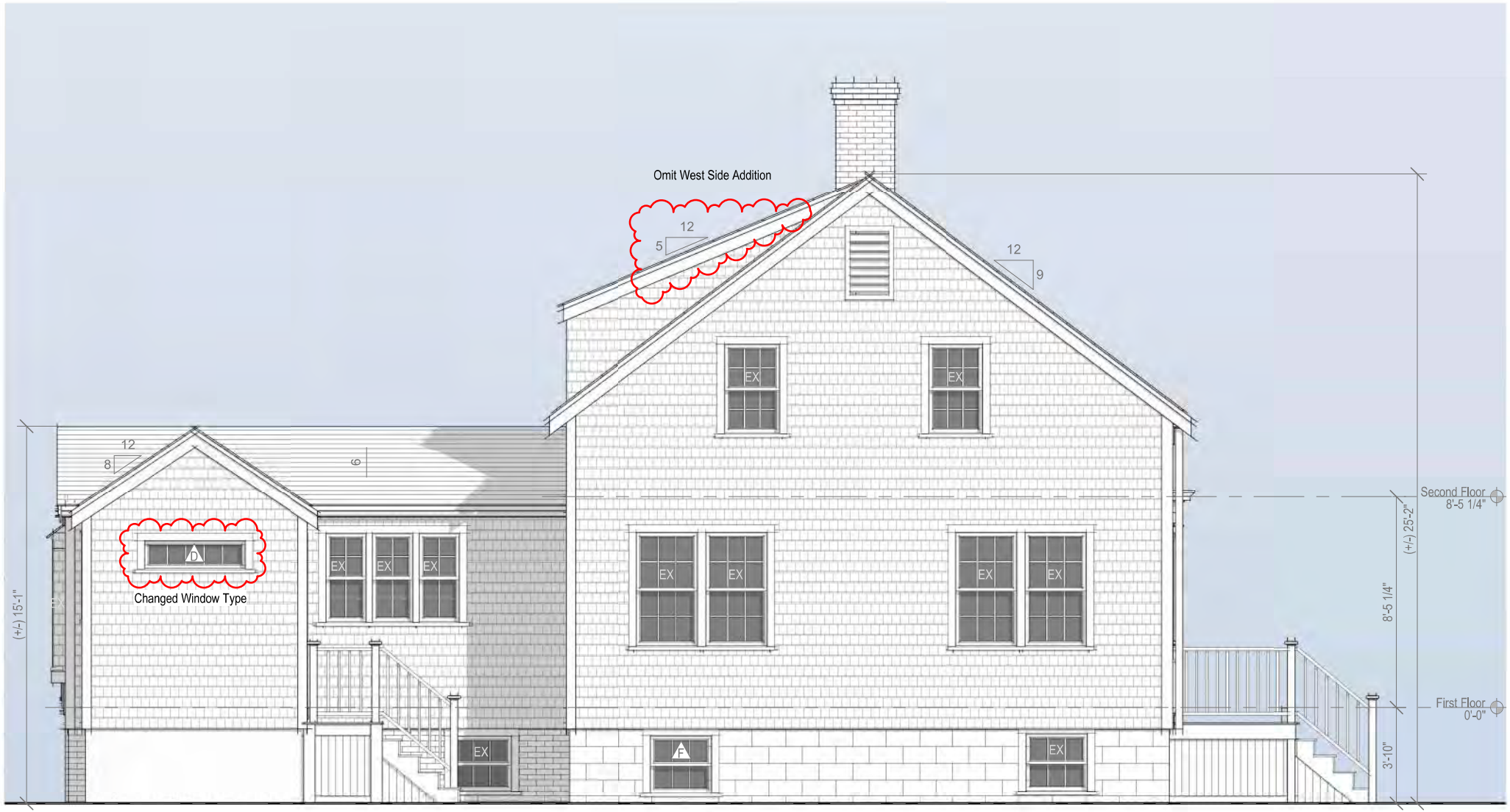
North Elevation - Proposed

1/4" = 1'-0"



North Elevation - Previously Approved

1/8" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"



East Elevation - Previously Approved

1/8" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"



South Elevation - Previously Approved

1/8" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



West Elevation - Previously Approved

1/8" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: 7/20/24

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

HDC2024-01-9627

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 381

Street & Number of Proposed Work: 52 West Chester St

Owner of record: Tamara Wing

Mailing Address: 8 Ridge Rd.
Cos Cob, CT 06807

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: 1/24/24 Fee Paid: $ 50

Must be acted on by: 3/19/24

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. 2020-12-2582

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Fenestration change + omit Kitchen extension

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: N/A

Original Date: 1850

Original Builder:

REVISIONS* (describe)

1. East Elevation no change
2. South Elevation omit Kitchen extension/add window
3. West Elevation omit Kitchen extension/add window
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.) Red Cedar (TMF)

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 Natural (No change) Clapboard (if applicable) _____ Roof Red Cedar (TMF)

Trim Blue (No change) Sash White (No change) Doors White (No change)

Deck Natural (No change) Foundation Brick + CMU Painted (No change) Fence _____ Shutters _____

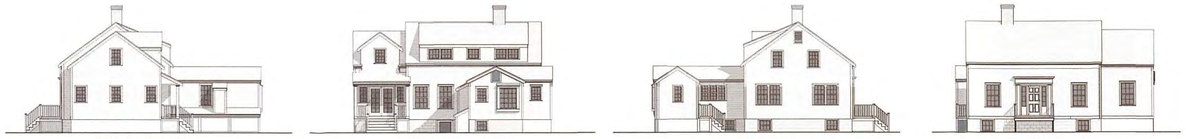
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 1/24/24 Signature of owner of record _____ Signed under penalties of perjury

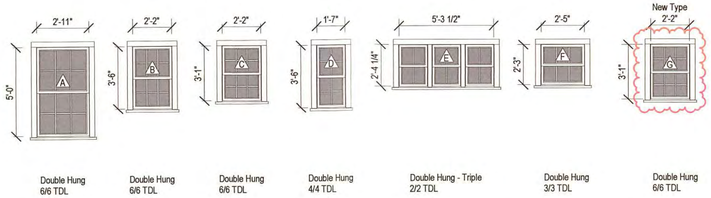
Wing Residence

52 West Chester Street
Nantucket, MA 02554

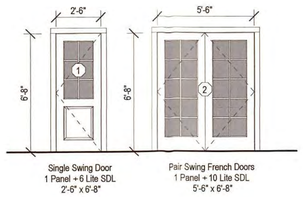

West Elevation
South Elevation
East Elevation
North Elevation



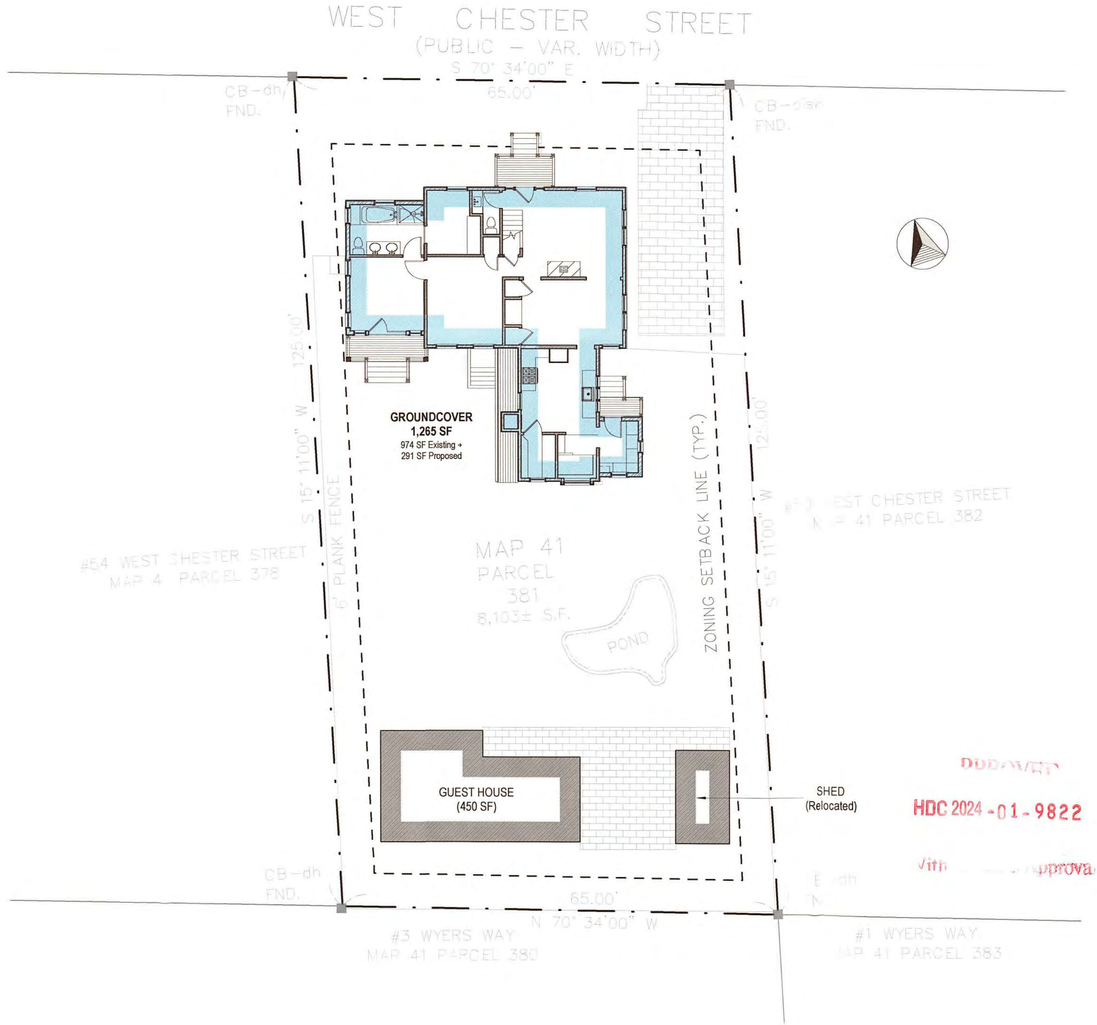
Locus Map



Window Legend
1/4" = 1'-0"



Door Legend
1/4" = 1'-0"



Site Plan
3/32" = 1'-0"

HDC Submission 01.23.24

2037
Wing Residence

52 West Chester Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	41 / 381
Current Zoning:	R-1
Minimum Frontage:	50 ft
Front Setback:	10 ft
Side/Rear Setback:	5 ft
Lot Size:	(+/-) 8,103 sf
Min. Lot Size:	5,000 sf
Allowable G.C.:	30% (+/-) 2,431 sf
Existing G.C.:	(+/-) 974 sf + 450 sf
Proposed G.C.:	291 sf
Total Proposed G.C.:	(+/-) 1,715

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 Floor Plans
A.1.2 Floor & Roof Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

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JAN 24 2024
By

Revisions

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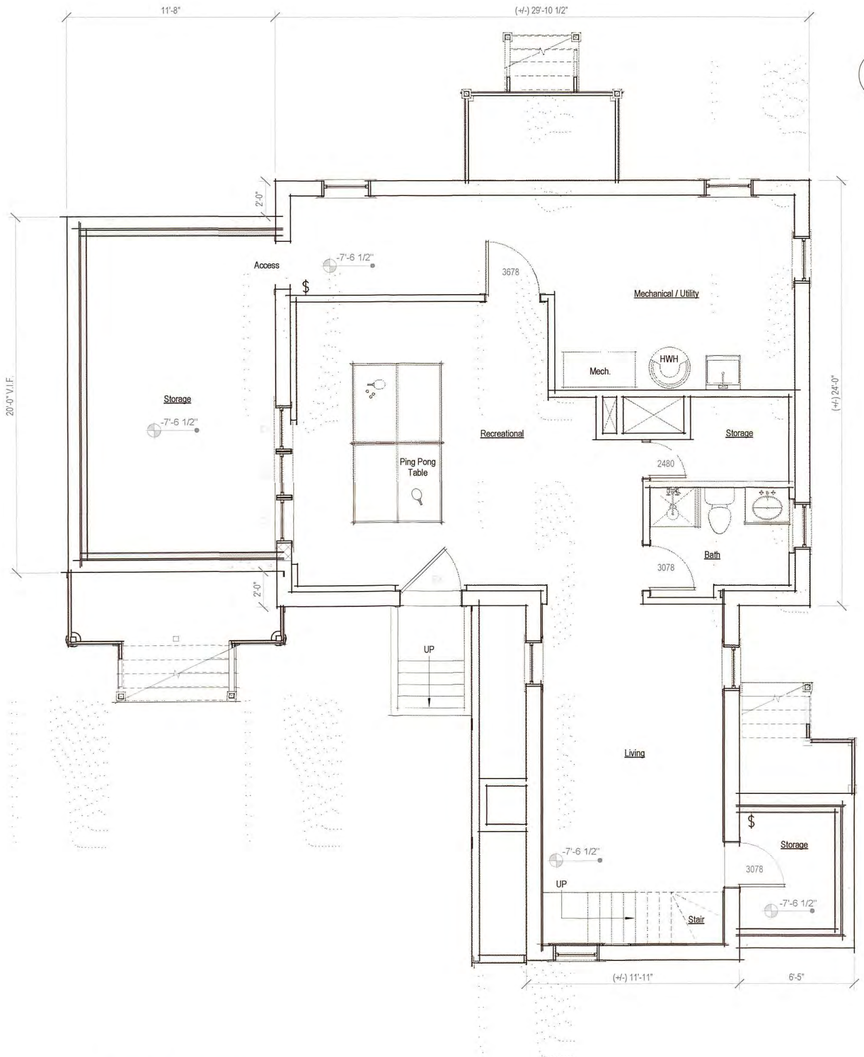
G.1.1
2037

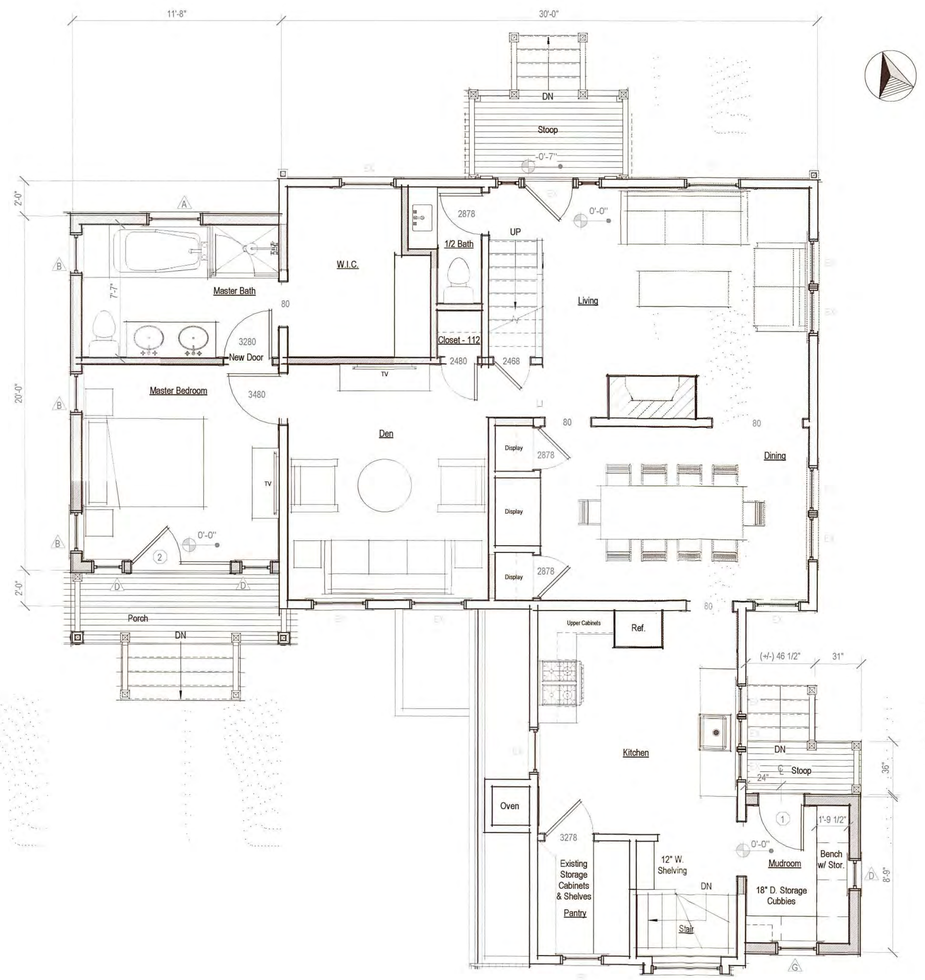
01.23.24

HDC Submission



Basement - Proposed

1/4" = 1'-0"



First Floor - Proposed

1/4" = 1'-0"

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Wing Residence

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emeritus

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Floor Plans

Site Information

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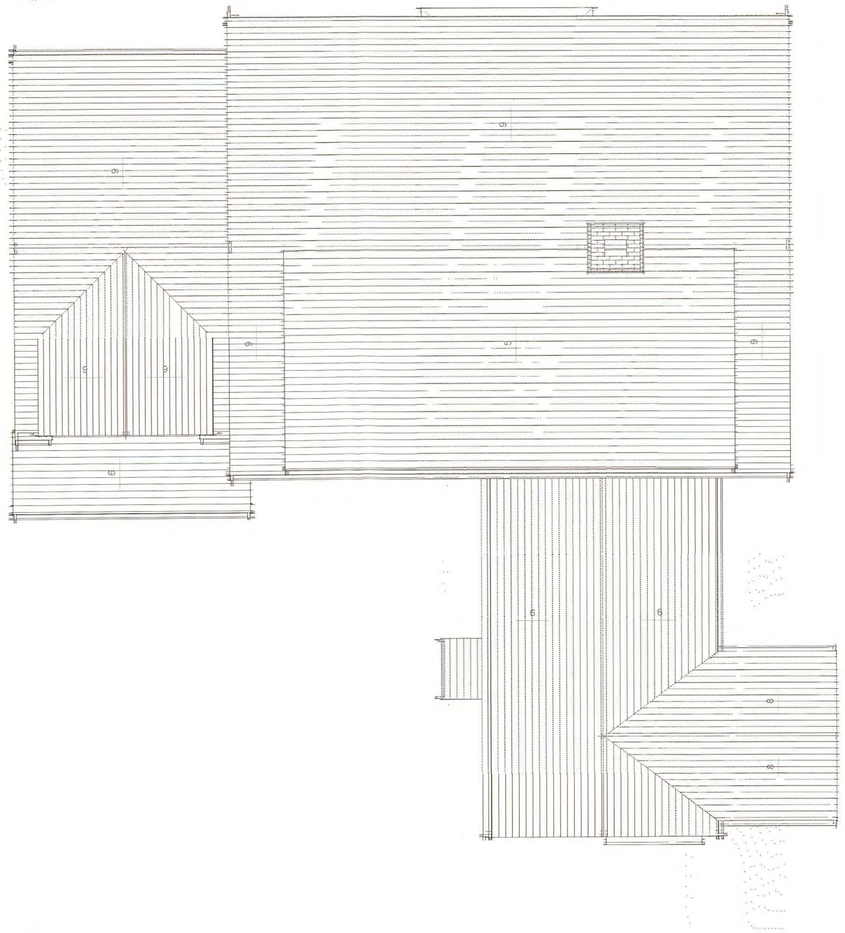
A.1.1

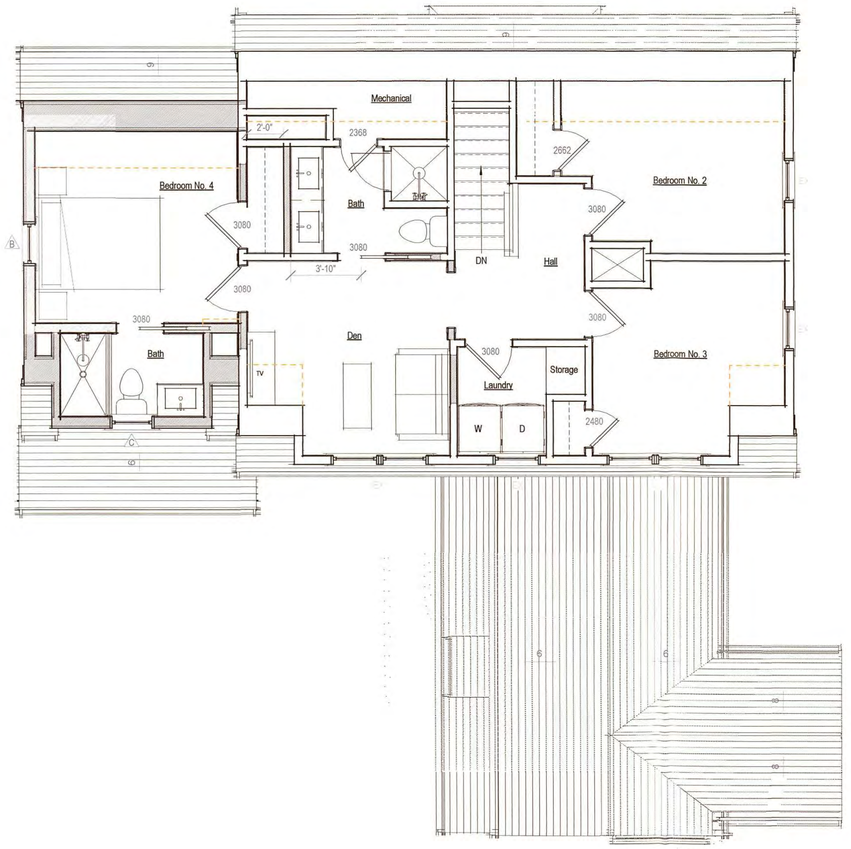
2037

HDC Submission 01.23.24



Roof Plan - Proposed

1/4" = 1'-0"



Second Floor Plan - Proposed

1/4" = 1'-0"

2037

Wing Residence

52 West Chester Street
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Floor & Roof Plans

Site Information

Map & Parcel:	41 / 381
Current Zoning:	R-1
Minimum Frontage:	50 ft
Front Setback:	10 ft
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A.1.2

2037

01.23.24

HDC Submission



North Elevation - Previously Approved

1/8" = 1'-0"



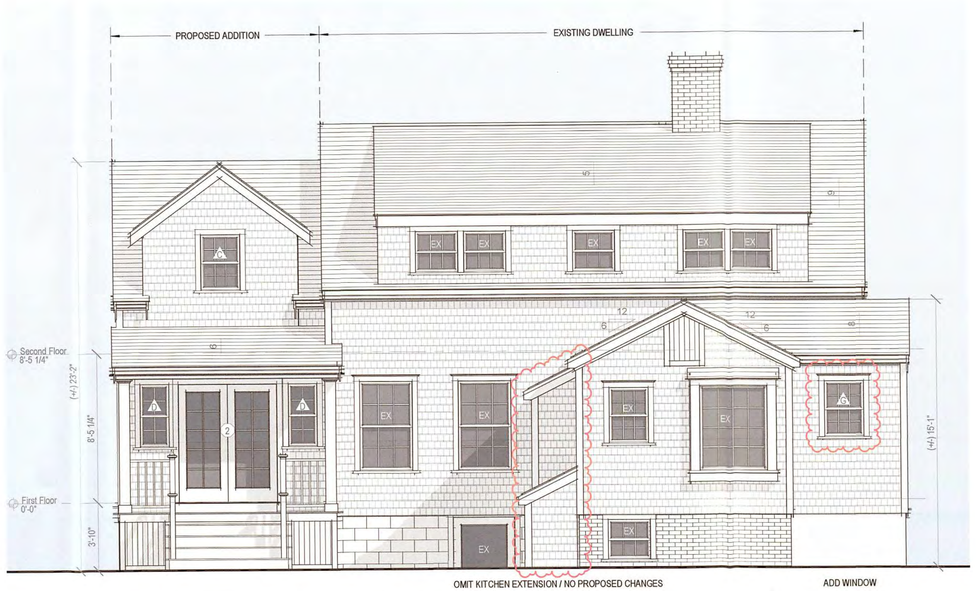
North Elevation - Proposed

1/4" = 1'-0"



South Elevation - Previously Approved

1/8" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"

HDC 2024-01-9822

2037

Wing Residence

52 West Chester Street
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
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www.emeritusltd.com

Exterior Elevations

Site Information

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A.2.1

2037

01.23.24

HDC Submission



East Elevation - Previously Approved

1/8" = 1'-0"



NO VISIBLE CHANGES THIS VIEW

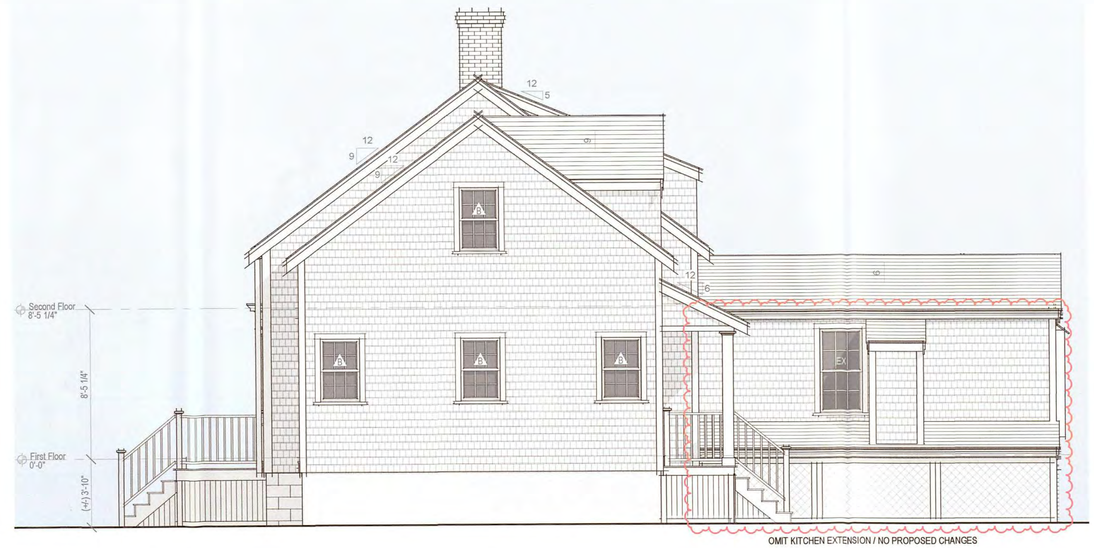
East Elevation - Proposed

1/4" = 1'-0"



West Elevation - Previously Approved

1/8" = 1'-0"



OMIT KITCHEN EXTENSION / NO PROPOSED CHANGES

West Elevation - Proposed

1/4" = 1'-0"

HDC 2024-01-9822

2037

Wing Residence

52 West Chester Street
Nantucket, MA 02554

emeritus

8 Williams Lane
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Exterior Elevations

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A.2.2
2037

BUILDING STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NC12-23
MAP/PARCEL#: 41-381

Recorded by: CR Date: 06/07/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 52 WEST CHESTER ST

2. Building Name: N/A

3. Ownership: Private

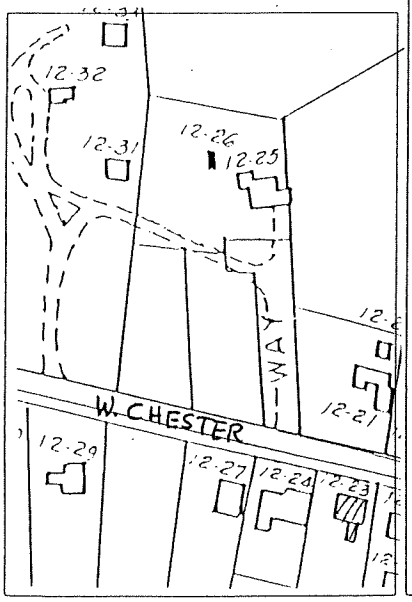
4. Present Owner: CHURCH, FRED A. & PATRICIA R.

5. Ownership History:
Unknown

6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Unknown

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:1/2-L
11. Approximate Frontage (ft.): 35
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: Fence,Parking
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Concrete
18. Structural System: Balloon Wood Frame
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1 1/2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: N/A
26. Dormer Roof(s): N/A
27. Chimney Material: Brick-unpainted
28. Chimney Position: Off Center
29. Number of Chimneys: 1
30. Chimney Features: Corbelling
31. Front/Primary Door Location: Center
32. Front/Primary Door Frame Features: Federal,Sidelights
33. Number of Bays: 3
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6

36. Porch: Side
37. Signage: N/A
38. Details: Corner boards-plain,Blinds
39. Condition: Excellent
40. Integrity: Moved,Circa,
1925
41. Alterations:
N/A

SIGNIFICANCE

42. Role the Building Plays: National Register: Contributing
43. Date of Initial Construction: C 1850
Source: A.G. Souza Associates Date
Architect: Unknown Builder: Unknown
44. Building Type: Gabled Ell
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: Assessors Records,Wannacomet Water Company

1970s



52 West Chester Street
Historical Photographs
Submitted 12.15.20

Woman on bicycle in front of house at 52 West Chester. Form...

1996



48 West Chester Street, last name of the owner at the time w...

Powered by Google Translate


2010


www.linknantucket.com













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°: 73.1.4 PARCEL N°. 21

Street & Number of Proposed Work: 5 Coffin St. Sias (Main Dwelling)

Owner of record: 2538970 Ontario Inc

Mailing Address: 765 Westney Rd South
Ajax, Ontario L1S 6W1

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 Historic Determination for Main Dwelling

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: C. 1930

Original Builder:

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED N/A

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/16/24 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 Dmitri Kapalis of Emeritus

AS AGENT FOR 2538970 Ontario Inc.

STREET ADDRESS 5 Coffin Street Sias

MAP/PARCEL 73.1.4 / 21

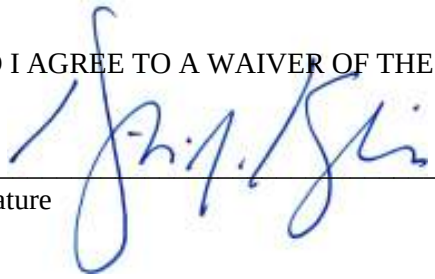
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

September 16, 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.



September 16, 2024

Signature Date

emeritus

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for _____on the following statement:

I _____, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.
(print name of property owner/applicant)

Marc Lebel

Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995



5 Coffin Street Cottage

5 Coffin Street Sias
Nantucket, MA 02554

Zoning Information

Map & Parcel:	73.1.4 / 21
Current Zoning:	SR20
Minimum Frontage:	75 FT
Front Setback:	30 FT
Side/Rear Setback:	10 FT / 10 FT

Existing Conditions

Date: 02.26.24

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



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5 Coffin Street Dwelling

5 Coffin Sias Street
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BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL
AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: SC14-35
MAP/PARCEL#: 7314-21

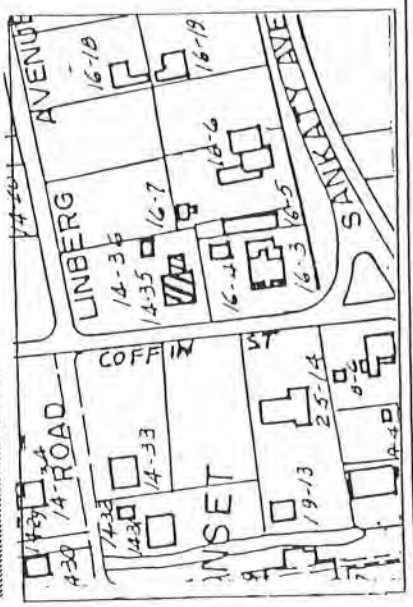
Recorded by: AH Date: 10/03/89 Organization: AGS

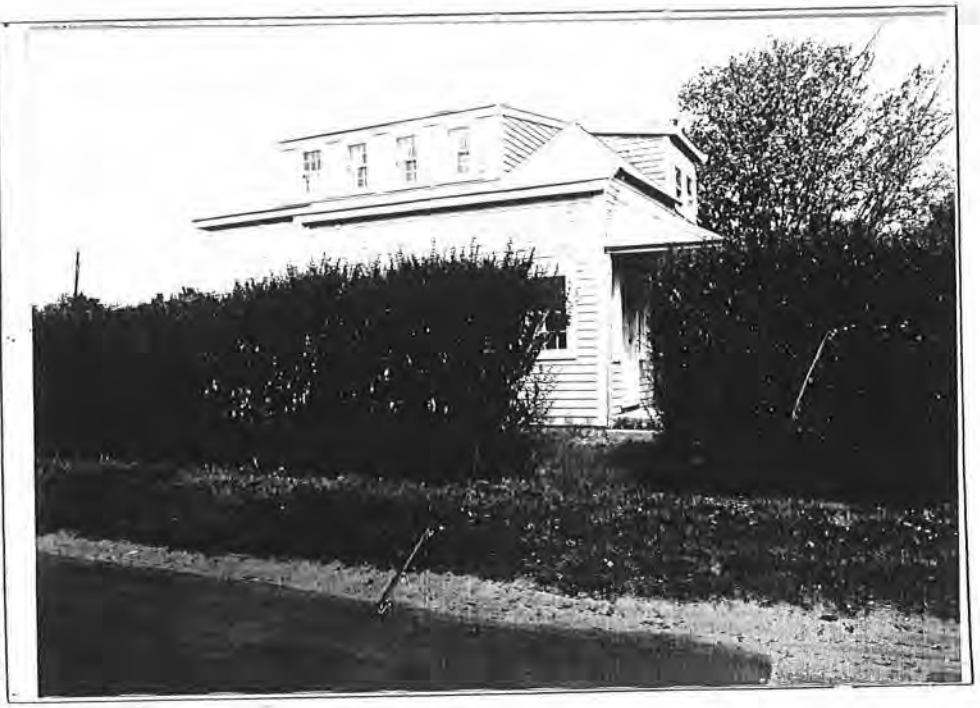
IDENTIFICATION

1. Street Name & No.: 5 COFFIN ST
2. Building Name: N/A
3. Ownership: Private
4. Present Owner: WEBB, VIRGINIA
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"





SIGNIFICANCE

42. Role the Building Plays: National Register: Contributing
43. Date of Initial Construction: Circa 1930
Source: Sanborn Maps,Aerial Photo 1938
Architect: Unknown Builder: Unknown
44. Building Type: Additive,Side Gabled
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: Sanborn Maps,Aerial Photo 1938

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): 20 or less feet
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: Shed,Deck, Privet Hedge,SC14-36
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
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Dormers/Side Elevation
26. Dormer Roof(s): Shed
27. Chimney Material: Brick-unpainted
28. Chimney Position: Off Center
29. Number of Chimneys: 1
30. Chimney Features: Corbelling
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Sidelights,Flush Frame, Hooded Portico Hood
33. Number of Bays: N/A
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6

36. Porch: Side
37. Signage: N/A
38. Details: Corner boards-plain
39. Condition: Good
40. Integrity: N/A
41. Alterations:
    N/A

1923

NEW REPORT, October, 1936

POPULATION: 3,646 in Winter; 14,000 in Summer.

Prevailing Winds:—S. W. in Summer; N. W. in Winter.

PAVING:—Practically all streets are paved.
GRADES:—Fairly level.

WATER FACILITIES

Privately owned. Supply obtained from 122 wells of an average depth of 30'. Direct pumping system. Two 250 gallon per minute Fairbanks-Morse oil engine pumps and two 500 gallon per minute direct oil engine pumps. One 425,000 gallon standpipe, elevation of base being 81' above center of Town. There is an emergency pumping station with one 500 gallon per minute and one 600 gallon per minute Fairbanks-Morse pump, which pump from a 56,000,000 gallon pond. 25 miles of pipe. 24 double and 83 triple hydrants. Average daily consumption 1,000,000 in Winter and 1,000,000 gallons in Summer. Domestic and fire pressure at corner of Main and S. Water Sts. 65 lbs.

SIASCONSET.—Municipally owned. Supply obtained from 4 wells. Direct pumping system. 2 Deming 25 engine pumps one 150 gallon and one 250 gallon capacity. One 210,000 gallon standpipe, elevation of base above ground 70'. Total length of mains 3½ miles. 6 double and 28 triple hydrants. Average daily consumption 12,000 gallons in Winter; 250,000 in Summer. Pressure at Post Office 45 lbs.

FIRE DEPARTMENT

Partly paid. 1 chief and 3 men, fully paid. 8 assistant chiefs and 88 men, partly paid. 6 stations, partly motorized.

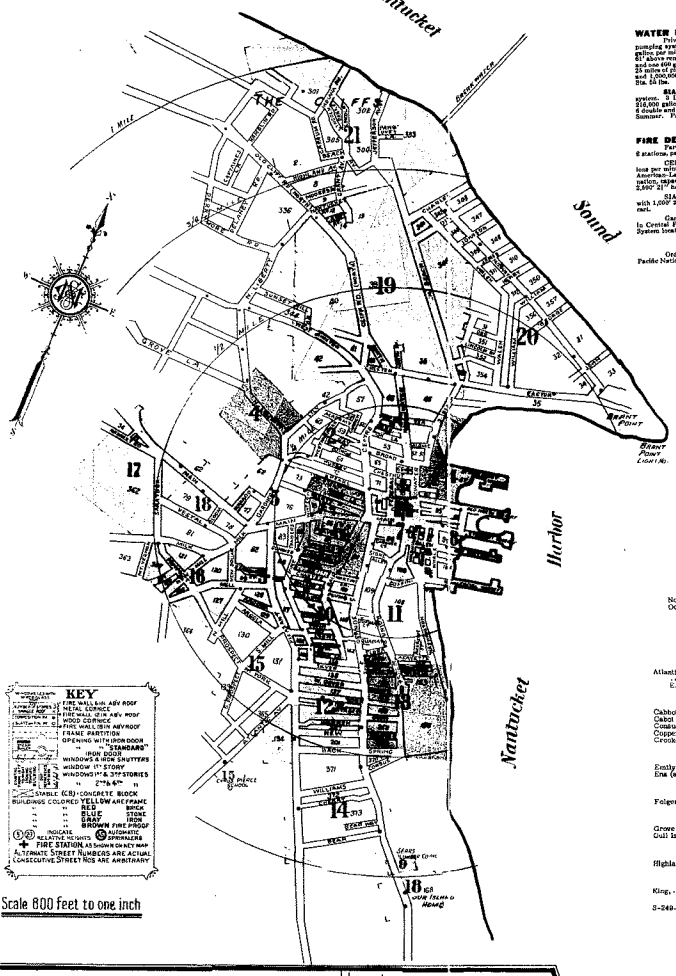
CENTRAL STATION.—1 American-LaFrance triple combination, capacity 1,000 gallons per minute. 1 American-LaFrance triple combination, capacity 750 gallons per minute. 1 American-LaFrance City Service truck, capacity 500 gallons per minute. 1 Stutz triple combination, capacity 500 gallons per minute. 1 Chevrolet 2½ ton truck. 2,500' 2½" hose on trucks. 2,000' 2½" hose in reserve. 500' 1½" hose. 500' booster hose.

SIASCONSET STATION.—1 Ford triple combination, capacity 500 gallons per minute, with 1,000' 2½" hose and 500' booster hose. 1 hand-drawn hose cart with 500' 2½" hose on each cart.

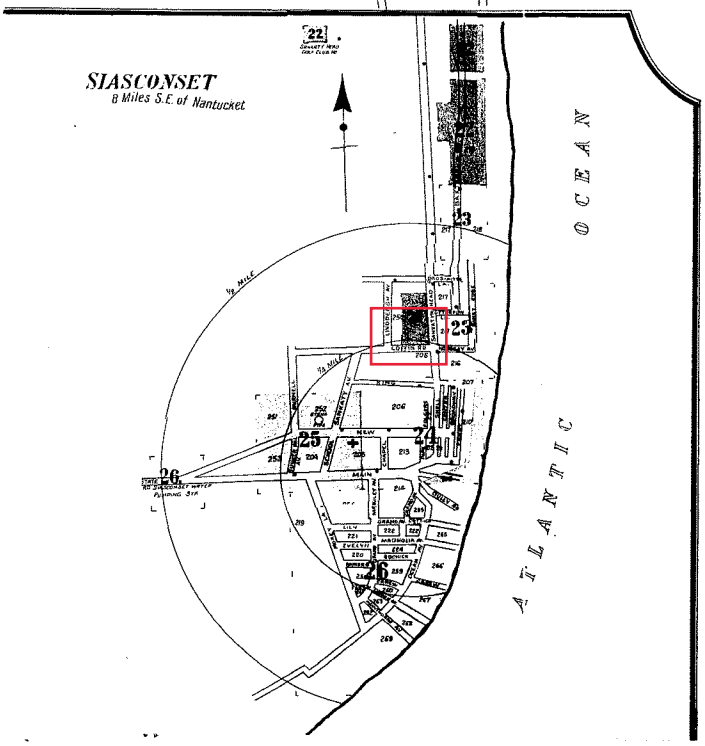
Gamewell fire alarm system in Nantucket, 40 boxes. Fire alarm headquarters located in Central Fire Station, a brick building. Sterling fire alarm system at Siasconset. 10 boxes. System located in frame schoolhouse. Alarm sounded on air whistle.

FIRE RESISTIVE ROOFING ORDINANCE.

Ordinance prohibits placing or replacing with wooden shingles within 1½ mile radius of Pacific National Bank and within 1½ mile radius of Post Office at Siasconset, adopted 1928.



Scale 800 feet to one inch



27 Sheets (1937)

29

NANTUCKET

INCLUDING

Siasconset AND Wauwinet

NANTUCKET COUNTY

MASSACHUSETTS

SANBORN MAP COMPANY OF NEW YORK

OCT. 1923

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CORRECTION RECORD

REVN NO.	DATE OF CORRECTION	ATTACHED BY	DATE ATTACHED
3	1942	M.C.A.	7/1/43
4	1947	D.W.H.	7/1/48

Paste over Add'l Index of Apr., 1931, which is now void.

ADD'L INDEX, OCT., 1936

Nantucket, Mass.

STREETS	SHEET
A	
Meader	15
B	
Breakers, The, Summer Hotel	20
F	
Nantucket Gas & Electric Co.	7 & 8
North School	2

Note: Paste over Add'l Index of Oct., 1936, which is now void.

ADDITIONAL INDEX, OCTOBER, 1949

Nantucket, Mass.

STREETS	SHEET
A	
Atlantic Ave., 40-50	*12
41-49	*15
E.S., near Cyrus Pierce School	*15
C	
Cabot Ave., see Cabot Lane.	
Cabot Lane	19
Copper Lane	14
Crooked Lane, see King.	
E	
Emily	23
Ena (Lane)	19
F	
Folger's Lane	19
G	
Grove Lane	4
Gull Island Lane	19
H	
Highland Ave.	21
K	
King	24
L	
Lafayette	11 & 13
Liberty, N.	21
Lincoln Ave., E.	19 & 20
Lowell Place	17
Lyon	9
M	
Meader	13
Monomoy Ave.	19
N	
New, at Siasconset	26
O	
Orange, 126-134	*9
P	
Pawpoet Lane	21
Prospect, 110-111 (Arb.)	15
Prospect, S.	15
Q	
Quaker Road	17
S	
State Road, at Siasconset	26
W	
Whalers Lane	3
Willard	20
Y	
York Street Court	15

SPECIALS	SHEET
A	
American Legion Hall	7
B	
Bennet Hall	3
Breakers, The, Summer Hotel	20
C	
Cliff Side Bath Houses, Inc.	21
Court House	7
Cyrus Pierce School (Public)	15
D	
Dreamland Theatre	7
F	
Fire Department: Central Station	3
at Siasconset	26
Folger, C., Hotel	19
G	
Griffin, J.M., Hall	14
H	
Harbour House	3
Home for Aged People (Priv.)	1
Hotel Overfoot	3
I	
Inda House	2
M	
Marine Lumber Co.	9
N	
Nantucket Gas & Electric Co.	7 & 8
North School	2
O	
Ocean House Lodge	2
P	
Pierce, C. F. School (Public)	15
R	
Royall's Bath Houses	21
S	
Siasconset Water Pumping Station	26
South Boat Yard	15
Straight Wharf Theatre	8
T	
Telephone Exchange	25
Office	24
W	
Whiting Milk Co.	15

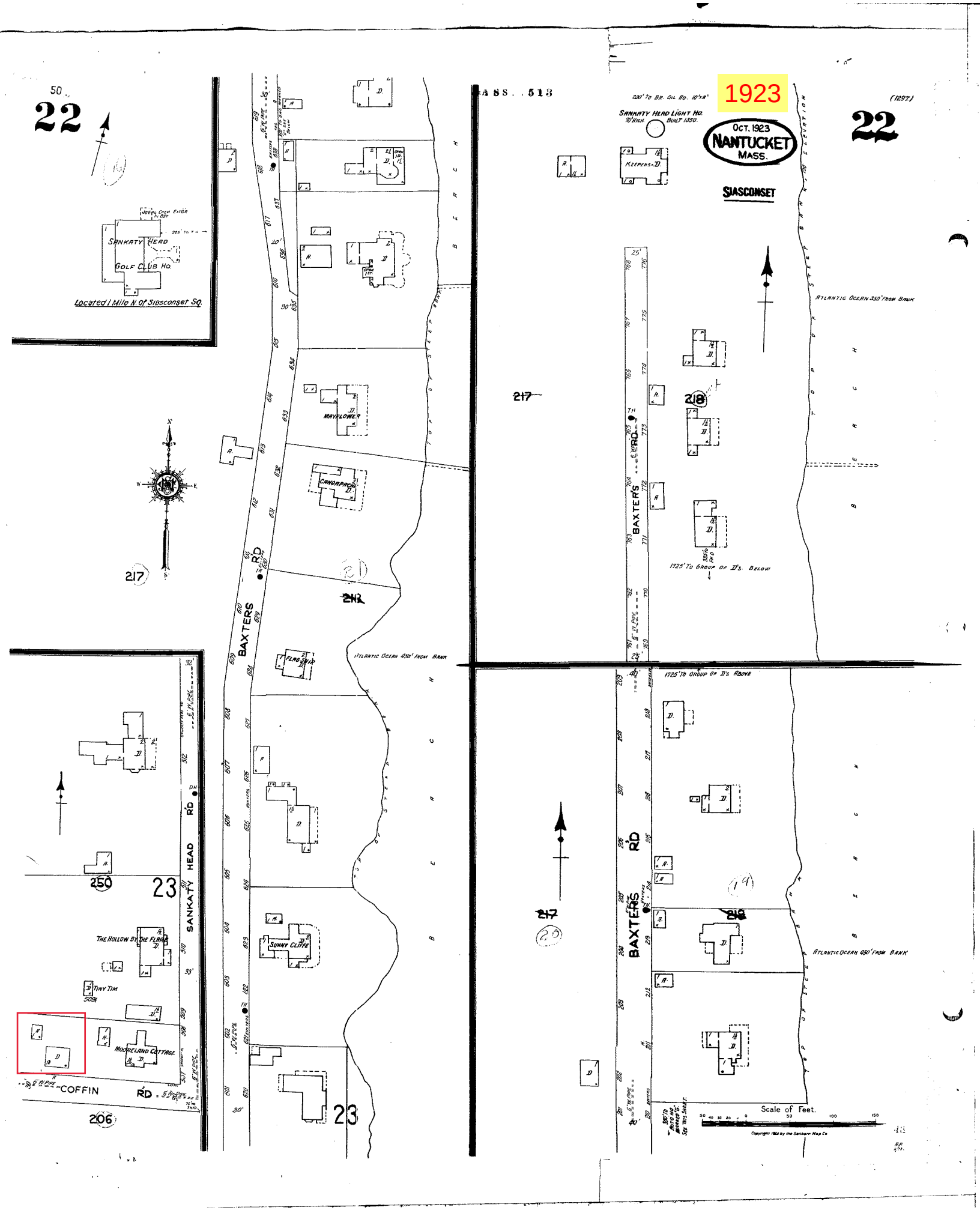
S-249-40

* Indicates only one side of Street shown

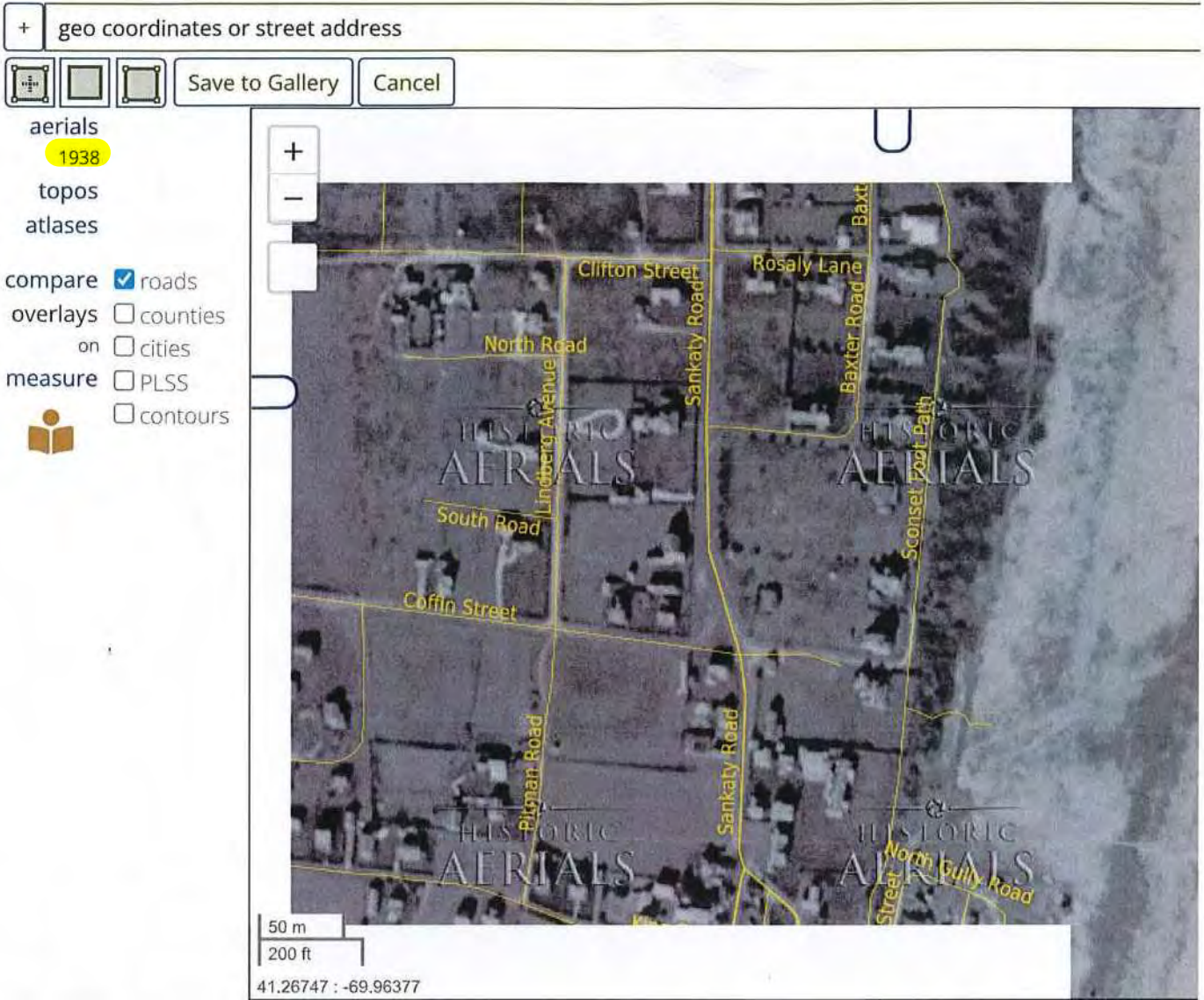
STREETS	SHEET
Carew, at Siasconset	26
Cat Alley	7
Center, at Siasconset	24
Centre	1-31 *7
"	2-32 *6
"	30-76 *2
"	33-61 *3
"	63-77 *15
"	78-99 19
Chapel, at Siasconset	24
Charles	15 & 20
Cherry	14
Chester	1-7 *3
"	2-8 *3
" W.	1-36 19
" Lane (arbitrary)	19
Chestnut	1-7 *3
"	2-8 *7
" E.	1-7 *3
"	2-8 *7
Church	2
" Lane	2
Clam (arbitrary), at Siasconset	24
Cliff Road	19
Clisby Court	11
Coal Lane	7
Coffin	7 & 11
" Road, at Siasconset	22
Coleman's Court	7
Commercial Wharf	7 & 8
Coon	13
Cottage Ave., at Siasconset	26
" Court, at Siasconset	24
" Place, at Siasconset	23
Darling	10
Dewey Path, at Siasconset	24
Dix	20
Dover	1-16 13
" W.	1-20 12
E	
Eagle Lane	10
Easton	8, 19 & 20
Easy	4 & 7
Evelyn, at Siasconset	26
F	
Fair	1-24 6
"	25-54 10
Farmer	10
Fayette	11 & 18
Federal	7-14 7
"	15-24 5
Flora	11 & 15
Folgers Court, at Siasconset	25
Francis	24
Front, at Siasconset	24
G	
Gardner	1-42 5
"	43-51 *2
"	44-52 *4
" at Siasconset	24
" Court	7
Gardners Lane	6
Gay	1-29 2
"	20
George	20
Gorham's Court	11
Grand Ave., at Siasconset	24 & 26
Grant, at Siasconset	24
" Ave.	19
Lower Court	16
Lyons	16
M	
McKinley Ave., at Siasconset, 24, 25 & 26	
Macakset Road	17
Madison Alley	9
Magnolia Ave., at Siasconset	26
Main	1-8 2
"	9-57 3
"	56-83 6
"	84-86 *2
"	85-89 *3
"	90-97 *5
"	98-104 *3
"	99-119 *5
"	106-118 *18
"	120-139 18
"	140-166 17
" at Siasconset, 15-43, arbitrary	23
" 107-125, "	24
Marion, at Siasconset	24
Martins Lane	5 & 10
Meadow Lane	9 & 10
Mill	1-88 *18
"	2-8 *5
"	10-86 *16
"	32-37 *17
Mill	1-10 9
"	11-30 16
" N.	9, 15 & 16
" S.	9 & 16
Miner, at Siasconset	26
Mitchell, at Siasconset	24
Monument Square	9
Moores Lane	21
Moores Ave.	21
Morey Lane, at Siasconset	25 & 26
Mt. Vernon	15
Mulberry	13
N	
Nantucket Ave.	19 & 21
New	1-20 12
" at Siasconset, 101-137, arb.	26
" " 203-224, "	24
" Dollar Lane	9 & 16
" Lane	17 & 21
" Mill	16
North	19
" Ave.	19
Nosegay Ave., at Siasconset	23
O	
Oak	4, 7 & 19
Ocean Ave., at Siasconset	24 & 26
Old Cliff Road	19 & 21
Old North Wharf	7 & 8
Orange	1-51 *6
"	2-10 *7
"	12-50 *13
"	31-49 *14
"	52-96 *12
"	71-103 *12
"	98-102 *14
"	104-129 14
" near Our Island Home	18
Orr	20
P	
Park, at Siasconset	24
Pearl	1-11 7
"	10-32 *6
Quidnet Rd. at Siasconset	501-516, * 23
Side, at Siasconset, see School.	
Silver	10 & 12
" N.	13
" W.	17 & 18
Spring	19 & 14
Starbuck Court	5
State Road	17
Steamboat Wharf	4
Step Lane	3
Stone Alley	7 & 11
Summer	1-9 *5
"	2-10 *3
Sunset Hill Road	19
" Pass	2
T	
Tattle Court	10
Tideway Road	19
Traders Lane	5 & 6
Tucker, at Siasconset	24
Twin	10
U	
Union	1-8 7
"	5-19 *11
"	10-20 *7
"	21-42 11
"	41-70 13
V	
Vestal	17 & 18
W	
Walnut Lane	6
Walsh	19 & 20
Warren	12
Washington	7, 8, 11 & 13
Water, N.	1-30 3
" S.	1-18 7
"	19-26 *4
"	20-26 *3
Westminster	1-14 2
Weymouth	13
Whale	7 & 8
"	20
Williams	14
Winter	1-9 *6
"	2-10 *7
Y	
York	1-10 13
"	11-26 12
" W.	15
" Lane (arbitrary)	15

SPECIALS	SHEET
A	
Academy Hill School House	2
Alabama Cottage	23
Alfonso Hall	14
Appletons Garage	14
B	
Barn's Boat House	8
Beach House	26
C	
Casino, Moving Pictures, &c.	7
Chopping Bowl, Summer Rest.	11
L	
Lunaboe Cottage	23
Law Bridge, Summer Rest.	25
Lowell's Bath Houses	20
M	
Methodist Episcopal Church	6
N	
Nantucket Boat Works	8
" Cottage Hospital	19
" Historical Society Building	6
" Yacht Club House	4
Nesbitt House	3
New Bedford, Martha's Vineyard and Nantucket Steamboat Line	4
" England Telephone & Telegr. Co.	6
O	
Ocean House	3
Old Mill, The	15
" North Vestry	2
" Wharf	7 & 8
" South Wharf	8
Ooma Inn	3
Our Island Home	18
P	
Pacific National Bank Building	6
Peter's Landing	8
Point Breeze Hotel	19
Post Office	7
" at Siasconset	24
Public Library	7
R	
Robert's House	7
S	
St. Mary's Church	7
" Paul's Episcopal Church	6
Sankaty Golf Club House	22
" Head Light House	22
" Lodge	23
School House	11
Sea Cliff Inn	19
" Foam Laundry	24
Shipa Inn	24
Siasconset Casino	24
" School	25
Steamboat Wharf	4
Straight Wharf	8
Summit, The	2
T	
Town Office	7
U	
Union Chapel	24
" Club House	7
Unitarian Church	6
U. S. Weather Bureau, Dept. of Agric'e	11
V	
Veranda House	8
Voorheesville, H. H., Florist	6
W	
Wauwinet Water Works, Wyers Valley Pumping Station	17
Wauwinet House	27

* Indicates only one side of Street shown.



1923
OCT. 1923
NANTUCKET
MASS.
SIASCONSET
22
(1297)
SANKATY HEAD LIGHT HO.
KEEPERS
SANKATY HEAD
GOLF CLUB HO.
Located 1 Mile N. of Siasconset Sq.
MAYFLOWER
CANOAPACHE
FLAG SHIP
SUNNY CLIFFE
BAXTERS RD
SANKATY HEAD RD
COFFIN RD
THE HOLLOW BY THE FLARE
TINY TIM
MOORELAND COTTAGE
ATLANTIC OCEAN 350' FROM BANK
ATLANTIC OCEAN 450' FROM BANK
1725' TO GROUP OF D'S. BELOW
1725' TO GROUP OF D'S ABOVE
217
218
219
250
206
23
Scale of Feet.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geo coordinates or street address
Save to Gallery
Cancel
aerials
1938
topos
atlases
compare
overlays
on
measure
roads
counties
cities
PLSS
contours
Clifton Street
Rosaly Lane
North Road
Sankaty Road
Baxter Road
Lindberg Avenue
South Road
Coffin Street
Sconset Foot Path
Pitman Road
Sankaty Road
North Gully Road
HISTORIC AERIALS
50 m
200 ft
41.26747 : -69.96377

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73.1.4 PARCEL N°. 21

Street & Number of Proposed Work: 5 Coffin St Sias (main House)

Owner of record: 2538970 Ontario Inc

Mailing Address: 765 Westney Rd. South
Ajax, Ontario L1S6W1

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 5083254995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Interior and Exterior Alterations (no additional footprint)

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: circa 1930

Original Builder:

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation Fenestration modifications
2. South Elevation Modify / Add Porch roof
3. West Elevation Modify Fenestration/Extend Porch roof/Add Portroof
4. North Elevation Modify Fenestration & porch roof / Add Portroof

*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.) red cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 6" Rake 4" Soffit (Overhang) 4" Corner boards _____ Frieze 4"

Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 5½"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other Fixed + Cottage

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS (To match Existing)

Sidewall Natural Clapboard (if applicable) _____ Roof Natural

Trim Gray Sash White Doors To match Existing - White

Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

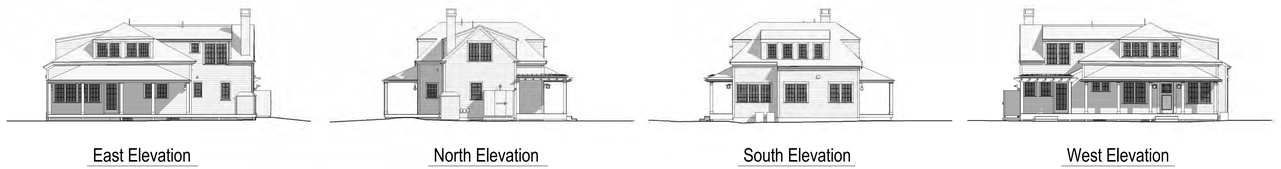
Date 2/26/24 Signature of owner of record _____ Signed under penalties of perjury

5 Coffin Street Dwelling

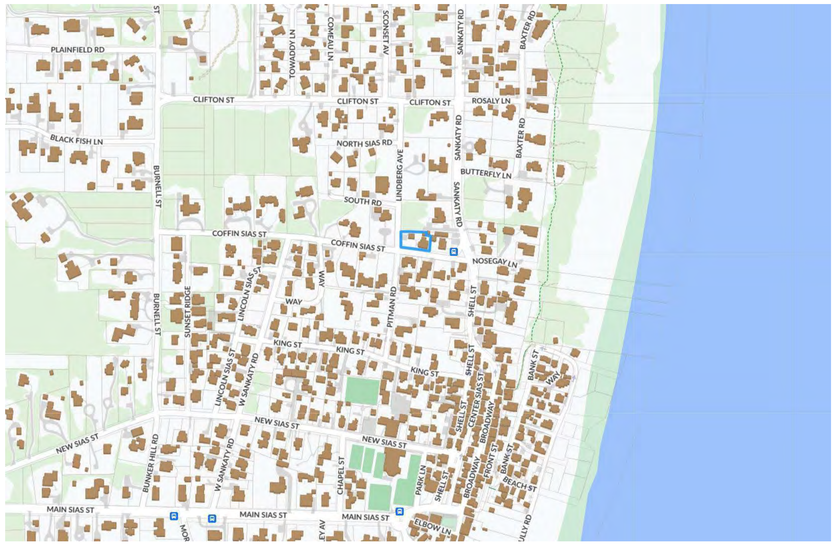
5 Coffin Sias Street
Nantucket, MA 02554

09.16.24

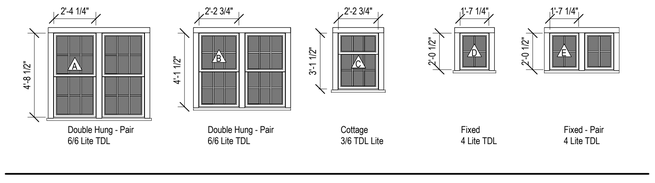
HDC Submission



East Elevation | North Elevation | South Elevation | West Elevation



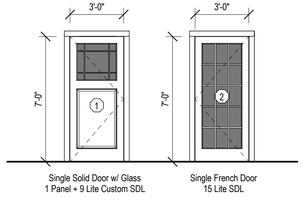
Locus Map



Double Hung - Pair 6/6 Lite TDL | Double Hung - Pair 6/6 Lite TDL | Cottage 3/6 TDL Lite | Fixed 4 Lite TDL | Fixed - Pair 4 Lite TDL

Window Legend

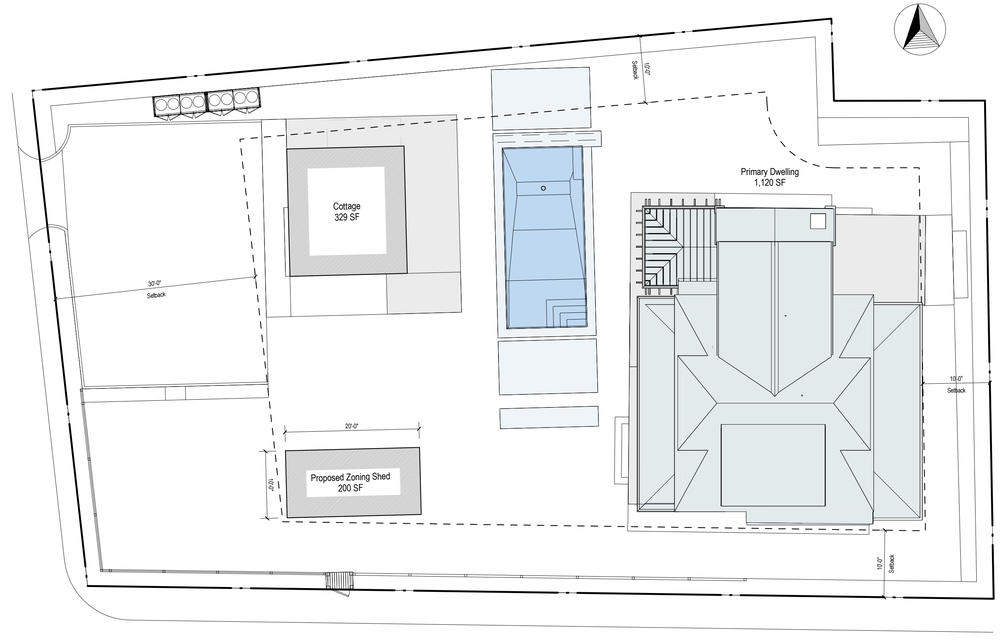
1/4" = 1'-0"



Single Solid Door w/ Glass 1 Panel + 9 Lite Custom SDL | Single French Door 15 Lite SDL

Exterior Door Legend

1/4" = 1'-0"



Site Plan

3/32" = 1'-0"

2318

5 Coffin Street Dwelling

5 Coffin Sias Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	73.1.4 / 21
Current Zoning:	SR20
Minimum Frontage:	75 ft
Front Setback:	30 ft
Side/Rear Setback:	10 ft / 10 ft
Lot Size:	11,257 SF
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5% / 1,407 SF
Existing G.C.:	1,120 Dwelling + 329 SF Cottage
Proposed G.C.:	0 SF
Total Proposed G.C.:	1,449 SF Total

Sheet Index

SHEET INDEX
G.1.0 Cover Sheet
D.1.0 Demolition Plans
D.2.1 Demolition Elevations
A.1.0 Floor Plans
A.1.1 Floor Plans
A.2.1 Exterior Elevations

Revisions

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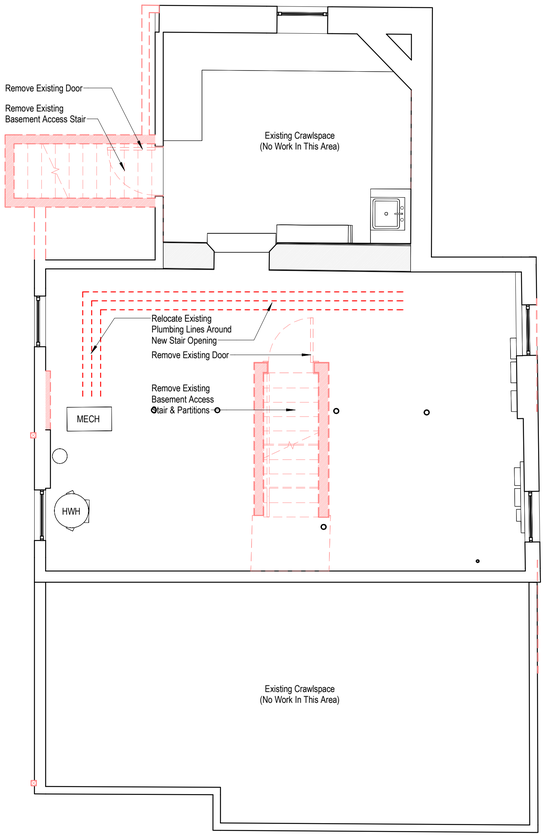
G.1.0

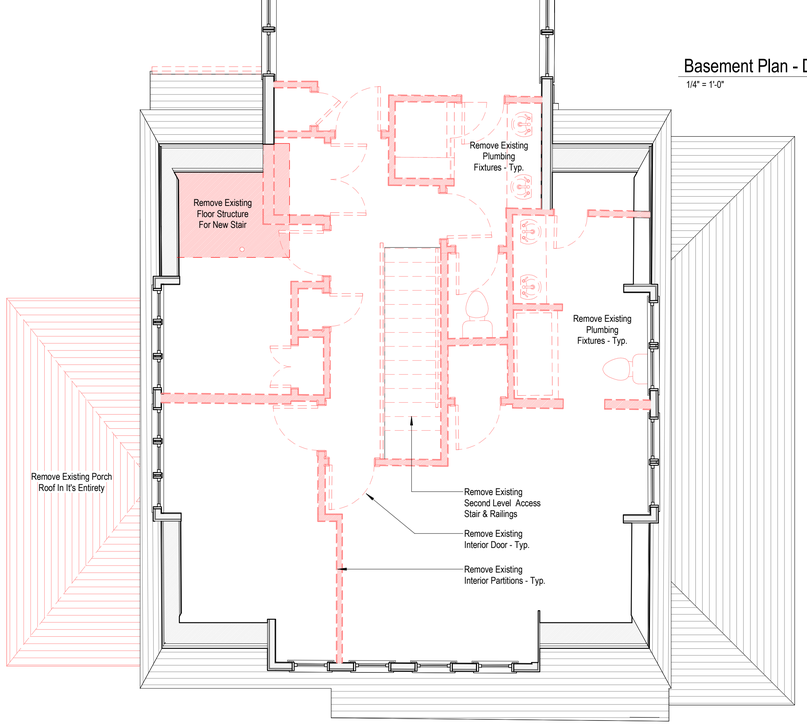
2318

HDC Submission 09.16.24



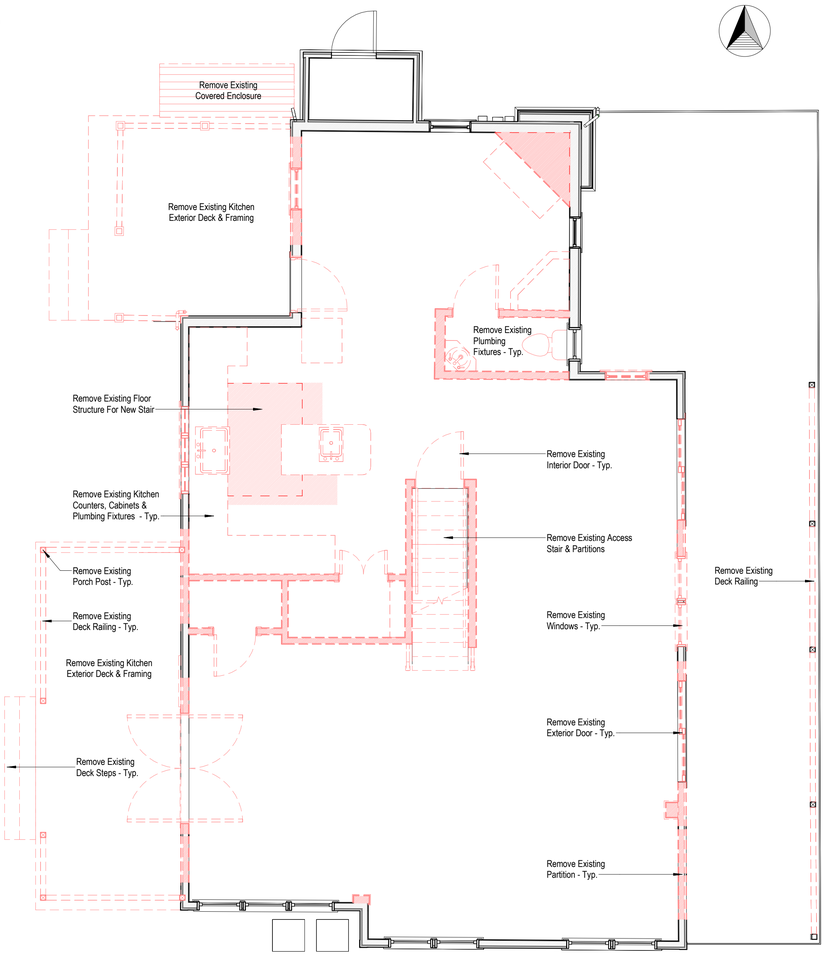
Basement Plan - Demolition

1/4" = 1'-0"



Second Floor Plan - Demolition

1/4" = 1'-0"



First Floor Plan - Demolition

1/4" = 1'-0"

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Demolition Plans

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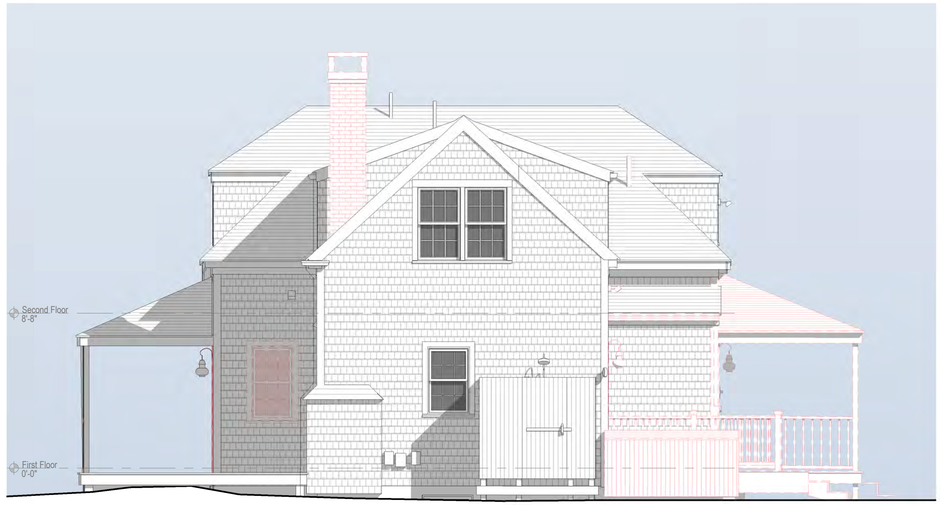
D.1.0

2318

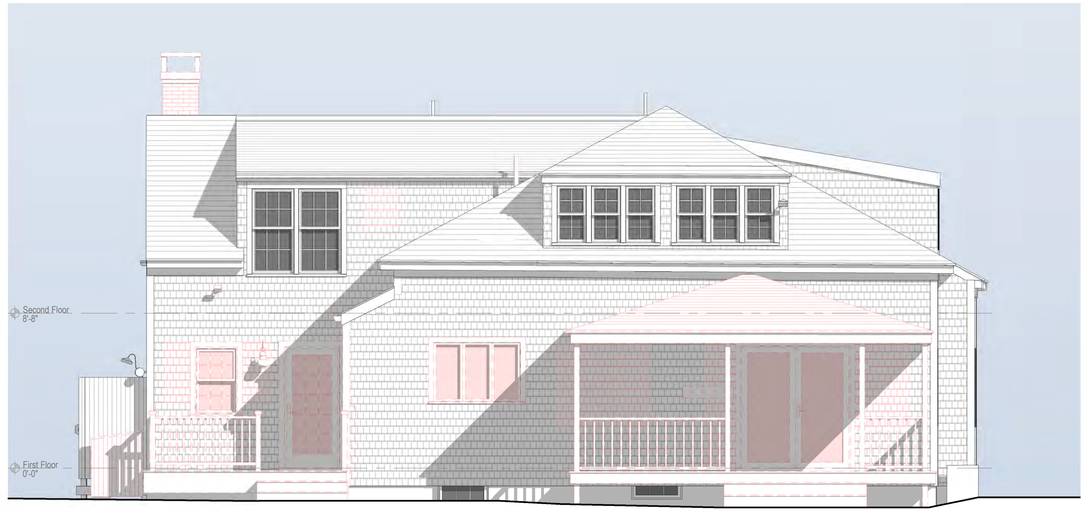
09.16.24

HDC Submission



Exterior Elevation - Demolition North

1/4" = 1'-0"



Exterior Elevation - Demolition West

1/4" = 1'-0"



Exterior Elevation - Demolition South

1/4" = 1'-0"



Exterior Elevation - Demolition East

1/4" = 1'-0"

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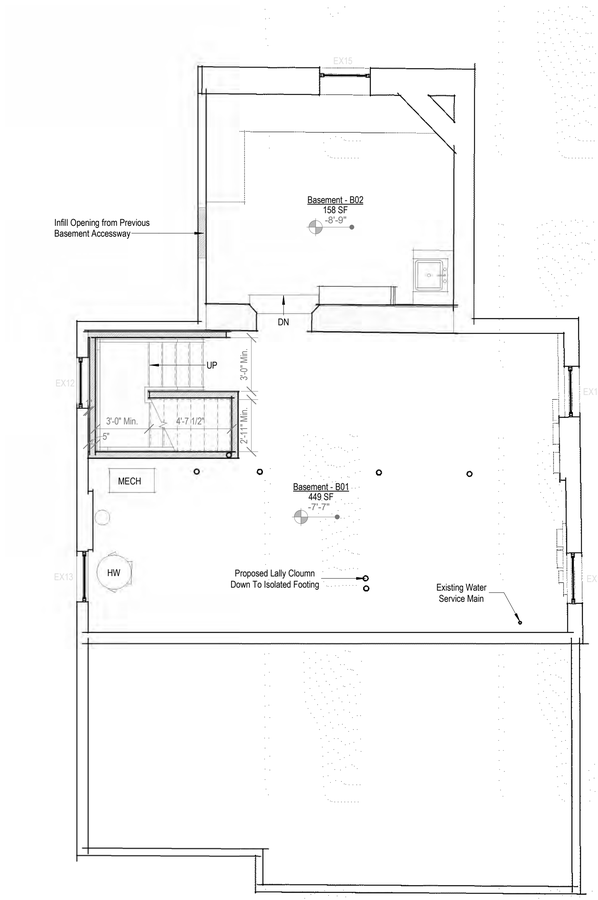

Basement Plan - Proposed

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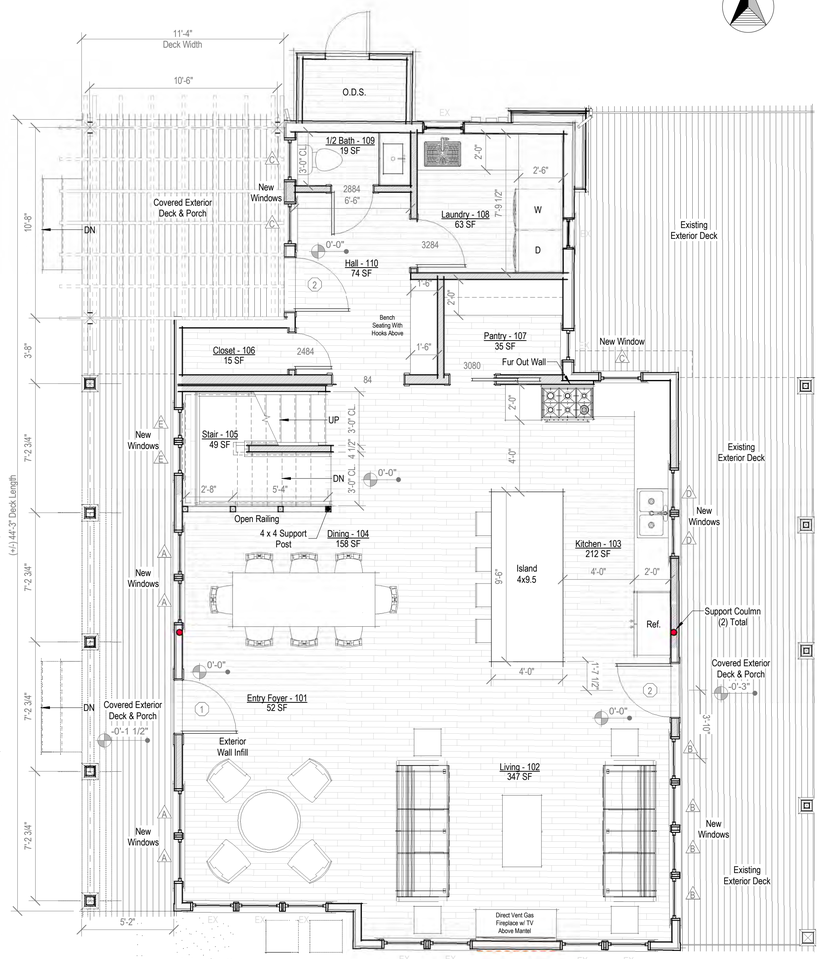

First Floor Plan - Proposed

1/4" = 1'-0"

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A.1.0

2318

09.16.24

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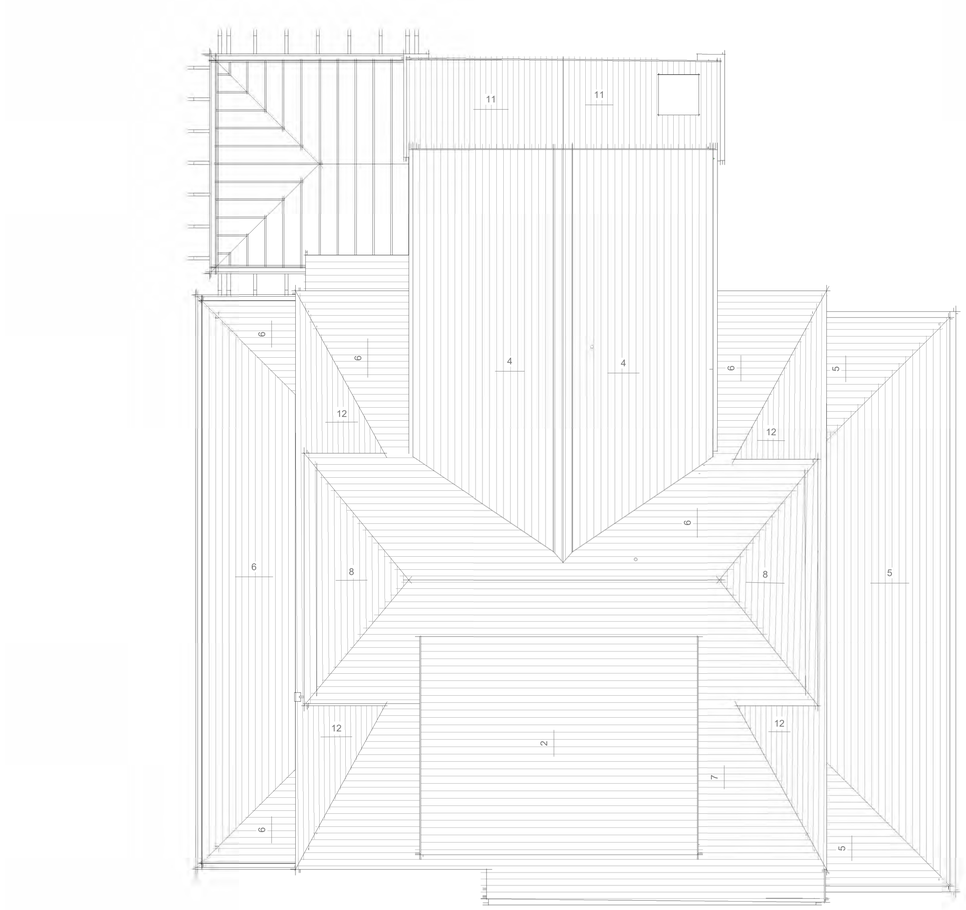

Roof Plan - Proposed

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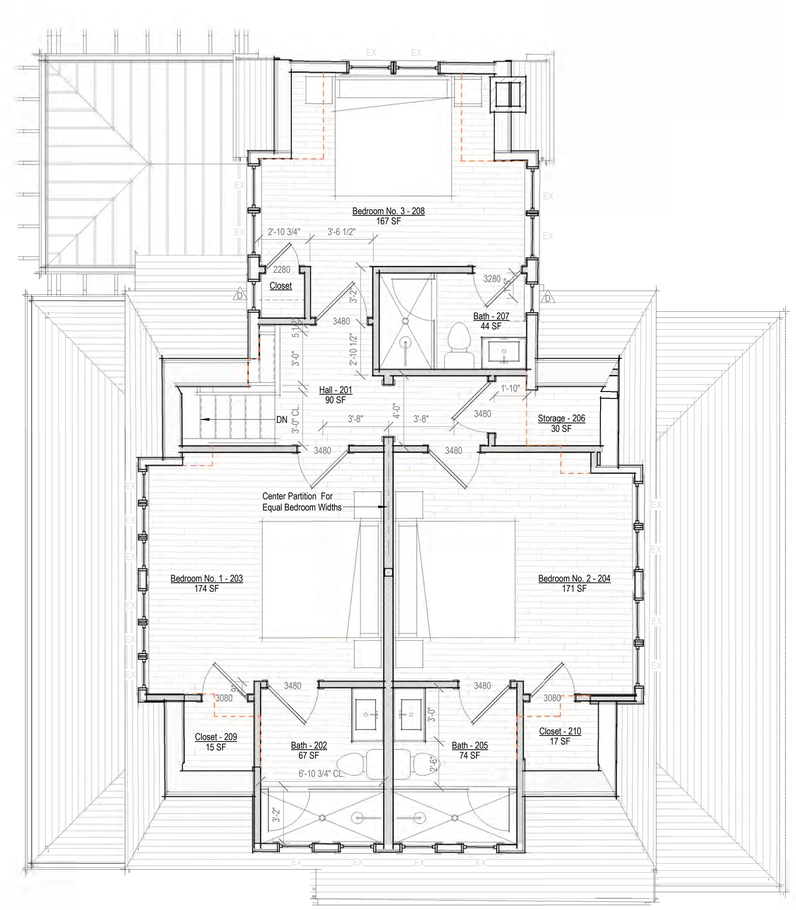

Second Floor Plan - Proposed

1/4" = 1'-0"

2318

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Floor Plans

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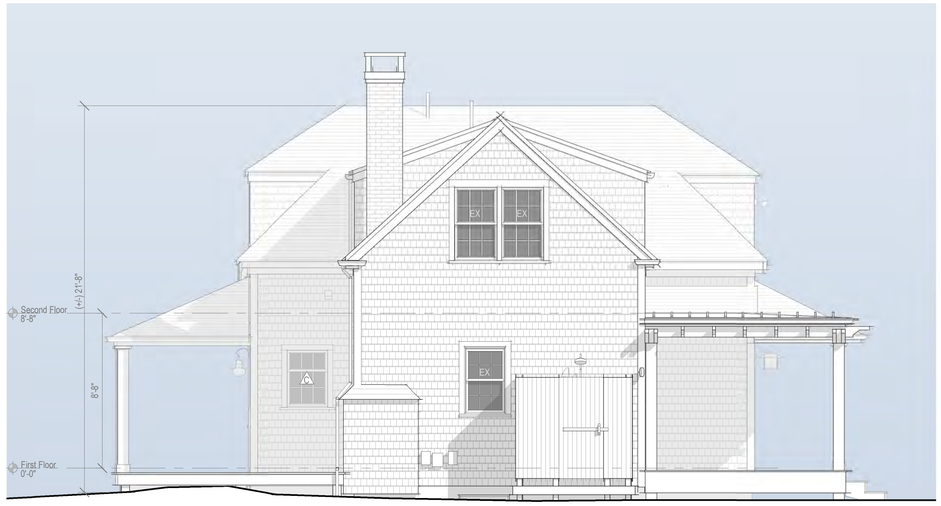
A.1.1

2318

09.16.24

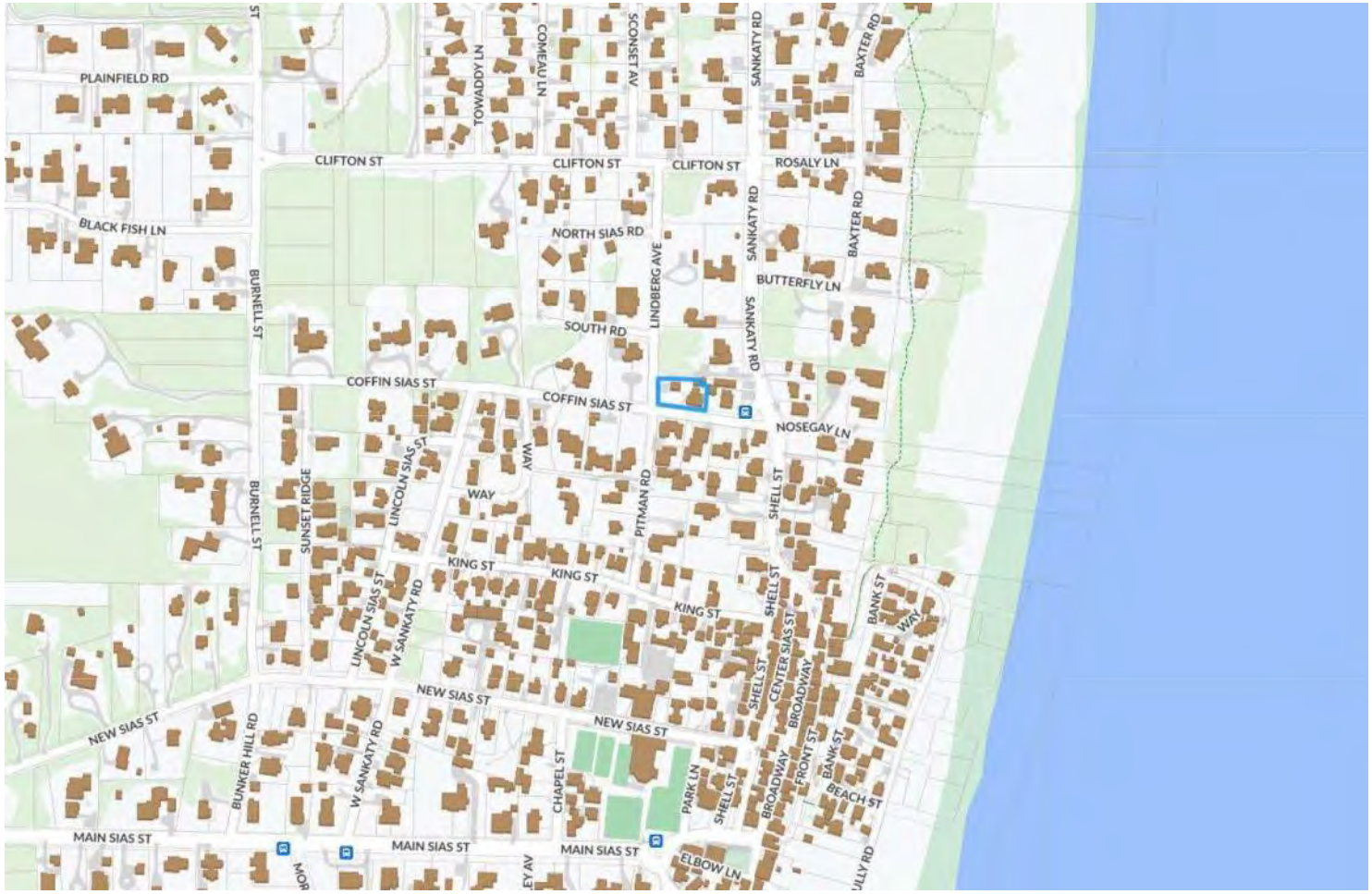
HDC Submission


Second Floor
8'-8"
(+/-) 21'-8"
8'-8"
First Floor
0'-0"
EX
EX
EX
A
A
A

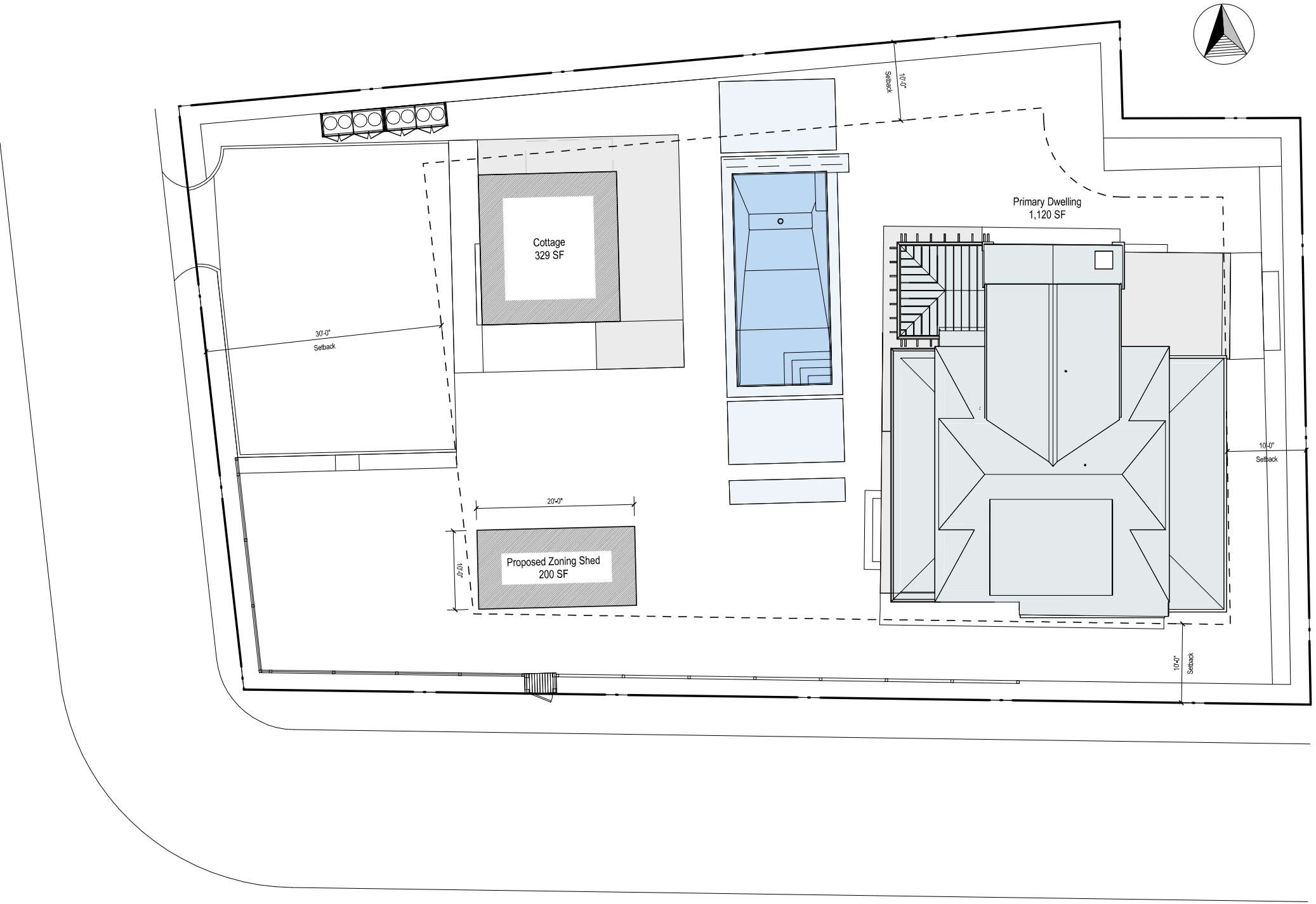
5 Coffin Street Dwelling

5 Coffin Sias Street
Nantucket, MA 02554

09.16.24



Locus Map



Site Plan

3/32" = 1'-0"



East Elevation



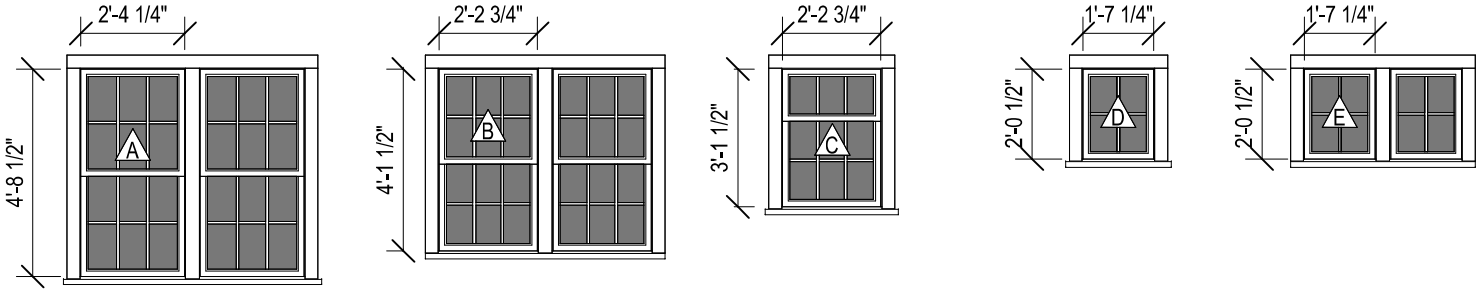
North Elevation



South Elevation



West Elevation



Double Hung - Pair
6/6 Lite TDL

Double Hung - Pair
6/6 Lite TDL

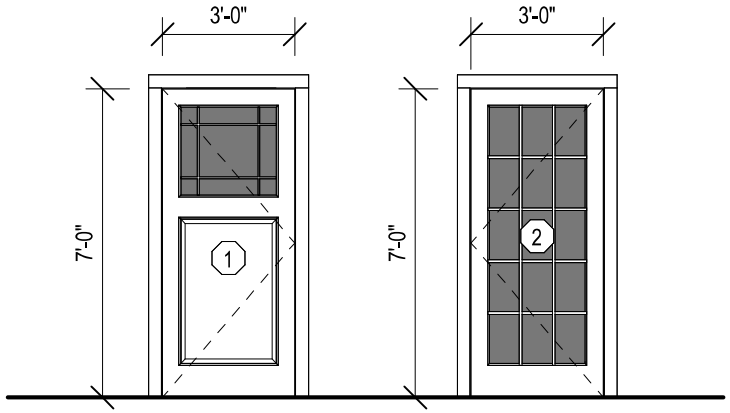
Cottage
3/6 TDL Lite

Fixed
4 Lite TDL

Fixed - Pair
4 Lite TDL

Window Legend

1/4" = 1'-0"

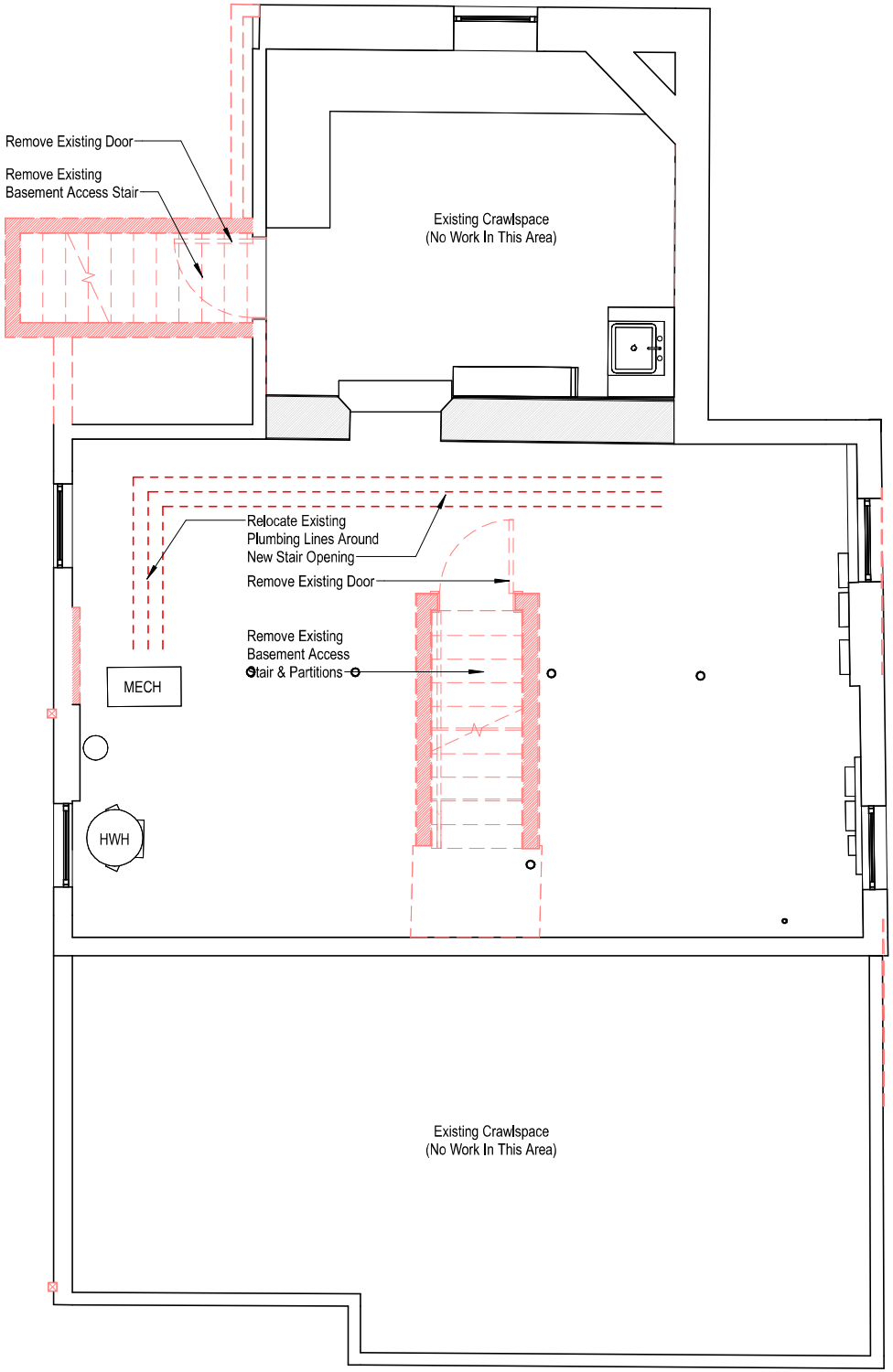


Single Solid Door w/ Glass
1 Panel + 9 Lite Custom SDL

Single French Door
15 Lite SDL

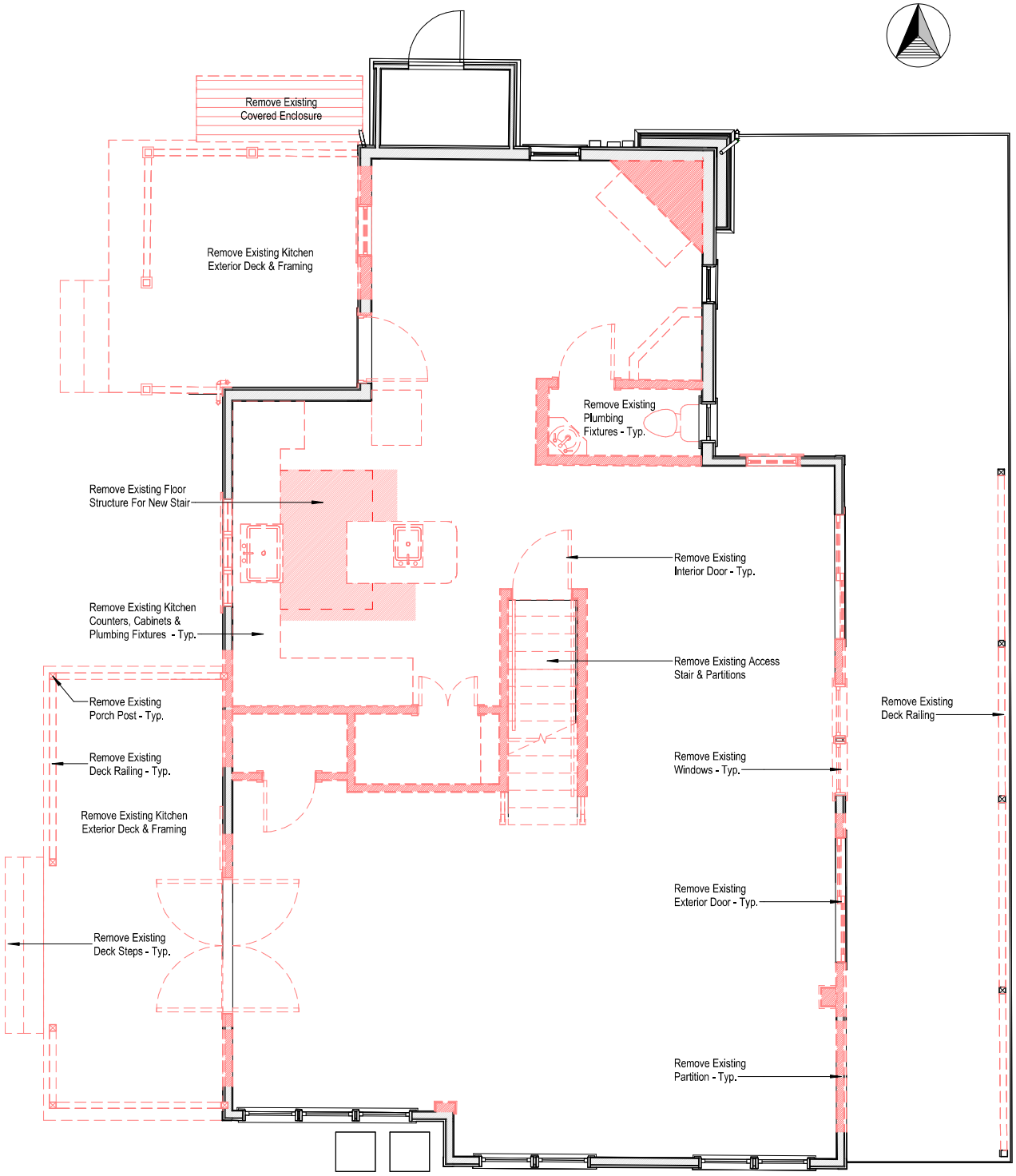
Exterior Door Legend

1/4" = 1'-0"



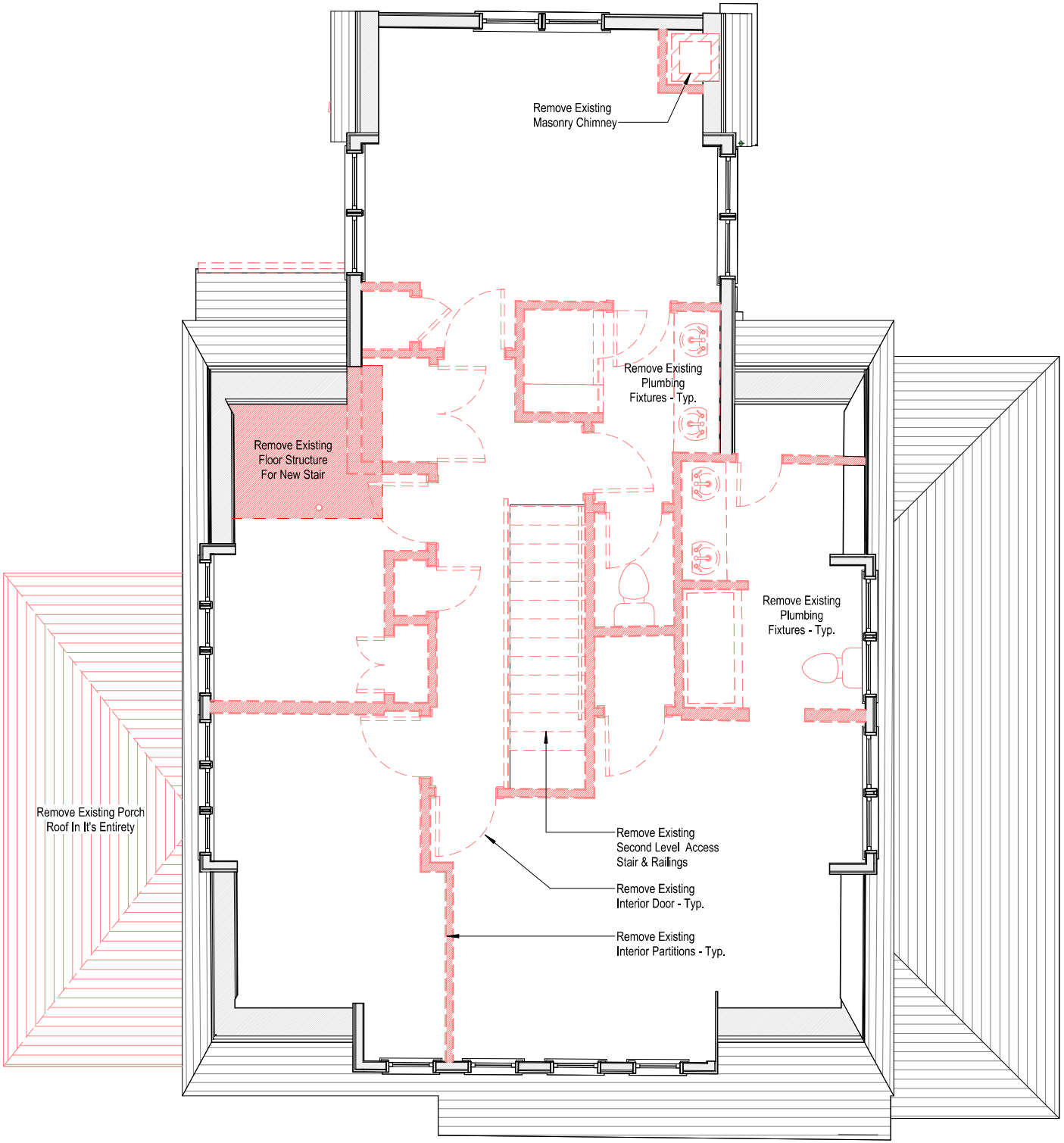
Basement Plan - Demolition

1/4" = 1'-0"



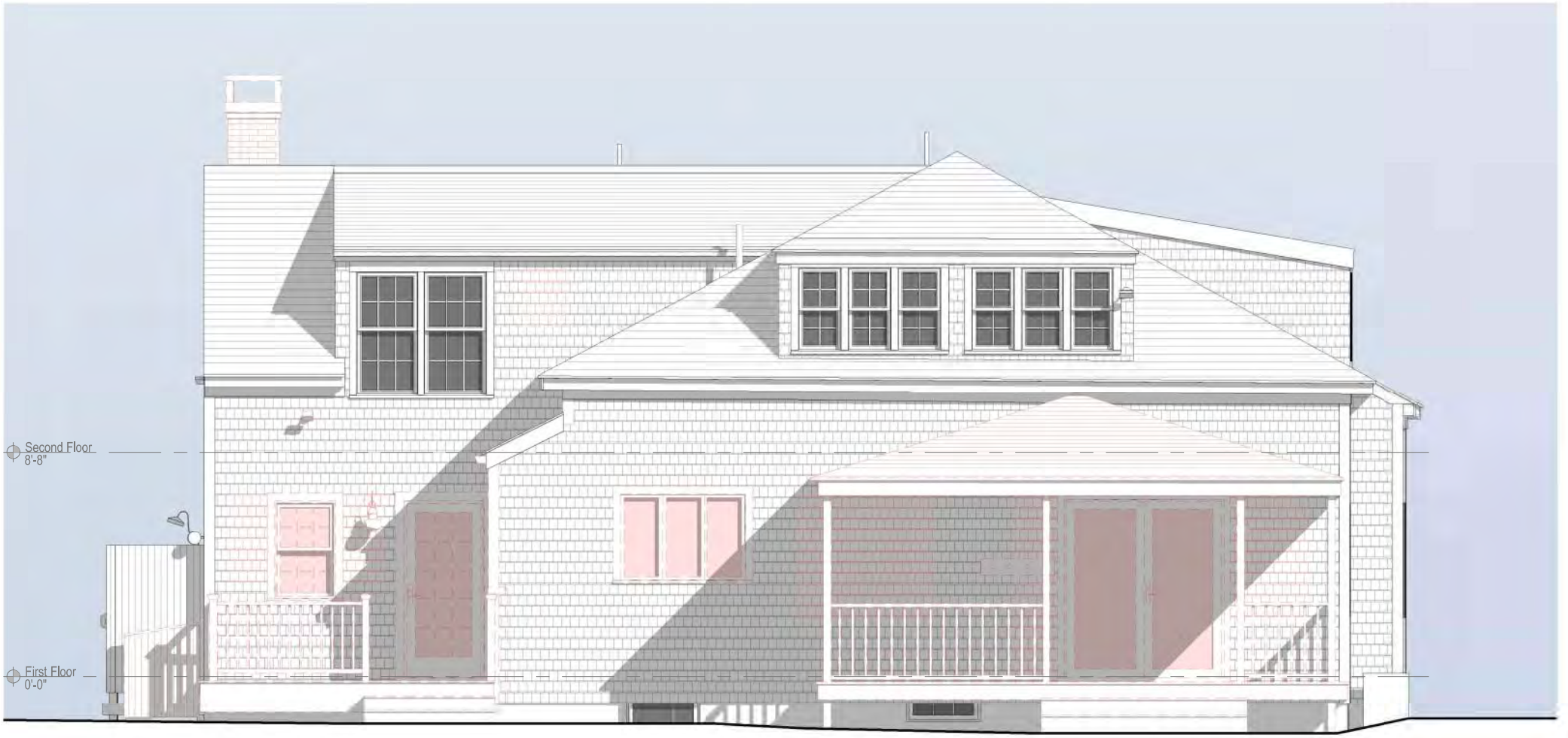
First Floor Plan - Demolition

1/4" = 1'-0"



Second Floor Plan - Demolition

1/4" = 1'-0"



Exterior Elevation - Demolition West

1/4" = 1'-0"



Exterior Elevation - Demolition North

1/4" = 1'-0"



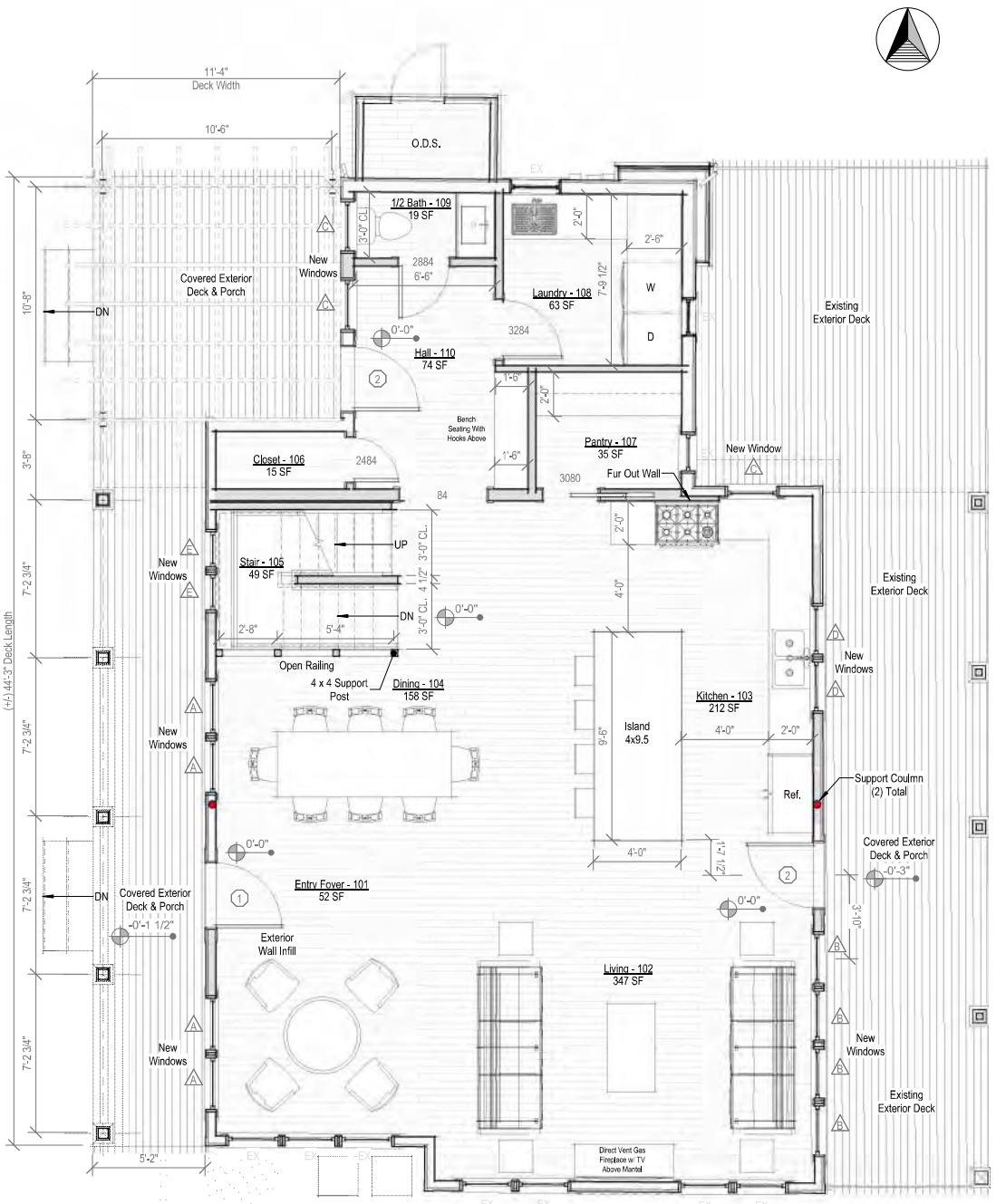
Exterior Elevation - Demolition East

1/4" = 1'-0"



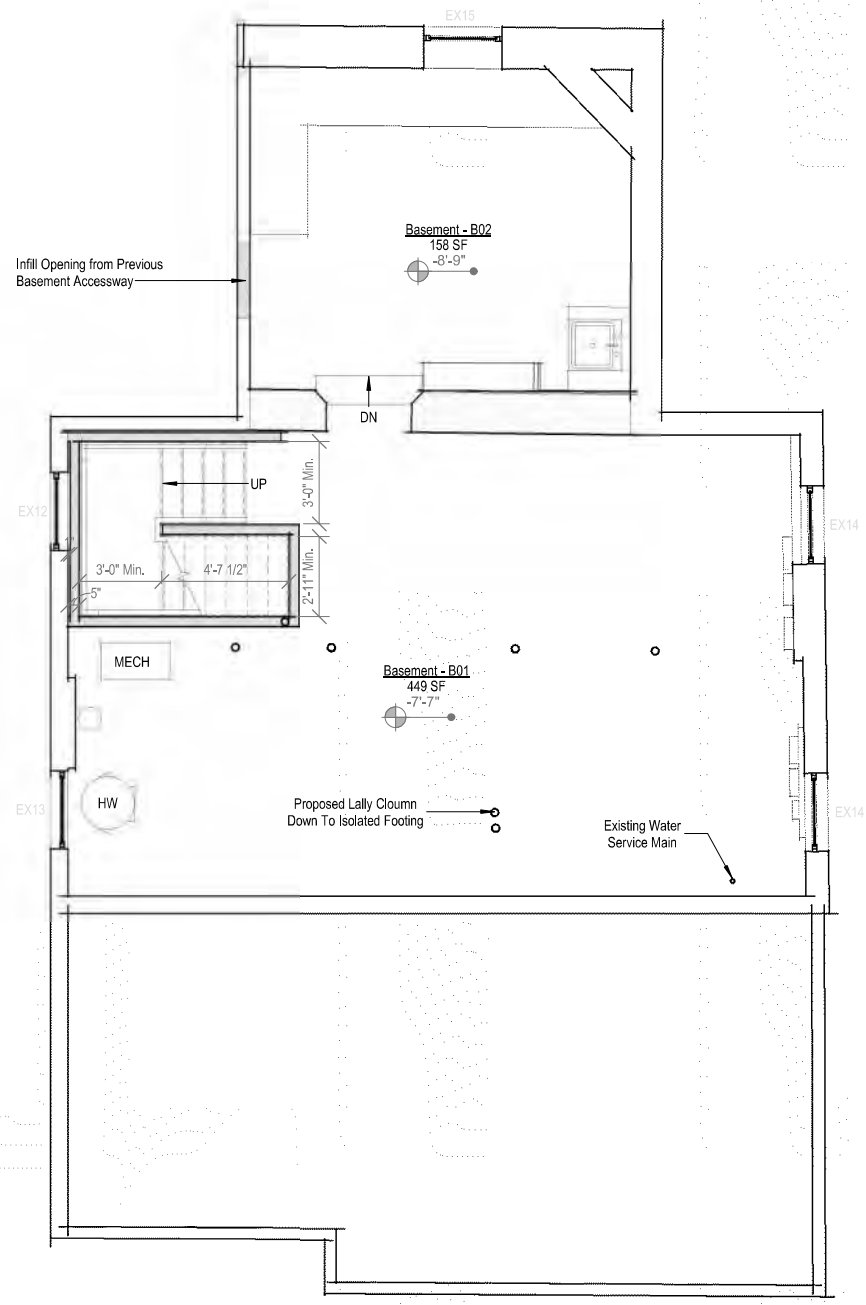
Exterior Elevation - Demolition South

1/4" = 1'-0"



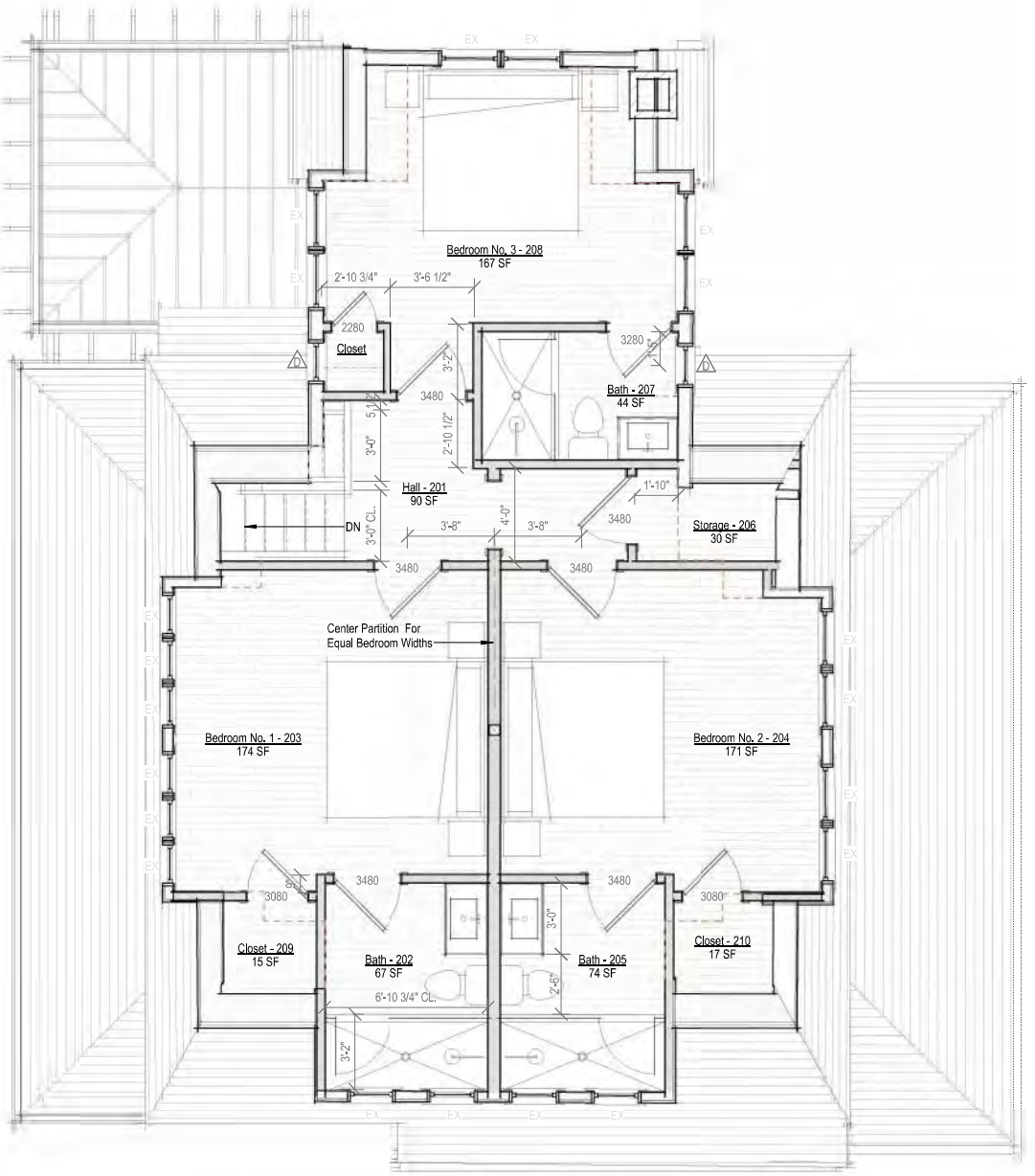
First Floor Plan - Proposed

1/4" = 1'-0"



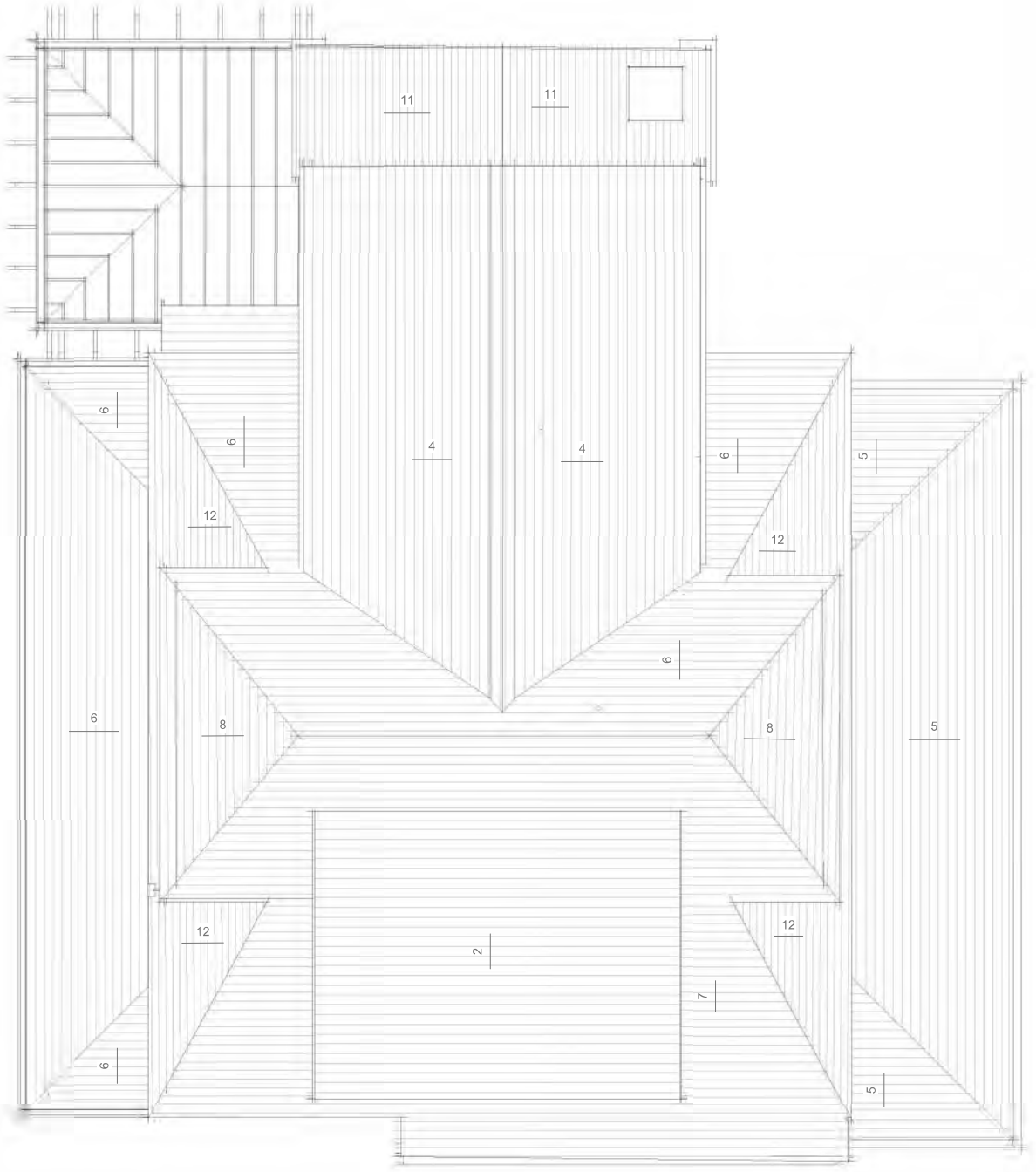
Basement Plan - Proposed

1/4" = 1'-0"



Second Floor Plan - Proposed

1/4" = 1'-0"



Roof Plan - Proposed

1/4" = 1'-0"



Exterior Elevation - Proposed / HDC Approved West

1/4" = 1'-0"



Exterior Elevation - Proposed / HDC Approved North

1/4" = 1'-0"



Exterior Elevation - Proposed / HDC Approved East

1/4" = 1'-0"



Exterior Elevation - Proposed / HDC Approved South

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°: 41 PARCEL N°. 50

Street & Number of Proposed Work: 38 VESTAL ST

Owner of record: MICHAEL & MARCIA KANE

Mailing Address: 38 VESTAL ST
NANTUCKET, MA 02554

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: ackvaloregmail.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 2023-02-1900 AND 2023-05-8536

Size of Structure or Addition: Length: 16'-10" Sq. Footage 1st floor: 198SF
Width: 12'-0 Sq. footage 2nd floor: 0
Sq. footage 3rd floor: 0

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 14' South 14' East N/A West 14'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NOT DO ALTERATIONS PREVIOUSLY APPROVED AND JUST CONSTRUCT SHED - CHANGE ROOF BACK TO SHED ROOF

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 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 8" Rake 1x8 Soffit (Overhang) 8" Corner boards 1x4 Frieze _____
Window Casing 1x4 Door Frame 1x6 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer (TMS)

Doors* (type and material): ☐ TDL ☐ SDL Front N/A Rear _____ Side _____
Garage Door(s): Type N/A Material _____

Hardscape materials: Driveways CRETMIX Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NAW Clapboard (if applicable) — Roof COBEY 3 TAB (TMS)
Trim WHITE Sash WHITE Doors WHITE
Deck N/A Foundation COBEY Fence — Shutters —

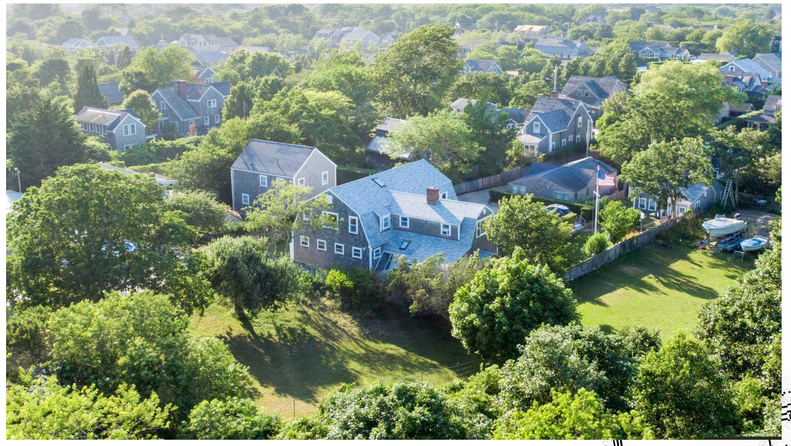
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

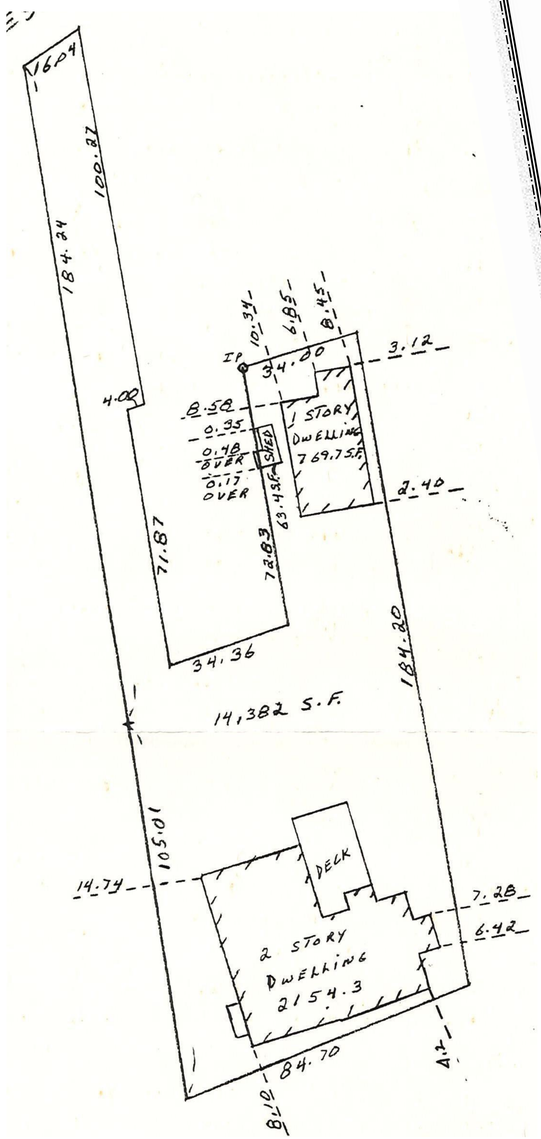
Date 9/17/24 Signature of owner of record _____ Signed under penalties of perjury

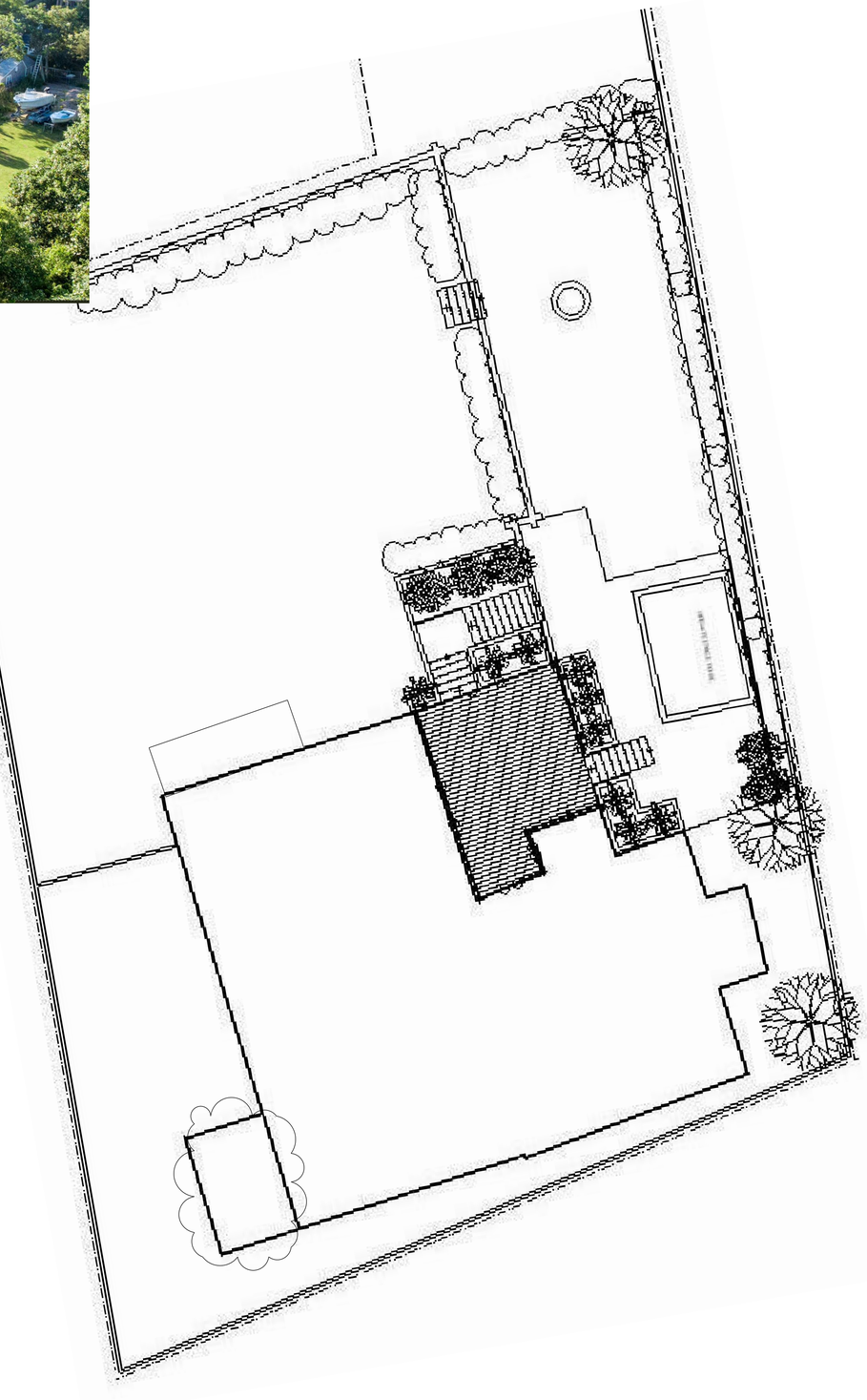


MAP 41 PARCEL 50









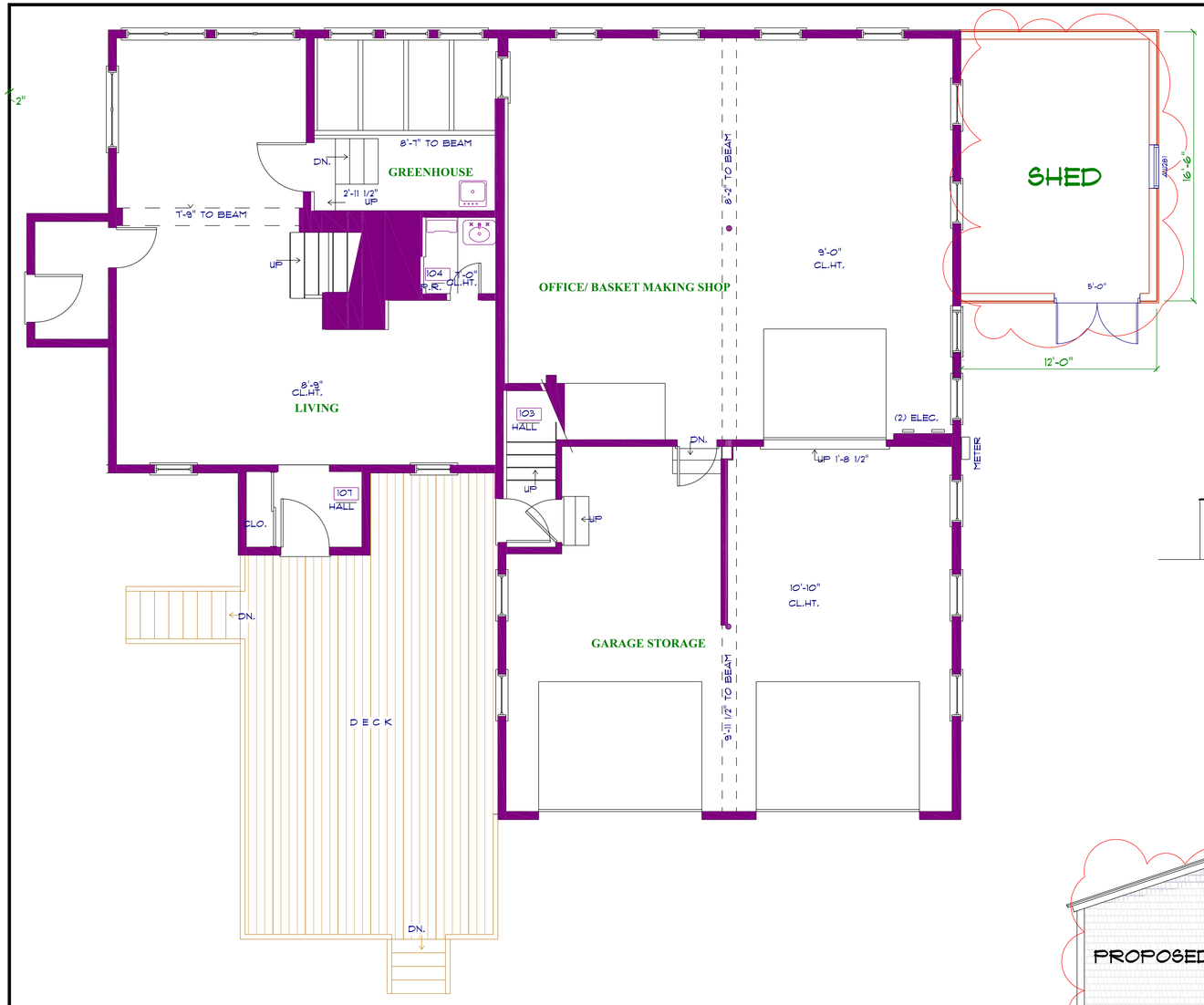
SCALE: 1/4"=1'-0"

DRAWN BY: VO

DATE: 9-16-24

MICHAEL AND MARCIA KANE- 38 VESTAL STREET
PROPOSED SHED ADDITION

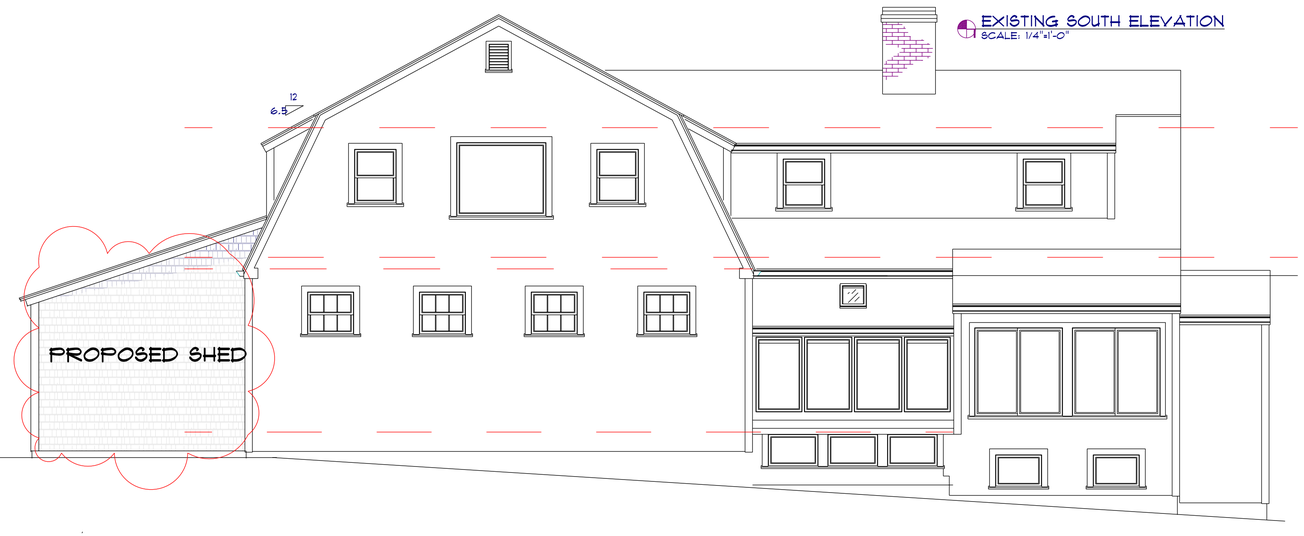
VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584



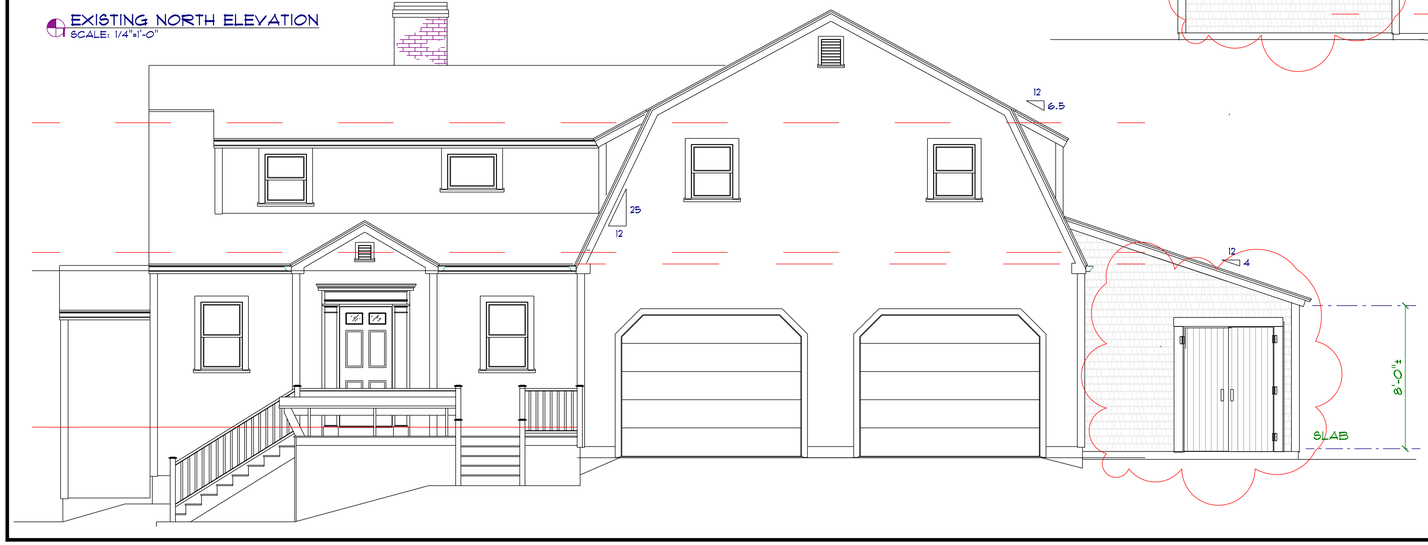
EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"



EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



KANE
38 VESTAL STREET
SHED ADDITION
9-15-24






38
2BC 781

14. Marty McGowan **01-7822** 25 Millbrook Rd move on from 9 Sherburne 56/67.2 Topham Designs

Voting	Pohl, Welch, Coombs, Camp, Oliver
Alternates	Dutra, Thornewill, Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Joe Topham- Topham Design
Public	None
Concerns	No concerns.
Motion	**Motion to Revise it [the application] to indicate keeping it [the structure] on 9 Sherburne and presenting the plan referenced in the prior motion.. (Welch)**
Roll-call Vote	Carried 4-1 // Coombs, Welch, Oliver, Pohl-aye; Camp-opposed Certificate # **HDC2023-01-7822**

VIII. NEW BUSINESS 02/21/23

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	3 Step Lane LLC	3 Step Lane	Door & window chng rev 01-7678	42.4.2/44	EMDA

Voting	Pohl, Camp, Coombs, Oliver, Dutra
Alternates	Patten, Thornewill, Welch
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Ethan McMorrow- EMDA Douglas Kaffelz- Union Studio Architect
Public	None
Concerns	No concerns.
Motion	**Motion to Approve as submitted. (Coombs)**
Roll-call Vote	Carried 5-0 // Dutra, Coombs, Camp, Oliver, and Pohl-aye; Certificate # **HDC2023-**

2. Michael Kane 38 Vestal St Alterations to Main house 41/50 Val Oliver

Voting	Pohl, Coombs, Camp, Patten, Thornewill
Alternates	Welch, Dutra
Recused	Oliver
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Val Oliver
Public	None
Concerns	Backus- Circa 1981 Nantucket contributing structure, should have a chimney.
Motion	**Motion to Approve through Staff with kick panels on the north French doors. (Coombs)**
Roll-call Vote	Carried 4-0 // Coombs, Welch, Oliver, Pohl-aye; Camp-Abstained Certificate # **HDC2023-**

NO NUMBER?

3. Greg Ferguson 50 Hulbert Ave Add window revision 29/62 Normand Residential

Voting	Pohl, Welch, Patten, Coombs, Oliver
Alternates	Camp, Dutra, Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Ben Normand-Normand Residential
Public	HSAG- Window is quirky, but ok with it.
Concerns	**Backus-** Odd location for an awning window.
Motion	**Motion to Approve to approved with window being fixed not awning 6 light. (Oliver)**
Roll-call Vote	Carried 5-0 // Patten, Coombs, Welch, Oliver, and Pohl-aye; Certificate # **HDC2023-**

4. Stilson 27 LLC 2a Copper Lane Windows, new porch 42.3.3/191 Normand Residential

Voting	Pohl, Welch, Coombs, Dutra, Thornewill
Alternates	Patten, Oliver, Camp
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Ben Normand- Normand Residential
Public	**Mickey Rowland/HSAG**- west elevation is a bit awkward.
Concerns	**Backus-** Infill structure within the OHD circa 2005, TDL's are more appropriate.
Motion	**Motion to Approve through Staff leave the windows on front façade just the way they are and keep the 1st floor windows on the side and SDL's approved as LePage. (Coombs)**
Roll-call Vote	Carried 5-0 // Dutra, Coombs, Welch, Oliver, and Pohl-aye. Certificate # **HDC2023-**

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°: 41 PARCEL N°. 50

Street & Number of Proposed Work: 38 VESTAL STREET

Owner of record: MICHAEL & MELISSA VONE

Mailing Address: PO BOX 3044

NANTUCKET, MA 02584.

Contact Phone #: _____ E-mail: apwine@yahoo.com

AGENT INFORMATION (if applicable)

Name: VAL OLIVER DESIGNS INC.

Mailing Address: PO BOX 3057

NANTUCKET, MA 02584

Contact Phone #: 508 325 4379 E-mail: ackmillez@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 94.80

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other EXTENSIONS FOR EXIST PINES

Size of Structure or Addition: Length: 10'3"/8'x5' Sq. Footage 1st floor: 120 SF
Width: 11'x24' Sq. footage 2nd floor: 264 SF / 96 SF
Sq. footage 3rd floor: _____

Decks/Patio: Size: EXIST ☐ 1st floor ☐ 2nd floor
Size: Ø ☐ 1st floor ☐ 2nd 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: 1981

Original Builder: BAKER

REVISIONS* (describe)
1. East Elevation
2. South Elevation (1) FILL IN "L" ADDITION (NORTH) SIDED ADDITION (WEST)
3. West Elevation (2) REPLACE WINDOWS - ADD DORMERS (9/1)
4. North Elevation (3) REMOVE GARAGE DOORS
(4) 2ND FLOOR ADDITION (EAST + SOUTH)

Is there an HDC survey form for 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" (TYP.) ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12 EXIST Secondary Mass ROOF DORMERS /12 _____ Other _____

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer EXIST Rough Opening EXIST Size _____ Location LEFT SIDED ROOF
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar 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 _____

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 EXIST Rear NONE Side FOURTH
Garage Door(s): Type EXIST Material _____

Hardscape materials: Driveways EXIST Walkways EXIST Walls EXIST

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) — Roof ROOF 3 TAB (TYP.)
Trim WHITE Sash WHITE Doors WHITE
Deck NTW Foundation CONC Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/1/23 Signature of owner of record _____ Signed under penalties of perjury



-INCREASE 2ND FLOOR

-REMOVE FURNACE CHIMNEY

-INCORPORATE FRONT ENTRY AREA INTO NEW MASSING

- ALL NEW SDL WINDOWS

-REMOVE GARAGE DOORS ADD FRENCH

PROPOSED NORTH ELEVATION (FRONT)

CHANGE DOORS TO
12 LIGHT IWTH KICK PANEL



EXISTING NORTH ELEVATION





EXISTING WEST ELEVATION

-INCREASE 2ND FLOOR

-REMOVE FURNACE CHIMNEY

- ALL NEW SDL WINDOWS

-ADD SHED



PROPOSED WEST ELEVATION

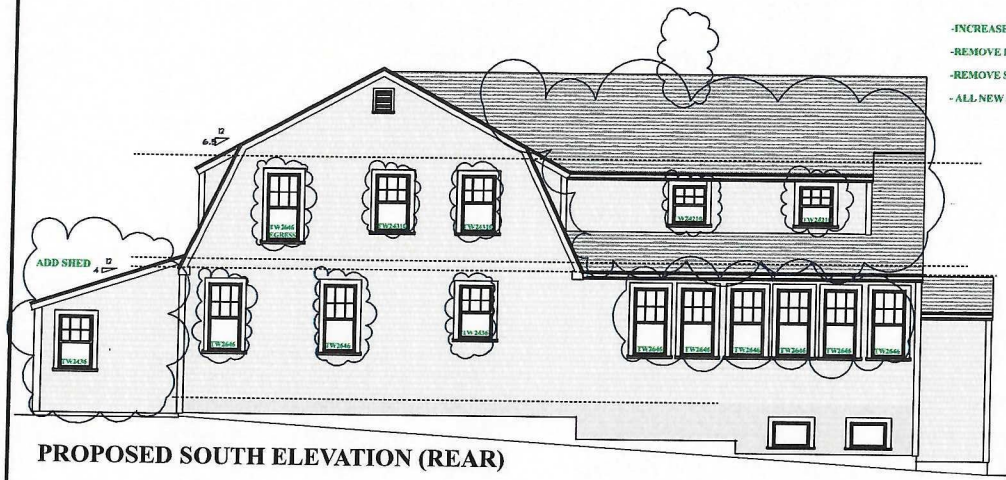
SCALE: 1/4"=1'-0"

DRAWN BY: VO

DATE: 5-17-23

MICHAEL AND MARCIA KANE- 38 VESTAL STREET
ALTERATIONS TO EXISTING HOUSE
STAFF APPROVAL

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584



PROPOSED SOUTH ELEVATION (REAR)

EXISTING SOUTH ELEVATION





NO CHANGES



EXISTING EAST ELEVATION



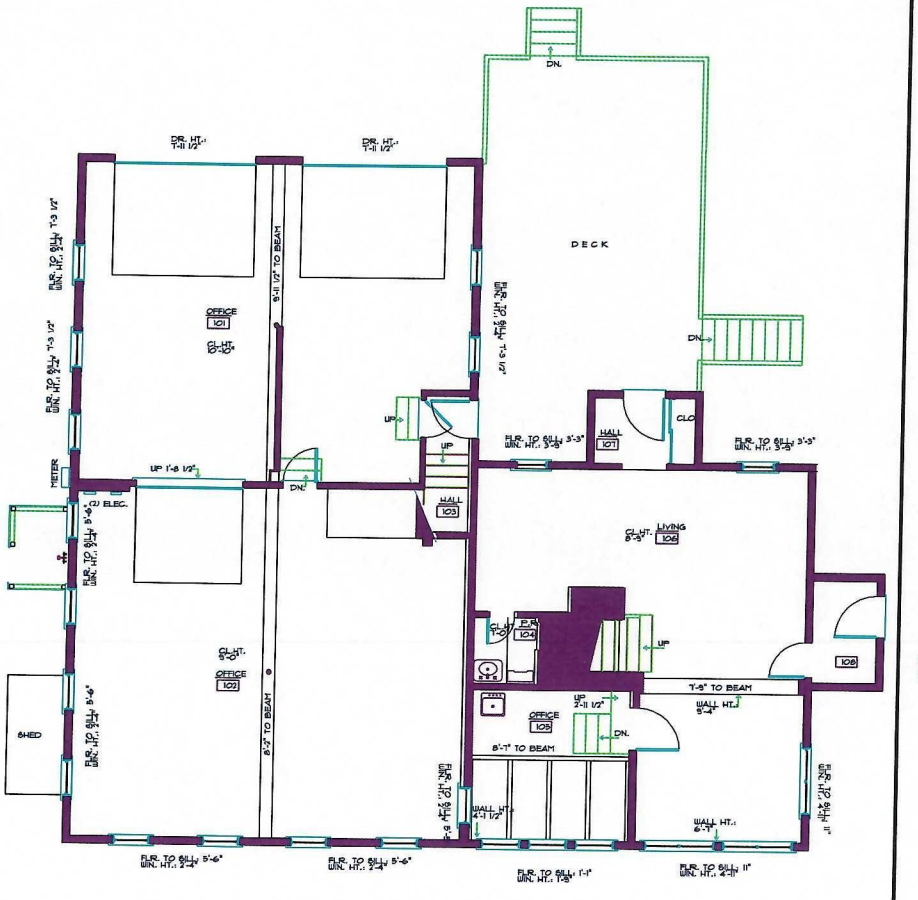


PROPOSED EAST ELEVATION (LEFT)

SCALE: 1/4"=1'-0"
DRAWN BY: VO
DATE: 1-30-23

MICHAEL AND MARCIA KANE- 38 VESTAL STREET
ALTERATIONS TO EXISTING HOUSE

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584



EXISTING FIRST FLOOR PLAN-2,104SF



ANDERSON SDL TILT WASH

TW2436 RO: 2'-6 1/8" X 3'-8 7/8"

TW2646 RO: 2'-8 1/8" X 4'-8 7/8"

FWD 5068APLR

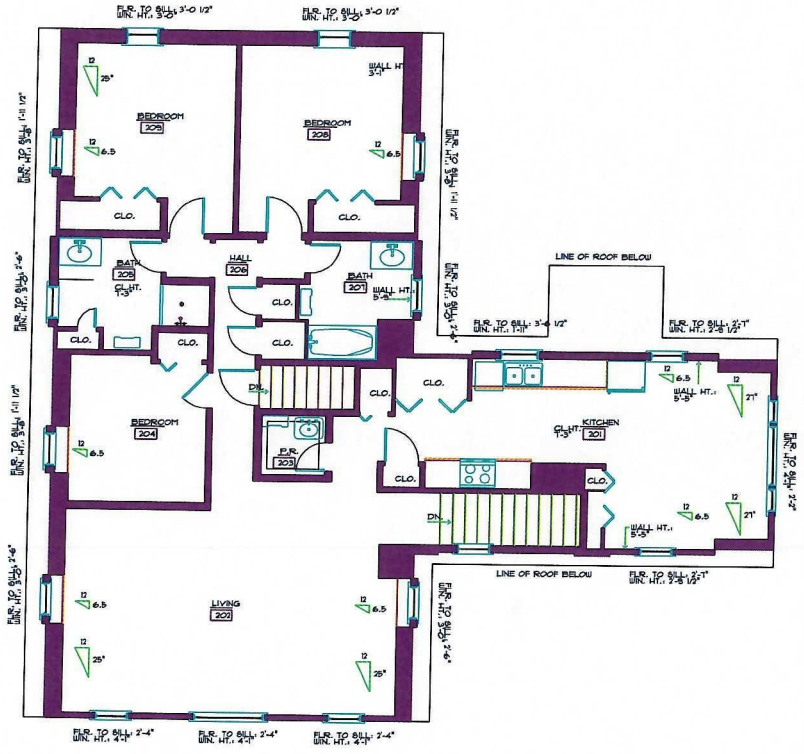
PROPOSED FIRST FLOOR PLAN-2,104SF

"FILL IN ENTRY AREA"- 40SF

SHED- 170SF

TOTAL GROUND COVER- 2,314SF

KANE- ALTERATIONS
38 VESTAL STREET
1-30-23



EXISTING SECOND FLOOR PLAN- 1,455 S.F.



PROPOSED SECOND FLOOR PLAN- 1,455 S.F.

ANDERSON SDL TILT WASH

TW24210 RO: 2'-6 1/8" X 3'-0 7/8"

TW2432 RO: 2'-6 1/8" X 3'-4 7/8"

TW24310 RO: 2'-6 1/8" X 4'-0 7/8"

TW2646 RO: 2'-8 1/8" X 4'-8 7/8"

CONCEPT TWO
38 VESTAL STREET
1-30-23



-INCREASE 2ND FLOOR

-REMOVE FURNACE CHIMNEY

-INCORPORATE FRONT ENTRY AREA INTO NEW MASSING

- ALL NEW SDL WINDOWS

-REMOVE GARAGE DOORS ADD FRENCH

PROPOSED NORTH ELEVATION (FRONT)

CHANGE DOORS TO
12 LIGHT IWTH KICK PANEL



EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"





EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"

-INCREASE 2ND FLOOR

-REMOVE FURNACE CHIMNEY

- ALL NEW SDL WINDOWS

-ADD SHED



PROPOSED WEST ELEVATION

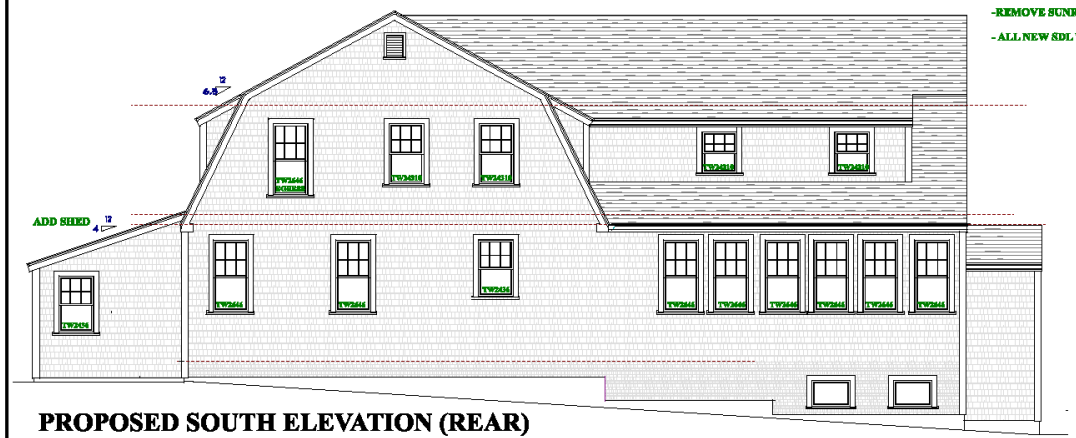
SCALE: 1/4"=1'-0"
DRAWN BY: VO
DATE: 5-17-23

MICHAEL AND MARCIA KANE- 38 VESTAL STREET
ALTERATIONS TO EXISTING HOUSE
STAFF APPROVAL

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

HDC APPROVAL 2023-02-7900

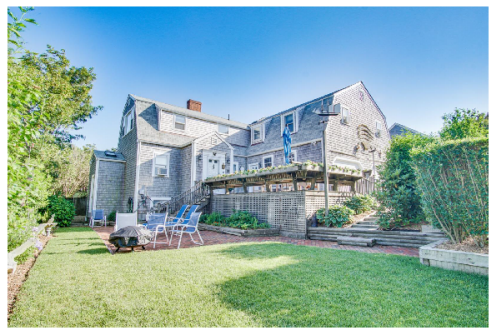
-INCREASE 2ND FLOOR
-REMOVE FURNACE CHIMNEY
-REMOVE SUNROOMS
- ALL NEW SDL WINDOWS



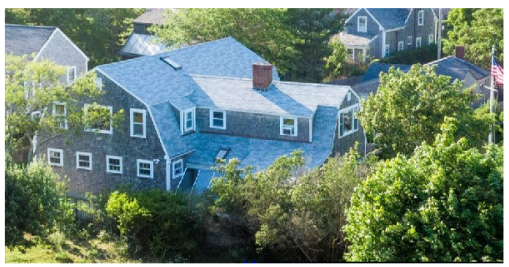
PROPOSED SOUTH ELEVATION (REAR)

EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"





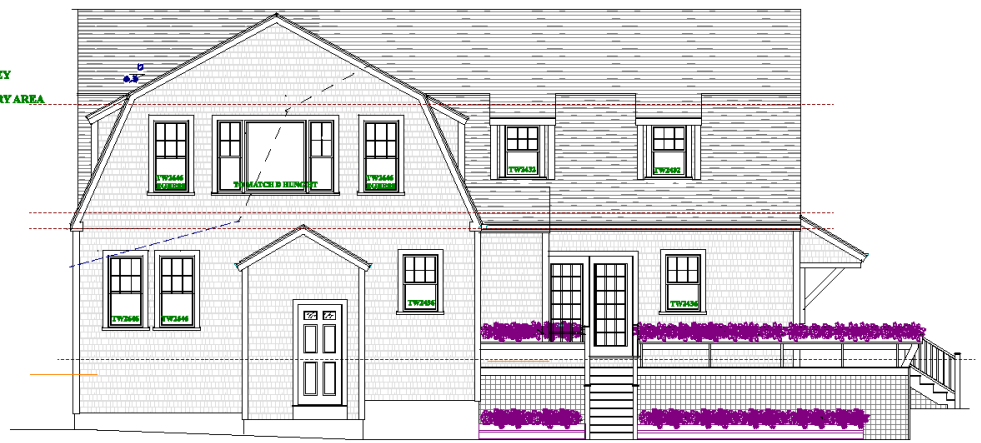
(NO CHANGES THESE ELEVATIONS)



EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



-INCREASE 2ND FLOOR
-REMOVE FURNACE CHIMNEY
-INCORPORATE FRONT ENTRY AREA INTO NEW MASSING
- ALL NEW SDL WINDOWS



PROPOSED EAST ELEVATION (LEFT)

SCALE: 1/4"=1'-0"
DRAWN BY: VO
DATE: 5-17-23

MICHAEL AND MARCIA KANE- 38 VESTAL STREET
ALTERATIONS TO EXISTING HOUSE
STAFF APPROVAL

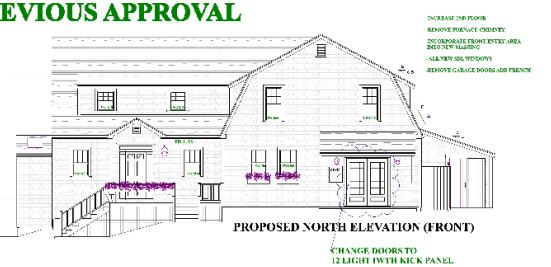
VAL OLIVER DESIGN, INC
PO BOX 3857
NANTUCKET, MA 02584

HDC APPROVAL 2023-02-7900



PROPOSED NORTH ELEVATION (FRONT)

PREVIOUS APPROVAL







PROPOSED WEST ELEVATION

PREVIOUS APPROVAL



PROPOSED WEST ELEVATION

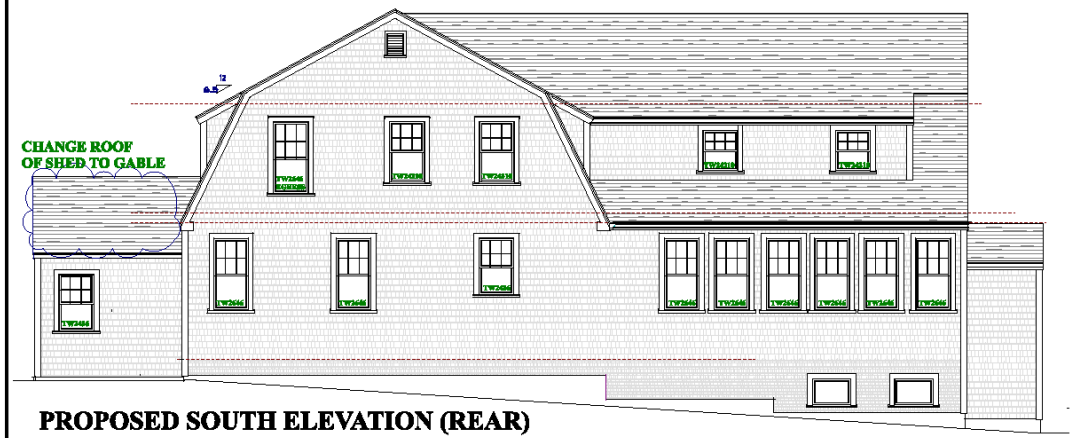
SCALE: 1/4"=1'-0"
DRAWN BY: VO
DATE: 5-17-23

MICHAEL AND MARCIA KANE- 38 VESTAL STREET
ALTERATIONS TO EXISTING HOUSE
REVISIONS TO PREVIOUS APPROVAL

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

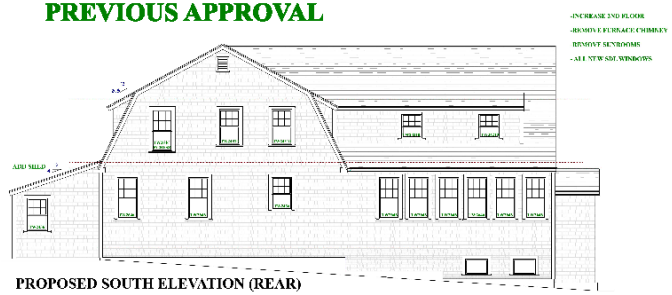
HDC APPROVAL 2023-05-8536

CHANGE ROOF
OF SHED TO GABLE

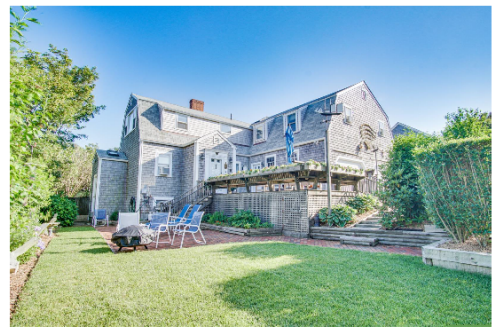


PROPOSED SOUTH ELEVATION (REAR)

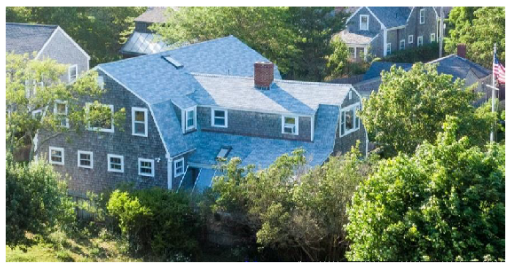
PREVIOUS APPROVAL



PROPOSED SOUTH ELEVATION (REAR)



EXISTING EAST ELEVATION



PREVIOUS APPROVAL



PROPOSED EAST ELEVATION (LEFT)



PROPOSED EAST ELEVATION (LEFT)

SCALE: 1/4"=1'-0"
DRAWN BY: VO
DATE: 5-17-23

MICHAEL AND MARCIA KANE- 38 VESTAL STREET
ALTERATIONS TO EXISTING HOUSE
REVISIONS TO PREVIOUS APPROVAL

VAL OLIVER, DESIGN, INC
PO BOX 3857
NANTUCKET, MA 02584

HDC APPROVAL 2023-05-8536

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 63

Street & Number of Proposed Work: 11 BAYBERRY LANE

Owner of record: LUCY AND SHAWN CUSTEAU

Mailing Address: 11 BAYBERRY LN.
NANTUCKET, MA. 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAN OLIVER DESIGN INC.

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: 508 325-4319 E-mail: ackvalloe@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 2024-05-1044

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: N/C
Width: _____ Sq. footage 2nd floor: N/C
Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North N/C South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

ADD ROOF OVER GARAGE DOORS

Is there an HDC survey form for 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 9:12 PITCH

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other N/A
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front N/A Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways N/A Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) N/A Roof WEATHERED WOOD
Trim QUAKER GREY 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 9/10/24 Signature of owner of record _____ Signed under penalties of perjury



MAP 67 PARCEL 63









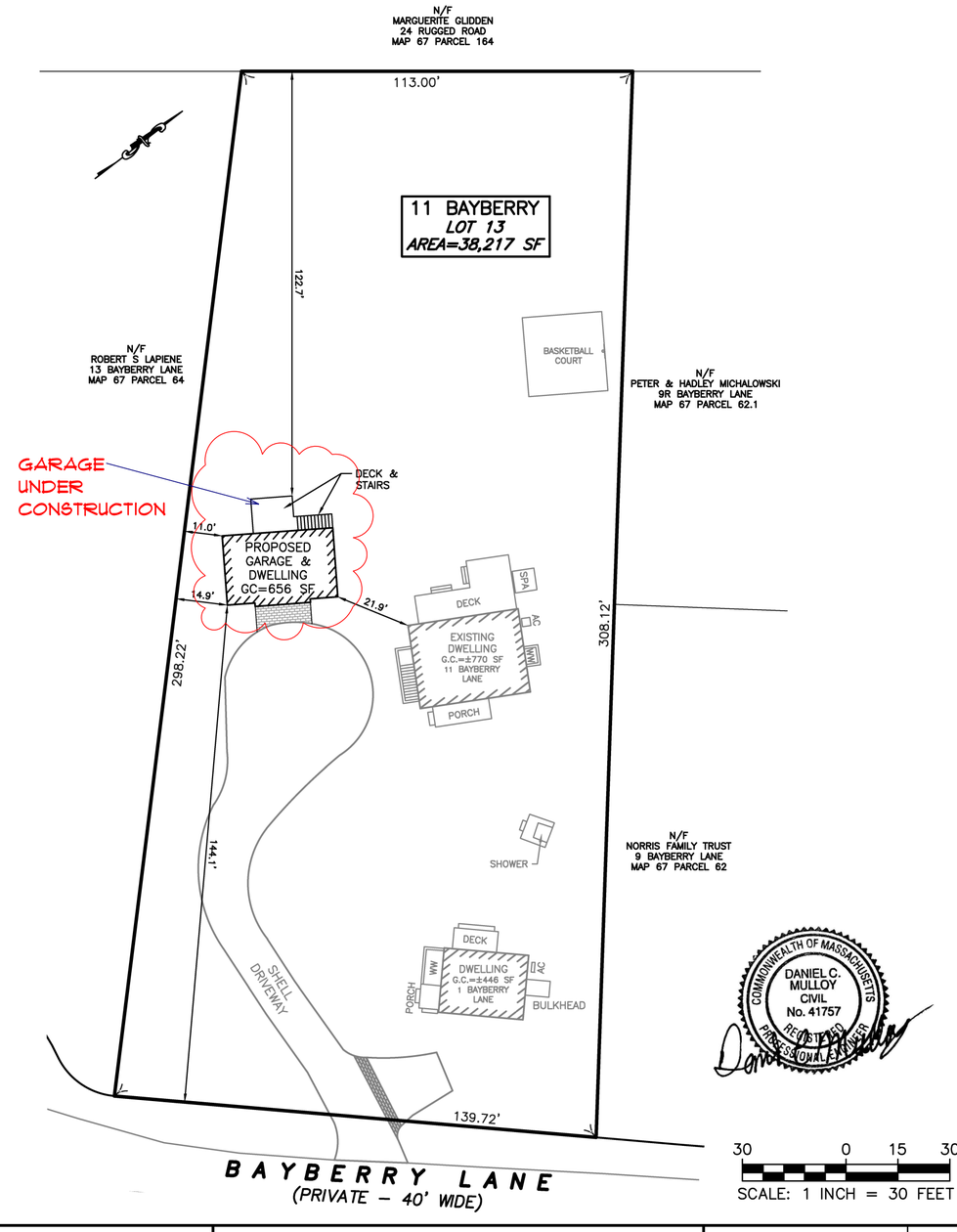
ZONING REQUIREMENTS:

THE SITE IS ZONED RESIDENTIAL 20 (R–20)

	REQUIRED	PROPOSED
LOT AREA	20,000 S.F.	38,217 S.F.
LOT FRONTAGE	75 FT.	139.72 FT.
FRONT YARD SETBACK	30 FT.	144.1 FT.
REAR YARD SETBACK	10 FT.	122.7 FT.
SIDE YARD SETBACK	10 FT.	11.0 FT.
MAX GROUND COVER RATIO	12.5%	4.9%

GENERAL NOTES:

1. THE SITE IN NOT LOCATED WITHIN ANY KNOWN FLOOD HAZARD ZONES AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 250230 0088 G, DATED JUNE 9, 2014.
2. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.



SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673
F: 508-967-0674
WWW.SDE-LDEC.COM

SITE PLAN
11 BAYBERRY LANE

NANTUCKET, MASSACHUSETTS
ASSESSORS MAP 67, PARCEL 63

DATE: MARCH 22, 2024			REV. DATE:
PROJ.#: 17050	SCALE : 1" = 30'	DRAWN BY: DCM	CHECK BY: DCM
ISSUED FOR : APPROVAL			
PREPARED FOR: LUCIE & SHAWN CRISTLER			

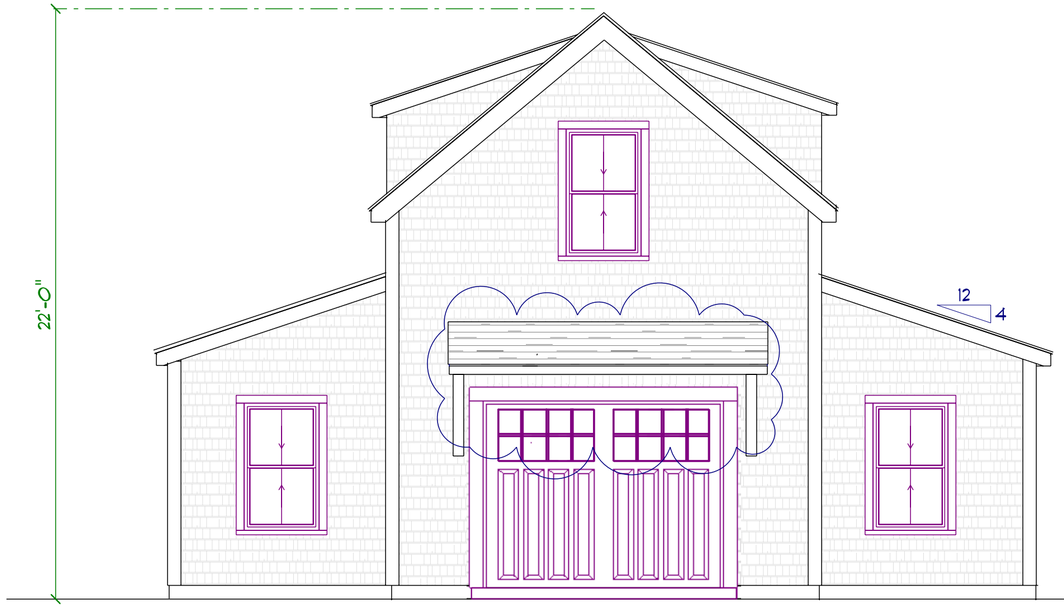
SCALE: 1/4"=1'-0"

DRAWN BY: VO

DATE:9-17-24

CRISTLER- PROPOSED GARAGE
11 BAYBERRY LANE
REV TO HDC 2024-05-10446

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584



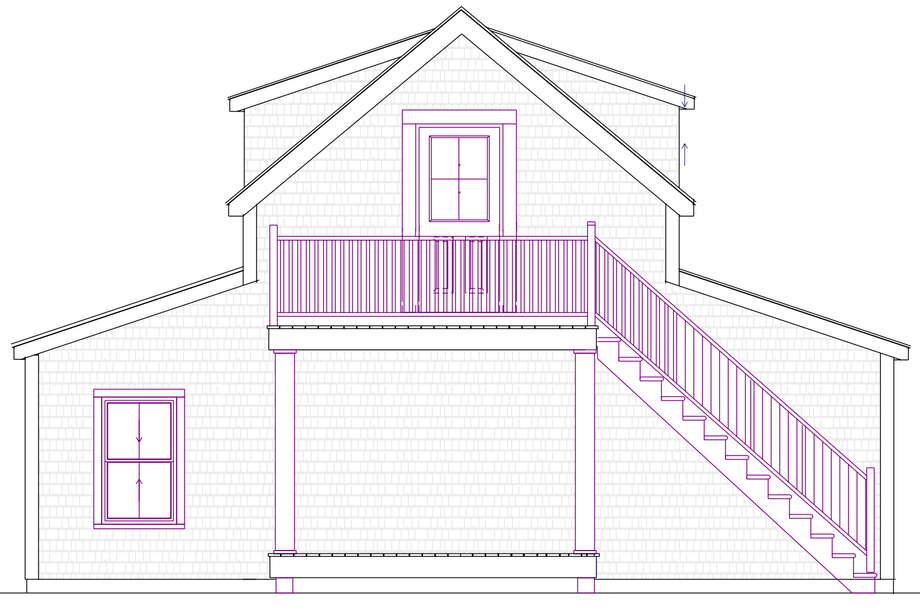
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

SCALE: 1/4"=1'-0"

DRAWN BY: VO

DATE: 9-17-24

CRISTLER- PROPOSED GARAGE
11 BAYBERRY LANE
REV TO HDC 2024-05-10446

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with 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°. 139

Street & Number of Proposed Work: 23 MASAQUET AVE

Owner of record: RMM LEMONADE LLC

Mailing Address: 37 CENTER STREET
NANTUCKET MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN McMORROW DESIGNS INC

Mailing Address: PO BOX 1052
NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: 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 POOL SHED

Size of Structure or Addition: Length: 38' / 16' Sq. Footage 1st floor: 191 ENCLOSED Decks/Patio: Size: 18 x 23 ☒ 1st floor ☐ 2nd floor
Width: 18' / 15' Sq. footage 2nd floor: 764 TOTAL Size: _____ ☐ 1st floor ☐ 2nd floor
ENCLOSED Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North -0- South -0- East -0- West -0-

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6"-8"± ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 6 /12 Secondary Mass 6 /12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☒ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) TO MATCH HOUSE

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 TO MATCH HOUSE

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other TO MATCH HOUSE
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other TO MATCH HOUSE
C. Dimensions: Fascia TME Rake TME Soffit (Overhang) TME Corner boards TME Frieze TME
Window Casing TME Door Frame TME Columns/Posts: Round _____ Square X

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other TO MATCH HOUSE
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear CUSTOM Side ANDERSEN
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

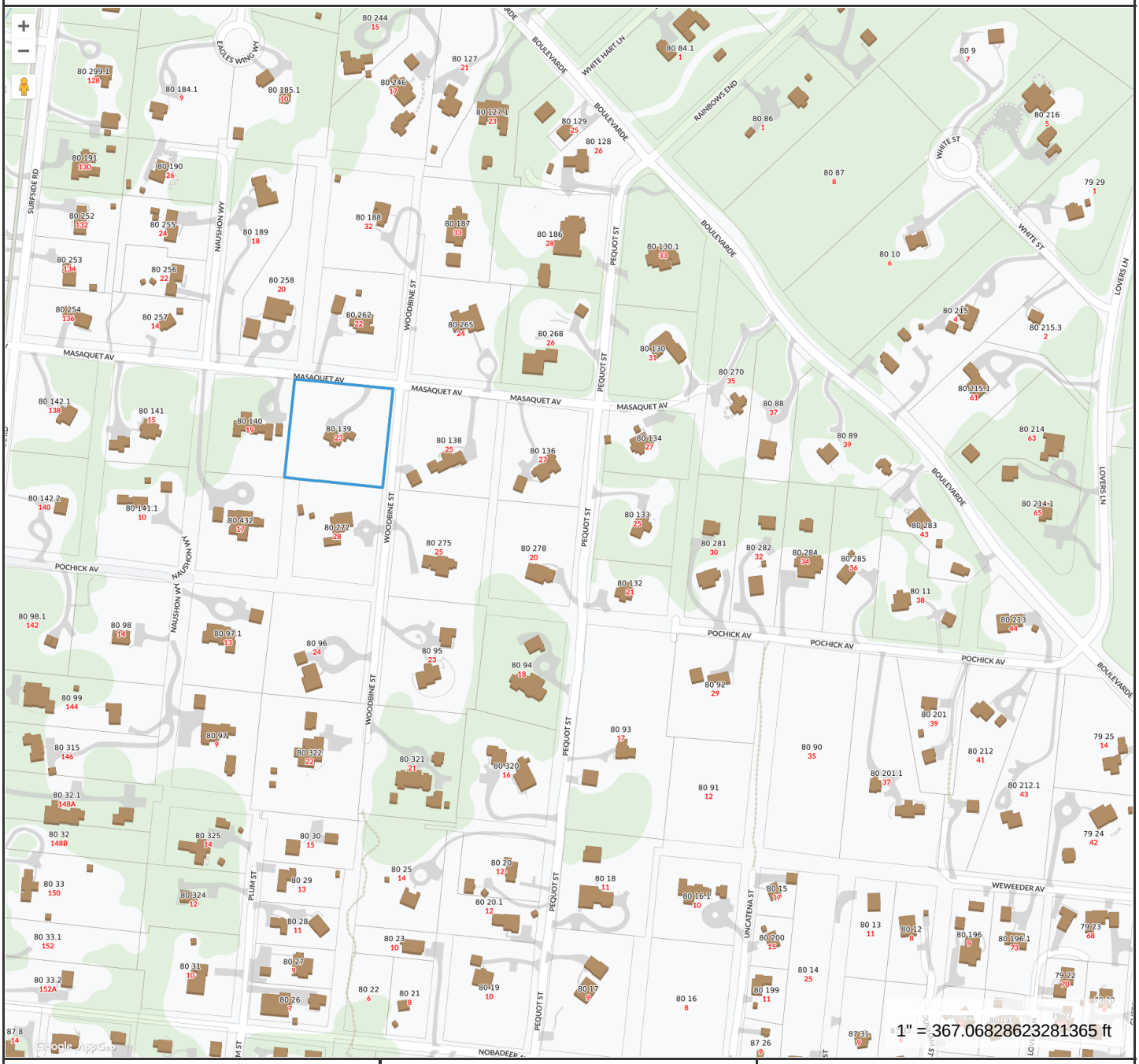
COLORS

Sidewall TO WEATHER Clapboard (if applicable) _____ Roof TME (GRAY)
Trim NATURAL 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 11/20/2023 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	80 139
Location	23 MASAQUET AV
Owner	RMM LEMONADE LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 01/08/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

23 MASAQUET AV

Location	23 MASAQUET AV	**Mblu**	80/ / 139/ /
Acct#	00007607	**Owner**	WHELAN CHRISTOPHER & NANCY
Assessment	$3,266,000	**PID**	7607
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$2,063,600	$1,202,400	$3,266,000

Owner of Record

Owner	WHELAN CHRISTOPHER & NANCY	**Sale Price**	$2,185,000
Co-Owner		**Certificate**	
Address	193 SOUTH MAIN ST COHASSET , MA 02025	**Book & Page**	01720/0021
		Sale Date	11/14/2019
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
WHELAN CHRISTOPHER & NANCY	$2,185,000		01720/0021	00	11/14/2019
KOHA VALDUR TRST	$9,600		1633/0133	1J	02/09/2018
KOHA VALDUR TRST	$1,865,000		01509/0043	00	10/30/2015
MASAQUET PROPERTY LLC	$0		01363/0038	99	12/28/2012
MYERS AMALIA C	$1,945,000		00999/0135	00	01/04/2006

Building Information

Building 1 : Section 1

Year Built:	1996
Living Area:	3,635
Replacement Cost:	$2,137,903
Building Percent Good:	95

Replacement Cost
Less Depreciation: $2,031,000

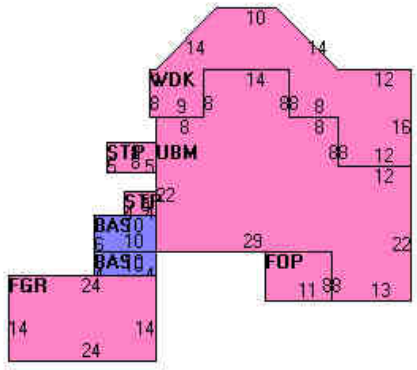
Building Attributes	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	Excellent
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Cust Wd Panel
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	2 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0029\23%20masaquet_29099.JPG)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/7607_8782.jpg)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	2,388	2,388
TQS	Three Quarter Story	1,662	1,247
FOP	Porch, Open, Finished	232	0
FSP	Porch, Screen, Finished	189	0
PTO	Patio	108	0
STP	Stoop	64	0
UBM	Basement, Unfinished	1,044	0
WDK	Deck, Wood	544	0
		6,231	3,635

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**

FPL3	2 STORY CHIM	1.00 UNITS	$4,000	1

Land

Land Use

Use Code	1010
Description	Single Fam M01
Zone	LUG1
Neighborhood	475
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	1.32
Frontage	0
Depth	0
Assessed Value	$1,202,400

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
SPL3	GUNITE			800.00 S.F.	$24,000	1
PAT2	PATIO-GOOD			616.00 S.F.	$4,600	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$2,063,600	$1,202,400	$3,266,000
2022	$956,200	$849,000	$1,805,200
2021	$956,200	$902,100	$1,858,300
2020	$1,006,300	$758,600	$1,764,900
2018	$915,800	$793,300	$1,709,100

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HISTORIC DISTRICT COMMISSION

37 Washington Street, Nantucket, Massachusetts 02554
Telephone: 508.228.7231, Fax: 508.325.7572
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site)
5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, hardscaping. Available through the Registry of Deeds.
6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE**, collated and stapled.
7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

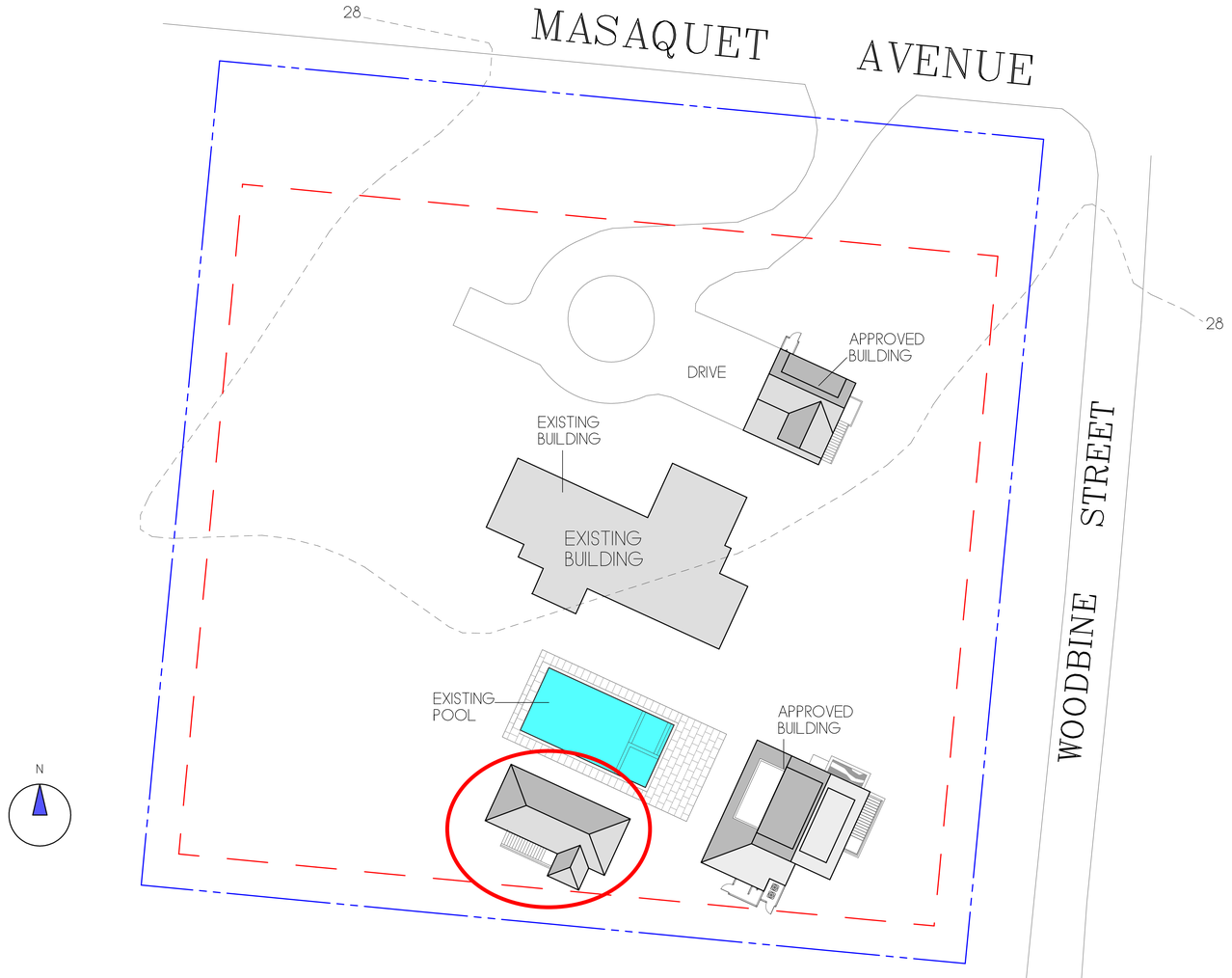
REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, and window details. ALL changes from approved or existing design must be clouded on drawings. All material **MUST BE LEGIBLE**, collated and stapled
3. **As Built Plans (1 copy):** of existing elevations
4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.** (initial to the left).
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction of 100 square feet.
9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

Revised December 5, 2008


BUILDING
LOCATION


BUILDING LOCATION



ZONING CLASSIFICATION: L.U.G.-1
MAP: 80 PARCEL: 139

MIN. AREA:	40,000 sqft.
MIN. FRONTAGE:	100 ft.
FRONT YARD S.B.:	35 ft.
SIDE S.B.:	10 ft.
REAR S.B.:	10 ft.
GROUND COVER (%):	7%



DOOR & WINDOW SCHEDULE				
SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	ANDERSEN	2'-4" X 4'-8"	1	6/6 D.H. (T.M.E.)
B	ANDERSEN	2'-4" X 4'-0"	1	6/6 D.H. (T.M.E.)
C	CUSTOM	3'-0" X 4'-4'	4	14 LT. AWNINGS
1	ANDERSEN	3'-0" X 6'-8"	2	15 LT. EXTERIOR DOOR
2	CUSTOM	3'-0" X 6'-8"	1	CEDAR WOOD PLANK DOOR
3				
4				
5				
6				

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL UNIT DIMENSIONS PRIOR TO ORDERING.
IF THERE ARE ANY QUESTIONS OR DISCREPANCIES PLEASE CONTACT THE DESIGNERS.

REVISIONS:
6/27/2024: PROGRESS PRINT
7/2/2024: PROGRESS PRINT
7/25/2024: PROGRESS PRINT
8/29/2024: PROGRESS PRINT
9/16/2024: PROGRESS PRINT

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

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NOTE:
INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM THE NANTUCKET G.I.S. MAPS AND A SUPPLIED SURVEY FROM THE NANTUCKET BUILDING DEPARTMENT BY ISLAND SURVEYORS, LLC DATED: JANUARY 16, 2013
THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY.
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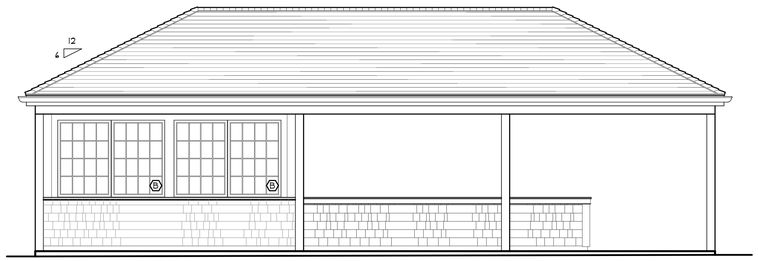
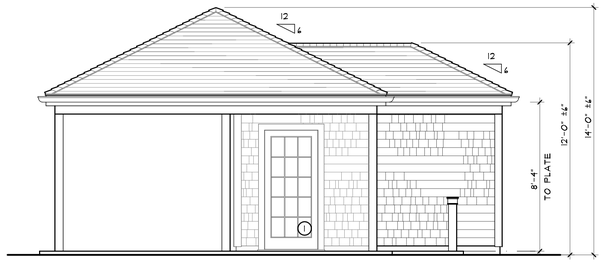
RMM LEMONADE LLC
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 80 PARCEL: 139
POOL HOUSE PLANS
ADDRESS: 23 MASAQUET AVENUE NANTUCKET, MA 02554
DATE: 9/16/2024
SCALE: 1 : 20

SHEET NO. S 1



NORTH ELEVATION
SCALE: 1/4"=1'-0"



WEST ELEVATION
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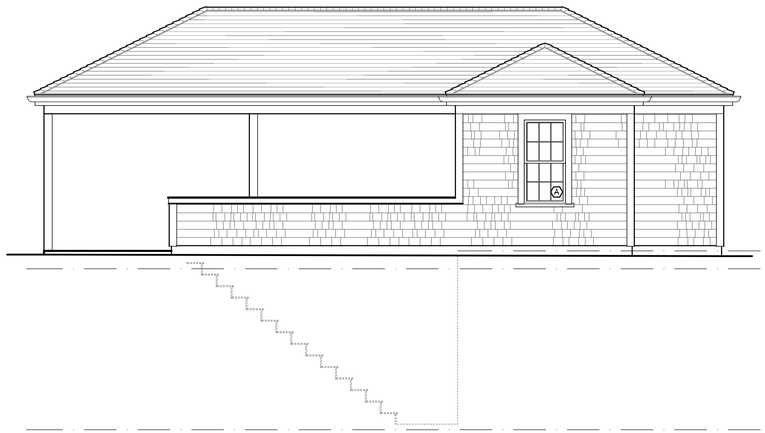
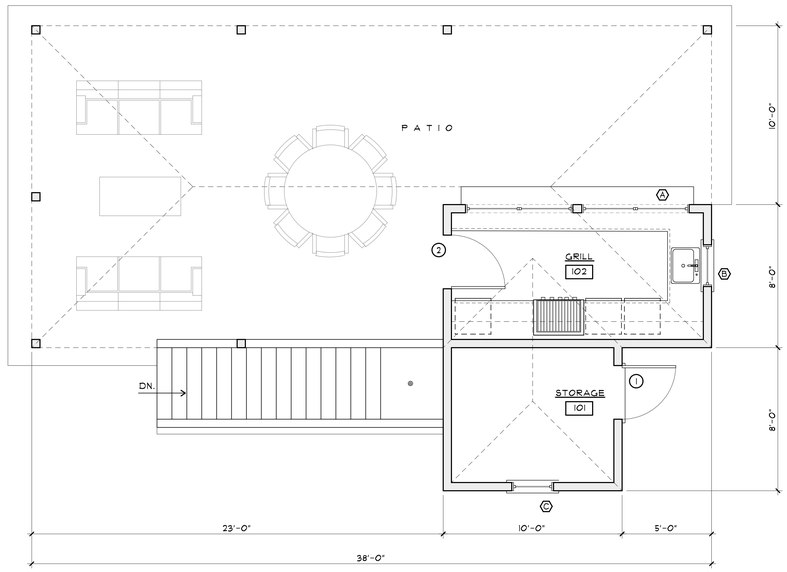


EAST ELEVATION
SCALE: 1/4"=1'-0"

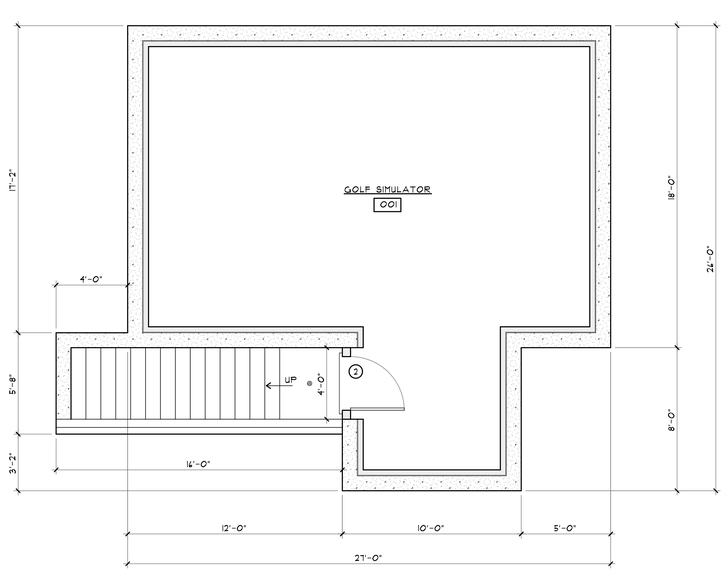


SOUTH ELEVATION
SCALE: 1/4"=1'-0"



SHED PLAN
SCALE: 1/4"=1'-0"
191 S.F.

N



SHED PLAN
SCALE: 1/4"=1'-0"
566 S.F.

REVISIONS:
6/27/2024: PROGRESS PRINT
7/2/2024: PROGRESS PRINT
7/25/2024: PROGRESS PRINT
8/29/2024: PROGRESS PRINT
9/16/2024: PROGRESS PRINT

NOTE:
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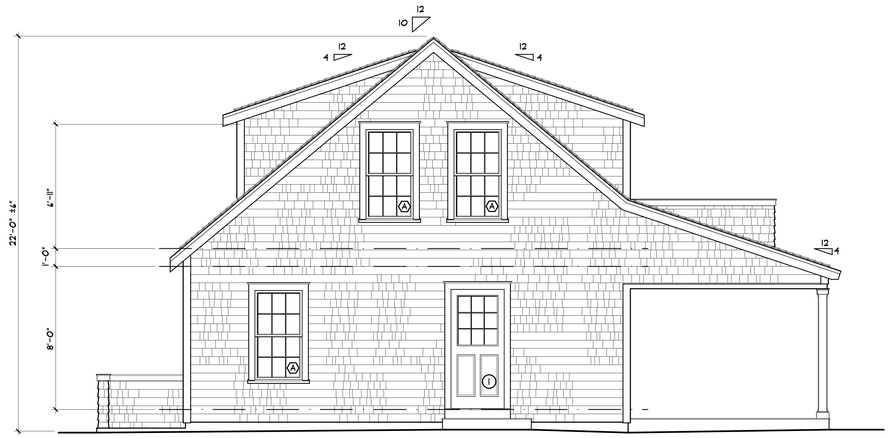
MAP: 80 PARCEL: 139
POOL HOUSE PLANS
ADDRESS: 23 MASAQUET AVENUE NANTUCKET, MA 02554
DATE: 9/16/2024
SCALE: 1/4" = 1'-0"
SHEET NO. a 1



NORTH ELEVATION
SCALE: 1/4"=1'-0"



WEST ELEVATION
SCALE: 1/4"=1'-0"

APPROVED GUEST HOUSE



SOUTH ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
4/8/2024: PROGRESS PRINT
4/15/2024: PROGRESS PRINT
4/18/2024: PROGRESS PRINT
4/23/2024: HDC PRINT

NOTE:
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MAP: 80 PARCEL: 139

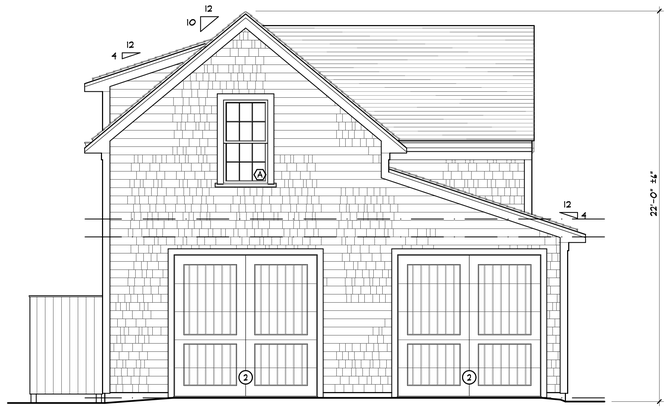
ELEVATIONS

ADDRESS: 23 MASAQUET AVENUE, NANTUCKET, MA 02554

DATE: 4/23/2024

SCALE: 1/4" = 1'-0"

SHEET NO. a 3

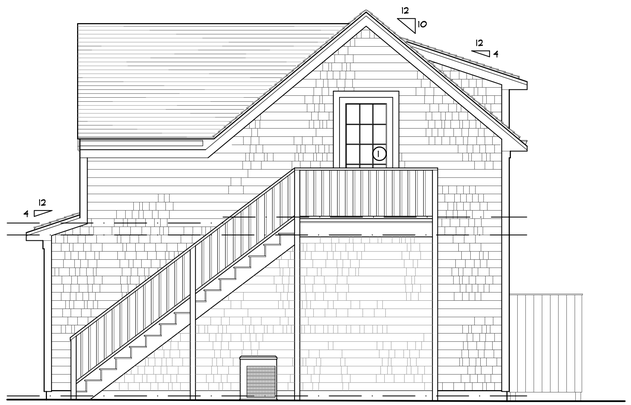


APPROVED WEST ELEVATION (CONSENT 3/29/2024)
SCALE: 1/4"=1'-0"

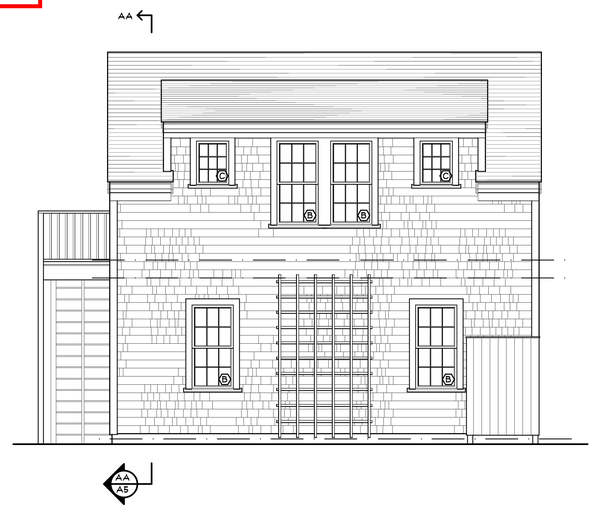


SOUTH ELEVATION
SCALE: 1/4"=1'-0"

APPROVED GARAGE



EAST ELEVATION
SCALE: 1/4"=1'-0"



APPORVED NORTH ELEVATION (CONSENT 2/20/2024)
SCALE: 1/4"=1'-0"

REVISIONS:
1/30/2024: PROGRESS PRINT
2/01/2024: HDC PRINT
3/4/2024: CD PLANS
3/11/2024: PROGRESS PRINT
3/15/2024: HDC REVISION
5/21/2024: HDC REVISION

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PHONE 508-228-0456 email ethan67@comcast.net

MAP: 60 PARCEL: 139
GARAGE ELEVATIONS
ADDRESS: 23 MASAQUET AVENUE NANTUCKET, MA 02554
DATE: 5/21/2024
SCALE: 1/4" = 1'-0"

SHEET NO.
a 3

I. OTHER BUSINESS:

- Commission discussion and vote, ATM 2024 article on height

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
II.	**CONSENT**					
1.	RMM Lemonade LLC	23 Masaquet	Shed move	80/139	Jardins Intl	RP
2.	RMM Lemonade LLC	23 Masaquet Ave	Garage	80/139	EMDA	
3.	~~Congdon & Coleman~~	~~37 Main St~~	~~Roof~~	~~42.3.1/221~~	~~James Lydon~~	~~RP~~
4.	19 ALW NT	19 Austine Locke	Relocate pool rev 9467	82/57	Atlantic Land	RP
5.	Family Ties Ack LLC	11 Alliance Ln	Driveway	39/24.1	Atlantic Land	RP
6.	Hans Dalgaard	57 Weweeder Ave	Door window rev 9311	88/12	Thornewill	RP
7.	Luckity Trust	Tuckernuck	roof	96/8	Val Oliver	RP
8.	Barrie Fee Grant Sanders	14 Dennis Dr	Solar roof	67/363	Acksmart	RP
9.	Landbank	18 Ocean Ave	rev beach stair	73.2.4/16	Normand	RP
10.	Jaff, Derick	16 Paul Jones	Pool & Hardscape	41/97.1	Waterscapes	
11.	Ferguson, Norval	2 Corby Way	Pool Hardscape	67/3	Waterscapes	
12.	Wynnshield LLC	5 Friendship	Shed		Mike Wynne	
13.	Suni & William Harford	60 Wanoma Wy	Relocate garage on site	92/3	Emeritus LTD	
14.	McNeill Family	10 Mattapoisett	Shed	82/117	Val Oliver	
15.	Don Allen Ford	24 Polpis	Windows doors	54/177	Val Oliver	
16.	Valencia, Rudy	33 Daffodil Ln	shed	68/743	NAG	
17.	Steven Lewis	124 Tom Nevers	Basement window	91/43.2	EMDA	
18.	Ack Easy St LLC	10 Easy St	remove green add shed	42.3.1/78	EMDA	
19.	4 BrothersAck LLC	30 Tashama	Remove walkout add window	55/455	EMDA	
20.	Jacobson Amanda	9 Jennifer Ln	Apron	49.3.2/4	Atlantic	
21.	Fleur-De-Lis Property Trust	8 Shimmo Pond	Fens revs 05-8442	54/258	Botticelli & Pohl	
22.	Benson Family	152A Surfside	Move on house	80/33.2	Val Oliver	
23.	Cicchetti	17 Sesapana rd	Add portico over front door	68/92	Val Oliver	
24.	RadioAcktive LLC	5 Columbus	Replace roof	59.2/175	Lera Keller	
25.	Jesse Dutra	2 Sea Fox Circle	Window Well	55/107.4	Waterscape	
26.	Janet DeCosta	4 Waydale Rd	Roof	55/83	Bob DeCosta	
27.	Airport Gas Inc	10 Airport Rd	Alterations	68/310	Val Oliver	
28.	Burn, Todd	23 Longwood Dr	Shed	76/76	NAG	
29.	Silkenat Katherine Anne Trst	37 Orange St	Window doors repairs	42.3.2/215	Todd Stout	
30.	Landbank	125 Somerset	Roof	66/69	Eleanor Antonietti	
31.	Landbank	50 Old South	Fence driveway	68/18.1	Eleanor Antonietti	
32.	Westmoor Club	10 Westmoor Lane	New garage	41/809	Adam Davis	
33.	Gaynor, Paul	10 Eat Fire Spring	New shed	20/63	Thornewill	
34.	Gaynor, Paul	10 Eat Fire Spring	Reno cabana	20/63	Thornewill	
35.	Clifford Muller	144 Polpis Rd	Roof	44/10	Jim Lydon	
36.	Michael Stone	6 Marcus Wy	Rooftop Solar	91/9.1	AckSmart	

III. CONSENT WITH CONDITIONS

1. Old Thumper LLC — 29 Youngs — Storage Container — 67/690 — Val Oliver
   - Approval good for 3 years, due to lack of visibility. -SW
2. Valencia, Rudy — 33 Daffodil Ln — pool — 68/743 — NAG
   - Per sheet A1; and, not visible at time of inspection or thereafter, no grade change from original application submission and prior existing - SW
3. Catherine Brown — 3 Hatch Cir — Apron fencing gate — 66/276 — KMLD
   - 6’ fence, wherever installed without plant material shown add persistent vine-type plan at (1) per alternativing fence sections; 7’ wire fence to limited visibility, due to plantings. -SW
4. Pazone, RE Trust — 14 Waquoit Rd — Move house — 89/9 — Normand Residential
   - Revised siting to reflect as close to the existing cardinal points as possible. That will retain a better setting for this historic structure. -JP
5. Scimone, Branden — 6 Sandpiper — Rev Pool, Hardscape — 76/89 — Waterscapes
   - Not to be visible at time of inspection or in perpetuity and no grade change. -JP
6. Westmoor Club — 10 Westmoor Lane — Shed demo — 41/809 — Adam Davis
   - Date of construction to be added to COA. -AC

IV. OLD BUSINESS 01/30/2024

Property owner name	Street Address	Scope of work	Map/Parcel	Agent

I. COMMISSIONER DISCUSSION WITH VOTE

- Ratify the HDC Consent, Consent w/Conditions Policy discussion of 5/14/24, ***this having been a matter not reasonably anticipated by the Chair within 48 hours in advance of the meeting***.
- Consent, Consent with Conditions Policy discussion. – ***not anticipated by the Chair within 48 hours in advance of the meeting*.**
- Memorializing the Commission's
  - I. Long-standing practices
  - II. Adopted-by-vote policies, procedures, rules, and regulations.
- Chair's Authorization of De-minimis Modifications. – ***not anticipated by the Chair within 48 hours in advance of the meeting*.**

II. SIGNS

4/30/2024,
The Board voted to approve Items 1-3 (wall signs) based on discussion at the SAC meeting. The SAC recommended approval for,
Option A – the three wall signs, or
Option B – one wall sign and one flag sign. The applicant's representative decided on the 3 wall signs, and the Board voted in favor.

5/3/2024,
Applicant emailed staff stating that the business owner preferred option B – 1 wall and 1 flag sign

5/14/2024 @ 9 AM
SAC rescinded prior vote for 3 wall signs and approved 1 wall sign and 1 flag sign.

5/14/2024@ 4 PM
Board did not approve SAC recommendations

5/21/2024 –
1) **Please Rescind prior vote from 4/30/24 -Pohl, Coombs, Camp, Oliver, Paul**
2) **Vote in favor per the applicant's request and the SAC's recommendation**

1.	30 North Beach St LLC	30 North Beach Street	Wall Sign (1 of 3)	29/130	Poyant Signs
•	***SAC Recommends Approval.***				
2.	30 North Beach St LLC	30 North Beach Street	Wall Sign (2 of 3)	29/130	Poyant Signs
•	***SAC Recommends Denial.***				
3.	30 North Beach St LLC	30 North Beach Street	Wall Sign (3 of 3)	29/130	Poyant Signs
•	***SAC Recommends Denial.***				
4.	30 North Beach St LLC	30 North Beach Street	Flag Sign	29/130	Poyant Signs
•	***SAC Recommends Approval.***				

III. CONSENT

1.	Megan Trudel	4 Aster Ct	Shed	68/376	Self	JP
2.	Glenbeigh LLC	33 Nonantum Ave	fence	87/49	Botticelli & Pohl	JP
3.	48 Hulbert LLC	48 Hulbert Ave	Handicap access	29/63	Mark Avery	VO
4.	Nantucket Golf Club	250 Milestone Road	Pavilion	50/3	Emeritus	VO
5.	Amelia Drive LLC	5 Amelia Drive	Hardscape	67/435	Emeritus	VO
6.	47 Walsh St LLC	47 Walsh Street	Handicap Door	26/94	Mark Avery	VO
7.	Susan B. McCollum Tr.	35 Eel Point Road	Add entry roof & screen porch	32/63	Botticelli & Pohl	JP
8.	Joshua & Stephanie Goldman	16 Polliwog Pond Rd	Outdoor Shower	55/422.7	Self	JP
9.	Keegan Bartlett	41 Bartlett Farm Rd	Rooftop solar	82/500.1	Acksmart	JP
10.	Andrew Rosen	148 Polpis Rd	Roof	27/16	JMS Arch	JP
11.	St Mary's Rectory	6 Orange St	Restoration	42.3.1/148.1	Hollister Consulting	HB
12.	Adan Rodriguez	16 Bailey Road	Window wells	55/106	LFW	HB
13.	Sankaty Head Golf	100 Sankaty Road	New Dorm	49/163	NAG	HB
14.	Jonathan Jacoby	3 Tautemo Way	Revision	83/22	EMDA	HB
15.	Sankaty Head Golf Club Inc.	18 Hoicks Hollow Road	Demo pool	23/9	Emeritus	VO
16.	Steven & Marjorie Lewis	124 Tom Nevers	Door and window change	91/43.2	EMDA	VO
17.	Sankaty Golf Course	18 Hoicks Hollow Rd	Demo/ move cabana A	23/9	Emeritus LTD	VO
18.	Sankaty Golf Course	18 Hoicks Hollow Rd	Demo/ move cabana B	23/9	Emeritus LTD	VO

19.	Sankaty Golf Course	18 Hoicks Hollow Rd	Demo/ move cabana C	23/9	Emeritus LTD	VO
20.	Sankaty Golf Course	18 Hoicks Hollow Rd	Demo/ move cabana D	23/9	Emeritus LTD	VO
21.	Sankaty Golf Course	18 Hoicks Hollow Rd	Demo/ pergola	23/9	Emeritus LTD	VO
22.	Sankaty Golf Course	18 Hoicks Hollow Rd	Demo/pool B	23/9	Emeritus LTD	VO
23.	Jeffery Booms	14 Woodland Dr	Move on shed	79/203	LFW	VO
24.	XXII Years LLC	3 Maxey Pond	Guest house rev	40/106	CWA	JP
25.	55 S Shore Rd LLC	56 S Shore Rd	rev	80/114	EMDA	JP
26.	Julia Meade	8 Bayberry Sias	Garage door color change	49/921	NAG	JP
27.	Jamie McCoy	14 Wapposett	Patio (hardscape)	67/576	Self	MT/ JP
28.	Roland Voyages	14 Osprey Wy	Roof Cottage	82/33	Self	MT/JP
29.	Joseph Marchese	8 Winn St	Shed door window change	41/51.2	EMDA	MT/JP
30.	Donald & Mary Charbonneau	10 Curlew	Window replacement	68/522	Robert Pyke	MT/JP
31.	Marsh Hawk LLC	11 Marsh Hawk	shed	56/112	Structures Unlt	MT/VO
32.	Gilbert & Linda Adams	11 Beach St	Roof	73.1.3/25	G. Nolosco	MT/ JP
33.	Cotto	3 Shawkemo Hills	Roofwalk	27/41	Val Oliver	RP
34.	Sandy Ack LLC	6 Sandy Dr	Deck railing Rev's	29/76	NAG	RP
35.	RMM Lemonade LLC	23 Masaquet Ave	New Dwelling	80/139	EMDA	RP
36.	Todd & Kelly Broderick	17 Starbuck Rd	Shed 2	60/111	BPC	RP
37.	SS Road LLC	56 S Shore Rd	Rev door window changes	80/114	EMDA	MT/RP
38.	Rabbit Run LLC	26 Rabbit Run	Roof top solar	29/9	Sunwind	MT/RP
39.	Once upon a time	56R Madequecham V.	shed	88/65	NAG	MT/ RP
40.	Once upon a time	56R Madequecham V.	Window rev	88/65	NAG	MT/ RP
41.	Capry's Island Holding	47 Crooked Ln	fence	41/200.1	Val Oliver	MT /RP
42.	32B Hulbert NT	32B Hulbert	Color change MH	29/72.1	Thornewill	MT/ RP
43.	Johnsen, Joanne	40 Lovers Ln	Rooftop solar	79/3	Cotuit Solar	MT /AC
44.	19 Broad St. LLC	19 Broad Street	Ramp	42.4.2875	LFW	MT/ AC
45.	John Buttrick ETAL	26 Warrens Landing	Rev MH 7608	38/113	LFW	CT
46.	Don Allen Ford	24 Polpis Rd	shed	54/177	Val Oliver	SW
47.	5 Amelia Dr LLC	5 Amelia	Rooftop solar	67/435	Acksmart	SW
48.	Frist/ Karyn	34 Morey Ln	Addition ODS	73.3.2/60	R Newman	SW
49.	Kenneth & Lisa Dias	27 Rugged Rd	Gym studio	67/916	Normand Res	SW
50.	Kenneth & Lisa Dias	27 Rugged Rd	Garage studio	67/916	Normand Res	SW
51.	55 S Shore Rd LLC	56 S Shore Rd	demo	80/114	EMDA	MT/ SW
52.	Littlefield	3 Franklin	hardscape	41/267	Julie Jordan	MT/ SW
53.	Bridgett Bloise-Smith	10C Thirty Acres	Fence	67/777	Self	MT/ SW
54.	Ruby Fee	56 Fairgrounds	Window door ext stair	67/300	Self	MT/ SW
55.	P & M Reis Trucking	10 Green Meadows	Fence	67/382	J. Martinez	MT/ RP

IV. CONSENT WITH CONDITIONS –

1.	Carolyn M Higgins Rev. Tr.	6 Fair Street	Rev 2023-08-8907	42.3.1/151	Boticelli & Pohl	VO
•	Consent subject to 2nd floor railing being shingled as previously approved.					
2.	Conway Family	11 Western Ave	Driveway	87/117	Val Oliver	HB
•	Driveway to meet Zoning Bylaw 139-20.1and shown on the site plan.					
3.	Paul Abbott	6 Bailey Road	Hardscape/pool	55/106.5	LFW	HB
•	Pool not to be visible at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
4.	Richmond Great Pt	30A Evergreen Way	Revisions – fence around ac	98/711.2	KOH	HB
•	NTW with vegetation in perpetuity.					
5.	Lydia Palmer	110 Wauwinet Rd	roof	11/29	LFW	VO
•	Architectural "Colonial Slate" CertainTeed or "Pewter Gray" GAF					
6.	Kurtland Scott	334 Madaket Road	Relocate MH on site	60/141	JB Studio	JP
•	Corrected site plan that shows the proper footprint of the front stoop.					
7.	XXII Years LLC	3 Maxey Pond	pool & hardscape	40/106	Ahern LLC	JP
•	Pool not to be visitable at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
8.	Cristler	11 Bayberry Ln	Garage	67/63	Val Oliver	RP
•	Vertical panes in the garage door glass					
9.	61 Fairgrounds LLC	61 Fairgrounds Road	Lot C Fencing	67/173.1	LFW	VO
•	Lot 1 AC units must be screened from public view in perpetuity					
10.	NHA Properties	75 B Old South Rd	fence	68/999.1	LFW	SW

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.3 PARCEL N°. 105

Street & Number of Proposed Work: 113 MAIN STREET

Owner of record: REILLY JOHN TRUST

Mailing Address: PO BOX 529
GLENSIDE PA 19038

Contact Phone #: 508 685 9688 E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMIDA ETHAN McMORROW DESIGNS

Mailing Address: 4 SOUTH MILL STREET
NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: ethan676comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☒ Roof ☐ Other _____

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: 1834

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

CHANGE ASPHALT ROOF TO RED CEDAR WOOD

Is there an HDC survey form for this building attached? ☒ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

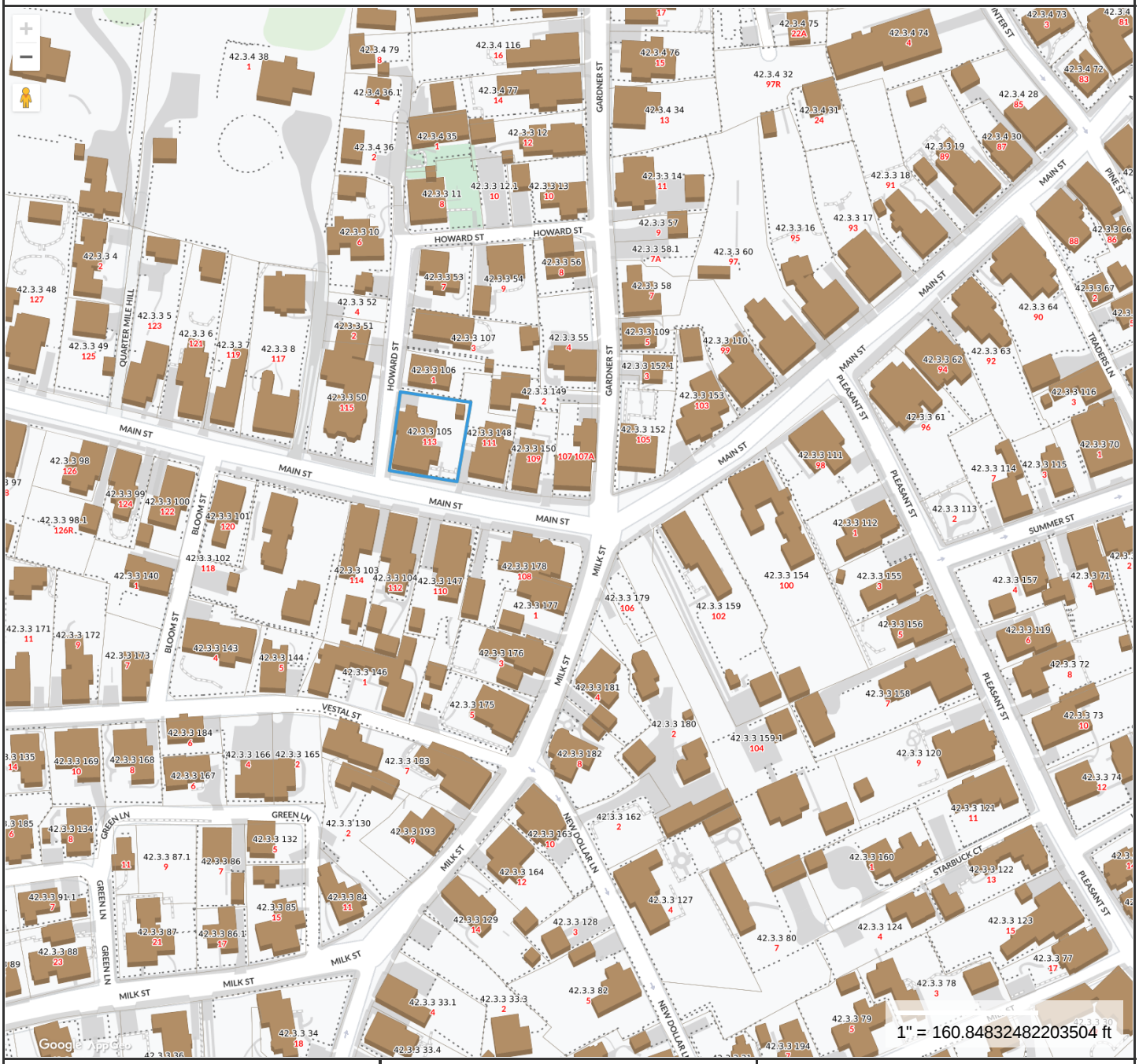
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof NATURAL TO WEATHER
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10.9.23 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	42.3.3 105
Location	113 MAIN ST
Owner	REILLY JOHN H TRST ETAL

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 09/14/2023
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

MAIN ST

Location 113 MAIN ST
Mblu 4233/ / 105/ /
Acct 00010053
wner REILLY JOHN H TRST ETAL
Assessment 4,752,400
ID 10053
Building Count 1

Current Value

Assessment			
Valuation Year	Im rovements	Land	Total
2023	2,629,400	2,123,000	4,752,400

wner of ecord

wner REILLY JOHN H TRST ETAL
Co wner 113 MAIN ST REALTY TRUST
Address PO BO 529
GLENSIDE, PA 19038

Sale rice 2,500,000
Certificate
Boo age C0023977/0
Sale Date 09/02/2011
Instrument 00

wnershi History

wnershi History					
wner	Sale rice	Certificate	Boo age	Instrument	Sale Date
REILLY JOHN H TRST ETAL	2,500,000		C0023977/0	00	09/02/2011
SCHUSTER SHANNON	2,000,000		C0019265/0	00	01/06/2000
BAKER MIRIAM N	0		C0013/0511	99	02/05/1988

Building Information

Building : Section

Year Built: 1834
Living Area: 4,968
e lacement Cost: 3,035,209
Building ercent ood: 86
e lacement Cost
Less De reciation: 2,610,300

Building Attributes	
ield	Descri tion

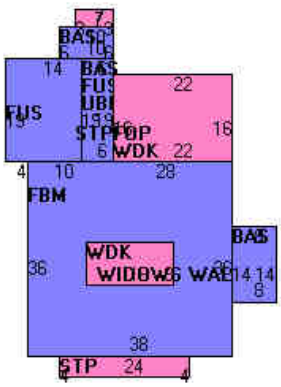
Style:	Anti ue
Model	Residential
Grade:	E cellent
Stories:	2.5
Occupancy	1
E terior Wall 1	Clapboard
E terior Wall 2	Wood Shingle
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	6
Total Bthrms:	4
Total Half Baths:	2
Total tra Fi trs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building hoto



(https://images.vgsi.com/photos/NantucketMAPhotos// 00 02 83 62.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches /10053 11512.jpg)

Building Sub Areas (s ft)			Legend
Code	Descri tion	ross Area	Living Area
BAS	First Floor	1,920	1,920
FUS	Upper Story, Finished	1,748	1,748
FBM	Basement, Finished	1,368	958
FAT	Attic, Finished	1,368	342
FOP	Porch, Open, Finished	352	0
STP	Stoop	117	0
UBM	Basement, Unfinished	1,748	0
WDK	Deck, Wood	480	0
		9,101	4,968

tra eatures

tra eatures				Legend
Code	Descri tion	Si e	Value	Bldg
FPL3	2 STORY CHIM	4.00 UNITS	14,400	1

FPO	E TRA FPL OPEN	3.00 UNITS	3,100	1

Land

Land Use

Use Code	1010
Descri tion	Single Fam M01
one	ROH
Neighborhood	950
Alt Land A r	No
Category	

Land Line Valuation

Si e (Acres)	0.15
rontage	0
De th	0
Assessed Value	2,123,000

utbuildings

utbuildings						Legend
Code	**Descri tion**	**Sub Code**	**Sub Descri tion**	**Si e**	**Value**	**Bldg**
SHD1	SHED FRAME			96.00 S.F.	1,000	1
PAT1	PATIO-AVG			168.00 S.F.	600	1

Valuation History

Assessment			
Valuation Year	**Im rovements**	**Land**	**Total**
2023	2,629,400	2,123,000	4,752,400
2022	2,204,700	1,932,000	4,136,700
2021	2,440,600	1,545,600	3,986,200
2020	2,818,100	1,674,400	4,492,500
2018	1,858,800	1,605,000	3,463,800

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HISTORIC DISTRICT COMMISSION

37 Washington Street, Nantucket, Massachusetts 02554
Telephone: 508.228.7231, Fax: 508.325.7572
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site)
5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, hardscaping. Available through the Registry of Deeds.
6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE**, collated and stapled.
7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, and window details. ALL changes from approved or existing design must be clouded on drawings. All material **MUST BE LEGIBLE**, collated and stapled
3. **As Built Plans (1 copy):** of existing elevations
4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.** (initial to the left).
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction of 100 square feet.
9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

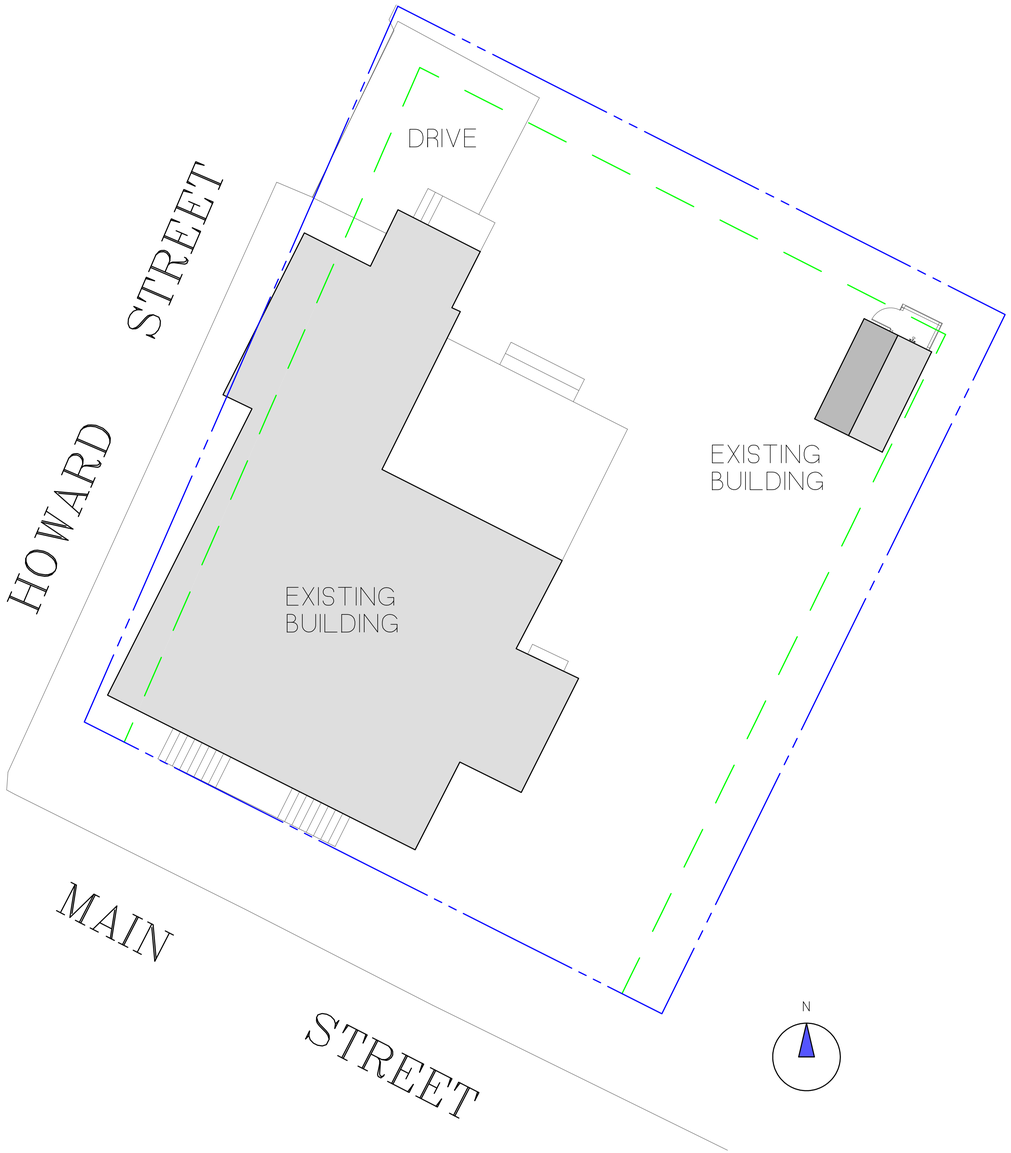
Revised December 5, 2008




SOUTHWEST
HOWARD STREET
MAIN STREET

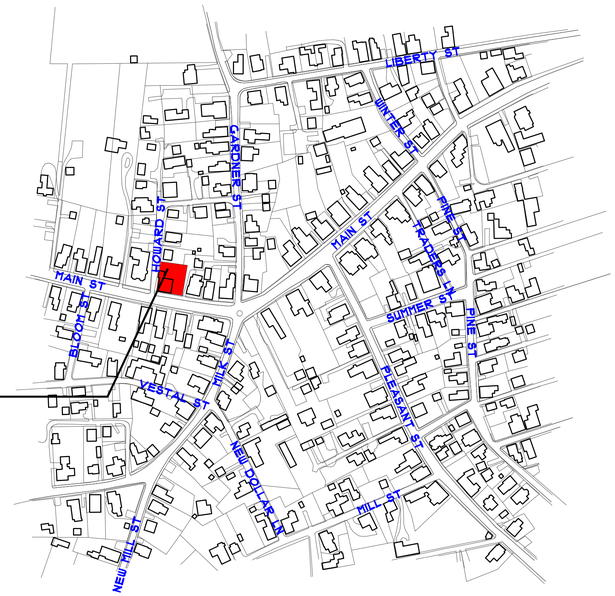

NORTHWEST
HOWARD STREET
9XE 215





ZONING CLASSIFICATION: ROH
MAP: 42.3.3 PARCEL: 105

MIN. AREA:	5,000 sqft.
MIN. FRONTAGE:	50 ft.
FRONT YARD S.B.:	0 ft.
SIDE S.B.:	5 ft.
REAR S.B.:	5 ft.
GROUND COVER (%):	50%



REVISIONS:
10/10/2023: PROGRESS PRINT

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE 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.

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© Ethan McMorrow Design & Associates Inc.

REILLY RESIDENCE
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email: ethan67@comcast.net

MAP: 42.3.3 PARCEL: 105
H.D.C. SITE PLAN ONLY
ADDRESS: 113 MAIN STREET NANTUCKET, MA 02554
DATE: 10/10/2023
SCALE: 1/8" = 1'-0"

SHEET NO.
S 1

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 259

Street & Number of Proposed Work: 46 N LIBERTY STREET

Owner of record: STEVEN & ELIZABETH HOBBS

Mailing Address: 27 OX RIDGE LANE
DARIEN CT 06820

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN MCMORROW DESIGNS INC

Mailing Address: PO BOX 1052
NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: ethan676comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☒ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 14' Sq. Footage 1st floor: 68 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 4'-10" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1922 / ADDITION 1988

Original Builder: (NAG ARCHITECTS)

REVISIONS* (describe)

1. East Elevation
2. South Elevation REMOVE BULKHEAD
3. West Elevation & NEW DORMER / EXTERIOR CELLAR STAIR
4. North Elevation

Is there an HDC survey form for this building attached? ☒ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6"± ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer 7/12 Other _____

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) TO MATCH EXISTING

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles TME ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia TME Rake TME Soffit (Overhang) TME Corner boards TME Frieze TME
Window Casing TME Door Frame TME Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☒ Casement ☒ All Wood ☐ Other TO MATCH EXISTING
☒ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer BOSTON SASH

Doors* (type and material): ☒ TDL ☐ SDL Front _____ Rear _____ Side ANDERSEN
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

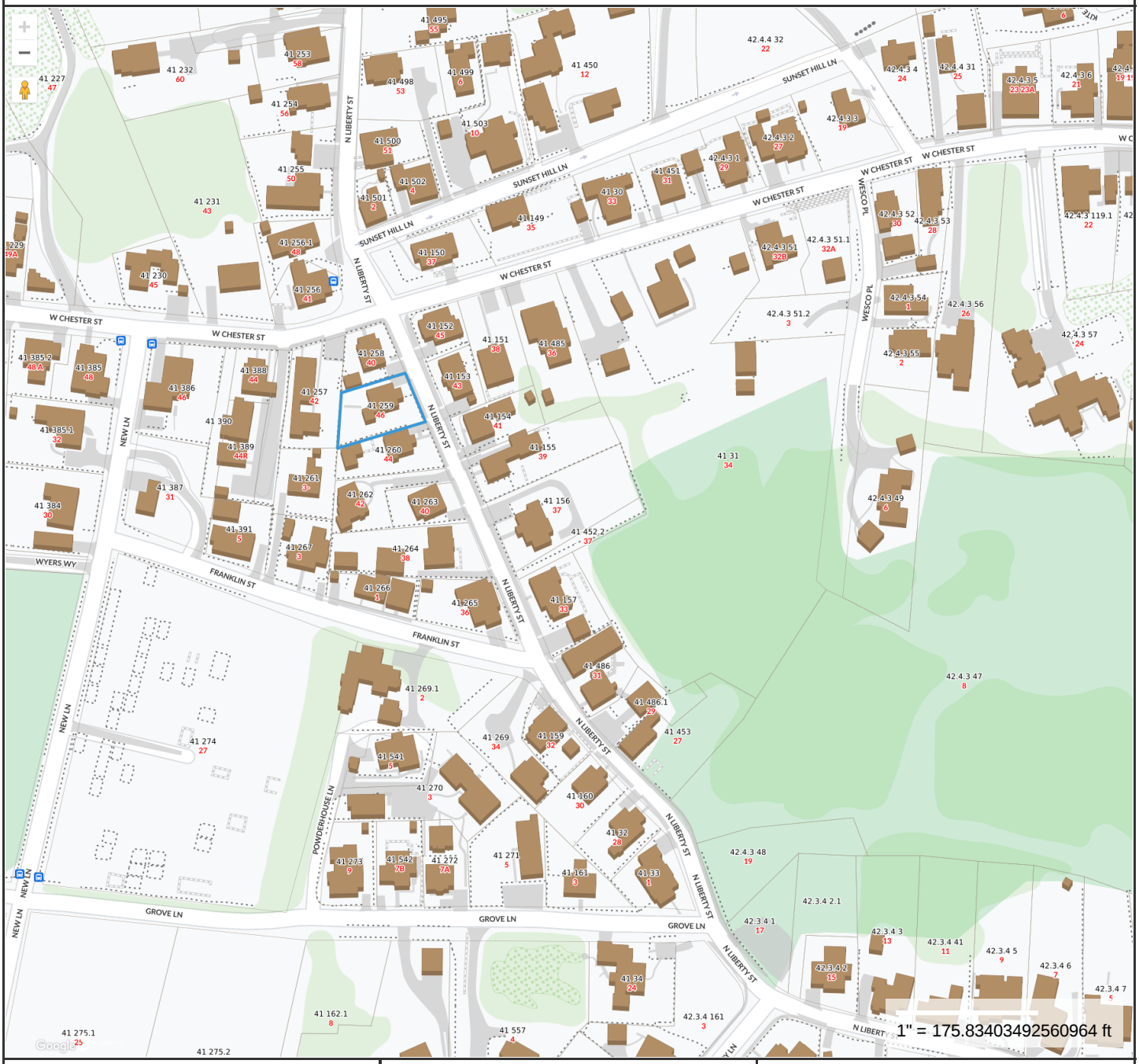
COLORS

Sidewall TO WEATHER Clapboard (if applicable) _____ Roof TME (GRAY)
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 8/2/2024 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	2016
Location	46 N LIBERTY ST
Owner	HOBBS STEVEN A & ELIZABETH D

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

46 N LIBERTY ST

Location	46 N LIBERTY ST	**Mblu**	41/ / 259/ /
Acct#	00002016	**Owner**	HOBBS STEVEN A & ELIZABETH D
Assessment	$2,332,100	**PID**	2016
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$795,900	$1,536,200	$2,332,100

Owner of Record

Owner	HOBBS STEVEN A & ELIZABETH D	**Sale Price**	$820,000
Co-Owner		**Certificate**	
Address	27 OX RIDGE LANE DARIEN, CT 06820	**Book & Page**	C24198/0
		Sale Date	04/06/2012
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
HOBBS STEVEN A & ELIZABETH D	$820,000		C24198/0	00	04/06/2012
FELDBERG ROBERT S & ELAINE Z	$770,500		C20493/0	00	10/24/2002
GILBERT THEODORE W & PEGGY A	$151,000		C10985/0	UNKQ	01/27/1984

Building Information

Building 1 : Section 1

Year Built:	1922
Living Area:	1,406
Replacement Cost:	$947,510
Building Percent Good:	84
Replacement Cost Less Depreciation:	$795,900

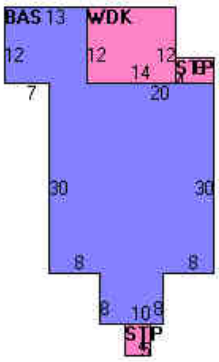
Building Attributes	
Field	**Description**
Style:	Conventional
Model	Residential
Grade:	Above Average
Stories:	1.5
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
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\36\39.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/2016_2393.jpg)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,016	1,016
FHS	Half Story, Finished	780	390
STP	Stoop	44	0
WDK	Deck, Wood	168	0
		2,008	1,406

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Land Line Valuation

Use Code	1010	**Size (Acres)**	0.13
Description	Single Fam M01	**Frontage**	0
Zone	R1	**Depth**	0
Neighborhood	850	**Assessed Value**	$1,536,200
Alt Land Appr	No		
Category			

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$795,900	$1,536,200	$2,332,100
2023	$338,100	$1,463,000	$1,801,100
2022	$250,900	$1,219,800	$1,470,700
2021	$227,100	$1,123,500	$1,350,600
2020	$227,100	$1,123,500	$1,350,600

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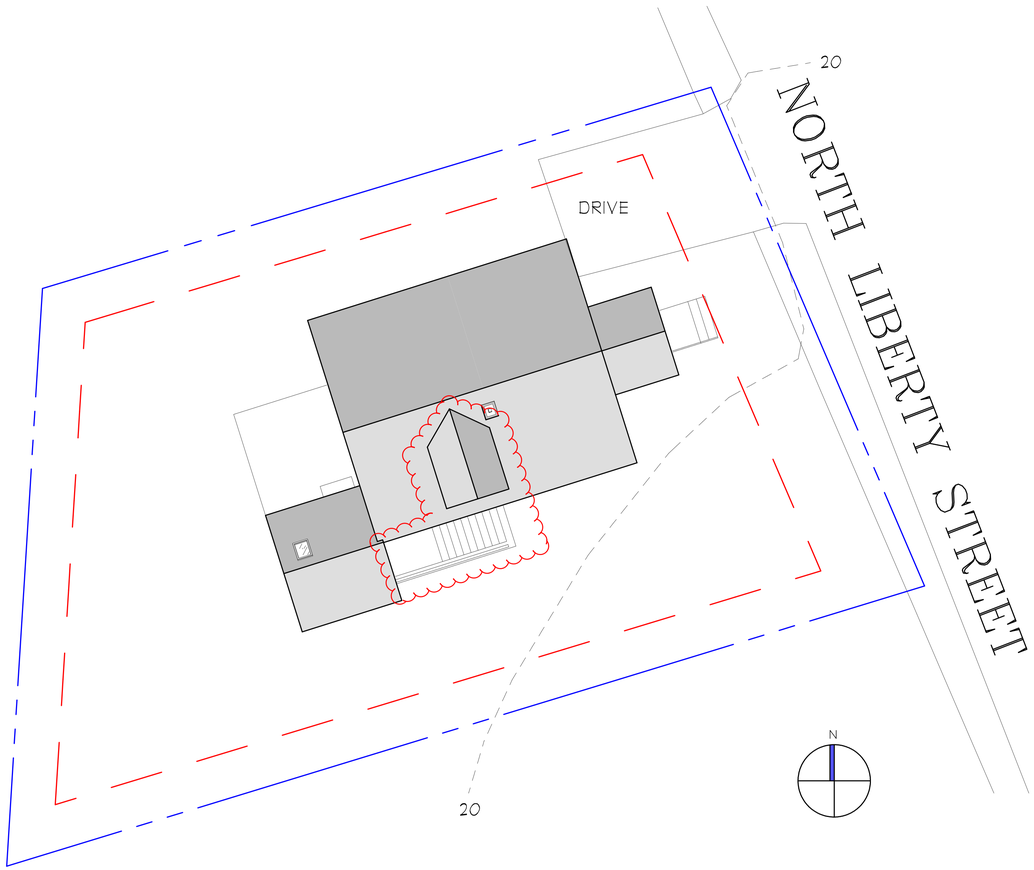
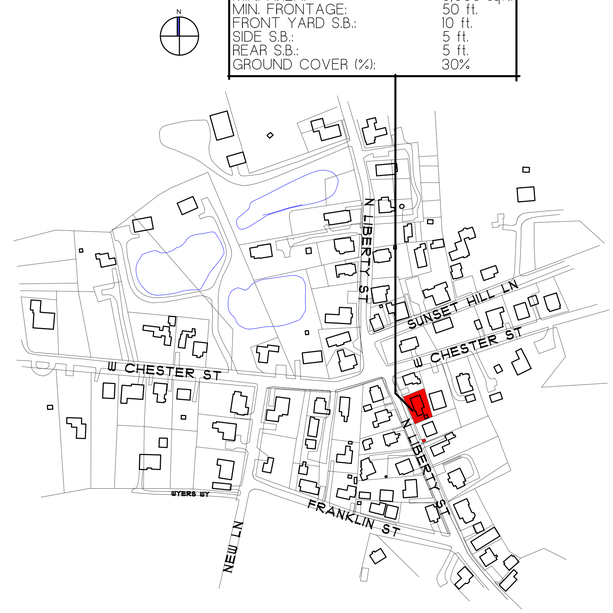


ZONING CLASSIFICATION: R-1	
MAP: 41	PARCEL: 259
MIN. AREA:	5,000 sqft.
MIN. FRONTAGE:	50 ft.
FRONT YARD S.B.:	10 ft.
SIDE S.B.:	5 ft.
REAR S.B.:	5 ft.
GROUND COVER (%):	30%



DOOR & WINDOW SCHEDULE				
SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	ANDERSEN	2'-8" X 5'-0"	1	6/1 D.H. (T.M.E.)
B	BOSTON SASH	2'-3" X 3'-2"	1	6/1 D.H. (T.M.E.)
C	BOSTON SASH	3'-4" X 1'-9"	2	3 LT. CASEMENTS (T.M.E.)
1	ANDERSEN	3'-0" X 6'-8"	1	15 LT. FRENCH DOOR

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL UNIT DIMENSIONS PRIOR TO ORDERING.
IF THERE ARE ANY QUESTIONS OR DISCREPANCIES PLEASE CONTACT THE DESIGNERS.

REVISIONS:
7/20/2024: AS-BUILT MEASURING
8/6/2024: AS-BUILT PLANS
8/7/2024: PROGRESS PRINT
9/11/2024: PROGRESS PRINT
9/16/2024: HDC PRINT

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

NOTE:
INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM THE NANTUCKET G.I.S. MAPS

THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY. ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

NOTE:
ALL INTERIOR DEMINSEIONS ARE ± 1/2" TO THE INTERIOR FINISHED CONDITIONS.

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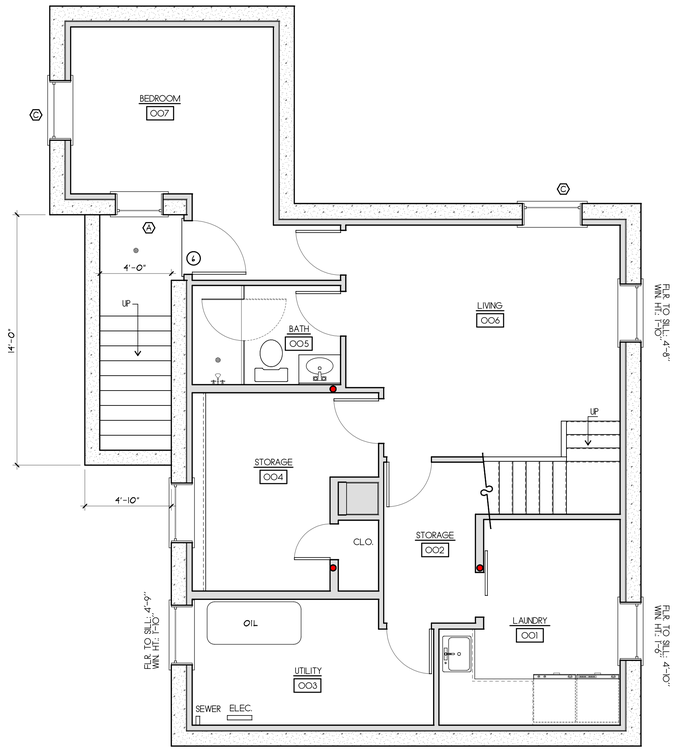
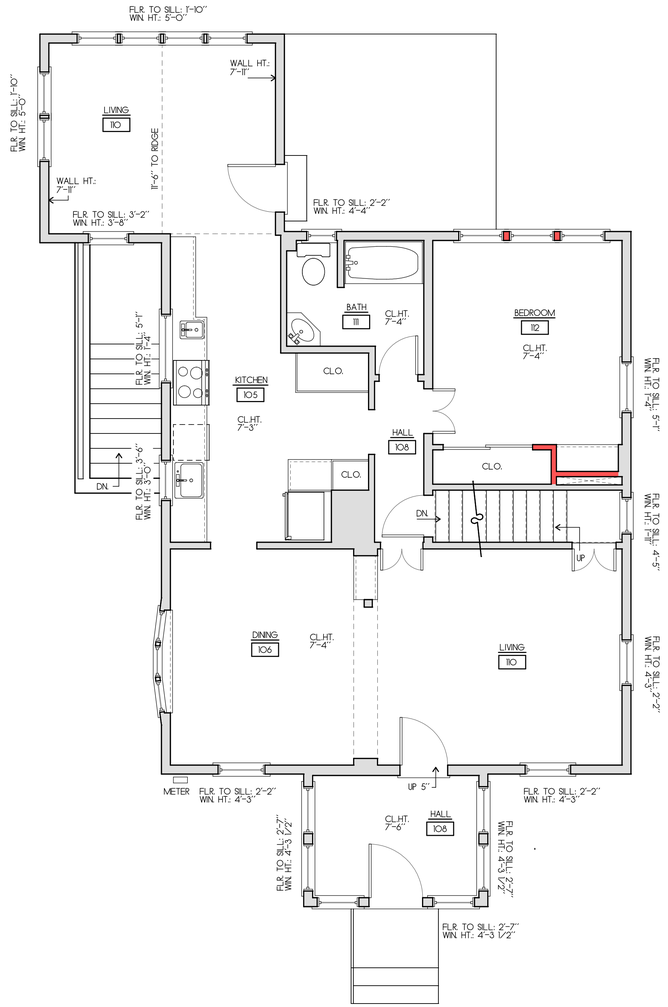
HOBBS RESIDENCE
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 41 PARCEL: 259
HDC SITE PLAN
ADDRESS: 46 NORTH LIBERTY STREET NANTUCKET, MA 02554
DATE: 9/16/2024
SCALE: 1/8" = 1'-0"

SHEET NO.
S 1



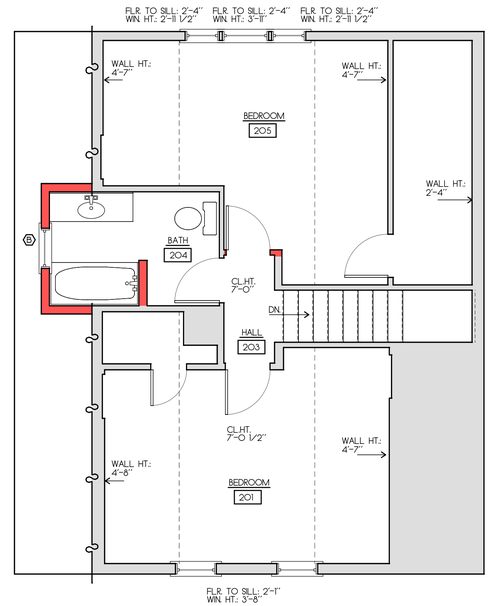
BASEMENT PLAN
SCALE: 1/4"=1'-0" 951 S.F.



EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0" 1029 S.F.

N

KEY:
NEW WALLS:
EXISTING WALLS:



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

REVISIONS:
7/20/2024: AS-BUILT MEASURING
8/6/2024: AS-BUILT PLANS
8/7/2024: PROGRESS PRINT
9/11/2024: PROGRESS PRINT
9/16/2024: HDC PRINT

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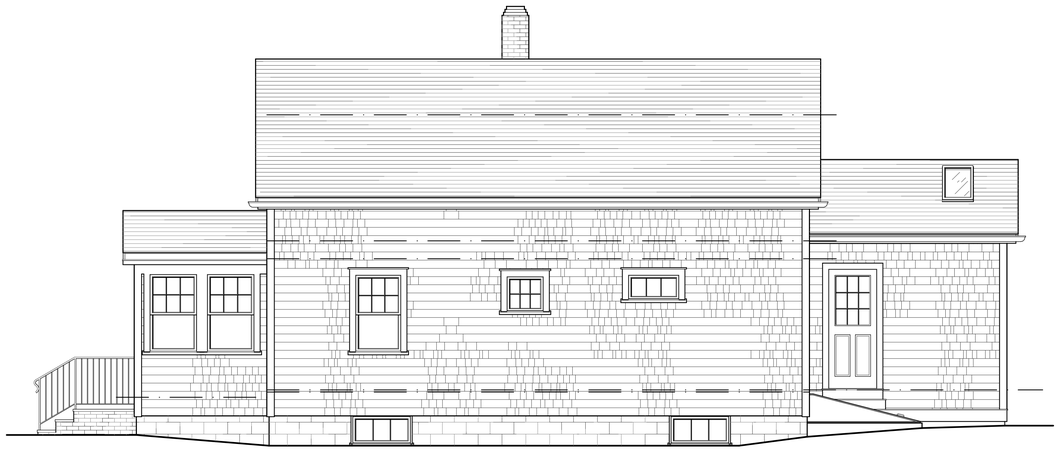
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 41 PARCEL: 259
FLOOR PLANS
ADDRESS: 46 NORTH LIBERTY STREET NANTUCKET, MA 02554
DATE: 9/16/2024
SCALE: 1/4" = 1'-0"

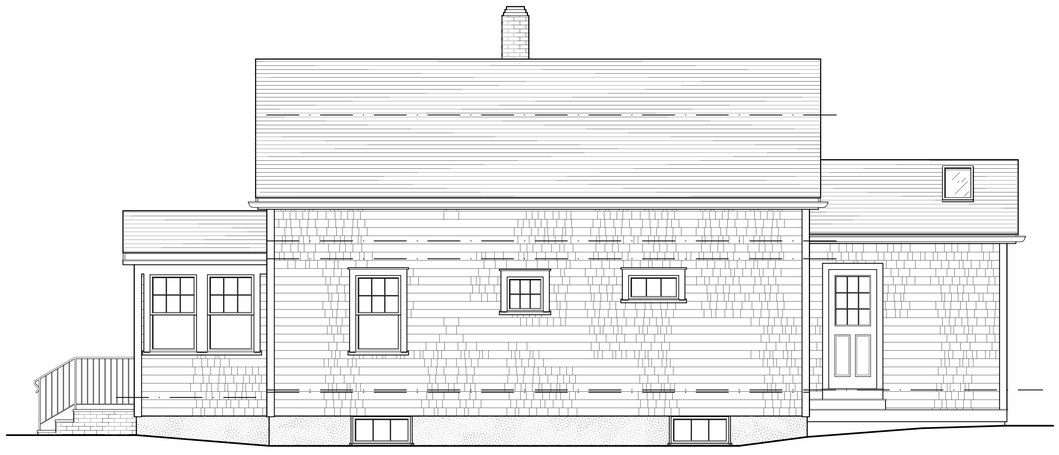
SHEET NO.
a 1



EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
7/20/2024: AS-BUILT MEASURING
8/6/2024: AS-BUILT PLANS
8/7/2024: PROGRESS PRINT
9/16/2024: HDC PRINT

NOTE:
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DRAWN BY: ETHAN McMORROW
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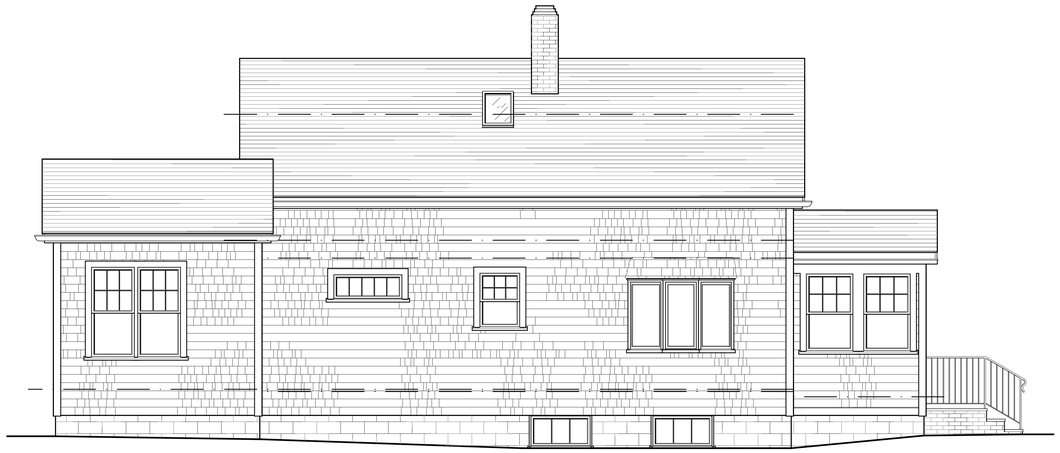
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethand7@comcast.net

MAP: 41 PARCEL: 259
ELEVATIONS
ADDRESS: 46 NORTH LIBERTY STREET NANTUCKET, MA. 02554
DATE: 9/16/2024
SCALE: 1/4" = 1'-0"

SHEET NO.
a 2



EXISTING WEST ELEVATION
SCALE 1/4"=1'-0"



EXISTING SOUTH ELEVATION
SCALE 1/4"=1'-0"



WEST ELEVATION
SCALE 1/4"=1'-0"



SOUTH ELEVATION
SCALE 1/4"=1'-0"

REVISIONS:
7/20/2024: AS-BUILT MEASURING
8/6/2024: AS-BUILT PLANS
8/7/2024: PROGRESS PRINT
9/16/2024: HDC PRINT

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NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 41 PARCEL: 259
ELEVATIONS
ADDRESS: 46 NORTH LIBERTY STREET NANTUCKET, MA 02554
DATE: 9/16/2024
SCALE: 1/4" = 1'-0"

SHEET NO.
a 3

RECEIVED
SEP 17 2024
By

CERTIFICATE NO: _____ DATE ISSUED: _____

HDC2024-09-

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 55

Street & Number of Proposed Work: 5 Independent Way

Owner of record: Heidi Macdonald

Mailing Address: 5 Independent Way
Nantucket, MA 02554

Contact Phone #: 206-423-3574 E-mail: hemacdonald@comcast.net

AGENT INFORMATION (if applicable)

Name: South Shore Climate Control Inc

Mailing Address: P.O. Box 2998
Nantucket, MA 02584

Contact Phone #: 774-228-3239 E-mail: SSCCenergy@outlook.com

FOR OFFICE USE ONLY

Date application received: 9/18/24 Fee Paid: $ 50 1125

Must be acted on by: 11/22/24

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 (2) Two Heat pumps AND Wood enclosures

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

* Remove existing AC Condenser AND Install (2) two Heat pumps
Wood enclosures over Linesets
No visibility of Equipment from street view

Is there an HDC survey form for 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 September 2, 2024 Signature of owner of record _____ Signed under penalties of perjury

HVAC CHECKLIST

Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC HVAC guidelines, prior to submittal:
https://www.nantucket-ma.gov/DocumentCenter/View/19631/HVAC-Guidelines-PDF

Y / N	
	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
Y	Completed application – Description of ALL work must be indicated on application form.
Y	Application Fee- $50.00.
Y	Locus Map: (4 copies): https://www.nantucket-ma.gov/151/GIS-Maps
	Site Plan: (4 copies) 8 ½ x 11 or 11" x 17": Must include the following: lot dimensions, North arrow, all existing structures, proposed work (highlighted) or bubbled with dimension to lot lines, scale, driveway, grade changes and placement of HVAC units, electrical boxes, fuel tanks, etc.
Y	Exterior Elevations (4 copies): must be ¼ in scale and include all affected sides of the building. Cardinal points (N/S/E/W) MUST BE labeled. All proposed changes must be clouded on drawings. • If existing plans are not available, photos of the proposed changes will be accepted. (please provide 4 copies of each proposed elevation. Cardinal points (N/S/E/W) MUST BE labeled.
Y	Pictures: (4 copies) a. taken from the street are highly encouraged to prove visibility or lack of visibility. b. suggested screening, i.e. fence or plant material that retains foliage.
Y	Manufactures Specs (4 copies), including dimensions and colors
Y	All documents MUST be legible. All sets MUST be collated and stapled.
Y	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov. • Copy of the HDC stamped Revision MUST BE included with scanned documents
Y	Signed Affidavit: See reverse side

HVAC 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.

I acknowledge that I have read the Nantucket Historic District Commission HVAC/Exterior Architectural Guidelines provided. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 9/9/2024

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 Wayne Enos / South Shore Climate Control INC

AS AGENT FOR Heidi Macdonald

STREET ADDRESS 5 Independent Way

MAP/PARCEL 55.1 / 455

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

September 9, 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

9/9/2024
Date



Property Information

Property ID	10839
Location	5 INDEPENDENT WY
Owner	MACDONALD PENELOPE A & HEIDI E 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.

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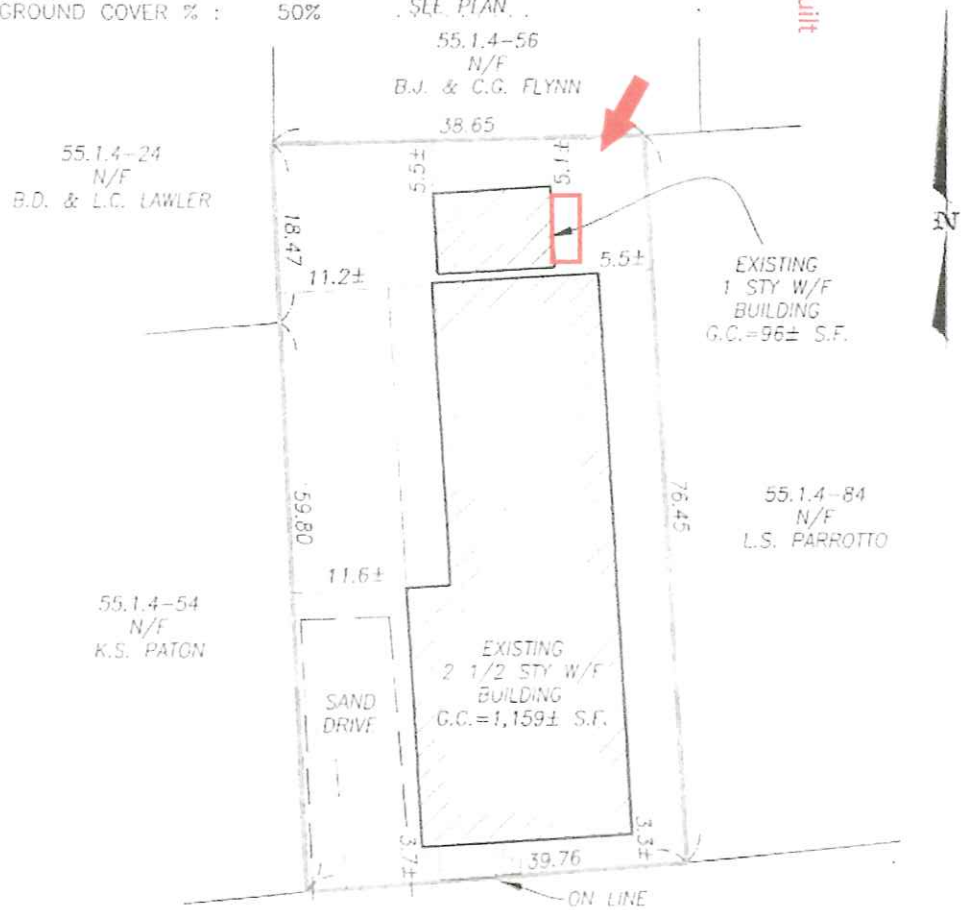
By

Existing Ac unit will be removed and (2) Heat pumps will be installed on wood built platform. No visibility from street

CURRENT ZONING CLASSIFICATION:
Residential Old Historic (R–OH)

		EXISTING
MINIMUM LOT SIZE:	5000 S.F.	3,037± S.F.
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	none	SEE PLAN
REAR/SIDE SETBACK:	5 FT.	SEE PLAN
GROUND COVER % :	50%	SEE PLAN



COON STREET

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: 250230–00880, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. EFFECTIVE DATE OF MAPS: JUNE 9, 2014 AND AS PERIODICALLY REVISED.

I CERTIFY, AS OF : . . . . . THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET MASS

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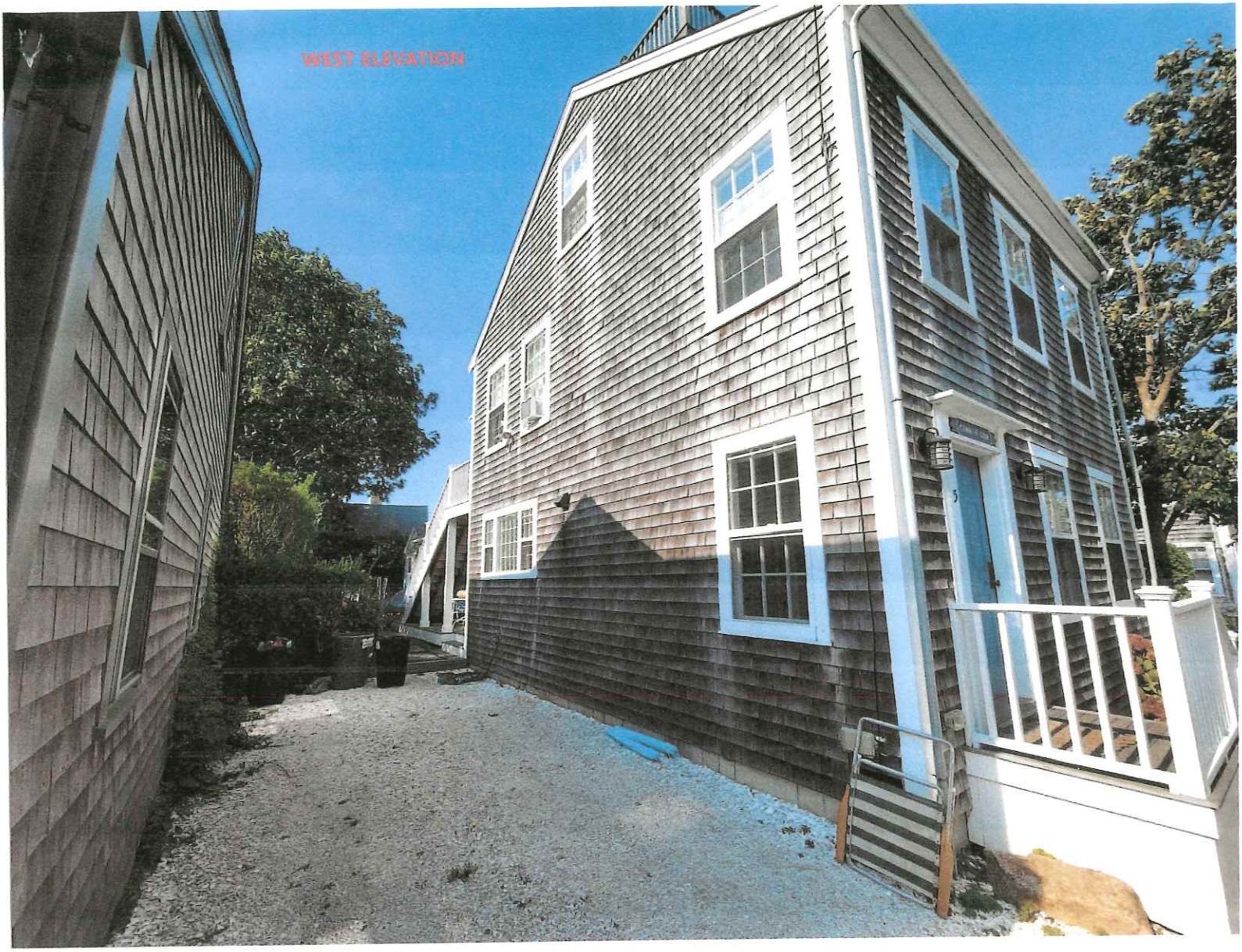
By



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SEP 17 2024
By

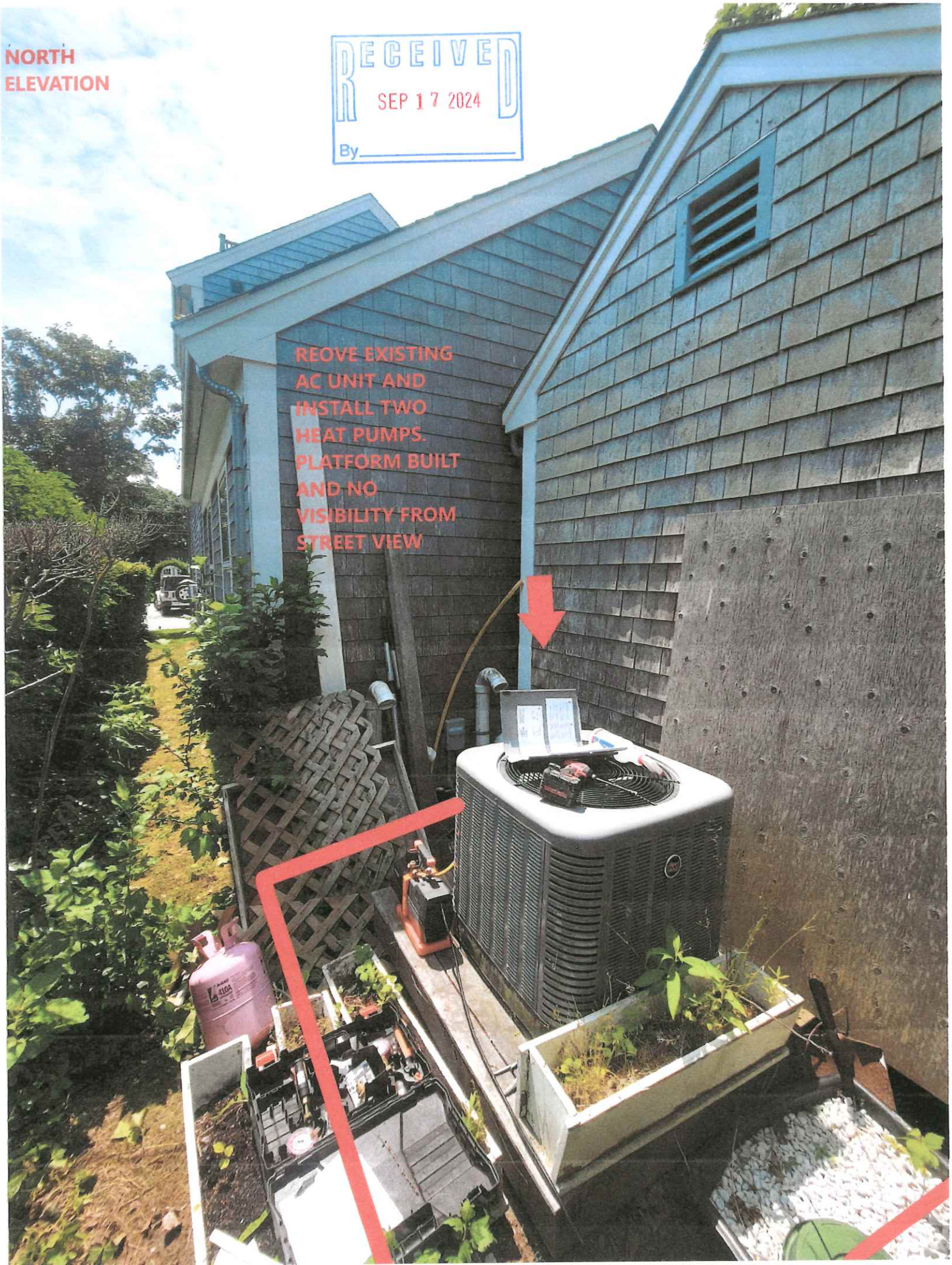
SOUTH
ELEVATION



RECEIVED
SEP 17 2024
BY

NORTH
ELEVATION

RECEIVED
SEP 17 2024
By




East Elevation street View
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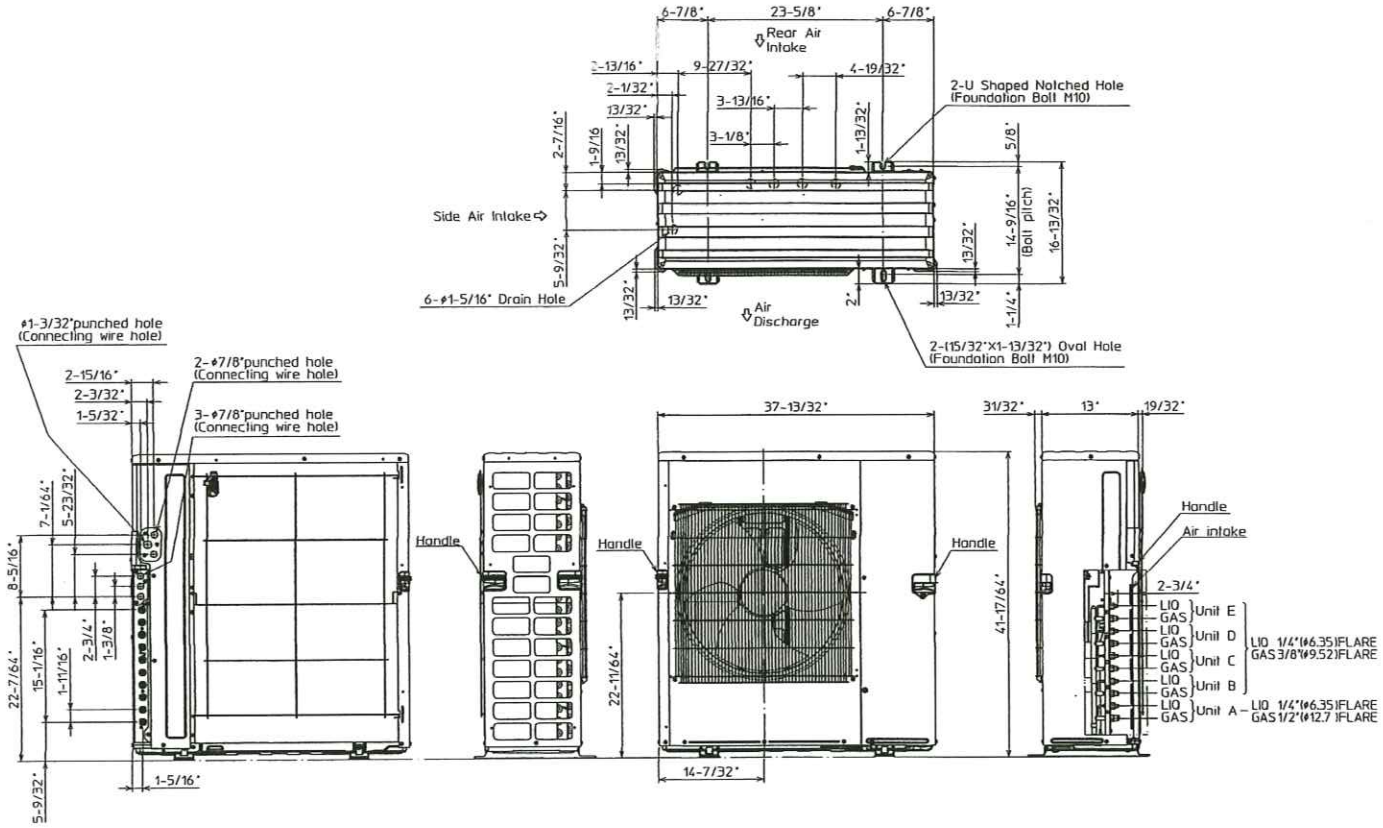
By

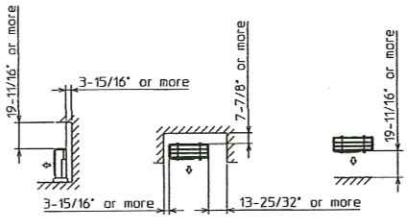

EAST ELEVATION
Driveway View-
Maple tree does
provide some
screening from
street view.
BOXED IN
LINESETS
with Cedar
wood
RECEIVED
SEP 17 2024
By

OUTDOOR UNIT DIMENSIONS: MXZ-5C42NA4

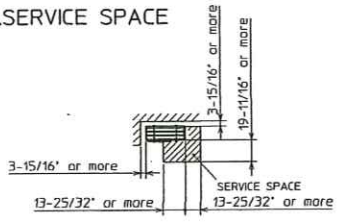
Unit: inch (mm)

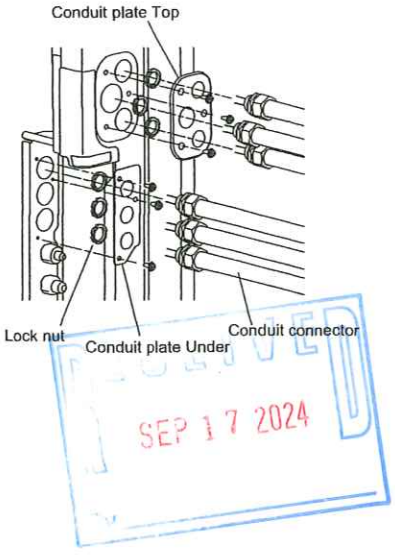


1.FREE SPACE



2.SERVICE SPACE





RECEIVED
SEP 17 2024

1340 Satellite Boulevard Suwanee, GA 30024
Toll Free: 800-433-4822 www.mehvac.com

FORM# MXZ-5C42NA4 - 202311

Specifications are subject to change without notice.

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9 Dimensions

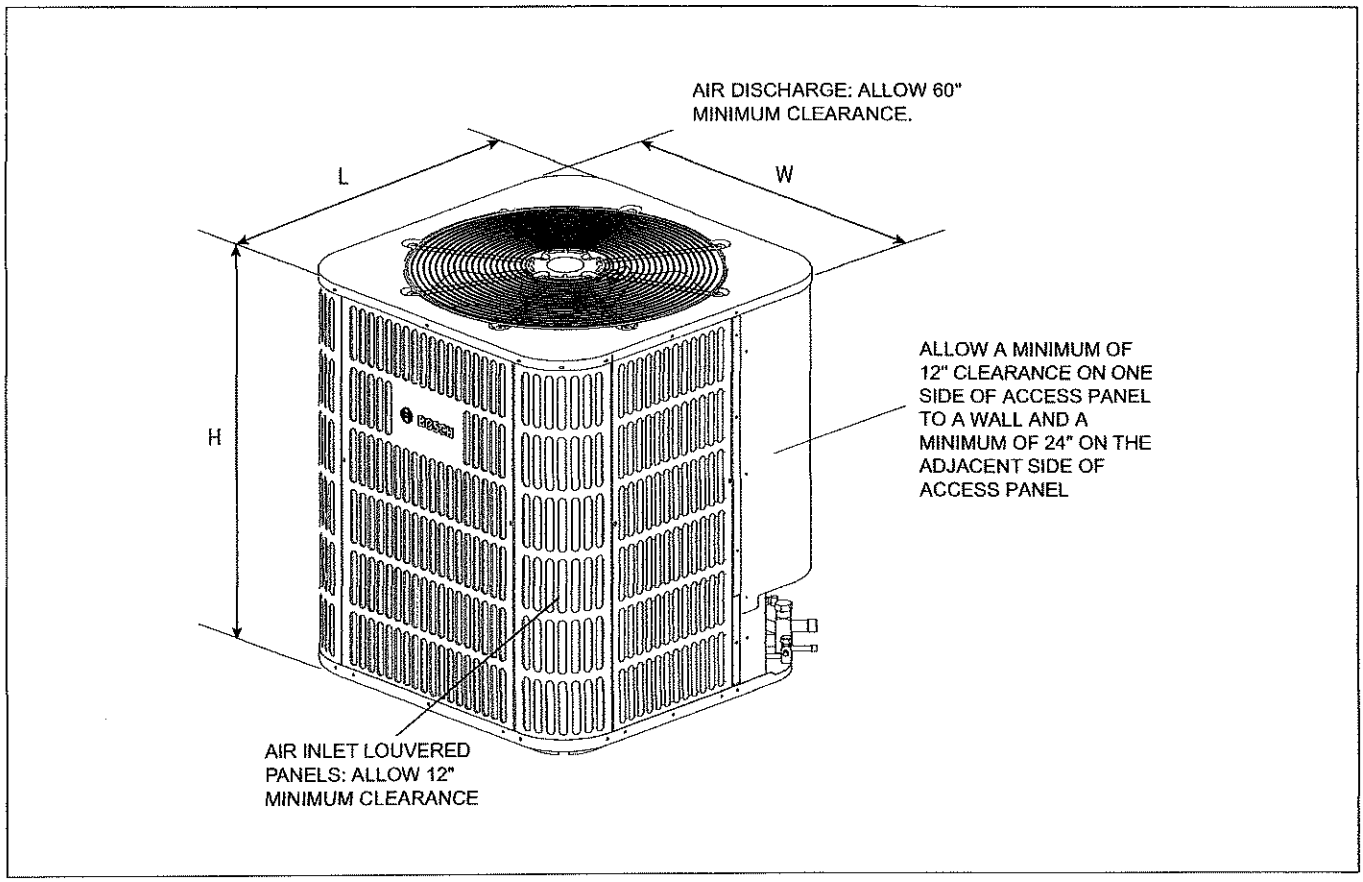


Figure 2

Model Size	Dimensions (inches)		
Heat Pump	"H" in. [mm]	"W" in. [mm]	"L" in. [mm]
BOVA24-15	24-15/16 [633]	28 [711]	28 [711]
BOVA36-15	24-15/16 [633]	28 [711]	28 [711]
BOVA60-15	33-3/16 [843]	29-1/8 [740]	29-1/8 [740]

Table 29

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 32 PARCEL N°. 1

Street & Number of Proposed Work: 117 Eel Point Road

Owner of record: Linda Saligman

Mailing Address: 150 Carondelet Plaza # 2401 St. Louis, MO 63105-2914

Contact Phone #: lindasdesign@gmail E-mail: 314 578 5868

AGENT INFORMATION (if applicable)

Name: Jesse Dutra Waterscapes

Mailing Address: Po Box 2578 Nantucket MA

Contact Phone #: 508-228-9310 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 Lig 2) ☐ Roof ☐ Other Firepit and Spa

Size of Structure or Addition: Length: 6' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 10' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

RECEIVED SEP 06 2024 By _____

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 09/03/2024 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**

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 Jesse Dutra

AS AGENT FOR Linda Saligman

STREET ADDRESS 117 Eel Point Rd

MAP/PARCEL 32-1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 09/06/2024

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.

Jesse Dutra 09/06/2024

Signature Date

RECEIVED
SEP 06 2024
By



Property Information

Property ID	1279
Location	79 EEL POINT RD
Owner	SABET LAUREN R TR

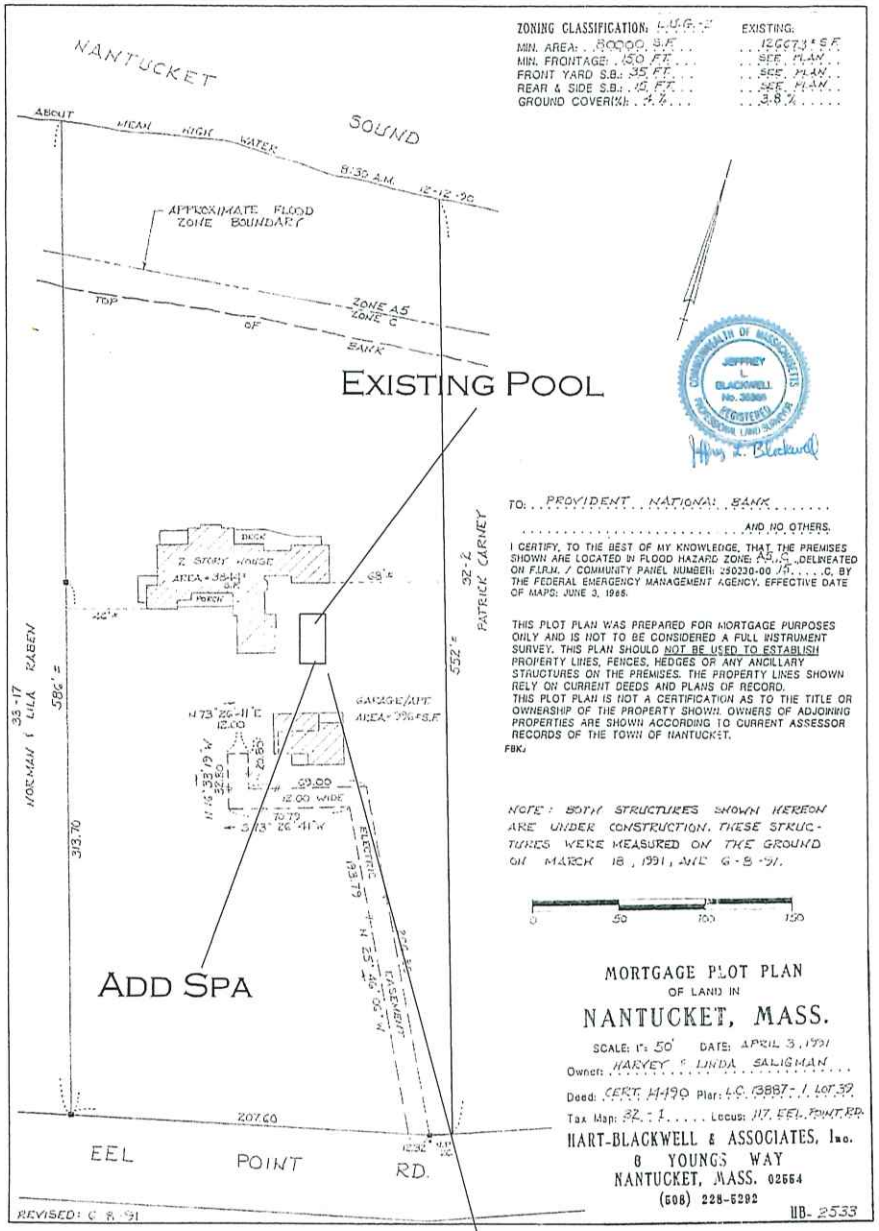
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

RECEIVED
SEP 06 2024
By





Town and County of Nantucket, MA — August 12, 2024



Property Information

Property ID	1268
Location	117 EEL POINT RD
Owner	SALIGMAN LINDA TRST ETAL

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.





ADD FIRE PIT

Scale: 1/50" = 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°: 41 PARCEL N°. 610

Street & Number of Proposed Work: 24 DERRYMORE ROAD

Owner of record: Kenneth B. McAuley

Mailing Address: 309 Live Oak Rd
Vero Beach, FL 32963

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: NANTUCKET ARCHITECTURE GROUP LTD

Mailing Address: P.O.Box 1814 NANTUCKET MA 02554
Bill@nantucketarchitecture.com

Contact Phone #: 508-228-5631 x1 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: 10'-0 Sq. Footage 1st floor: _____
Width: 5'-0 Sq. footage 2nd floor: 50 ±
Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North -0- South -0- East -0- West -0-

Height of ridge above final finish grade: North 26'-5" South 26'-5" East 26'-5" West 26'-5"

Additional Remarks

Historic Name:

Original Date: 2012

Original Builder: AL REZENDES

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation - NEW DORMER
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed NA ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer 4/12 Other _____

Roofing material: ☐ Asphalt: ☒ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake _____ Soffit (Overhang) _____ Corner boards 5/4x6 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 ANDERSON 2850

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall TO WEATHER Clapboard (if applicable) _____ Roof _____
Trim LT GREY-TAN Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/17/2024 Signature of owner of record Kenneth B McAuley Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I WILLIAM McGUIRE FOR NANTUCKET ARCHITECTURE GROUP LTD

AS AGENT FOR KENNETH McAULEY

STREET ADDRESS 24 DERRYMORE ROAD

MAP/PARCEL 41/610

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

9/17/2024

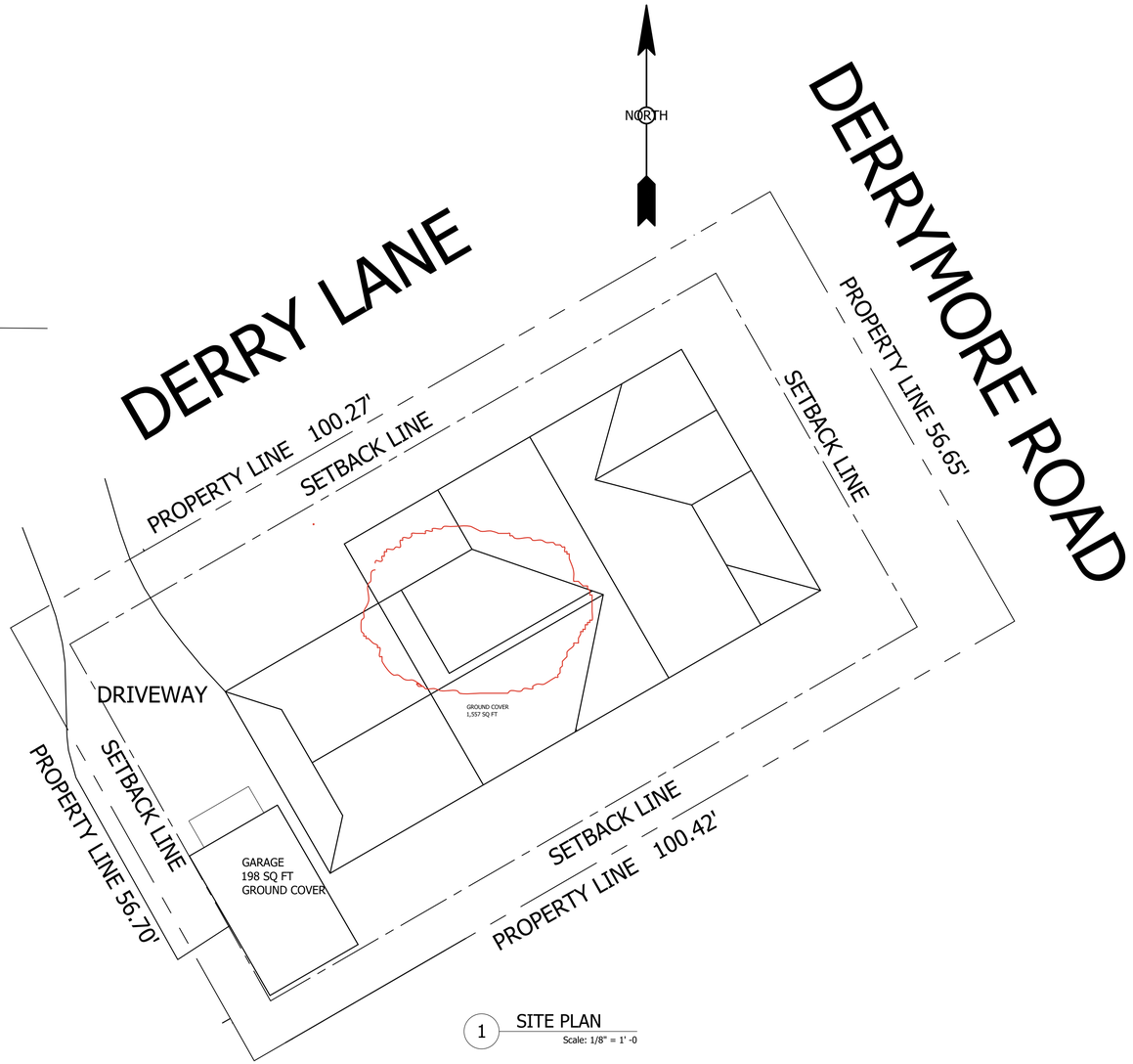
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

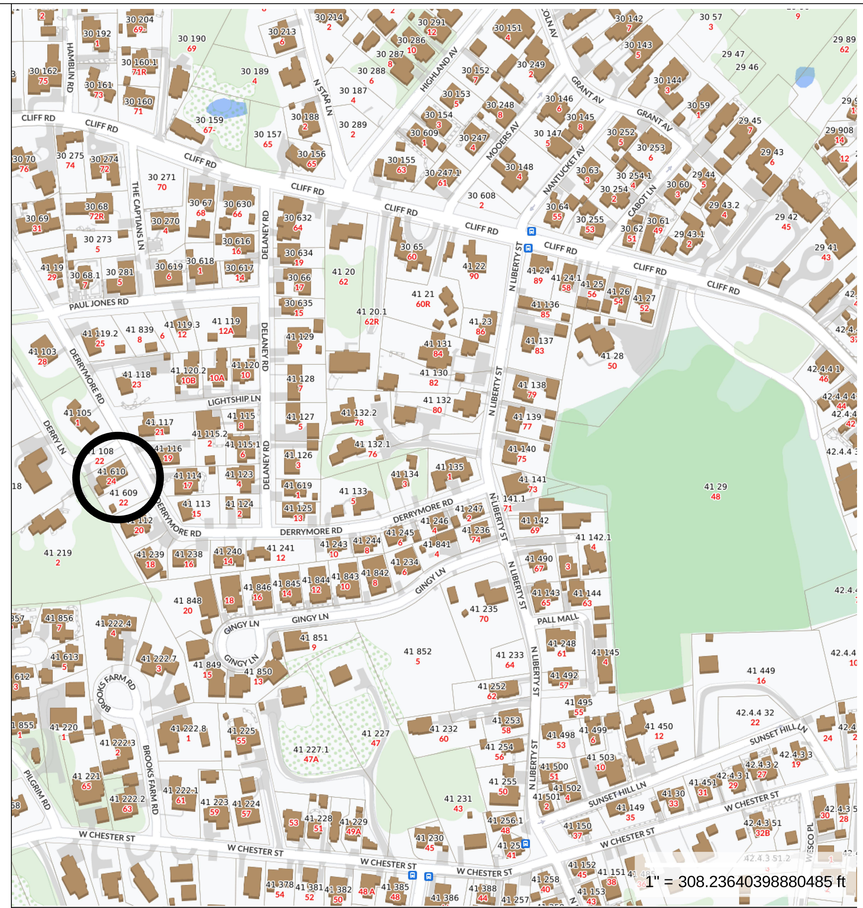
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 9/17/2024 Date

WILLIAM McGUIRE FOR NANTUCKET ARCHITECTURE GROUP LTD



1 SITE PLAN
Scale: 1/8" = 1' -0



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

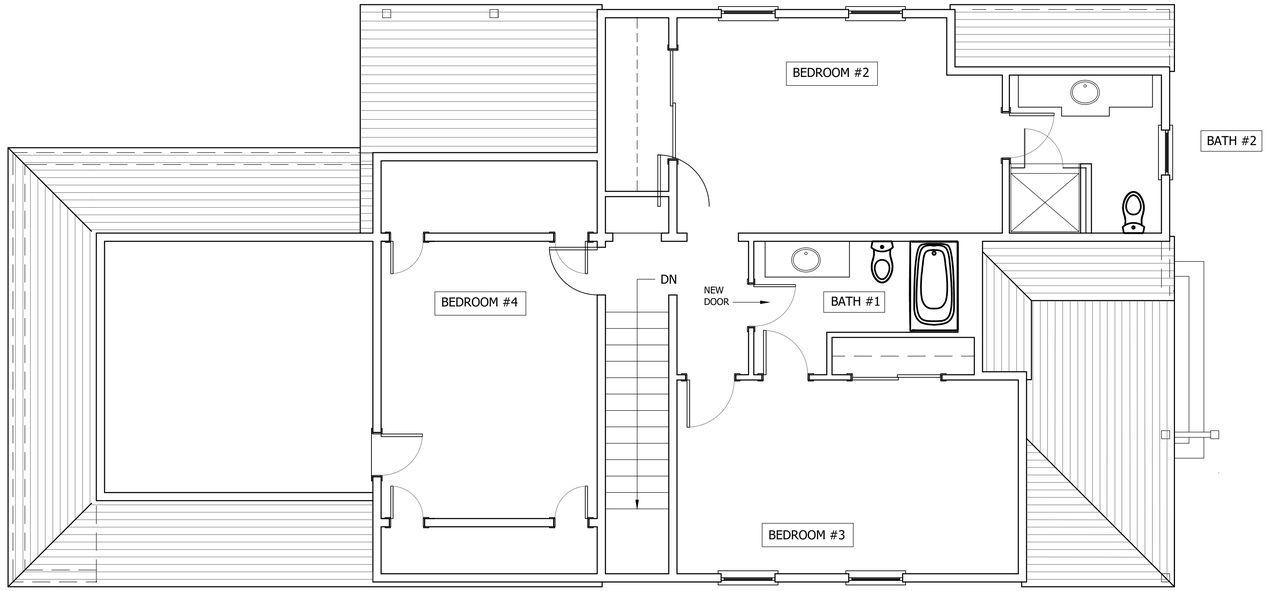
RENOVATIONS FOR:
MR. AND MRS. KENNETH MCAULEY:
24 DERRYMORE ROAD
NANTUCKET, MASSACHUSETTS 02554:
MAP: 41 PARCEL: 610

BASEMENT FLOOR PLANS
SCALE: 1/4" = 1' -0

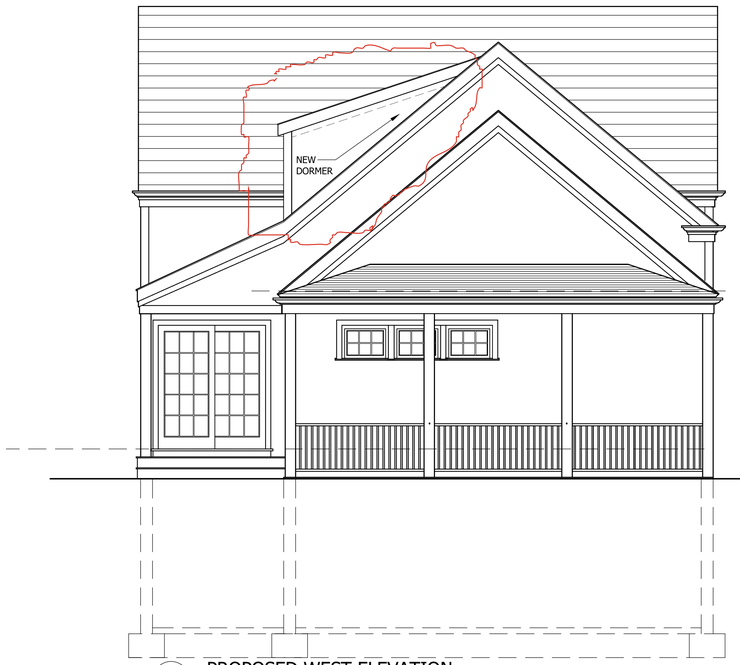
HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS: 14, SEPT 2024
REVISIONS:
REVISIONS:
REVISIONS:
D/B:

2409.04.1429

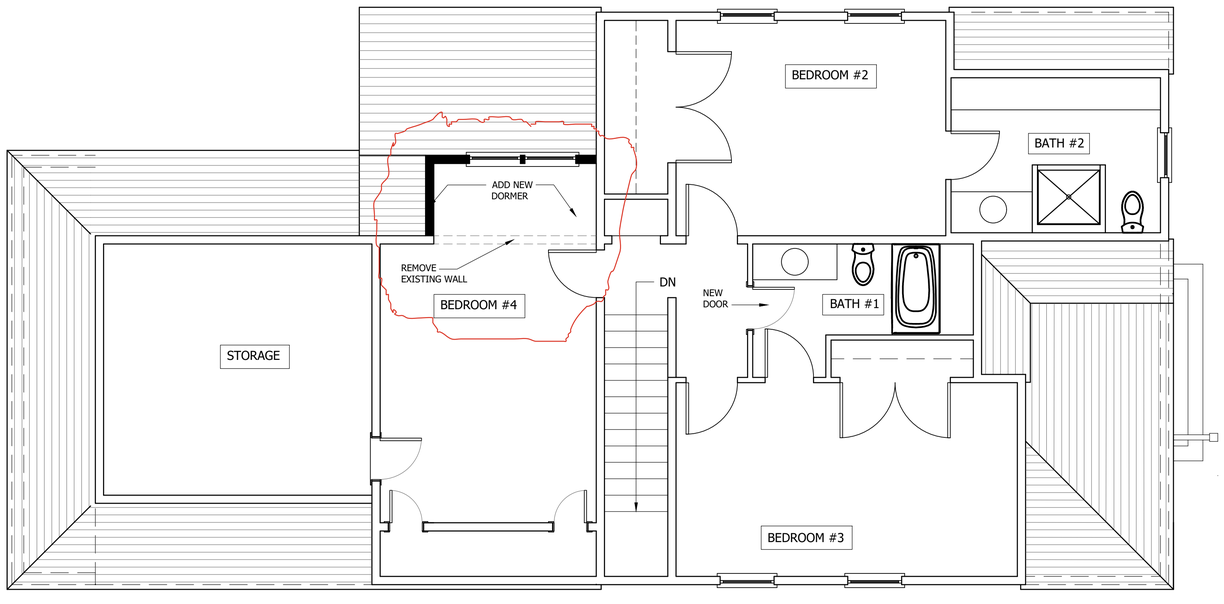
HDC1



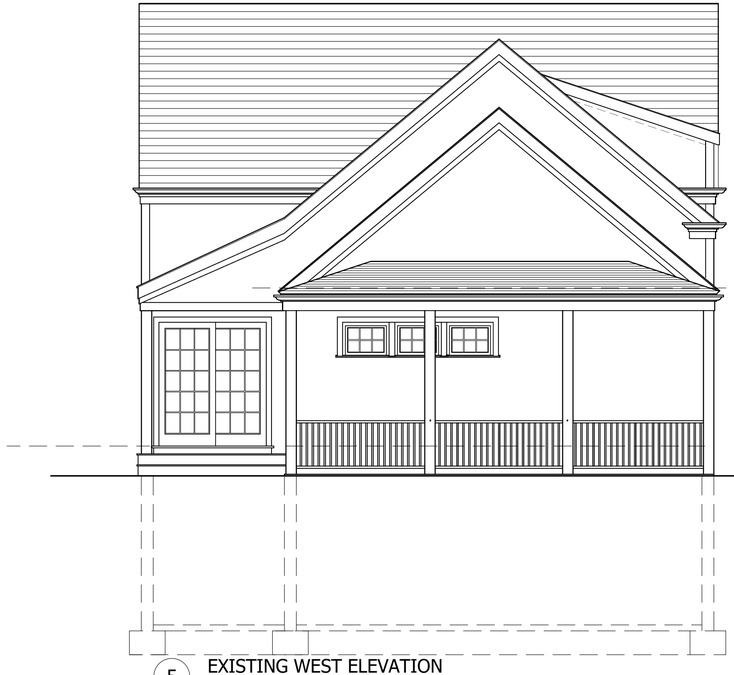
2 EXISTING SECOND FLOOR PLAN
Scale: 1/4" = 1' -0



4 PROPOSED WEST ELEVATION
Scale: 1/4" = 1' -0



3 PROPOSED SECOND FLOOR PLAN
Scale: 1/4" = 1' -0



5 EXISTING WEST ELEVATION
Scale: 1/4" = 1' -0

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

RENOVATIONS FOR:
MR. AND MRS. KENNETH MCAULEY:
24 DERRYMORE ROAD
NANTUCKET, MASSACHUSETTS 02554:
MAP: 41 PARCEL: 610

SECOND FLOOR PLANS
WEST ELEVATION
SCALE: 1/4" = 1' -0

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:14, SEPT, 2024
REVISIONS:
REVISIONS:
REVISIONS:
D/B:

2409.04.1429

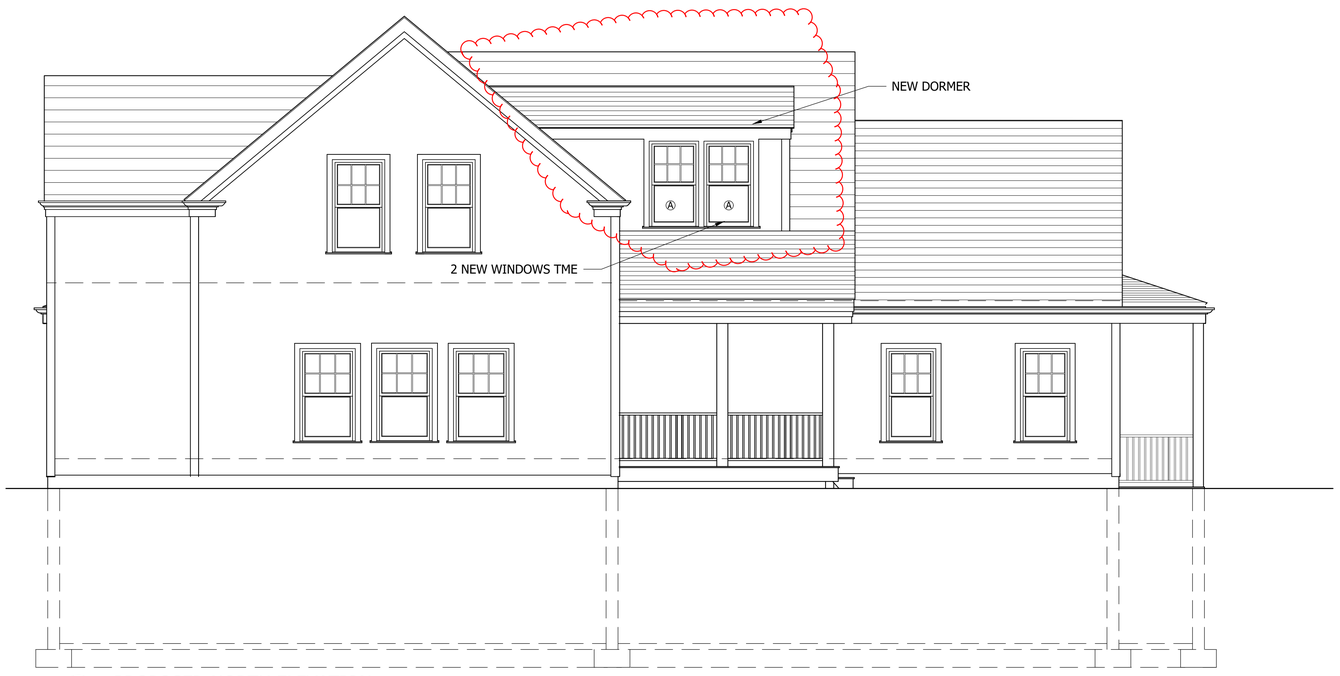
HDC2



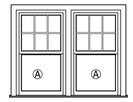
6 EXISTING NORTH ELEVATION
Scale: 1/4" = 1' -0



8A WEST.ELE.FROM.DERRYMORE.LN.A.PRIVATE.RD
NO.SCALE



7 PROPOSED NORTH ELEVATION
Scale: 1/4" = 1' -0



ANDERSON
ADH2850

8 WINDOW SCHEDULE
Scale: 1/4" = 1' 0

8B WEST.ELE.FROM.DERRYMORE.RD
NO.SCALE



NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

RENOVATIONS FOR:
MR. AND MRS. KENNETH MCAULEY:
24 DERRYMORE ROAD
NANTUCKET, MASSACHUSETTS 02554:
MAP: 41 PARCEL: 610

NORTH ELEVATION
SCALE $\frac{1}{4}$" = 1' -0

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS: 14, SEPT, 2024
REVISIONS:
REVISIONS:
REVISIONS:
D/B:

2409.04.1429

HDC3



9 EXISTING SOUTH ELEVATION NO CHANGE
Scale: 1/4" = 1' -0



11 EXISTING EAST ELEVATION NO CHANGE
Scale: 1/4" = 1' -0



10 PROPOSED SOUTH ELEVATION NO CHANGE
Scale: 1/4" = 1' -0



12 PROPOSED EAST ELEVATION NO CHANGE
Scale: 1/4" = 1' -0

NANTUCKET ARCHITECTURE GROUP LTD.
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NANTUCKET, MASSACHUSETTS, 02554
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RENOVATIONS FOR:
MR. AND MRS. KENNETH MCAULEY:
24 DERRYMORE ROAD
NANTUCKET, MASSACHUSETTS 02554:
MAP: 41 PARCEL: 610

SOUTH AND EAST ELEVATIONS
SCALE: 1/4" = 1'-0

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:14,SEPT,2024
REVISIONS:
REVISIONS:
REVISIONS:
D/B:

2409.04.1429

HDC4

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

OTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

his is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and esolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

he certificate is valid for three years from date of issuance. No structure may differ om the approved application. Violation may impede issuance of Certificate of ccupancy.

PROPERTY DESCRIPTION

AX MAP N°: [redacted] 67 PARCEL N°. 361

reet & Number of Proposed Work: 10 Dennis Drive

wner of record: Craig Harnishfeger

ailing Address: 10 Dennis Drive

ntact Phone #: 508 364 1416 E-mail: ackhunter1@aol.com

AGENT INFORMATION (if applicable)

ame: _____

ailing Address: SAME

ntact 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 _____

ze of Structure or Addition: Length: 16' Sq. Footage 1st floor: 192 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 12' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

ference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

ight of ridge above final finish grade: North _____ South _____ East _____ West _____

ditional Remarks

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

storic Name:

iginal Date:

iginal Builder:

there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

oundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers

asonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

oof Pitch: Main Mass 8 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

oofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

kylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

utters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

eaders (material and size): _____

idewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side

] _____

☐ Other _____

rim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1X6 Rake 1X6 Soffit (Overhang) _____ Corner boards 1X6 Frieze 2"

Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round _____ Square X

findows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

oors* (type and material): ☐ TDL ☐ SDL Front T+G Cedar Rear _____ Side _____

Garage Door(s): Type _____ Material _____

ardscape materials: Driveways _____ Walkways _____ Walls _____

Note: Complete door and window schedules are required.

COLORS

idewall Natural White Cedar Clapboard (if applicable) _____ Roof Black

rim Natural Cedar Sash _____ Doors Natural Cedar

eck _____ Foundation _____ Fence _____ Shutters _____

Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

ate 9/17/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
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 Craig Harnishfeger

AS AGENT FOR Myself

STREET ADDRESS 10 Dennis Drive

MAP/PARCEL 67 / 361

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9/17/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature _____ Date 9/17/24

10 DENNIS DR

Location 10 DENNIS DR

Mblu MAP* 67/ PARCEL* 361/

Acct# 00005711

Owner HARNISHFEGER CRAIG E

Assessment $1,134,500

PID 5711

Building Count 1

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$496,200	$638,300	$1,134,500

Owner of Record

Owner HARNISHFEGER CRAIG E
Co-Owner
Address 10 DENNIS DRIVE
NANTUCKET, MA 02554

Sale Price $850,000
Certificate
Book & Page C28428/0
Sale Date 08/25/2021
Instrument 1U

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
HARNISHFEGER CRAIG E	$850,000		C28428/0	1U	08/25/2021
FRANCO SUSAN HEALY TRST	$0		C23266/0	99	06/25/2009
FRANCO SUSAN H	$0		C22278/0	99	06/22/2006
FRANCO SUSAN HEALY TR	$0		C20226/0	99	02/26/2002
FRANCO SUSAN TRUSTEE	$0		C16862/0	99	06/05/1995

Building Information

Building 1 : Section 1

Year Built: 1983
Living Area: 1,098
Replacement Cost: $563,897
Building Percent Good: 88
Replacement Cost Less Depreciation: $496,200

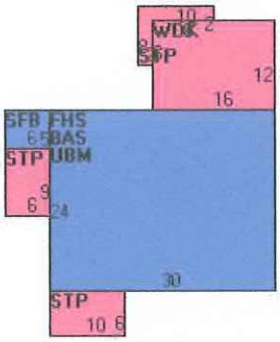
Building Attributes	
Field	**Description**
Style:	Cape Cod
Model	Residential
Grade:	Above Average
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Hardwood
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Total Bedrooms:	2 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//\0030\10%20dennis_

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/5711_662

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	720	720
FHS	Half Story, Finished	720	360
SFB	Base, Semi-Finished	30	18
STP	Stoop	146	0
UBM	Basement, Unfinished	720	0
WDK	Deck, Wood	192	0
		2,528	1,098

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1010
Description	Single Fam M01
Zone	R10
Neighborhood	400
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.23
Frontage	0
Depth	0
Assessed Value	$638,300

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$496,200	$638,300	$1,134,500
2023	$400,500	$630,200	$1,030,700
2022	$334,700	$525,100	$859,800
2021	$326,400	$552,800	$879,200
2020	$326,400	$552,800	$879,200

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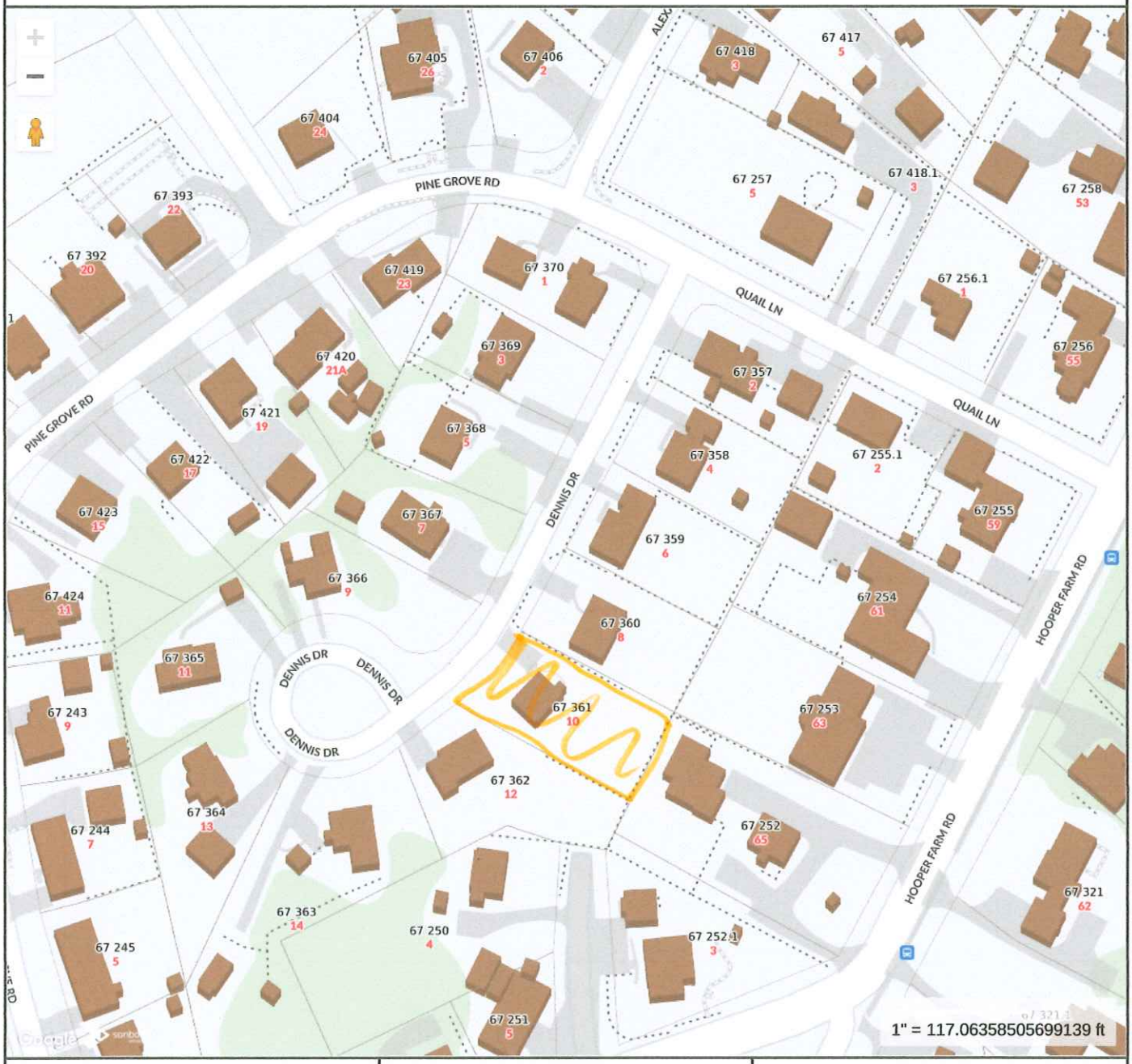


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

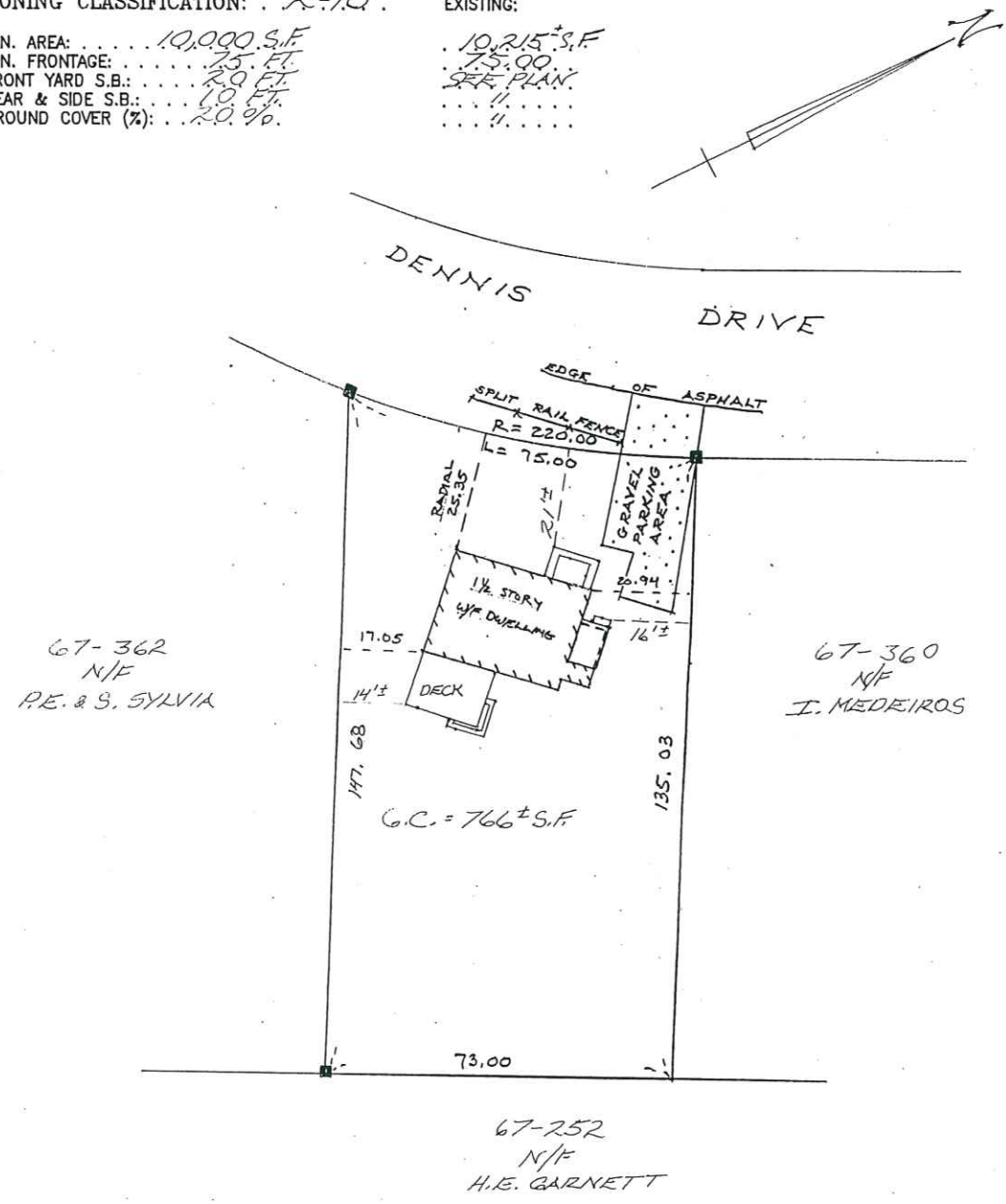
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

ZONING CLASSIFICATION: . R-1Q .

		EXISTING:
MIN. AREA:	10,000 S.F.	10,215± S.F.
MIN. FRONTAGE:	75. FT.	75.00
FRONT YARD S.B.:	20 FT.	SEE PLAN.
REAR & SIDE S.B.:	10 FT.	"
GROUND COVER (%):	20. %	"



I CERTIFY, AS OF CHARLES. . 4-17-97, THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

COMMONWEALTH OF MASSACHUSETTS No 32489

PROFESSIONAL LAND SURVEYOR

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES, OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

ASSESSOR MAP: . 67. . , PARCEL: . 361 .

NOT TO BE RECORDED.

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1" = 30' DATE: APR. 17, 1997

Owner: SUSAN FRANCO, TRUSTEE SUSAN FRANCO REVOCABLE LIVING TRUST

Deed: CERT. 16,862. . Plan L.C. 26439-N LOT 42

Locus . 10 . DENNIS DRIVE. . . .

CHARLES W. HART & ASSOCIATES, Inc.
SANFORD BOAT BUILDING
49 SPARKS AVENUE
NANTUCKET, MASS. 02554
(508) 228-8910

H-5321

C:\JOBS\CWH\BLP


DENNIS DR
67 368
5
67 359
6
67 367
7
67 360
8
67 257
63
366
9
67 361
10
67 252
65
DENNIS DR
DENNIS DR
DENNIS DR
67 362
12
67 252
3



10' from Property Lines

12'x16' Shed



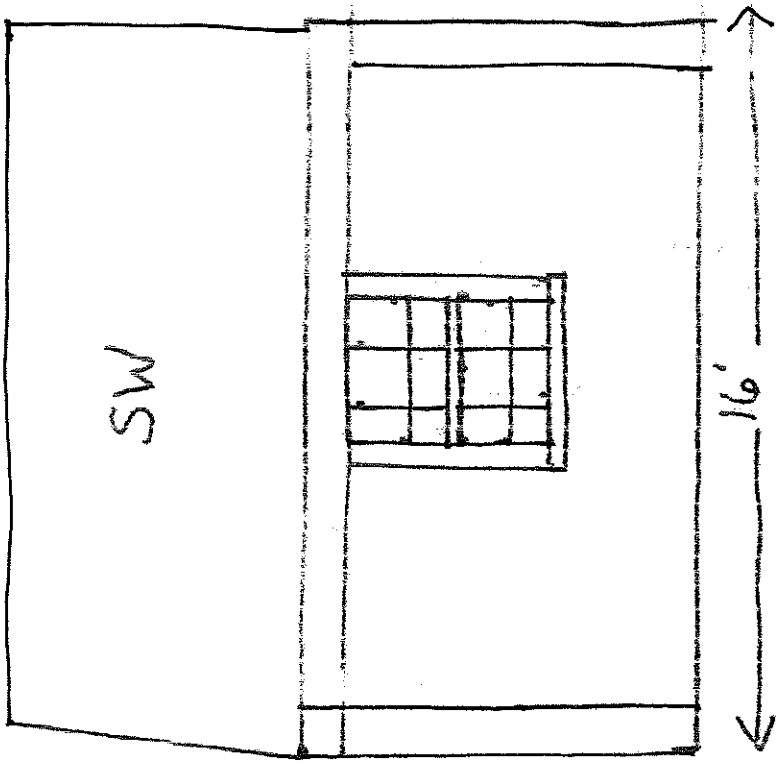
FROM DRIVEWAY

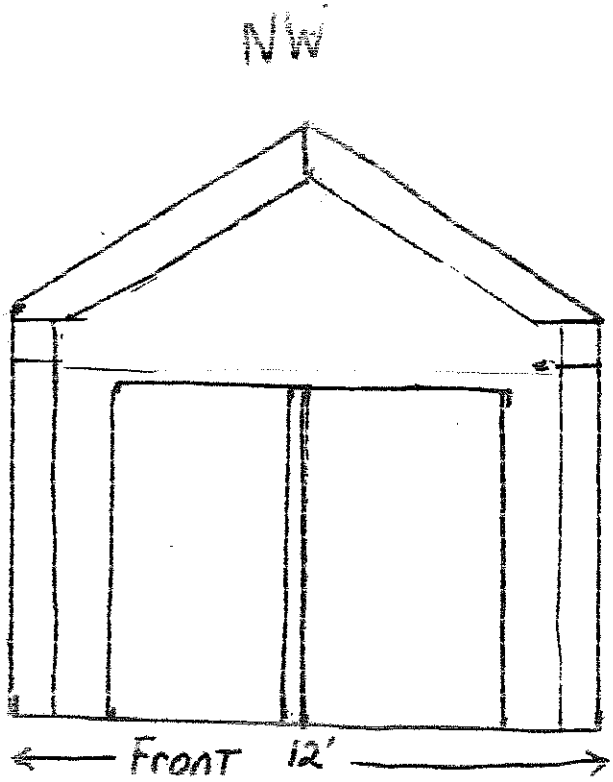


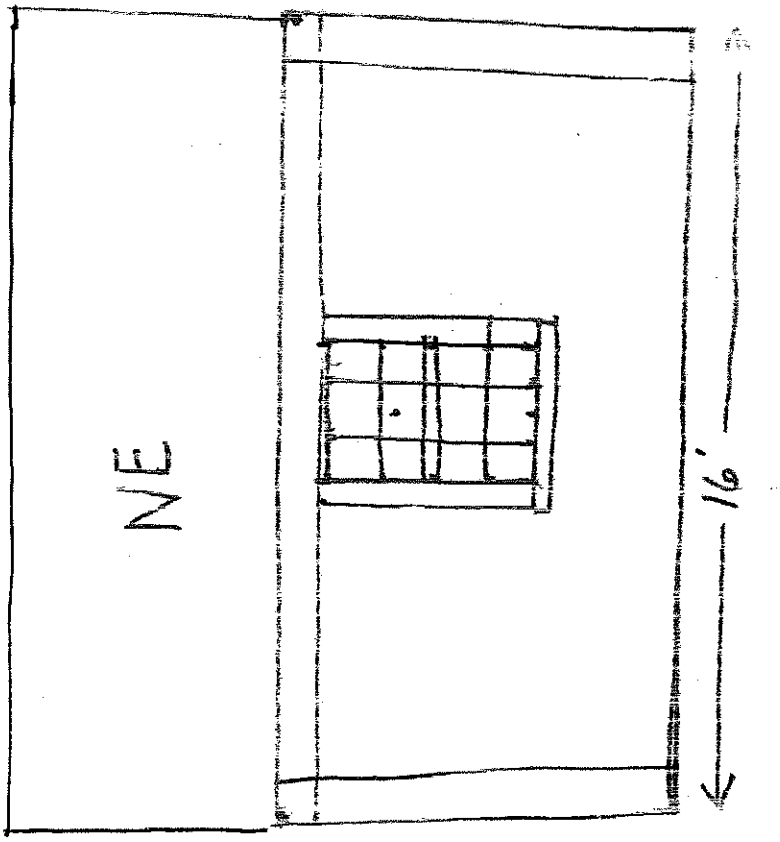
FROM PROPERTY @ END OF DRIVEWAY

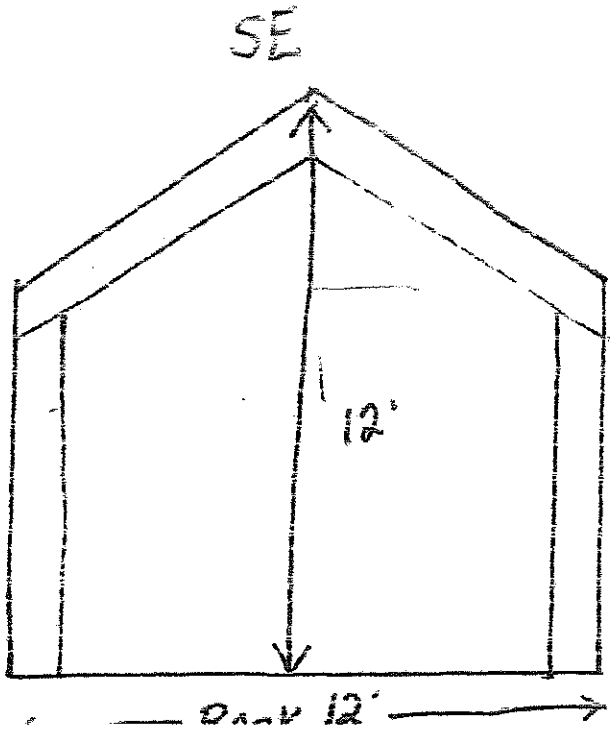


10 DENNIS DRIVE
FROM ROADSIDE


SW
16'


NW
FRONT 12'


NE
16'


SE
12'
REAR 12'

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

7 Lauretta Ln
Rev COA 2023-08-8976

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS 2024.09.23 **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.

50, ck0824 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 7 Lauretta Ln LLC

STREET ADDRESS 7 Lauretta Ln

MAP/PARCEL 14/53

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09.23.2024

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

09.18.2024
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°. 53

Street & Number of Proposed Work: 1 LAURELLA LN.

Owner of record: 1 LAURELLA LN LLC.

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING
6 MAYBUE WAY, NANTUCKET MA 02554

Contact Phone #: 508 367 3012 E-mail: _____
lindsay@atlanticlandscapingllc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2023-08-8976

☐ Pool (Zoning District _____) ☐ Roof ☒ Other ADD SPA, PATIO, FIRE PIT, OUTDOOR KITCHEN

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ ~~Decks~~/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: 336 SF ☒ 1st floor ☐ 2nd floor

6X9 SPA Sq. footage 3rd floor: _____ ADDITIONAL

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways SHELL Walkways BLUESTONE 2x3 Walls —

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

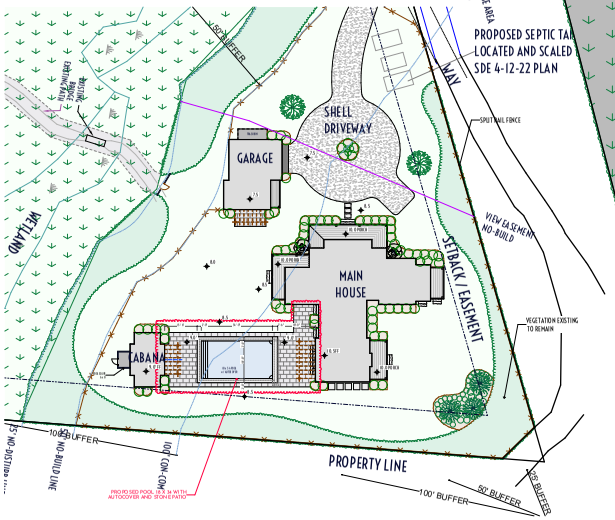
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

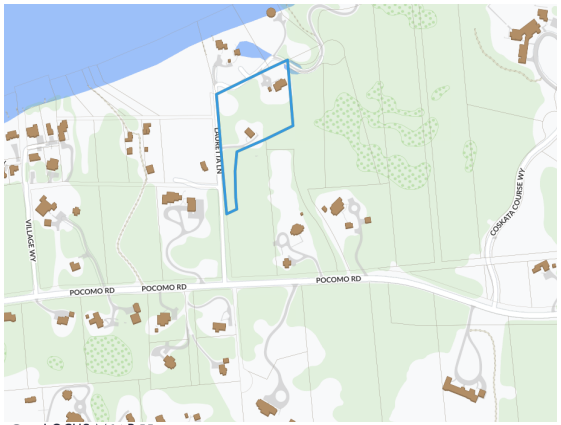
* Attach manufacturer's color samples if color is not from HDC approval list.

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.

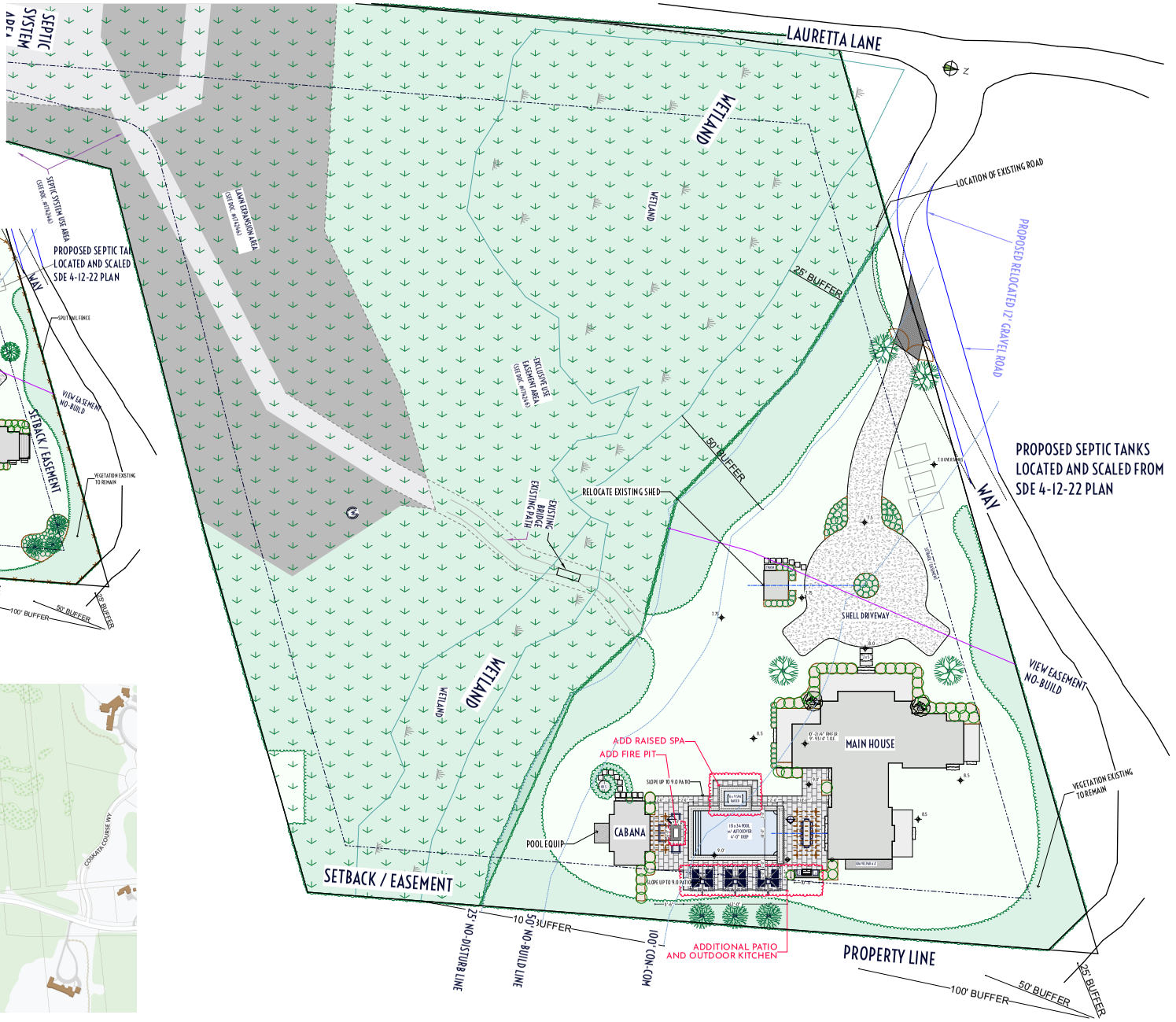
Date 09-25-2024 Signature of owner of record _____ Signed under penalties of perjury



1 Previous Approval 08.14.2023
SCALE: 1" = 30'



2 LOCUS M-14 P-53



3 HDC LANDSCAPE PLAN
SCALE: 1" = 20'

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
7 Lauretta Ln
Nantucket, Ma.
02554

M: 14
P: 53
Zoning: LUG3
Front Setback: 35
S&R Setback: 20
Scale: As Noted
Plotted: 9/17/24
Drawing No.:

HDC-1

Surveyor	Contact
D Mulloy	LC

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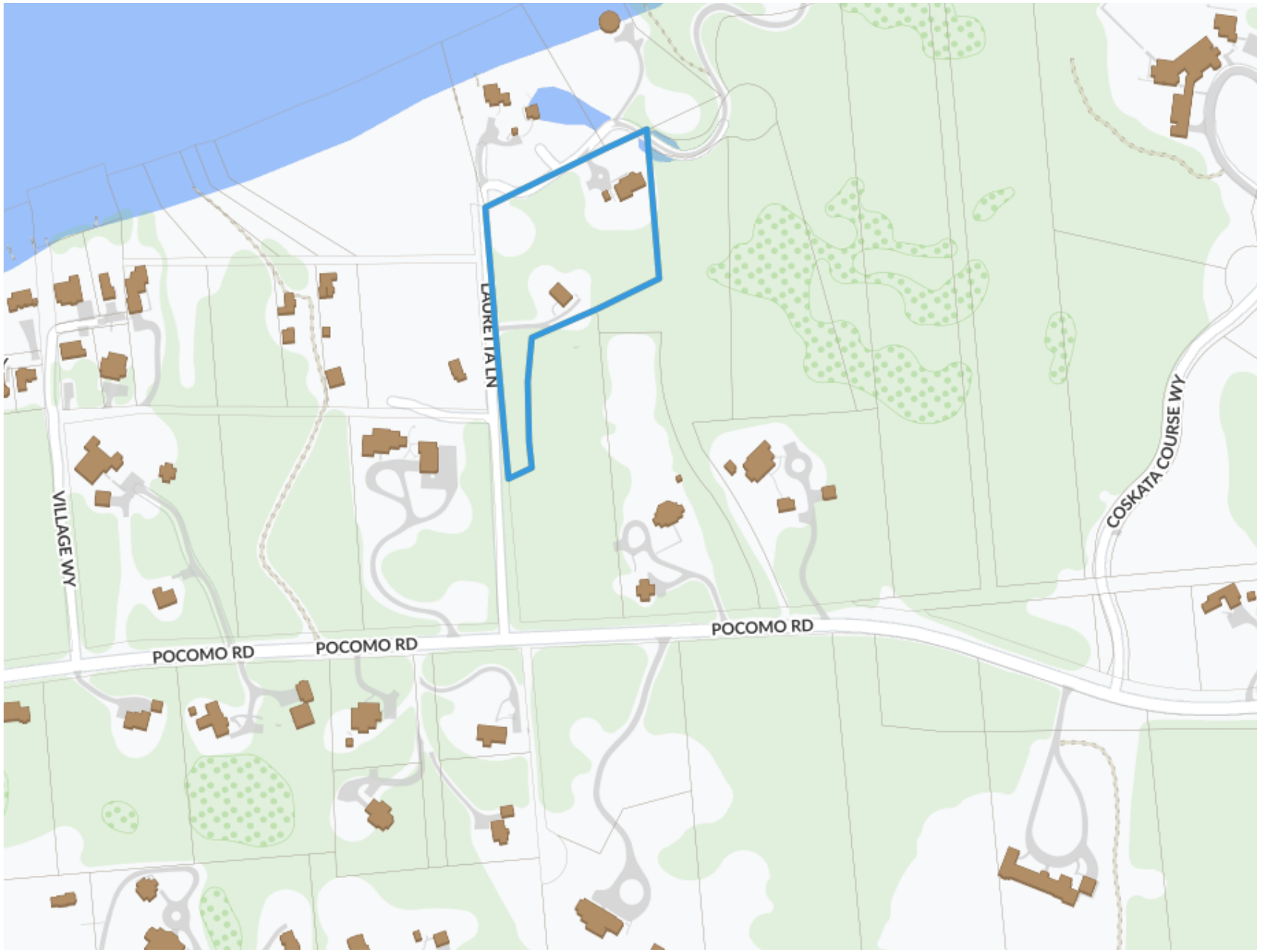

1 LOCUS M-14 P-53

atlantic LANDSCAPING, INC

MARK	DATE

HDC Locus

Landscape at
7 Lauretta Ln
Nantucket, Ma.
02554
M: 14
P: 53
Zoning: LUG3
Front Setback: 35
S&R Setback: 20
Scale: As Noted
Plotted: 9/17/24
Drawing No.:

HDC-A

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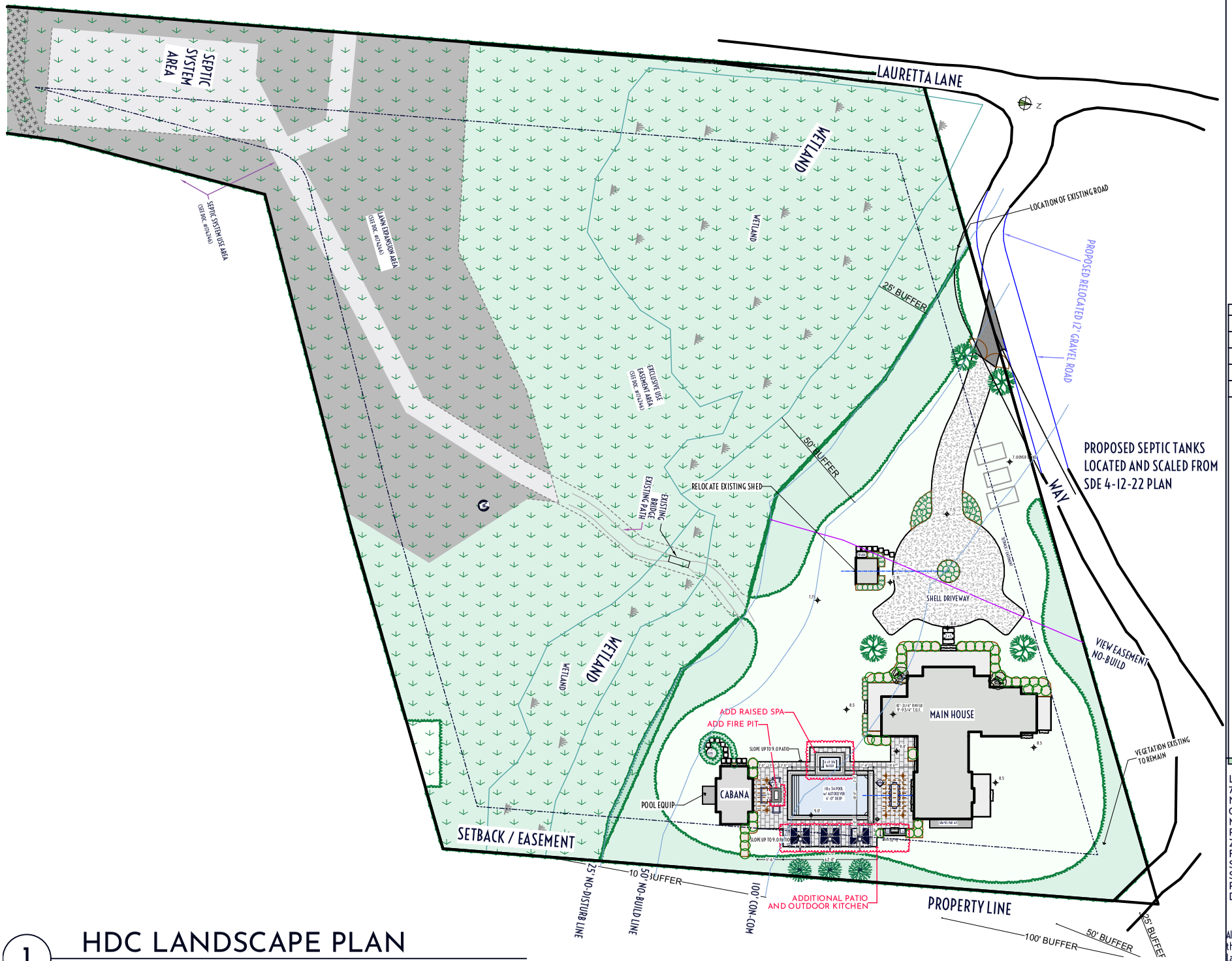

1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
7 Lauretta Ln
Nantucket, Ma.
02554
M: 14
P: 53
Zoning: LUG3
Front Setback: 35
S&R Setback: 20
Scale: As Noted
Plotted: 9/17/24
Drawing No.:
HDC-B

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1 7 LAURETTA LN VIEW 1



2 7 LAURETTA LN VIEW 2



3 7 LAURETTA LN VIEW 3



4 7 LAURETTA LN VIEW 4

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
7 Lauretta Ln
Nantucket, Ma.
02554
M: 14
P: 53
Zoning: LUG3
Front Setback: 35
S&R Setback: 20
Scale: As Noted
Plotted: 9/17/24
Drawing No.:

HDC-C

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1 POOL w: BLUESTONE COPING



2 SPA RAISED COLONIAL STONE



4 COLONIAL STONE OUTDOOR KITCHEN



3 COLONIAL STONE FIRE PIT

atlantic LANDSCAPING, INC

MARK	DATE

HDC Materials Photos

Landscape at
7 Lauretta Ln
Nantucket, Ma.
02554
M: 14
P: 53
Zoning: LUG3
Front Setback: 35
S&R Setback: 20
Scale: As Noted
Plotted: 9/17/24
Drawing No.:
HDC-D

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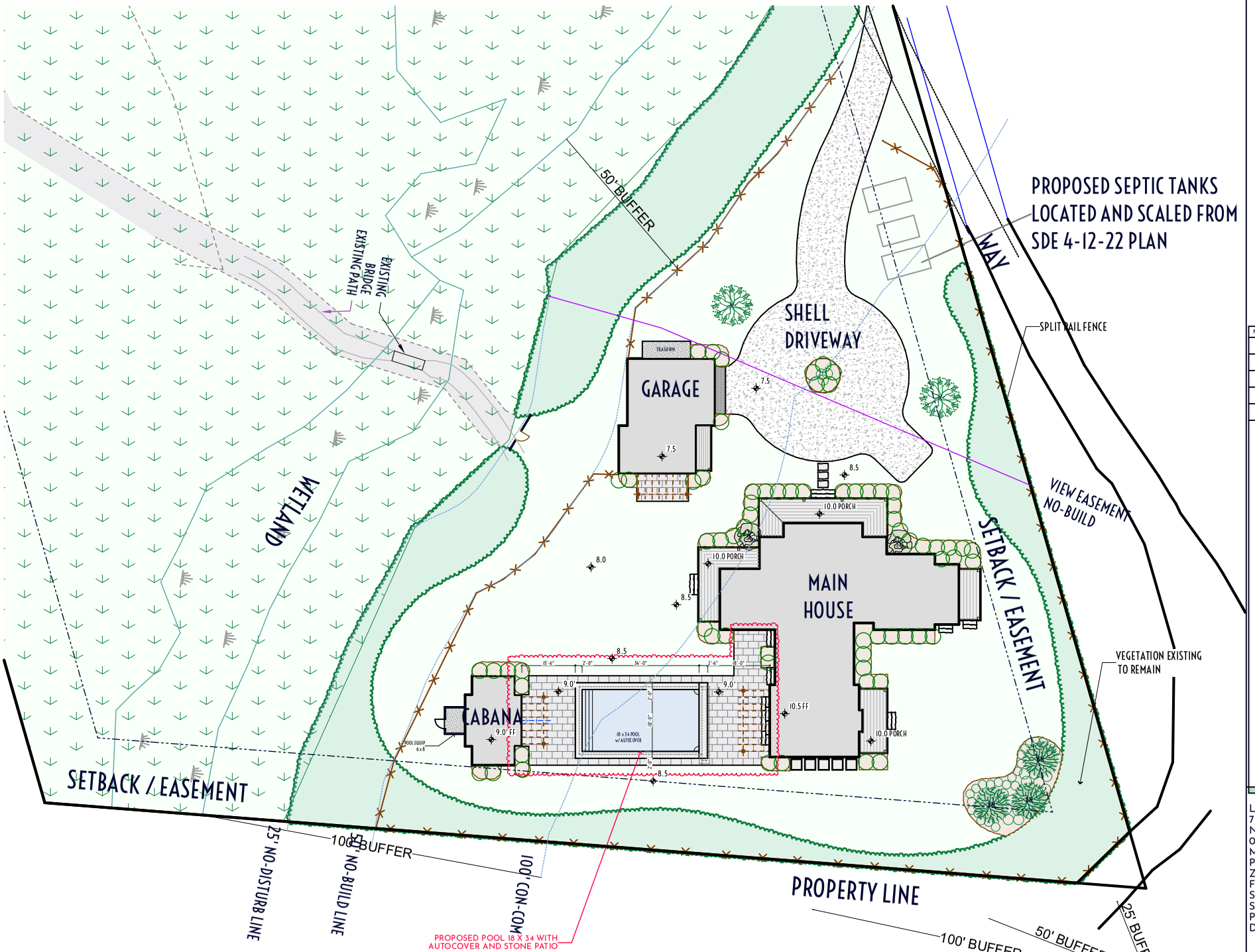

1 Previous Approval 08.14.2023

atlantic LANDSCAPING, INC

MARK	DATE

PREVIOUS APPROVAL 2023.08.14

Landscape at
7 Lauretta Ln
Nantucket, Ma.
02554
M: 14
P: 53
Zoning: LUG3
Front Setback: 35
S&R Setback: 20
Scale: As Noted
Plotted: 9/17/24
Drawing No.:

HDC-E

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.

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

_____	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
X	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

n/a	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
n/a	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
n/a	3.	**As-Built Plans (1 copy):** of existing elevations
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.
7	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.** (initial to indicate read and understand)
n/a	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
n/a	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 15 PARCEL N°. 42

Street & Number of Proposed Work: 88 Pocomo Rd

Owner of record: 88 Pocomo Trust

Mailing Address: 88 Pocomo Rd
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus, ltd

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: (508) 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 Demo Structure

Size of Structure or Addition: Length: 98.2 ft Sq. Footage 1st floor: 2,800
Width: 39.5 ft Sq. footage 2nd floor: 2,867
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 29'-11" South " East " West "

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED N/A

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS N/A

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/16/24 Signature of owner of record _____ Signed under penalties of perjury

emeritus

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for _____on the following statement:

I _____, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.
(print name of property owner/applicant)



04/05/2024

Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus

AS AGENT FOR 88 Pocomo Tust

STREET ADDRESS 88 Pocomo Rd

MAP/PARCEL 15 / 42

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Alex Bagmets — Signature

09.16.24 — 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: 88 Pocomo Rd

Tax Map Number: 15 Parcel Number: 42

Owner of Record: 88 Pocomo Trust

Description of Proposal: Demolish Structure

Anticipated HDC Submission Date: 9/23/2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... 88 Pocomo Trust

MAILING ADDRESS..... PO BOX 786, NANTUCKET, MA 02554

PROPERTY LOCATION..... 88 Pocomo Rd

ASSESSORS MAP/PARCEL..... 15 / 42

SUBMITTED BY:..... EMERITUS, LTD

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.09.06 13:46:17 -04'00'

Septemer 6, 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
15	33		COHEN STEVEN L TR	88 POCOMO TRUST	PO BOX 786	NANTUCKET	MA	02554	POCOMO RD
15	35		82 POCOMO LLC		37 CENTER ST	NANTUCKET	MA	02554	82 POCOMO RD
15	41		GOLDSMITH J GRAHAM & KATHERINE P		7 KILBURN ST	BURLINGTON	VT	05401	86 POCOMO RD
15	43		ENGLE KRISTEN TRST	C/O POCOMO POINT REALTY TRUST	13535 DESTE DRIVE	PACIFIC PALISADES	CA	90272	90 POCOMO RD
Count:	**4**								

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total
$

Sent
Street
City,

GOLDSMITH J GRAHAM & KATHERINE P
7 KILBURN ST
BURLINGTON, VT 05401

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total
$

Sent
Street
City,

ENGLE KRISTEN TRST
C/O POCOMO POINT REALTY TRUST
13535 DESTE DRIVE
PACIFIC PALISADES, CA 90272

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total
$

Sent
Street
City, State, ZIP+4®

COHEN STEVEN L TR
88 POCOMO TRUST
PO BOX 786
NANTUCKET, MA 02554

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult $

Postage
$

Total
$

Sent
Street
City, State, ZIP+4®

82 POCOMO LLC
37 CENTER ST
NANTUCKET, MA 02554

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

88 Pocomo LLC Residence

88 Pocomo Rd.
Nantucket, MA 02554



EAST EL.



SOUTH EL.

SK.7

88 Pocomo LLC Residence
88 Pocomo Rd.
Nantucket, MA 02554

Zoning Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft

Existing Photos

09.16.24

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

88 Pocomo LLC Residence

88 Pocomo Rd.
Nantucket, MA 02554



WEST EL.



NORTH EL.

SK.8

88 Pocomo LLC Residence
88 Pocomo Rd.
Nantucket, MA 02554

Zoning Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft

Existing Photos

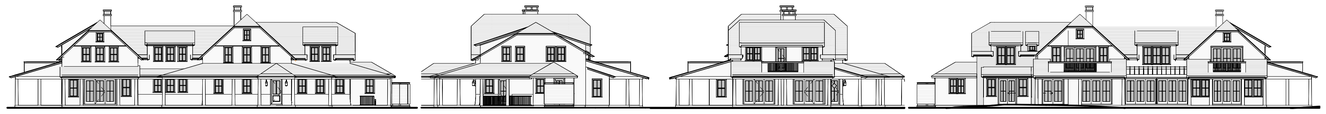
09.16.24

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

88 Pocomo LLC Residence

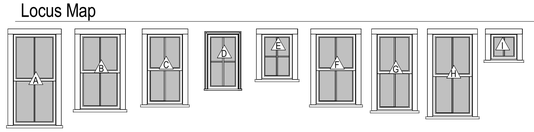
88 Pocomo Rd.
Nantucket, MA 02554

09.16.24





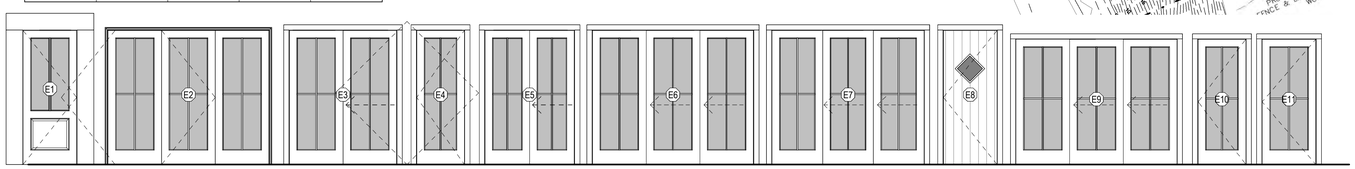
Locus Map



Window Legend

1/4" = 1'-0"

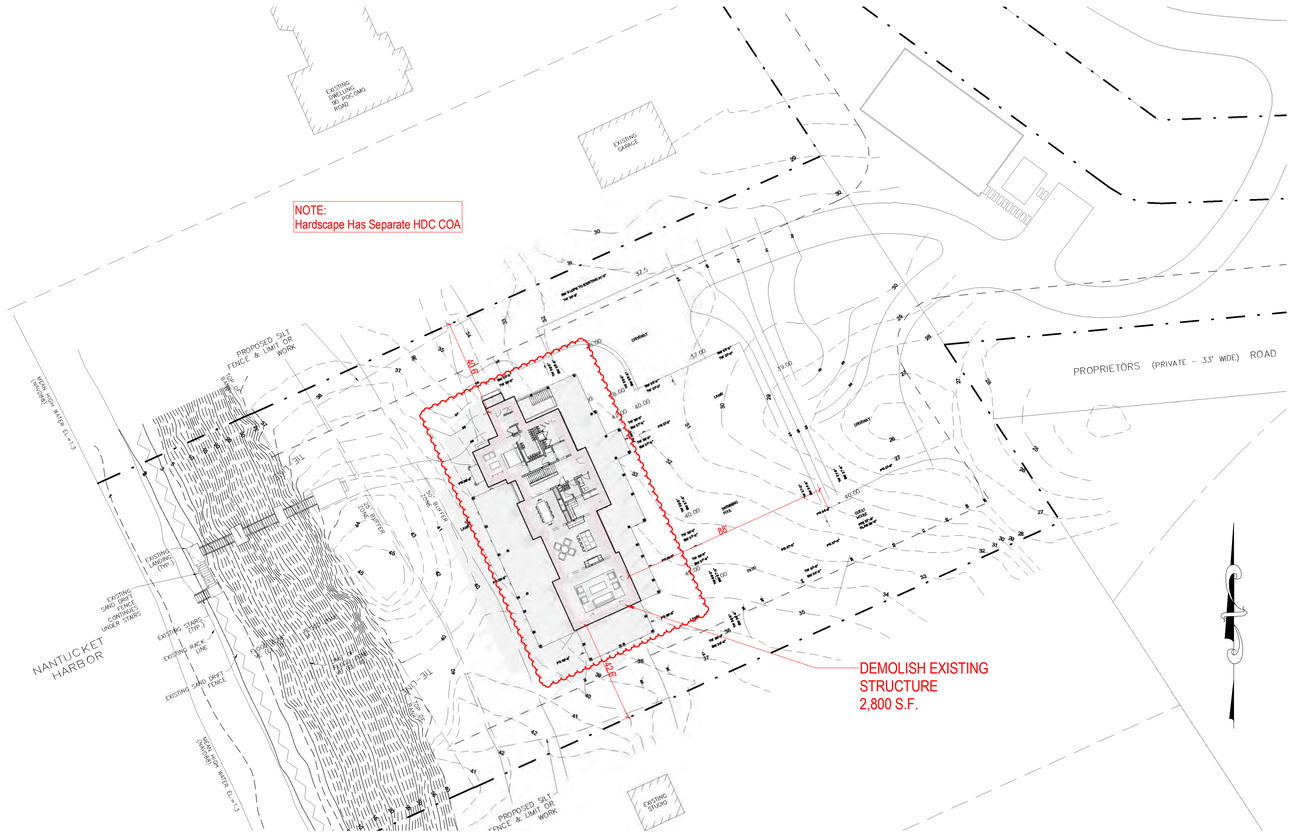
WINDOW SCHEDULE				
WINDOW	QUANTITY	Rough Height	Rough Width	DP RATING
A	21	5'-3"	2'-8"	≥ 30
B	20	4'-4 1/4"	2'-6 1/4"	<varies>
C	4	4'-1"	2'-3"	≥ 30
D	1	3'-3"	2'-0"	≥ 30
E	3	2'-8"	2'-0"	≥ 30
F	3	4'-1"	2'-6"	≥ 30
G	2	4'-5"	2'-3"	
H	3	4'-9"	2'-6"	<varies>
I	1	1'-7"	1'-9"	≥ 30



Door Legend

1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE					
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	DESCRIPTION	DP RATING
16	1	6'-0"	7'-6"		
E1	1	3'-0"	7'-6"	Front Door	
E2	3	9'-0"	7'-6"	Triple French Door	≥ 30
E5	1	5'-0"	7'-6"	Double Sliding Door	≥ 30
E6	3	9'-0"	7'-6"	Triple Sliding Door	≥ 30
E7	1	8'-6"	7'-6"	Triple Sliding Door	≥ 30
E9	2	9'-0"	7'-0"	Triple French Door	≥ 30
E10	1	2'-8"	7'-0"	Single French Door	
E11	2	3'-0"	7'-0"	Single French Door	
E145	3	2'-8"	7'-6"	Single French Door	



SITE PLAN

1" = 30'-0"

HDC SUBMISSION

2128

88 Pocomo LLC Residence
88 Pocomo Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

COVER SHEET

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	2,800
Total Proposed G.C.:	2,800

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

SK.6 Rendering Mark-Ups
G.1.1 COVER SHEET
A.100 BASEMENT PLAN
A.101 FIRST FLOOR PLAN
A.103 ROOF PLAN
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS

Revisions

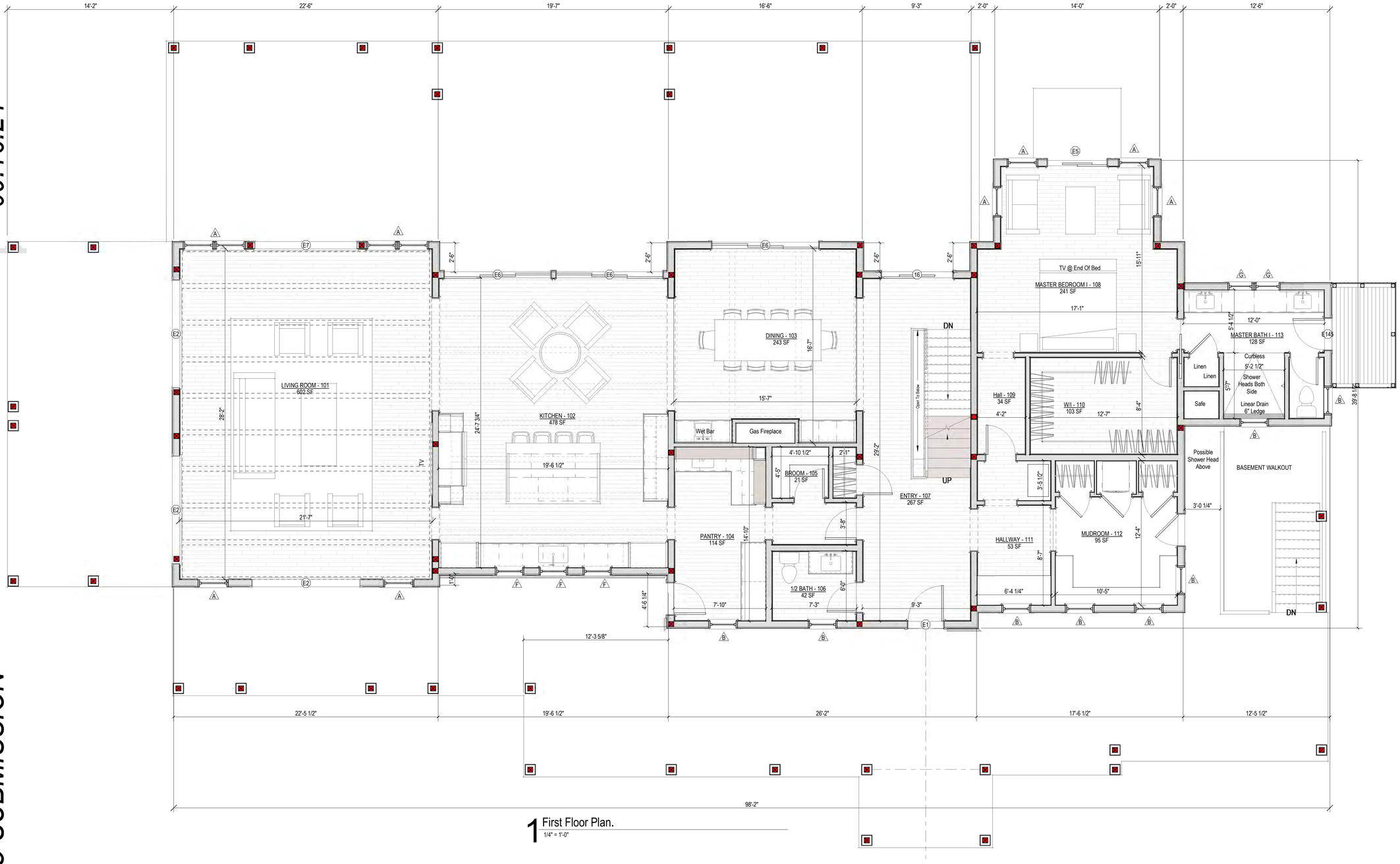
Revision 1 Date 1

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM EMERITUS DEVELOPMENT LTD. THESE DRAWINGS MAY BE REVISED AS MAY BE NECESSARY TO OBTAIN A BUILDING PERMIT. ADDITIONAL DETAILS OF CONSTRUCTION AS MAY BE REQUIRED WILL BE FURNISHED UPON REQUEST.

G.1.1
2128

09.16.24

HDC SUBMISSION



1 First Floor Plan.
1/4" = 1'-0"

2128

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FIRST FLOOR PLAN

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
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Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	2,800
Total Proposed G.C.:	2,800

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A.202 EXTERIOR ELEVATIONS

Revisions

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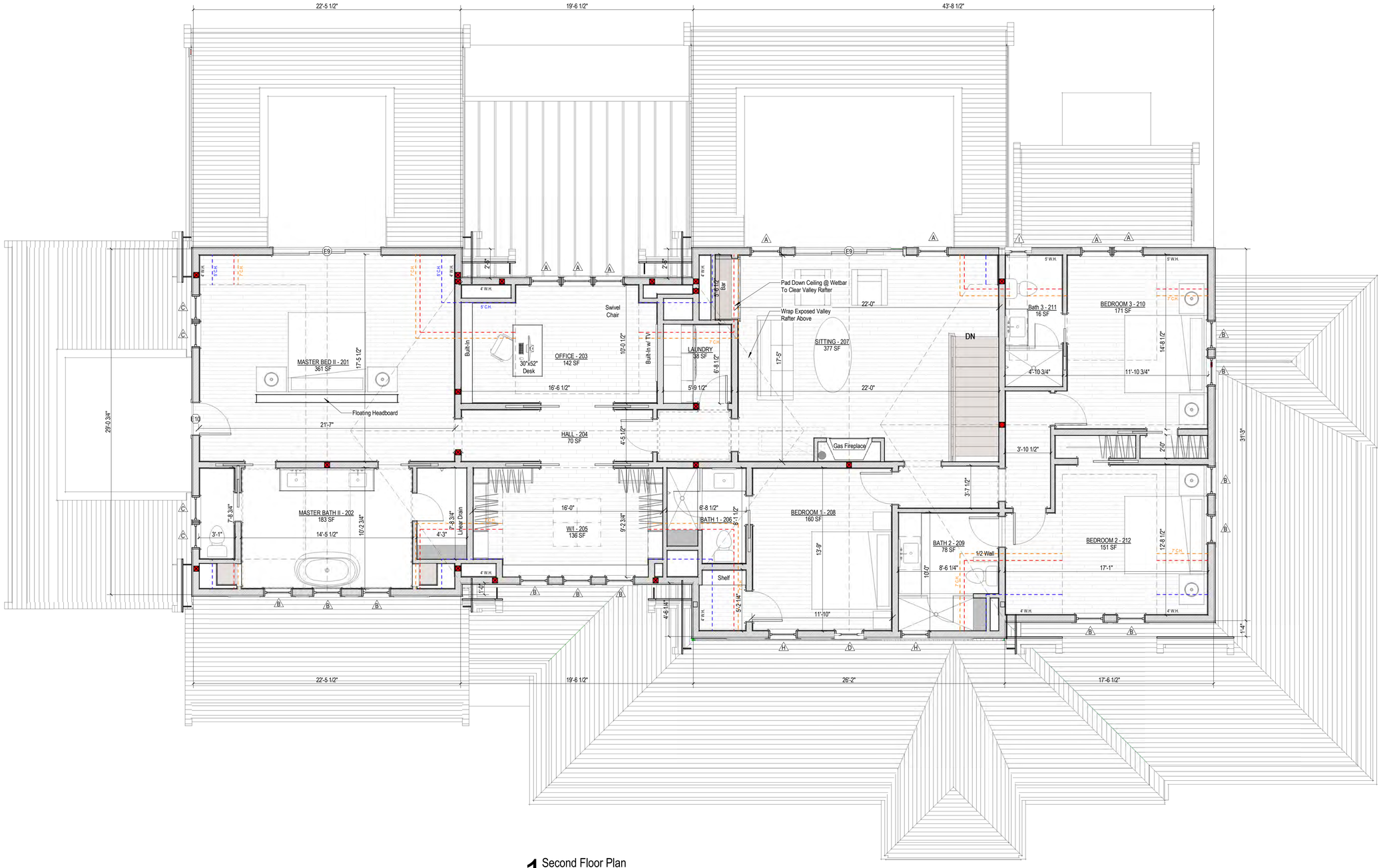
A.101
2128

09.16.24

HDC SUBMISSION



1 Second Floor Plan
1/4" = 1'-0"

2128

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SECOND FLOOR PLAN

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	2,800
Total Proposed G.C.:	2,800

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

SK.6	Rendering Mark-Ups
G.1.1	COVER SHEET
A.100	BASEMENT PLAN
A.101	FIRST FLOOR PLAN
A.103	ROOF PLAN
A.201	EXTERIOR ELEVATIONS
A.202	EXTERIOR ELEVATIONS

Revisions

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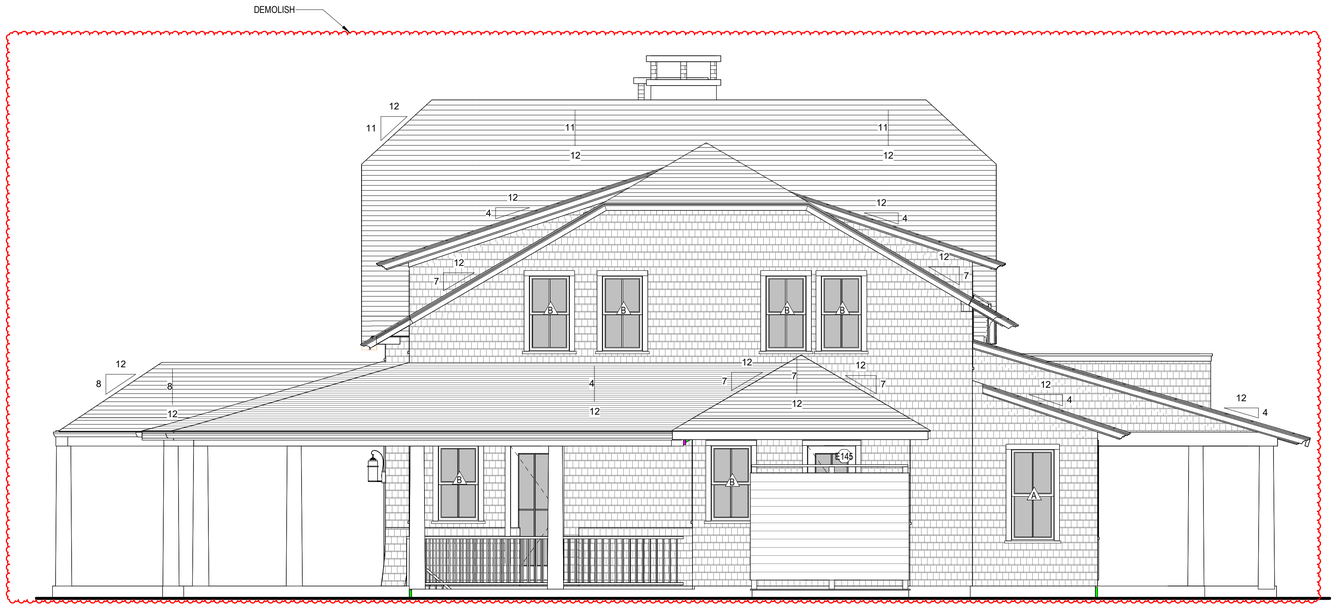
A.102
2128



1 East Elevation
1/4" = 1'-0"



2 North Elevation
1/4" = 1'-0"

2128

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EXTERIOR ELEVATIONS

Site Information

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Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	2,800
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Revisions

Revision 1 Date 1

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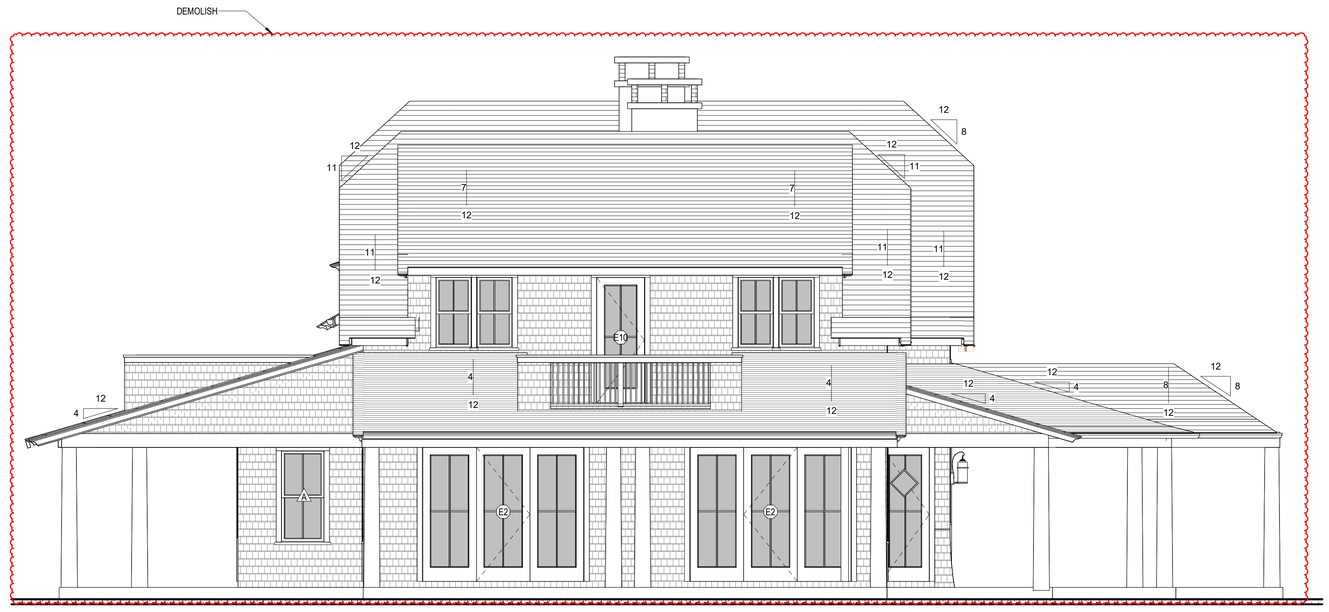
A.201
2128



1 West Elevation
1/4" = 1'-0"



2 South Elevation
1/4" = 1'-0"

2128

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EXTERIOR ELEVATIONS

Site Information

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Side/Rear Setback:	20 ft
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Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	2,800
Total Proposed G.C.:	2,800

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Revisions

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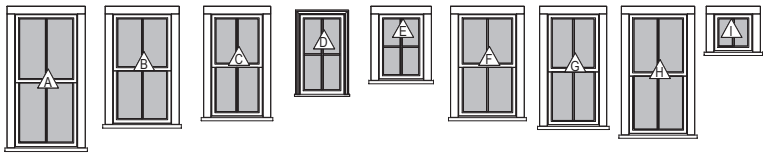
A.202
2128

88 Pocomo LLC Residence

88 Pocomo Rd.
Nantucket, MA 02554



Locus Map



Double Hung 2/2 SDL	Double Hung 2/2 SDL	Double Hung 2/2 SDL	Fixed 4 Lite SDL	Fixed 4 Lite SDL	Double Hung 2/2 SDL	Double Hung 2/2 SDL	Double Hung 2/2 SDL	Casement 4 Lite SDL

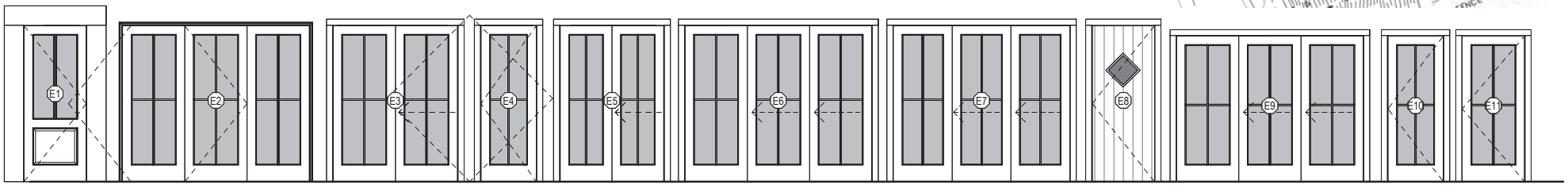
Window Legend

1/4" = 1'-0"

WINDOW SCHEDULE

WINDOW	QUANTITY	Rough Height	Rough Width	DP RATING
A	21	5'-3"	2'-8"	≥ 30
B	20	4'-4 1/4"	2'-6 1/4"	<varies>
C	4	4'-1"	2'-3"	≥ 30
D	1	3'-3"	2'-0"	≥ 30
E	3	2'-8"	2'-0"	≥ 30
F	3	4'-1"	2'-6"	≥ 30
G	2	4'-5"	2'-3"	
H	3	4'-9"	2'-6"	<varies>
I	1	1'-7"	1'-9"	≥ 30



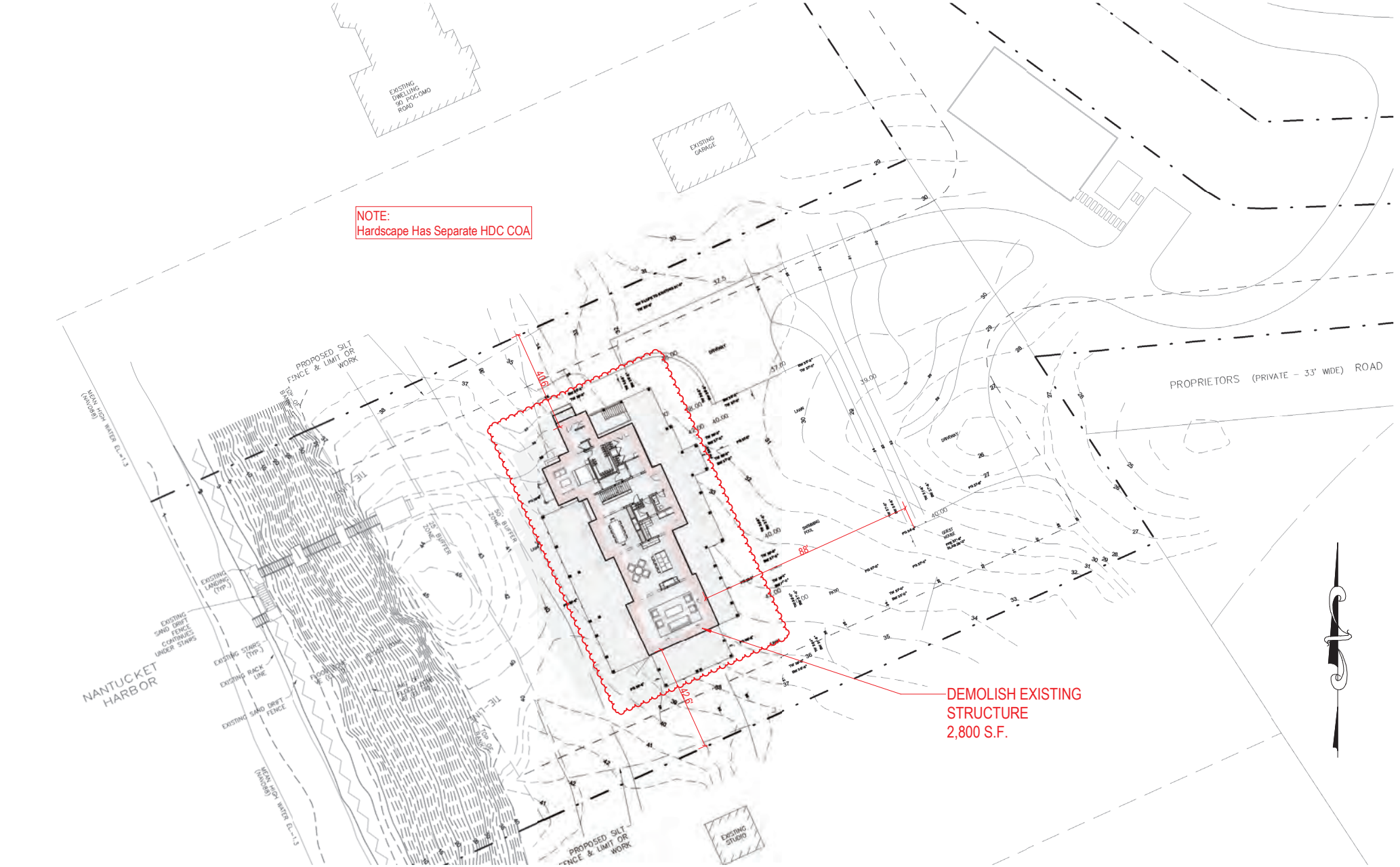


Door Legend

1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE

DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	DESCRIPTION	DP RATING
16	1	6'-0"	7'-6"		
E1	1	3'-0"	7'-6"	Front Door	
E2	3	9'-0"	7'-6"	Triple French Door	≥ 30
E5	1	5'-0"	7'-6"	Double Sliding Door	≥ 30
E6	3	9'-0"	7'-6"	Triple Sliding Door	≥ 30
E7	1	8'-6"	7'-6"	Triple Sliding Door	≥ 30
E9	2	9'-0"	7'-0"	Triple French Door	≥ 30
E10	1	2'-8"	7'-0"	Single French Door	
E11	2	3'-0"	7'-0"	Single French Door	
E145	3	2'-8"	7'-6"	Single French Door	



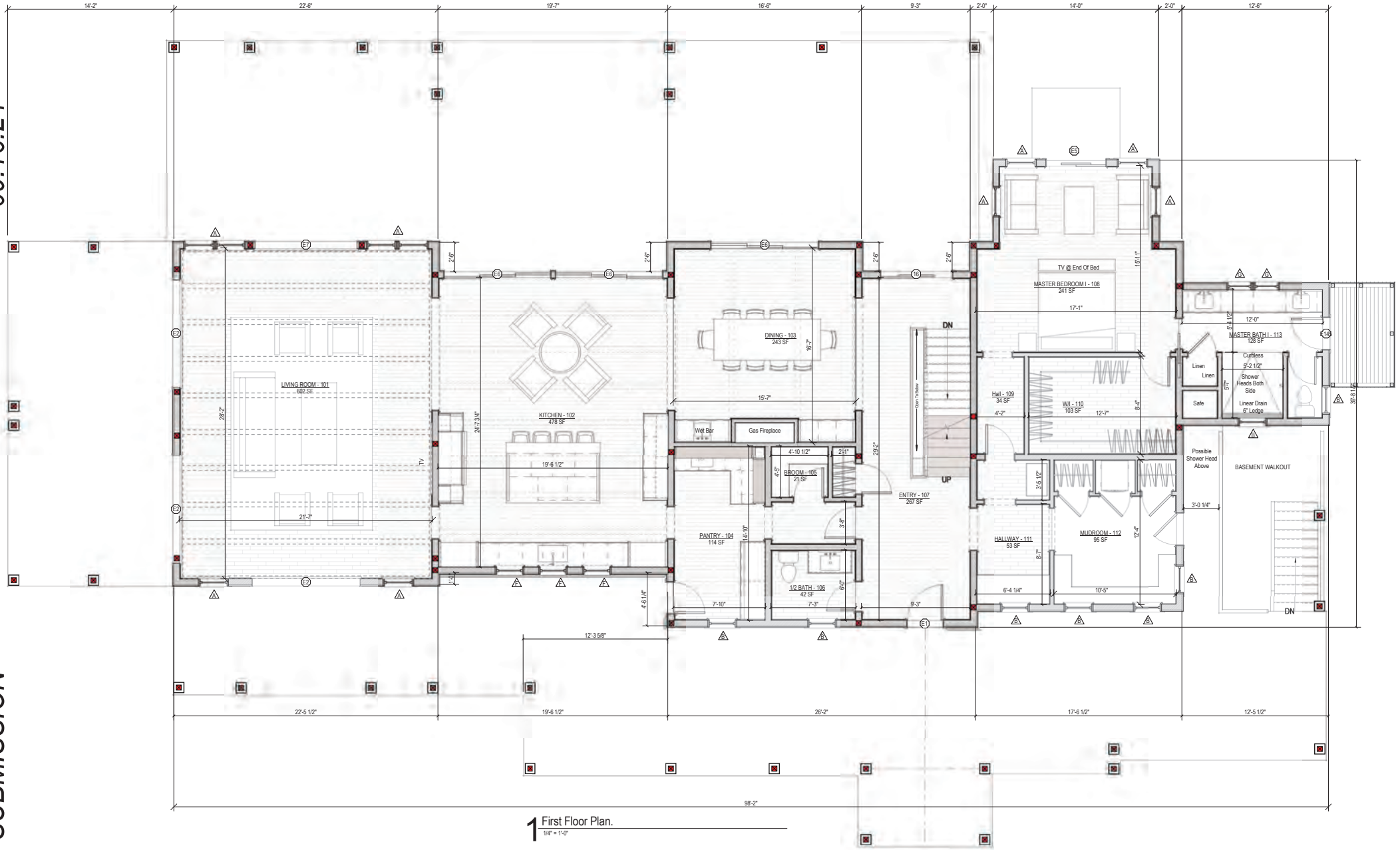


SITE PLAN

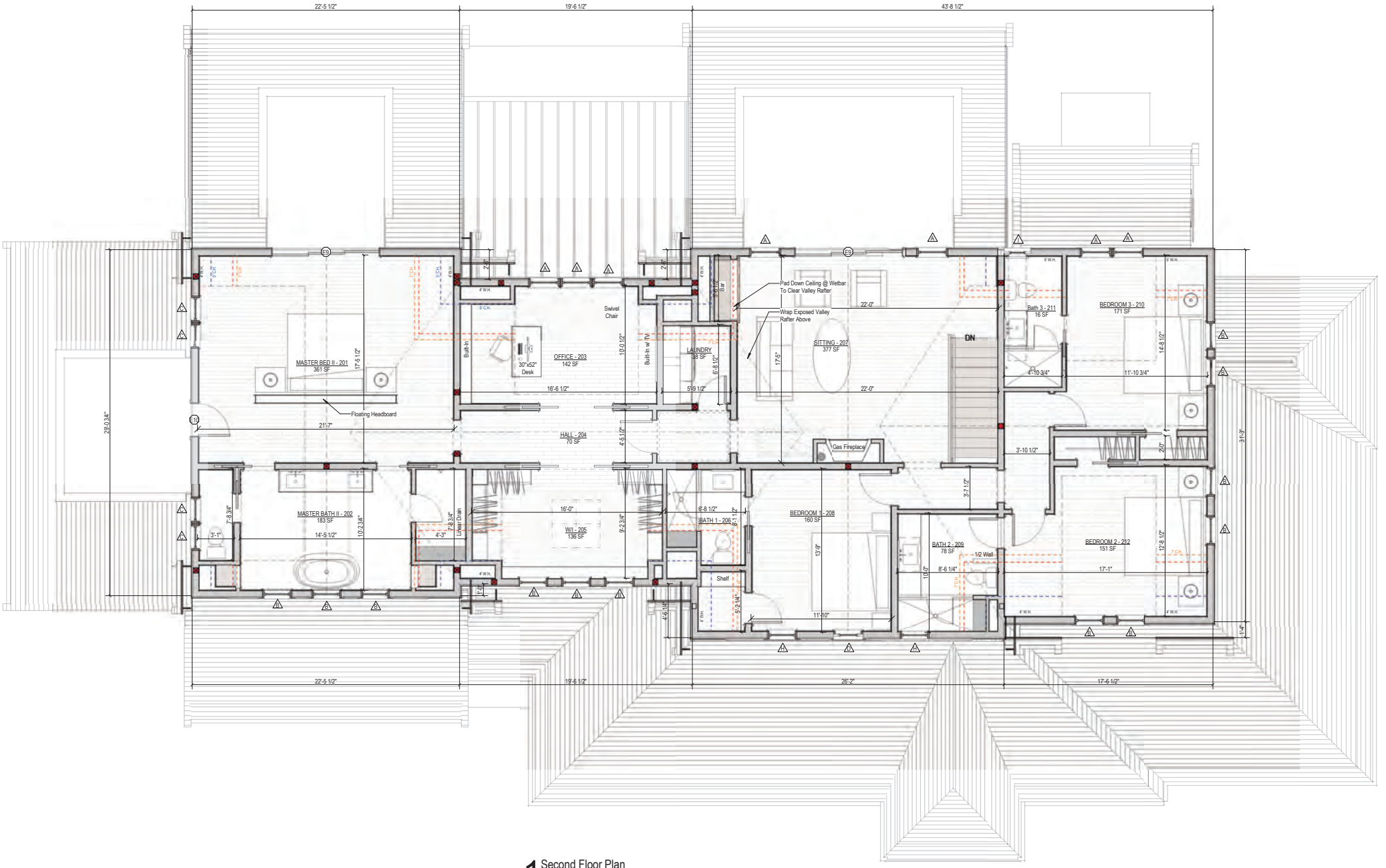
1" = 30'-0"

09.10.24

SUBMISSION



1 First Floor Plan.
1/4" = 1'-0"



1 Second Floor Plan
1/4" = 1'-0"



1 East Elevation
1/4" = 1'-0"

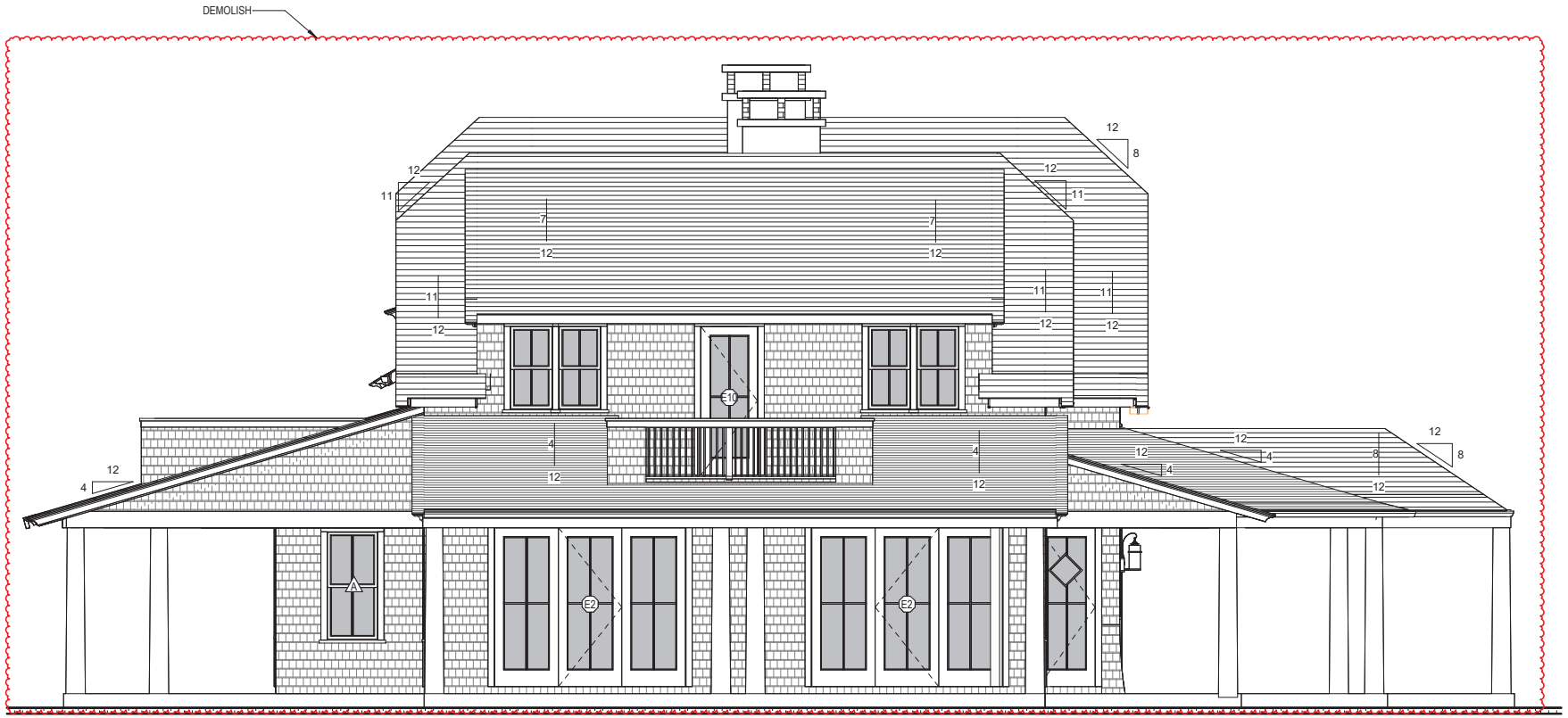


2 North Elevation

1/4" = 1'-0"



1 West Elevation
1/4" = 1'-0"



2 South Elevation

1/4" = 1'-0"

CERTIFICATE NO: _____ Staff DATE ISSUED: 8/30/2022

HDC2022-03-7855

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 15 PARCEL N°. 42

Street & Number of Proposed Work: 88 PACOMO RD

Owner of record: 88 PACOMO LLC

Mailing Address: 88 PACOMO RD.
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMERITUS

Mailing Address: 2 WILLIAMS LN
NANTUCKET, MA 02554

Contact Phone #: 508.325.4005 E-mail: _____

FOR OFFICE USE ONLY

Date application received: 9/1/22 Fee Paid: $ 1113

Must be acted on by: 11/7/22

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

PER EXHIBIT 'A' ATS * Chimneys pulled to the center of the ridge, go from 4-gunged west elevation dormer to 3, one ridge head on the south elevation gable, the rest the north side. Per staff review.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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: 100 FT. Sq. Footage 1st floor: 3059

Width: 42 FT Sq. footage 2nd floor: 2935

Sq. footage 3rd floor: _____

Decks/Patio: Size: 2189 ☑ 1st floor ☐ 2nd floor

Size: 705 ☐ 1st floor ☑ 2nd floor

Difference between existing grade and proposed finish grade: North 6" +/- South 6" +/- East 6" +/- West 6" +/-

Height of ridge above final finish grade: North 28'-1" South 28'-1" East 28'-1" West 28'-1"

Additional Remarks

Historic Name: N/A

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☑ Brick (type) COMMON ☐ Other _____

Roof Pitch: Main Mass X /12 Secondary Mass 8 /12 Dormer 5 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 3 1/2" Rake 3 1/2" Soffit (Overhang) _____ Corner boards N/A Frieze 3 1/2"

Window Casing 3 1/2" Door Frame 3 1/2" Columns/Posts: Round _____ Square X

Windows*: ☑ Double Hung ☑ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL

Trim WHITE Sash WHITE Doors WHITE, FRONT-NATURAL

Deck NATURAL Foundation NATURAL Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 08.07.22 Signature of owner of record _____ Signed under penalties of perjury

88 Pocomo LLC Residence

88 Pocomo Rd.
Nantucket, MA 02554

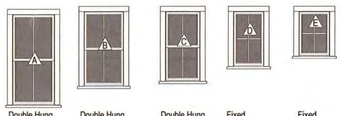


East North South West

HDC Submission Through Staff 09.12.22

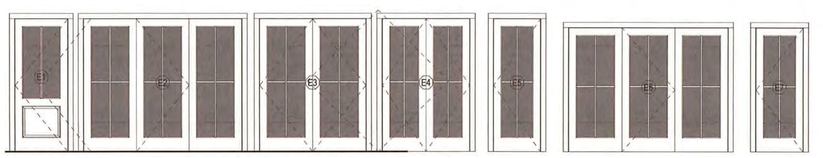


Locus Map



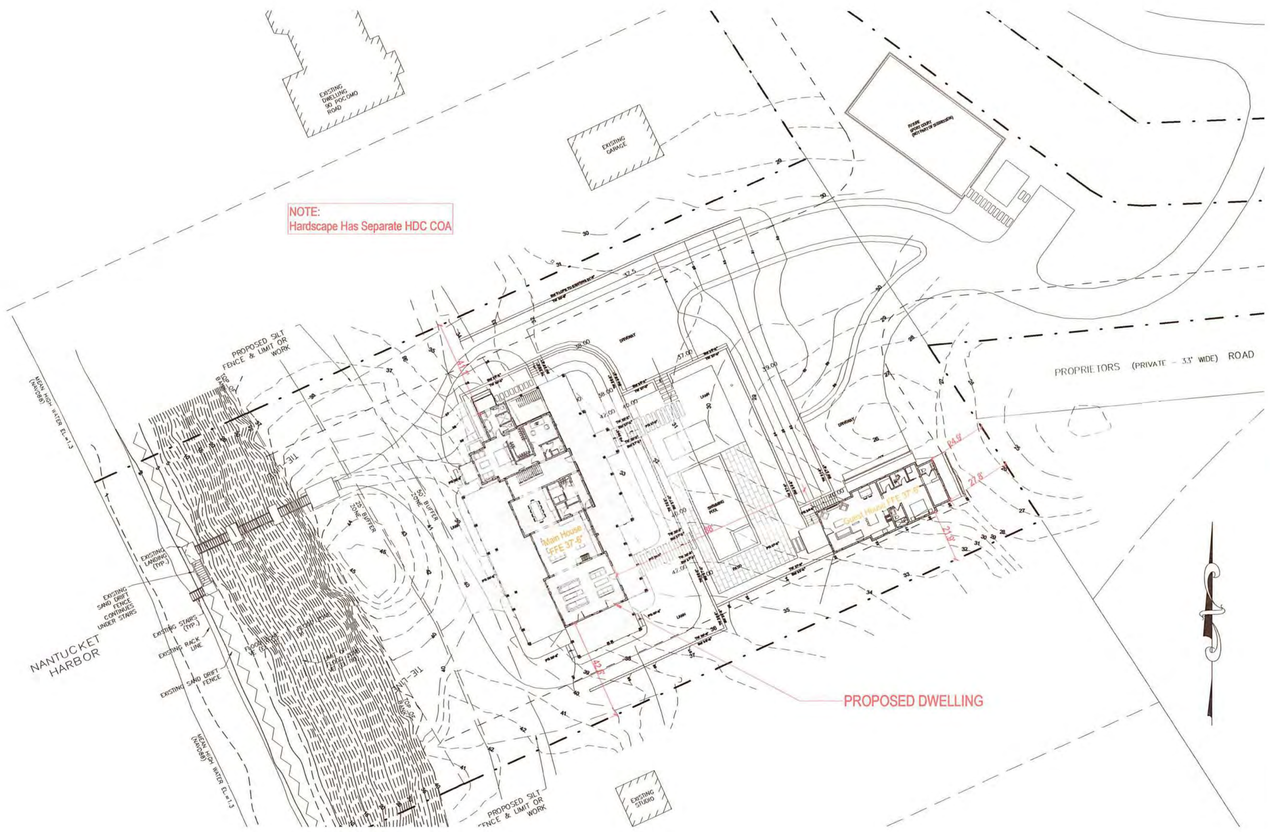
Double Hung 2/2 SDL | Double Hung 2/2 SDL | Double Hung 2/2 SDL | Fixed 4 Lite SDL | Fixed 4 Lite SDL

Window Legend
1/4" = 1'-0"



2 Light 1 Panel SDL | Triple French Door 4 Lite SDL | Double French Door 4 Lite SDL | Double French Door 4 Lite SDL | Single French Door 4 Lite SDL | Triple French Door 4 Lite SDL | Single French Door 4 Lite SDL

Door Legend
1/4" = 1'-0"



SITE PLAN
1" = 30'-0"

APPROVED
HDC2022-03-5885
No Exterior Changes
Without HDC Approval

2128

88 Pocomo LLC Residence

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Nantucket, MA 02554

emeritus
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Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

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Existing G.C.:	n/a
Proposed G.C.:	2,800
Total Proposed G.C.:	2,800

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SHEET INDEX

A.103 Unnamed
G.1.1 Cover Sheet
A.101 First Floor Plan
A.102 Second Floor Plan
A.201 Exterior Elevations
A.202 Exterior Elevations
S.103 ROOF FRAMING PLAN

RECEIVED
SEP 15 2022
By

Revisions

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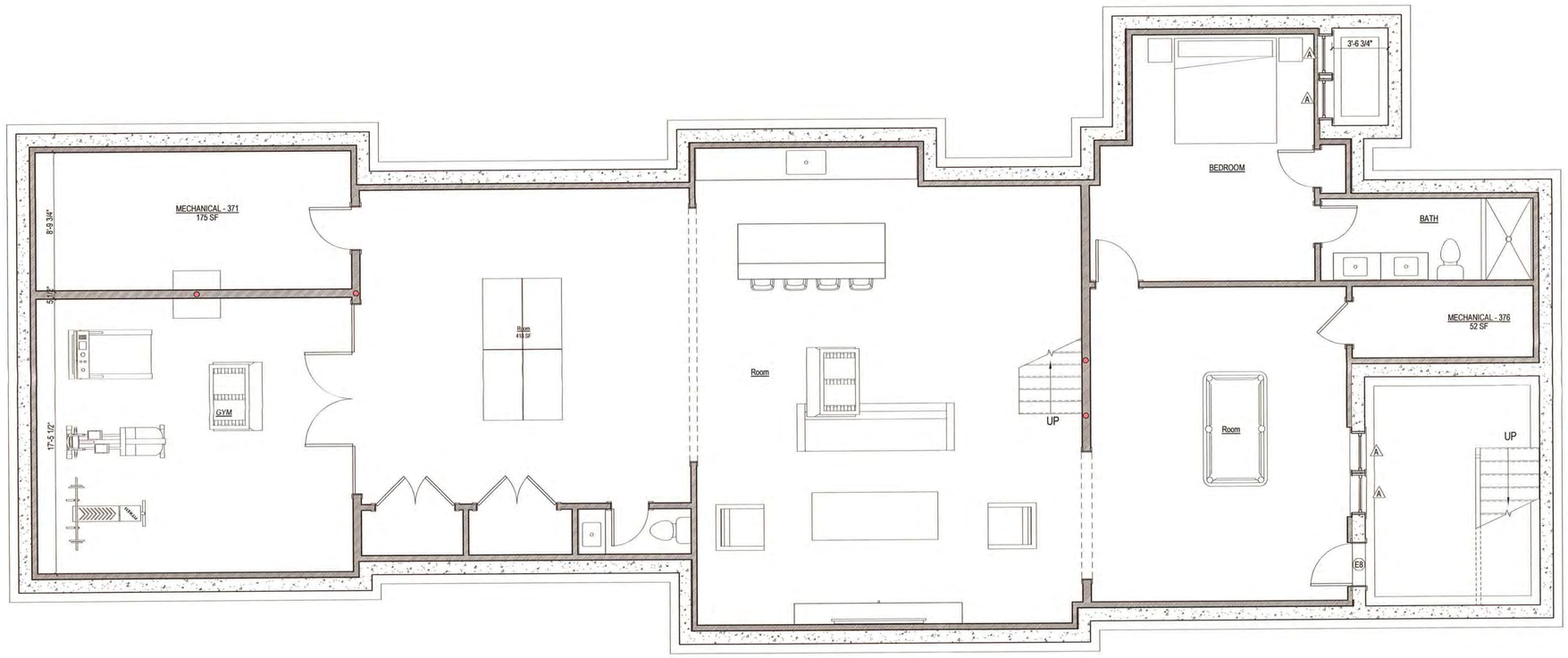
G.1.1
2128

HDC Submission Through Staff 09.12.22



1 Basement Plan
1/4" = 1'-0"

2128

88 Pocomo LLC
Residence

88 Pocomo Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Basement Plan

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
Min. Lot Size:	120,000 sq. ft.
Allowable G.C.:	3% or 3,968 sf
Existing G.C.:	n/a
Proposed G.C.:	2,800
Total Proposed G.C.:	2,800

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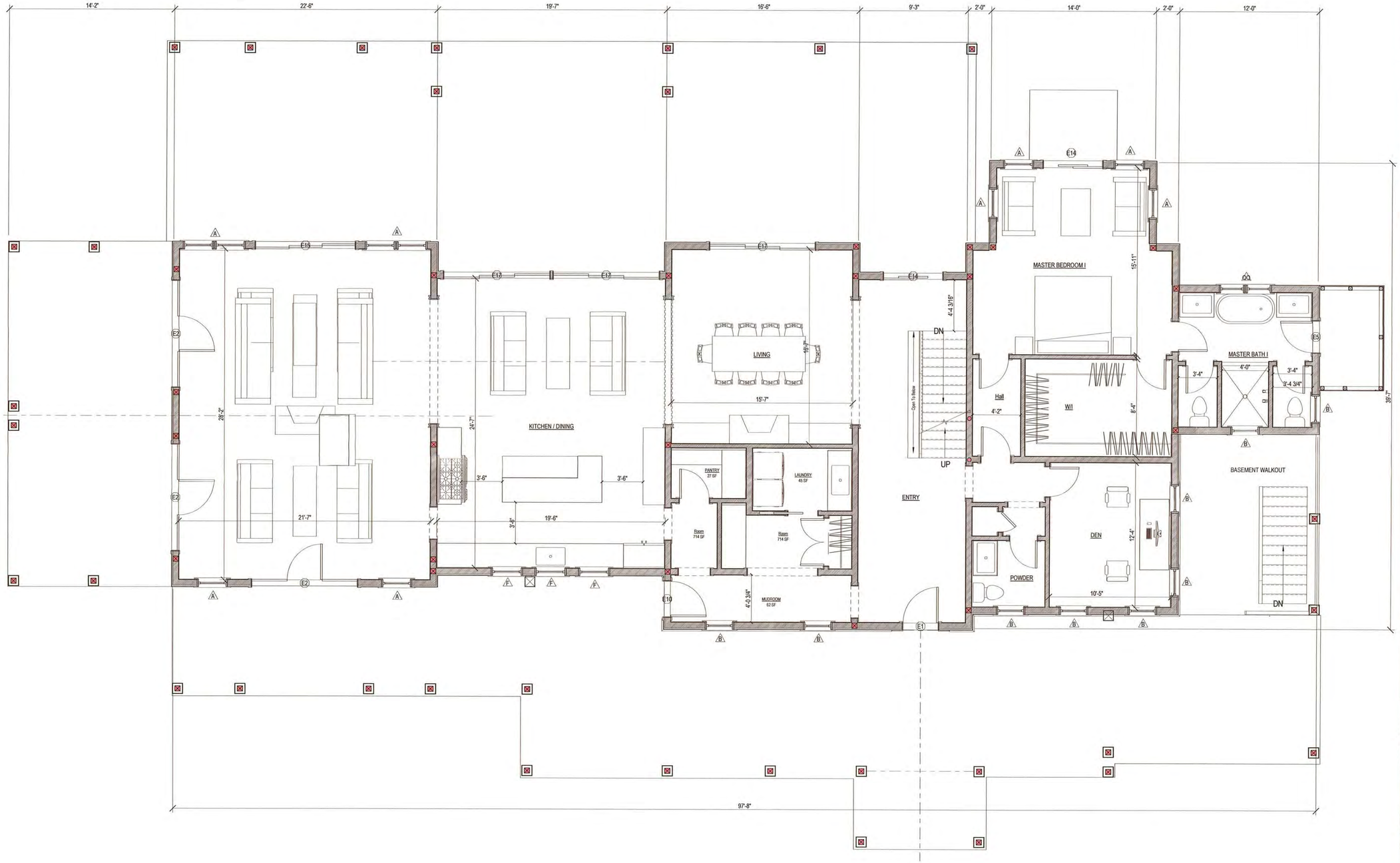
A.100
2128



1 First Floor Plan.
1/4" = 1'-0"

2128

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88 Pocomo Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
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First Floor Plan

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
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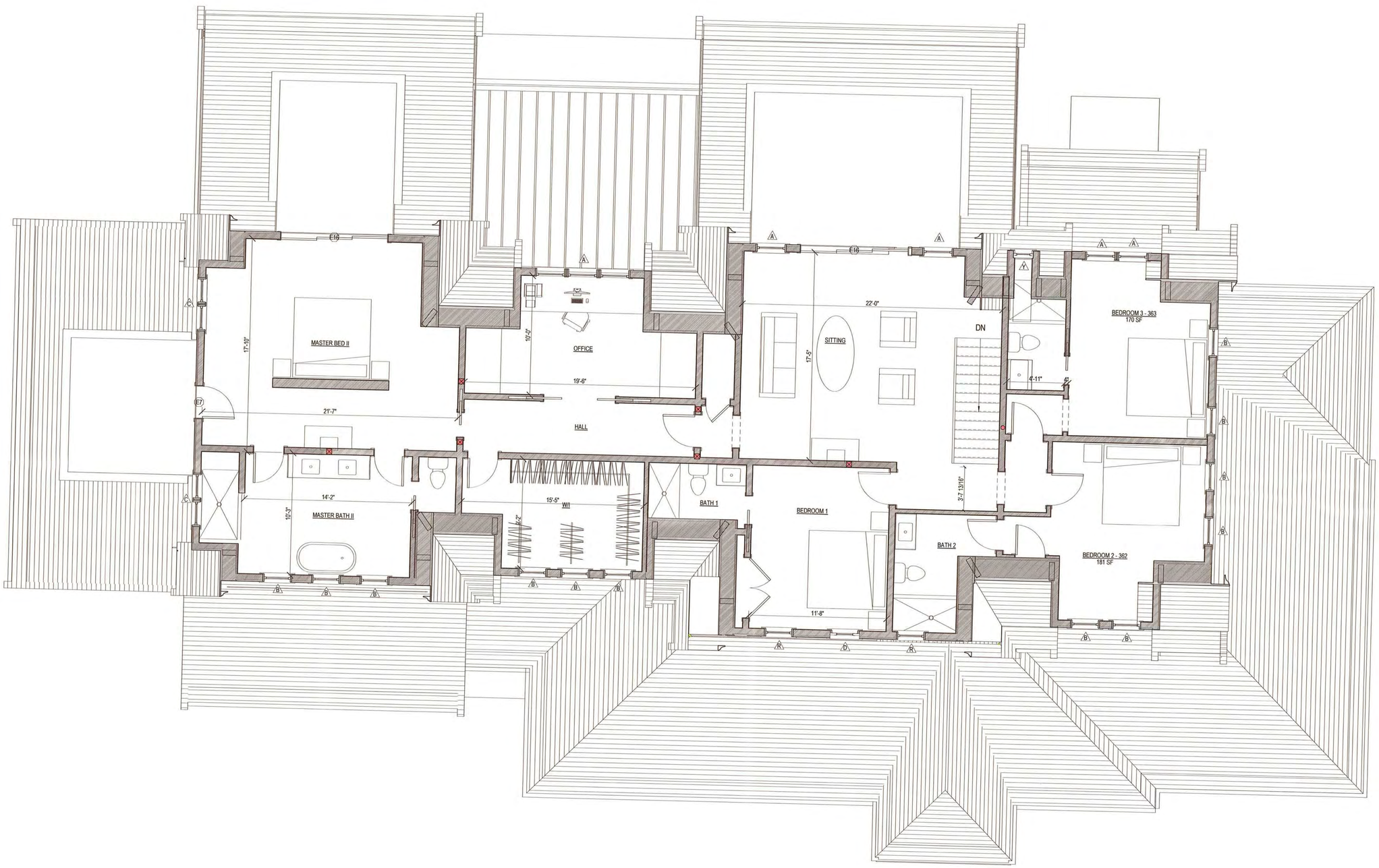
A.101
2128



1 Second Floor Plan
1/4" = 1'-0"

2128

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emeritus
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Second Floor Plan

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
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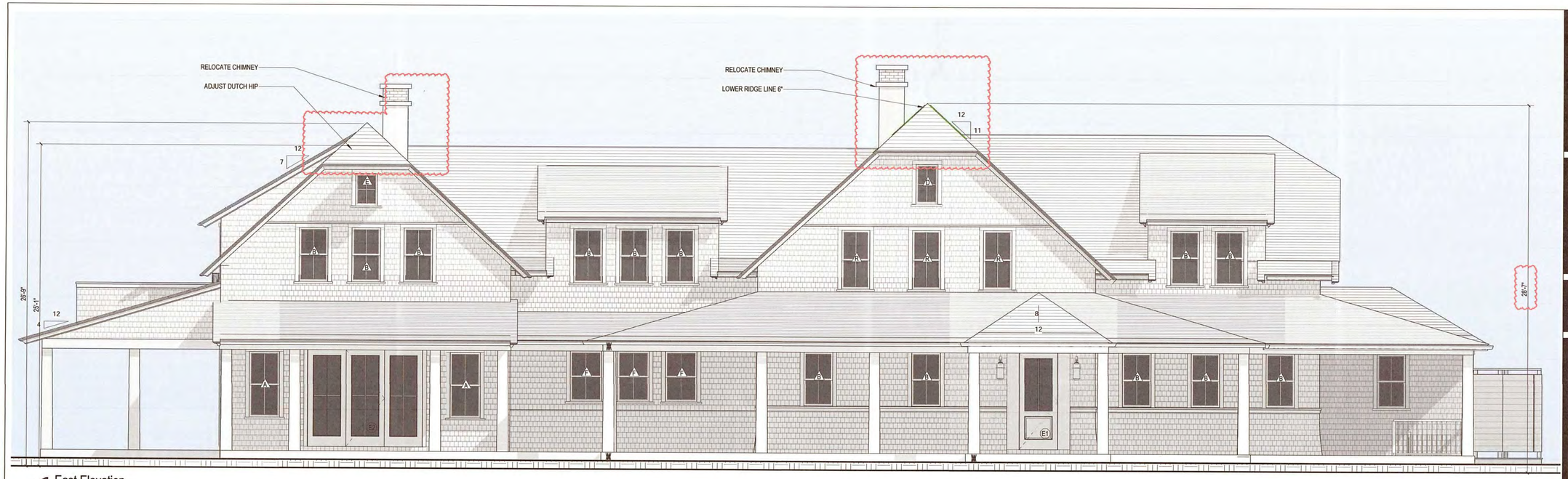
A.102
2128



1 East Elevation
1/4" = 1'-0"



2 North Elevation
1/4" = 1'-0"

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Exterior Elevations

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RECEIVED
SEP 15 2022
BY

Revisions

Revision 1	Date 1

HDC2022-03-585
No Exterior Changes Without HDC Approval
APPROVED

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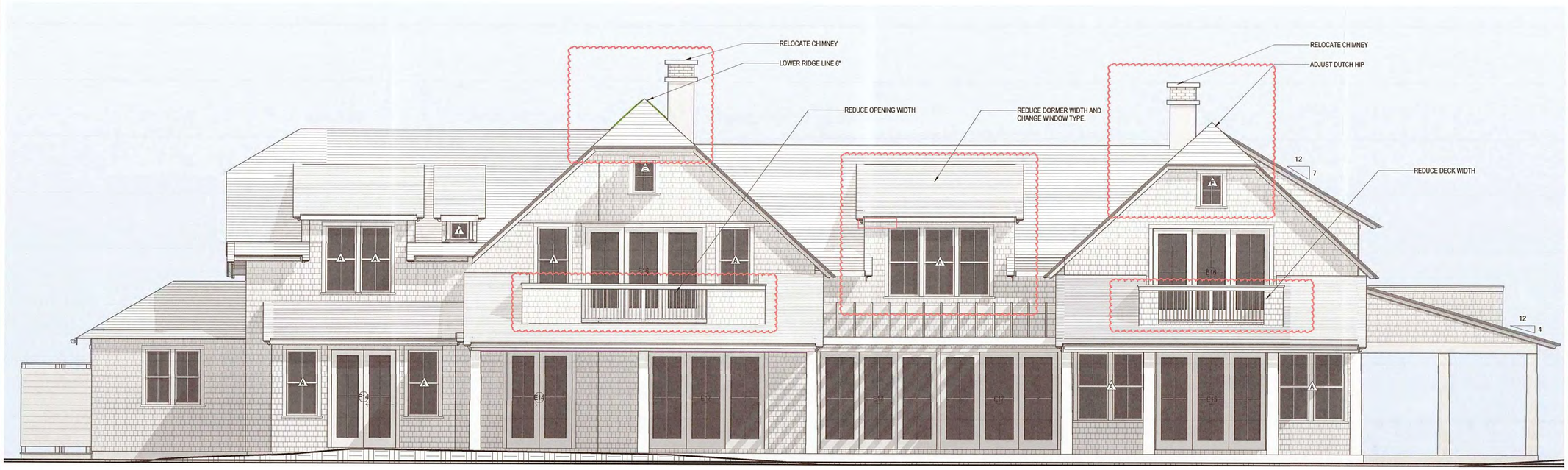
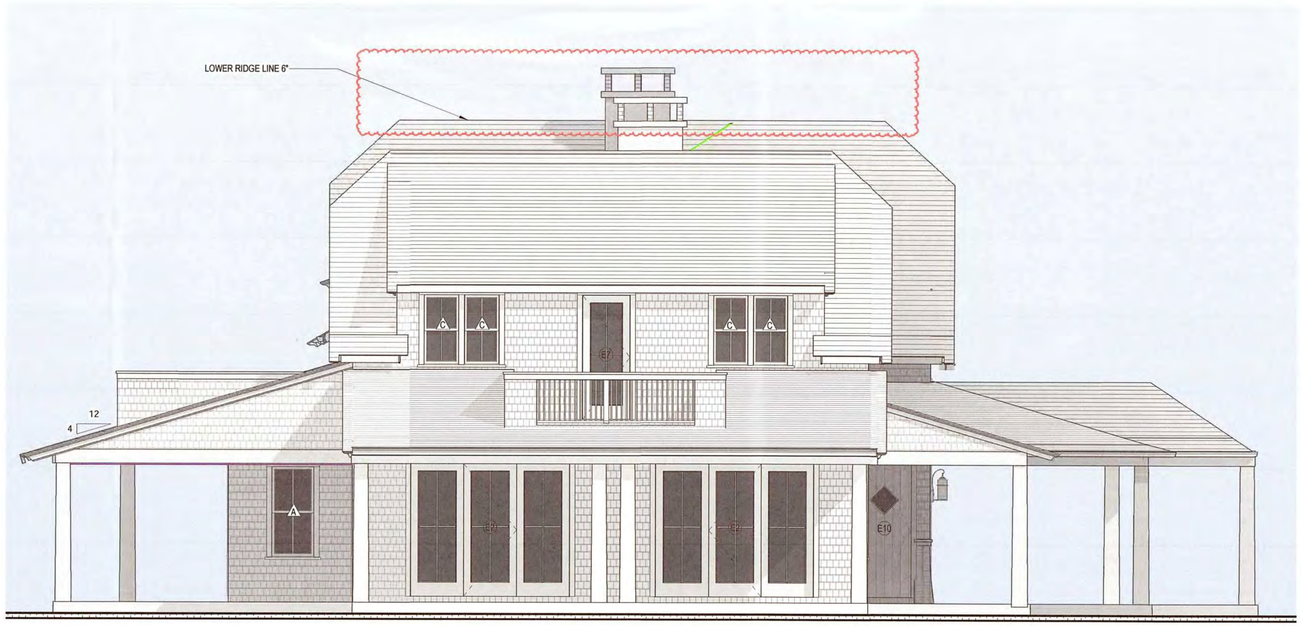
2128



1 West Elevation
1/4" = 1'-0"



2 South Elevation
1/4" = 1'-0"

2128

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Exterior Elevations

Site Information

Map & Parcel:	15/42
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RECEIVED
SEP 15 2022
BY

Revisions

Revision 1	Date 1

HDC2022-03-5885
No Exterior Changes Without HDC Approval
APPROVED

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A.202
2128

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 3 MASAQUET LLC

STREET ADDRESS 3 Masaquet Ave

MAP/PARCEL 80/145 (Lot B)

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 09/19/2024

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 09/18/2024

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°: 80 PARCEL N°. 145 (Lot B)

Street & Number of Proposed Work: 3 MASAQUET AVE

Owner of record: 3 MASAQUET LLC

Mailing Address: 800 BOYLSTON ST, BOSTON, MA 02199

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 LUG2) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 50 Sq. Footage 1st floor: _____ Decks/Patio: Size: 264 SF ☐ 1st floor ☐ 2nd floor
Width: 18 Sq. footage 2nd floor: _____ Size: 374 SF ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____ 468 SF

Difference between existing grade and proposed finish grade: North _____ South _____ East 168 SF West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 4 FT
Type: FULL BOARD
Length: 476 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 GRAVEL Walkways BLUESTONE Walls PARGED CONCRETE

* Note: Complete door and window schedules are required. APRON: BELGIUM BLOCK DECK: IPE

COLORS

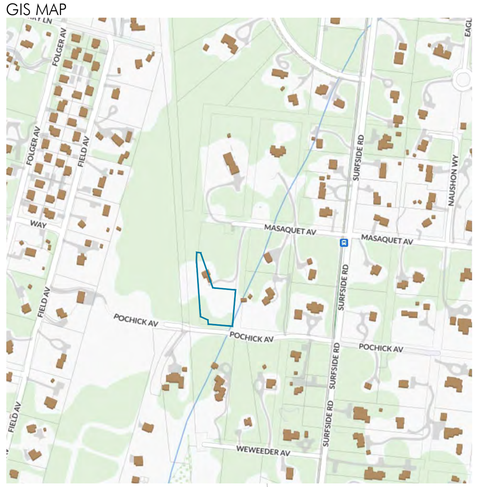
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 09/18/2024 Signature of owner of record Miroslava Ahern Signed under penalties of perjury

GIS MAP



AERIAL MAP

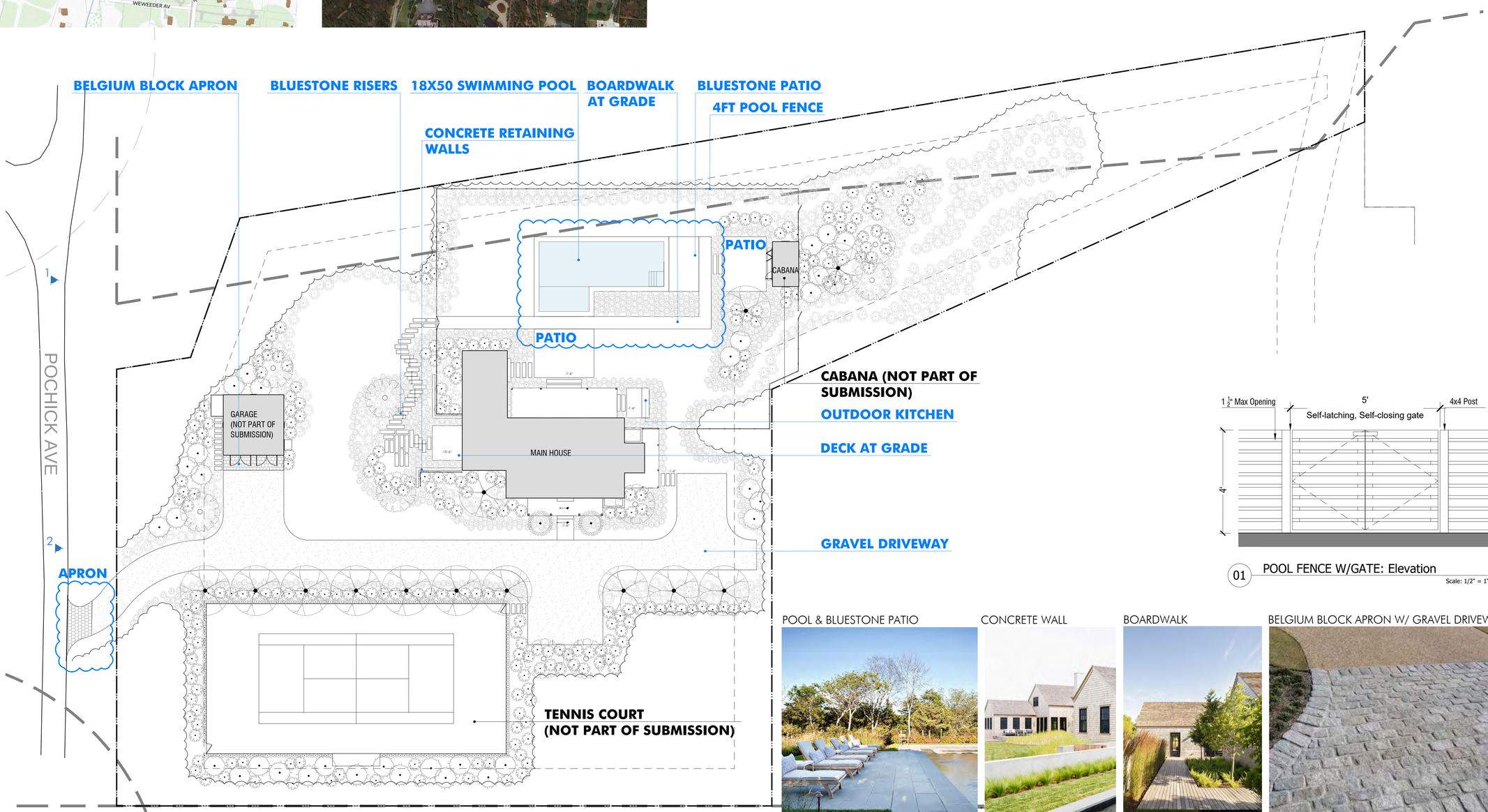


PHOTO 1 (VIEW FROM POCHICK AVE)



PHOTO 2 (VIEW FROM POCHICK AVE)





01 POOL FENCE W/GATE: Elevation

Scale: 1/2" = 1'-0"

POOL & BLUESTONE PATIO

CONCRETE WALL

BOARDWALK

BELGIUM BLOCK APRON W/ GRAVEL DRIVEWAY

AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

2PA
RESIDENCE

3 MASAQUET AV,
NANTUCKET MA 02554

OWNER

ARCHITECT

WORKSHOP / APD
39 West 38th Street, 7th FL, New York, NY 10018
T (212) 273-9712

SURVEYOR

BLACKWELL & ASSOCIATES, Inc.
20 Teasdale Circle, Nantucket, MA 02554
T (508) 228-9026

PROPERTY INFO

ZONE: LUG-2
MAP / PARCEL:
LOT SIZE:
MIN. LOT SIZE: 80,000 SF

FRONTAGE: 150 FT
FRONT SETBACK: 35 FT
SIDE SETBACK: 15 FT

GROUND COVER: 4%
MAX G.C.:

REVISIONS

NO.	DATE	PROJECT PHASE

SET NAME

HDC SUBMISSION
SWIMMING POOL

NOTES

DRAWING INFO

DATE	SEPTEMBER 18, 2024
SCALE	1"=20'-0"
DRAWN BY	VS

ISSUES

DATE	SET

HDC-01

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Miroslava Ahern

AS AGENT FOR 3 MASAQUET LLC

STREET ADDRESS 3 Masaquet Ave

MAP/PARCEL 80/145 (Lot B)

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Miroslava Ahern 09/18/2024

Signature Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

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✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

____ 2. **Exterior Elevations and Floor Plans (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°: 80 PARCEL N°. 145 (Lot B)

Street & Number of Proposed Work: 3 MASAQUET AVE

Owner of record: 3 MASAQUET LLC

Mailing Address: 800 BOYLSTON ST, BOSTON, MA 02199

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 TENNIS COURT

Size of Structure or Addition: Length: 120 Sq. Footage 1st floor: _____ Decks/Patio: Size: 95 SF ☐ 1st floor ☐ 2nd floor

Width: 60 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing 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: 8 FT
Type: WIRE MESH
Length: 333 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 _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required. PATIO: BLUESTONE

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

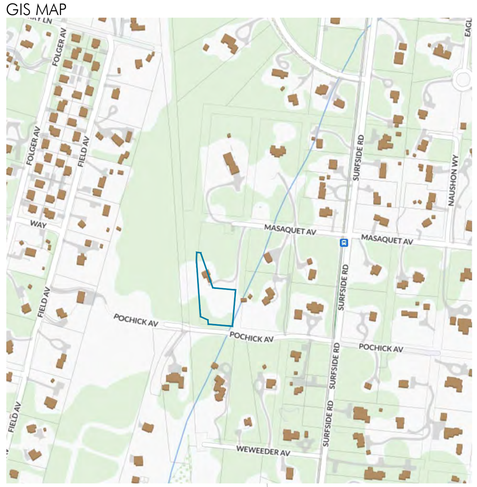
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 09/18/2024 Signature of owner of record Miroslava Ahern Signed under penalties of perjury

GIS MAP



AERIAL MAP

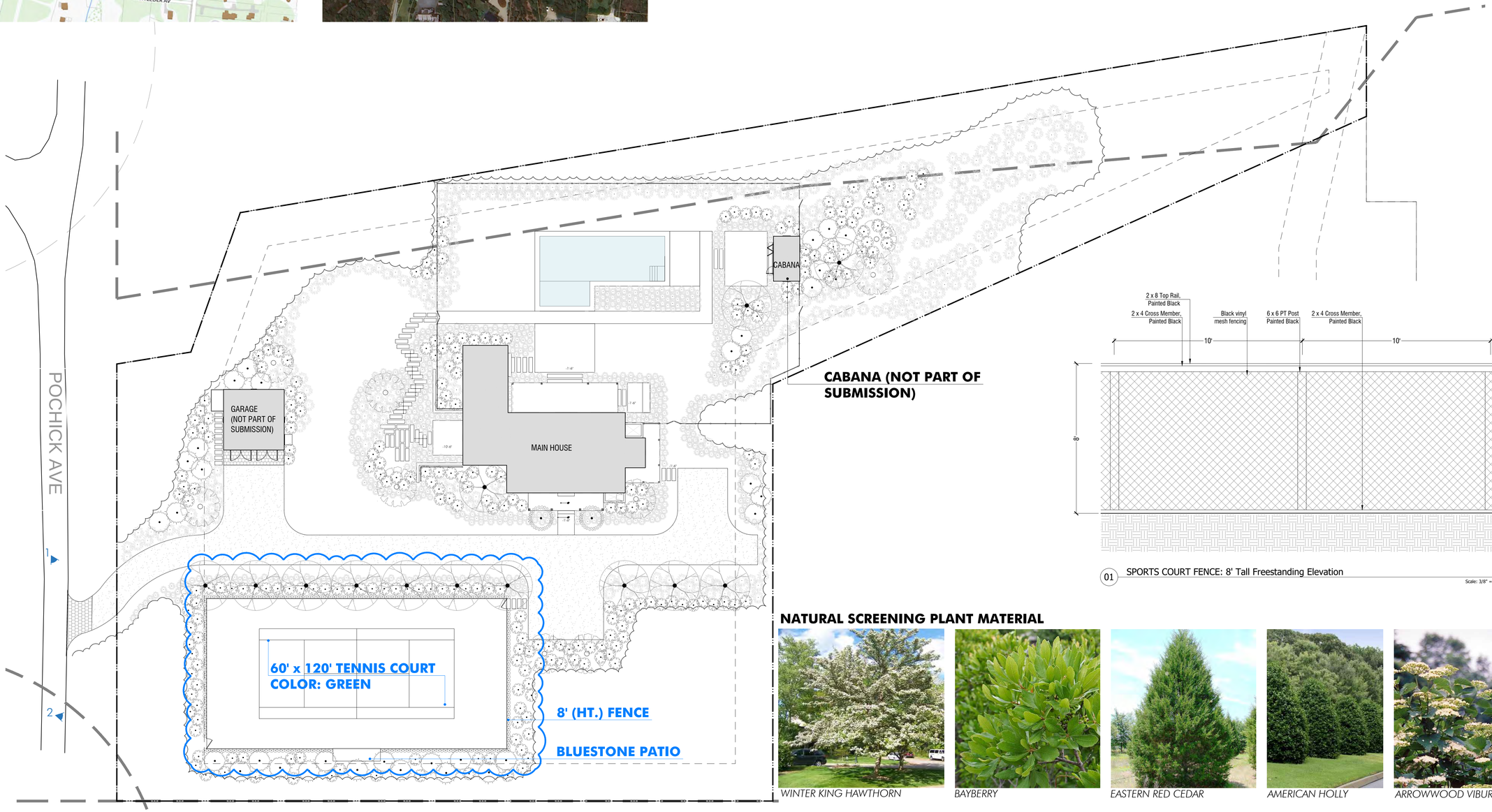


PHOTO 1 (VIEW FROM POCHICK AVE)



PHOTO 2 (VIEW FROM POCHICK AVE)





CABANA (NOT PART OF SUBMISSION)

01 SPORTS COURT FENCE: 8' Tall Freestanding Elevation

Scale: 3/8" = 1'-0"

NATURAL SCREENING PLANT MATERIAL

WINTER KING HAWTHORN

BAYBERRY

EASTERN RED CEDAR

AMERICAN HOLLY

ARROWWOOD VIBURNUM

AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

2PA
RESIDENCE

3 MASAQUET AV,
NANTUCKET MA 02554

OWNER

ARCHITECT

WORKSHOP / APD
39 West 38th Street, 7th FL, New York, NY 10018
T (212) 273-9712

SURVEYOR

BLACKWELL & ASSOCIATES, Inc.
20 Teasdale Circle, Nantucket, MA 02554
T (508) 228-9026

PROPERTY INFO

ZONE: LUG-2
MAP / PARCEL:
LOT SIZE:
MIN. LOT SIZE: 80,000 SF

FRONTAGE: 150 FT
FRONT SETBACK: 35 FT
SIDE SETBACK: 15 FT

GROUND COVER: 4%
MAX G.C.:

REVISIONS

NO.	DATE	PROJECT PHASE

SET NAME

HDC SUBMISSION
TENNIS COURT

NOTES

DRAWING INFO

DATE	SEPTEMBER 18, 2024
SCALE	1"=20'-0"
DRAWN BY	VS

ISSUES

DATE	SET

HDC-01

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Miroslava Ahern

AS AGENT FOR VBDC LLC

STREET ADDRESS 116 Polpis Rd

MAP/PARCEL 44/4

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 09/19/2024

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 09/12/2024

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°: 44 PARCEL N°. 4

Street & Number of Proposed Work: 116 POLPIS RD

Owner of record: VBDC LLC

Mailing Address: 3271 GREEN DOLPHIN LN, NAPLES, FL 34102

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 PICKLEBALL COURT

Size of Structure or Addition: Length: 64 Sq. Footage 1st floor: _____ Decks/Patio: Size: 127 SF ☐ 1st floor ☐ 2nd floor
Width: 34 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required. PATIO: GOSHEN STONE

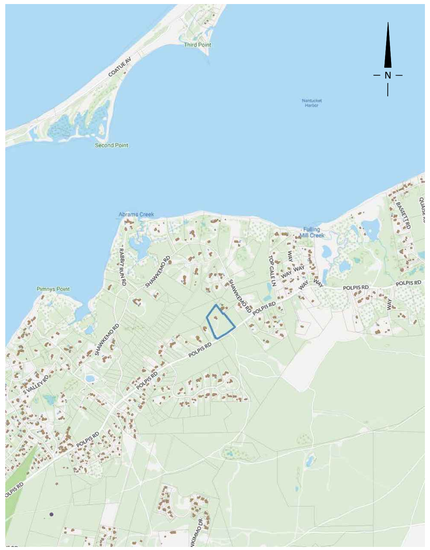
COLORS

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 09/12/2024 Signature of owner of record Miroslava Ahern Signed under penalties of perjury

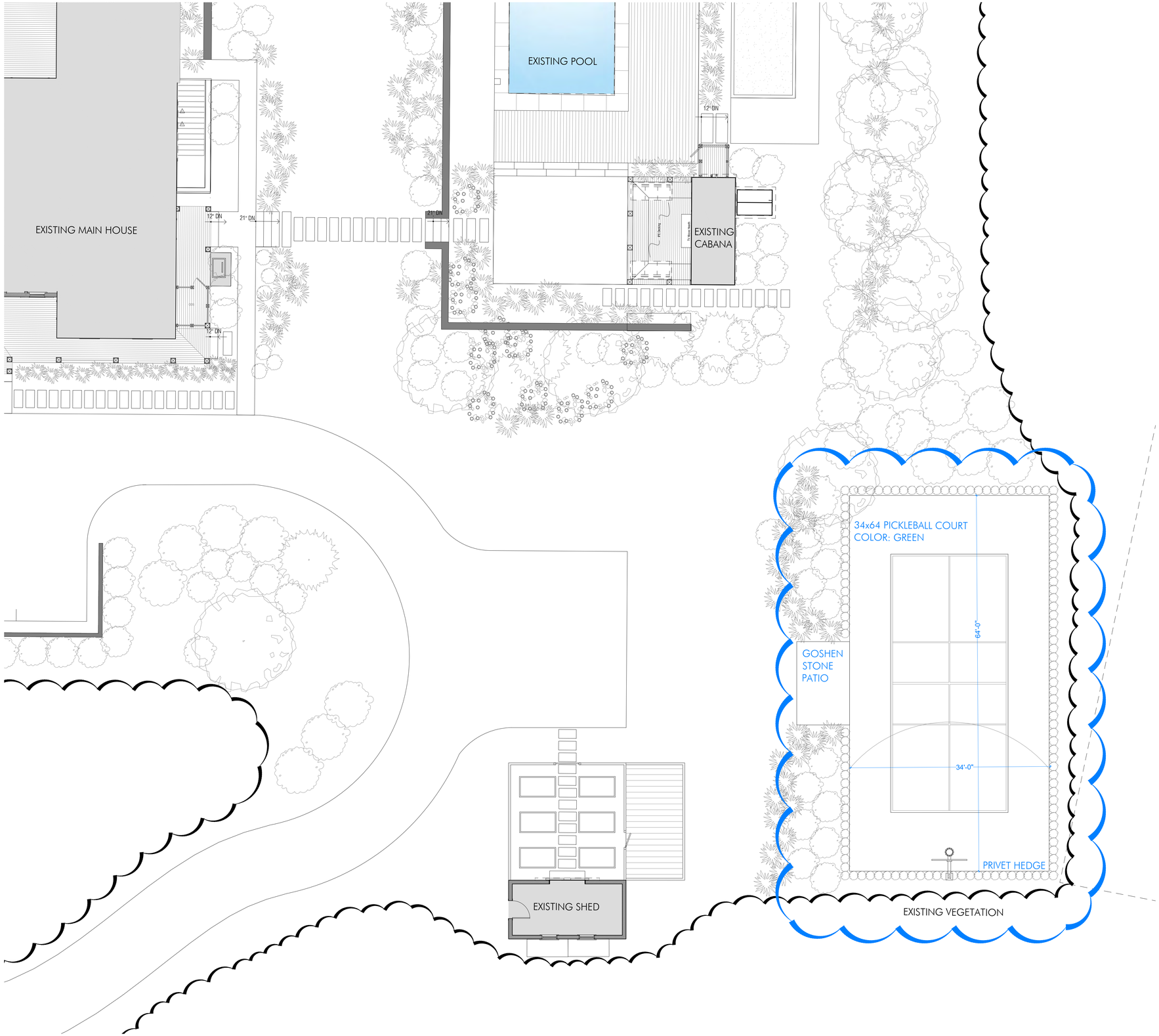

Third Point
Cowtail Mr
Nantucket Harbor
Second Point
Polpis Point
Polpis Harbor
POLPIS RD
Shawkemo Rd
Quaise Rd
Sesachacha Rd
Quidnet Rd
Tawasset Rd
Hummock Pond Rd
Hidden Valley Rd
Quaise Ln
Shawkemo Rd
Quidnet Rd
Quaise Rd
Tawasset Rd
Polpis



PICKLEBALL COURT



GOSHEN STONE PATIO



AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

HEASLEY
RESIDENCE

116POLPIS RD NANTUCKET MA 02554

OWNER

MAUREEN HEASLEY

ARCHITECT

EMERITUS Development Ltd.
8 Williams Lane, Nantucket MA 02554
T (508) 325-4995 F (508) 325-8960

SURVEYOR

NANTUCKET ENGINEERING & SURVEY
20 MARY ANN DRIVE NANTUCKET MA
T (508) 825-5053

BUILDER

LANDSCAPE CONTRACTOR

POOL CONTRACTOR

HDC SUBMISSION
PICKLEBALL COURT

DRAWING INFO

DATE	SEPTEMBER 12, 2024
SCALE	1/8" = 1' - 0"

PREVIOUS ISSUES

HDC-02

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 54 PARCEL N°. 26.1

Street & Number of Proposed Work: 59 POLPIS RD

Owner of record: RANDY SHARP

Mailing Address: BOX 2449 NANTUCKET

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: THORNEWILL DESIGN

Mailing Address: 48 DUKES RD NANTUCKET

Contact Phone #: 508-228-9411 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

POOL APPROVED CERT # HDC 2024-06-10683

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways SHELL Walkways GRANITE Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

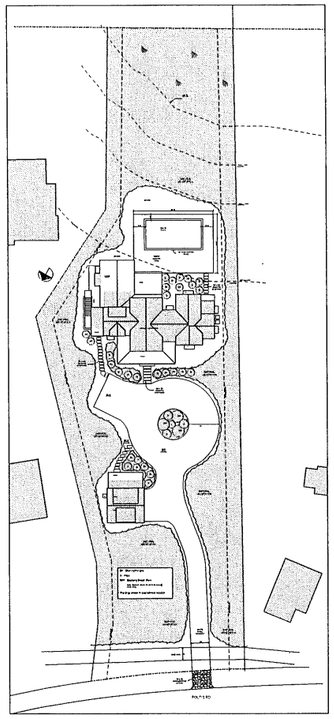
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

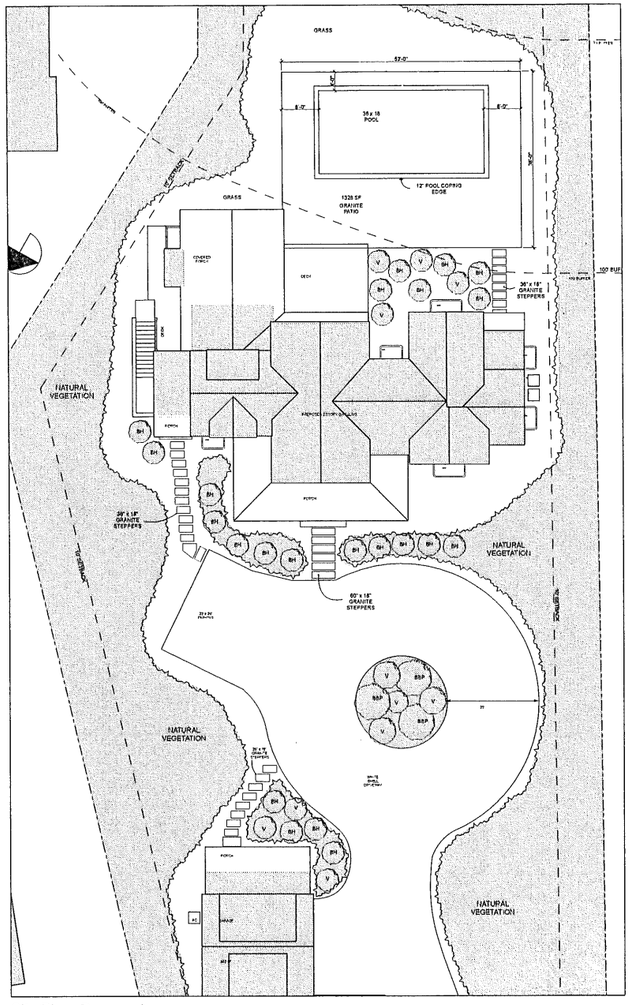
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/19/24 Signature of owner of record Randy Sharp Signed under penalties of perjury

A New Pool & Hardscape at
59 Polpis Road
Nantucket , Massachusetts



Site Plan- Proposed
SCALE 1" = 30'

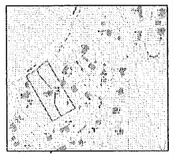


Site Plan- Proposed
SCALE 1" = 10'

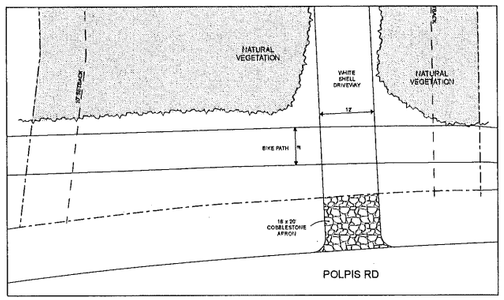
ZONING INFORMATION
MAP 54 PARCEL 26.1
ZONE: LUG-1

	EXISTING
MINIMUM LOT SIZE- 40,000 S.F	42,167 S.F.
MINIMUM FRONTAGE- 100 FT	
FRONT YARD SETBACK- 35 FT	
REAR & SIDE SETBACK- 10 FT	
GROUND COVER RATIO- 7.0% or 2951 S.F.	

PROPOSED HOUSE GROUND COVER- 2246 SF
FUTURE GARAGE/ STUDIO G.C.- 618 SF
TOTAL G.C. AREA- 2864 SF



Locus



Site Plan @ Street- Proposed
SCALE 1" = 10'

ISSUES/REVISION DATE	
HDC 1	6/11/24
OFFICE SET	9/17/24

A New Pool & Hardscape at
59 Polpis Road
• Nantucket, Massachusetts

USE OF DRAWING

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Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Sheet No.
01

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Carrie Thornewill

AS AGENT FOR Randy Sharp

STREET ADDRESS 59 Phlips Rd

MAP/PARCEL 54 / 26.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9/19/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Caroline S Thornewill 9/19/24

Signature Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 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 ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

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.

X (Initial to indicate read and understand) 7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

NA 8. Abutter Notification Materials – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°. 139

Street & Number of Proposed Work: 24 Meadow view dr.

Owner of record: Patricia A. Kalinowski

Mailing Address: 267 S. Compo Rd.
Westport CT 06880

Contact Phone #: (508)680-4748 E-mail: _____

AGENT INFORMATION (if applicable)

Name: Alice Lewis

Mailing Address: 172 Forest St.
Sherborn MA 01770

Contact Phone #: (773)220-4741 E-mail: aliceLRLewis@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: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other DORMERS & WINDOWS

Size of Structure or Addition: Length: GARAGE DORMER 13'-7" Sq. Footage 1st floor: - Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

MAIN HOUSE DORMER Width: 8'-10" Sq. footage 2nd floor: 294 SF TOTAL Size: _____ ☐ 1st floor ☐ 2nd floor

L = 19'-7" W = 9'-0" - 173 SF 121 SF Sq. footage 3rd floor: -

Difference between existing grade and proposed finish grade: North NA South NA East NA West NA

Height of ridge above final finish grade: North EXIST South EXIST East EXIST West EXIST

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 NEW DORMERS & WINDOWS
2. South Elevation NEW DOOR IN EXIST OPENING
3. West Elevation NO WORK
4. North Elevation NEW GARAGE DOORS IN EXIST OPENING

*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 TO MATCH EXIST

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles DORMER SIDEWALLS ☐ 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) 6" Corner boards _____ 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 WOODRIGHT

Doors* (type and material): ☐ TDL ☐ SDL Front - Rear MARVIN - WD PTD Side MARVIN - WD PTD

Garage Door(s): Type COTTAGE Material WOOD INSULATED

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof _____

Trim RED, MATCH EXIST Sash RED, MATCH EXIST Doors RED, MATCH EXIST

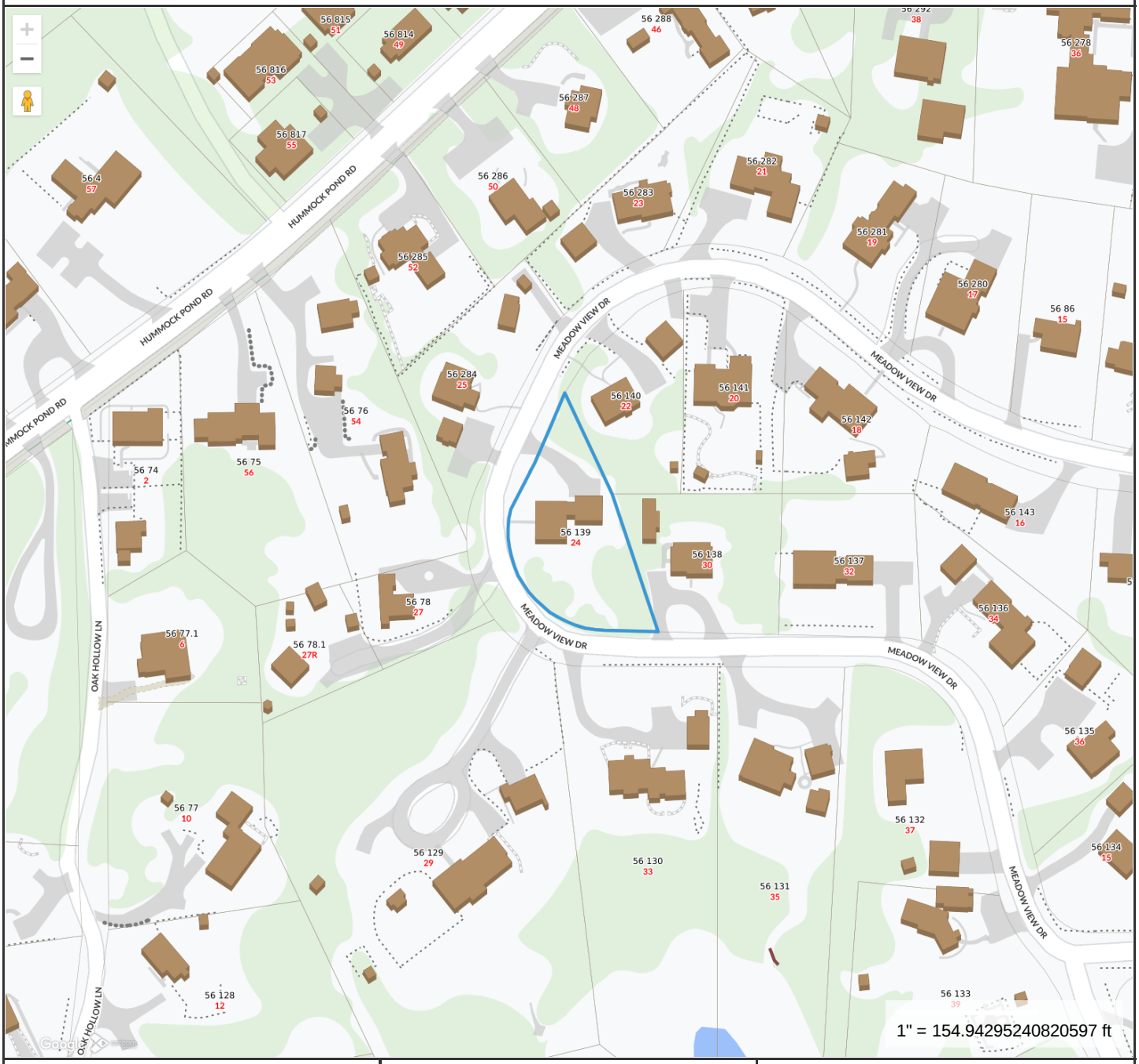
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/18/24 Signature of owner of record _____ Signed under penalties of perjury

24 Meadow View Drive



Property Information

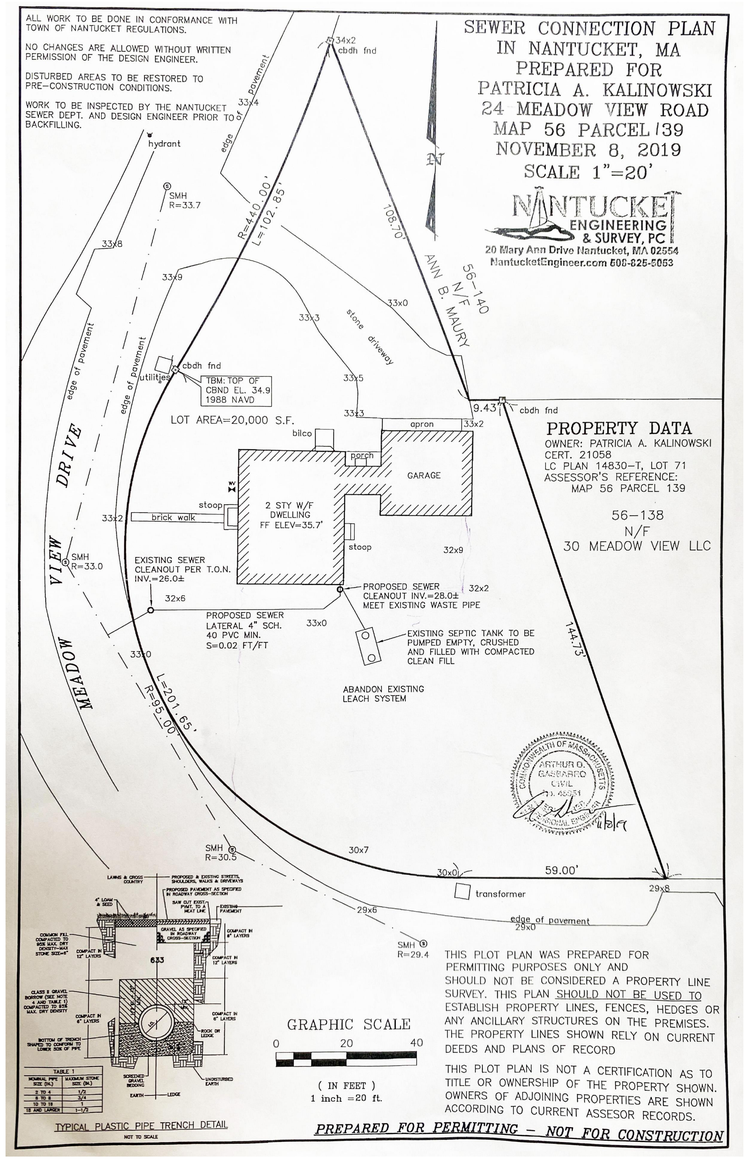
Property ID	4118
Location	24 MEADOW VIEW DR
Owner	KALINOWSKI PATRICIA A

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.





WEST ELEVATION- FRONT ELEVATION



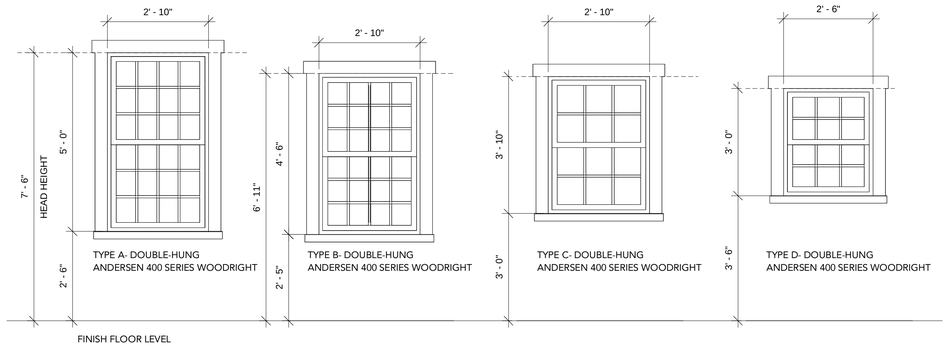
NORTH ELEVATION



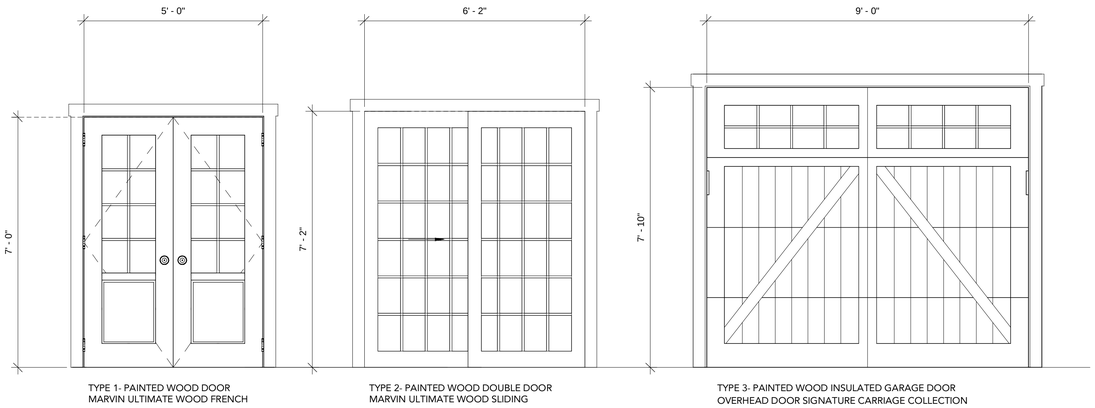
EAST / SOUTH ELEVATION



SOUTH ELEVATION



WINDOW TYPES
1/2" = 1'-0"



EXTERIOR DOOR TYPES
1/2" = 1'-0"

ELIZABETH
DUNNE MARCOULIER
ARCHITECTURE & INTERIOR DESIGN
200 Falls Blvd, #D307 | Quincy, MA 02169
978.621.8749 | dunnemarcoulier.com

24 Meadow View Dr
NANTUCKET, MA

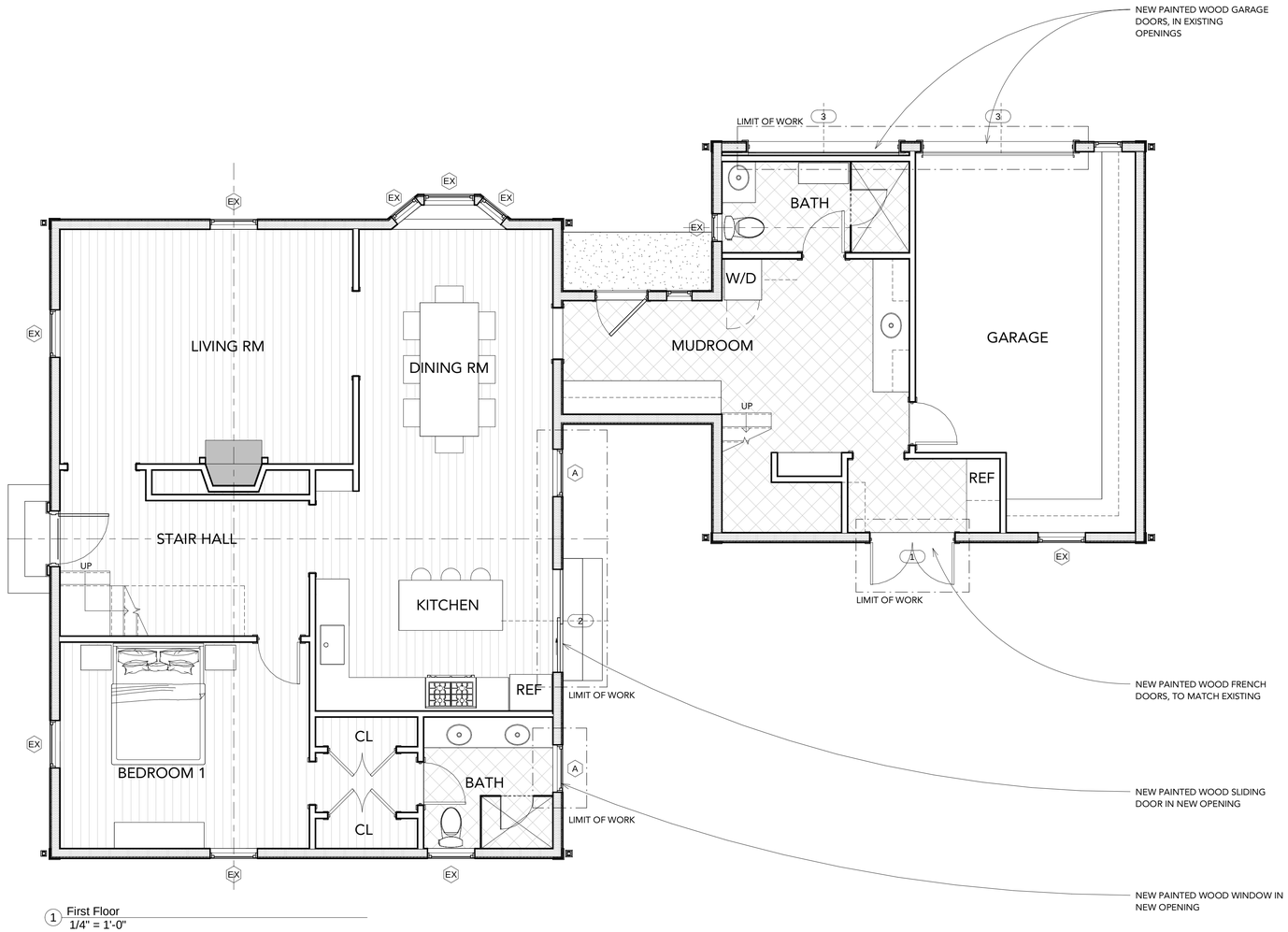
DATE	9.13.24
SCALE	1/2" = 1'-0"
DRAWN	MB

TITLE

PROPOSED PLANS- FIRST FLOOR Copy 1

DRAWING

HDC-00



1 First Floor
1/4" = 1'-0"

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ARCHITECTURE & INTERIOR DESIGN

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978.621.8749 | dunnemarcoulier.com

24 Meadow View Dr
NANTUCKET, MA

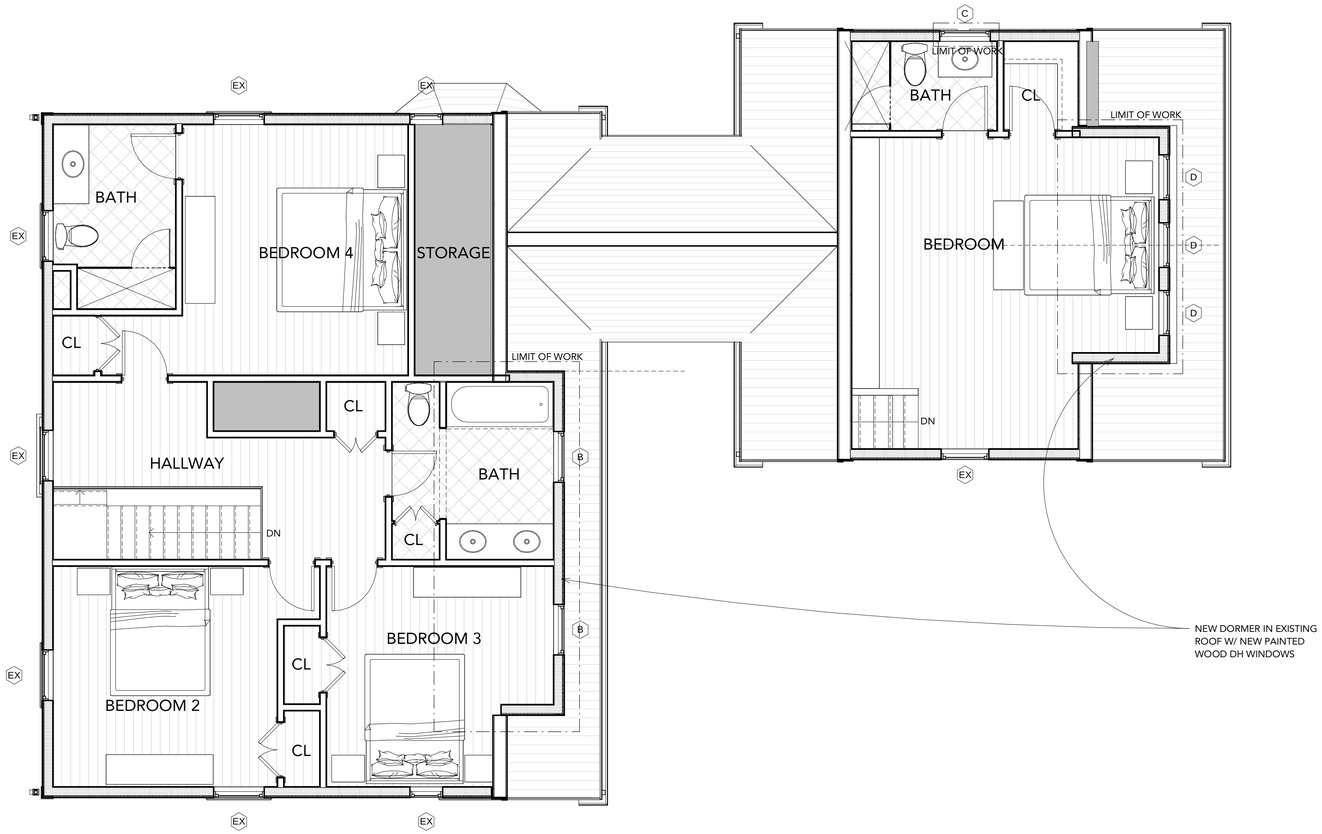
DATE	9.13.24
SCALE	1/4" = 1'-0"
DRAWN	MB

TITLE

PROPOSED PLANS- FIRST FLOOR

DRAWING

HDC-01



1 Second Floor
1/4" = 1'-0"

N

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24 Meadow View Dr
NANTUCKET, MA

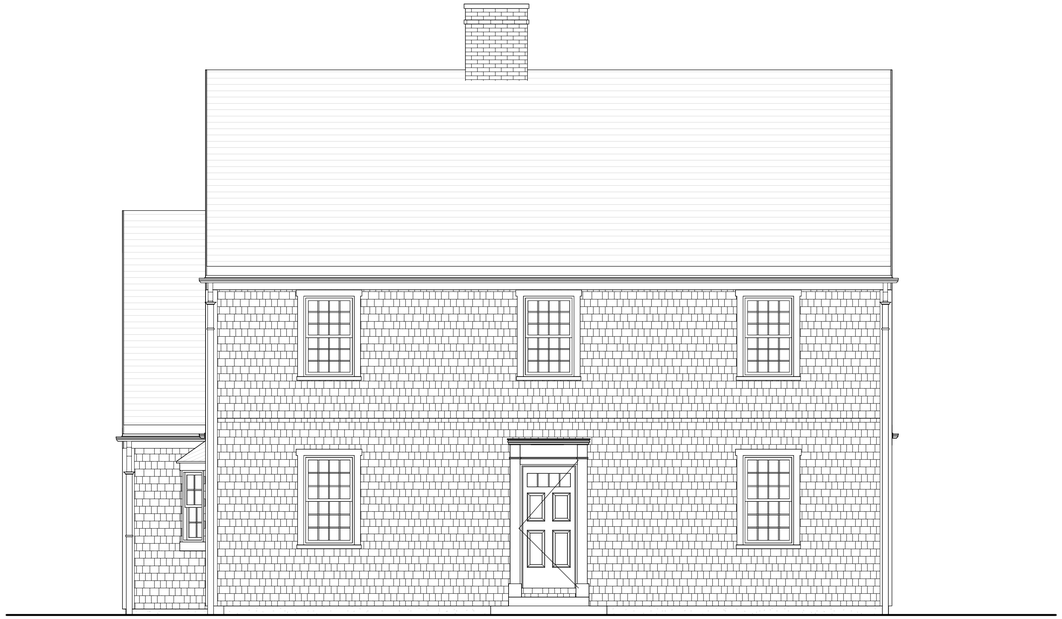
DATE	9.13.24
SCALE	1/4" = 1'-0"
DRAWN	MB

TITLE

PROPOSED PLANS- SECOND FLOOR

DRAWING

HDC-02



3 Existing Elevation- West
1/4" = 1'-0"



NO WORK TO WEST ELEVATION

2 Proposed Elevation- West
1/4" = 1'-0"

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24 Meadow View Dr
NANTUCKET, MA

DATE 9.13.24
SCALE 1/4" = 1'-0"
DRAWN MB

TITLE

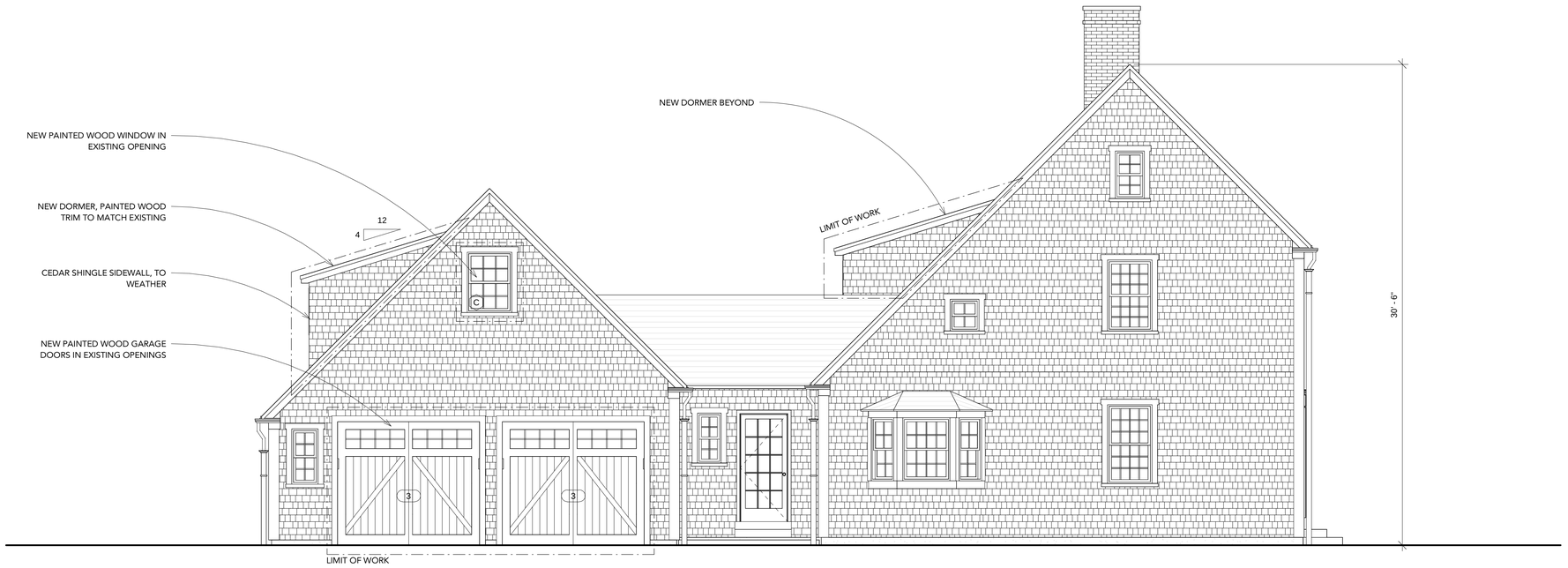
EXTERIOR ELEVATIONS

DRAWING

HDC-03



2 Existing Elevation- North
1/4" = 1'-0"



1 Proposed Elevation- North
1/4" = 1'-0"

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24 Meadow View Dr
NANTUCKET, MA

DATE 9.13.24
SCALE 1/4" = 1'-0"
DRAWN Author

TITLE

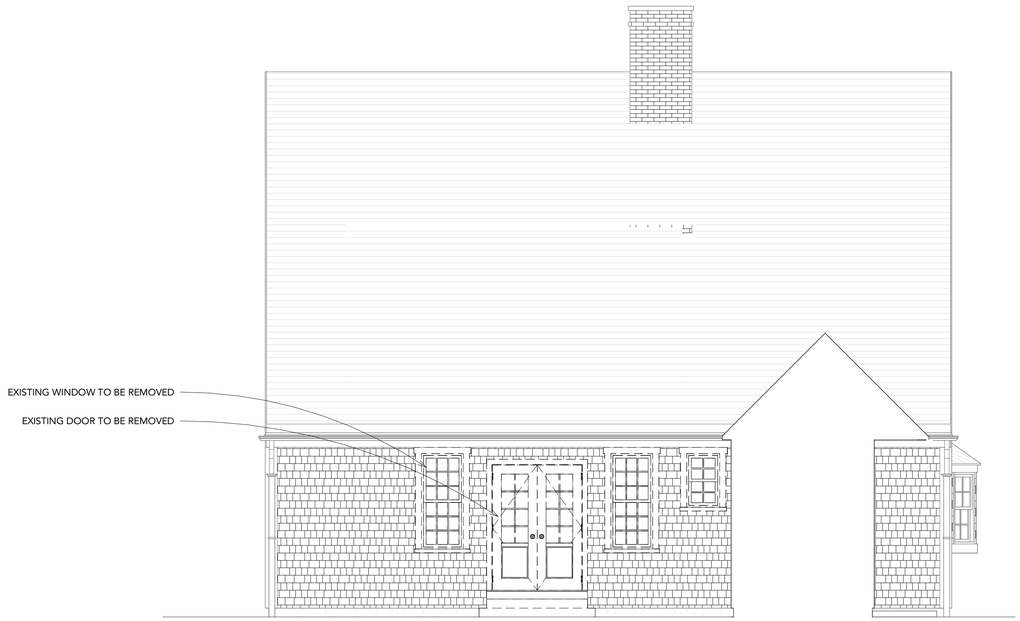
EXTERIOR ELEVATIONS

DRAWING

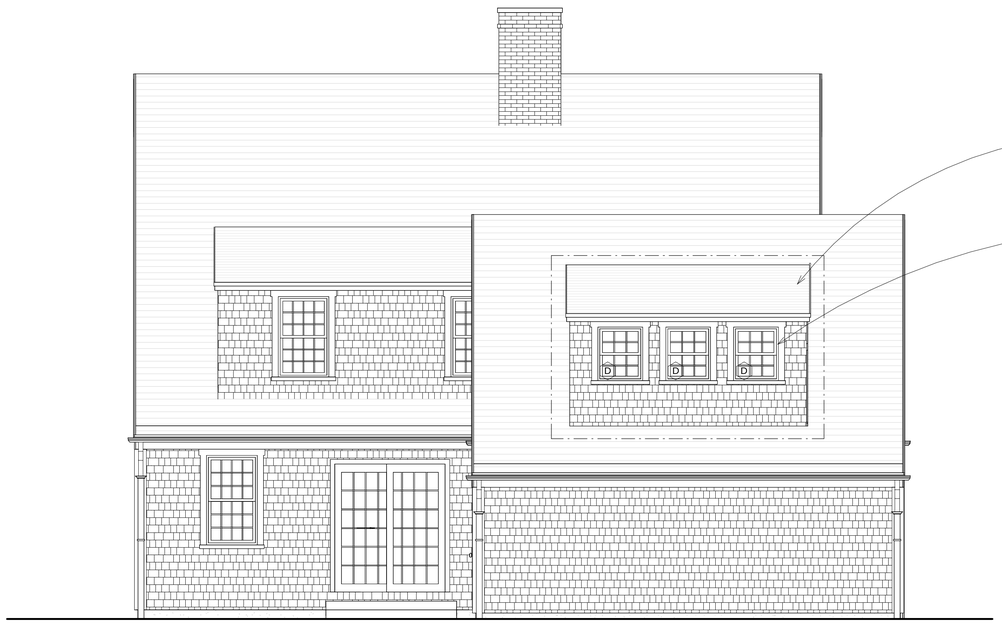
HDC-04



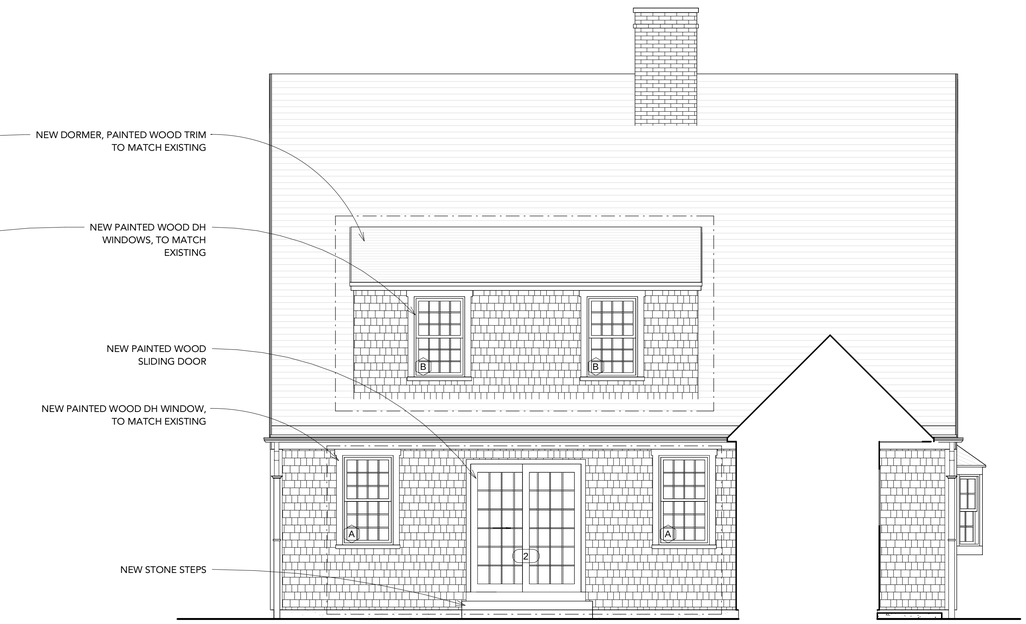
2 Existing Elevation- East
1/4" = 1'-0"



3 Existing Elevation- East Main House
1/4" = 1'-0"



1 Proposed Elevation- East
1/4" = 1'-0"



4 Proposed Elevation- East Main House
1/4" = 1'-0"

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ARCHITECTURE & INTERIOR DESIGN
200 Falls Blvd, #D307 | Quincy, MA 02169
978.621.8749 | dunnemarcoulier.com

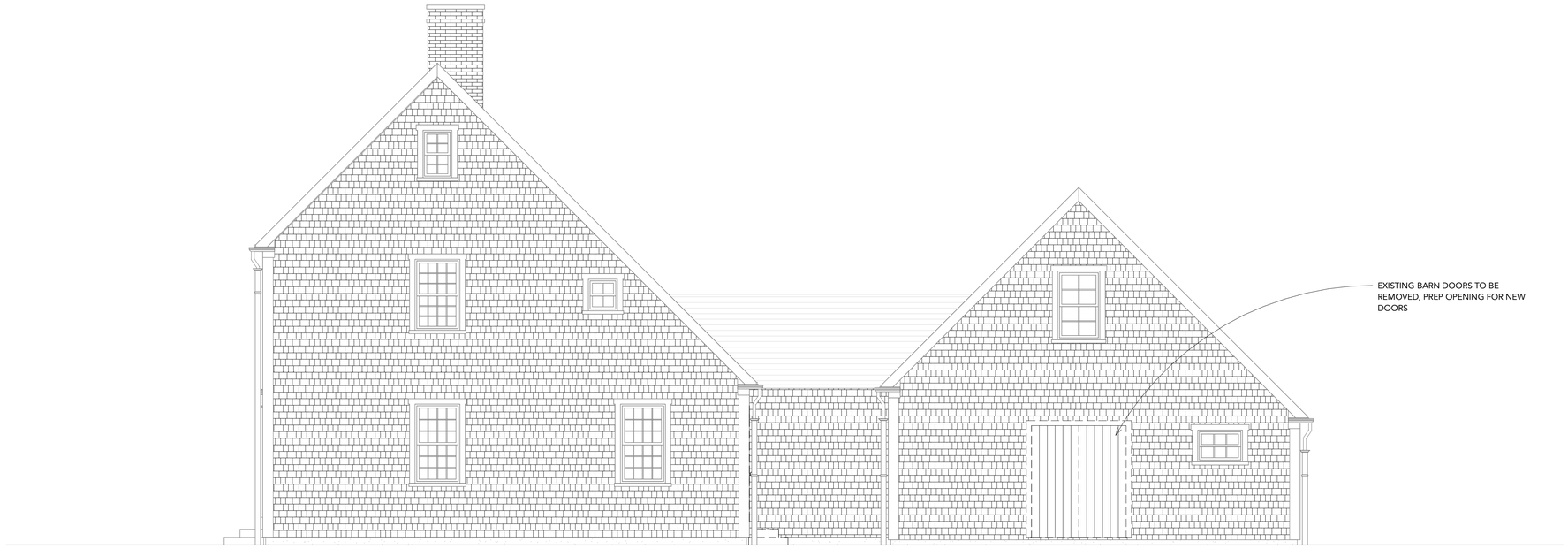
24 Meadow View Dr
NANTUCKET, MA

DATE 9.13.24
SCALE 1/4" = 1'-0"
DRAWN Author

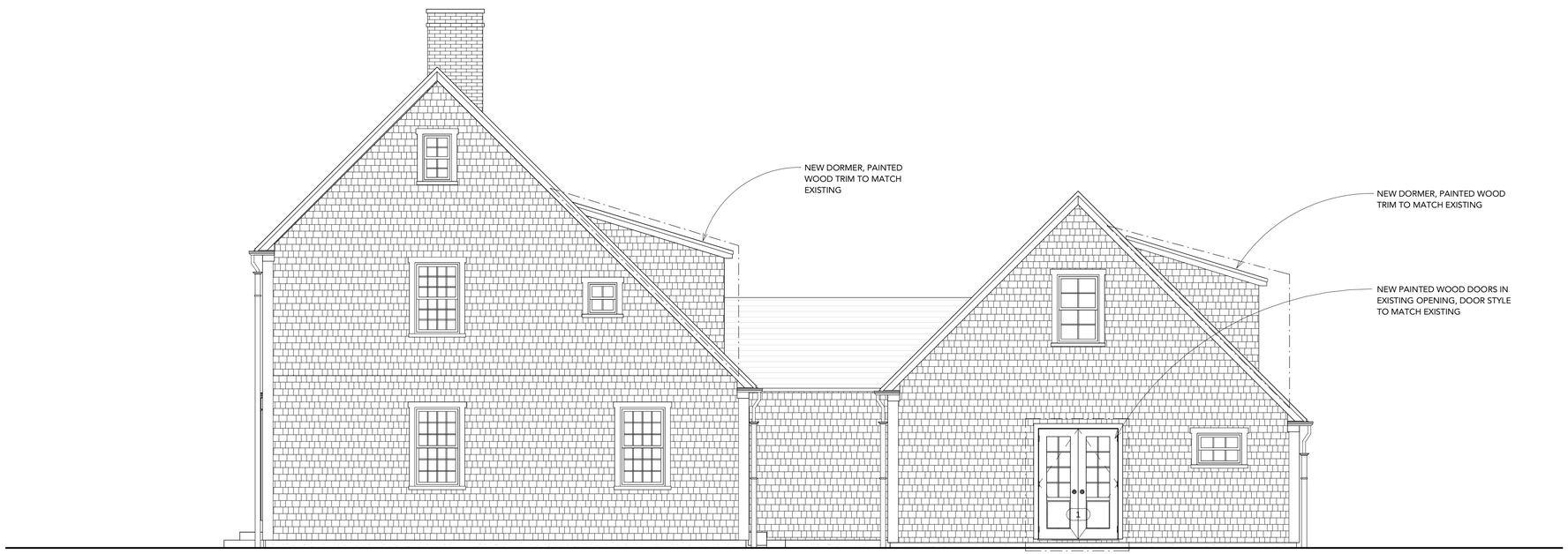
TITLE
EXTERIOR ELEVATIONS

DRAWING

HDC-05



1 Existing Elevation- South
1/4" = 1'-0"



2 Proposed Elevation- South
1/4" = 1'-0"

ELIZABETH
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ARCHITECTURE & INTERIOR DESIGN

200 Falls Blvd, #D307 | Quincy, MA 02169
978.621.8749 | dunnemarcoulier.com

24 Meadow View Dr
NANTUCKET, MA

DATE	9.13.24
SCALE	1/4" = 1'-0"
DRAWN	Author

TITLE

EXTERIOR ELEVATIONS

DRAWING

HDC-06

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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 14 PARCEL N°. 15.3

Street & Number of Proposed Work: 7040 SANKATY ROAD

Owner of record: RC NOSSOBY LLC

Mailing Address: 4212 SAN FELIPE #409
HOUSTON, TX 77027

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAN OSMOL DESIGN INC

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 325-4279 E-mail: actualizelegal.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50.00

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☒ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

CHANGE ASPHALT ROOF TO WOOD

Is there an HDC survey form for 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 WOOD - NTW
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

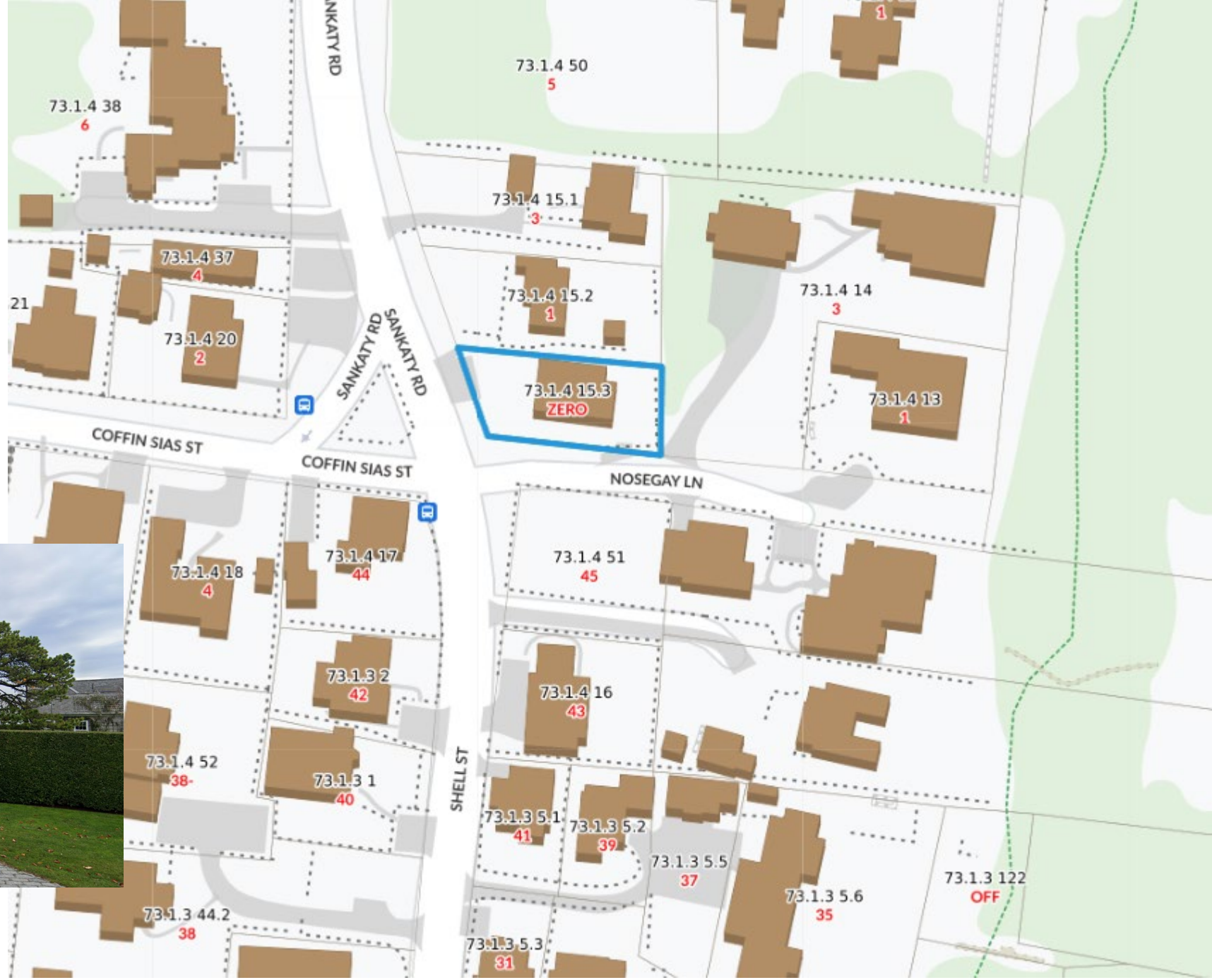
Date 9/10/24 Signature of owner of record _____ Signed under penalties of perjury

RC Nosegay LLC

Zero Sankaty Rd

Change roof from asphalt to wood





Building 1 : Section 1

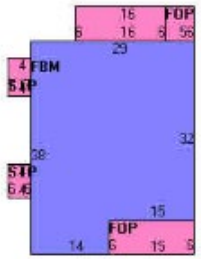
Year Built: 1994
Living Area: 2,512
Replacement Cost: $1,458,488
Building Percent Good: 87
Replacement Cost Less Depreciation: $1,268,900

Building Attributes	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3
Total Bthrms:	3
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



Building Layout



Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,108	1,108
FBM	Basement, Finished	1,012	708
TQS	Three Quarter Story	928	696
FOP	Porch, Open, Finished	120	0
STP	Stoop	52	0
UBM	Basement, Unfinished	96	0
WDK	Deck, Wood	72	0
		3,388	2,512







CERTIFICATE NO: _____ DATE ISSUED: _____

RECEIVED SEP 20 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°: 83 PARCEL N°. 9

Street & Number of Proposed Work: 27 OSPREY WAY

Owner of record: PETER HANSON

Mailing Address: 81 MARVIN RIDGE ROAD
NEW CANAAN CT 06840

Contact Phone #: 203 966-5140 E-mail: peterh9@optonline.net

AGENT INFORMATION (if applicable)

Name: SAME

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 70'x 9' ☒ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck TimberTech SLATE GRAY Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date Sept. 19, 2024 Signature of owner of record Peter Hanson 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)

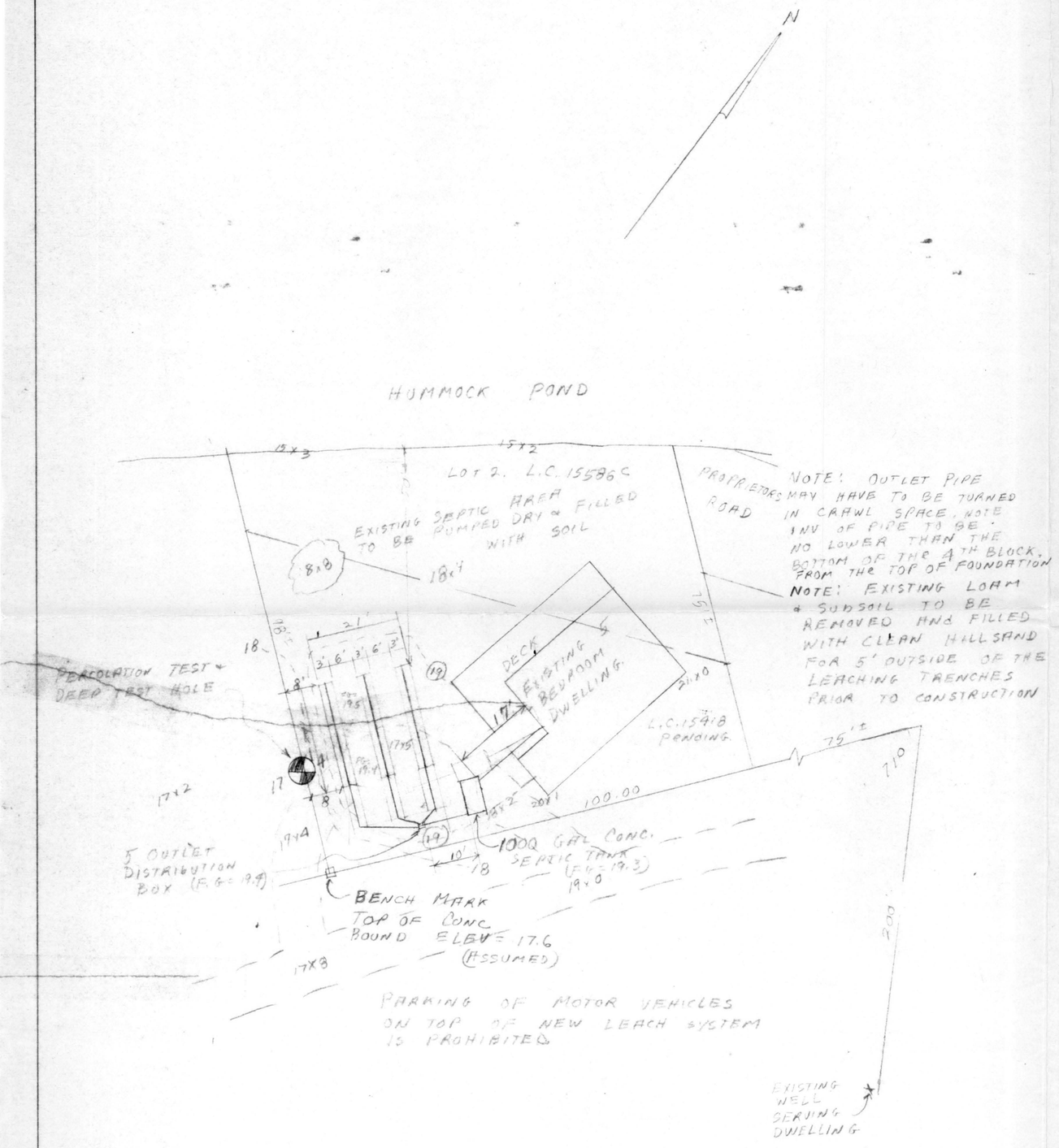
____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

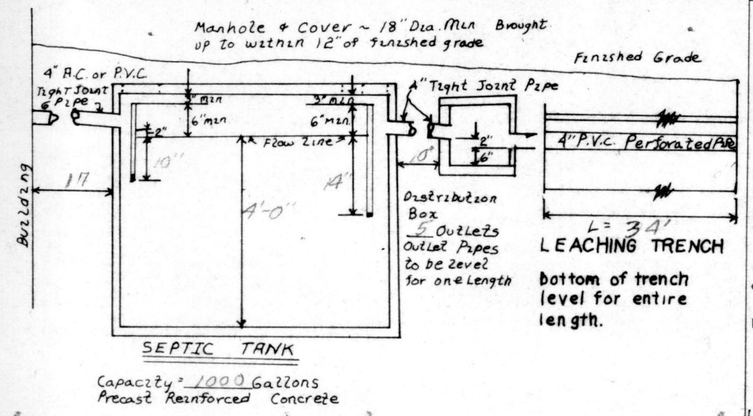
PLOT PLAN

Scale: 1" = 20'

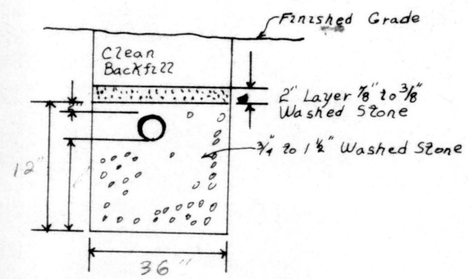
LOT AREA = 8600 ± S.F.



PROFILE of SYSTEM



TYPICAL LEACHING TRENCH CROSS-SECTION



GENERAL NOTES

1.) Elevations refer to AN ASSUMED BASE See Bench Mark on plot plan Located at: SOUTHEAST CORNER OF LOCUS

2.) ◒ Denotes test hole location

3.) Percolation test performed in accordance with the Dept. Environmental Quality Engineering State Environmental Code Title V

4.) Estimated flow = 550 Gallons per day.

5.) Percolation Rate 2 Min per inch (design rate)

6.) Septic tank capacity = 1000 Gallons

7.) Distribution Box to have 5 outlets with 2 plugged for future expansion as shown on plot plan.

8.) Leaching Area provided = 306 Square feet.

9.) Use Of Garbage Grinder PROHIBITED

10.) Finished grading to be done in accordance with the plot plan.
A.) Denotes proposed contour
B.) F.G. = X.X. Denotes proposed finished grade.

11.) Heavy grading machinery shall not be permitted to pass over the leaching field.

12.) All construction to conform to the requirements of the State Environmental Code Title V and the Town of Nantucket Board of Health.

13.) All topsoil, subsoil and deleterious material, if any must be excavated and removed to 6" below the surface of the natural permeable soil. Backfill as required with a gravel or sand fill material, free of lines, clay, organic material, and large boulders having a percolation rate in its original location of 2 min. per inch or better.

14.) For proper performance of system, septic tank should be inspected at least once a year and when the total depth of scum and solids exceeds 1/3 the liquid depth of the tank, they should be removed.

15.) The engineer will not be responsible for the performance of this system, unless constructed as shown. Any alterations must be approved in writting by the engineer.

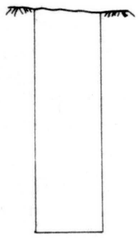
16.) In cases where ledge or rock is present the engineer will not be responsible for assuring the amount of rock to be encountered

17) FLOW
SIDEWALL (2.5 gal/ft²)(0.5')(2)(34') = 85 GAL
BOTTOM (7 gal/ft²)(3')(34') = 102 GAL
187 x 3
3 TRENCHES
TOTAL = 561 GAL

TEST HOLE & PERCOLATION TEST DATA

SOIL LOG

SOIL TYPE	DEPTH
LOAM	0-0.5'
SUBSOIL	0.5-2.0'
MEDIUM SAND	2.0-6.0



Surface Elevation 17.4

Date: FEB 17, 1984

Percolation Test at a depth 24 — 36

Rate = 2 min per inch

Ground Water at a depth of 4.0'
Elev. = 13.4

SCHEDULE OF ELEVATIONS

Top of foundation	21.7±	Invert at distribution box inlet	18.42
Basement floor	N/A	Invert at distribution box outlet	18.25
Invert of pipe at foundation	18.74	Invert at leaching lines (beginning)	18.07
Invert of septic tank inlet	18.77	Invert at leaching lines (end)	17.90
Invert of septic tank outlet	18.52	Elevation of trench bottom	17.40

ASSESSORS MAP # 83 PARCEL # 9 & 43

PROPOSED SEWAGE DISPOSAL SYSTEM

FOR A EXISTING 5 BEDROOM DWELLING
OF HUMMOCK POND ROAD
NANTUCKET MA.

Applicant: MS BARBARA D. WILSON
29 OSPREY WAY
NANTUCKET, MA. 02554

COMMONWEALTH OF MASSACHUSETTS
JOHN J. SHUGRUE
No. 27514
REGISTERED PROFESSIONAL ENGINEER

JOB NO. 1523

Scale: As Noted

Date: MAY 11, 1984

JOHN J. SHUGRUE INC.
OLD SOUTH ROAD
NANTUCKET MA 02554

John J. Shugrue P.E.

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 PETER HANSON

AS AGENT FOR PETER HANSON

STREET ADDRESS 27 OSPREY WAY

MAP/PARCEL 83/9

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

SEPTEMBER 20, 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.

Peter Hanson — Signature

Sept. 20, 2024 — Date



Property Information

Property ID	8109
Location	27 OSPREY WY
Owner	HANSON PETER

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.

September 19, 2024

To: Nantucket Historic District Commission

From: Peter Hanson
27 Osprey Way, Nantucket
508 228-0412 land line.
peterh9@optonline.net

81 Marvin Ridge Road (October - May)
New Canaan CT 06840
203 966-5140 land line

We seek to **replace a 50-year-old fir deck with Azek TimberTech composite** decking.

- Deck is at 27 Osprey Way, Nantucket
- Deck is 70' long 9' wide, L-shape, we'd like to replace fir with composite Azek TimberTech Harvest Slate Gray 5½" wide decking - 3 photos
- Current deck is fir, installed 1970; joists are rotting and deck is wobbly, close to unsafe - 2 photos
- I bought the house in 1984, and I applied Thompson's Water Seal to deck each year to preserve it — it works, but I dislike using chemicals, 5 gallons each year
- Deck is not visible from Mothball Way or from Hummock Pond, obscured by bayberry bushes and privet - 2 photos
- Deck is only slightly visible from 20 feet of Osprey Way nearest to house - 2 photos

We're trying to do what is right for our planet: we drive an electric car; we have solar panels in Connecticut; we recycle and we compost carefully; we walk and bike wherever we can. We don't want to cut trees down to replace our deck or use chemicals to maintain it.

Peter Hanson



27 Osprey Way from Mothball Way, looking West



27 Osprey Way from Osprey Way, looking West



27 Osprey Way from Osprey Way — dirt at lower right, looking Northwest



27 Osprey Way from the edge of Hummock Pond, camera at 6' high



The current deck, from the North, the long part of the L, looking South



The current deck, from the South, the short part of the L, looking North



The Azek TimberTech Slate Gray composite decking that we'd like to use

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 49 PARCEL N°. 76.2

Street & Number of Proposed Work: 7 Meeting House Ln

Owner of record: HRC 7 Meeting House LLC

Mailing Address: 152 Fuller ST.
Newton MA 02465

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Kiril Stojanov

Mailing Address: 4 Celtic Dr
Nantucket MA 02554

Contact Phone #: 561 3865525 E-mail: stojanovinc@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☒ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL'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 IKO DUALBLACK

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 04/18/24 Signature of owner of record _____ Signed under penalties of perjury

ROOF CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist must be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

✓	Completed application- Roof Shingle Color, Type and Manufacturer MUST be indicated.
✓	Copy of approvable HDC roof shingle colors guide. Exact name MUST BE indicated on application (please do not write in Gray, Black, etc.) https://www.nantucket-ma.gov/DocumentCenter/View/25225/Approvable-Roof-Shingle-Colors-Guideline-PDF
	* Please note: If roof shingle color is not on list, a sample is required to bring to the meeting.
✓	Application fee: $50.00
	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	COLORED Pictures: 3 sets, including the entire context of the house-
	All documents MUST be legible. All sets MUST be collated and stapled.
✓	Electronic Submission: ALL documents must be emailed to hdcsubmissions@nantucket-ma.gov
✓	Signed Affidavit: See reverse side

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

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Chair

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Vice-Chair

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HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Kiril Stojanov

AS AGENT FOR HRC 7 Meeting House Lane LLC.

STREET ADDRESS 7 Meeting House Rd.

MAP/PARCEL 49 76.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

09/18/24
Date



Property Information

Property ID	2802
Location	7 MEETINGHOUSE LN
Owner	HRC 7 MEETINGHOUSE LANE LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Nantucket Historic District Commission - Approvable Roof Shingle Colors

The following roof shingle types & colors are approvable by the Nantucket Historic District Commission (HDC), as noted.

Approval is subject to the following:

1. Submission of a complete application shall include shingle manufacturer and manufacturer's color reference. In the instance of an existing roof, application shall also include images sufficient to illustrate existing roof materials in the context of the respective structure(s) and of the surrounding environment. If application is for installation of a non-listed manufacturer color, applicant shall provide a minimum 3' x 3' sample of the proposed shingles.

2. For an approval under the HDC's Consent Agenda process the HDC or its designee shall first determine shingle type and color is approvable *and* appropriate in the context of the subject property (i.e., with regard to trim and other house color, architectural style and/or elements, etc.).

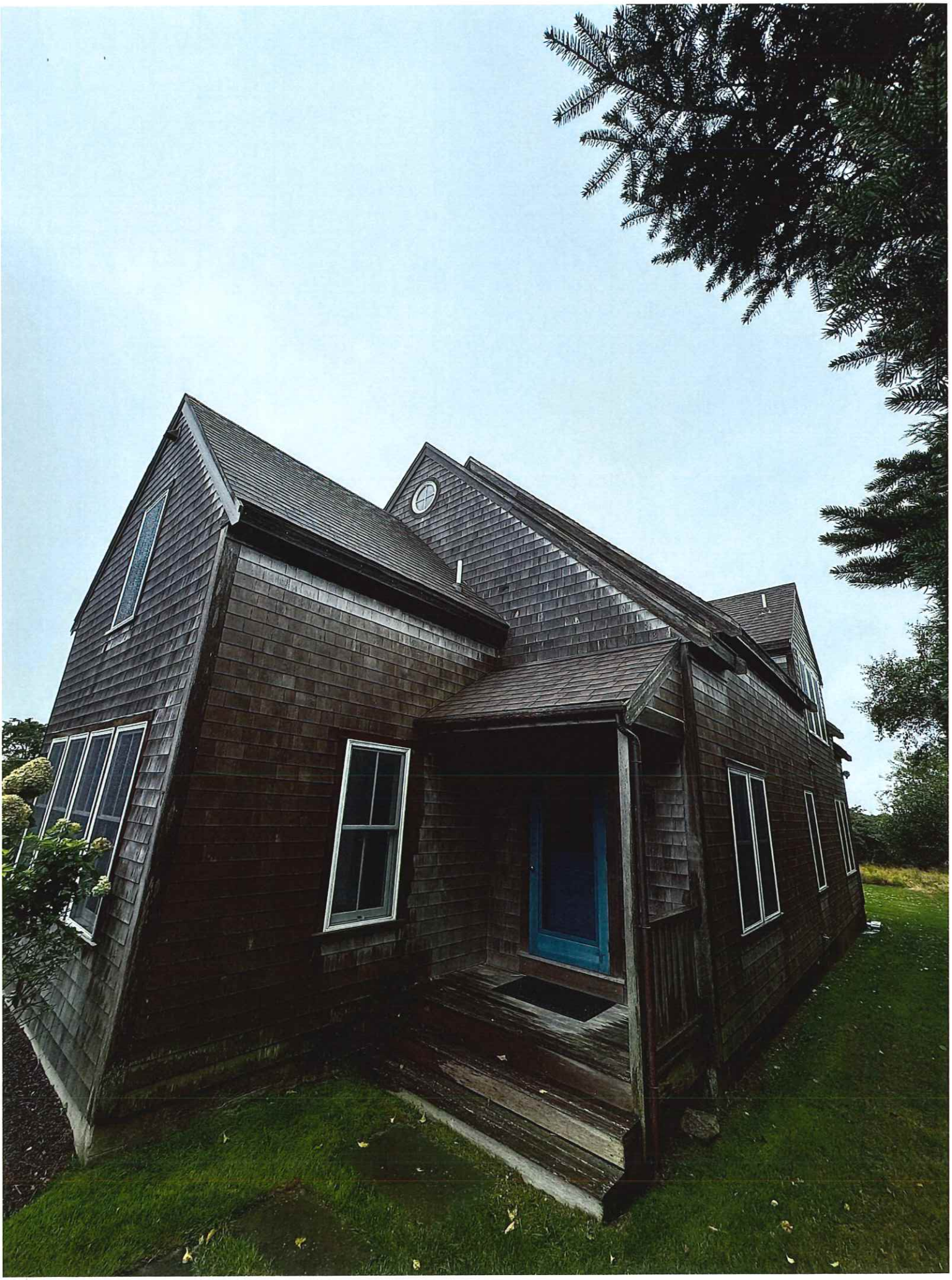
--- For additional information or instruction, contact Planning and Land Use Service at 508-325-7587 ---

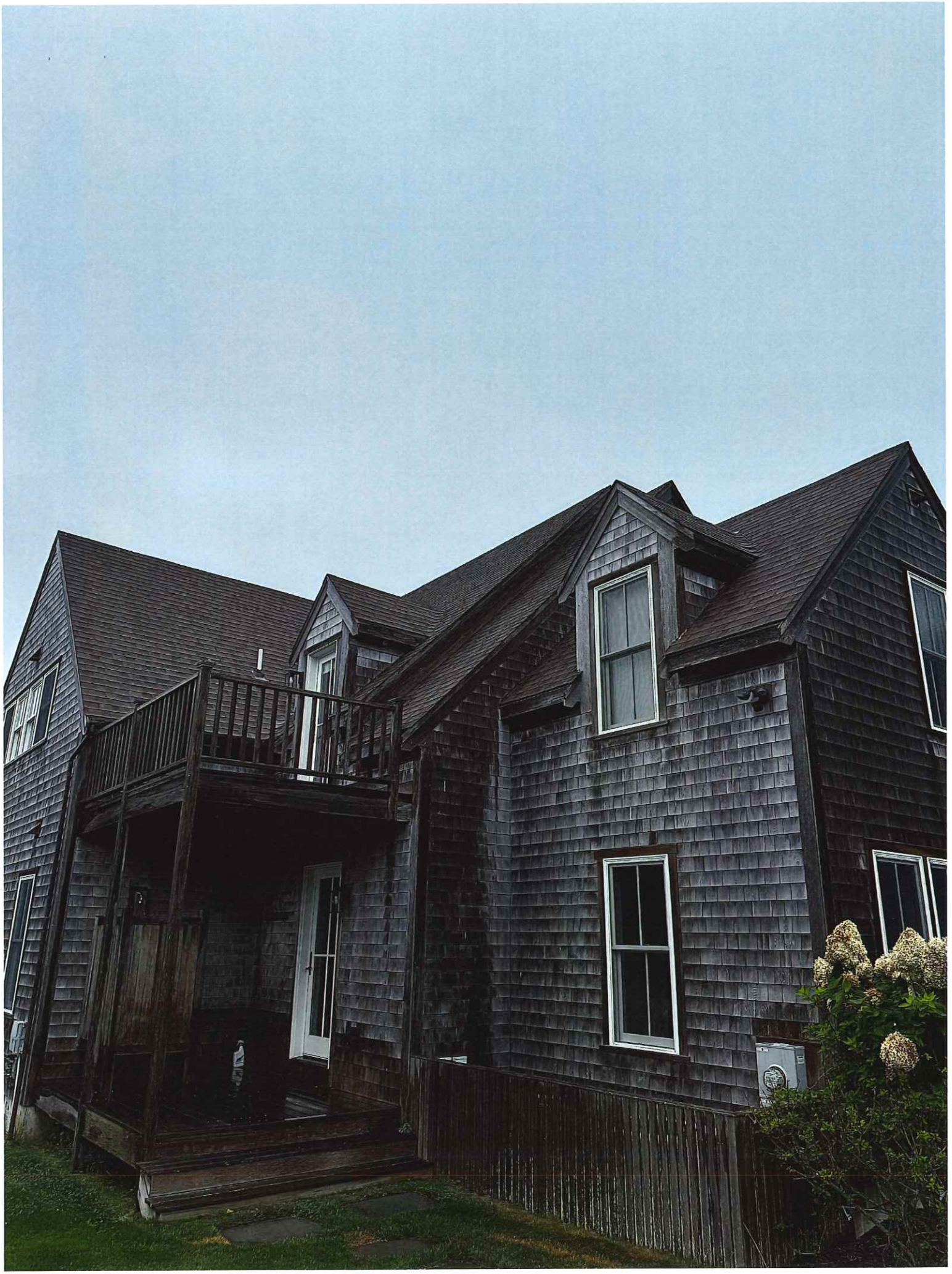
ROOF SHINGLES **Style (Architectural or 3-tab), Manufacturer & Color**		***APPROVABLE*** ***Old Historic Districts (OHD & SOHD)***	***APPROVABLE*** ***All other areas***
Architectural Shingles			
CertainTeed 'Landmark':	GAF:		
1. Cobblestone Gray		Not Approvable	*Approvable*
2. Charcoal Black		*Approvable*	*Approvable*
3. Driftwood		Not Approvable	*Approvable*
4. Colonial Slate	1. Pewter Gray	*Approvable*	*Approvable*
5. Georgetown Gray		Not Approvable	*Approvable*
6. Granite Gray		Not Approvable	*Approvable*
7. Morie Black	2. Charcoal	*Approvable*	*Approvable*
8. Pewter Wood		Not Approvable	*Approvable*
9. Weathered Wood	3. Weathered Wood	*Approvable*	*Approvable*
IKO 'Cambridge':			
1. Charcoal Gray	4. Fox Hollow (Gray)	*Approvable*	*Approvable*
2. Driftwood		Not Approvable	*Approvable*
3. Dual Black		*Approvable*	*Approvable*
4. Harvard Slate		Not Approvable	*Approvable*
5. Weatherwood		Not Approvable	*Approvable*
3-tab Shingles			
BP 'Yukon SB':			
1. Brown Stone		Not Approvable	*Approvable*
2. Cobalt Black		*Approvable*	*Approvable*
3. Driftwood		Not Approvable	*Approvable*
4. Fossil Wood		Not Approvable	*Approvable*
5. Silver Grey		Not Approvable	*Approvable*
Certainteed 'XT25':			
1. Black Pepper		*Approvable*	*Approvable*
2. Gray Frost		*Approvable*	*Approvable*
3. Moire Black		*Approvable*	*Approvable*
4. Nickel Gray		*Approvable*	*Approvable*
5. Weathered Wood		Not Approvable	*Approvable*
IKO - 'Marathon/Marathon AR':			
1. Driftwood		Not Approvable	*Approvable*
2. Dual Black		*Approvable*	*Approvable*

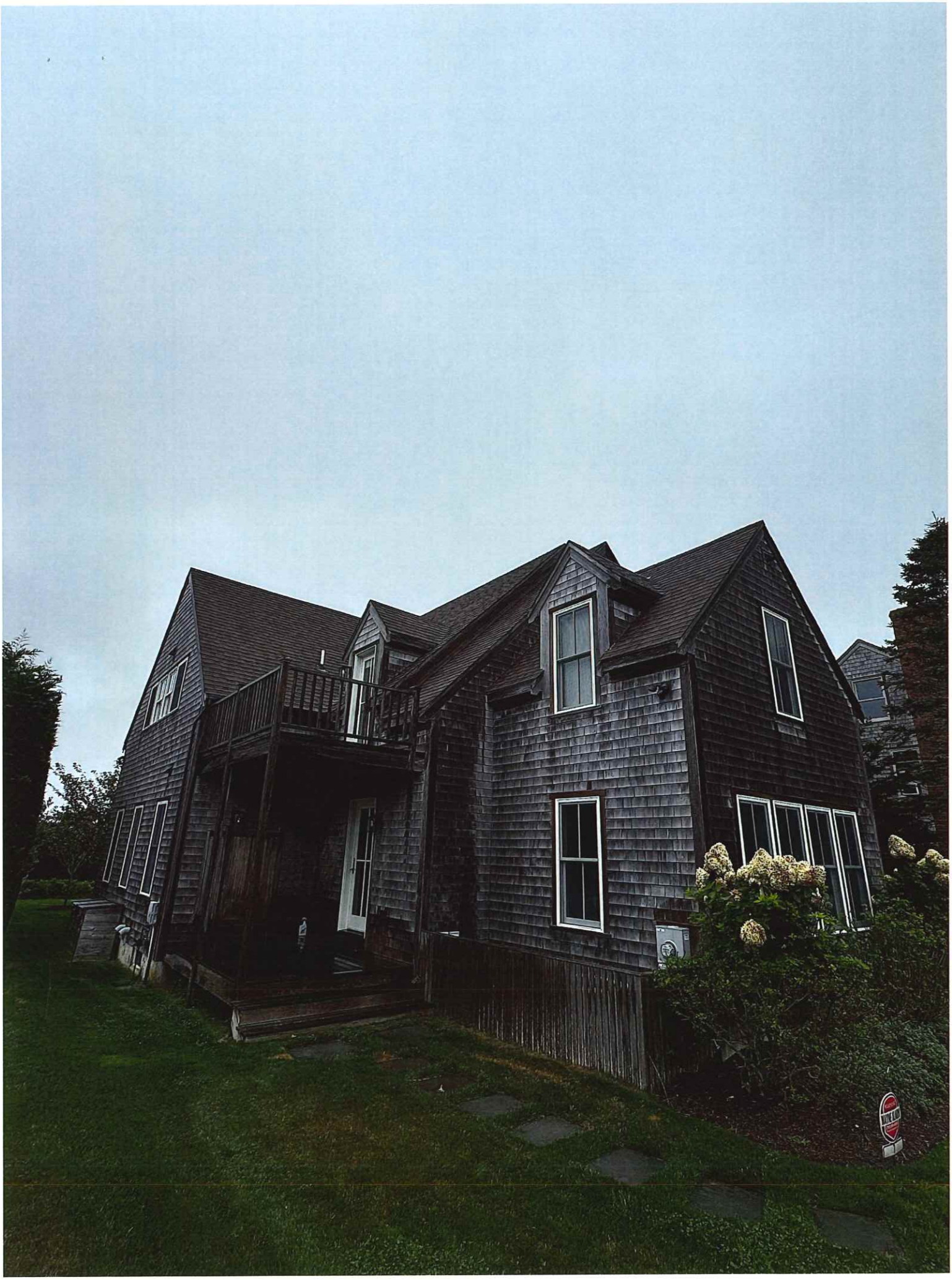
--- Manufacturers listed are to provide a reference for all parties based on shingle type & colors then available on Nantucket. The Nantucket Historic District Commission does not endorse any manufacturer. ---

UPDATED BY HDC VOTE: 4-22-2021









CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 916

Street & Number of Proposed Work: 27 Rugged Rd.

Owner of record: Rugged Properties LLC

Mailing Address: 14 Plum St.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

Contact Phone #: 228.2044 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other HDC 2024-05-10476

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North No change South _____ East _____ West _____

Height of ridge above final finish grade: North No change South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation Revision to COA - Studio
2. South Elevation - Remove trellis
3. West Elevation - Add basement areaway
4. North Elevation - fenestration changes

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: ~~Red Cedar~~, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1 x 6 Rake 1 x 6 Soffit (Overhang) _____ Corner boards 5/4 x 6 Frieze _____
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other Pella
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer Andersen

Doors* (type and material): ☐ TDL ☑ SDL Front 1 light slider 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 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 9/20/2024 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: 5/21/24

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

HDC2024-05-10476

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 916

Street & Number of Proposed Work: 27 Rugged Road

Owner of record: Kenneth & Lisa Dias

Mailing Address: 195 Benfield Dr.
Taylorsville, NC 28681

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

Contact Phone #: 508-228-2044 E-mail: _____

FOR OFFICE USE ONLY

Date application received: 5/7/24 Fee Paid: $ 6840 1519

Must be acted on by: 7/5/24

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: _____

Member: Ray [signature]

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: 19' Sq. Footage 1st floor: 342 s.f. Decks/Patio: Size: 140 s.f. ☑ 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 No change South _____ East _____ West _____

Height of ridge above final finish grade: North 16' 2" ~~South~~ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation New Gym/studio
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 _____ Secondary Mass ____/12 _____ Dormer ____/12 _____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles Natural ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) _____ Corner boards 5/4x6 Frieze _____
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 8x8

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer Anderson

Doors* (type and material): ☐ TDL ☑ SDL Front 6 light Rear 4 light 1 panel 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 _____ Foundation Gray Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

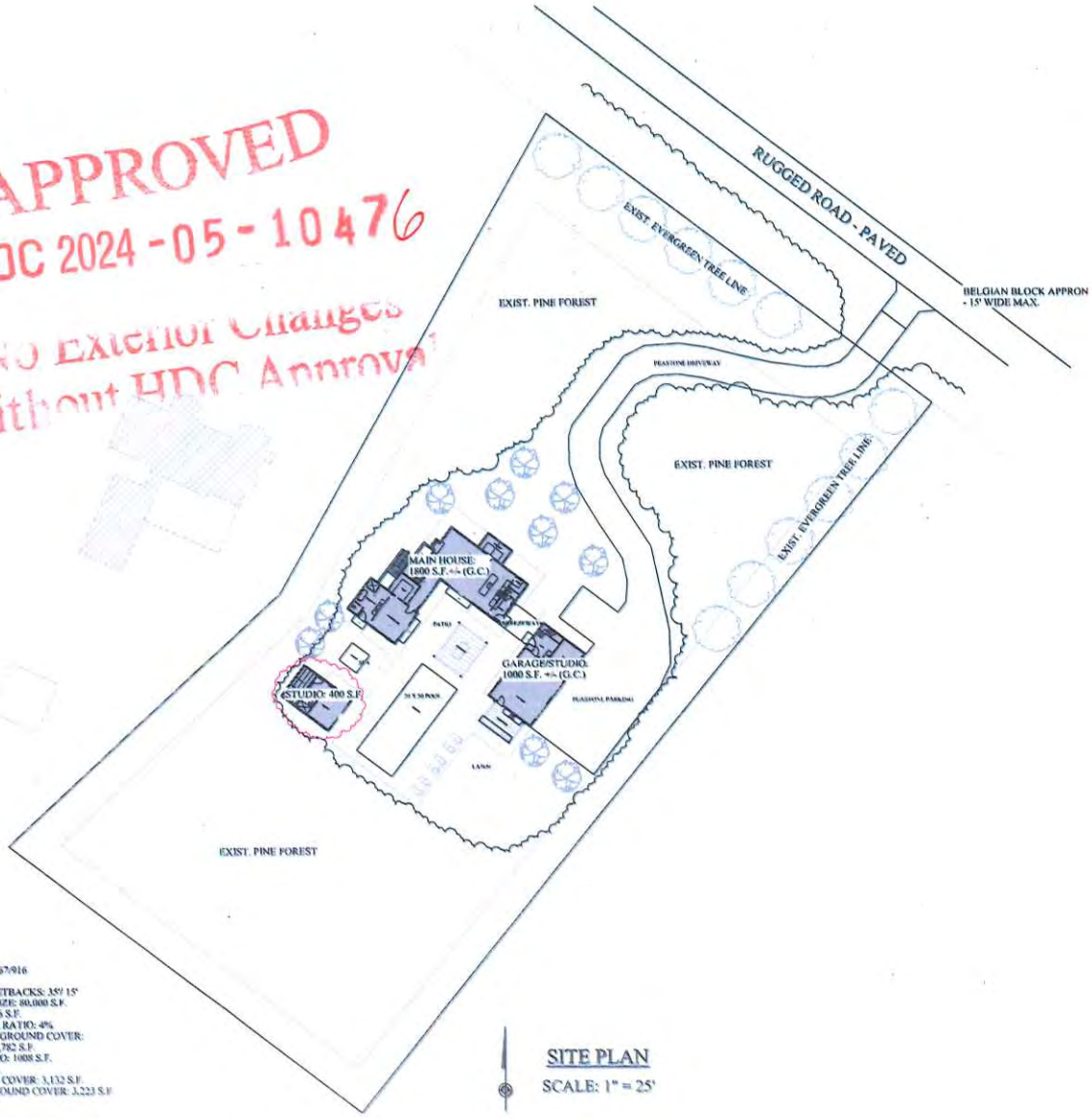
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/30/24 Signature of owner of record KW DIAS by [signature] Authorized Agt Signed under penalties of perjury

27 RUGGED RC
NANTUCKET, MA 02554

APPROVED
HDC 2024-05-10476
No Exterior Changes
Without HDC Approval





MAP & PARCEL: 67/916
ZONE: LUG - 2
FRONT / REAR SETBACKS: 35' 15'
MINIMUM LOT SIZE: 80,000 S.F.
LOT AREA: 80,586 S.F.
GROUND COVER RATIO: 4%
PROPOSED NEW GROUND COVER:
MAIN HOUSE: 1,782 S.F.
GARAGE/STUDIO: 1608 S.F.
STUDIO: 342 S.F.
TOTAL GROUND COVER: 3,132 S.F.
ALLOWABLE GROUND COVER: 3,223 S.F.

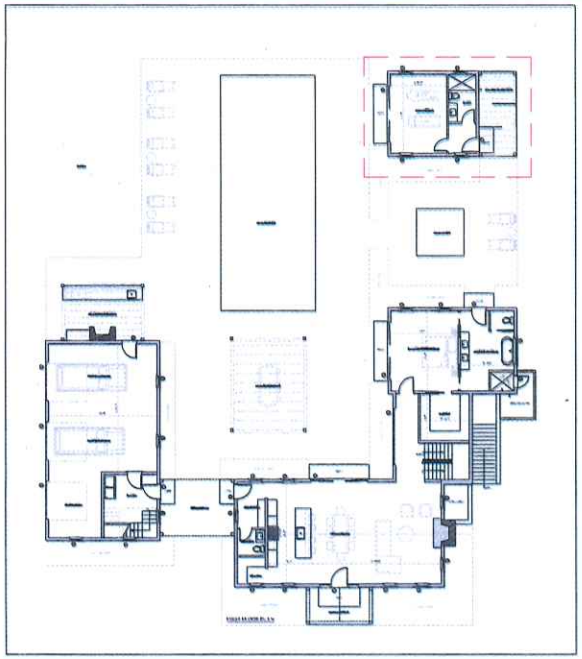
SITE PLAN
SCALE: 1" = 25'

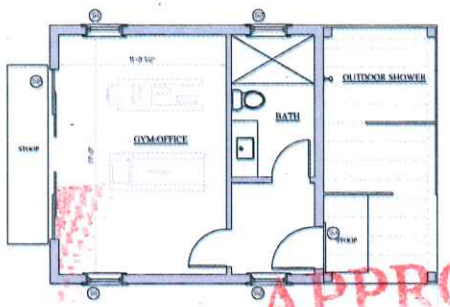
BENJAMIN NORMAND RESIDENTIAL

COVER SHEET
DATE: 04/26/2024
SCALE: AS NOTED

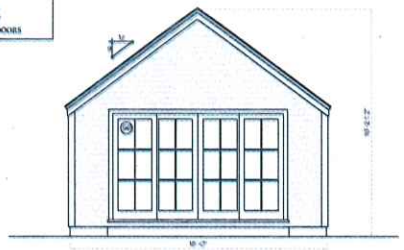
27 RUGGED RD.
NANTUCKET, MA

A



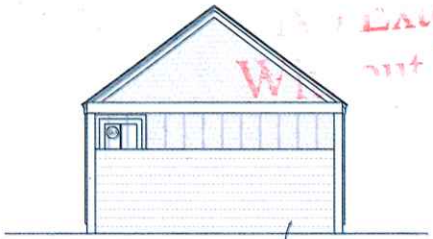


TYPICAL EXTERIOR COLORS/MATERIALS
- CEDAR SHINGLE SIDEWALL
- RED CEDAR ROOF
- NATURAL CEDAR TRIM
- BLACK SASH AND DOORS
- PARGED WHITE CHIMNEY
- BLUESTONE STOOPS AT DOORS



WEST ELEVATION

APPROVED
HDC 2024-05-10476
No Exterior Changes
Without HDC Approval



EAST ELEVATION

- 1 X 8 MAHOGANY FENCE



- 1 X 8 MAHOGANY FENCE

SOUTH ELEVATION

27 Rugged Rd. - Studio

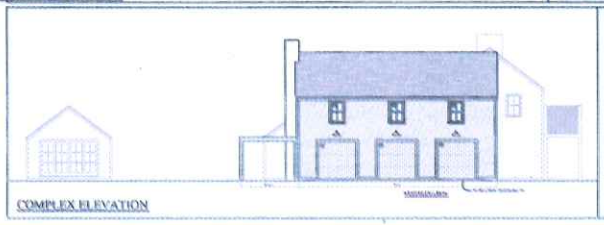
Number	Rain Unit Size	Rough Opening	Mount	Type	Units	Model No.	Status	Quantity
S1	2'8 1/4" x 4'7 1/4"	2'10" x 4'9"	Academic	1/2 Hbl. Hung	Single	[illegible]		[illegible]
S2	2'8 1/4" x 4'7 1/4"	2'10" x 4'9"	Academic	1/2 Hbl. Hung	Single	[illegible]	Tempered	[illegible]
SA	2'6" x 7'6"	TBD	TBD	1 Light Upcast	Single			[illegible]
SB	1'7 1/4" x 7'6"	1'7 1/4" x TBD	Academic	6 Light Cover	Quad		custom height	[illegible]



COMPLEX ELEVATION



COMPLEX ELEVATION



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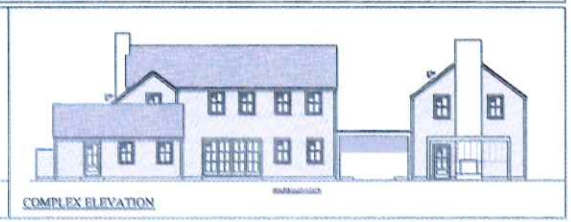

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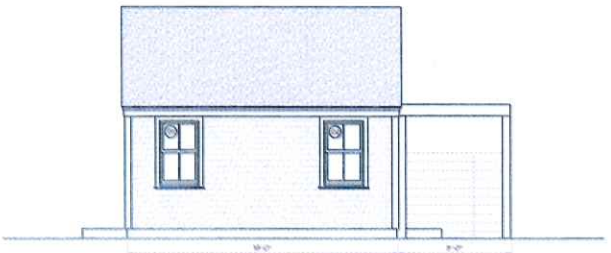


NORTH ELEVATION

NOT FOR CONSTRUCTION

STUDIO NORMAND RESIDENTIAL DESIGN, INC.
P.O. BOX 1775 - NANTUCKET, MA 02554
FOR 225-2384 INFORMAN@RESIDENTIAL.COM

FLOOR PLAN AND ELEVATIONS
DATE: 04/26/2024
NOT TO SCALE

M.P. 67 / 916

27 RUGGED RD.
NANTUCKET, MA

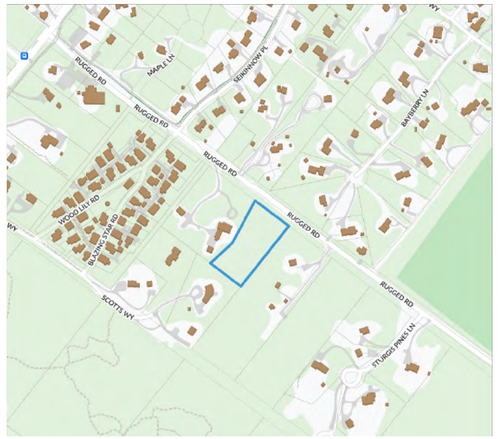
1

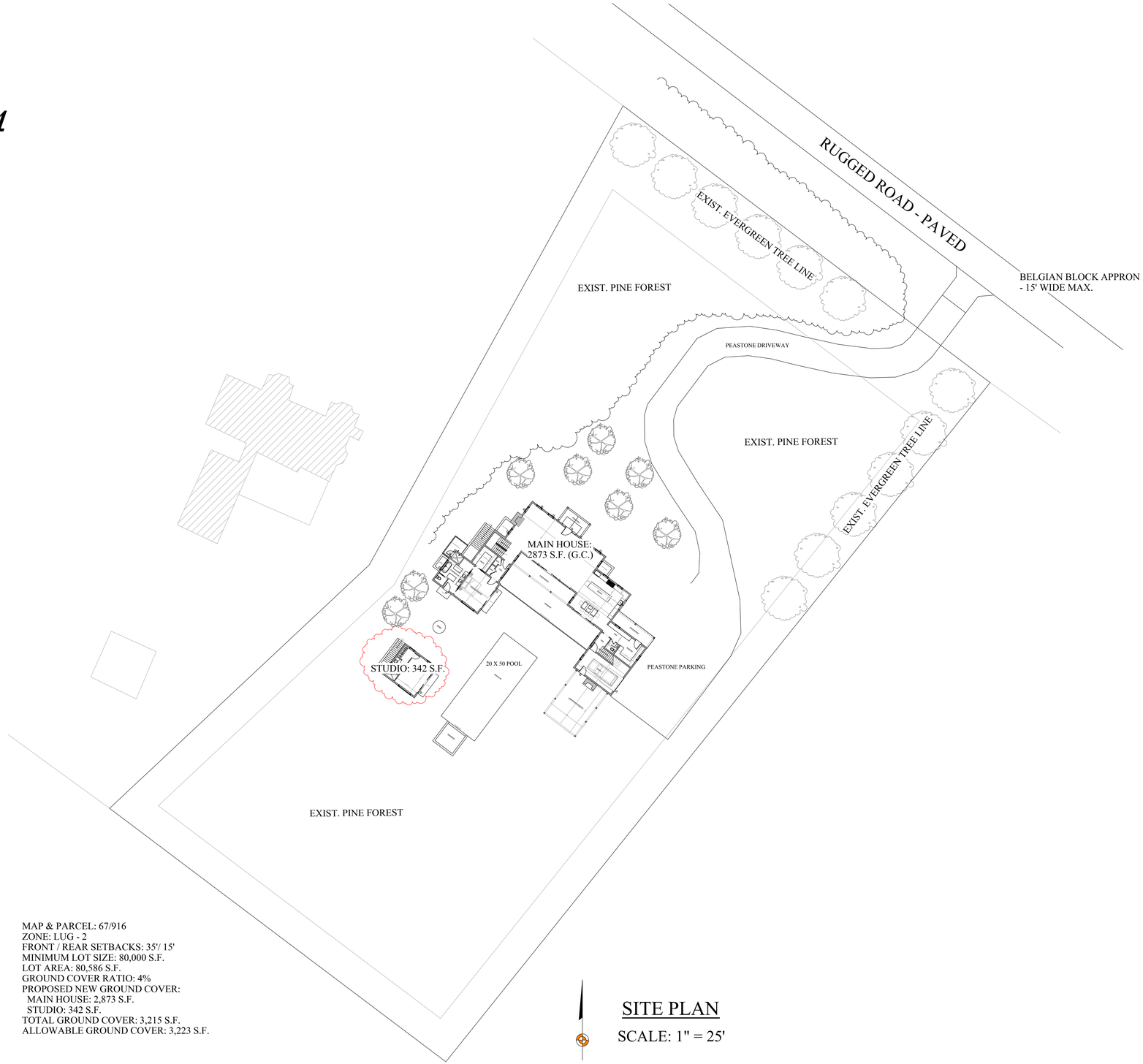






27 RUGGED ROAD
NANTUCKET, MA 02554





MAP & PARCEL: 67/916
ZONE: LUG - 2
FRONT / REAR SETBACKS: 35'/ 15'
MINIMUM LOT SIZE: 80,000 S.F.
LOT AREA: 80,586 S.F.
GROUND COVER RATIO: 4%
PROPOSED NEW GROUND COVER:
MAIN HOUSE: 2,873 S.F.
STUDIO: 342 S.F.
TOTAL GROUND COVER: 3,215 S.F.
ALLOWABLE GROUND COVER: 3,223 S.F.

SITE PLAN

SCALE: 1" = 25'

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

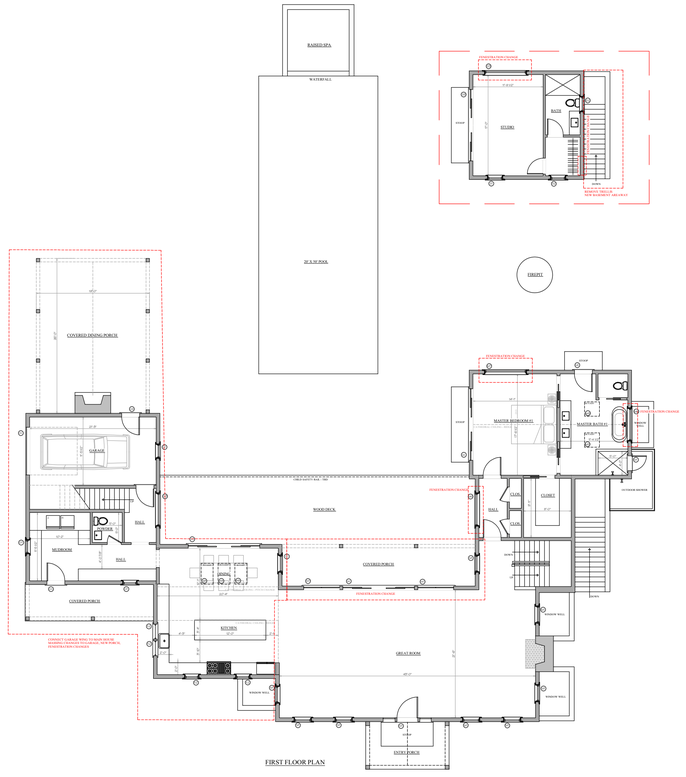
Designs and drawings herein are property of Benjamin Normand Residential Design, Inc and may not be used without the express authorization. All reproduction copyright laws can and will be enforced.

COVER SHEET
DATE: 09/20/2024
SCALE: AS NOTED

M/P: 67 / 916

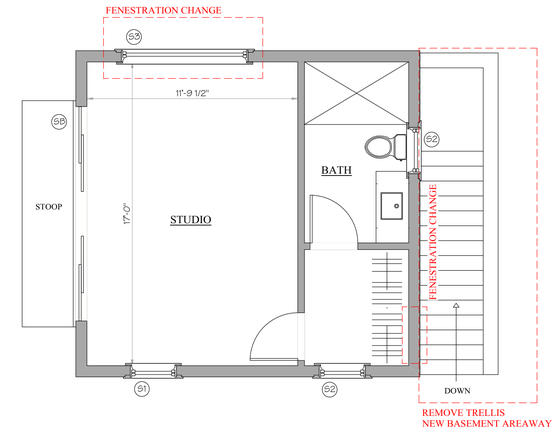
27 RUGGED RD.
NANTUCKET, MA

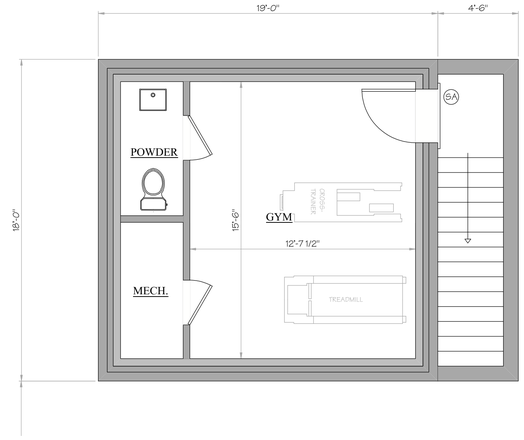
A



FIRST FLOOR PLAN

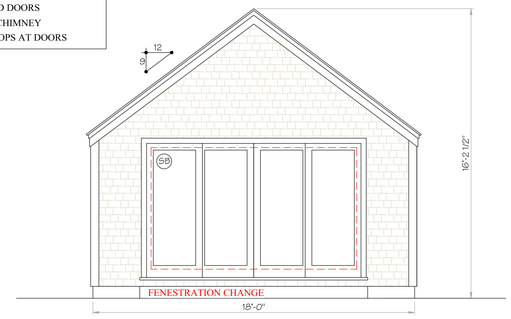
COMPLEX FLOOR PLAN



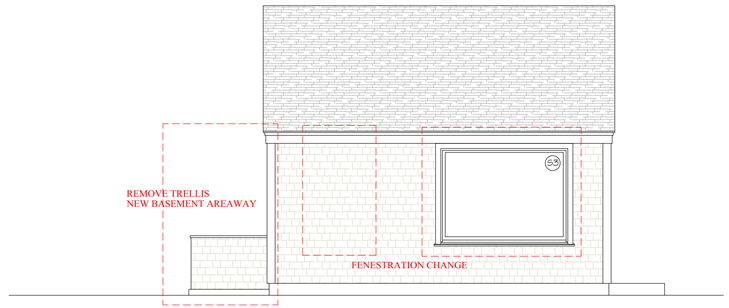


TYPICAL EXTERIOR COLORS/MATERIALS
- UNLESS OTHERWISE NOTED -

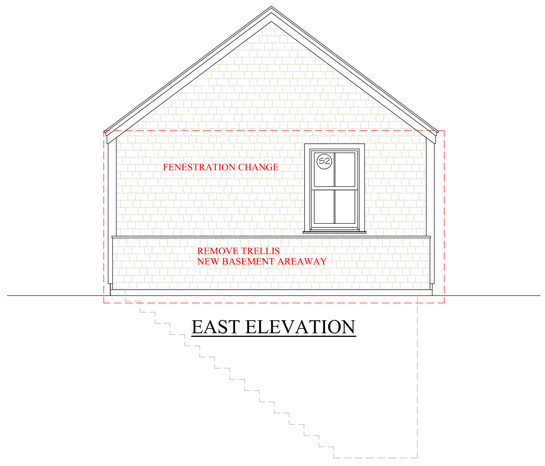
- CEDAR SHINGLE SIDEWALL
- RED CEDAR ROOF
- NATURAL CEDAR TRIM
- BLACK SASH AND DOORS
- PARGED WHITE CHIMNEY
- BLUESTONE STOOPS AT DOORS



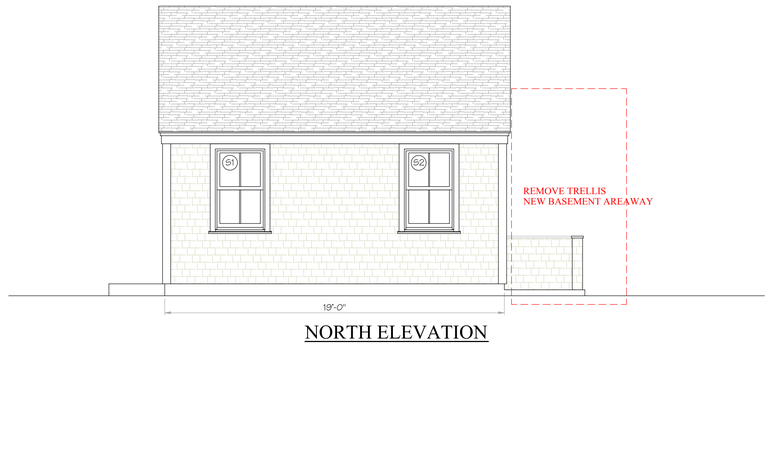
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

27 Rugged Rd. - Main House

Number	Sash/Unit Size	Rough Opening	Manuf.	Type	Units	Model No.	Notes	Quant.
M1	3' 1 1/4" x 5' 11 1/4"	3' 2" x 6' 0"	Andersen	2/2 Dbl. Hung	Single	ADH13260		8
M2	BLANK							
M3	2' 9 1/4" x 4' 7 1/4"	2' 10" x 4' 8"	Andersen	2/2 Dbl. Hung	Single	ADH21048		9
M4	2' 9 1/4" x 4' 7 1/4"	2' 10" x 4' 8"	Andersen	2/2 Dbl. Hung	Single	ADH21048	Tempered	9
M5	2' 9 1/4" x 2' 7 1/4"	2' 10" x 2' 8"	Andersen	2 light awning	Single	AAN21028	Tempered	2
M6	5' 7 1/4" x 5' 7 1/4"	5' 8" x 5' 8"	Andersen	1 light picture	Single	APW5858	Tempered	4
M7	7' 3 1/4" x 5' 7 1/4"	7' 4" x 5' 8"	Andersen	1 light picture	Single	APW7458	Tempered	1
M8	30 9/16" x 38 3/8"	30 1/16" x 37 7/8"	Velux	Skylight	Single	M04		2
MA	3' 6" x 8' 0"	TBD	TBD	Batten	Single		w/ sidelights	1
MB	BLANK							
MC	11' 9" x 7' 6"	11' 10" x TBD	Andersen	1 light slider	Quad		custom height	2
MD	(2) 3' 0" x 7' 6"		Andersen	1 light fixed	Double		custom height	2
ME	3' 0" x 7' 0"	TBD	TBD	4 light 1 panel	Single			1
MF	2' 6" x 7' 0"	TBD	TBD	4 light 1 panel	Single		outswing	1
MG	3' 0" x 7' 0"	TBD	TBD	4 light 1 panel	Single			1
MH	3' 0" x 7' 0"	TBD	Andersen	1 light	Single			1
MI	11' 9" x 7' 0"	11' 10" x TBD	Andersen	1 light slider	Quad		custom height	1
G1	2' 9 1/4" x 4' 7 1/4"	2' 10" x 4' 8"	Andersen	2/2 Dbl. Hung	Single	ADH21048		7
G2	2' 9 1/4" x 4' 7 1/4"	2' 10" x 4' 8"	Andersen	2/2 Dbl. Hung	Single	ADH21048	Tempered	4
G3	5' 7 1/4" x 5' 7 1/4"	5' 8" x 5' 8"	Andersen	1 light picture	Single	APW5858	Tempered	1
G4	5' 7 1/4" x 4' 7 1/4"	5' 8" x 4' 8"	Andersen	1 light picture	Single	APW5848	Tempered	2
GA	3' 0" x 7' 6"	TBD	TBD	4 light 1 panel	Single			1
GB	3' 0" x 7' 0"	TBD	TBD	4 light 1 panel	Single			1
GC	8' 0" x 8' 0"	TBD	TBD	Overhead	Single			1
K1	3' 1 1/4" x 5' 11 1/4"	3' 2" x 6' 0"	Andersen	2/2 Dbl. Hung	Single	ADH13260		1
K2	2' 9 1/4" x 4' 3 1/4"	2' 10" x 4' 4"	Andersen	2/2 Dbl. Hung	Single	ADH21044		4
K3	21 1/2" x 38 3/8"	21" x 37 7/8"	Velux	Skylight	Single	C04		3
KA	11' 9" x 7' 6"	11' 10" x TBD	Andersen	1 light slider	Quad		custom height	1
S1	2' 9 1/4" x 4' 7 1/4"	2' 10" x 4' 8"	Andersen	2/2 Dbl. Hung	Single	ADH21048		1
S2	2' 9 1/4" x 4' 7 1/4"	2' 10" x 4' 8"	Andersen	2/2 Dbl. Hung	Single	ADH21048	Tempered	2
S3	7' 3 1/4" x 5' 7 1/4"	7' 4" x 5' 8"	Andersen	1 light picture	Single	APW7458	Tempered	1
SA	3' 0" x 7' 0"	TBD	TBD	4 light 1 panel	Single			1
SB	11' 9" x 7' 6"	11' 10" x TBD	Andersen	6 light slider	Quad		custom height	1

PREVIOUS APPROVAL



BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

Designs and drawings, hereon, are property of Benjamin Normand Residential Design, Inc. and are not to be used, without the consent of Benjamin Normand Residential Design, Inc. copyright laws can and will be enforced.

FLOOR PLAN AND ELEVATIONS
DATE: 09/20/2024
NOT TO SCALE

M/P: 67 / 916

27 RUGGED RD.
NANTUCKET, MA

1

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Benjamin Normand

AS AGENT FOR Rugged Properties LLC

STREET ADDRESS 27 Rugged Rd.

MAP/PARCEL 67/916

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

9/20/2024

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 9/20/2024

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 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.

$50.00 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

NA 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BAN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

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.

✓ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 916

Street & Number of Proposed Work: 27 Rugged Rd.

Owner of record: Rugged Properties LLC

Mailing Address: 14 Plum St.
Nantucket MA 02554

Contact Phone #: [redacted] E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

Contact Phone #: 228-2044 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other HDC 2024-05-10478

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 1091 s.f. Decks/Patio: Size: 1400 s.f. ☑ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: 647 s.f. additions to previous COA Size: 230 s.f. ☐ 1st floor ☑ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North No change South _____ East _____ West _____

Height of ridge above final finish grade: North 28' 5" South _____ East _____ West _____

Additional Remarks: no change → REVISIONS* 1. East Elevation

Historic Name: (describe) 2. South Elevation

Original Date: 3. West Elevation

Original Builder: 4. North Elevation

Revisions to COA - Main House - connect previously approved garage to main house, new porches, new 2nd flr balcony, new dormer, fenestration 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 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass 9 /12 Dormer 4 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer Velux Rough Opening 2' 6" x 4' 0" Size _____ Location rear

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar 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 5/4 x 6 Frieze _____
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square 6x6

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other Picture
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer Andersen

Doors* (type and material): ☐ TDL ☑ SDL Front Batten Rear 1 light Side 4 light 1 panel
Garage Door(s): Type Overhead Material Wood

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim Natural Sash Black Doors Black
Deck Natural Foundation Grey Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/20/2024 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: 7/2/24

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC2024-05-10418

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 916

Street & Number of Proposed Work: 27 Rugged Road

Owner of record: Kenneth E, Lisa Dias

Mailing Address: 195 Benfield Drive
Taylorsville, NC 28681

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: Po Box 1375
Nantucket MA 02554

Contact Phone #: 508-228-2044 E-mail: _____

FOR OFFICE USE ONLY 1519

Date application received: 5/7/24 Fee Paid: $ 616.40

Must be acted on by: 7/5/24

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: Raquel Reis

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

SCREENING TO REMAIN IN PROPERTY'S APPEARANCE
IS BASED ON LACK OF VISIBILITY V.O.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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: 67' Sq. Footage 1st floor: 1782 s.f. Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 60' Sq. footage 2nd floor: 1300 s.f. Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North No change South _____ East _____ West _____

Height of ridge above final finish grade: North 28' 5" ~~South~~ → _____ East _____ West _____

Additional Remarks

REVISIONS* 1. East Elevation

(describe) 2. South Elevation New main house

3. West Elevation

4. North Elevation

Historic Name:

Original Date:

Original Builder:

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☑ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass 9 /12 Dormer ____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar 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 5/4 x 6 Frieze _____

Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round ____ Square 6x6

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other awning

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer Andersen

Doors* (type and material): ☐ TDL ☑ SDL Front 3 Batten Rear 6 light Side 4 light 1 panel

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural

Trim Natural Sash Black Doors Black

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 4/30/24 Signature of owner of record [illegible] AUTHORIZED AGENT Signed under penalties of perjury

27 RUGGED RC
NANTUCKET, MA 02554

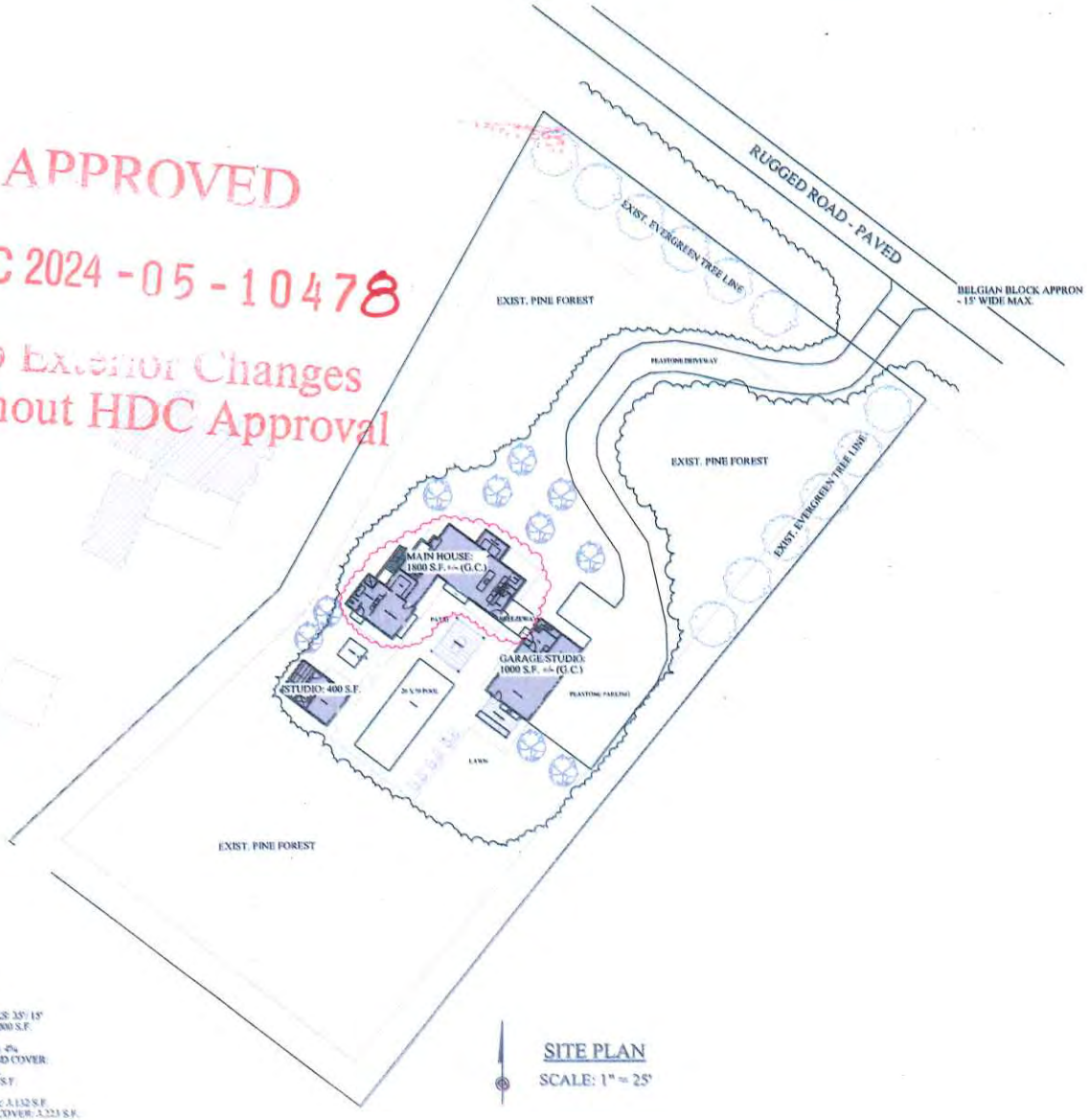
APPROVED

HDC 2024-05-10478

No Exterior Changes
Without HDC Approval



not to be visible at time of inspection and in perpetuity.



SITE PLAN
SCALE: 1" = 25'

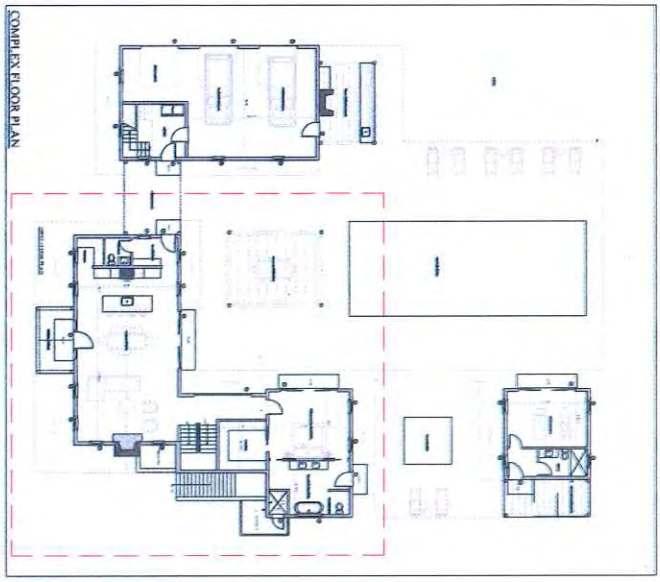
MAP & PARCEL: 67/916
ZONE: LUO - 2
FRONT / REAR SETBACKS: 35' 15'
MINIMUM LOT SIZE: 80,000 S.F.
LOT AREA: 80,586 S.F.
GROUND COVER RATIO: 4%
PROPOSED NEW GROUND COVER:
MAIN HOUSE: 1,782 S.F.
GARAGE/STUDIO: 1000 S.F.
STUDIO: 342 S.F.
TOTAL GROUND COVER: 3,132 S.F.
ALLOWABLE GROUND COVER: 3,223 S.F.

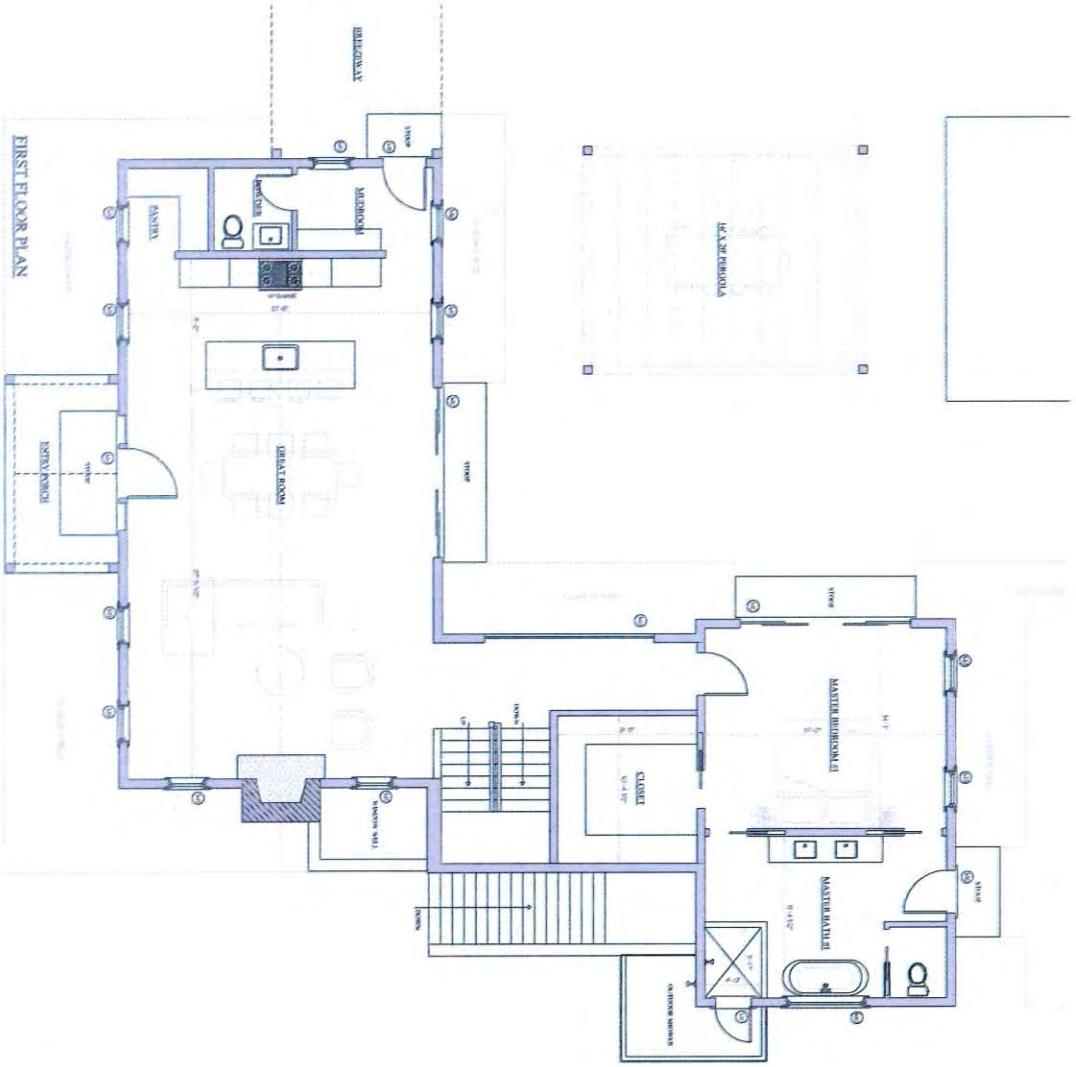
NORMAND RESIDENTIAL

COVER SHEET
DATE: 04/26/2024
SCALE: AS NOTED

27 RUGGED RD.
NANTUCKET, MA

A





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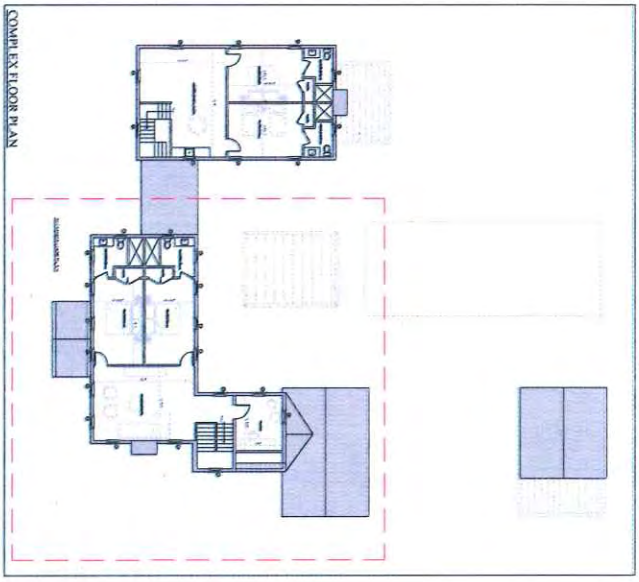
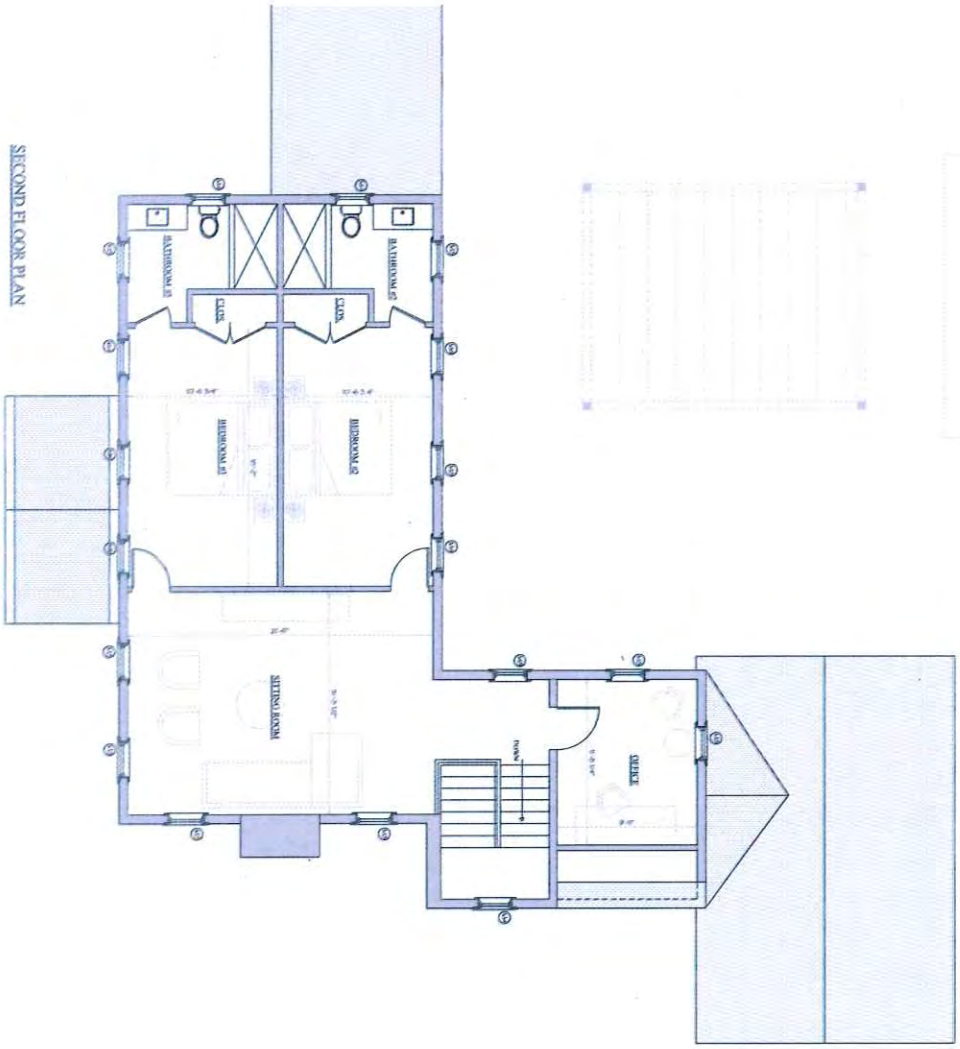
27 RUGGED RD.
NANTUCKET, MA

FIRST FLOOR PLAN
DATE: 04/26/2024
NOT TO SCALE

NORMAND RESIDENTIAL





27 RUGGED RD.
NANTUCKET, MA

SECOND FLOOR PLAN
DATE: 04/26/2024
SCALE: 1/4" = 1'-0"

BENJAMIN NORMAND RESIDENTIAL DESIGN, INC



COMPLEX ELEVATION

TYPICAL EXTERIOR COLORS/MATERIALS

- CEDAR SHINGLE SIDEWALL
- RED CEDAR ROOF
- NATURAL CEDAR TRIM
- BLACK SASH AND DOORS
- PARGED WHITE CHIMNEY
- BLUESTONE STOOPS AT DOORS

27 Rugged Rd. - Main House

Number	Rough Opening	Material	Type	Units	Model No.	Notes	Detail
W1	2'-5 1/4" x 4'-11 1/4"	2'-10" x 5'-0"	Andersen	2 2 DH Hstg	Single	A1012 0108		1
W2	2'-5 1/4" x 4'-11 1/4"	2'-10" x 5'-0"	Andersen	2 2 DH Hstg	Single	A1012 0108	Tempered	1
W3	2'-5 1/4" x 4'-7 1/4"	2'-10" x 4'-9"	Andersen	2 2 DH Hstg	Single	A1012 0104		12
W4	2'-5 1/4" x 4'-11 1/4"	2'-10" x 5'-0"	Andersen	2 2 DH Hstg	Single	A1012 0108	Tempered	8
W5	2'-5 1/4" x 2'-7 1/4"	2'-10" x 2'-9"	Andersen	1 light casing	Single	AAS 21028	Tempered	3
W6	2'-5 1/4" x 3'-7 1/4"	2'-10" x 3'-9"	Andersen	1 light casing	Single	AAS 21028	Tempered	1
W7	2'-5 1/4" x 3'-7 1/4"	2'-10" x 3'-9"	Andersen	1 light casing	Single	AAS 21028	Tempered	1
W8	2'-5 1/4" x 3'-7 1/4"	2'-10" x 3'-9"	Andersen	1 light casing	Single	AAS 21028	Tempered	1

HDC 2024-05-10478
APPROVED

4

27 RUGGED RD.
NANTUCKET, MA

BASEMENT PLAN
DATE: 04/26/2024
SCALE: 1/4" = 1'-0"

NORMAND RESIDENTIAL

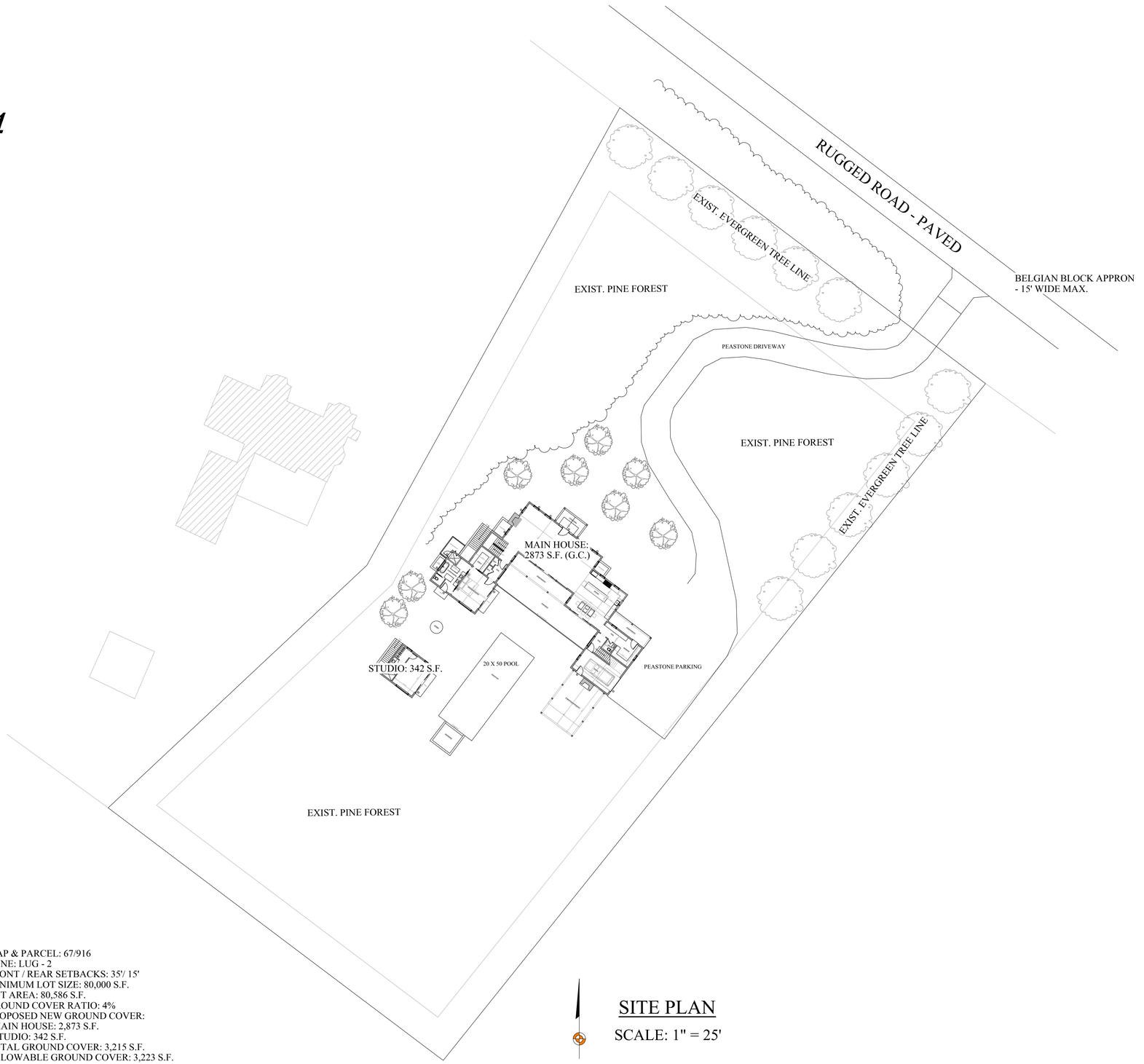






27 RUGGED ROAD
NANTUCKET, MA 02554





MAP & PARCEL: 67/916
ZONE: LUG - 2
FRONT / REAR SETBACKS: 35'/ 15'
MINIMUM LOT SIZE: 80,000 S.F.
LOT AREA: 80,586 S.F.
GROUND COVER RATIO: 4%
PROPOSED NEW GROUND COVER:
MAIN HOUSE: 2,873 S.F.
STUDIO: 342 S.F.
TOTAL GROUND COVER: 3,215 S.F.
ALLOWABLE GROUND COVER: 3,223 S.F.

SITE PLAN

SCALE: 1" = 25'

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NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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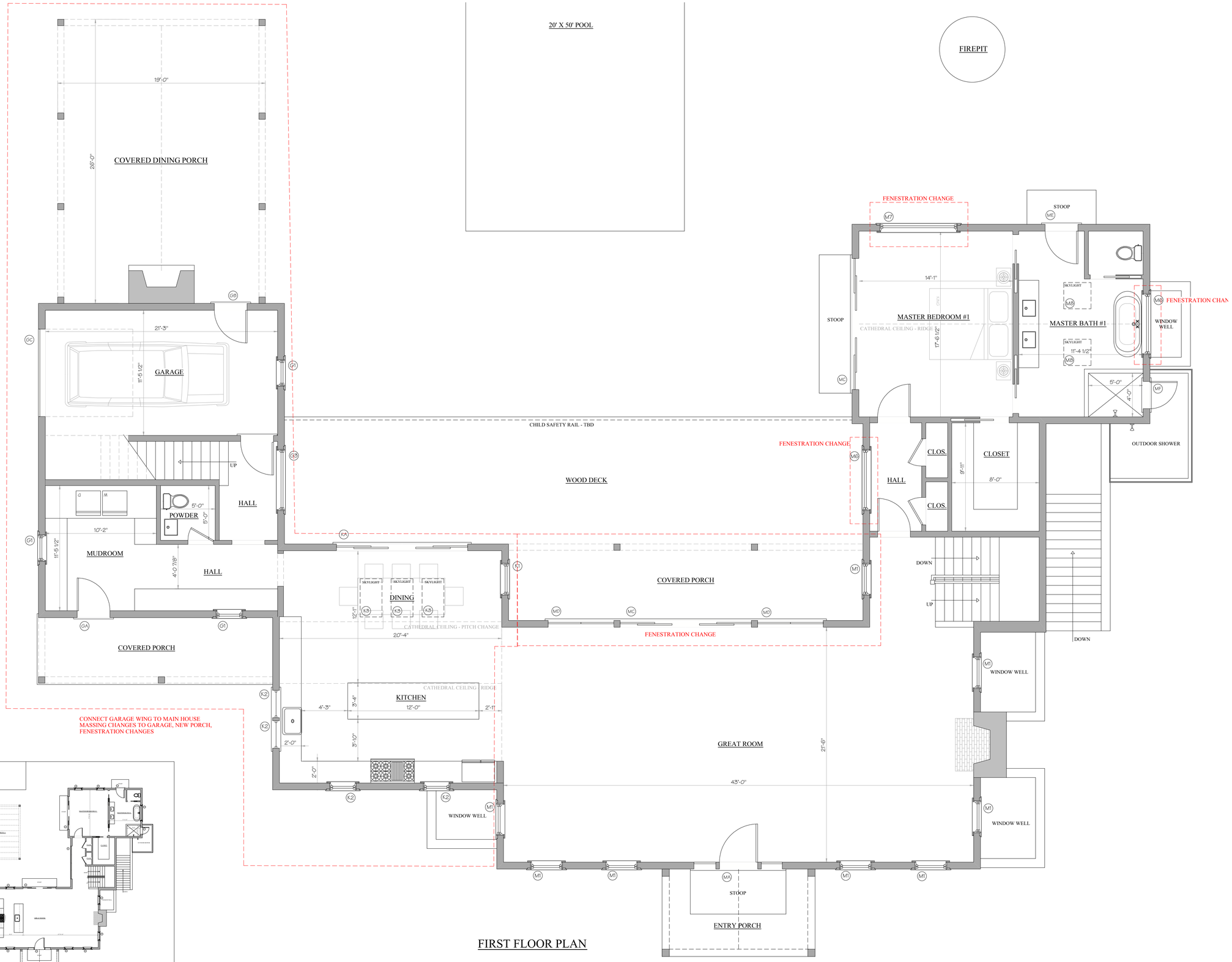
COVER SHEET
DATE: 09/20/2024
SCALE: AS NOTED

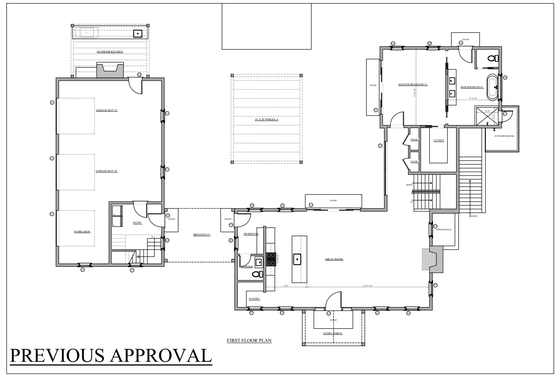
M/P: 67 / 916

27 RUGGED RD.
NANTUCKET, MA

A



FIRST FLOOR PLAN



PREVIOUS APPROVAL

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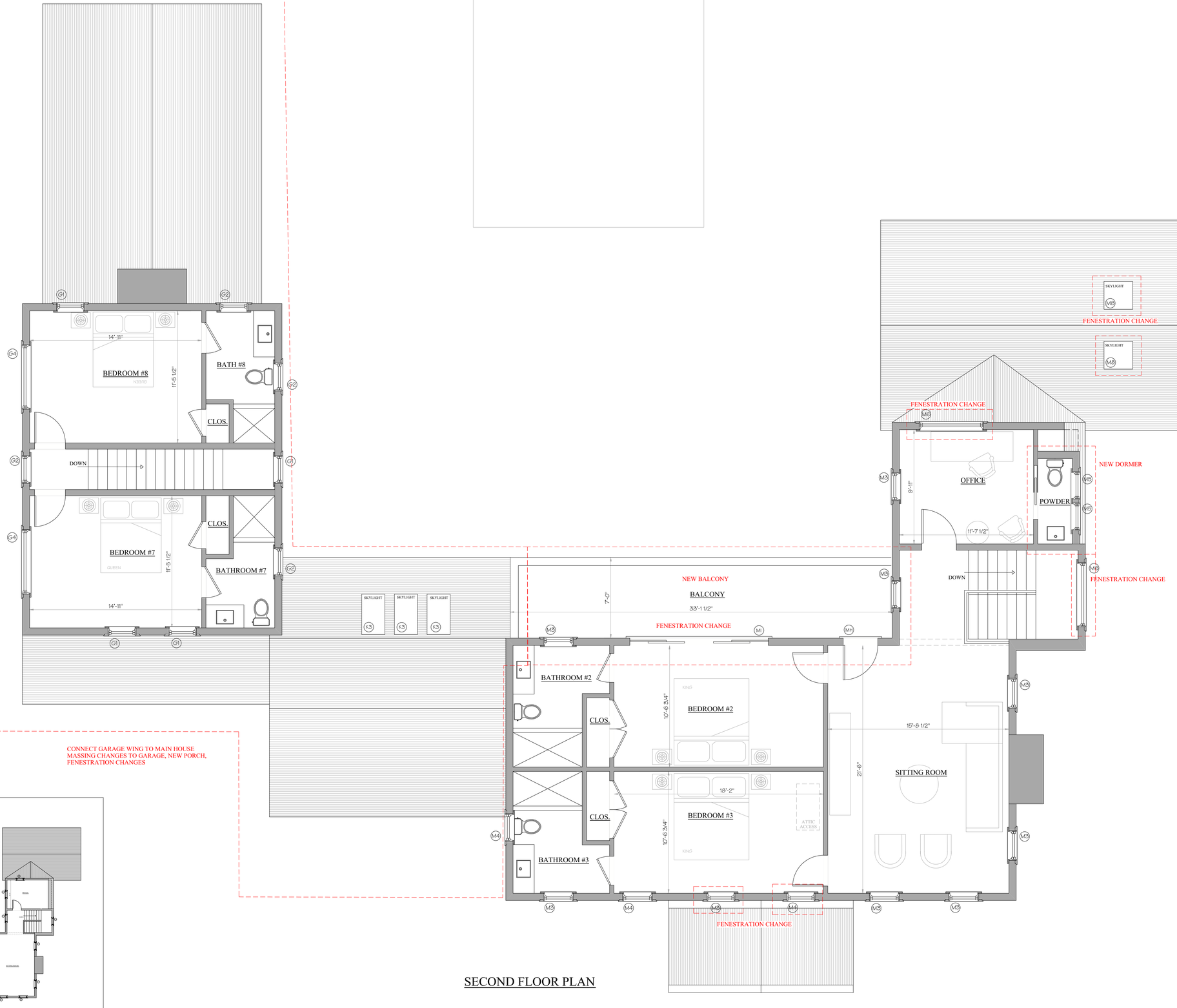
FIRST FLOOR PLAN
DATE: 09/20/2024
NOT TO SCALE

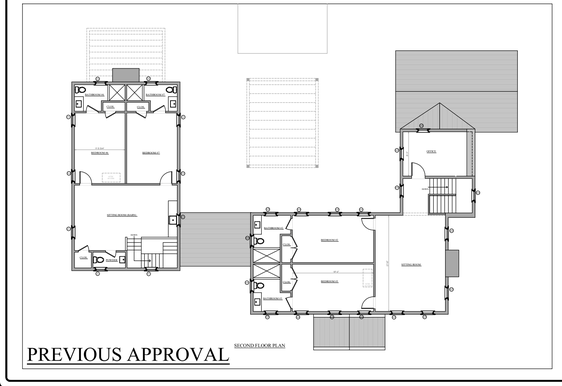
M/P: 67 / 916

27 RUGGED RD.
NANTUCKET, MA

1



SECOND FLOOR PLAN



PREVIOUS APPROVAL

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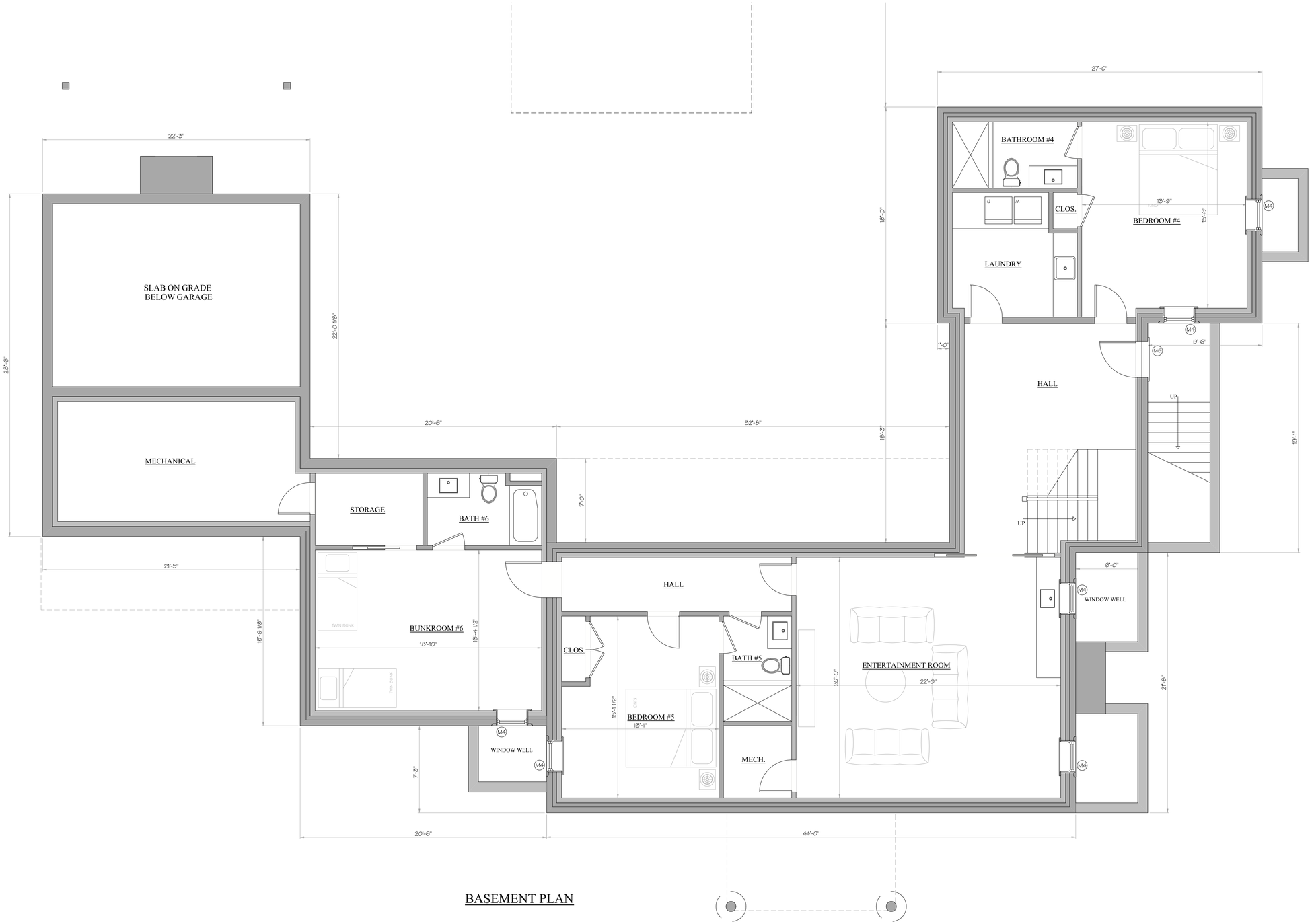
SECOND FLOOR PLAN
DATE: 09/20/2024
SCALE: 1/4" = 1'0"

M/P: 67 / 916

27 RUGGED RD.
NANTUCKET, MA

2



BASEMENT PLAN

BENJAMIN
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BASEMENT PLAN
DATE: 09/20/2024
SCALE: 1/4" = 1' 0"

M/P: 67 / 916

27 RUGGED RD.
NANTUCKET, MA

3



NORTH ELEVATION

TYPICAL EXTERIOR COLORS/MATERIALS
- UNLESS OTHERWISE NOTED -

- CEDAR SHINGLE SIDEWALL
- RED CEDAR ROOF
- NATURAL CEDAR TRIM
- BLACK SASH AND DOORS
- PARGED WHITE CHIMNEY
- BLUESTONE STOOPS AT DOORS

PREVIOUS APPROVAL

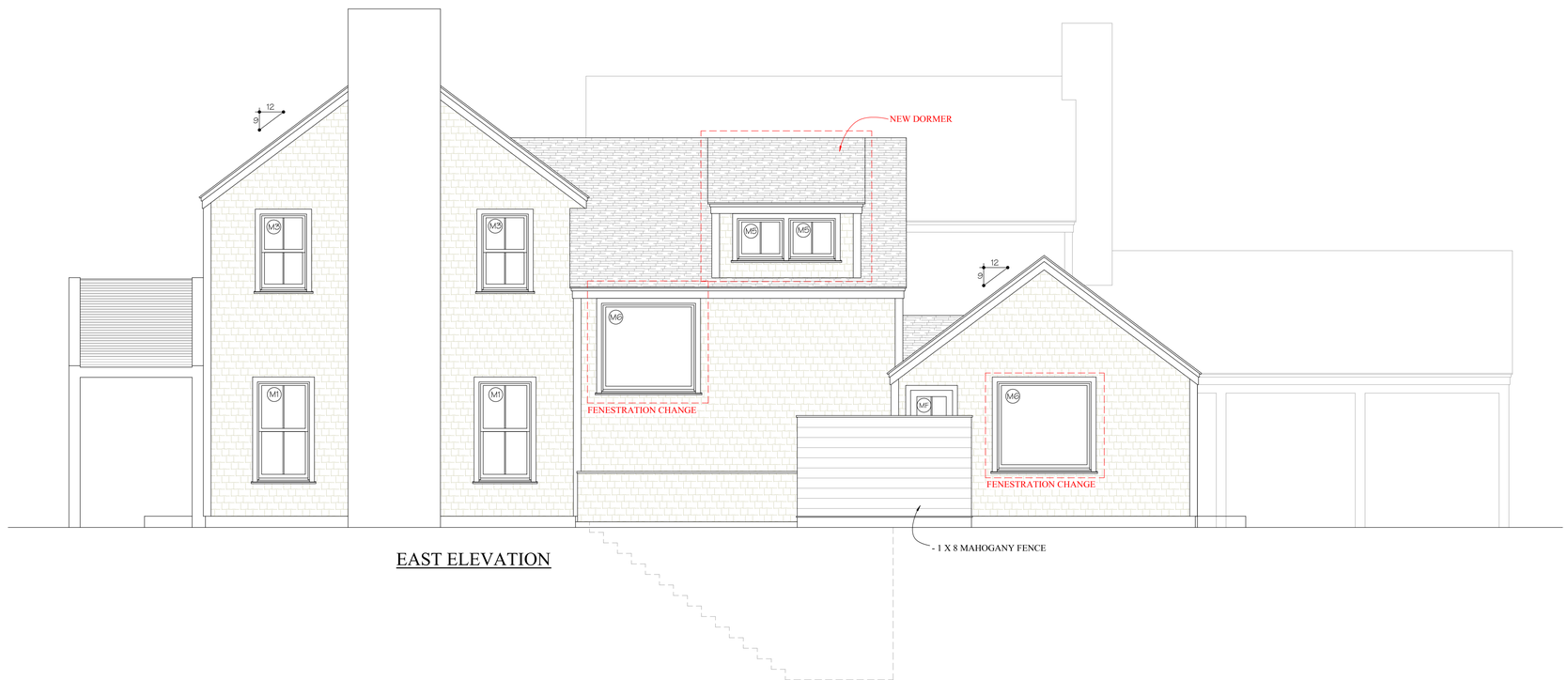


NORTH ELEVATION

PREVIOUS APPROVAL



EAST ELEVATION



EAST ELEVATION

27 Rugged Rd. - Main House

Number	Sash/Unit Size	Rough Opening	Manuf.	Type	Units	Model No.	Notes	Quant.
M1	3' 1 1/4" x 5' 11 1/4"	3' 2" x 6' 0"	Andersen	2/2 Dbl. Hung	Single	ADH3260		8
M2	BLANK							
M3	2' 9 1/4" x 4' 7 1/4"	2' 10" x 4' 8"	Andersen	2/2 Dbl. Hung	Single	ADH21048		9
M4	2' 9 1/4" x 4' 7 1/4"	2' 10" x 4' 8"	Andersen	2/2 Dbl. Hung	Single	ADH21048	Tempered	9
M5	2' 9 1/4" x 2' 7 1/4"	2' 10" x 2' 8"	Andersen	2 light awning	Single	AAN21028	Tempered	2
M6	5' 7 1/4" x 5' 7 1/4"	5' 8" x 5' 8"	Andersen	1 light picture	Single	APW5858	Tempered	4
M7	7' 3 1/4" x 5' 7 1/4"	7' 4" x 5' 8"	Andersen	1 light picture	Single	APW7458	Tempered	1
M8	30 9/16" x 38 3/8"	30 1/16" x 37 7/8"	Velux	Skylight	Single	M04		2
MA	3' 6" x 8' 0"	TBD	TBD	Batten	Single		w/ sidelights	1
MB	BLANK							
MC	11' 9" x 7' 6"	11' 10" x TBD	Andersen	1 light slider	Quad		custom height	2
MD	(2) 3' 0" x 7' 6"		Andersen	1 light fixed	Double		custom height	2
ME	3' 0" x 7' 0"	TBD	TBD	4 light 1 panel	Single			1
MF	2' 6" x 7' 0"	TBD	TBD	4 light 1 panel	Single		outswing	1
MG	3' 0" x 7' 0"	TBD	TBD	4 light 1 panel	Single			1
MH	3' 0" x 7' 0"	TBD	Andersen	1 light	Single			1
MI	11' 9" x 7' 0"	11' 10" x TBD	Andersen	1 light slider	Quad		custom height	1
G1	2' 9 1/4" x 4' 7 1/4"	2' 10" x 4' 8"	Andersen	2/2 Dbl. Hung	Single	ADH21048		7
G2	2' 9 1/4" x 4' 7 1/4"	2' 10" x 4' 8"	Andersen	2/2 Dbl. Hung	Single	ADH21048	Tempered	4
G3	5' 7 1/4" x 5' 7 1/4"	5' 8" x 5' 8"	Andersen	1 light picture	Single	APW5858	Tempered	1
G4	5' 7 1/4" x 4' 7 1/4"	5' 8" x 4' 8"	Andersen	1 light picture	Single	APW5848	Tempered	2
GA	3' 0" x 7' 6"	TBD	TBD	4 light 1 panel	Single			1
GB	3' 0" x 7' 0"	TBD	TBD	4 light 1 panel	Single			1
GC	8' 0" x 8' 0"	TBD	TBD	Overhead	Single			1
K1	3' 1 1/4" x 5' 11 1/4"	3' 2" x 6' 0"	Andersen	2/2 Dbl. Hung	Single	ADH3260		1
K2	2' 9 1/4" x 4' 3 1/4"	2' 10" x 4' 4"	Andersen	2/2 Dbl. Hung	Single	ADH21044		4
K3	21 1/2" x 38 3/8"	21" x 37 7/8"	Velux	Skylight	Single	C04		3
KA	11' 9" x 7' 6"	11' 10" x TBD	Andersen	1 light slider	Quad		custom height	1
S1	2' 9 1/4" x 4' 7 1/4"	2' 10" x 4' 8"	Andersen	2/2 Dbl. Hung	Single	ADH21048		1
S2	2' 9 1/4" x 4' 7 1/4"	2' 10" x 4' 8"	Andersen	2/2 Dbl. Hung	Single	ADH21048	Tempered	2
S3	7' 3 1/4" x 5' 7 1/4"	7' 4" x 5' 8"	Andersen	1 light picture	Single	APW7458	Tempered	1
SA	3' 0" x 7' 0"	TBD	TBD	4 light 1 panel	Single			1
SB	11' 9" x 7' 6"	11' 10" x TBD	Andersen	6 light slider	Quad		custom height	1

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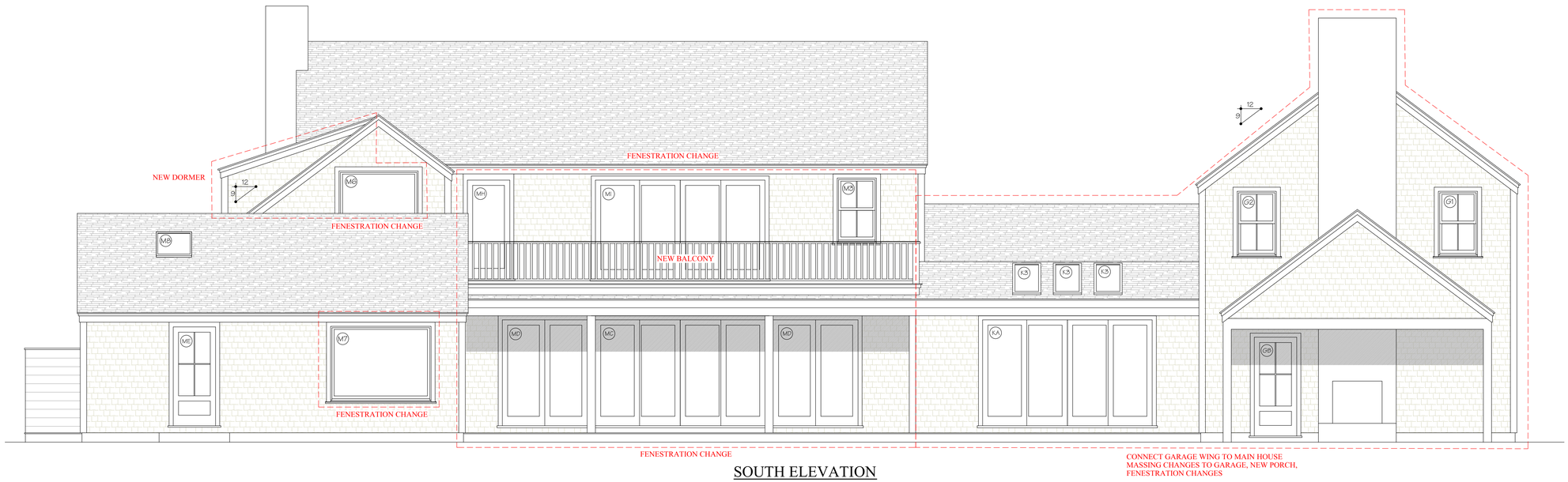
BASEMENT PLAN
DATE: 09/20/2024
SCALE: 1/4" = 1'0"

M/P: 67 / 916

27 RUGGED RD.
NANTUCKET, MA



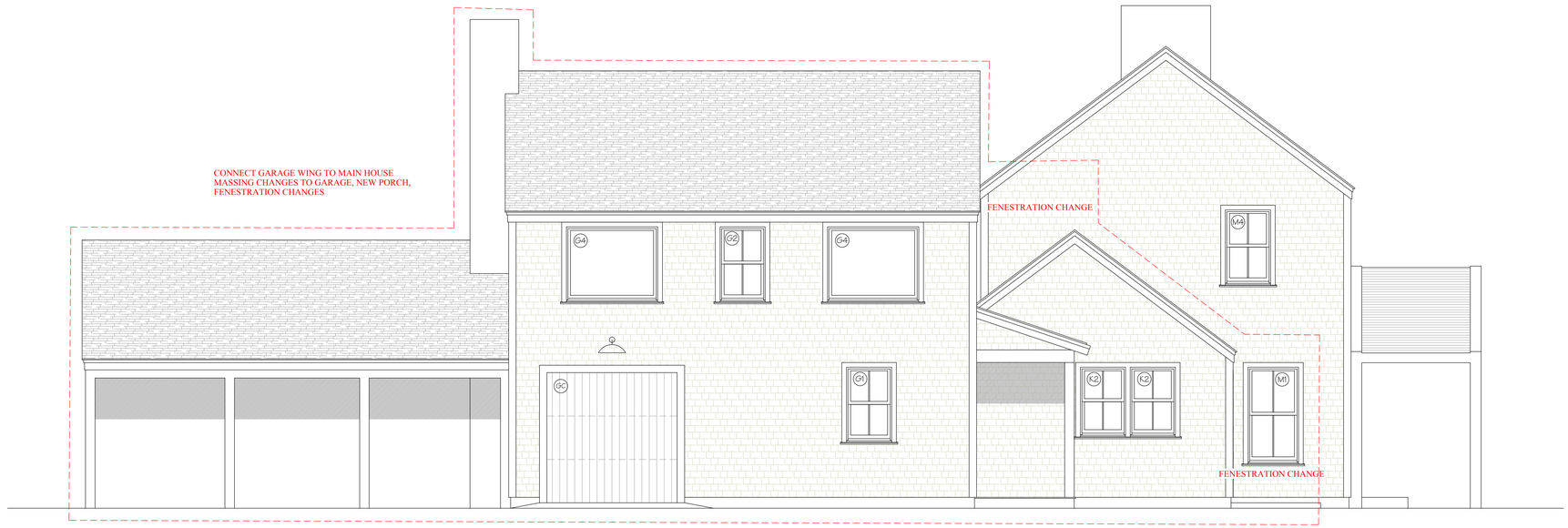
SOUTH ELEVATION

PREVIOUS APPROVAL



PREVIOUS APPROVAL





WEST ELEVATION

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ELEVATIONS
DATE: 09/20/2024
SCALE: 1/4" = 1' 0"

M/P: 67 / 916

27 RUGGED RD.
NANTUCKET, MA

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Kenneth & Lisa Dias .....

MAILING ADDRESS..... 195 Benfield Dr. Taylorsville NC .....

PROPERTY LOCATION..... 27 Rugged Rd. .....

ASSESSORS MAP/PARCEL..... 67/916 .....

SUBMITTED BY:..... Norwood Residential .....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

April 24, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.04.24 13:54:33 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

RAY ELLEN L TRUSTEE
15 BAYBERRY LN
NANTUCKET, MA 02554

GLIDDEN MARGUERITE
24 RUGGED RD
NANTUCKET, MA 02554

GLIDDEN REBECCA & EMBRY-PELRINE JULES
115 PLEASANT APT 2
NANTUCKET, MA 02554

SCHREIBER HERBERT & IREAN O
PO BOX 2307
NANTUCKET, MA 02584

AGUIAR MARJORIE
14 SCOTTS WY
NANTUCKET, MA 02554

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 27 Rugged Rd.

Tax Map Number: 67 Parcel Number: 916

Owner of Record: Rugged Properties LLC

Description of Proposal: Amendment to C.O.A. HDC2024-05-10478
Main House additions
- 1st floor: 1,091 s.f.
- 2nd floor: 647 s.f.
fenestration changes, new porches, & new balcony

Anticipated HDC Submission Date: 9/20/2024

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.

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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

0554 01

NANTUCKET POST OFFICE SEP 20 2024 NANTUCKET MA 02554

Postmark Here

09/20/2024

Sent To: Rebecca Glidden & Jules Embry-Pelrine
Street and Apt. No., or PO Box No.: 115 Pleasant Apt. 2
City, State, ZIP+4®: Nantucket MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0002 1840 3962

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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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NANTUCKET POST OFFICE SEP 20 2024 NANTUCKET MA 02554

Postmark Here

09/20/2024

Sent To: Marguerite Glidden
Street and Apt. No., or PO Box No.: 24 Rugged Road
City, State, ZIP+4®: Nantucket MA 02554

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7021 2720 0002 1840 3979

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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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Sent To: Marjorie Aguiar
Street and Apt. No., or PO Box No.: 14 Scotts Way
City, State, ZIP+4®: 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

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09/20/2024

Sent To: Herbert Schreiber & Trean D
Street and Apt. No., or PO Box No.: PO Box 2307
City, State, ZIP+4®: Nantucket MA 02584

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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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

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09/20/2024

Sent To: Ellen Ray Trustee
Street and Apt. No., or PO Box No.: 15 Bayberry Ln.
City, State, ZIP+4®: Nantucket, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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.

$347.60 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc.*All changes from approved or existing design must be clouded on drawing.*All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

NA 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BAN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

✓ 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

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STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Benjamin Normand

AS AGENT FOR Rugged Properties LLC

STREET ADDRESS 27 Rugged Rd.

MAP/PARCEL 67/916

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9/20/2024

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 9/20/2024

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°: 55 PARCEL N°. 1164

Street & Number of Proposed Work: 8 SECOND WAY

Owner of record: O'CALLAHAN

Mailing Address: PO BOX 2555

NANTUCKET, MA 02584

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAN OLIVAL DESIGN INC

Mailing Address: PO BOX 3057

NANTUCKET, MA 02584

Contact Phone #: 508 325-9519 E-mail: ackvalle@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 190.00

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: 28' Sq. Footage 1st floor: 475 SF

Width: 40' Sq. footage 2nd floor: 475 SF

Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North — South — East — West —

Height of ridge above final finish grade: North 24'-5" South 24'-5" East 24'-5" West 24'-5"

Additional Remarks

Historic Name: EXIST HOUSE

Original Date: 2002

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 8 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____

C. Dimensions: Fascia 8" Rake 1X8 Soffit (Overhang) 6"-8" Corner boards 1X4 Frieze _____

Window Casing 1X4 Door Frame 1X6 Columns/Posts: Round _____ Square 6" or 8"

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☒ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSON OR COMPARABLE

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type N/A Material _____

Hardscape materials: Driveways GRAVEL Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) — Roof BLACK

Trim NTW Sash SANDTONE OR EQUAL Doors _____

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 9/20/24 Signature of owner of record _____ Signed under penalties of perjury

HOUSE ON CORNER OF ALLENS LANE AND SECOND WAY





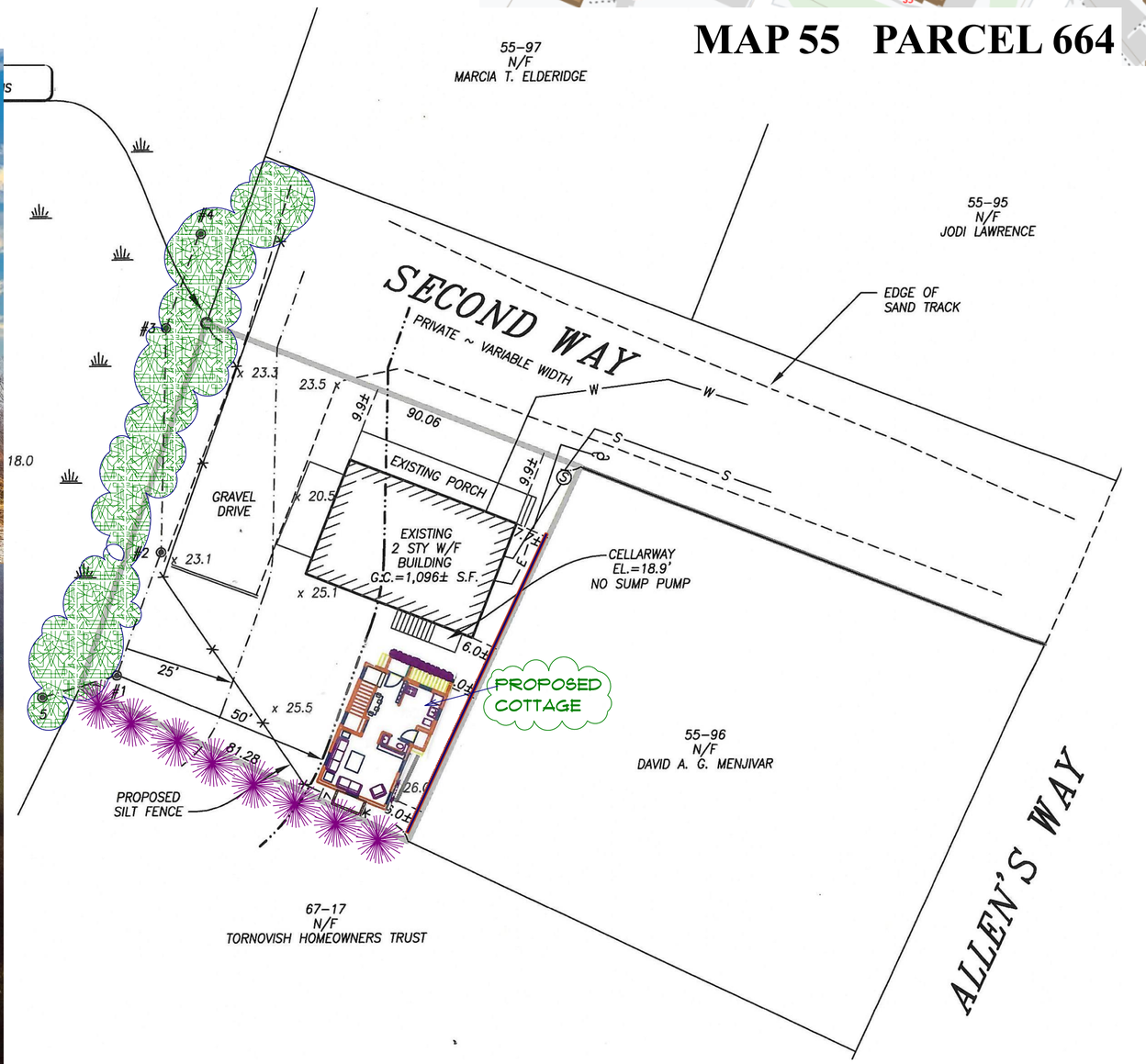


MAP 55 PARCEL 664

EXISTING HOUSE ON SITE







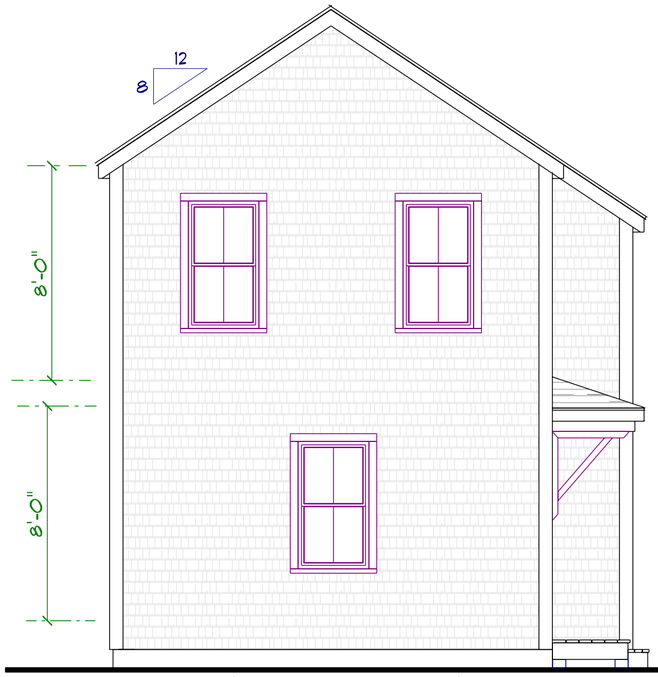
SCALE: 1/4"=1'-0"

DRAWN BY: VO

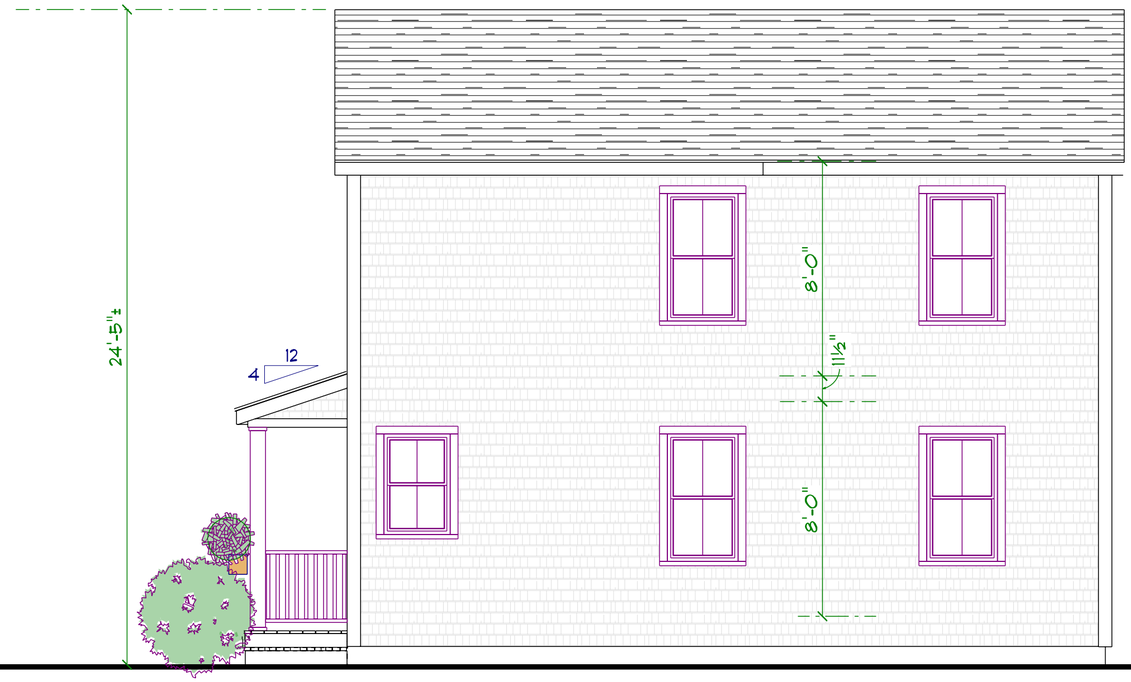
DATE: 9-20-24

O'CALLAHAN- 8 SECOND WAY NEW COTTAGE

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584



SOUTH- REAR ELEVATION



WEST- RIGHT ELEVATION



EAST- LEFT ELEVATION



NORTH- FACING EXISTING HOUSE

SCALE: 1/4"=1'-0"

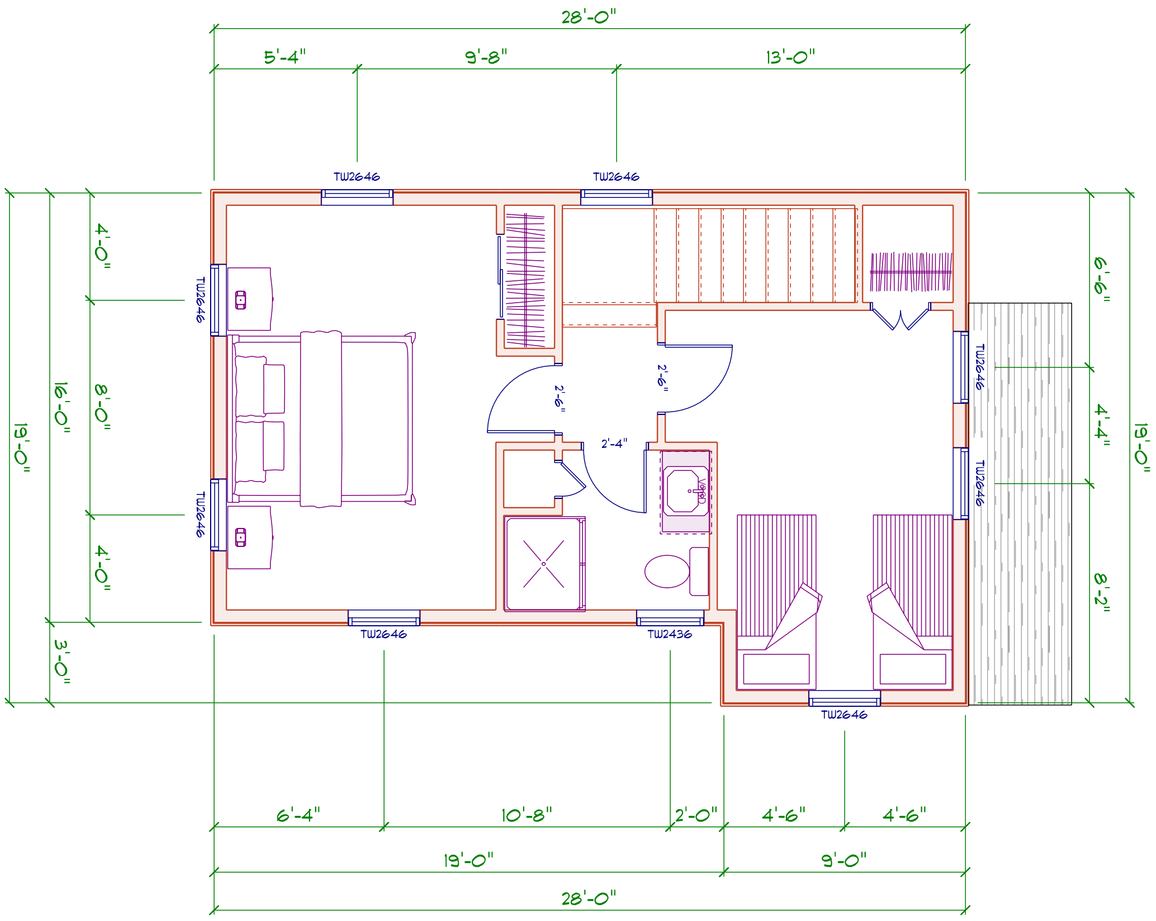
DRAWN BY: VO

DATE: 9-20-24

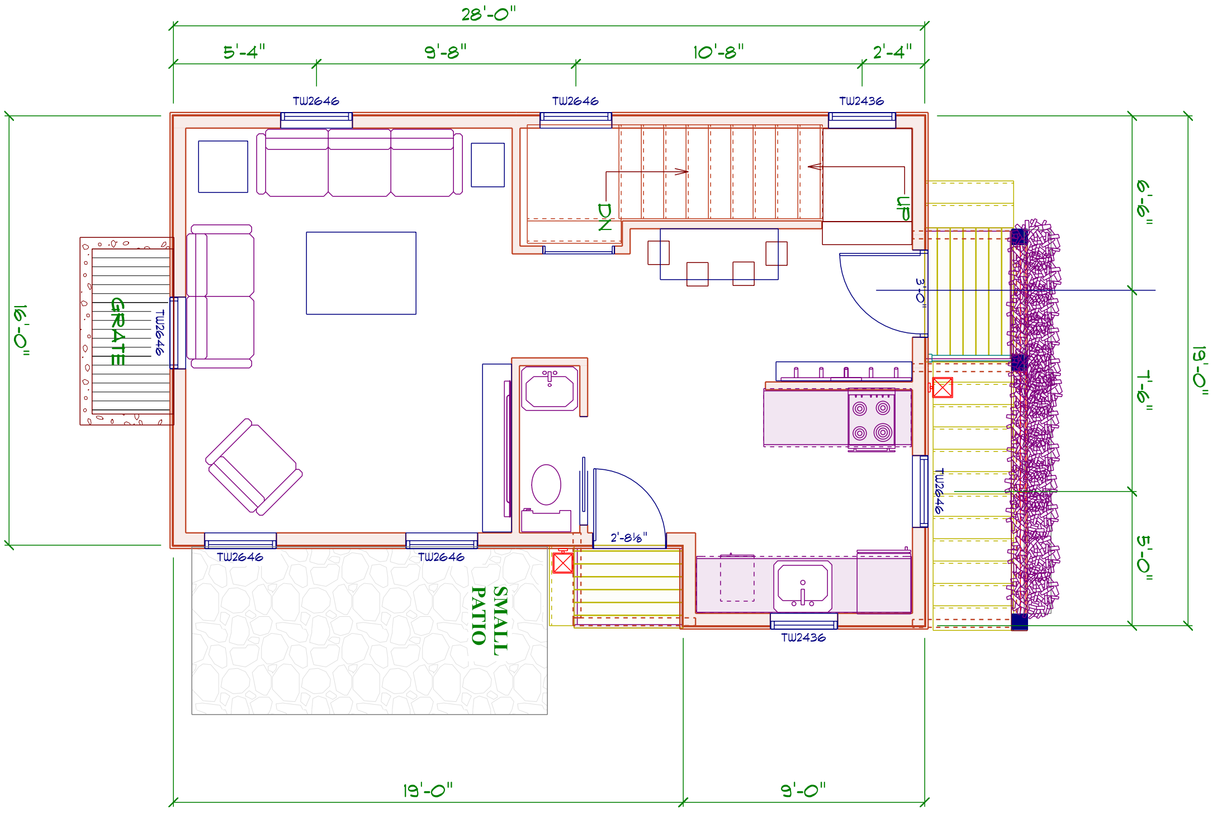
O'CALLAHAN- 8 SECOND WAY
NEW COTTAGE

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

SECOND FLOOR PLAN



FIRST FLOOR PLAN



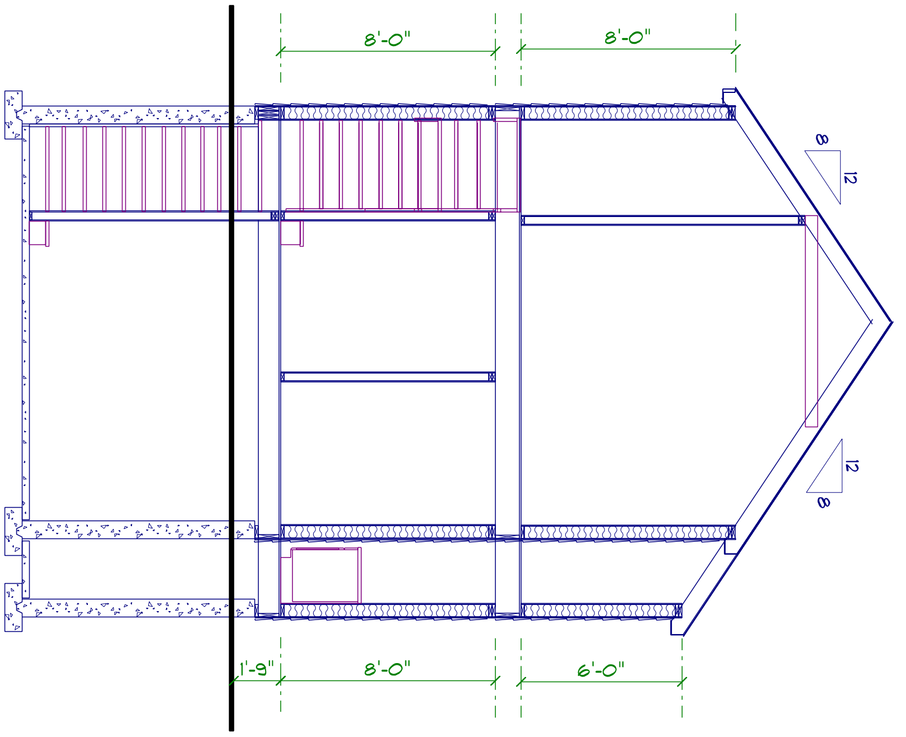
VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

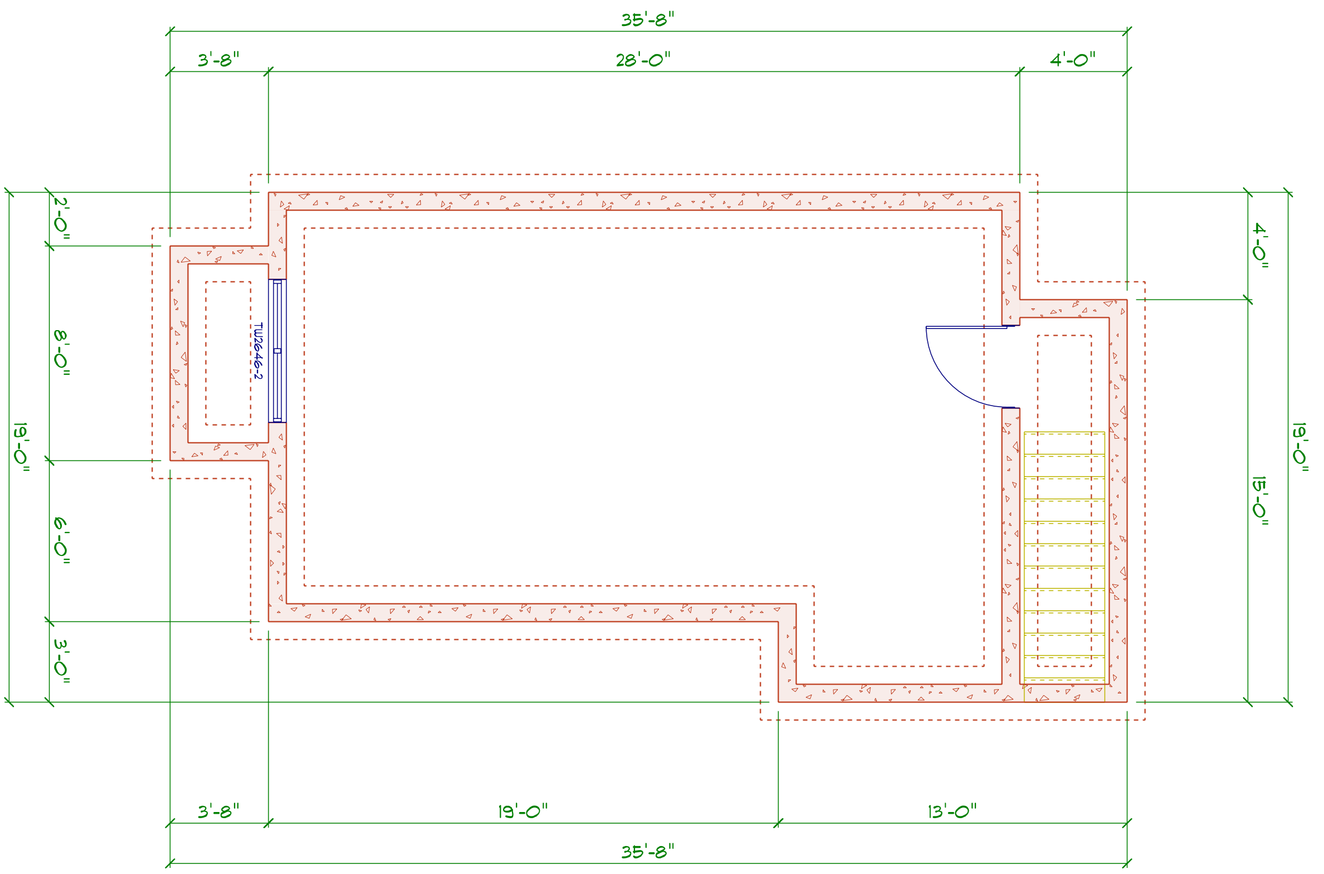
O'CALLAHAN- 8 SECOND WAY
NEW COTTAGE

SCALE: 1/4"=1'-0"

DRAWN BY: VO

DATE: 9-20-24





VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

O'CALLAHAN- 8 SECOND WAY
NEW COTTAGE

SCALE: 1/4"=1'-0"

DRAWN BY: VO

DATE: 9-20-24

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°: 68 PARCEL N°. 870

Street & Number of Proposed Work: 14 HONEYSUCKLE DR

Owner of record: NANTUCKET PROPERTY OWNER LLC

Mailing Address: 100 CENTER HILL DR - STE 304
DANVERS, MA 01923

Contact Phone #: 978-504-1946 E-mail: TANCRASEIISHOMES@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: 39'6" Sq. Footage 1st floor: 1102
Width: 31'6" Sq. footage 2nd floor: 976
Sq. footage 3rd floor: _____

Decks/Patio: Size: 17'X4' ☒ 1st floor ☐ 2nd floor
Size: 10'X4' ☒ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 0-8" South 0-8" East 0-8" West 0-8"

Height of ridge above final finish grade: North 29'3" South 29'3" East 29'3" West 29'3"

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 9 /12 Secondary Mass 4 /12 Dormer 9 /12 Other porch 4/12

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1"X8" Rake 1"X6" Soffit (Overhang) _____ Corner boards 1"X6" Frieze _____
Window Casing 1"X4" Door Frame 1"X6" Columns/Posts: Round ____ Square 6"X6"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN C/C/4LT/6LT

Doors* (type and material): ☐ TDL ☒ SDL Front CUSTOM Rear 1SLT FR/DR Side 1SLT FR/DR

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

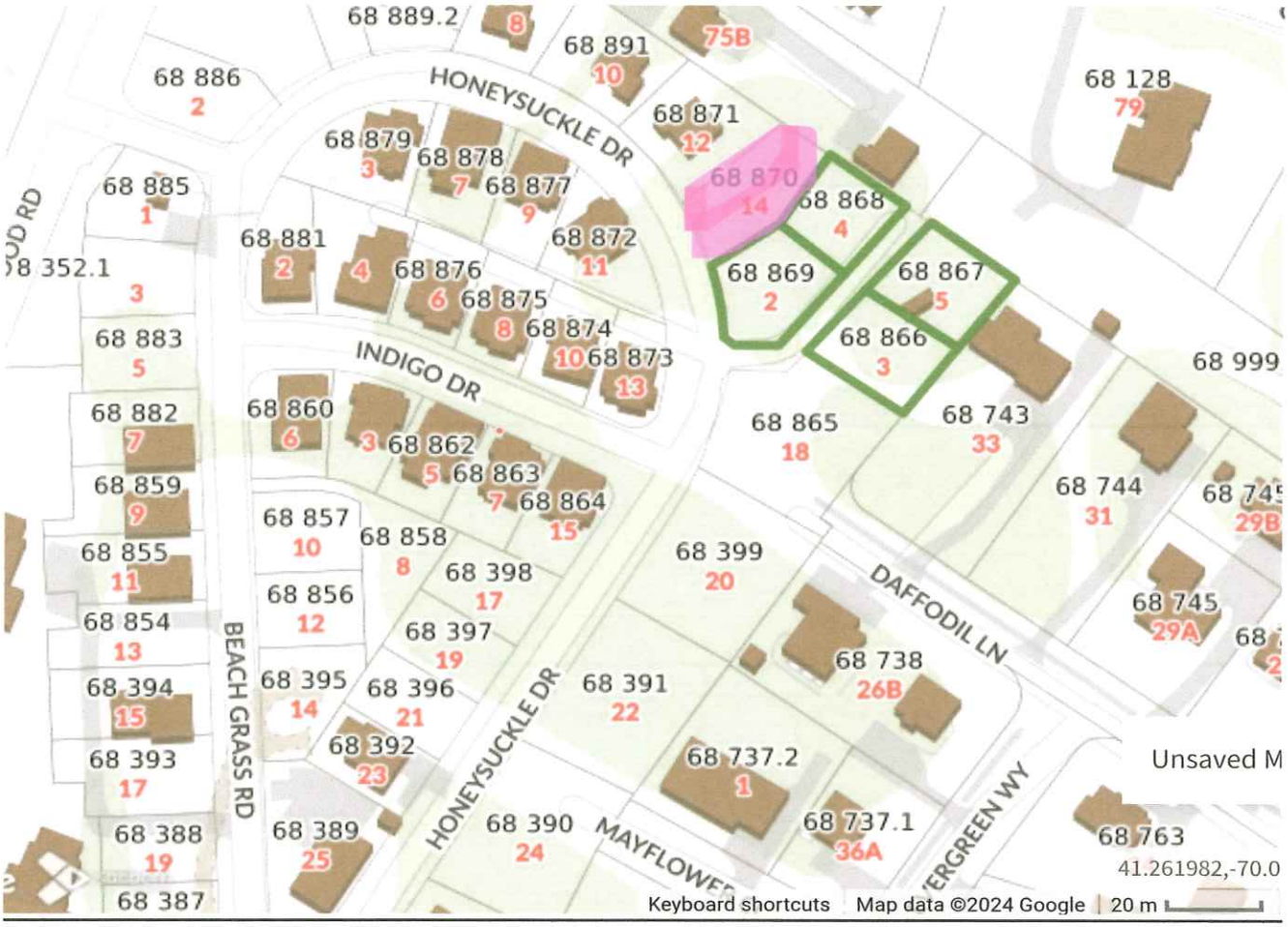
Sidewall WHITE
Trim WHITE
Deck NEW
Clapboard (if applicable) _____
Sash WHITE
Foundation GRAY
Roof CHARCOAL BLACK
Doors FRONT RED
Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission any revisions to this application will initiate a new sixty-day review period.

Date 9/22/2024 Signature of owner of record _____ Signed under penalties of perjury

14 HONEYSUCKLE DRIVE – NEW DWELLING



SANDPIPER PLACE
nantucket

Sandpiper Place II

14 Honeysuckle



- Windows: White
- Trim: White
- Roof: Charcoal Black
- Door: Nantucket Red

2 Goldenrod



- Windows: Black
- Trim: Cobblestone
- Roof: Colonial Slate
- Door: Hussey Green

4 Goldenrod



- Windows: Sandtone
- Trim: Nantucket Gray
- Roof: Moire Black
- Door: Black

5 Goldenrod



- Windows: White
- Trim: White
- Roof: Georgetown Gray
- Door: Hamilton Blue

3 Goldenrod



- Windows: Black
- Trim: Quaker Gray
- Roof: Charcoal Black
- Door: Black

Goldenrod Ct. (West)

Goldenrod Ct. (East)

SANDPIPER PLACE
nantucket

Sandpiper Place II

14 Honeysuckle



- Windows: White
- Trim: White
- Roof: Charcoal Black
- Door: Nantucket Red

2 Goldenrod



- Windows: Black
- Trim: Cobblestone
- Roof: Colonial Slate
- Door: Hussey Green

4 Goldenrod



- Windows: Sandtone
- Trim: Nantucket Gray
- Roof: Moire Black
- Door: Black

5 Goldenrod



- Windows: White
- Trim: White
- Roof: Georgetown Gray
- Door: Hamilton Blue

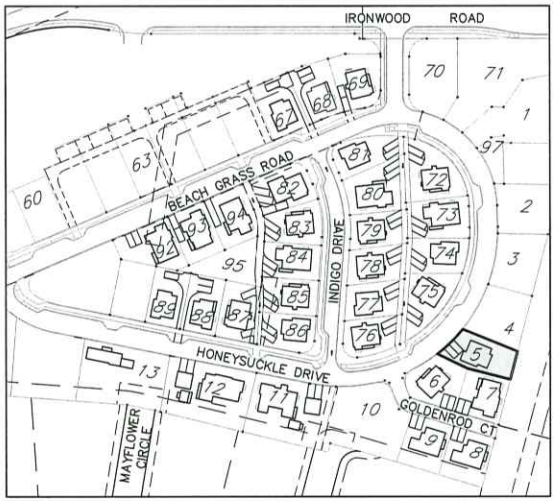
3 Goldenrod

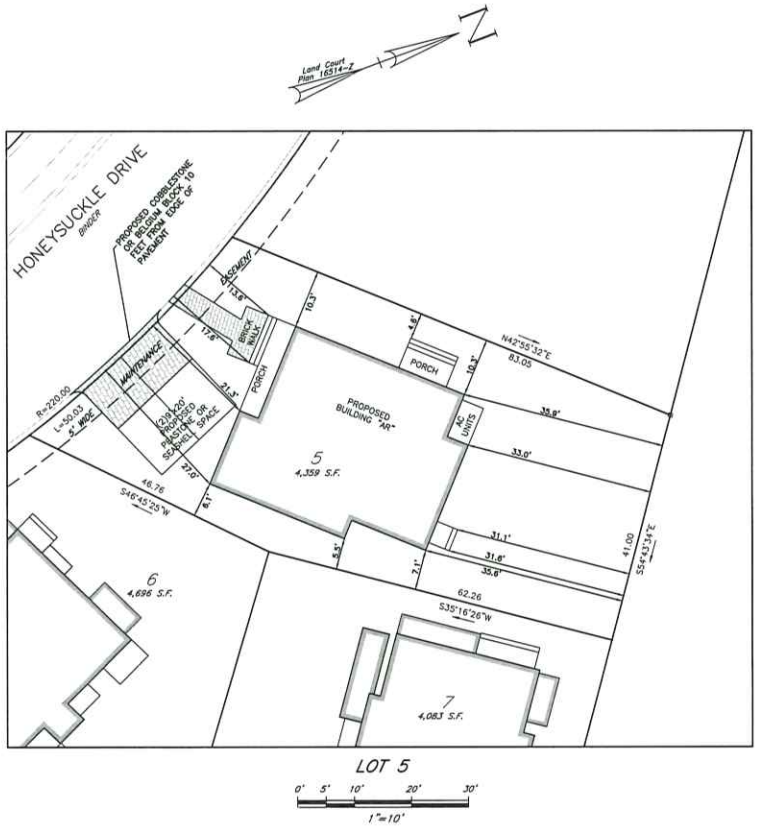


- Windows: Black
- Trim: Quaker Gray
- Roof: Charcoal Black
- Door: Black

Goldenrod Ct. (West)

Goldenrod Ct. (East)





ZONE: R-5

MINIMUM LOT AREA = 5,000 S.F.
MINIMUM LOT FRONTAGE = 50 FEET

MINIMUM YARD SETBACKS
FRONT = 10 FEET*
SIDE = 10 FEET ON ONE SIDE,
5 FEET THEREAFTER*
REAR = 5 FEET *
ALLOWABLE G.C.R. = 40%

* LOTS SHALL NOT BE BOUND BY THE REQUIRED FRONT YARD, REAR YARD AND SIDE YARD SETBACKS OTHERWISE APPLICABLE IN THE R-5 ZONING DISTRICT. SEE SPECIAL PERMIT DECISION WITH (MAJOR) SITE PLAN REVIEW APPROVED FEBRUARY 23, 2017.

Prepared For:
Owner / Applicant
Nantucket Property Owners LLC
200 Broadway, Suite 103
Lynnfield, MA 01940
Assessor's Map ID: 68 670

Prepared By:
Hayes Engineering Inc
603 Salem Street
Wilmington, MA 01887
Ph: 781.246.2800
Fax: 781.246.7305
www.hayesengineering.com

Design By: JG
Drawn By: JG
Checked By:
Project File: NAN-0107AJ
Comp. No: NAN66
[X] Issued For Permit
[ ] Issued For Review
[ ] Issued For Bid
[ ] Issued For Construction
[X] Not For Construction

No.	Revision	Date
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

Scale: 1"=AS SHOWN
Date: September 16, 2024

Drawing Title:
SITE PLAN
16 HONEYSUCKLE DRIVE
SANDPIPER II
NANTUCKET, MASS.

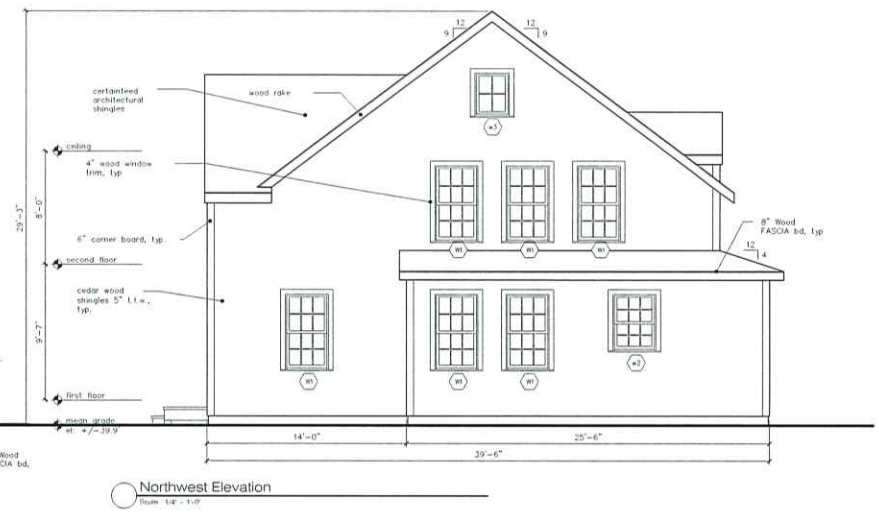
Seal:

Drawing No.:
C1
SHEET 1 OF 1



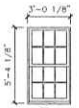
Southwest Elevation

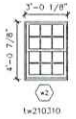
Scale: 1/4" = 1'-0"

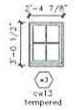


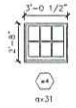
Northwest Elevation

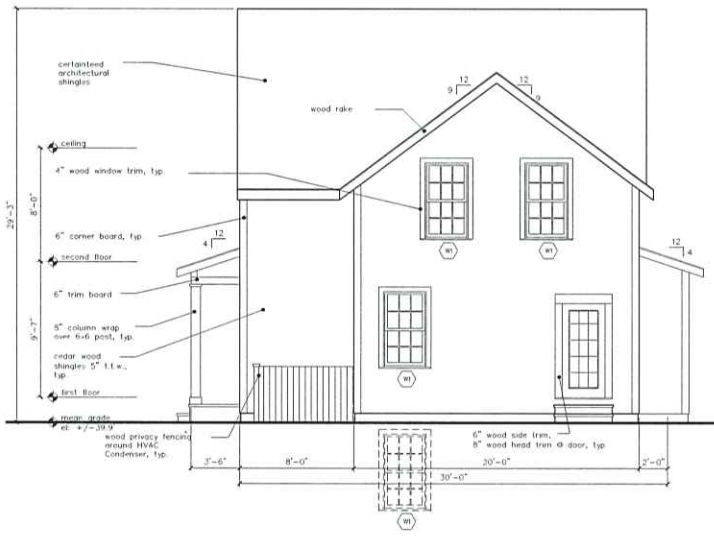
Scale: 1/4" = 1'-0"











Northeast Elevation

Scale: 1/4" = 1'-0"



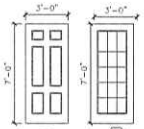
Southeast Elevation

Scale: 1/4" = 1'-0"

NOTE:
ALL WINDOWS TO BE ANDERSEN 400 SERIES. sill height to be 2'-0" a.f.f. or limiter as required.

Window Schedule

Scale: 1/4" = 1'-0"



Door Schedule

Scale: 1/4" = 1'-0"

exterior color schedule

roof shingles	Charcoal black
trim	white
windows	White
door	manufacturer red

14 Honeysuckle
Sandpiper Village

Nantucket, MA

Affordable Type 3

O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE ▪ INTERIORS ▪ PLANNING
606 MAIN STREET, SUITE 3001 ▪ READING, MA 01867
Tel: (781) 439-6166 ▪ Fax: (781) 439-6170 ▪ www.osullivanarchitects.com

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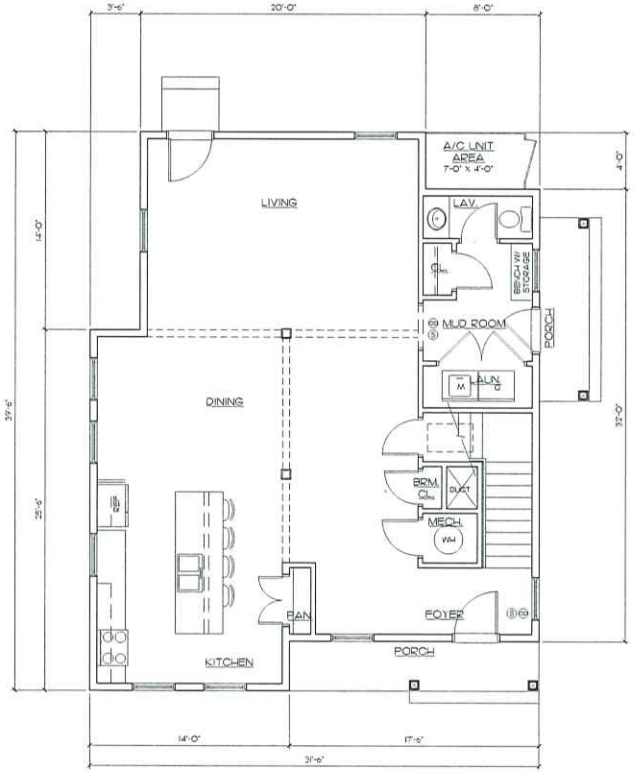
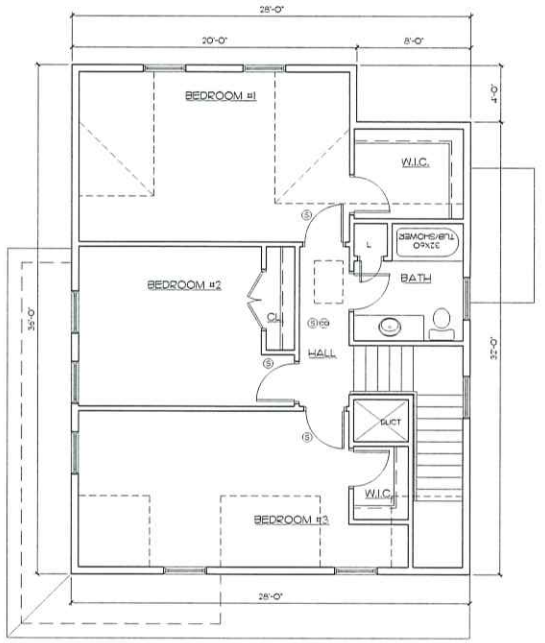
ISSUED	SHEET NUMBER
September 13, 2024	2
REVISED / REVISED BY	JOB NO:
	21045



First Floor Plans



Second Floor Plans

15 Honeysuckle Drive
Sandpiper Village
Nantucket, MA
Affordable Type 3

O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE ▪ INTERIORS ▪ PLANNING
606 MAIN STREET, SUITE 3001 ▪ READING, MA 01867
Tel: (781) 439-6166 ▪ Fax: (781) 439-6170 ▪ www.osullivanarchitects.com
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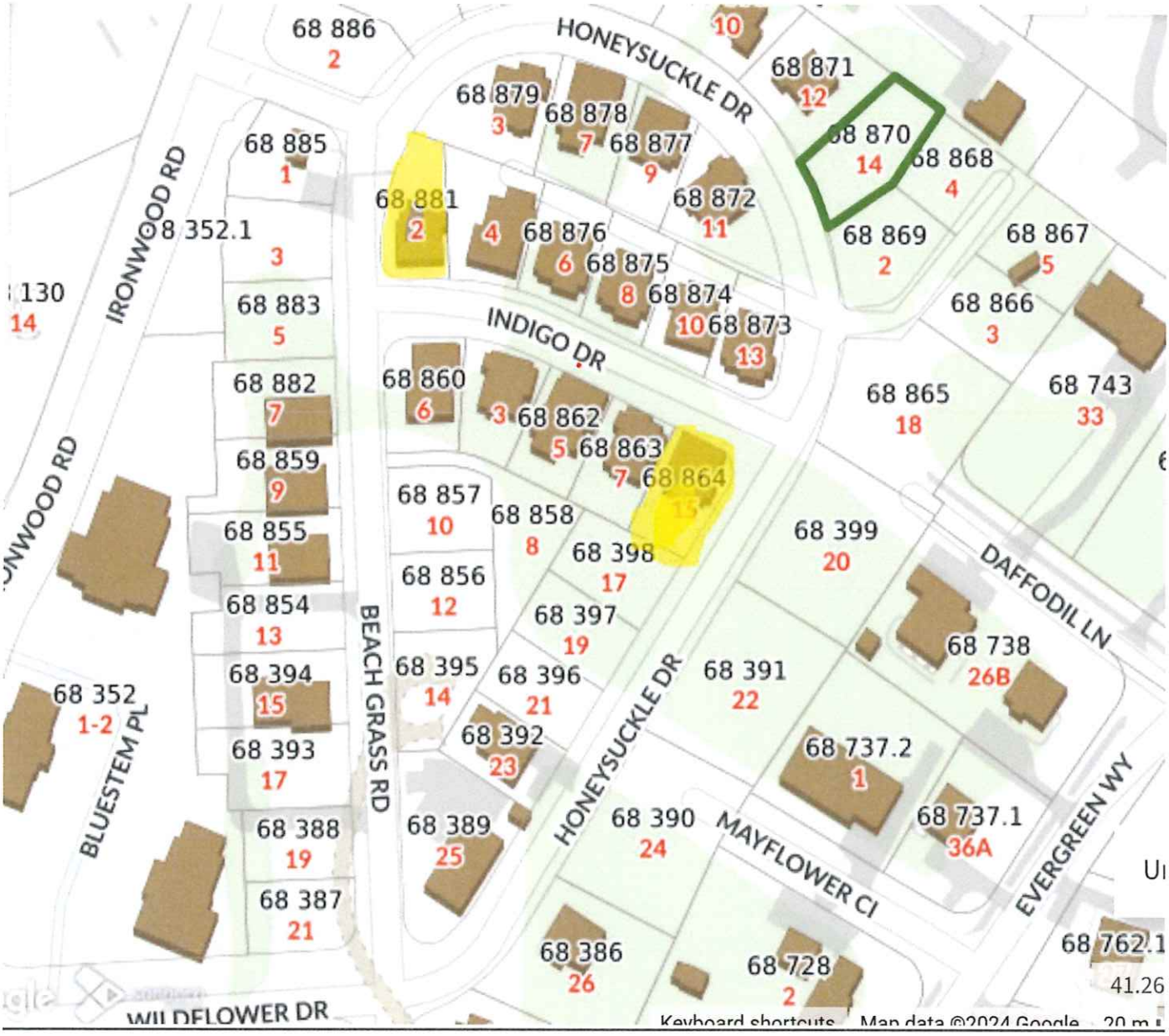
ISSUED	SHEET NUMBER
September 13, 2024	1
REVISED / REVISED BY:	JOB NO:
	21045

14 HONEYSUCKLE DRIVE IS SAME HOUSE AS 15 HONEYSUCKLE DRIVE AND 2 INDIGO DRIVE



14 HONEYSUCKLE DRIVE









2 INDIGO DRIVE







DWELLINGS ACROSS HONEYSUCKLE DRIVE FROM GOLDENROD COURT

13 HONEYSUCKLE DRIVE





11 HONEYSUCKLE DRIVE



9 HONEYSUCKLE DRIVE



7 HONEYSUCKLE DRIVE



3 HONEYSUCKLE DRIVE



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 869

Street & Number of Proposed Work: 2 GOLDEN ROD COURT

Owner of record: NANTUCKET PROPERTY OWNER LLC

Mailing Address: 100 COMFORT HILL DR - 1ST E 304
DANVERS, MA 01923

Contact Phone #: 978-524-1946 E-mail: TAMARA SELLS HOMES @GMAIL.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA @COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 38' Sq. Footage 1st floor: ~~1309~~ 1127 Decks/Patio: Size: 14'X4' ☒ 1st floor ☐ 2nd floor
Width: 28' Sq. footage 2nd floor: ~~1175~~ 975 Size: 12'X4' ☒ 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 _____ 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 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 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10/12 Secondary Mass 4/12 Dormer 4/12 Other porch 4/12

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake 1" x 6" Soffit (Overhang) 8" Corner boards 1"x6" Frieze _____
Window Casing 1"x4" Door Frame 1"x6" Columns/Posts: Round ____ Square 6"x6"

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN 2/2 - 4L1/24

Doors* (type and material): ☐ TDL ☒ SDL Front 6 PANEL Rear 4LT FR Side 4LT FR
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

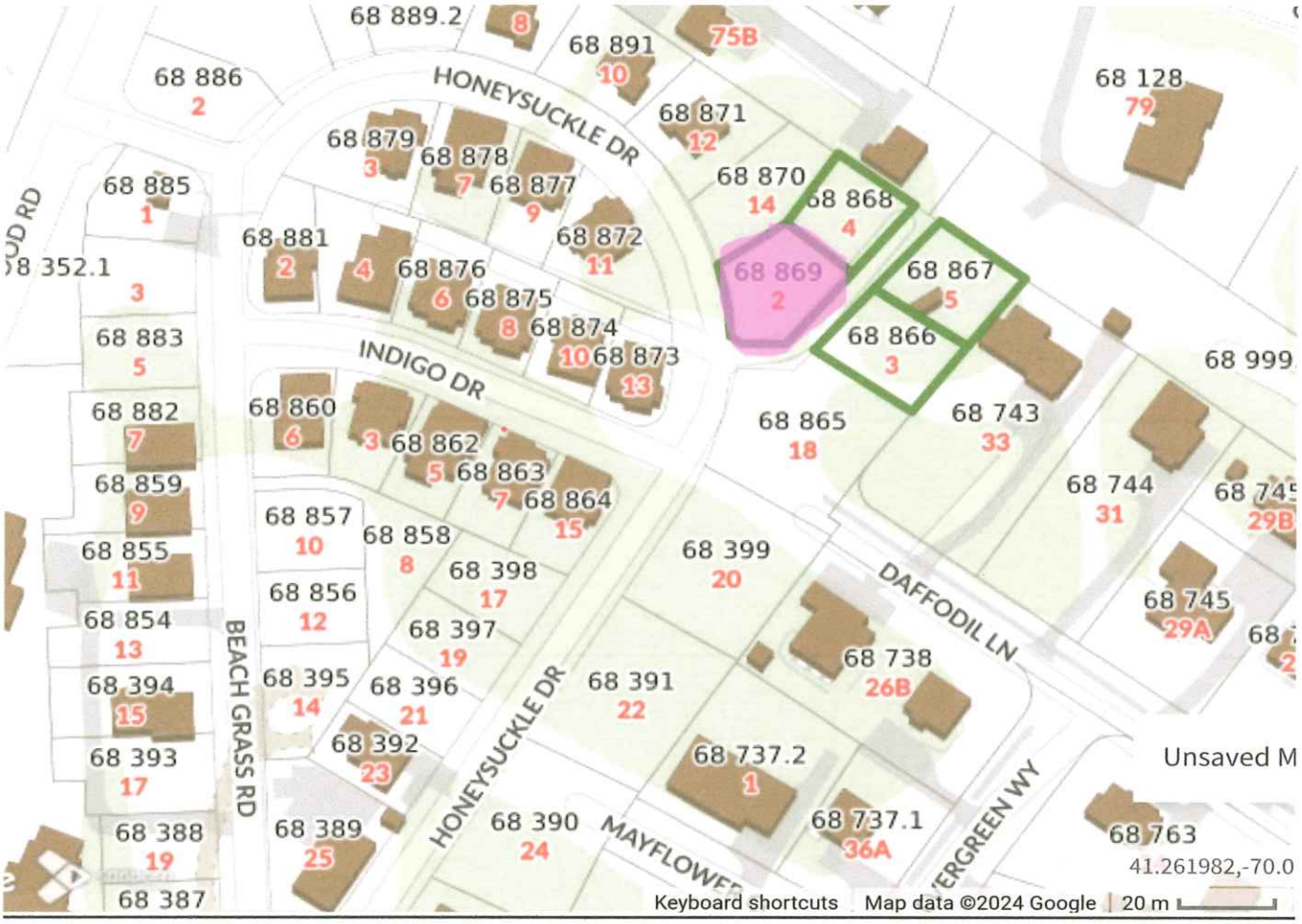
Sidewall NTW Clapboard (if applicable) _____ Roof COLONIAL SLATE
Trim CORNERSTONE Sash BLACK Doors HUSSEY GREEN FRONT
Deck NTW Foundation GRAY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/24/2024 Signature of owner of record _____ Signed under penalties of perjury

2 GOLDENROD COURT – NEW DWELLING



SANDPIPER PLACE
nantucket

Sandpiper Place II

14 Honeysuckle



- Windows: White
- Trim: White
- Roof: Charcoal Black
- Door: Nantucket Red

2 Goldenrod



- Windows: Black
- Trim: Cobblestone
- Roof: Colonial Slate
- Door: Hussey Green

4 Goldenrod



- Windows: Sandtone
- Trim: Nantucket Gray
- Roof: Moire Black
- Door: Black

5 Goldenrod



- Windows: White
- Trim: White
- Roof: Georgetown Gray
- Door: Hamilton Blue

3 Goldenrod



- Windows: Black
- Trim: Quaker Gray
- Roof: Charcoal Black
- Door: Black

Goldenrod Ct. (West)

Goldenrod Ct. (East)

SANDPIPER PLACE
nantucket

Sandpiper Place II

14 Honeysuckle



- Windows: White
- Trim: White
- Roof: Charcoal Black
- Door: Nantucket Red

2 Goldenrod



- Windows: Black
- Trim: Cobblestone
- Roof: Colonial Slate
- Door: Hussey Green

4 Goldenrod



- Windows: Sandtone
- Trim: Nantucket Gray
- Roof: Moire Black
- Door: Black

5 Goldenrod



- Windows: White
- Trim: White
- Roof: Georgetown Gray
- Door: Hamilton Blue

3 Goldenrod

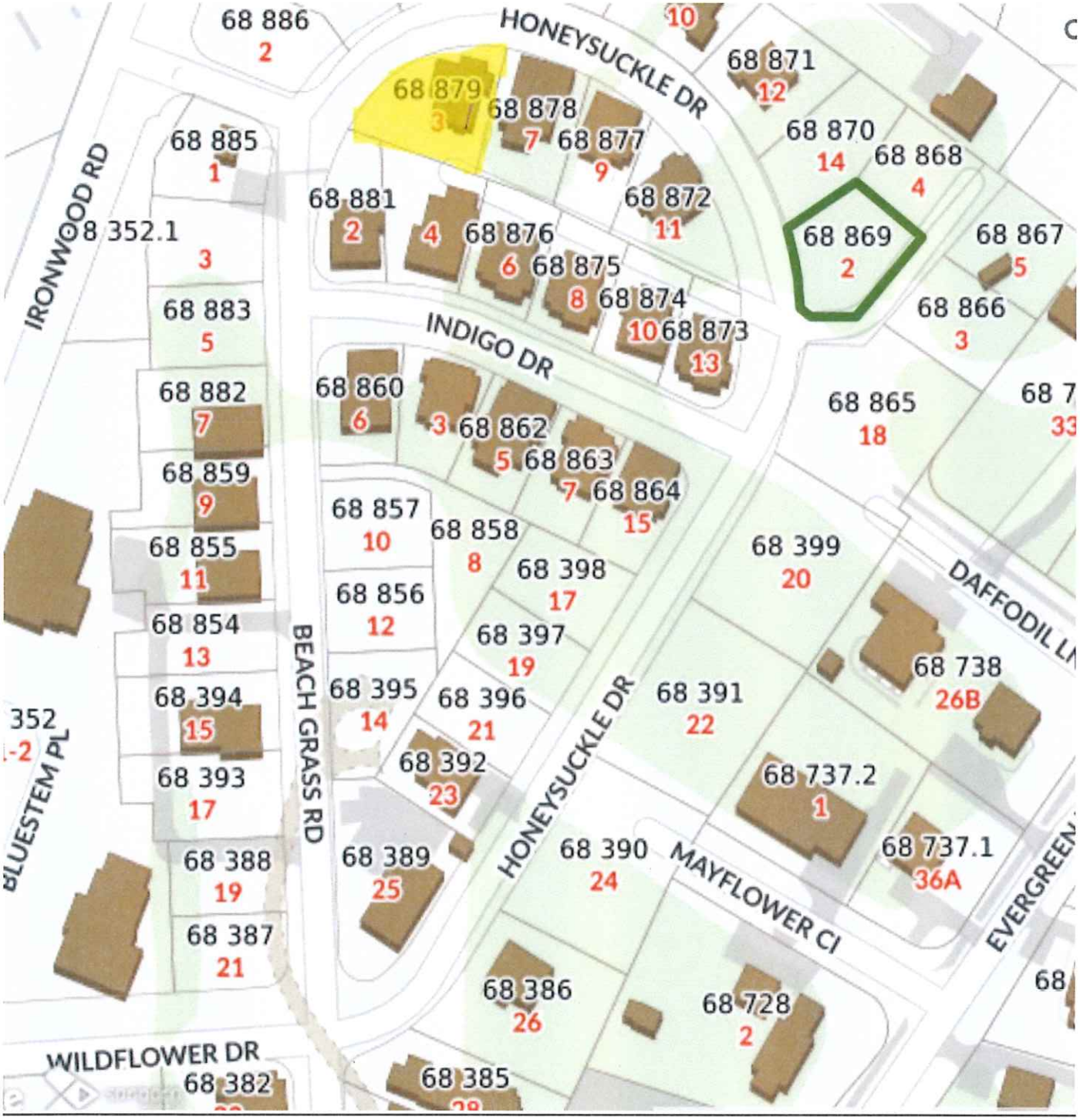


- Windows: Black
- Trim: Quaker Gray
- Roof: Charcoal Black
- Door: Black

Goldenrod Ct. (West)

Goldenrod Ct. (East)

2 GOLDENROD COURT IS SAME HOUSE AS 3 HONEYSUCKLE DRIVE



3 HONEYSUCKLE DRIVE









DWELLINGS ACROSS HONEYSUCKLE DRIVE FROM GOLDENROD COURT

13 HONEYSUCKLE DRIVE





11 HONEYSUCKLE DRIVE



9 HONEYSUCKLE DRIVE



7 HONEYSUCKLE DRIVE



3 HONEYSUCKLE DRIVE



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 866

Street & Number of Proposed Work: 3 GOLDEN ROD COURT

Owner of record: NANTUCKET PROPERTY OWNER LLC

Mailing Address: 100 COUNTER HILL DR - STE 304
DANVERS, MA 01923

Contact Phone #: 978-504-1946 E-mail: TAMERASELSHOMES @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: 36' Sq. Footage 1st floor: 1309 Decks/Patio: Size: 12'X4' ☐ 1st floor ☐ 2nd floor
Width: 44' Sq. footage 2nd floor: 1175 Size: ~~16'X8'~~ ☒ 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 29'5" South 29'5" East 29'5" West 29'5"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NEW 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 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 4 /12 Dormer 10 /12 Other PORCH 4/12

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural 10/12 4/12
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 36" SHINGLED
Type: RNL - BASEMENT
Length: 4'X6' - 1 TW BOARD

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location FRONT
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake 8"X6" Soffit (Overhang) 8" Corner boards 1"X6" Frieze _____
Window Casing 1"X4" Door Frame 6'X1" Columns/Posts: Round _____ Square 6"X6"

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other FRONT 1'X4' 6-LIGHT CASE,
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN 2/2/4CT

Doors* (type and material): ☐ TDL ☐ SDL Front 6 PANEL Rear 3-6LT FR.+ Side 6LT FRENCH
Garage Door(s): Type _____ Material TRUSSMOC

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

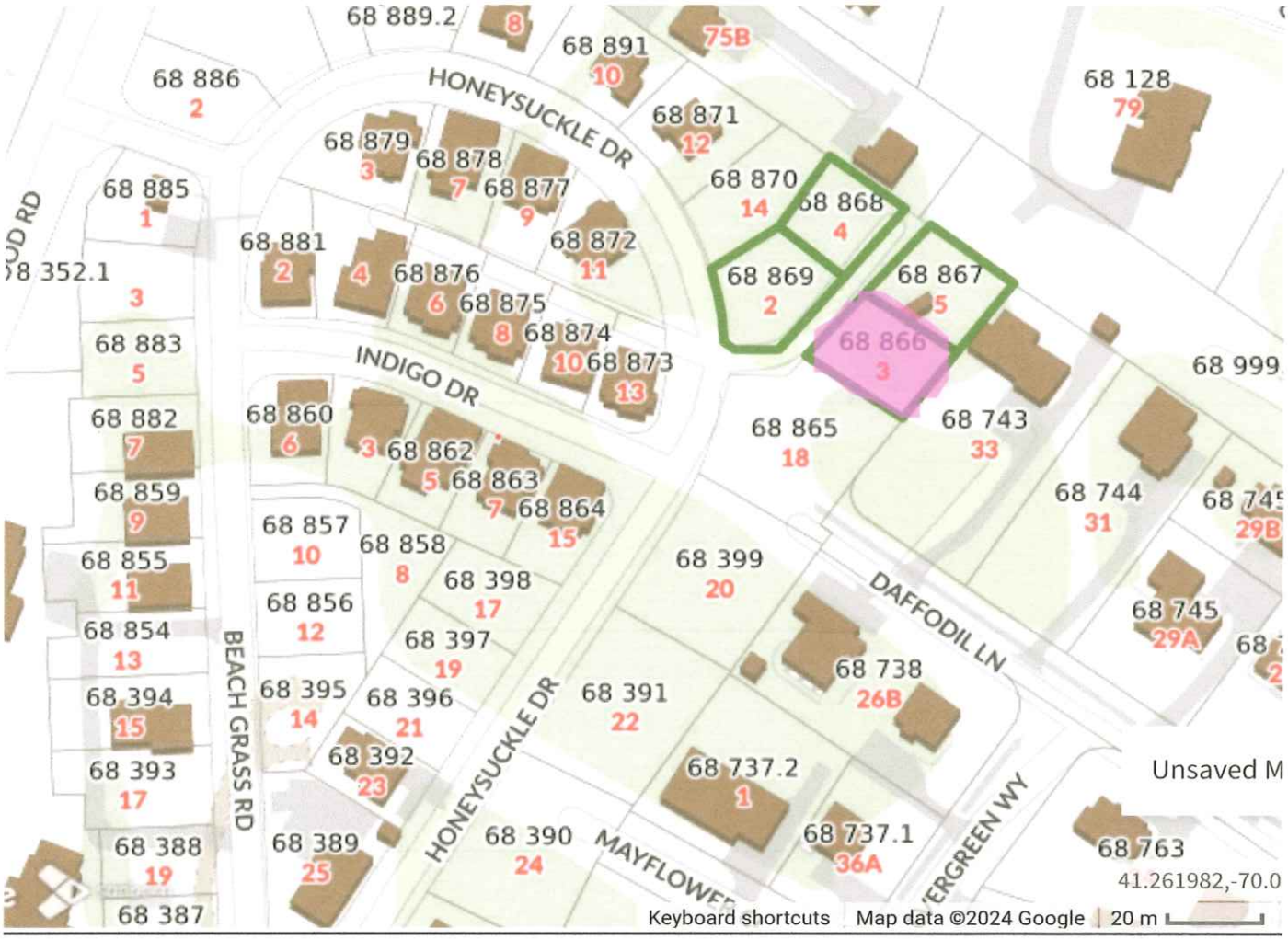
Sidewall NTW Clapboard (if applicable) _____ Roof CHARCOAL BLACK
Trim QUAKER GRAY Sash BLACK Doors FRONT BLACK
Deck NTW Foundation GRAY Fence OD/S 4'X4'X6' NTW Shutters NTW

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/22/2024 Signature of owner of record _____ Signed under penalties of perjury

3 GOLDENROD COURT – NEW DWELLING



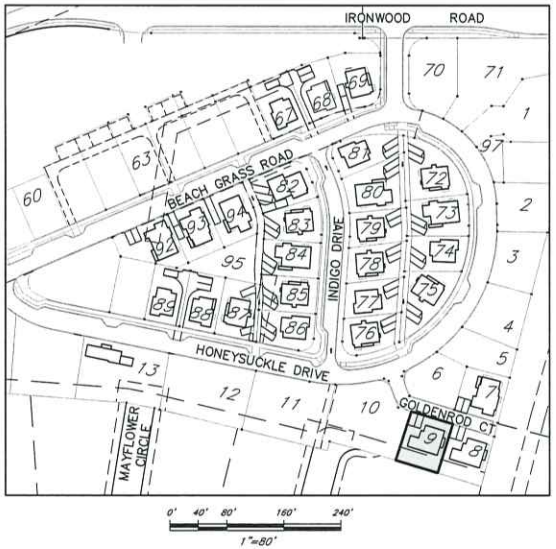
SANDPIPER PLACE
nantucket

Sandpiper Place II

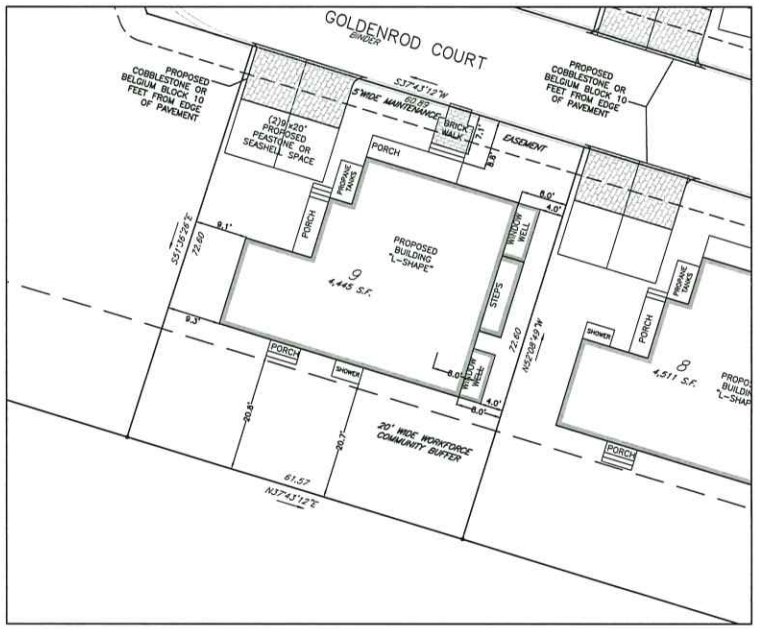


Goldenrod Ct. (West)

Goldenrod Ct. (East)







ZONE: R-5

MINIMUM LOT AREA = 5,000 S.F.
MINIMUM LOT FRONTAGE = 50 FEET

MINIMUM YARD SETBACKS
FRONT = 10 FEET*
SIDE = 10 FEET ON ONE SIDE,
5 FEET THEREAFTER*
REAR = 5 FEET *
ALLOWABLE G.C.R. = 40%

* LOTS SHALL NOT BE BOUND BY THE REQUIRED FRONT YARD, REAR YARD AND SIDE YARD SETBACKS OTHERWISE APPLICABLE IN THE R-5 ZONING DISTRICT. SEE SPECIAL PERMIT DECISION WITH (MLOD) SITE PLAN REVIEW APPROVED FEBRUARY 23, 2017.

Prepared For:

Owner / Applicant

Nantucket Property Owners LLC
200 Broadway, Suite 103
Lynnfield, MA 01940

Assessor's Map 42: 68 868

Prepared By:

Hayes Engineering Inc.
603 Salem Street
Wakefield, MA 01880
Ph 781 246 2800
Fx 781 246 7305
www.hayesengr.com

Design By: JD
Drawn By: JG
Checked By:
Project File: NAN-0107AJ
Comp. No: NAN66

- [x] Issued For Permit
- [ ] Issued For Review
- [ ] Issued For Bid
- [ ] Issued For Construction
- [x] Not For Construction

No.	Revision	Date
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

Scale: 1"=AS SHOWN

Date: September 5, 2024

Drawing Title:

SITE PLAN
3 GOLDENROD COURT
SANDPIPER II
NANTUCKET, MASS.

Seal:

Drawing No.:

C1

SHEET 1 OF 1



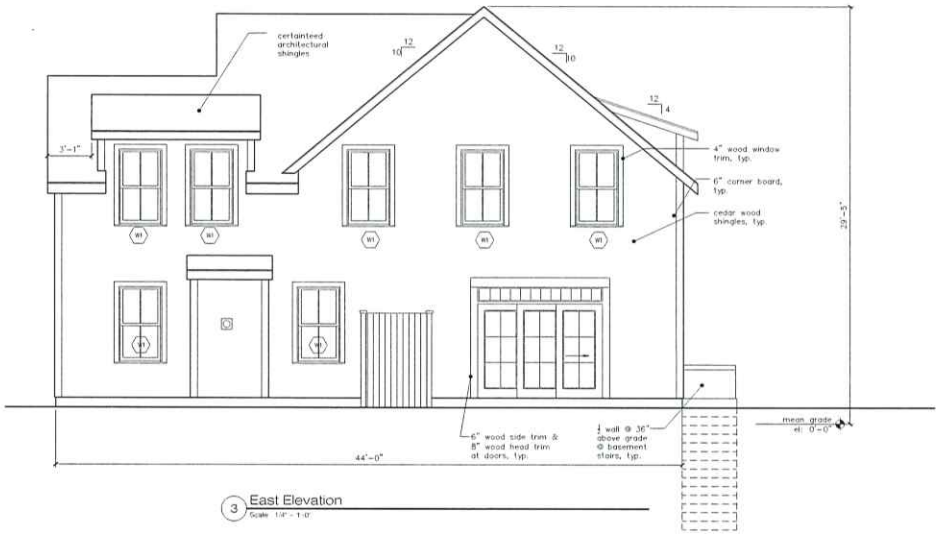
1 Northwest Elevation

Scale: 1/4" = 1'-0"



2 North Elevation

Scale: 1/4" = 1'-0"



3 East Elevation

Scale: 1/4" = 1'-0"



4 South Elevation

Scale: 1/4" = 1'-0"

3 Goldenrod Ct.
Sandpiper Village
Nantucket, MA

O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE • INTERIORS • PLANNING
606 MAIN STREET, SUITE 3001 • READING, MA 01867
Tel: (781) 439-6166 • Fax: (781) 439-6170 • www.osullivanarchitects.com
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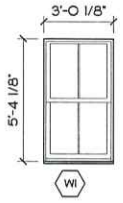
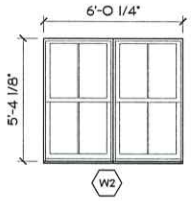
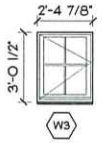
ISSUED	SHEET NUMBER
5/17/24	2
REVISED / REVISED BY	
5/30/24	
	JOB NO.
	21045



TW2IO52

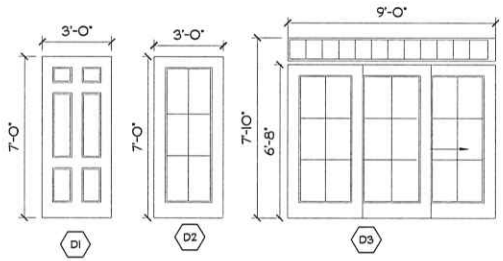


TW2IO52-2



CWI3
TEMPERED

NOTE:
ALL WINDOWS TO BE ANDERSEN 400 SERIES. SILL HEIGHT TO BE 2'-0" A.F.F. OR LIMITER AS REQUIRED.



FRONT DOOR
6-PANEL

SIDE DOOR
6-LITE

REAR DOOR
6-LITE TRIPLE SLIDER
W/ 12" TRANSOM

Door Schedule

Scale: Not To Scale

Window Schedule

Scale: Not To Scale

Window and Door Schedule
Sandpiper Village
Nantucket, MA
3 Golden Ct.

O'SULLIVAN ARCHITECTS, INC.
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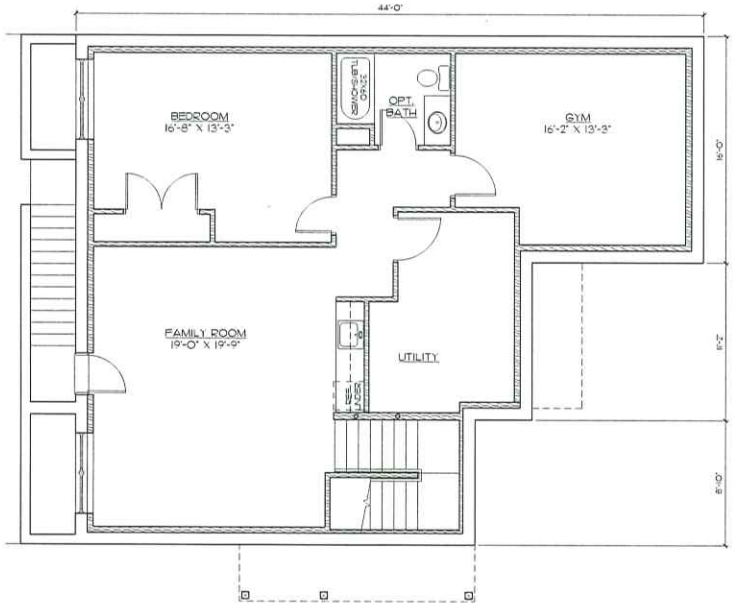
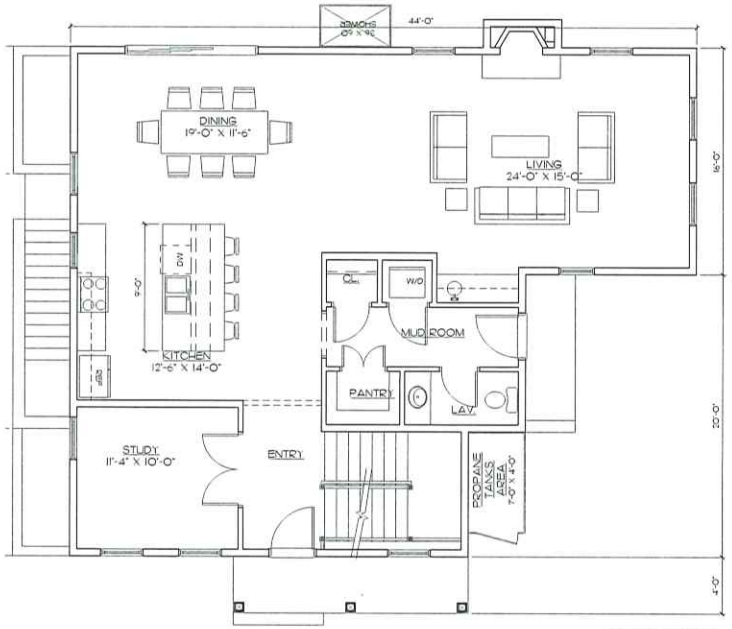
ISSUED	SHEET NUMBER
7/17/23	0
REVISED / REVISED BY	JOB NO:
	21045

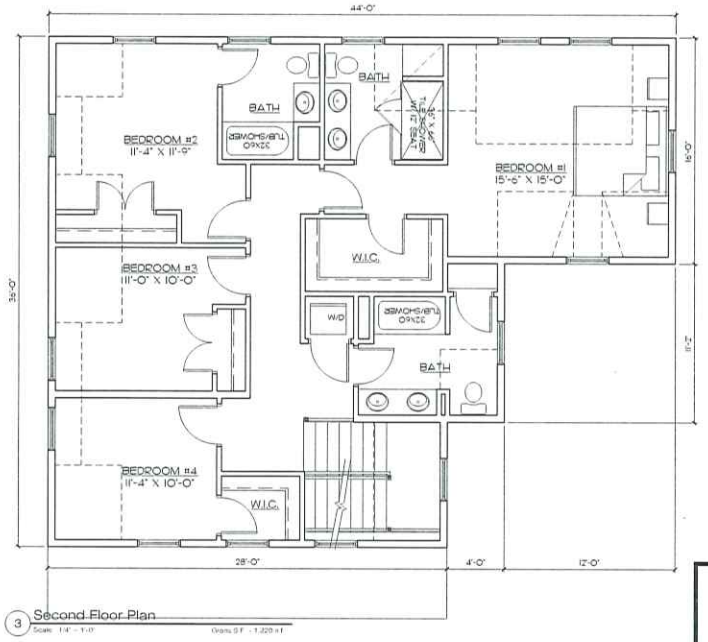
K:\Doherty\210XX - Sandpiper Village Nantucket\Historic Commission\Lots\Lot 10_expanded small.dwg, 5/17/2024 2:51:03 PM, DWG To PDF.pc3



1 Lower Level Plan



2 First Floor Plan



3 Second Floor Plan

3 Goldenrod Ct.
Sandpiper Village
Nantucket, MA

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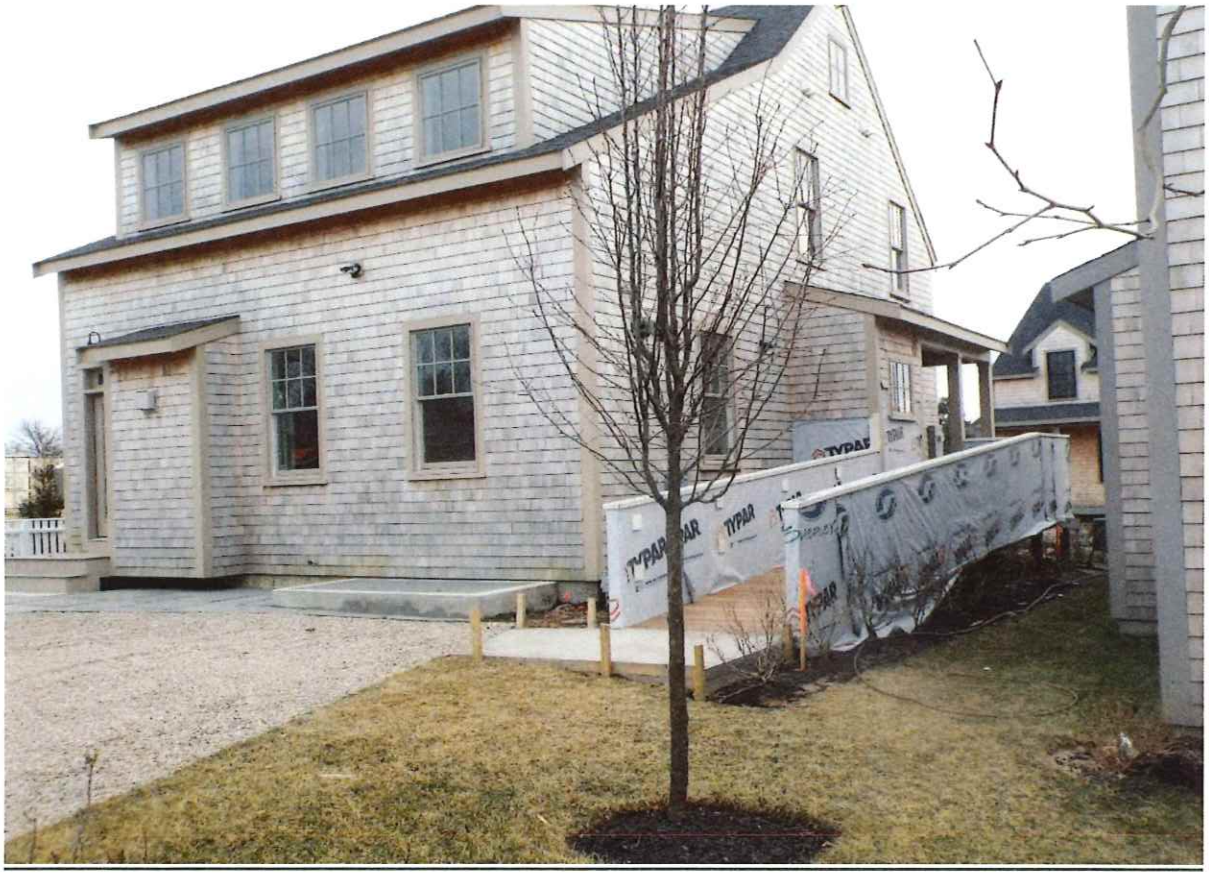
ISSUED	SHEET NUMBER
5/17/24	1
REVISED / REVISED BY	JOB NO.
5/30/24	21045

DWELLINGS ACROSS HONEYSUCKLE DRIVE FROM GOLDENROD COURT

13 HONEYSUCKLE DRIVE





11 HONEYSUCKLE DRIVE



9 HONEYSUCKLE DRIVE



7 HONEYSUCKLE DRIVE



3 HONEYSUCKLE DRIVE



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 568

Street & Number of Proposed Work: 4 GOLDENROD COURT

Owner of record: NANTUCKET PROPERTY OWNER LLC

Mailing Address: 100 CONIFER HILL DR-STE 304
DANVERS, MA 01923

Contact Phone #: 978-504-1946 E-mail: TAMARA.SELLSHOMES@GMAIL.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZIARINA.LINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 50' Sq. Footage 1st floor: 1475 Decks/Patio: Size: 14'X4' ☒ 1st floor ☐ 2nd floor
Width: 37' Sq. footage 2nd floor: 1432 Size: _____ ☐ 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 29'10" South 29'10" East 29'10" West 29'10"

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 9 /12 Secondary Mass 9 /12 Dormer 9 /12 Other PORCH 4/12

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural 4/12
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 36" SHINGLED
Type: WALL-BASEMENT / 4'X4'X6'
Length: CMS- 6'X4'X4' HVAC-

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake 6"X1" Soffit (Overhang) 8" Corner boards 6"X1" Frieze _____
Window Casing 1"X4" Door Frame 1"X6" Columns/Posts: Round ____ Square 6"X6"

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other XS HC
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN 6/1 / 6FT / 4FT

Doors* (type and material): ☐ TDL ☒ SDL Front 6PANEL/8FT Rear 3-15FT FR DR Side _____
Garage Door(s): Type _____ Material _____ W/TRANSOMS

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

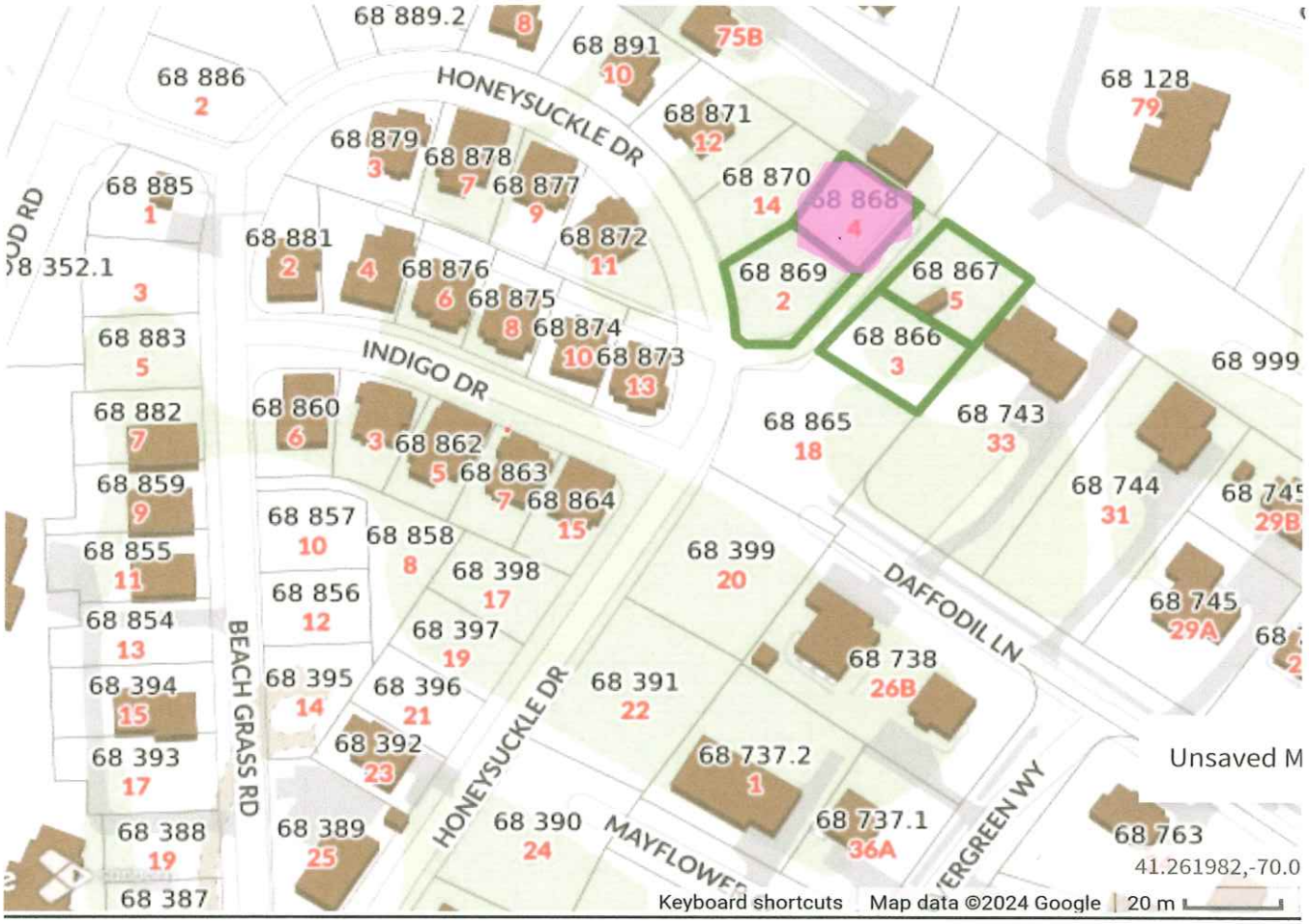
Sidewall NTW Clapboard (if applicable) _____ Roof MOIRE BLACK
Trim MX GRAY Sash SANDTONE Doors BLACK
Deck NTW Foundation GRAY Fence NTW Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/24/2024 Signature of owner of record _____ Signed under penalties of perjury

4 GOLDENROD COURT – NEW DWELLING



SANDPIPER PLACE
nantucket

Sandpiper Place II

14 Honeysuckle



- Windows: White
- Trim: White
- Roof: Charcoal Black
- Door: Nantucket Red

2 Goldenrod



- Windows: Black
- Trim: Cobblestone
- Roof: Colonial Slate
- Door: Hussey Green

4 Goldenrod



- Windows: Sandtone
- Trim: Nantucket Gray
- Roof: Moire Black
- Door: Black

5 Goldenrod



- Windows: White
- Trim: White
- Roof: Georgetown Gray
- Door: Hamilton Blue

3 Goldenrod



- Windows: Black
- Trim: Quaker Gray
- Roof: Charcoal Black
- Door: Black

Goldenrod Ct. (West)

Goldenrod Ct. (East)

SANDPIPER PLACE
nantucket

Sandpiper Place II

14 Honeysuckle



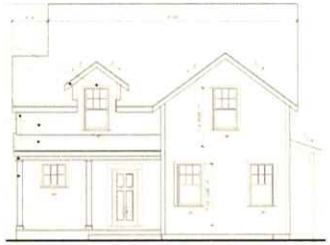
- Windows: White
- Trim: White
- Roof: Charcoal Black
- Door: Nantucket Red

2 Goldenrod



- Windows: Black
- Trim: Cobblestone
- Roof: Colonial Slate
- Door: Hussey Green

4 Goldenrod



- Windows: Sandtone
- Trim: Nantucket Gray
- Roof: Moire Black
- Door: Black

5 Goldenrod



- Windows: White
- Trim: White
- Roof: Georgetown Gray
- Door: Hamilton Blue

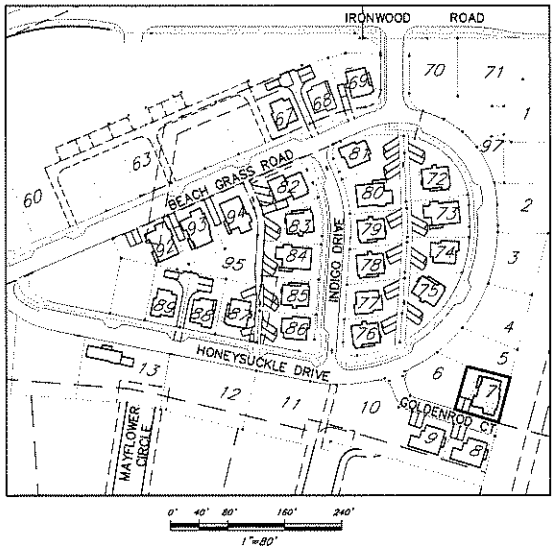
3 Goldenrod

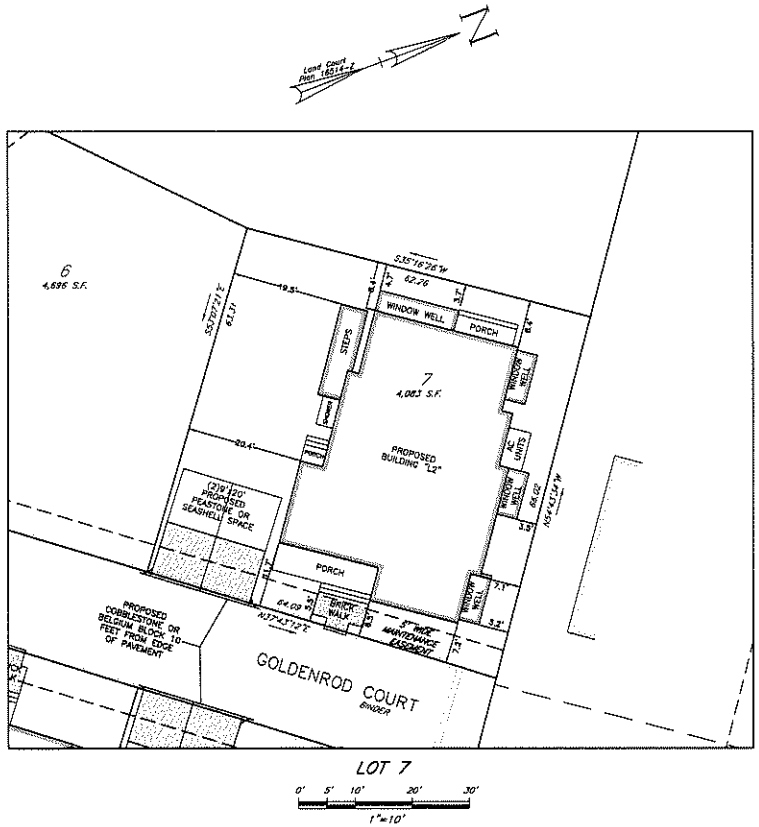


- Windows: Black
- Trim: Quaker Gray
- Roof: Charcoal Black
- Door: Black

Goldenrod Ct. (West)

Goldenrod Ct. (East)





ZONE: R-5

MINIMUM LOT AREA = 5,000 S.F.
MINIMUM LOT FRONTAGE = 50 FEET

MINIMUM YARD SETBACKS
FRONT = 10 FEET*
SIDE = 10 FEET ON ONE SIDE,
5 FEET THEREAFTER*
REAR = 5 FEET*
ALLOWABLE G.C.R. = 40%

* LOTS SHALL NOT BE BOUND BY THE REQUIRED FRONT YARD, REAR YARD AND SIDE YARD SETBACKS OTHERWISE APPLICABLE IN THE R-5 ZONING DISTRICT. SEE SPECIAL PERMIT DECISION WITH (MAJOR) SITE PLAN REVIEW APPROVED FEBRUARY 23, 2017.

Prepared For:

Owner / Applicant

Nantucket Property Owners LLC
2200 Broadway, Suite 103
Lynnfield, MA 01940

Assessor's Map #: 68 868

Prepared By:

Hayes Engineering, Inc.
Hayes Engineering, Inc.
1500 Sacramento Street
Westfield, MA 01850
Ph: 781.246.2800
Fax: 781.246.7596
www.hayesengineering.com

Design By: JD
Drawn By: JD
Checked By:
Project File: NAN-0107AJ
Comp. No: NAN66

- [x] Issued For Permit
- [ ] Issued For Review
- [ ] Issued For Bid
- [ ] Issued For Construction
- [x] Not For Construction

No.	Revision	Date
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

Scale: 1"=AS SHOWN

Date: September 5, 2024

Drawing Title:

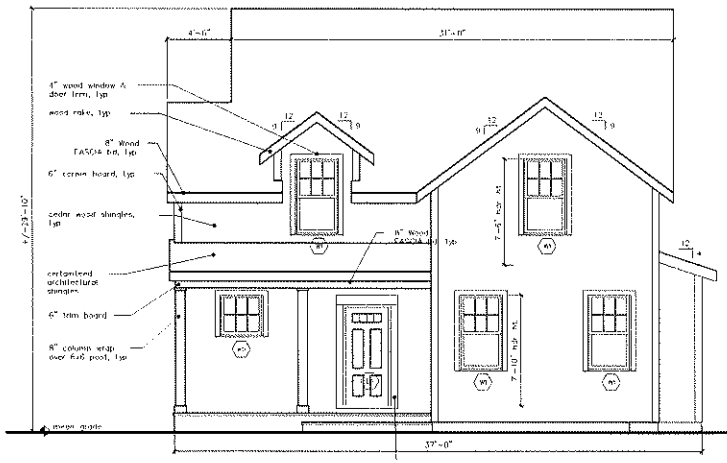
SITE PLAN
4 GOLDENROD COURT
SANDPIPER II
NANTUCKET, MASS.

Seal:

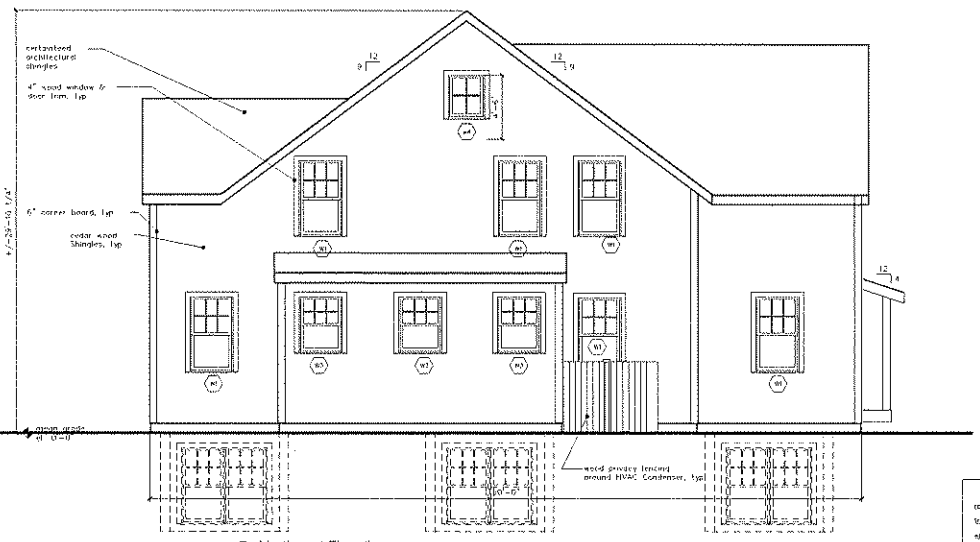
Drawing No.:

C1

SHEET 1 OF 1

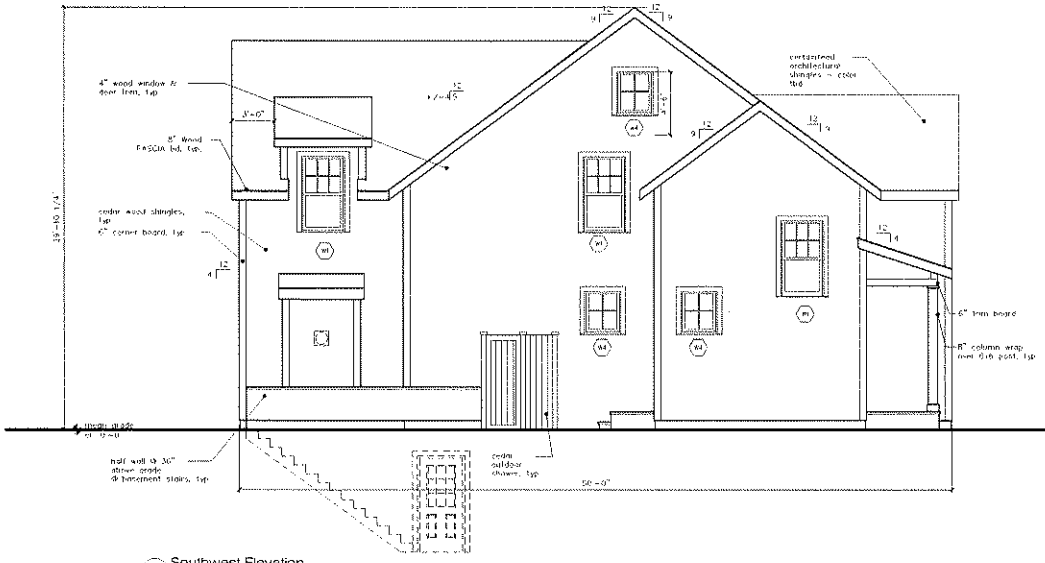


Southeast Elevation

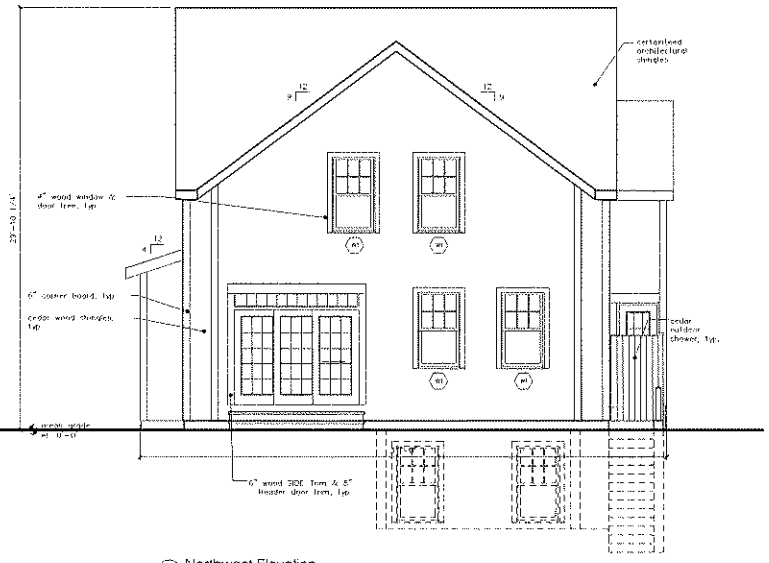


Northeast Elevation

exterior color schedule	
roof shingles	Weir Black
trim	Nantucket Gray
shutters	Sandstone
door	Black



Southwest Elevation



Northwest Elevation

4 Goldenrod Ct.
Sandpiper Village
Nantucket, MA
Large House Type 2

O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE • INTERIORS • PLANNING
606 MAIN STREET, SUITE 3001 • READING, MA 01867
Tel: (781) 439-6166 • Fax: (781) 439-6170 • www.osullivanarchitects.com
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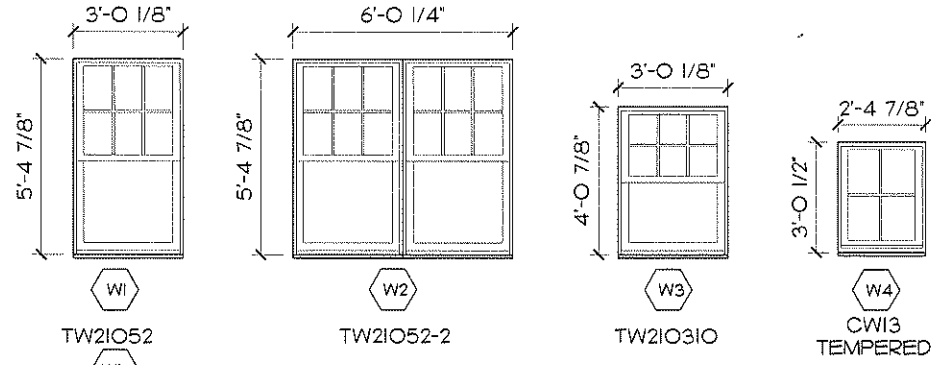
ISSUED	
June 12, 2024	
REVISED / REVISED BY	

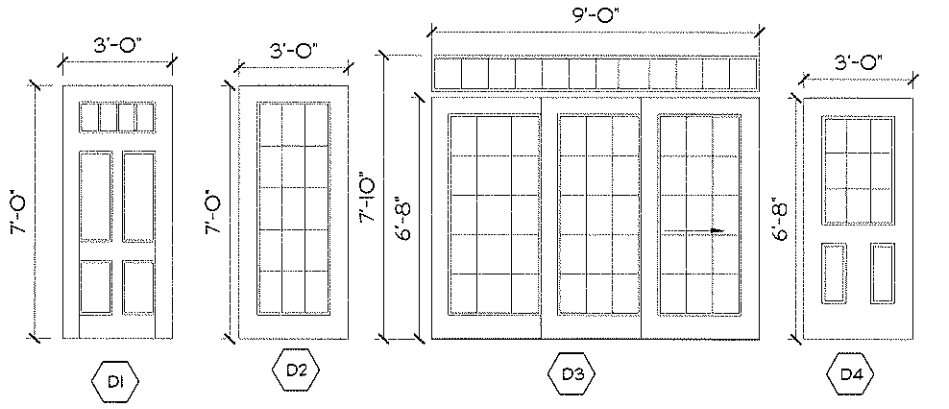
SHEET NUMBER	
2	
JOB NO:	
21045	



NOTE:
ALL WINDOWS TO BE ANDERSEN 400 SERIES. SILL HEIGHTS TO BE 2'-0" MINIMUM ABOVE FINISHED FLOOR OR PROVIDE LIMITER AS REQ'D.

Window Schedule

Scale: Not To Scale



SIDE DOOR
15-LITE

REAR DOOR
15-LITE TRIPLE SLIDER
W/ 12" TRANSOM

BASEMENT DOOR
9-LITE
2 PANEL

Door Schedule

Scale: Not To Scale

Window and Door Schedule

Sandpiper Village

Nantucket, MA

Large House Type 2

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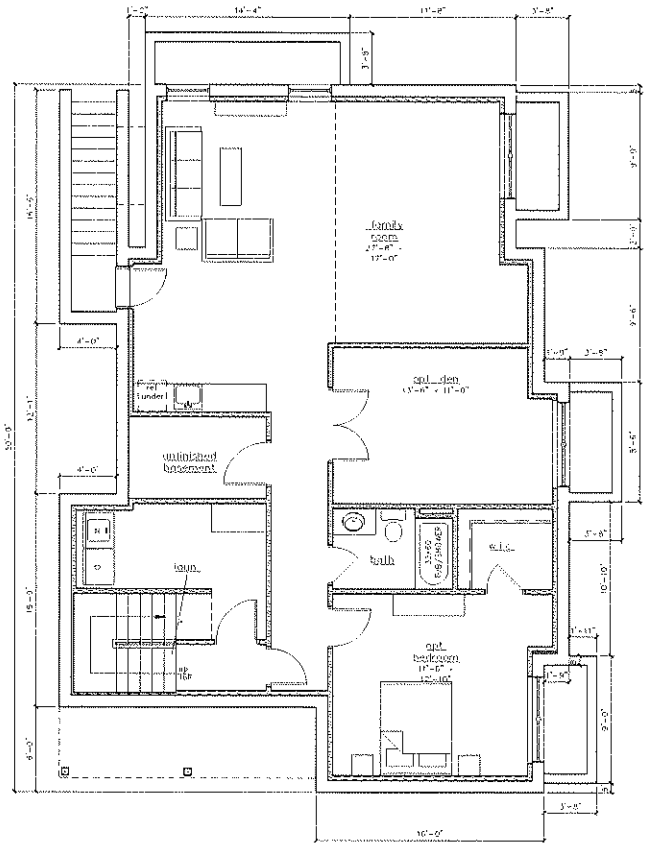
ISSUED
August 1, 2022

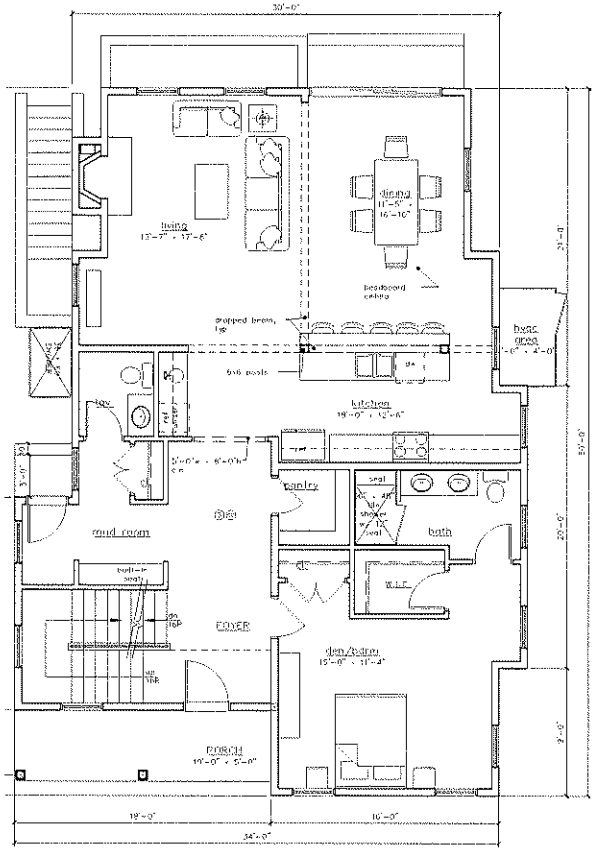
REVISED / REVISED BY
8/1/22

SHEET NUMBER
0

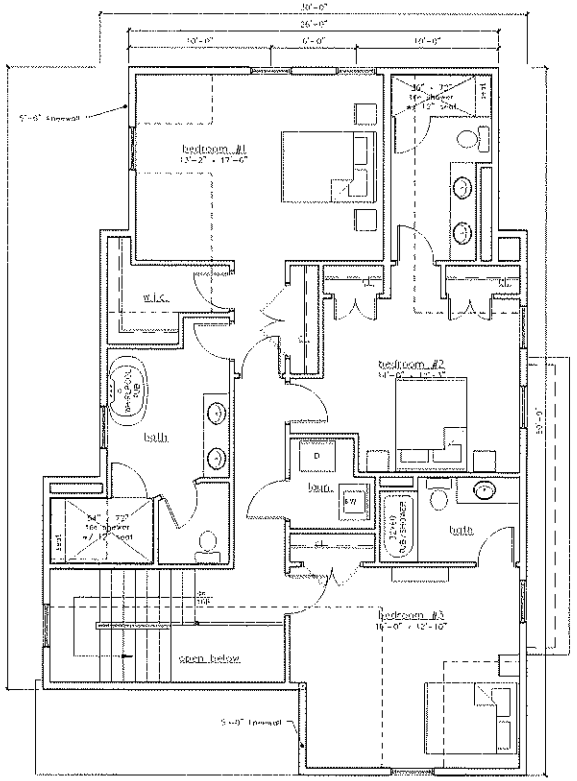
JOB NO:
21045



Basement Plan



First Floor Plan



Second Floor Plan

4 Goldenrod Ct.
Sandpiper Village
Nantucket, MA

Large House Type 2

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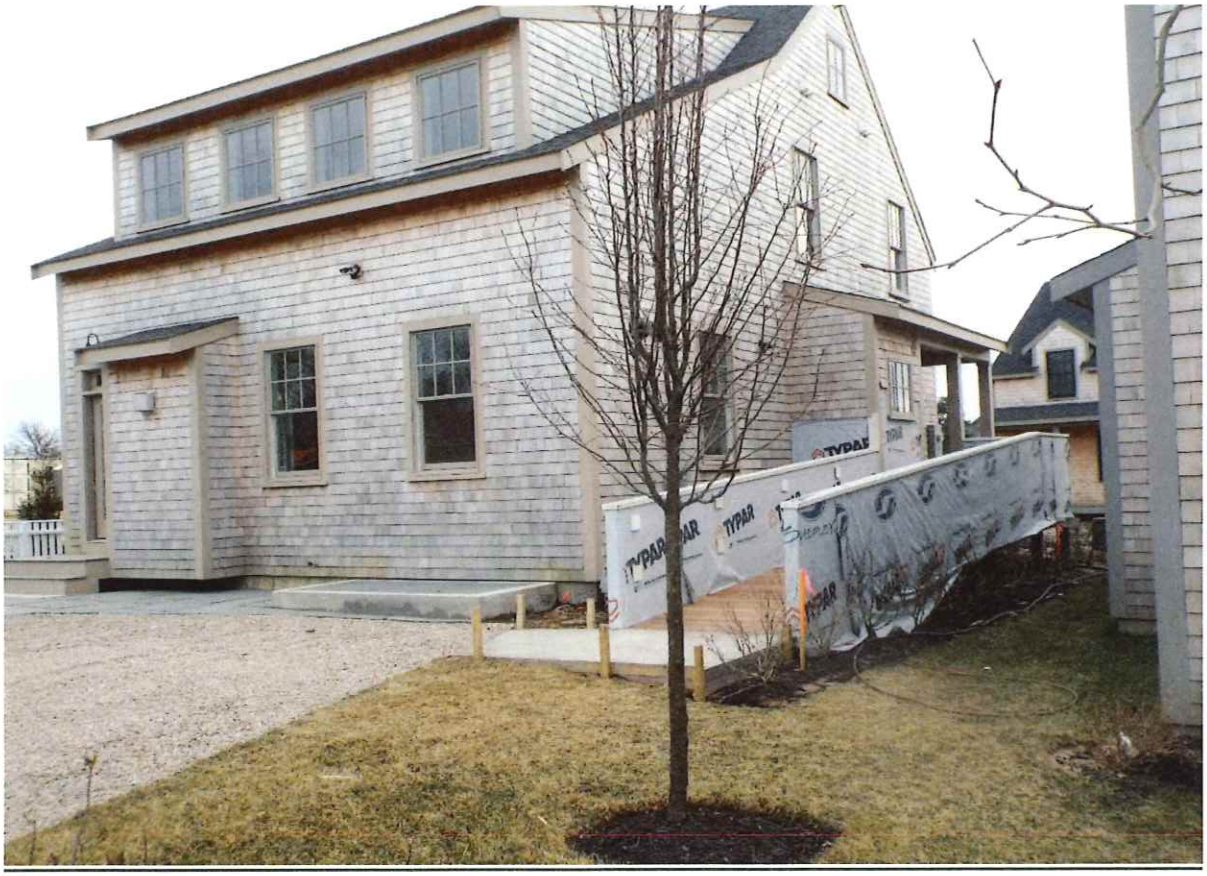
ISSUED	SHEET NUMBER
June 12, 2024	1
REVISED / REVISED BY	JOB NO.
	21045

DWELLINGS ACROSS HONEYSUCKLE DRIVE FROM GOLDENROD COURT

13 HONEYSUCKLE DRIVE





11 HONEYSUCKLE DRIVE



9 HONEYSUCKLE DRIVE



7 HONEYSUCKLE DRIVE



3 HONEYSUCKLE DRIVE



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: _____ PARCEL N°. _____

Street & Number of Proposed Work: 5 GOLDEN ROD COURT

Owner of record: NANTUCKET PROPERTY OWNER LLC

Mailing Address: 100 CONIFER HILL DR - STE 304
DANVERS, MA 01923

Contact Phone #: 978-504-9466 E-mail: TANCRA SELLSHOMES @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: 36 Sq. Footage 1st floor: 1309 Decks/Patio: Size: 29'4" ☒ 1st floor ☐ 2nd floor
Width: 44 Sq. footage 2nd floor: 1175 Size: _____ ☐ 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 29'5" South 29'5" East 29'5" West 29'5"

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 10 /12 _____ Secondary Mass _____/12 _____ Dormer 4 /12 _____ Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 36" SHINGLED RAIL
Type: BASEMENT - 4"X6"X4"
Length: NEW BOARD @ HVAC/AC

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location 4'X4'X6' OSS
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake 6"X1" Soffit (Overhang) 8" Corner boards 1"X6" Frieze _____
Window Casing _____ Door Frame 6"X1" Columns/Posts: Round ____ Square 6"X6"

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other 8"X1" HC
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN 6/1/4E

Doors* (type and material): ☐ TDL ☒ SDL Front 6 PANEL Rear 15 LT FR DR X3 Side 15 LT FR DR
Garage Door(s): Type _____ Material _____ W/ TRANSOME

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

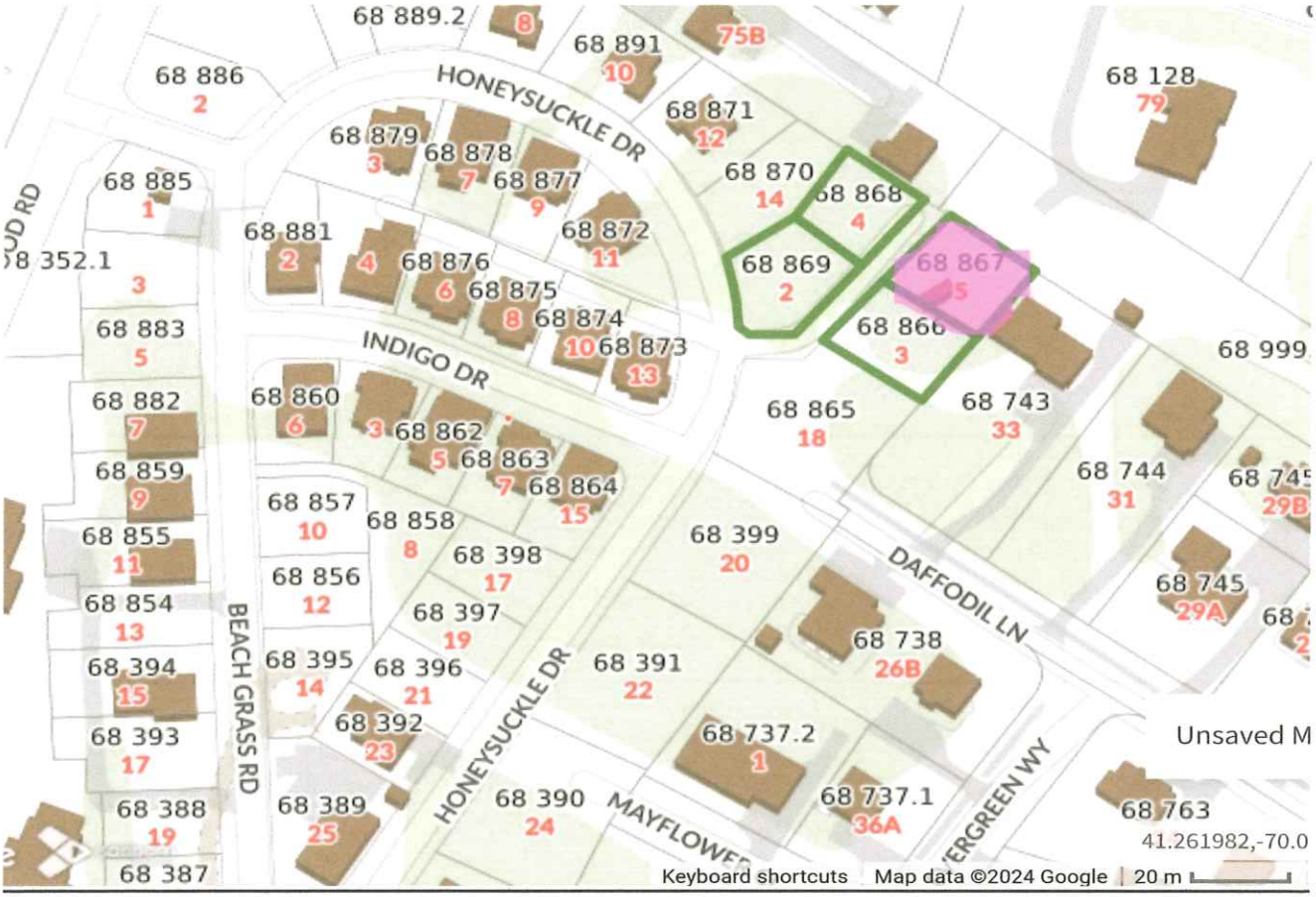
Sidewall NEW Clapboard (if applicable) _____ Roof GEORGETOWN GRAY
Trim WHITE Sash WHITE Doors HAMPTON BLUE FRONT
Deck NEW Foundation GRAY Fence NEW Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/22/2024 Signature of owner of record _____ Signed under penalties of perjury

5 GOLDENROD COURT – NEW DWELLING



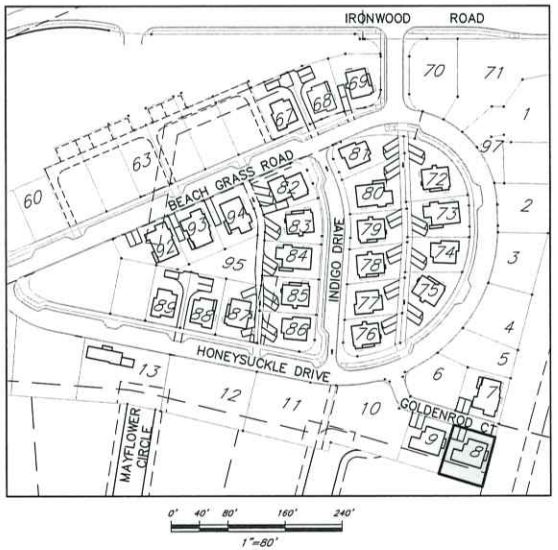
SANDPIPER PLACE
nantucket

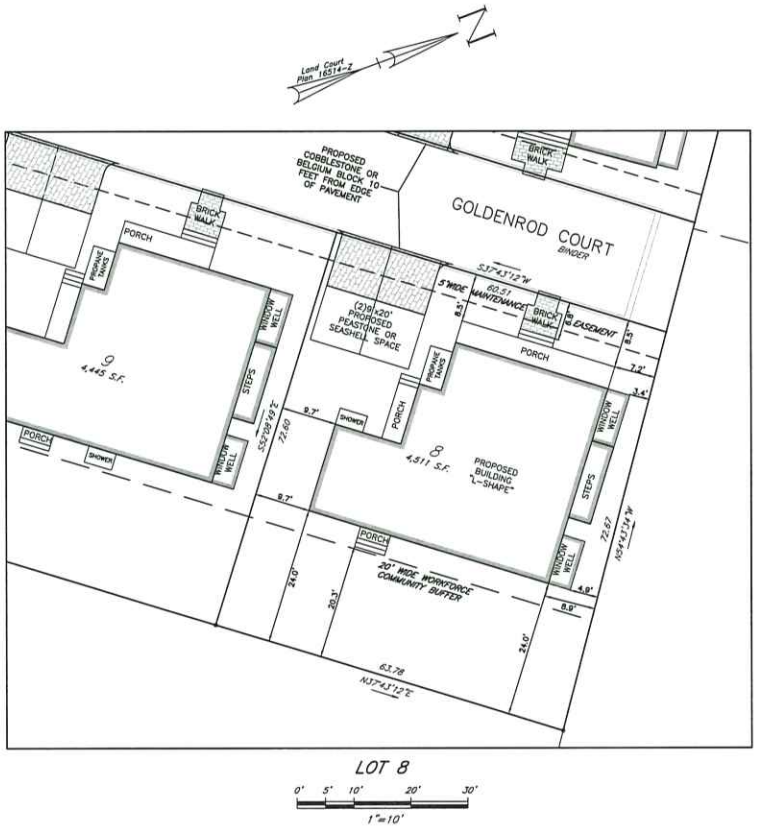
Sandpiper Place II



Goldenrod Ct. (West)

Goldenrod Ct. (East)





LOT 8

ZONE: R-5

MINIMUM LOT AREA = 5,000 S.F.
MINIMUM LOT FRONTAGE = 50 FEET

MINIMUM YARD SETBACKS
*FRONT = 10 FEET**
*SIDE = 10 FEET ON ONE SIDE, 5 FEET THEREAFTER**
*REAR = 5 FEET **
ALLOWABLE G.C.R. = 40%

** LOTS SHALL NOT BE BOUND BY THE REQUIRED FRONT YARD, REAR YARD AND SIDE YARD SETBACKS OTHERWISE APPLICABLE IN THE R-5 ZONING DISTRICT. SEE SPECIAL PERMIT DECISION WITH (MAJOR) SITE PLAN REVIEW APPROVED FEBRUARY 23, 2017.*

Prepared For:

Owner / Applicant

Nantucket Property Owners LLC
200 Broadway, Suite 103
Lynnfield, MA 01940
Assessor's Map ID: 68 867

Prepared By:

Hayes Engineering Inc
Land Surveyors / Planners
90 Station Landing
Medford, MA 02155
Ph: 781.348.4200
Fax: 781.348.7336
www.hayesengr.com

Design By: JO
Drawn By: JG
Checked By:
Project File: NAN-0107AJ
Comp. No: NAN66
☒ Issued For Permit
☐ Issued For Review
☐ Issued For Bid
☐ Issued For Construction
☒ Not For Construction

No.	Revision	Date
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

Scale: 1"=AS SHOWN

Date: September 5, 2024

Drawing Title:

SITE PLAN
5 GOLDENROD COURT
SANDPIPER II
NANTUCKET, MASS.

Seal:

Drawing No.:

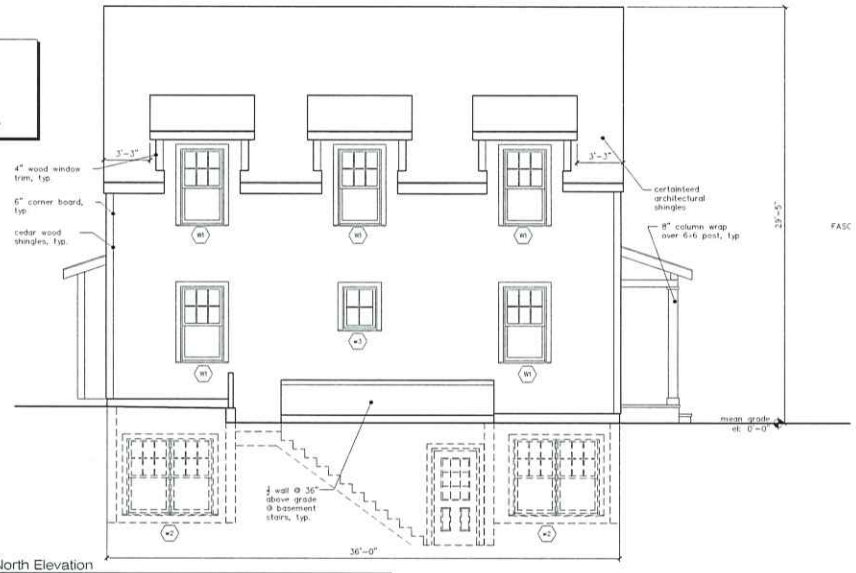
C1

SHEET 1 OF 1

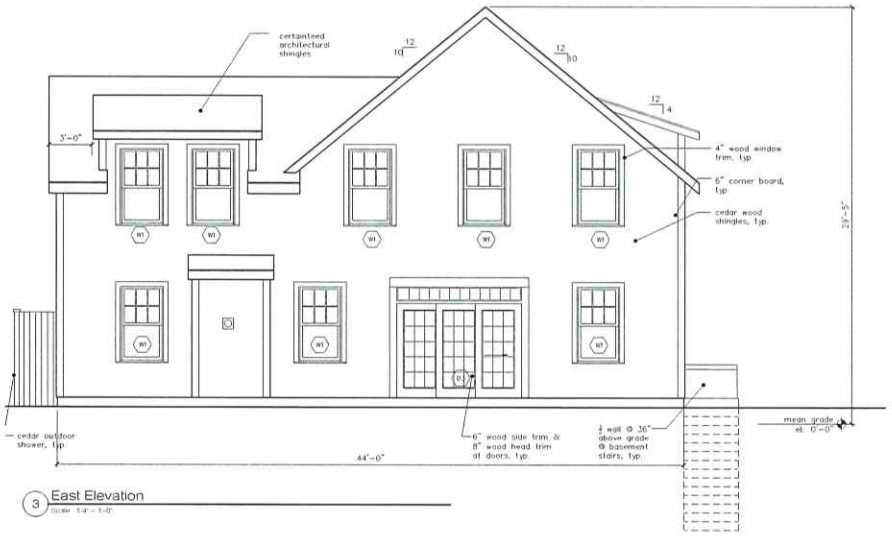


1 Northwest Elevation
Scale: 1/4" = 1'-0"

exterior color schedule	
roof shingles:	Georgetown Gray
trim:	White
windows:	White
Door:	Cobblestone Gray



2 North Elevation
Scale: 1/4" = 1'-0"



3 East Elevation
Scale: 1/4" = 1'-0"



2 South Elevation
Scale: 1/4" = 1'-0"

5 Goldenrod Ct.
Sandpiper Village
Nantucket, MA

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ARCHITECTURE • INTERIORS • PLANNING
606 MAIN STREET, SUITE 3001 • READING, MA 01867
Tel: (781) 439-6166 • Fax: (781) 439-6170 • www.osullivanarchitects.com
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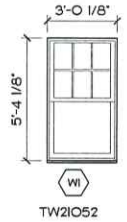
ISSUED	SHEET NUMBER
5/17/24	2
REVISED / REVISED BY	JOB NO.
5/30/24	21045



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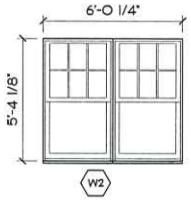

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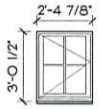
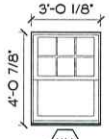


CWI3
TEMPERED



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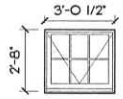
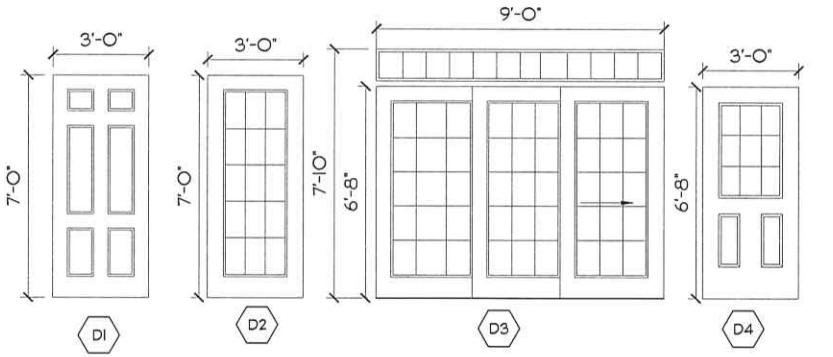


AX3I

NOTE:
ALL WINDOWS TO BE ANDERSEN 400 SERIES. SILL HEIGHT TO BE 2'-0" A.F.F. OR LIMITER AS REQUIRED.

Window Schedule

Scale: Not To Scale



FRONT DOOR
6-PANEL

SIDE DOOR
15-LITE

REAR DOOR
15-LITE TRIPLE SLIDER
W/ 12" TRANSOM

BASEMENT DOOR
9-LITE
2 PANEL

Door Schedule

Scale: Not To Scale

Window and Door Schedule
Sandpiper Village

Nantucket, MA
5 Golden Ct.

O'SULLIVAN ARCHITECTS, INC.
ARCHITECTURE • INTERIORS • PLANNING
606 MAIN STREET, SUITE 3001 • READING, MA 01867
Tel: (781) 439-6166 • Fax: (781) 439-6170 • www.osullivanarchitects.com
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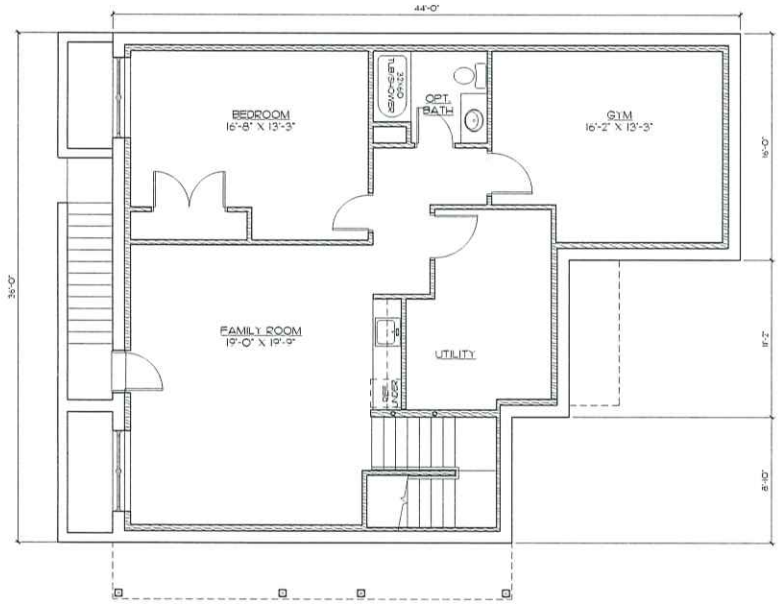
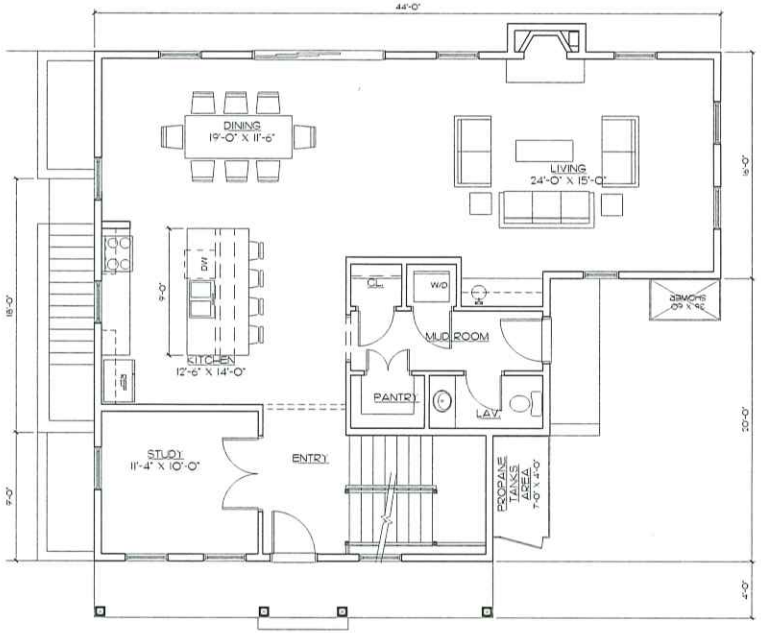
ISSUED 5/17/2024
REVISED / REVISED BY:

SHEET NUMBER 0
JOB NO: 21045

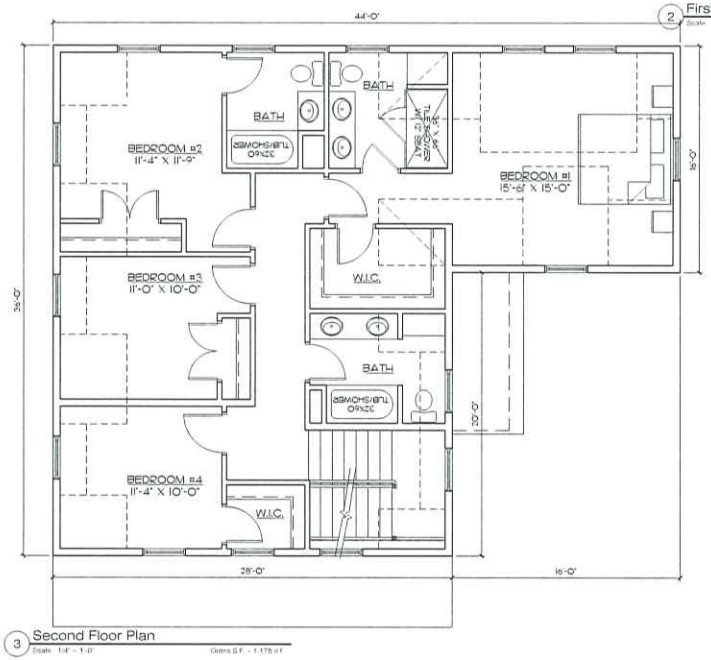
K:\Doherty\210XX - Sandpiper Village Nantucket\Historic Commission\Lots\Lots 8_9.dwg, 5/20/2024 8:39:52 AM, DWG To PDF.pc3



1 Lower Level Plan



2 First Floor Plan



3 Second Floor Plan

5 Goldenrod Ct.
Sandpiper Village
Nantucket, MA

O'SULLIVAN ARCHITECTS, INC.
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Tel: (781) 439-6166 • Fax: (781) 439-6170 • www.osullivanarchitects.com
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ISSUED	SHEET NUMBER
5/17/24	1
REVISED / REVISED BY	JOB NO:
5/30/24	21045

DWELLINGS ACROSS HONEYSUCKLE DRIVE FROM GOLDENROD COURT

13 HONEYSUCKLE DRIVE





11 HONEYSUCKLE DRIVE



9 HONEYSUCKLE DRIVE



7 HONEYSUCKLE DRIVE



3 HONEYSUCKLE DRIVE



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 857

Street & Number of Proposed Work: 10 BEACH GRASS RD

Owner of record: NANTUCKET PROPERTY OWNER LLC

Mailing Address: 100 CONIFER HILL/ DR-STE 304 DANVERS, MA 01923

Contact Phone #: 978-504-1946 E-mail: TAMORA-SELLSHOMES@GMAIL.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA02554

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 HARDSCAPE - DRIVEWAY/APRON/ WALKWAYS/ 10'X15' BLUESTONE
2. South Elevation
3. West Elevation PATIO/ 35" NEW 5/1 BOARD FENCE/ 24" HIGH TIMBER RETAINING WALL 22' + 18' = 40'
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 5/1 NEW BOARD
Type: 35" FENCE
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways PEA STONE GRAVEL Walkways BLUE STONE/ BRICK Walls APRON - BRICK

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

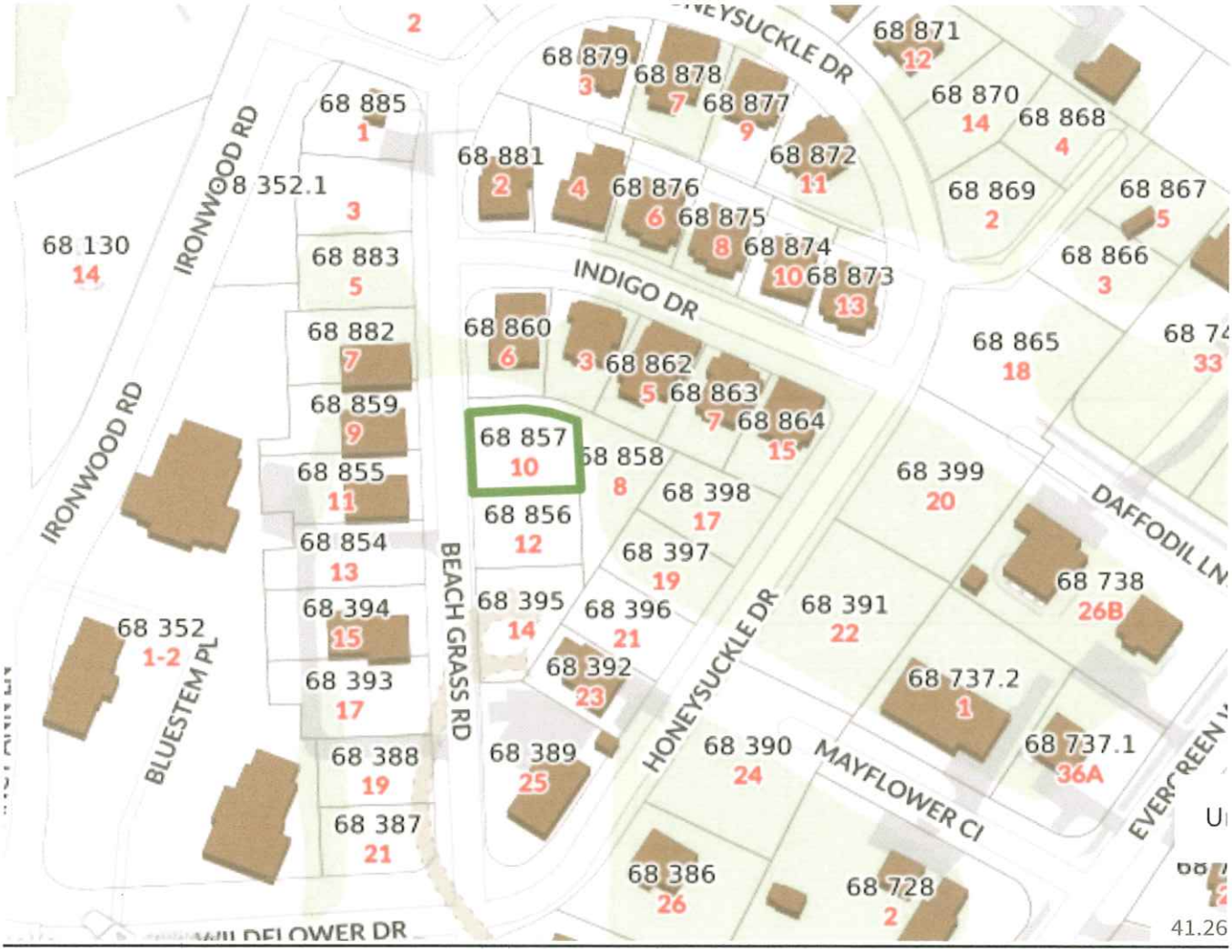
Deck _____ Foundation _____ Fence NEW Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/22/2024 Signature of owner of record _____ Signed under penalties of perjury

10 BEACH GRASS ROAD – HARDSCAPE





2x2 Bluestone Stepping Stones



Bluestone Patio randum rectagular pattern



5' White Cedar Board fence with 12" lattice top



Pea Gravel



Brick Paving



SCALE: 1" = 10'-0"

0 5' 10' 25'

VERDANT
LANDSCAPE ARCHITECTURE
358 Harvard Street, Suite 3B, Brookline, MA 02446
Verdant Landscape Architecture.com
617.735.1180



SANDPIPER PLACE DEVELOPMENT
PHASE TWO
NANTUCKET, MA

HARDSCAPE MATERIALS PLAN

Project #:	Date: 6.14.2024
Drawn by: Team Verdant	Reviewed: KP
Scale: 1"=10'-0"	

Revisions:
08.27.24 By Ownership

L1.9

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CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 856

Street & Number of Proposed Work: 12 BEAKY GRASS RD

Owner of record: NANTUCKET PROPERTY OWNER LLC

Mailing Address: 100 CONIFER HILL DR STE 304
DANVERS, MA 01923

Contact Phone #: 978 804-1946 E-mail: TAMORA SEIS HOMES @GMAIL.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA @COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☒ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks: HARDSCAPE - DRIVEWAY/APRON/WALKWAY/ 20' X 12' / BLUE STONE PATIO/ ~~20' 24' X12'~~ NTW S/1 FENCE

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 5' NTW BOARD
Type: FENCE - 24'
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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 STONE/GRAVEL Walkways BLUE STONE ✓ / BRICK Walls APRON - BRICK

* Note: Complete door and window schedules are required.

COLORS

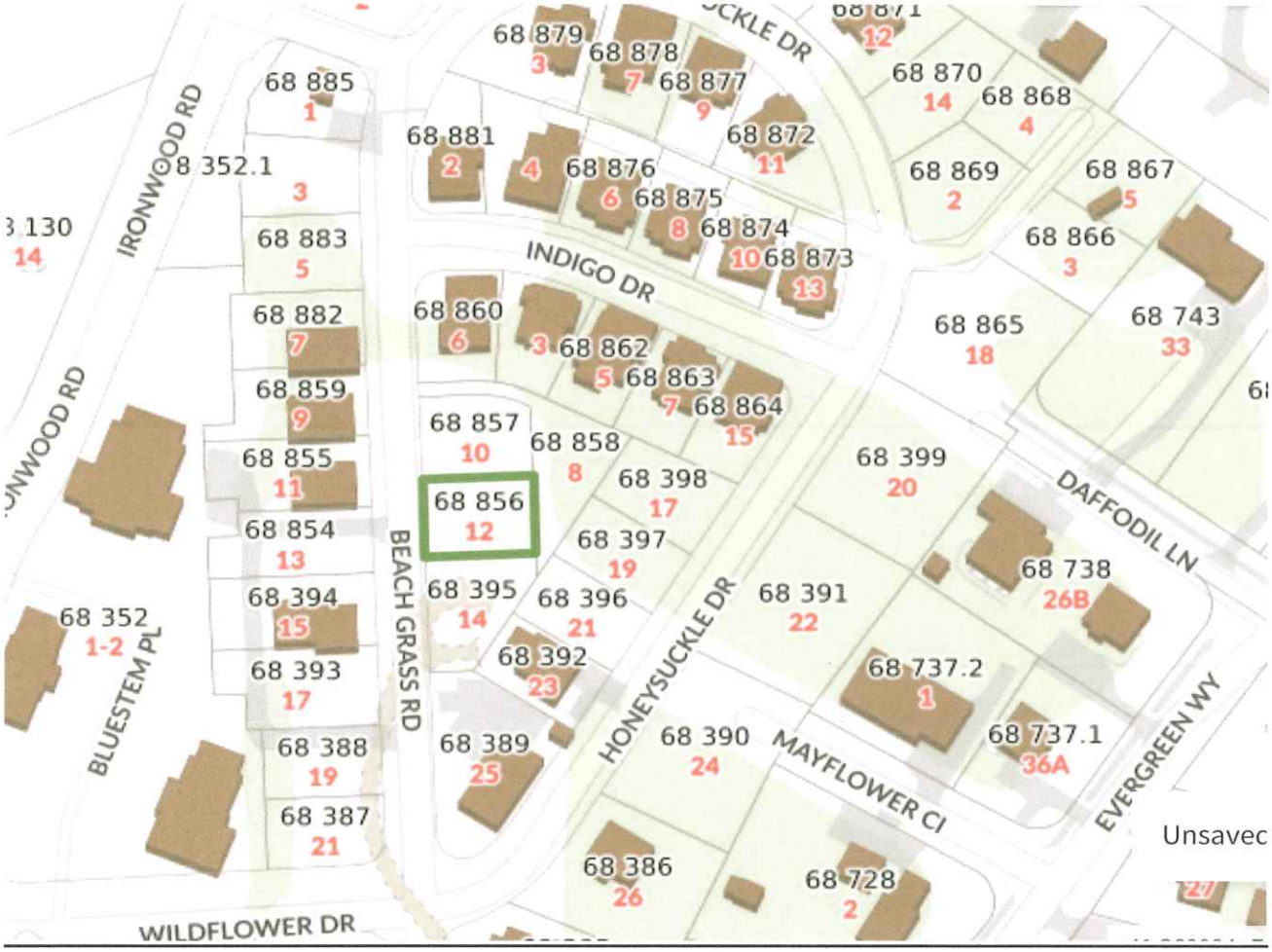
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence NTW Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/22/2024 Signature of owner of record _____ Signed under penalties of perjury

12 BEACH GRASS ROAD – HARDSCAPE





2x2 Bluestone Stepping Stones



Bluestone Patio randum rectagular pattern



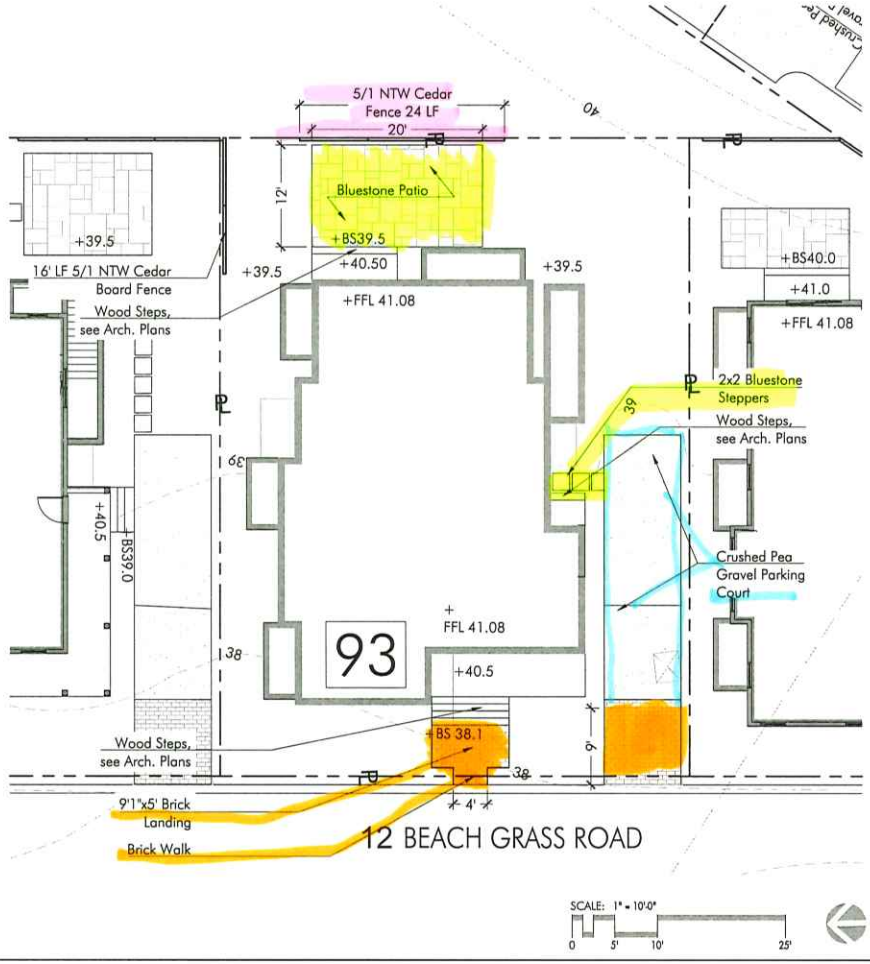
5' White Cedar Board fence with 12" lattice top



Pea Gravel



Brick Paving



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LANDSCAPE ARCHITECTURE
338 Harvard Street, Suite 2B, Brookline, MA 02446
Verdant Landscape Architecture.com
617.735.1180

SANDPIPER PLACE DEVELOPMENT
PHASE TWO
NANTUCKET, MA

HARDSCAPE MATERIALS PLAN

Project #:	Date: 6.14.2024
Drawn by: Team Verdant	Reviewed: KP
Scale: 1"=10'-0"	

Revisions:
08.27.24 By Ownership

L1.8

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CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

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PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 395

Street & Number of Proposed Work: 14 BEACH GRASS RD

Owner of record: NANTUCKET PROPERTY OWNER LLC

Mailing Address: 100 COMMERCE HILL DR - STE 304 DANVERS, MA 01923

Contact Phone #: 978-504-1946 E-mail: TAMORA-SELLS@GMAIL.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: CZARINA@LINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

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 HARDSCAPE-DRIVEWAY/APRON/
2. South Elevation 15'X8' BLUESTONE PATIO/15'X15'
3. West Elevation BLUESTONE PATIO/WALKWAYS/
4. North Elevation 24' NTW FENCE/18/NTW FENCE

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 5/1 NTW BOARDS
Type: FENCE-1-24' SECTION
Length: 1-18' SECTION

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways PEA-STONE GRAVEL Walkways BLUESTONE/BRICK Walls APRON-BRICK

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

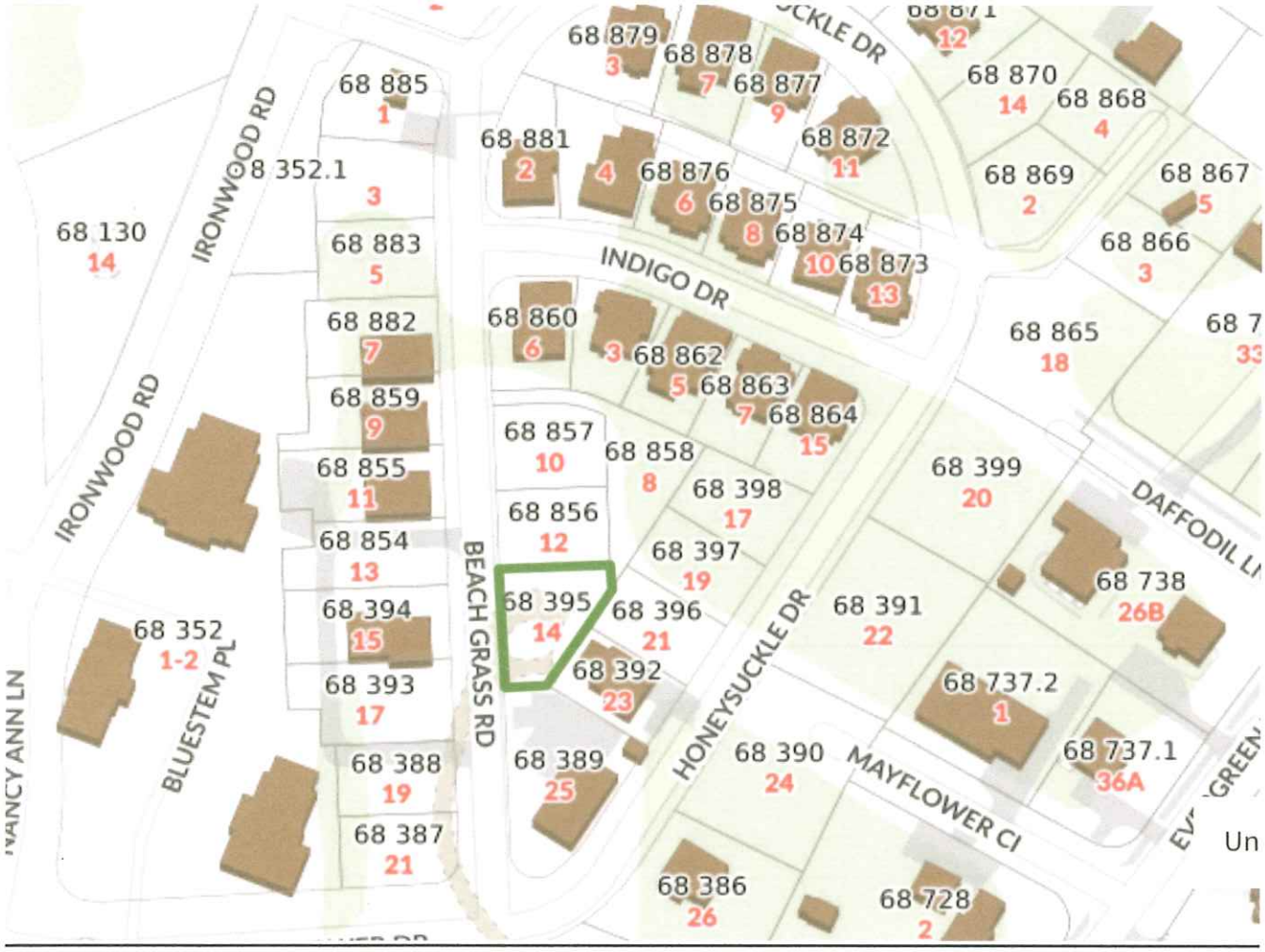
Deck _____ Foundation _____ Fence NTW Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/22/2024 Signature of owner of record _____ Signed under penalties of perjury

14 BEACH GRASS ROAD – HARDSCAPE





2x2 Bluestone Stepping Stones



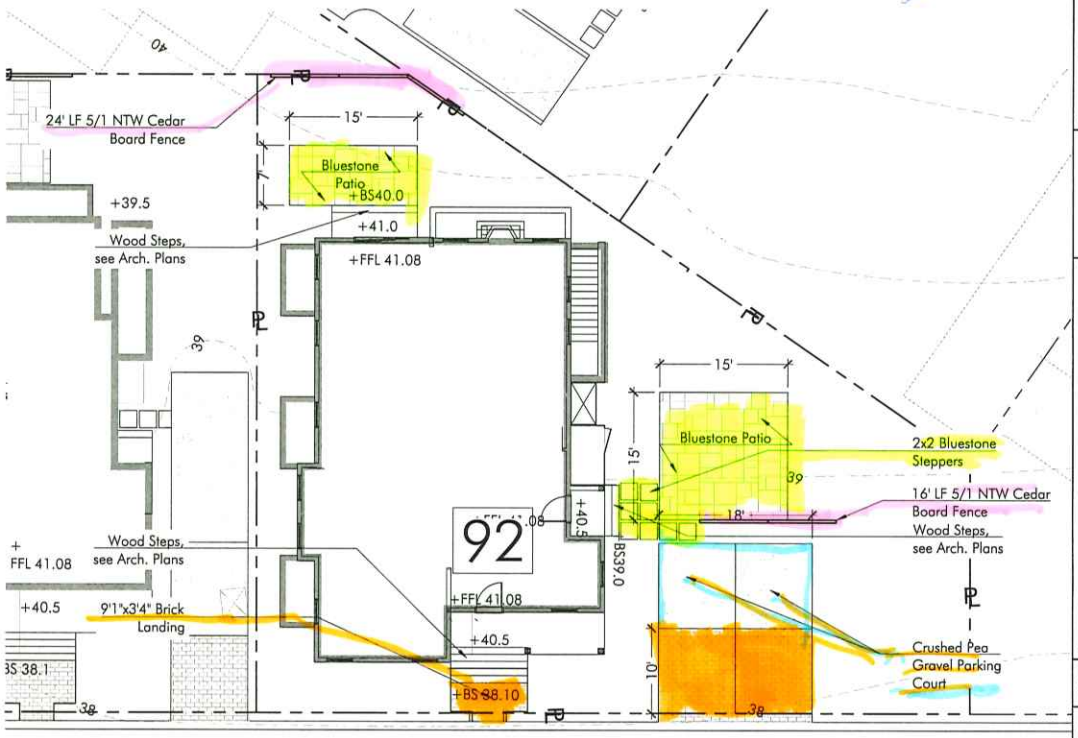
Bluestone Patio randum rectagular pattern



Pea Gravel



Brick Paving



14 BEACH GRASS ROAD

SCALE: 1" = 10'-0"

0 5' 10' 25'

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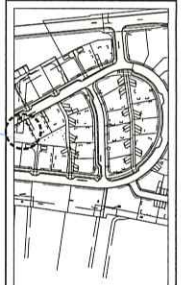
Verdant Landscape Architecture.com
617.735.1180



SANDPIPER PLACE DEVELOPMENT
PHASE TWO
NANTUCKET, MA

HARDSCAPE MATERIALS PLAN

Project #:	Date: 6.14.2024
Drawn by:Team Verdant	Reviewed: KP
Scale: 1"=10'-0"	

Revisions:
08.27.24 By Ownership

L1.7

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CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

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PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 885

Street & Number of Proposed Work: 1 BEACH GRASS RD

Owner of record: NANTUCKET PROPERTY OWNER LLC

Mailing Address: 100 CONIFER HILL DR - STE 304
DANVERS, MA 01923

Contact Phone #: 978-504-1940 E-mail: TIAMORASELLSHOMES@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

HARDSCAPE - DRIVEWAY/APRON/WALKWAYS/ 15'X15' BLUESTONE PATIO/ 46'1 5/1 FENCE/88' PICKET FENCE ROAD SIDE

Is there an HDC survey form for 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: 46' + 88' WHITE
Length: TYPE II CAP PICKET FENCE 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 PEASTONE GRAVEL Walkways BLUESTONE/BRICK Walls APRON-BRICK

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence NEW/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 9/22/2024 Signature of owner of record _____ Signed under penalties of perjury

1 BEACH GRASS ROAD – HARDSCAPE





5/1 NTW Cedar Board Fence



Capped Picket Fence



Brick Paving



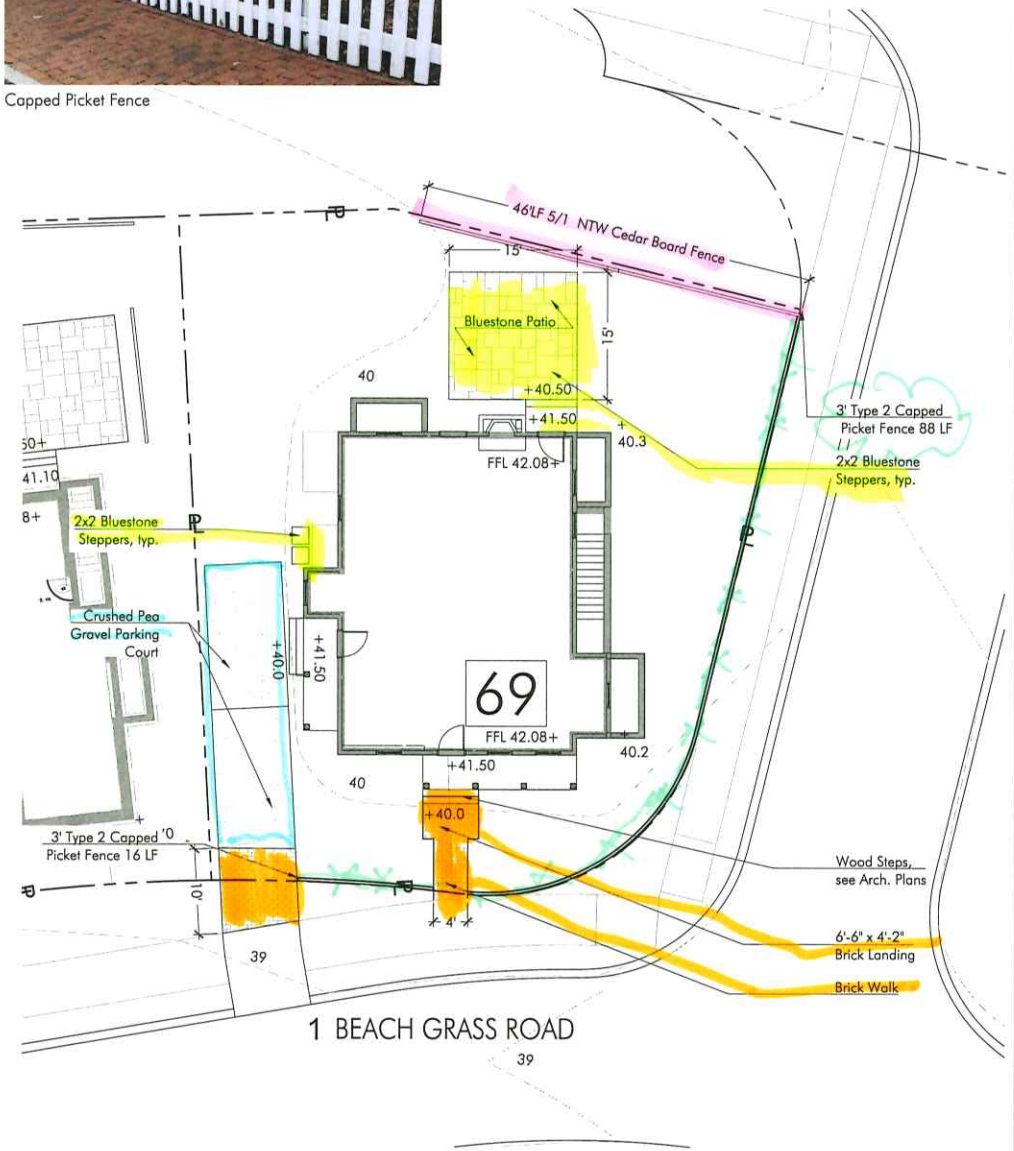
Bluestone Patio randum rectagular pattern



2x2 Bluestone Stepping Stones



Pea Gravel



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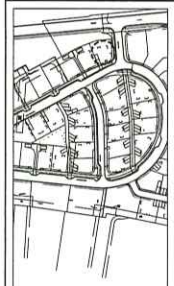
617.735.1180



SANDPIPER PLACE DEVELOPMENT
PHASE TWO
NANTUCKET, MA

HARDSCAPE MATERIALS PLAN

Project #:	Date: 6.14.2024
Drawn by: Team Verdant	Reviewed: KP
Scale: 1"=10'-0"	

Revisions:
08.27.24 By Ownership

L1.3

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Y:\NantucketSandpiperPhase2\CAD\NAN2_ENLARGE.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°: 68 PARCEL N°. 884

Street & Number of Proposed Work: 3 BRANT GRASS ROAD

Owner of record: NANTUCKET PROPERTY OWNER LLC

Mailing Address: 100 CONIFER HILL DR-STE 304 DANVERS, MA 01923

Contact Phone #: 978 504 1946 E-mail: TAMORA SELLS HOMES @GMAIL.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CLARINALINDA @ 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

HARD SCAPE – DRIVEWAY / APRON / WALKWAYS / 15'X15' BLUE STONE PATIO / 1-24' SECTION + 16' SECTION NEW S/1 FENCE

Is there an HDC survey form for 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: S/1 NEW FENCE
Type: 1-24' SECTION
Length: 1-16' SECTION

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round ____ Square ____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 GRAVEL Walkways BLUE STONE / BRICK APRON BRICK Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence NEW Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/22/2024 Signature of owner of record _____ Signed under penalties of perjury

3 BEACH GRASS ROAD – HARDSCAPE





Brick Paving



Bluestone Patio randum rectagular pattern



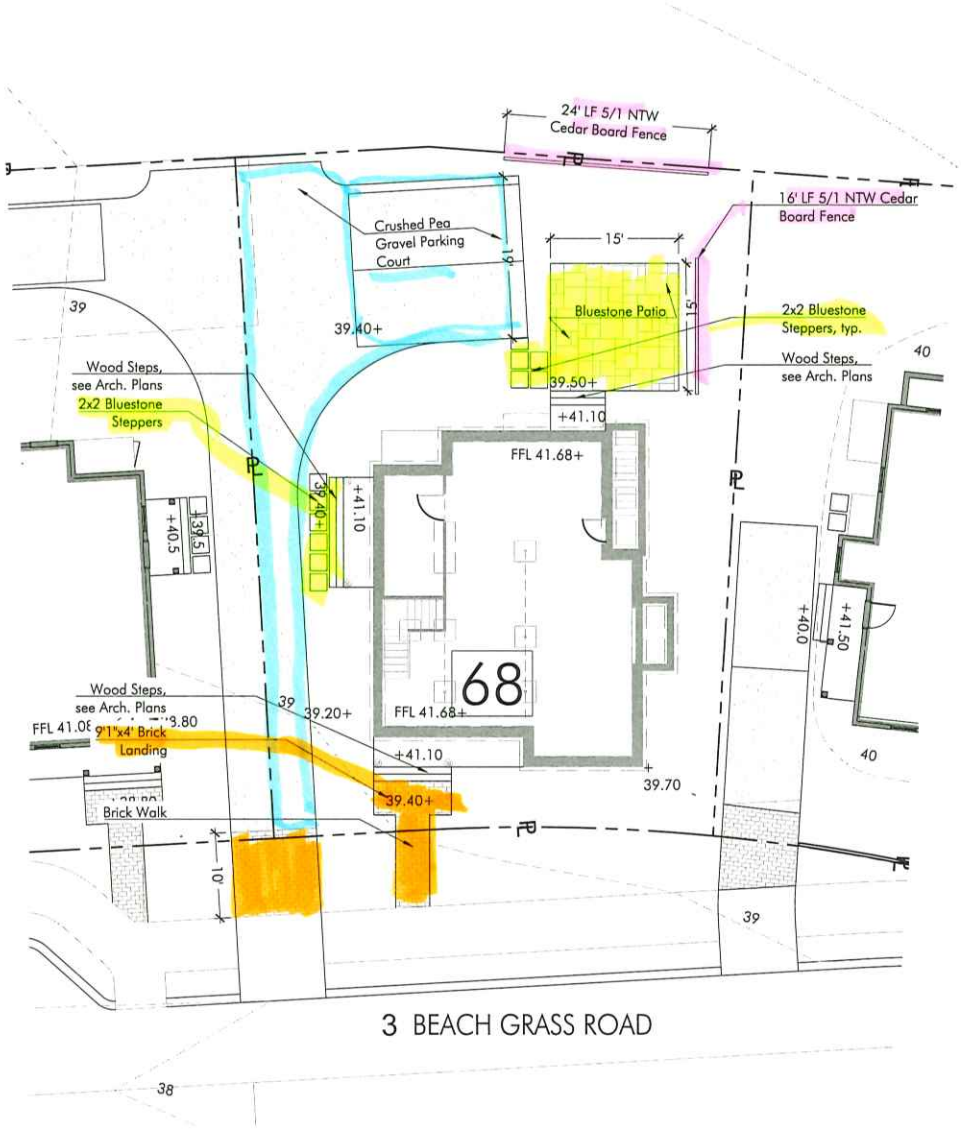
2x2 Bluestone Stepping Stones



Pea Gravel



5/1 NTW Cedar Board Fence



3 BEACH GRASS ROAD

SCALE: 1" = 10'-0"

0 5' 10' 25'

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Verdant Landscape Architecture.com
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SANDPIPER PLACE DEVELOPMENT
PHASE TWO
NANTUCKET, MA

HARDSCAPE MATERIALS PLAN

Project #:	Date: 6.14.2024
Drawn by:Team Verdant	Reviewed: KP
Scale: 1"=10'-0"	

Revisions:
08.27.24 By Ownership

L1.2

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CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket In Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 883

Street & Number of Proposed Work: 5 BEACH GRASS RD

Owner of record: NANTUCKET PROPERTY OWNER LLC

Mailing Address: 100 CONIFER HILL DR - STE 304
DANVERS, MA 01923

Contact Phone #: 978 504 1946 E-mail: TAMORASELISTHOMES @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: HARDSCAPE - DRIVEWAY/APRON/WALKWAY/

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 GRAVEL Walkways BLUE STONE Walls ~~APRON~~ WALKWAYS & BRICK RUNNING BOND

* Note: Complete door and window schedules are required.

COLORS

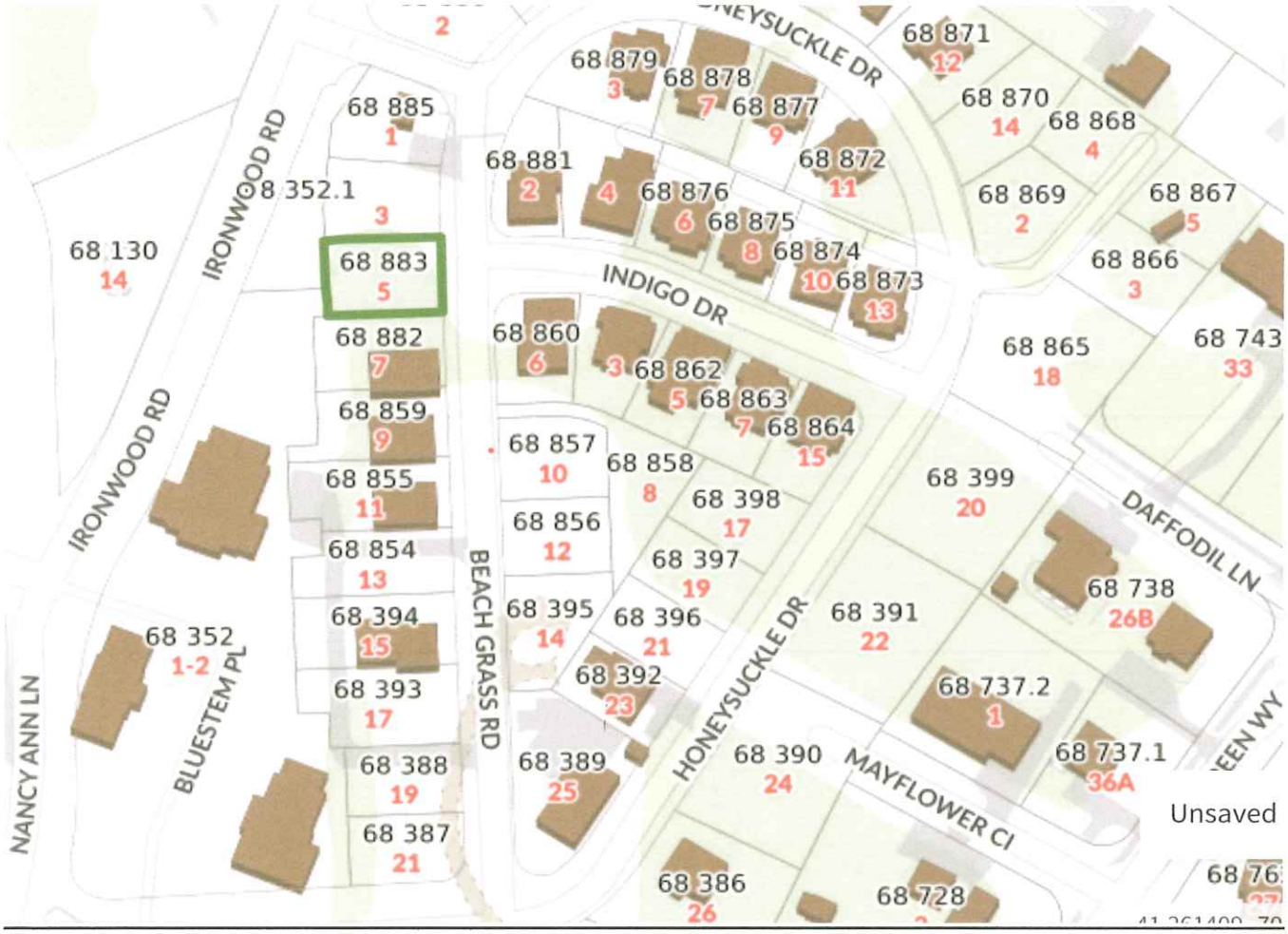
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/22/2024 Signature of owner of record _____ Signed under penalties of perjury

5 BEACH GRASS ROAD – HARDSCAPE





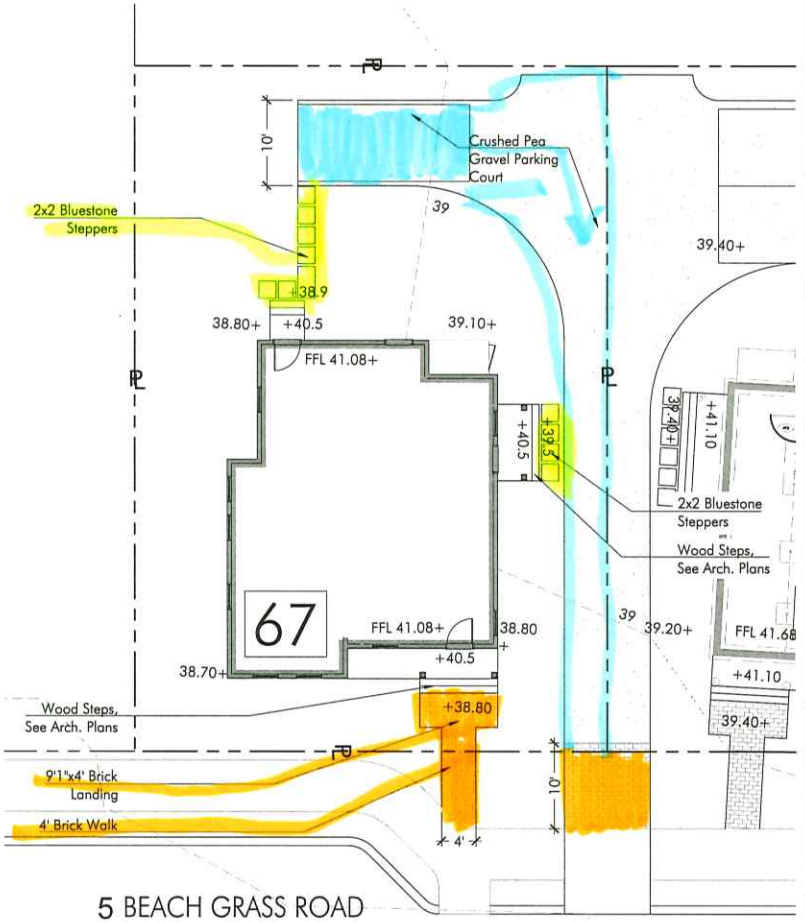
Brick Paving



2x2 Bluestone Stepping Stones



Pea Gravel

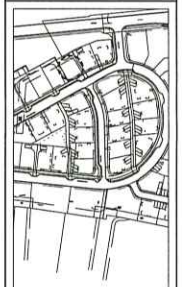


5 BEACH GRASS ROAD

SCALE: 1" = 10'-0"

0 5' 10' 25'

VERDANT
LANDSCAPE ARCHITECTURE
318 Harvard Street, Suite 25, Brookline, MA 02446
Verdant Landscape Architecture.com
617.735.1180



SANDPIPER PLACE DEVELOPMENT
PHASE TWO
NANTUCKET, MA

HARDSCAPE MATERIALS PLAN

Project #: Date: 6.14.2024
Drawn by:Team Verdant Reviewed: KP
Scale: 1"=10'-0"

Revisions:
08.27.24 By Ownership

L1.1

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CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 398

Street & Number of Proposed Work: 17 HONEYSUCKLE DR.

Owner of record: NANTUCKET PROPERTY OWNER LLC

Mailing Address: 100 CONIFER HILL DR-STE 304
DANVERS, MA 01923

Contact Phone #: 978-504-1946 E-mail: TAMRA.SELLS HOMES@GMAIL.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

HARDSCAPE - DRIVEWAY/APRON/ WALKWAYS/ 15'X15' BLUESTONE PATIO/ 12' NEW S/I FENCE

Is there an HDC survey form for 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: S/I NEW BOARD
Type: FENCE - 12'
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins) single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ IDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways SEA STONE/GRAVEL Walkways BLUESTONE/BRICK Walls APRON - BRICK

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

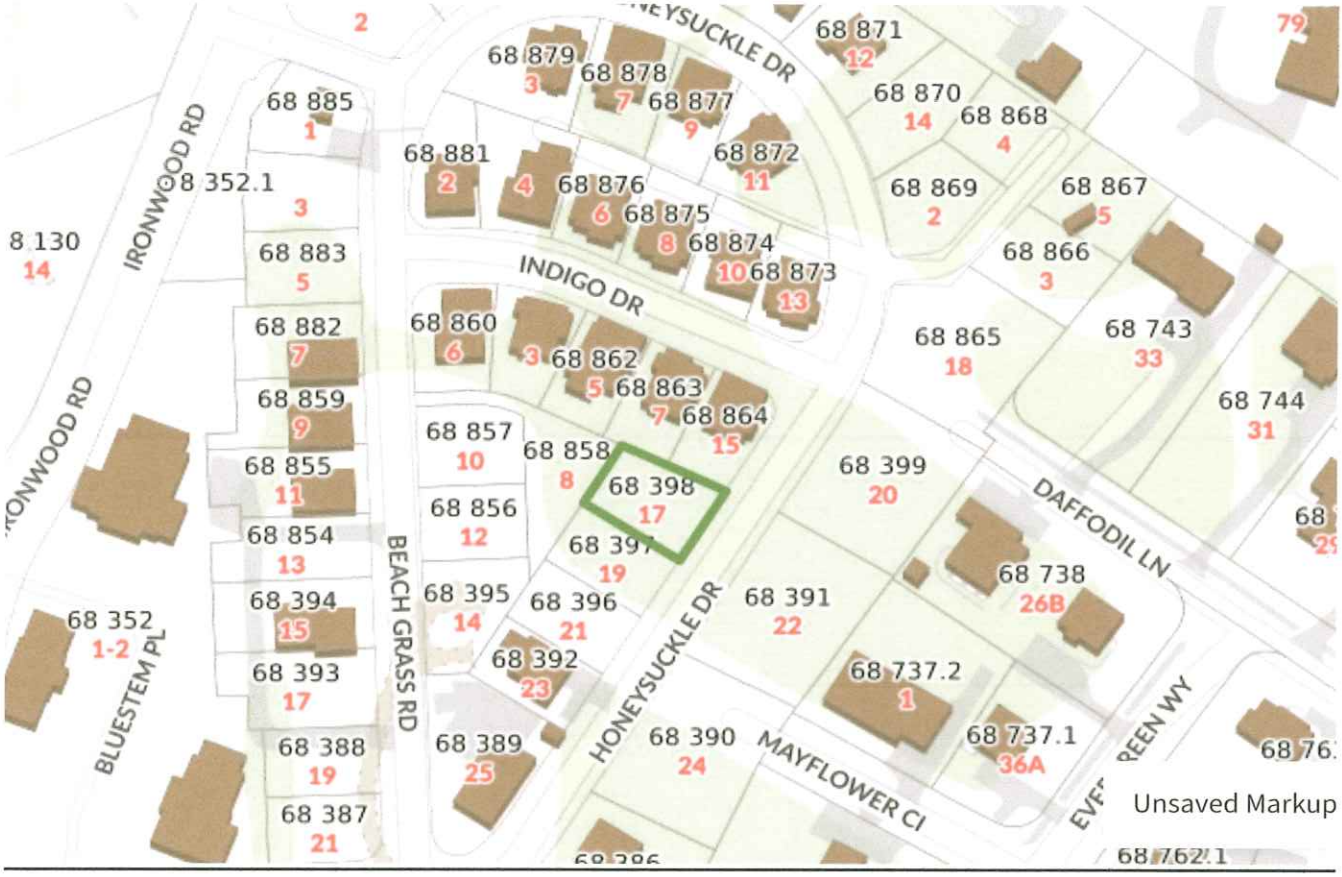
Deck _____ Foundation _____ Fence NEW Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/22/2024 Signature of owner of record _____ Signed under penalties of perjury

17 HONEYSUCKLE DRIVE – HARDSCAPE





5/1 NTW Cedar Board Fence



Pea Gravel



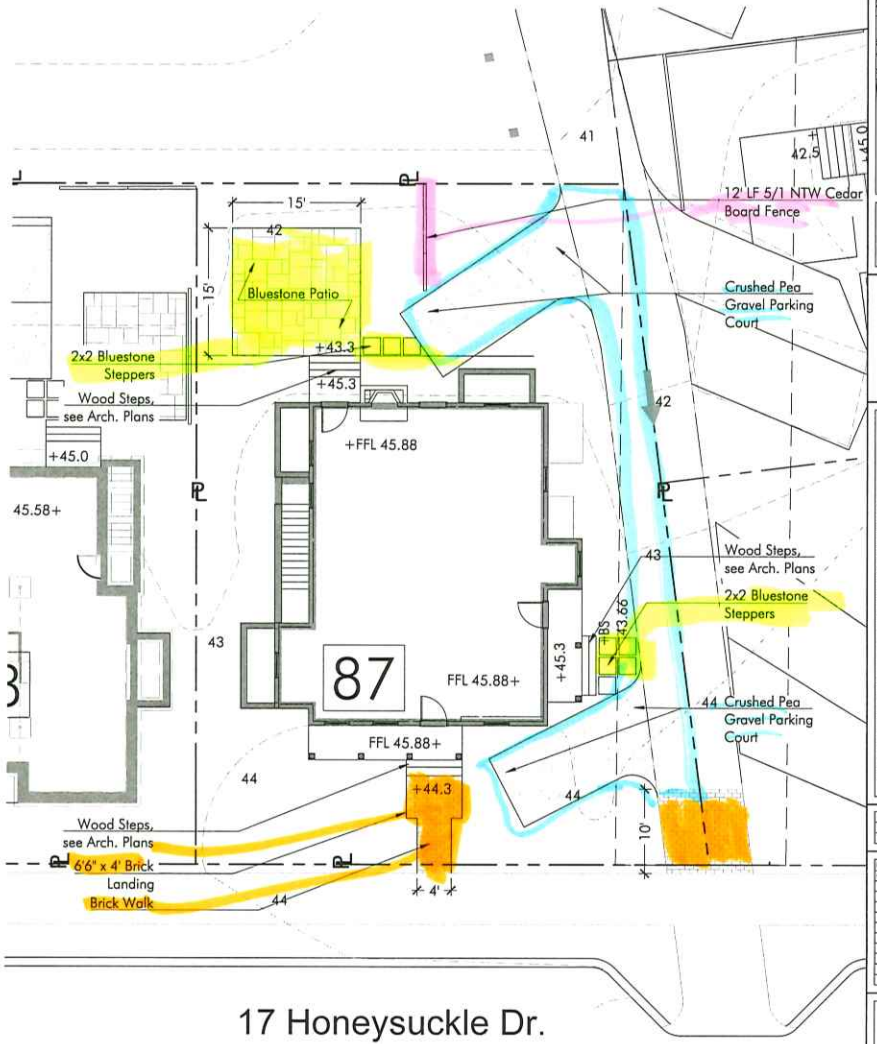
Brick Paving



Bluestone Patio randum rectagular pattern



2x2 Bluestone Stepping Stones



17 Honeysuckle Dr.

SCALE: 1" = 10'-0"

0 5' 10' 25'

VERDANT
LANDSCAPE ARCHITECTURE
617.735.1180

SANDPIPER PLACE DEVELOPMENT
PHASE TWO
NANTUCKET, MA

HARDSCAPE MATERIALS PLAN

Project #:	Date: 6.14.2024
Drawn by: Team Verdant	Reviewed: KP
Scale: 1"=10'-0"	

Revisions:
08.27.24 By Ownership

L1.4

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CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

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The certificate is valid for three years from 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°. 397

Street & Number of Proposed Work: 19 HONEYSUCKLE DR.

Owner of record: NANTUCKET PROPERTY OWNER LLC

Mailing Address: 100 CONIFER HILL DR-STE 304
DANVERS, MA 01923

Contact Phone #: 9785081946 E-mail: TRACIBASELLSHOMES@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

HARDSCAPING - DRIVEWAY/APRON / WALKWAY / 15'X12' BLUESTONE PATIO / 2X16' SECTIONS FENCE

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 5/1 NTW BOARD
Type: FENCE - 2 x 16'
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveway PEA STONE GRAVEL Walkways BLUESTONE/BRICK Walls APRON - BRICK

* Note: Complete door and window schedules are required.

COLORS

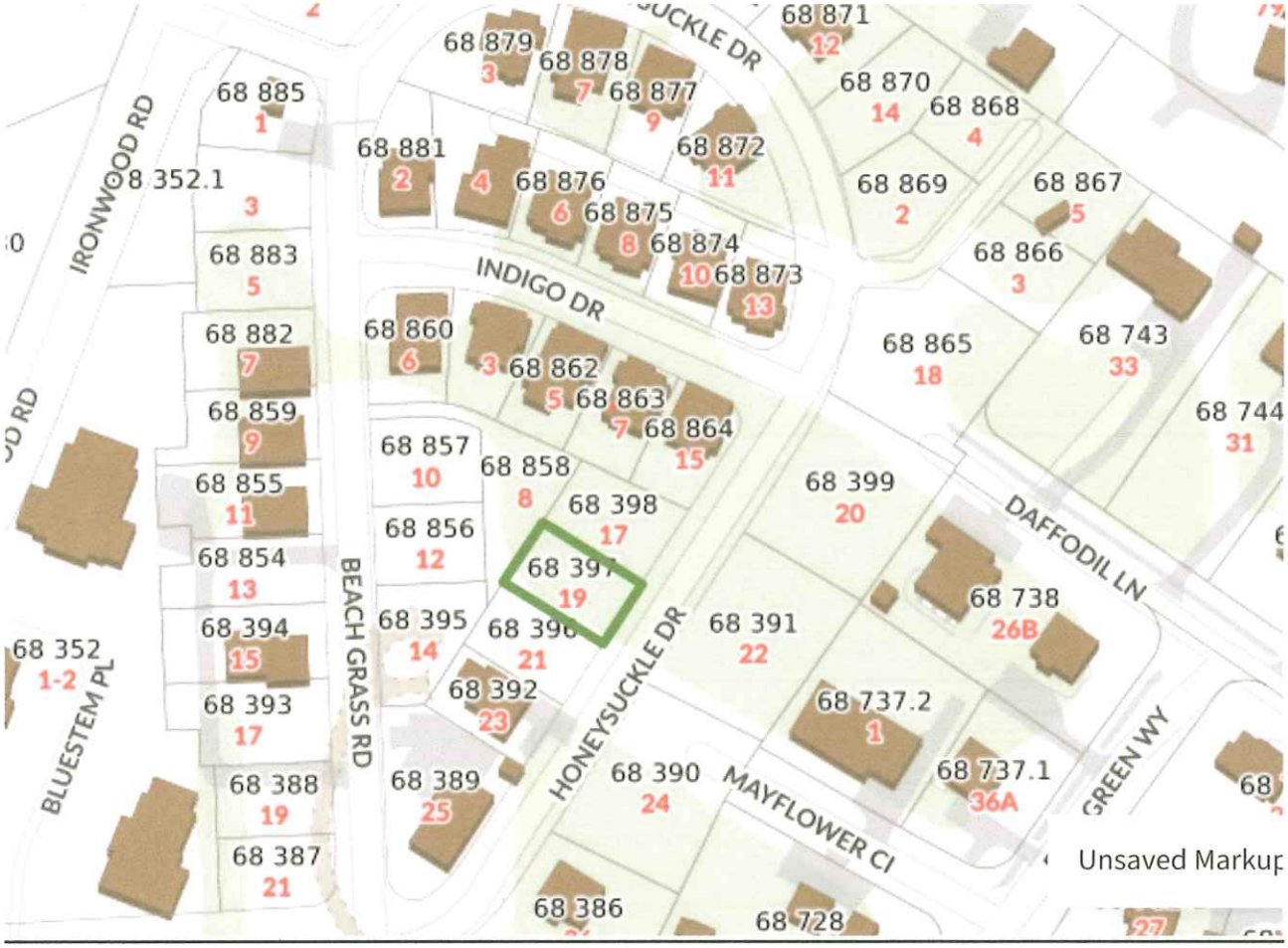
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence NTW Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/22/2024 Signature of owner of record _____ Signed under penalties of perjury

19 HONEYSUCKLE DRIVE – HARDSCAPE





Bluestone Patio randum rectagular pattern



Brick Paving



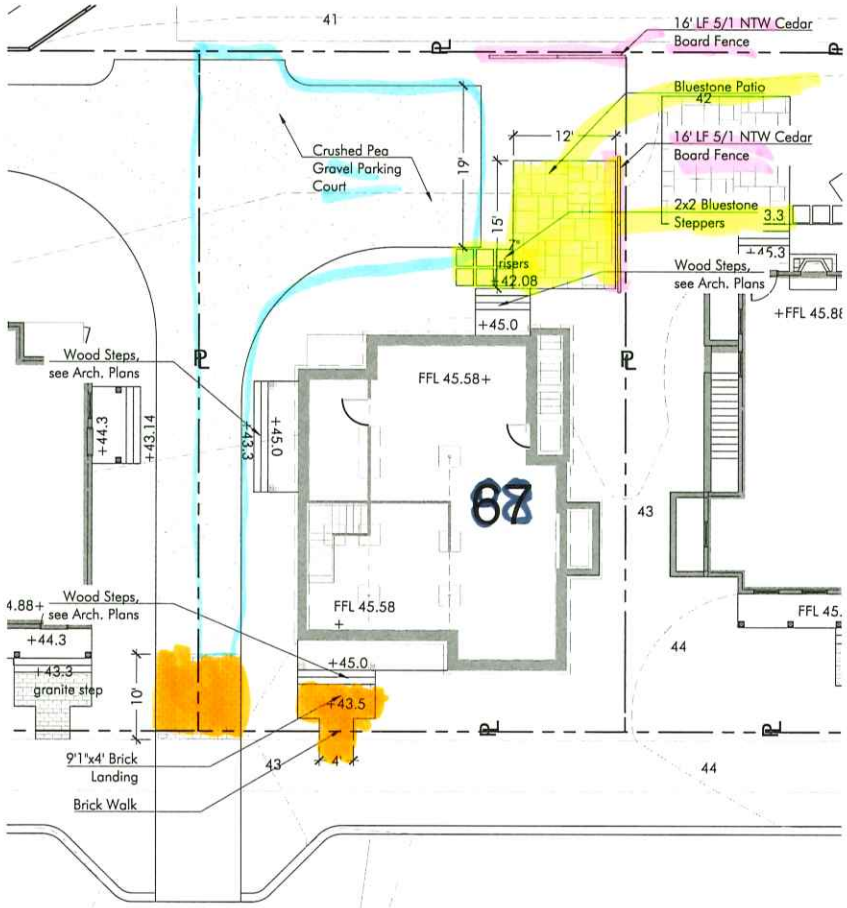
5/1 NTW Cedar Board Fence



Pea Gravel



2x2 Bluestone Stepping Stones



19 Honeysuckle Dr.

SCALE: 1" = 10'-0"

0 5' 10' 25'

VERDANT
LANDSCAPE ARCHITECTURE
617.735.1180



SANDPIPER PLACE DEVELOPMENT
PHASE TWO
NANTUCKET, MA

HARDSCAPE MATERIALS PLAN

Project #:	Date: 6.14.2024
Drawn by:Team Verdant	Reviewed: KP
Scale: 1"=10'-0"	

Revisions:
08.27.24 By Ownership

L1.5

© Verdant Landscape Architecture

Y:\Nantucket\Sandpiper\Phase2\CAD\NAN2_ENLARGE.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°: 68 PARCEL N°. 396

Street & Number of Proposed Work: 21 HONEYSUCKLE DR

Owner of record: NANTUCKET Property Owner LLC

Mailing Address: 100 COUNTER HILL DR - STE 304
DANVERS, MA 01923

Contact Phone #: 978-504-1946 E-mail: TAMORASEELS HOMES @GMAIL.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA @COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ ~~Deck/Patio~~ ☐ Steps ☐ Shed

☐ Color Change ☒ ~~Fence~~ ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

DRIVEWAY / APRON / WALKWAY

Is there an HDC survey form for 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 BLUESTONE GRAVEL Walkways BLUESTONE/BRICK Walls APRON - BRICK

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

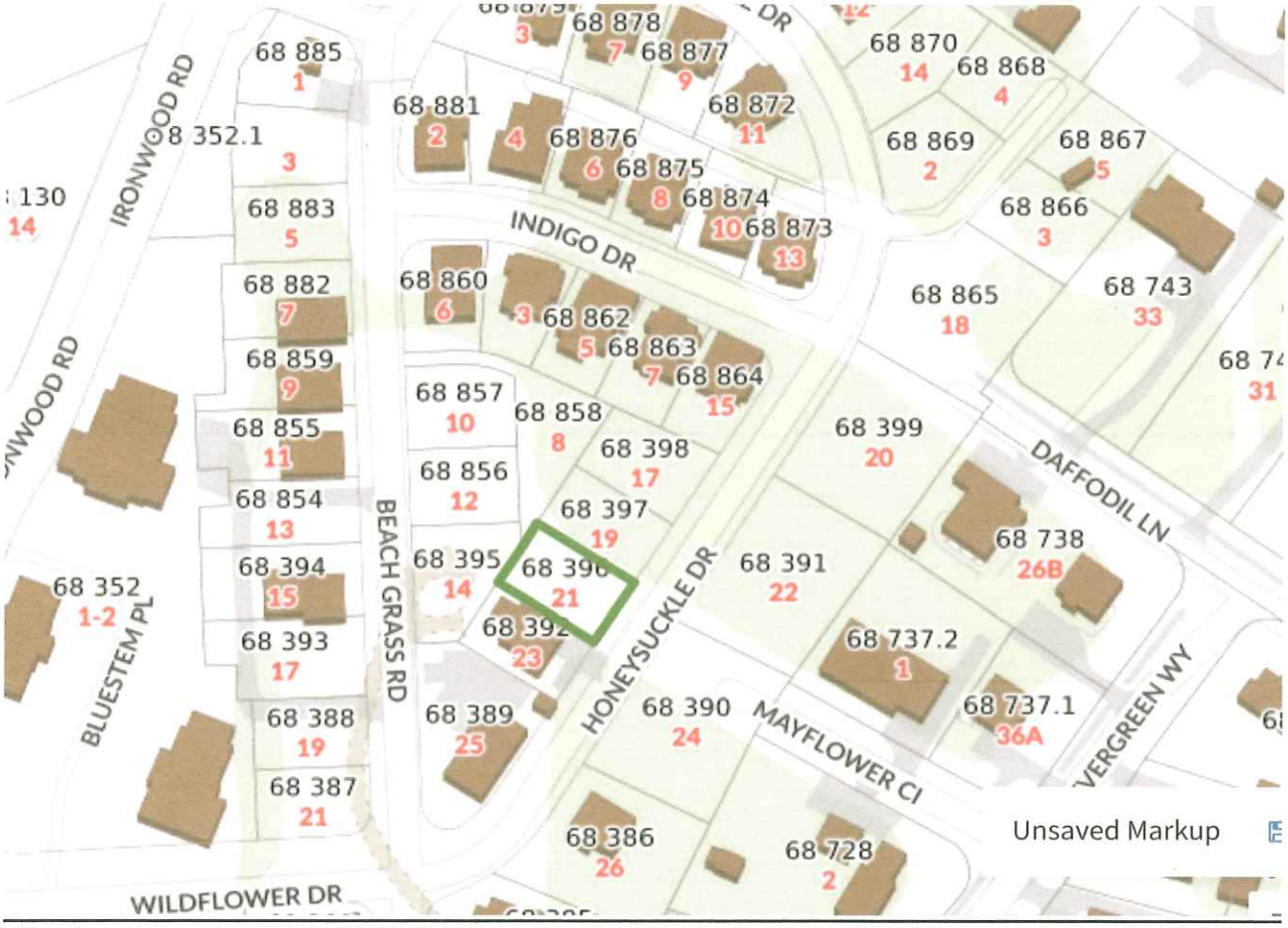
Deck _____ Foundation _____ Fence NTW Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/22/2024 Signature of owner of record _____ Signed under penalties of perjury

21 HONEYSUCKLE DRIVE – HARDSCAPE





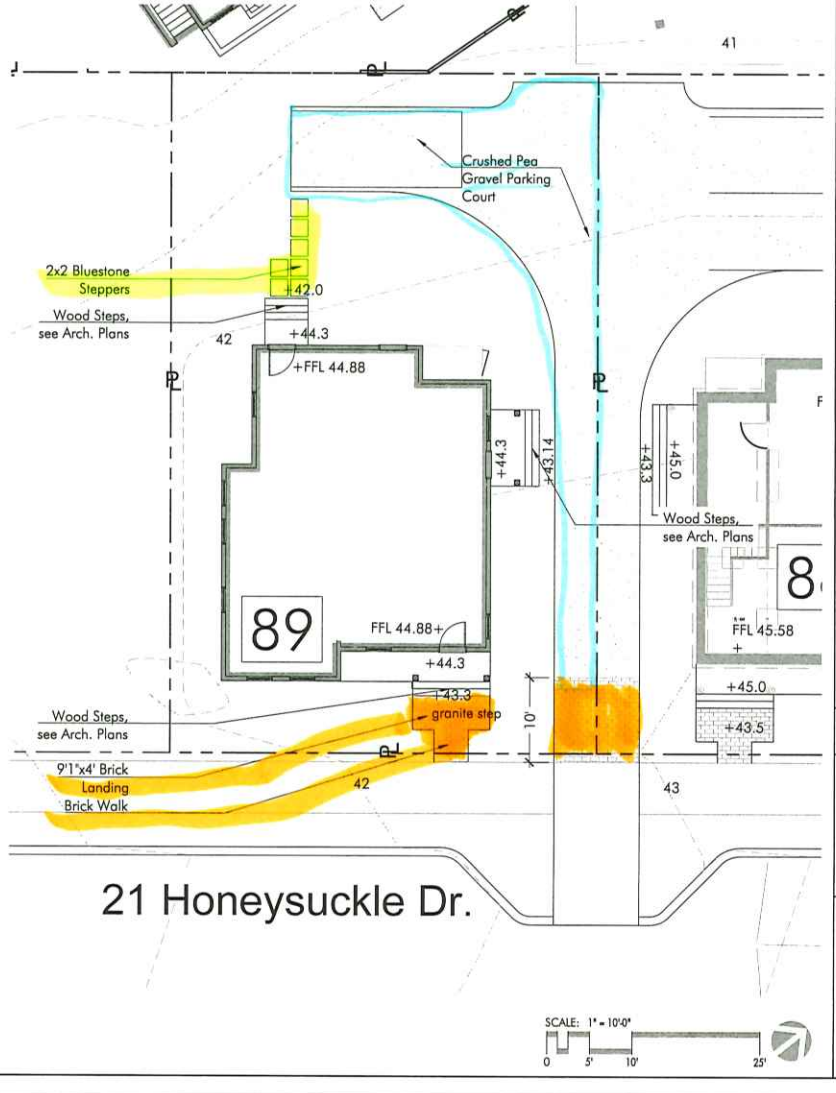
2x2 Bluestone Stepping Stones



Pea Gravel



Brick Paving



VERDANT
LANDSCAPE ARCHITECTURE
617.735.1180

SANDPIPER PLACE DEVELOPMENT
PHASE TWO
NANTUCKET, MA

HARDSCAPE MATERIALS PLAN

L1.6

© Verdant Landscape Architecture

Y:\Nantucket\SandpiperPhase2\CAD\NAN2_ENLARGE.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°: 44 PARCEL N°. 67

Street & Number of Proposed Work: 7 N. PASTURE LN

Owner of record: MICHELE FLASTER ETAL

Mailing Address: 911 HARBOR ROAD
SOUTHPORT, CT 06890

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: _____ RAISING GRADE

Difference between existing grade and proposed finish grade: North ± 8' South ± 8' East ± 8' West ± 8'

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1992

Original Builder:

REVISIONS* (describe)
1. East Elevation ROTATE EXISTING REAR COTTAGE ON SITE COUNTER-CLOCKWISE
2. ~~South~~ Elevation
3. ~~West~~ S Elevation - REMOVE BULKHEAD - CREATE BELOW GRADE WALK OUT - 4 FR DRS/ WINDOW
4. North Elevation - REMOVE EXTERIOR FIREBOX

Is there an HDC survey form for 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: ADD DECK RAILING
Type: STANDARD 36"
Length: 8' SECTION

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door 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~~ C/C BOSTON SASH

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear 4-15LT FR DRS Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NEW Clapboard (if applicable) _____ Roof _____
Trim WHITE TIME Sash WHITE TIME Doors WHITE TIME
Deck _____ Foundation GRAY Fence WHITE TIME Shutters _____
RAIL

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/22/2024 Signature of owner of record _____ Signed under penalties of perjury

7 NORTH PASTURE LANE

RAISING THE COTTAGE GRADE TO LEVEL OF THE DRIVEWAY WHICH IS AT E 62 AND THE HOUSE IS ABOUT E 54 – OWNERS ARE ELDERLY AND THERE IS A SIGNIFICANT GRADE CHANGE FROM THE PRIMARY DWELLING WHICH IS AT E 68-70 – COTTAGE IS NOT VISIBLE FROM NORTH PASTURE LANE AS IT WILL CONTINUE TO BE BELOW THE GRADE OF THE HOUSE AND IS ABOUT 386 FEET FROM THE ROAD




58
58
64
68
68
70
71
70
68
64
64
62
62
60
60


387 Feet

Proposed Relocation/Renovations
Flaster Cottage
7 North Pasture Lane
Nantucket, MA 02554



PROJECT SITE
7 North Pasture Lane

LIST OF DRAWINGS		DATE ISSUED
CVR	COVER SHEET	09/22/24
SITE.1	CONTEXT SITE PLAN	09/22/24
PH.1	PHOTOGRAPHIC CTX.-1	09/22/24
PH.2	PHOTOGRAPHIC CTX.-2	09/22/24
A.1	FIRST FLOOR PLAN	09/22/24
A.2	PROP. LOWER-LEVEL PLAN	09/22/24
A.3	PROP. SOUTH ELEVATION (Window/Door Schedule)	09/22/24
A.4	PROP. WEST ELEVATION	09/22/24

GENERAL NOTES (all drawings):

1. All work shall be completed in conformance with the latest edition of the Commonwealth of Massachusetts State Building Code and Town of Nantucket By-Laws as well as all other applicable regulations, guidelines, and ordinances.
2. The Contractor shall verify existing conditions and dimensions prior to beginning work and shall not begin work until all elements required to complete the construction are readily available.
3. It is the Contractor's responsibility to brace and shore the new and existing structure during all construction activities.
5. It is the Contractor's responsibility to verify all new to existing conditions for adequacy and appropriateness.
6. Provide a safe work site at all times including but not limited to code complying means of egress form all occupied areas of the structure during construction.
7. All workmanship and materials shall be performed, purchased, and installed in a manner consistent with industry standards and generally accepted practices.
8. All structural calculations to be provided by the lumber manufacturer.
9. Provide Smoke and CO2 monitoring throughout.

gbda

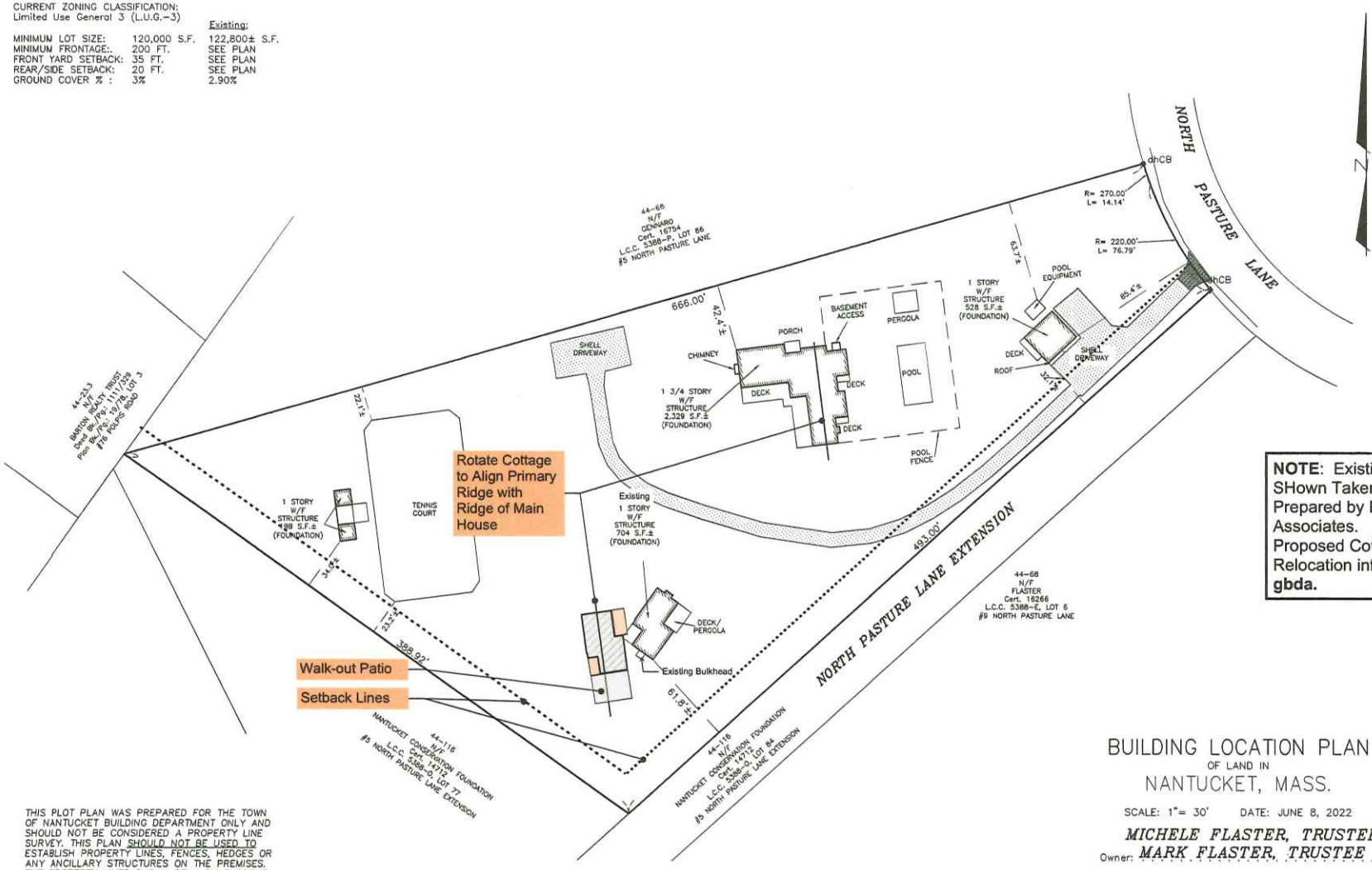
Proposed Renovations
12 Bosun's Lane
Mashpee, MA 002649

Date: 07/05/24
Rev.:
Drw by: GAB
Scale: As Noted

cvr

CURRENT ZONING CLASSIFICATION:
Limited Use General 3 (L.U.G.-3)

		Existing:
MINIMUM LOT SIZE:	120,000 S.F.	122,800± S.F.
MINIMUM FRONTAGE:.	200 FT.	SEE PLAN
FRONT YARD SETBACK:	35 FT.	SEE PLAN
REAR/SIDE SETBACK:	20 FT.	SEE PLAN
GROUND COVER % :	3%	2.90%



NOTE: Existing Conditions SHown Taken from Plan Prepared by Blackwell Associates.
Proposed Cottage Relocation information by **gbda.**

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: . . 44. . , PARCEL: . . 67. . .

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1"= 30' DATE: JUNE 8, 2022

Owner: *MICHELE FLASTER, TRUSTEE*
MARK FLASTER, TRUSTEE

Cert. of Title: #24626 Plan: L.C.C. 5388-E, LOT 7

Locus: . . #7 NORTH PASTURE LANE

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

B3133

T:\LIZ 1 JOB 9

gbda

FLASTER COTTAGE
7 N. Pasture, Nantucket
CONTEXT SITE PLAN

Date: 9/22/24
Rev.:
Drw by: GAB
Scale: As Noted

Site. 1



EXISTING NORTH ELEVATION

Note: False chimney to remain. Fireplace extension to be removed. Patched side-walling to match existing house.



EXISTING WEST ELEVATION

gbda

FLASTER COTTAGE
7 N. Pasture, Nantucket
Proposed 1st Floor Plan

Date: 9/22/24
Rev.:
Drw by: GAB
Scale: 1/4"

PH.1



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION

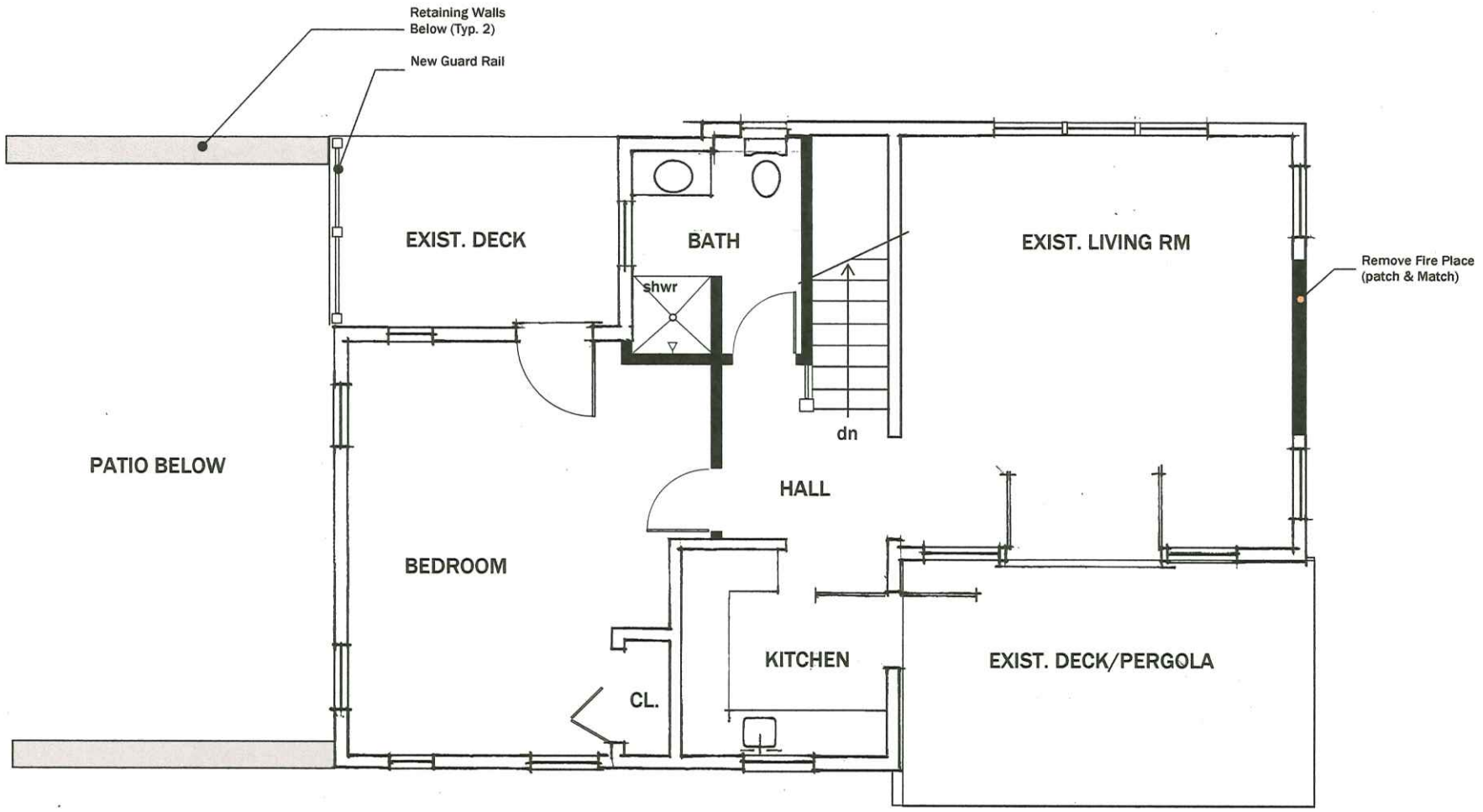
Note: Ridge of Main House visible in the background. Proposed rotation of Cottage Primary Ridge to align parallel with that.

gbda

FLASTER COTTAGE
7 N. Pasture, Nantucket
Proposed 1st Floor Plan

Date: 9/22/24
Rev.:
Drw by: GAB
Scale: 1/4"

PH.2



FIRST FLOOR PLAN

1/4" = 1'=0"

NOTE: New Partitions are Shaded

gbda

FLASTER COTTAGE
7 N. Pasture, Nantucket
Proposed 1st Floor Plan

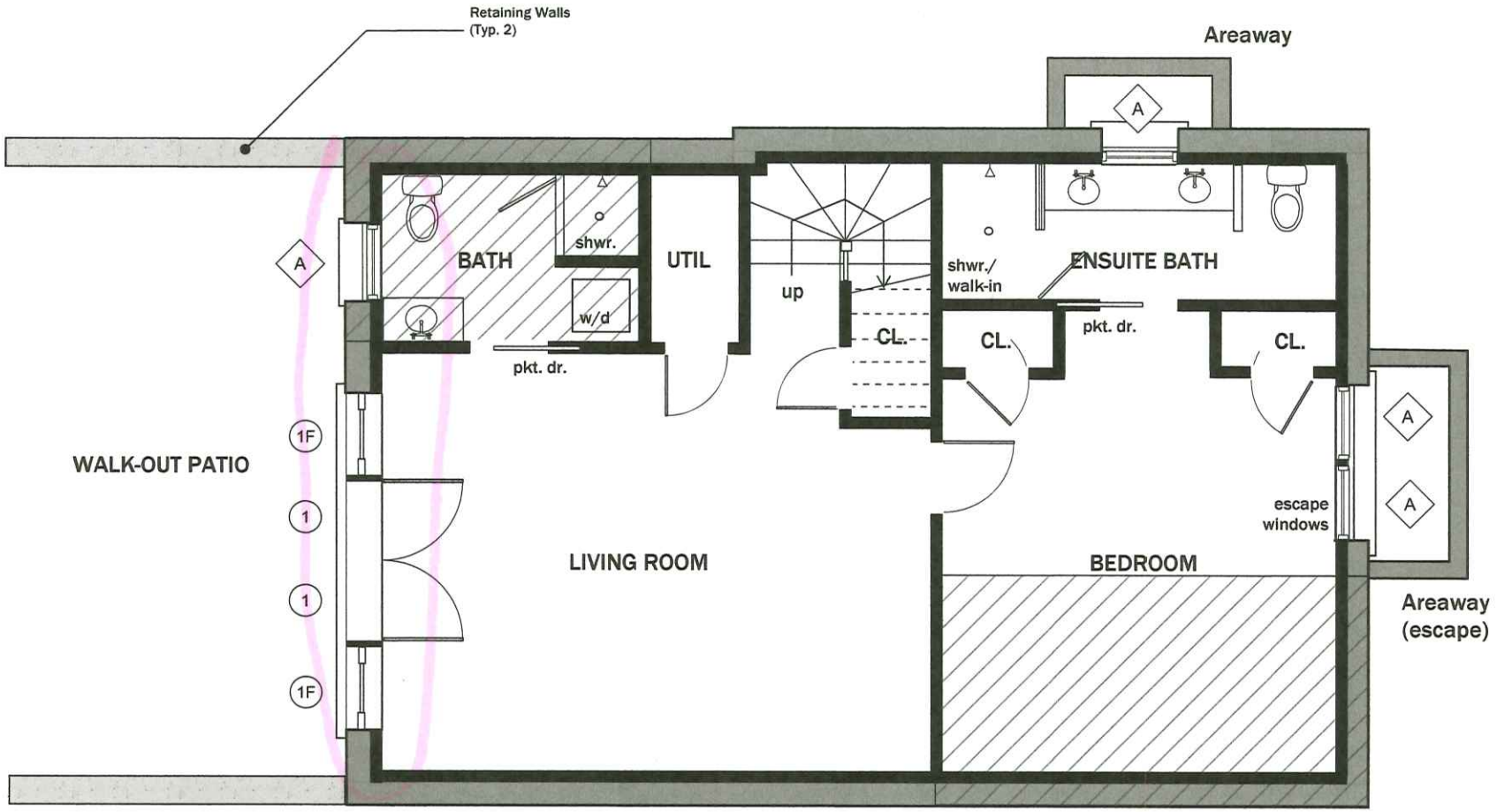
Date: 9/22/24

Rev.:

Drw by: GAB

Scale: 1/4"

A.1



PROPOSED LOWER LEVEL PLAN

1/4" = 1'=0"

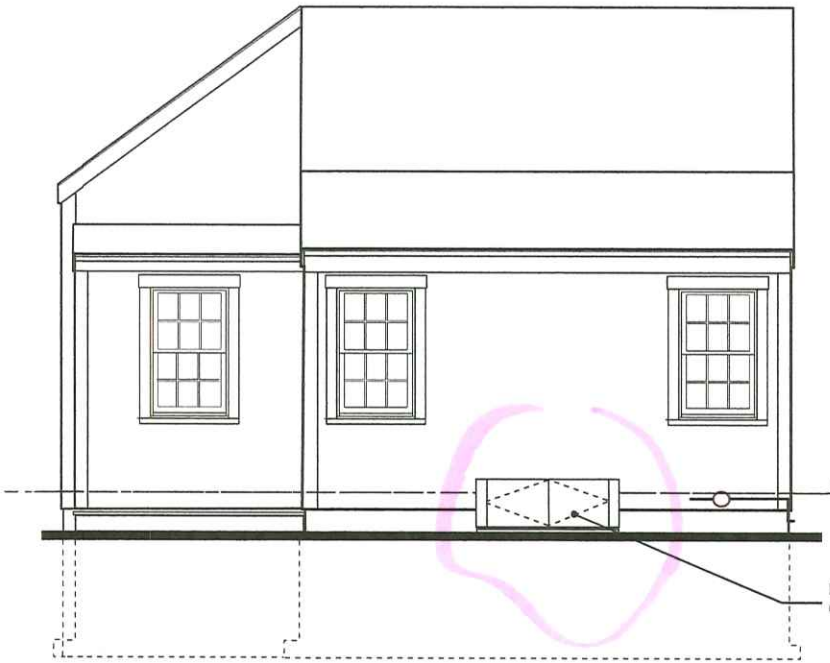
NOTE: Hatched Areas are Open Decks Above.

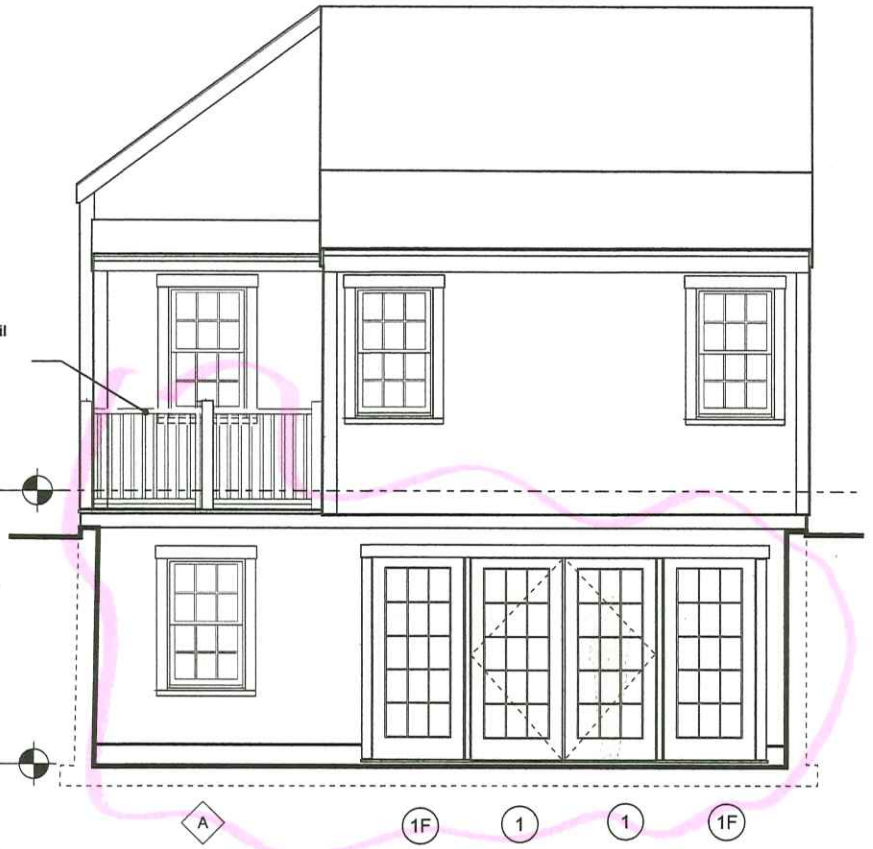
gbda

FLASTER COTTAGE
7 N. Pasture, Nantucket
Proposed Lower Level Floor Plan

Date: 9/22/24
Rev.:
Drw by: GAB
Scale: 1/4"

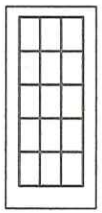
A.2





EXISTING SOUTH - WEST ELEVATION

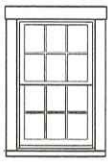
1/4" = 1'=0"



1

CUSTOM 2-1/4" "UTILE" MAHOGANY DOORS

. 6-3/4" MAHOGANY JAMBS
. 1-1/8" SDL WITH DARK SPACER BAR
. LOW E TEMPERED GLASS WITH ARGON
. MULTI-POINT LOCK ON ACTIVE AND PASSIVE PANELS
. FINISH HANDLE SETS BY OTHERS
. 5/4" X 5" CASING
. SOLID MAHOGANY SILL
. PREHUNG-MAHOGANY FULLVIEW COMBINATION OR SCREEN DR
. FULL VIEW STYLE, WITH REMOVABLE TEMP GLASS INSERT AND SCREEN INSERT
. BALDWING BRASS BALL BEARING HINGES
. PRE-FINISHED WHITE EXTERIOR ON DOORS
. PRE-FINISHED WHITE EXTEIOR ON ALL SURFACES ON COMBINATION DOORS AND INSERTS
. PRIMED INTERIOR OF PRIMARY DOORS



A

BOSTON SASH WOOD WINDOW
** 5/8 SDL LOW E ARGON GLASS
** 6-3/4" JAMB - DP RATED
** 5/4X5 CASING CEDAR - 1-3/4" CEDAR SILL W/1" HORNS
** PREFINSIHED EXT./PRIMED INTERIOR
** WOOD PREFIN HALF SCRNS W/BUDGET HARDWARE

DOOR/WINDOW SCHEDULE

PROPOSED SOUTH (Rear) ELEVATION

1/4" = 1'=0"

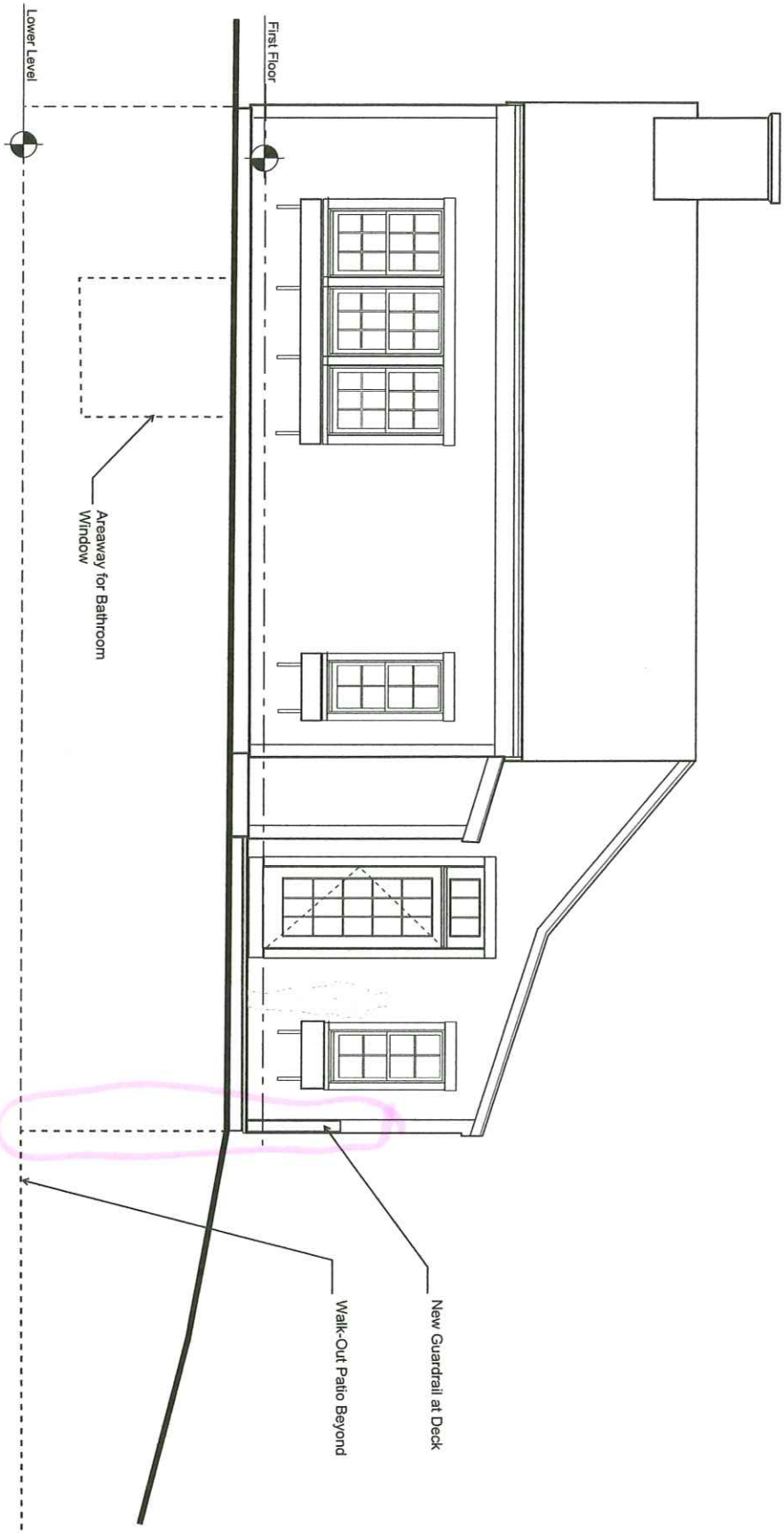
NOTE 1: Side-walling and trim to match existing cottage.
NOTE 2: Screens not shown on French Doors for Clarity.

gbda

FLASTER COTTAGE
7 N. Pasture, Nantucket
Proposed South Elevation

Date: 9/22/24
Rev.:
Drw by: GAB
Scale: 1/4"

A.3



PROPOSED WEST (Side) ELEVATION
1/4" = 1'-0"

A.4	Date: 9/22/24 Rev.: Drw by: GAB Scale: 1/4"	**FLASTER COTTAGE** **7 N. Pasture, Nantucket** **Proposed West Elevation**

gbda

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 67

Street & Number of Proposed Work: 7 NORTH PASTURE LN

Owner of record: MICHELE FLASTER

Mailing Address: 911 HARBOR ROAD
SOUTHPORT, CT 06890

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:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

16'X 16' BELOW GRADE-BLUESTONE PATIO - GRADE TO BE CUT OUT FOR WALK-OUT- CONCRETE RETAIN. WALLS - STONE VANEER

Is there an HDC survey form for 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 GRAY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/22/2024 Signature of owner of record _____ Signed under penalties of perjury

7 NORTH PASTURE LANE

RAISING THE COTTAGE GRADE TO LEVEL OF THE DRIVEWAY WHICH IS AT E 62 AND THE HOUSE IS ABOUT E 54 – OWNERS ARE ELDERLY AND THERE IS A SIGNIFICANT GRADE CHANGE FROM THE PRIMARY DWELLING WHICH IS AT E 68-70 – COTTAGE IS NOT VISIBLE FROM NORTH PASTURE LANE AS IT WILL CONTINUE TO BE BELOW THE GRADE OF THE HOUSE AND IS ABOUT 386 FEET FROM THE ROAD




56
58
64
66
68
70
72
74
62
60


387 Feet

Proposed Relocation/Renovations
Flaster Cottage
7 North Pasture Lane
Nantucket, MA 02554



PROJECT SITE
7 North Pasture Lane

LIST OF DRAWINGS		DATE ISSUED
CVR	COVER SHEET	09/22/24
SITE.1	CONTEXT SITE PLAN	09/22/24
PH.1	PHOTOGRAPHIC CTX.-1	09/22/24
PH.2	PHOTOGRAPHIC CTX.-2	09/22/24
A.1	FIRST FLOOR PLAN	09/22/24
A.2	PROP. LOWER-LEVEL PLAN	09/22/24
A.3	PROP. SOUTH ELEVATION (Window/Door Schedule)	09/22/24
A.4	PROP. WEST ELEVATION	09/22/24

GENERAL NOTES (all drawings):

1. All work shall be completed in conformance with the latest edition of the Commonwealth of Massachusetts State Building Code and Town of Nantucket By-Laws as well as all other applicable regulations, guidelines, and ordinances.
2. The Contractor shall verify existing conditions and dimensions prior to beginning work and shall not begin work until all elements required to complete the construction are readily available.
3. It is the Contractor's responsibility to brace and shore the new and existing structure during all construction activities.
5. It is the Contractor's responsibility to verify all new to existing conditions for adequacy and appropriateness.
6. Provide a safe work site at all times including but not limited to code complying means of egress form all occupied areas of the structure during construction.
7. All workmanship and materials shall be performed, purchased, and installed in a manner consistent with industry standards and generally accepted practices.
8. All structural calculations to be provided by the lumber manufacturer.
9. Provide Smoke and CO2 monitoring throughout.

gbda

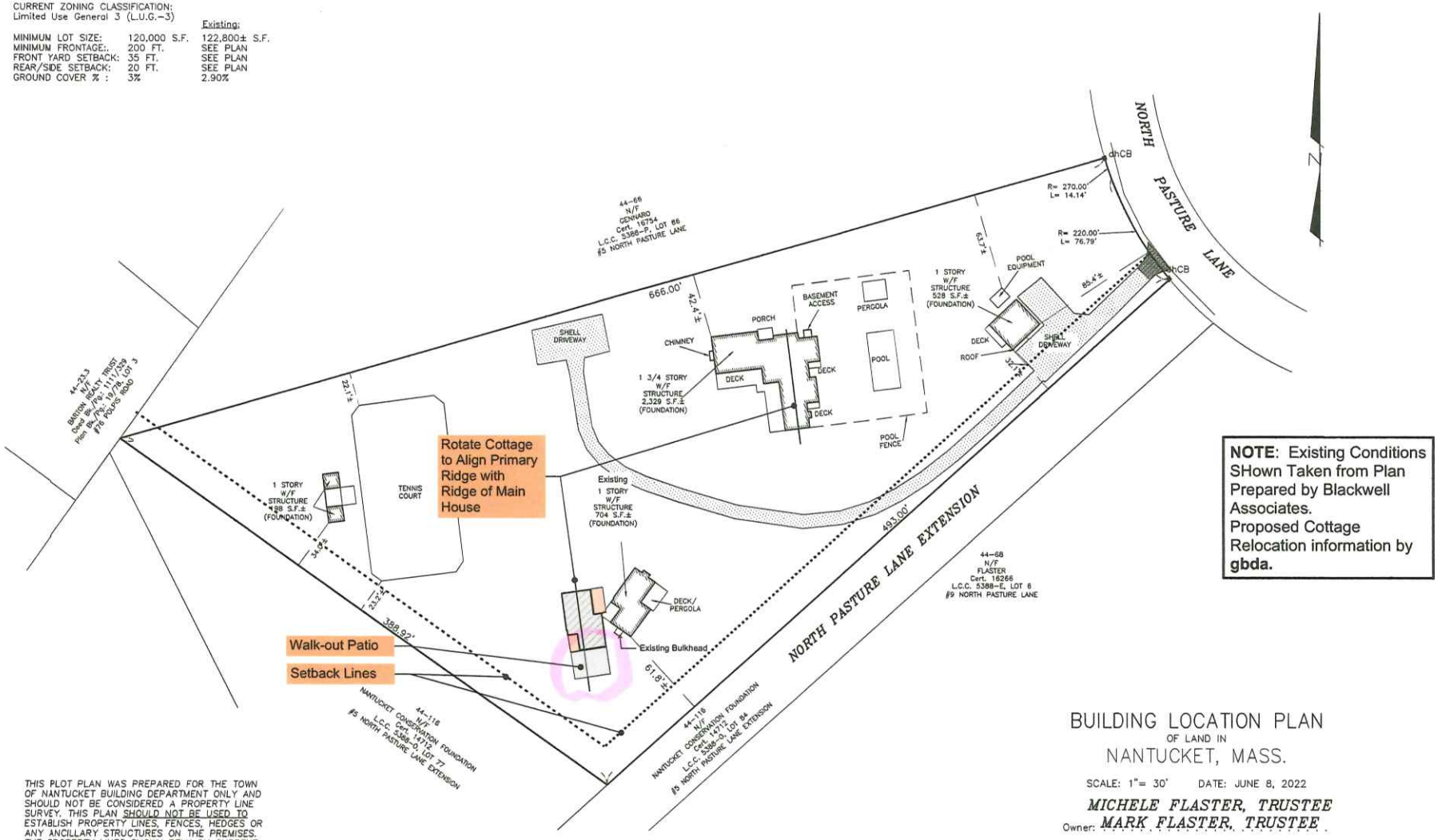
Proposed Renovations
12 Bosun's Lane
Mashpee, MA 002649

Date: 07/05/24
Rev.:
Drw by: GAB
Scale: As Noted

cvr

CURRENT ZONING CLASSIFICATION:
Limited Use General 3 (L.U.G.-3)

		Existing:
MINIMUM LOT SIZE:	120,000 S.F.	122,800± S.F.
MINIMUM FRONTAGE:.	200 FT.	SEE PLAN
FRONT YARD SETBACK:	35 FT.	SEE PLAN
REAR/SIDE SETBACK:	20 FT.	SEE PLAN
GROUND COVER % :	3%	2.90%



NOTE: Existing Conditions SHown Taken from Plan Prepared by Blackwell Associates.
Proposed Cottage Relocation information by **gbda.**

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

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: . . 44. . , PARCEL: . . 67. . .

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1"= 30' DATE: JUNE 8, 2022

MICHELE FLASTER, TRUSTEE
Owner: *MARK FLASTER, TRUSTEE*

Cert. of Title: #24626. Plan: L.C.C. 5388-E, LOT 7 .
Locus: . . #7 NORTH PASTURE LANE . . . . . .

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

B3133

T:\LIZ 1 JOB 9

gbda

FLASTER COTTAGE
7 N. Pasture, Nantucket
CONTEXT SITE PLAN

Date: 9/22/24
Rev.:
Drw by: GAB
Scale: As Noted

Site. 1



EXISTING NORTH ELEVATION

Note: False chimney to remain. Fireplace extension to be removed. Patched side-walling to match existing house.



EXISTING WEST ELEVATION

gbda

FLASTER COTTAGE
7 N. Pasture, Nantucket
Proposed 1st Floor Plan

Date: 9/22/24
Rev.:
Drw by: GAB
Scale: 1/4"

PH.1



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION

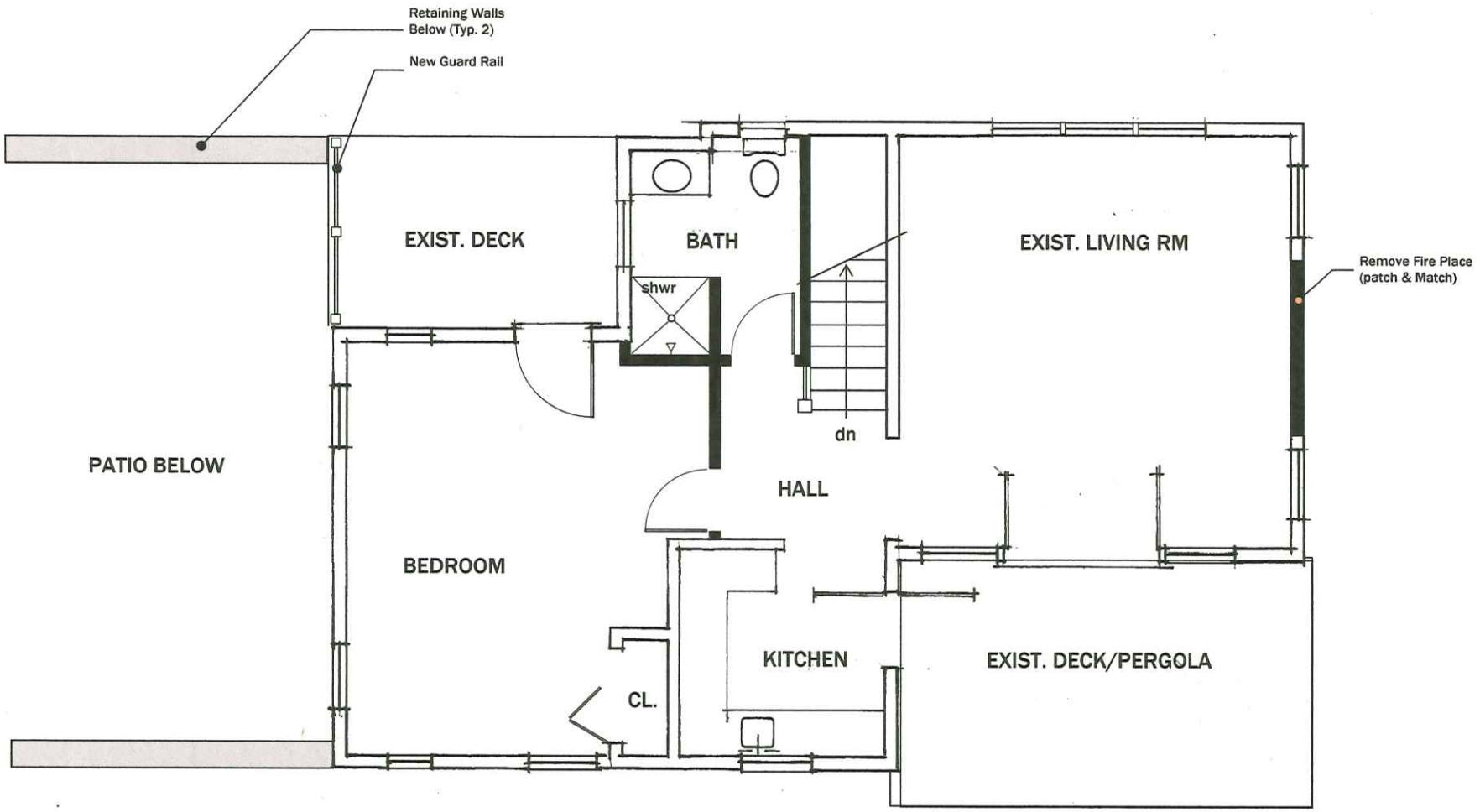
Note: Ridge of Main House visible in the background. Proposed rotation of Cottage Primary Ridge to align parallel with that.

gbda

FLASTER COTTAGE
7 N. Pasture, Nantucket
Proposed 1st Floor Plan

Date: 9/22/24
Rev.:
Drw by: GAB
Scale: 1/4"

PH.2



FIRST FLOOR PLAN

1/4" = 1'=0"

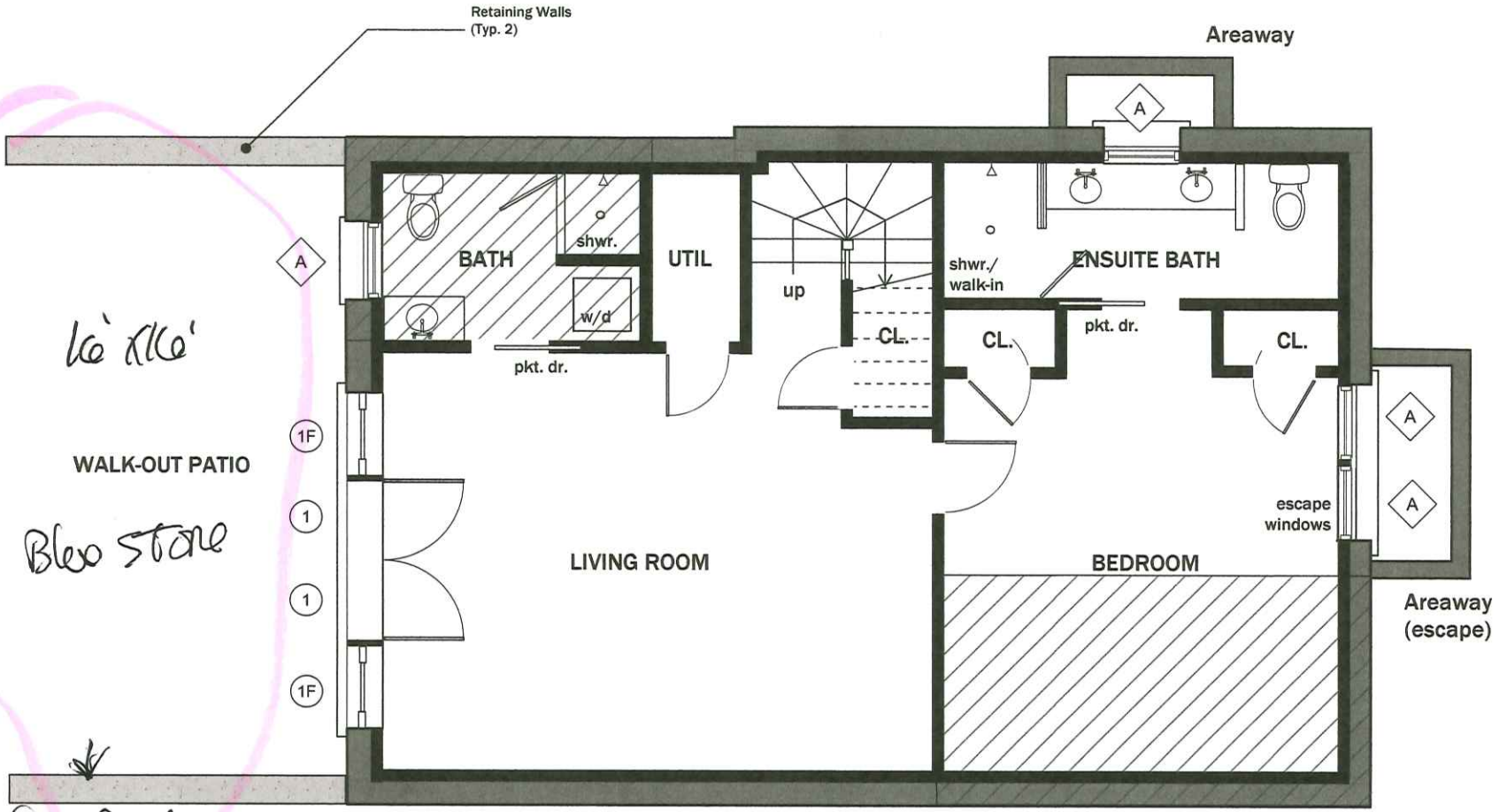
NOTE: New Partitions are Shaded

gbda

FLASTER COTTAGE
7 N. Pasture, Nantucket
Proposed 1st Floor Plan

Date: 9/22/24
Rev.:
Drw by: GAB
Scale: 1/4"

A.1



PROPOSED LOWER LEVEL PLAN
1/4" = 1'=0"

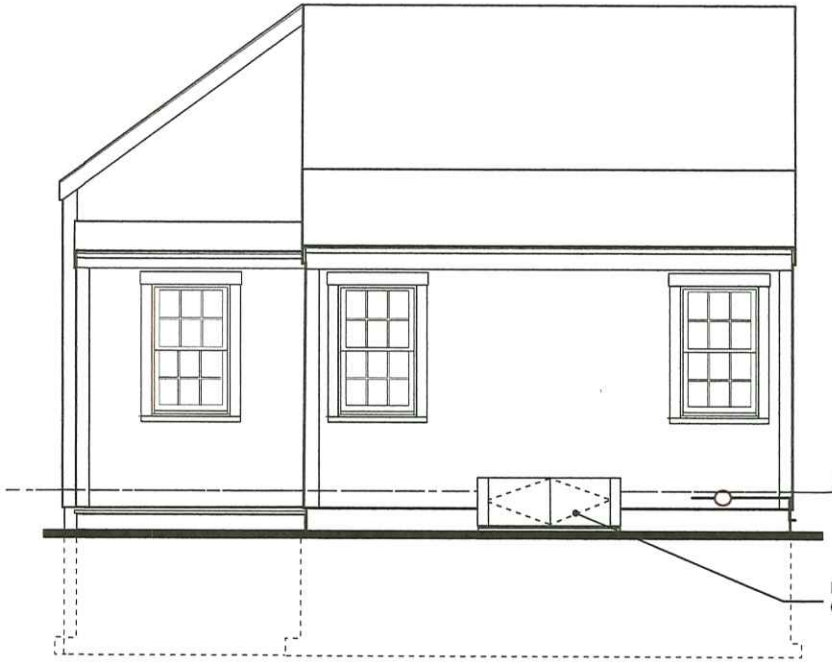
NOTE: Hatched Areas are Open Decks Above.

gbda

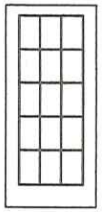
FLASTER COTTAGE
7 N. Pasture, Nantucket
Proposed Lower Level Floor Plan

Date: 9/22/24
Rev.:
Drw by: GAB
Scale: 1/4"

A.2



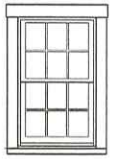
EXISTING SOUTH - WEST ELEVATION
1/4" = 1'=0"



1

CUSTOM 2-1/4" "UTILE" MAHOGANY DOORS

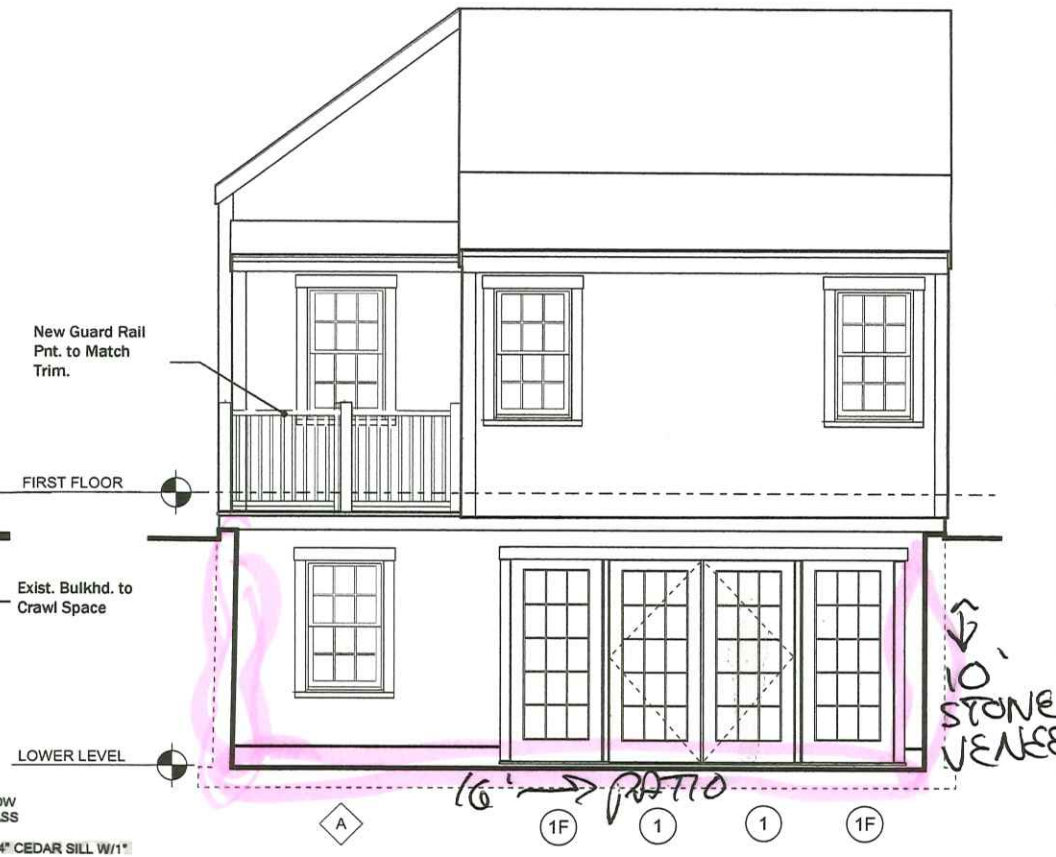
. 6-3/4" MAHOGANY JAMBS
. 1-1/8" SDL WITH DARK SPACER BAR
. LOW E TEMPERED GLASS WITH ARGON
. MULTI-POINT LOCK ON ACTIVE AND PASSIVE PANELS
. FINISH HANDLE SETS BY OTHERS
. 5/4" X 5" CASING
. SOLID MAHOGANY SILL
. PREHUNG-MAHOGANY FULLVIEW COMBINATION OR SCREEN DR
. FULL VIEW STYLE, WITH REMOVABLE TEMP GLASS INSERT AND SCREEN INSERT
. BALDWING BRASS BALL BEARING HINGES
. PRE-FINISHED WHITE EXTERIOR ON DOORS
. PRE-FINISHED WHITE EXTEIOR ON ALL SURFACES ON COMBINATION DOORS AND INSERTS
. PRIMED INTERIOR OF PRIMARY DOORS



A

BOSTON SASH WOOD WINDOW
** 5/8 SDL LOW E ARGON GLASS
** 6-3/4" JAMB - DP RATED
** 5/4X5 CASING CEDAR - 1-3/4" CEDAR SILL W/1" HORNS
** PREFINSIHED EXT./PRIMED INTERIOR
** WOOD PREFIN HALF SCRNS W/BUDGET HARDWARE

DOOR/WINDOW SCHEDULE



PROPOSED SOUTH (Rear) ELEVATION
1/4" = 1'=0"

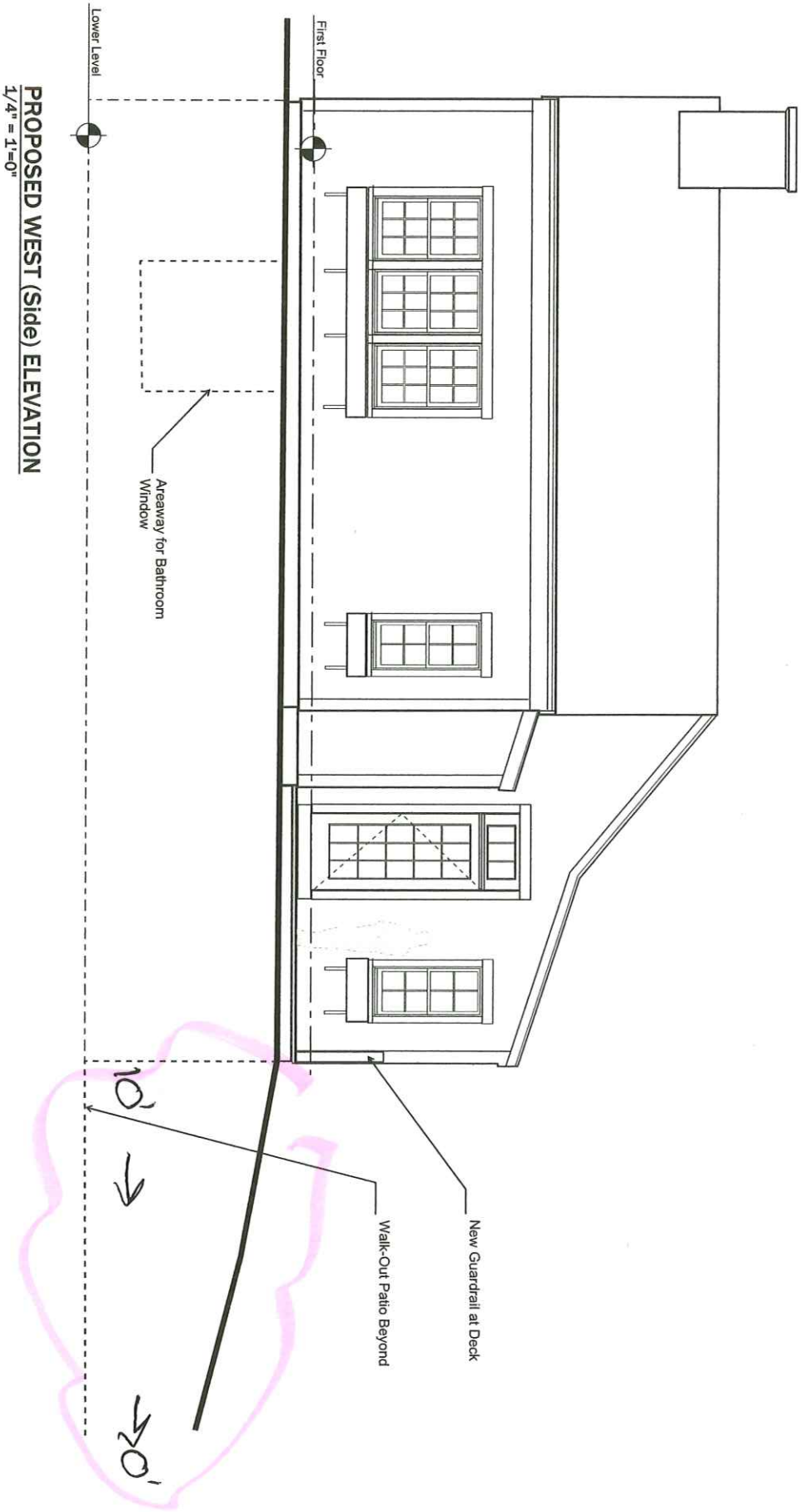
NOTE 1: Side-walling and trim to match existing cottage.
NOTE 2: Screens not shown on French Doors for Clarity.

gbda

FLASTER COTTAGE
7 N. Pasture, Nantucket
Proposed South Elevation

Date: 9/22/24
Rev.:
Drw by: GAB
Scale: 1/4"

A.3



PROPOSED WEST (Side) ELEVATION
1/4" = 1'-0"

A.4	Date: 9/22/24 Rev.: Drw by: GAB Scale: 1/4"	**FLASTER COTTAGE** **7 N. Pasture, Nantucket** **Proposed West Elevation**

gbda

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 253

Street & Number of Proposed Work: 5 SURFSIDE ROAD

Owner of record: 5 SURFSIDE ROAD LLC

Mailing Address: 326 A STREET #5A
BOSTON, MA 02210

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: 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: _____ 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 * REMOVE ALL WINDOW WELLS-NO NEW FOUNDATION
2. South Elevation - CHANGE 1-9FT DR TO PAIR OF FR DOORS
3. West Elevation - CHANGE EXIST SLIDER TO " " " 12 LT
4. North Elevation A/C UNIT W/ FENCE SURROUND

*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: 4' NEW BOARD
Type: FENCE @ A/C UNIT
Length: 4' X 6'

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side 3 FR DR - 12 LT W/ KICKPANEL
Garage Door(s): Type _____ Material _____
Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

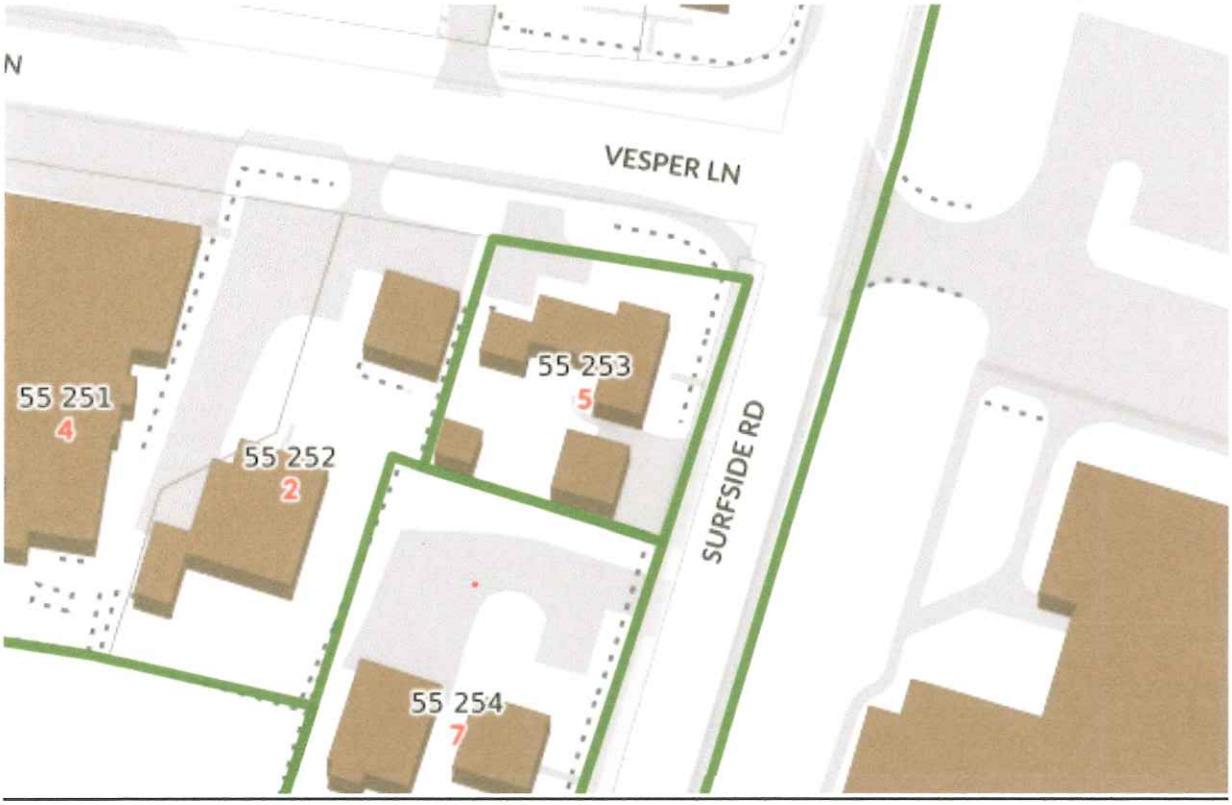
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim WHITE TRIM Sash _____ Doors WHITE TRIM
Deck _____ Foundation _____ Fence NTW Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/22/2024 Signature of owner of record _____ Signed under penalties of perjury

5 SURFSIDE ROAD – A/C UNITS/FENESTRATION REVISIONS



FROM VESPER LANE





CORNER OF VESPER LANE AND SURFSIDE ROAD



FROM SURFSIDE ROAD



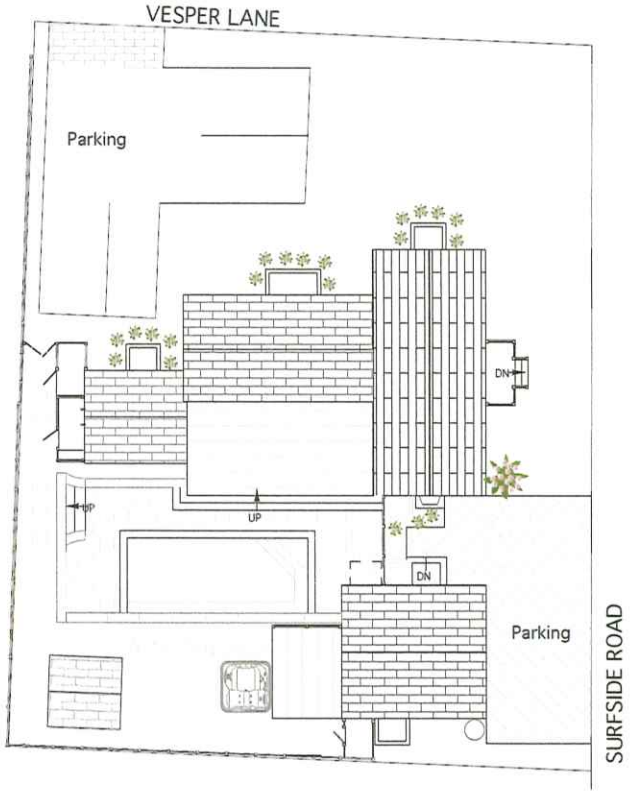




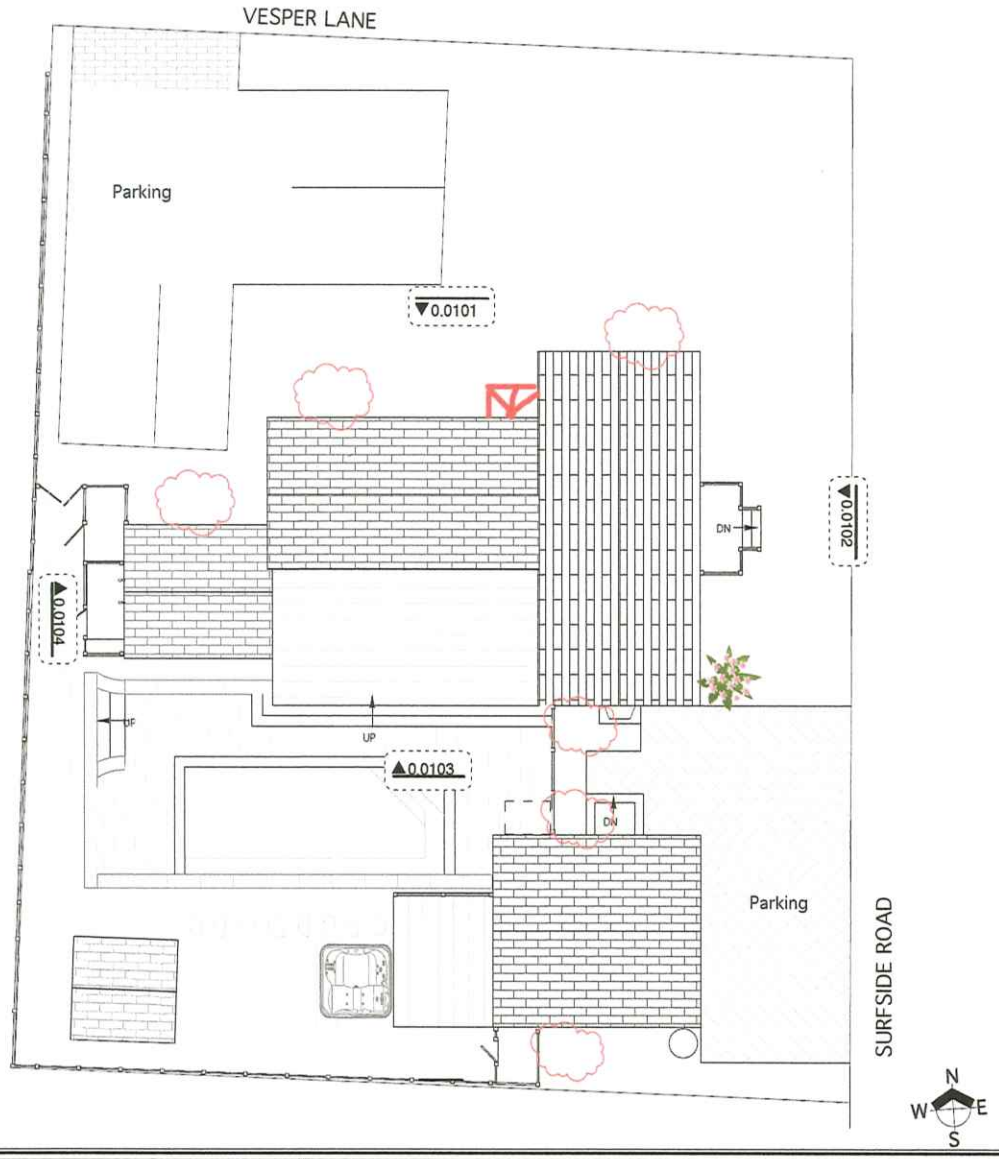


CHANGE 9 LT TO 12 LT FRENCH DOOR WITH KICK PANEL – CHANGE THE SLIDER TO A PAIR OF 12 LT FENCH DOORS WITH KICK PANEL – INSIDE THE BACK YARD

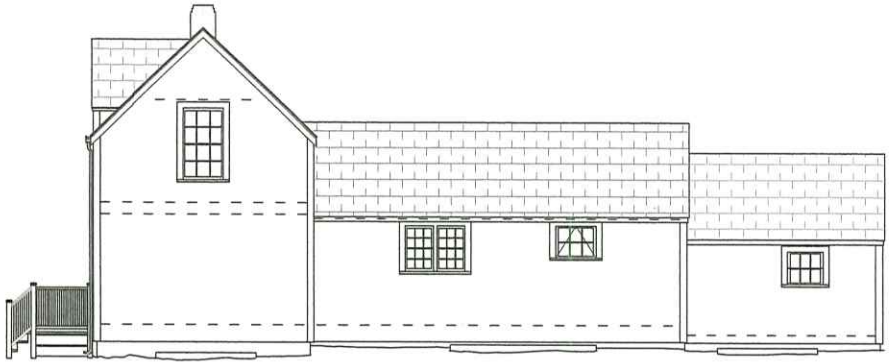




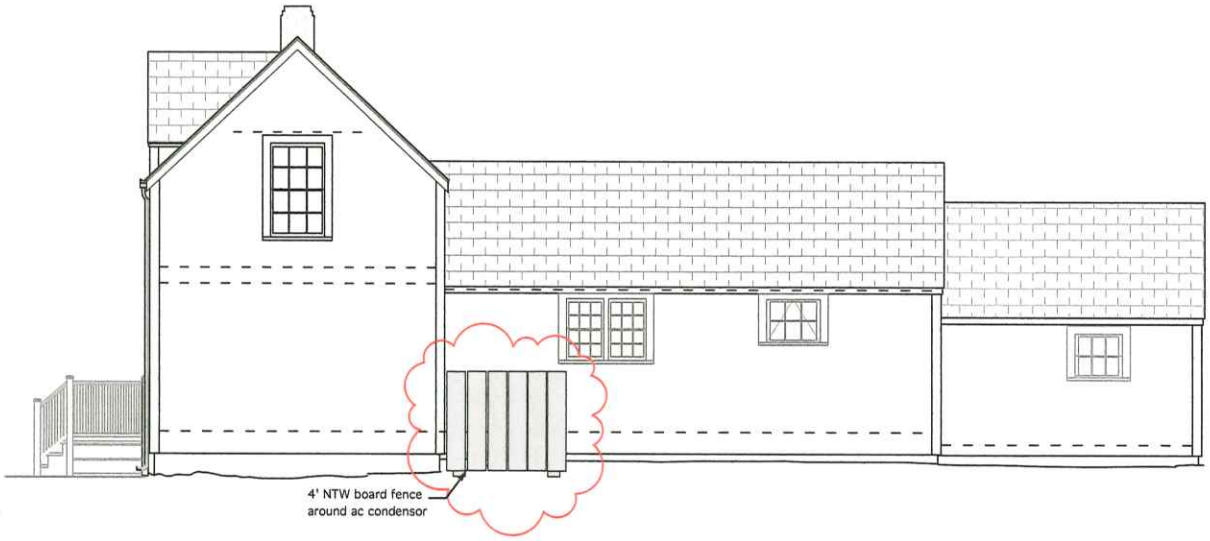
Approved Landscape Plan



	prepared by: 5 Surfside Road LLC 326 A Street, Suite 5A Boston, MA 02110	Proposed Landscape Plan Revision Date: September 19, 2024	Main House & Cottage 5 Surfside Road Nantucket, MA	LD- 0.01



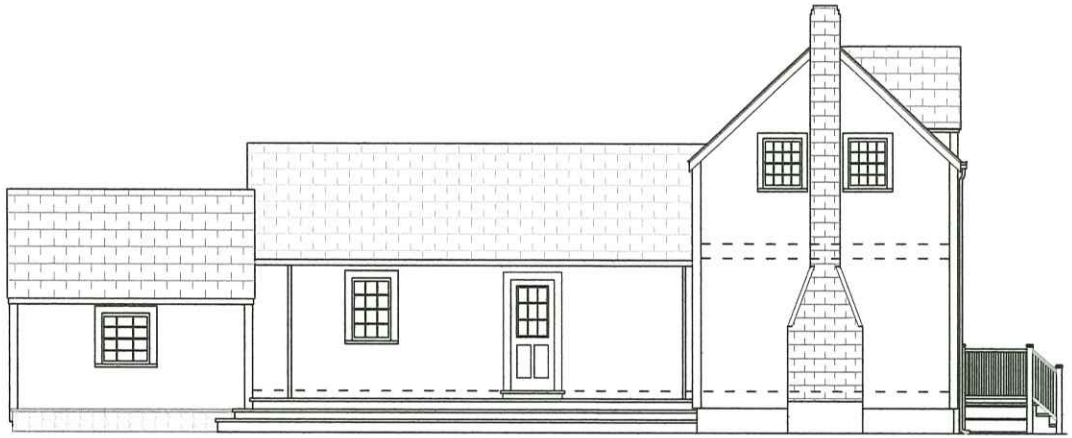
Approved North Elevation - Main House



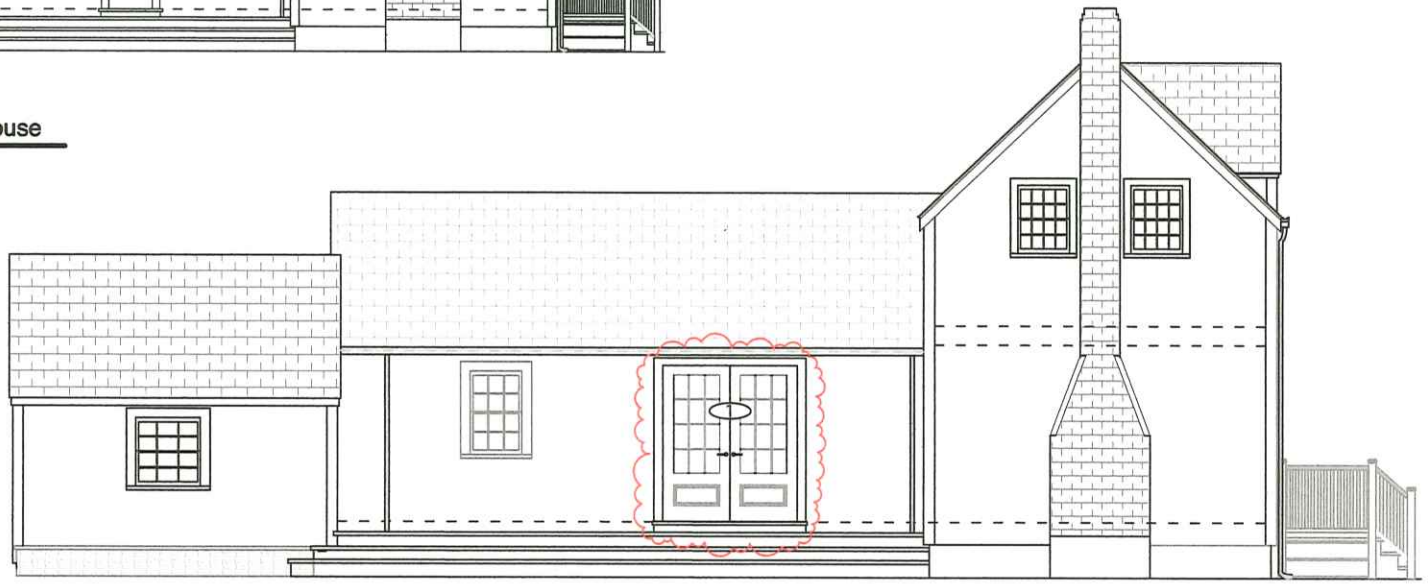
Revisions: *Added fence surrounding HVAC condensors*

Proposed North Elevation - Main House

prepared by: 5 Surfside Road LLC 326 A Street, Suite 5A Boston, MA 02110	**Proposed North Elevation** Issue date: September 19, 2024	Main House **5 Surfside Road** **Nantucket, MA**	0.0101



Approved South Elevation - Main House



Proposed South Elevation - Main House

prepared by:
5 Surfside Road LLC
326 A Street, Suite 5A
Boston, MA 02110

Proposed South Elevation

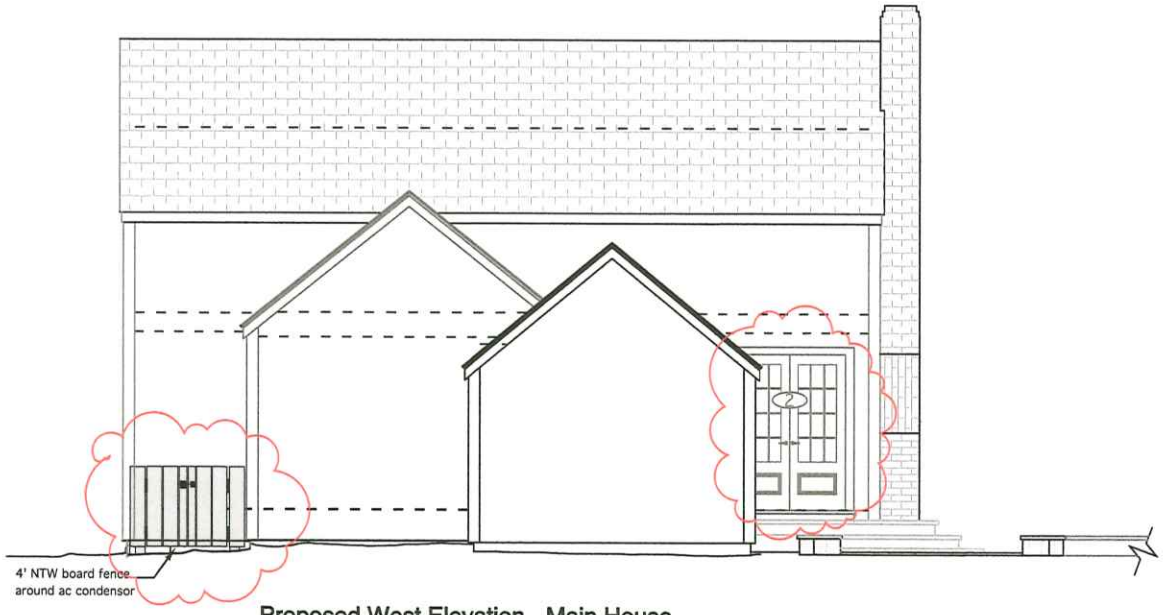
Issue date: September 19, 2024

Main House
5 Surfside Road
Nantucket, MA

0.0103



Approved West Elevation - Main House



Proposed West Elevation - Main House

Revisions: *Added fence around HVAC condensors*
Change living room sliding door to French door

prepared by: 5 Surfside Road LLC 326 A Street, Suite 5A Boston, MA 02110	**Proposed West Elevation** Revision date: September 19, 2024	Main House **5 Surfside Road** **Nantucket, MA**	0.0104



Approved East Elevation - Main House



Approved/Unchanged East Elevation - Main House

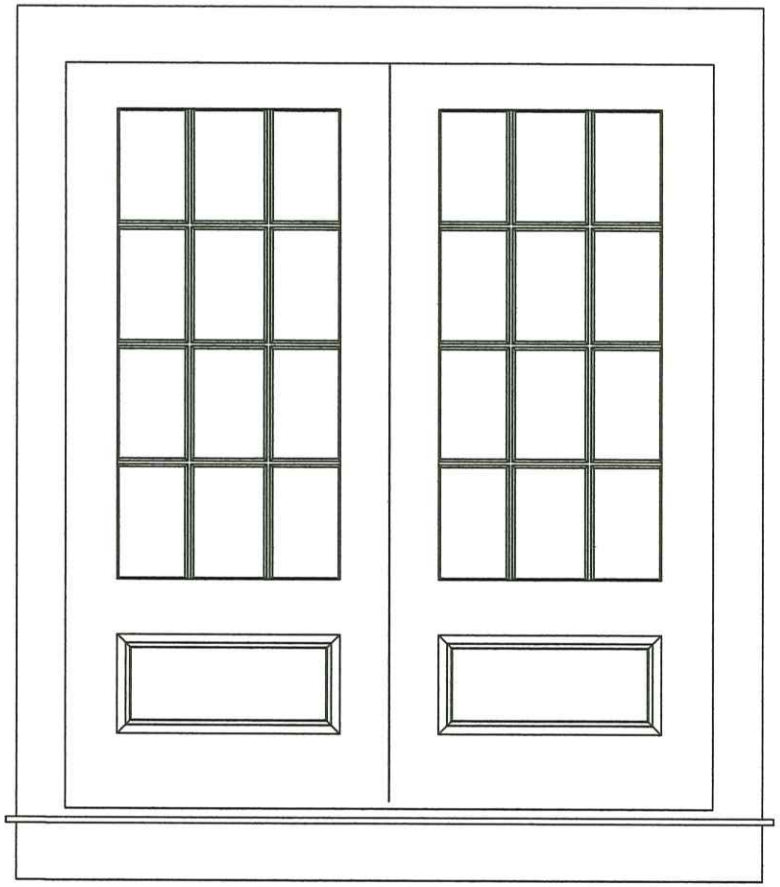
prepared by:
5 Surfside Road LLC
326 A Street, Suite 5A
Boston, MA 02110

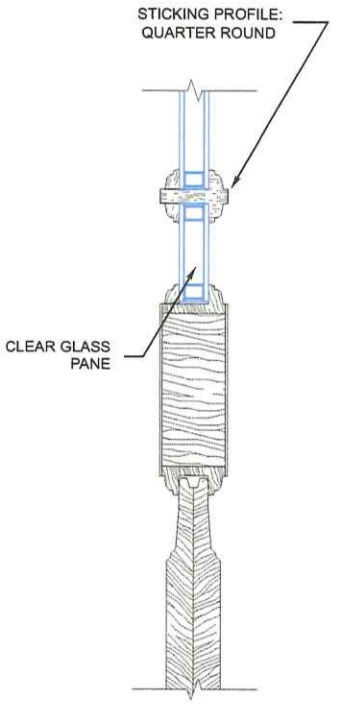
Proposed East Elevation

Issue date: September 18, 2024

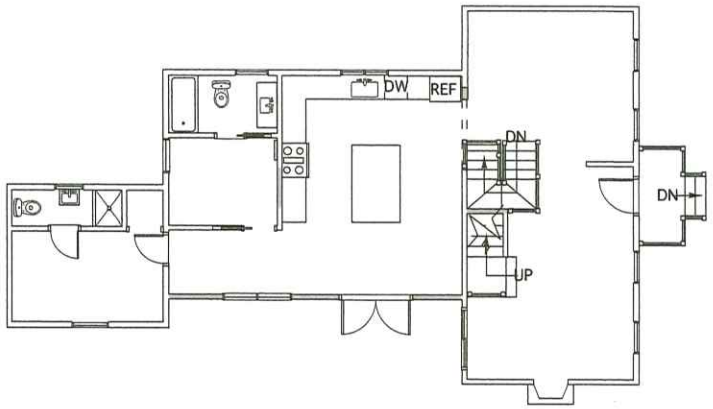
Main House
5 Surfside Road
Nantucket, MA

0.0102

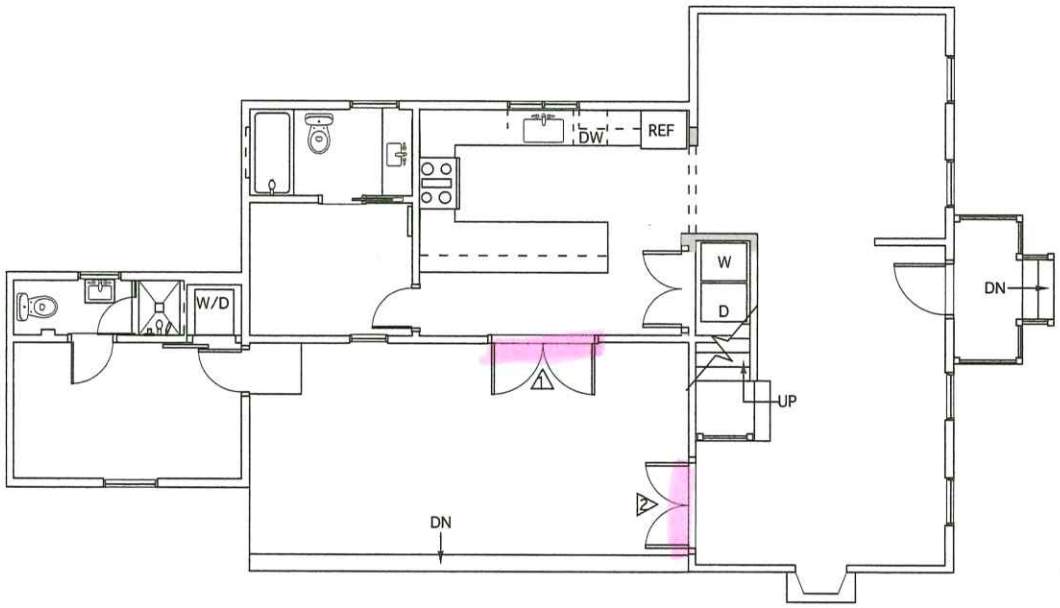




	prepared by: 5 Surfside Road LLC 326 A Street, Suite 5A Boston, MA 02110	French Door Sections & Details Issue date: September 19, 2024	Main House **5 Surfside Road** **Nantucket, MA**	SK 3-A

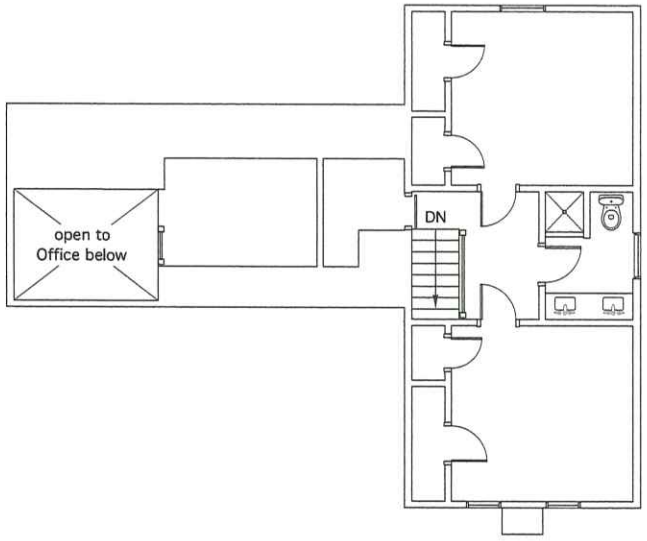


Approved First Floor Plan - Main House

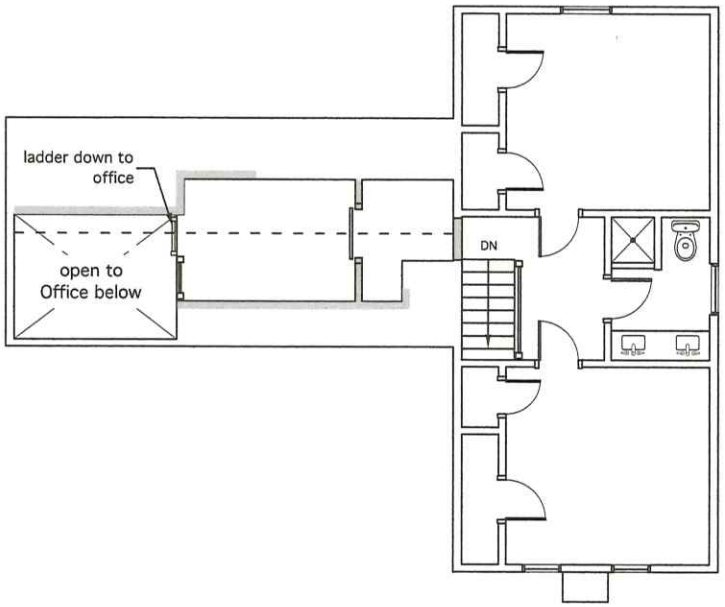


Proposed First Floor Plan - Main House

prepared by: 5 Surfside Road LLC 326 A Street, Suite 5A Boston, MA 02110	Proposed First Floor Plan Revision date: September 19, 2024	Main House 5 Surfside Road Nantucket, MA	AD-1.01b



Approved Second Floor Plan - Main House



Proposed Second Floor Plan - Main House

	prepared by: 5 Surfside Road LLC 326 A Street, Suite 5A Boston, MA 02110	Proposed Second Floor Plan Revision date: September 19, 2024	Main House 5 Surfside Road Nantucket, MA	AD-1.01c

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 928

Street & Number of Proposed Work: 8 RED MILL LANE

Owner of record: 8 RED MILL LANE LLC

Mailing Address: 424 MAIN ST- 1600 LIBERTY BUILDING
BUFFALO, NY 14202-3616

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: $ 675.80

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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: 69'3" Sq. Footage 1st floor: 2263 Decks/Patio: Size: 424SF ☒ 1st floor ☐ 2nd floor

Width: 43'6" Sq. footage 2nd floor: 1116 Size: 110SF ☐ 1st floor ☒ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0-36" South 0-36" East 0-36" West 0-36"

Height of ridge above final finish grade: North 27'7" South 27'7" East 27'7" West 27'7"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NEW 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 8"-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 10 /12 Dormer 4 /12 Other porch 5/12 + 3.5/12

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) Gutter-Fiberglass - copper leaders

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1"X8" Rake 1"X8" Soffit (Overhang) 4" Corner boards 6"X1" Frieze 1"

Window Casing 1"X4" Door Frame 1"X6" Columns/Posts: Round _____ Square 8X8"

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN 2/2/4LS

Doors* (type and material): ☐ TDL ☒ SDL Front 4 panel - 4 Top LTS Rear 7 6 Lt French Side 4 Lt Single Panel 2 6Lt FRNCH

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 WHITE Doors FRONT NTW / WHITE

Deck NTW Foundation GRAY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

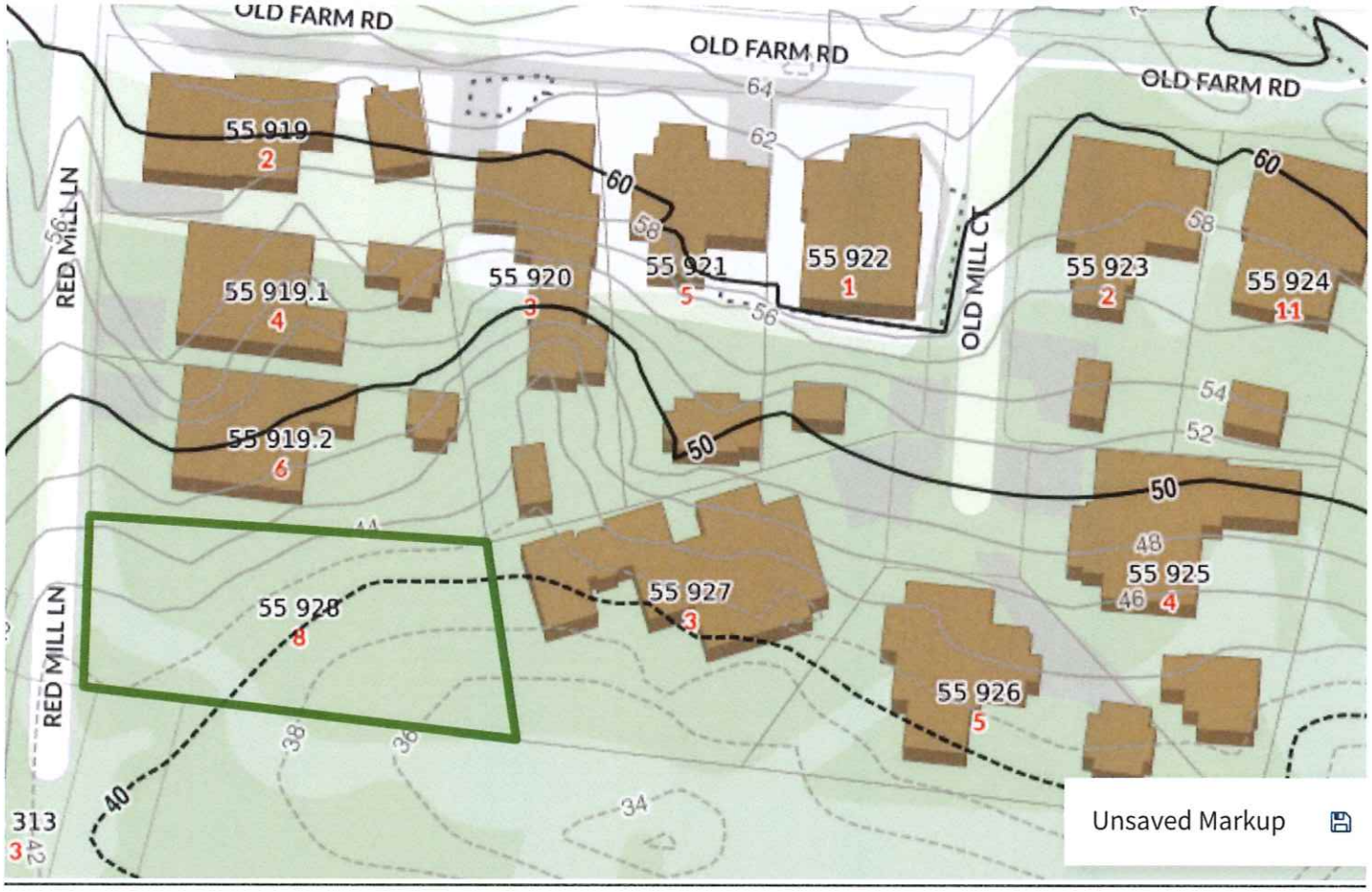
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/27/2024 Signature of owner of record _____ Signed under penalties of perjury

8 RED MILL LANE – NEW CABANA/POOL/DWELLING






OLD FARM RD
OLD FARM RD
OLD FARM RD
RED MILL LN
RED MILL LN
OLD MILL CT
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55 919.1
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55 919.2
6
55 920
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55 921
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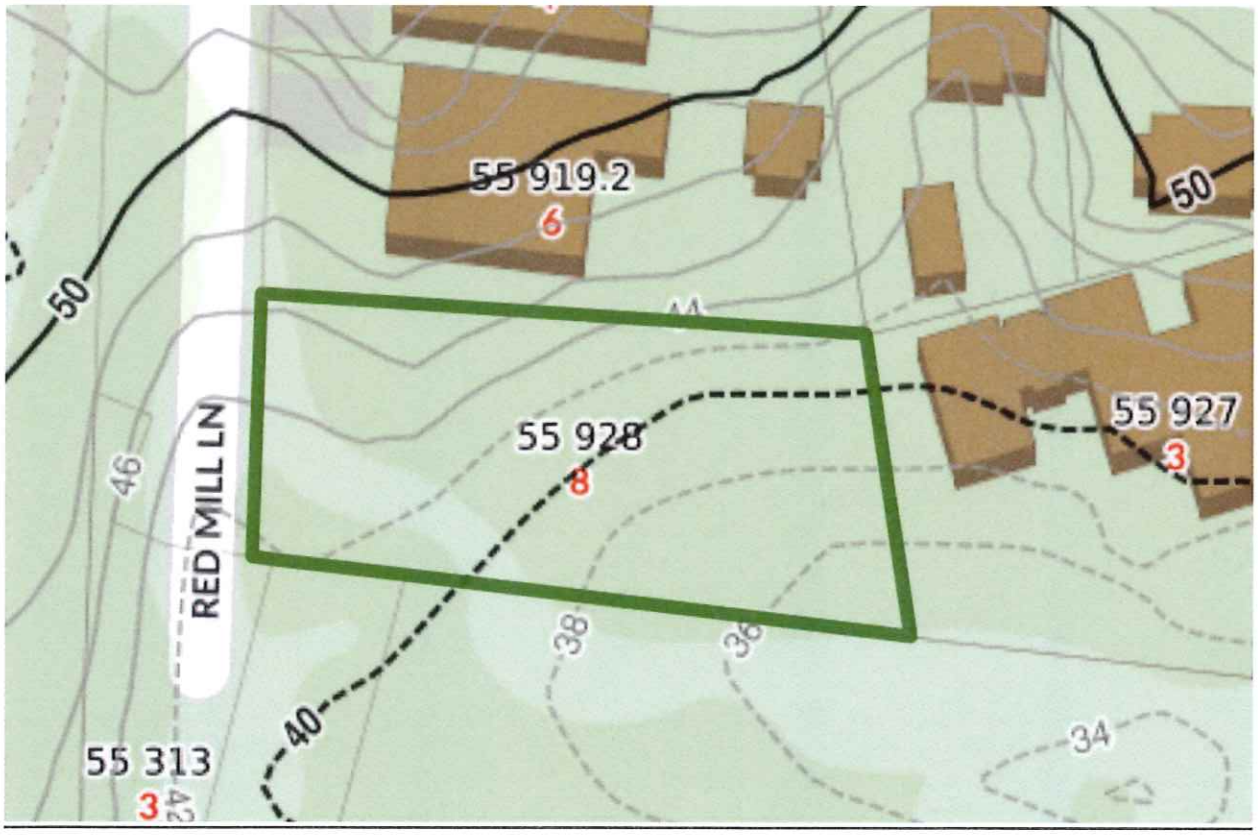
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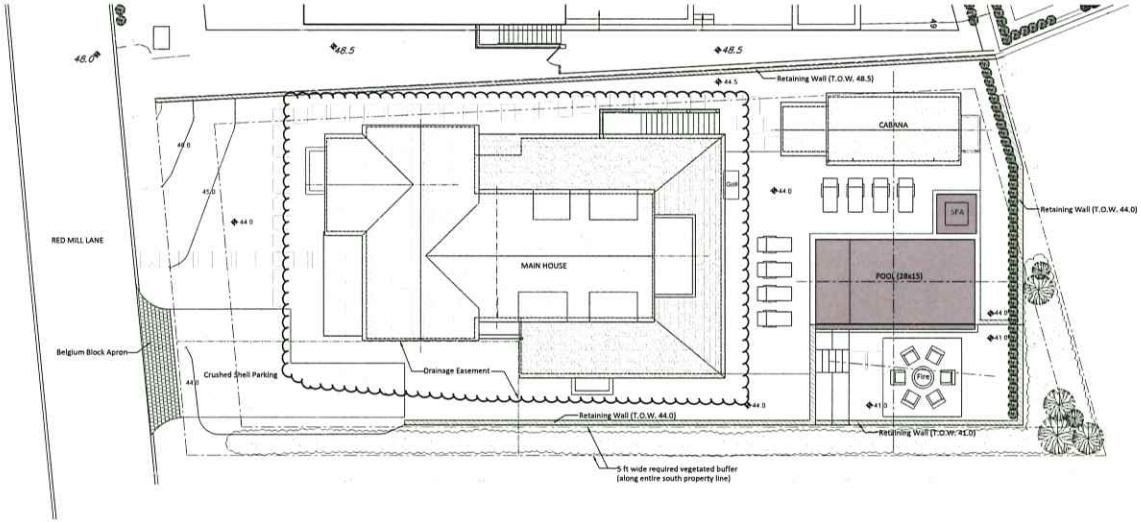


1 Site Plan
1" = 10'



Locus Map

Contour Key

- Existing Contours to Remain
- Existing Contours to be Modified
- New Contours

SITE / ZONING NOTES

–Locus: #8 Red Mill Lane, Map 55 Parcel 928	
–Zoning Classification	R-1
–Minimum Lot Size	5000 SF
–Actual Lot Size	+/- 10390 SF
–Minimum Frontage	50'
–Actual Frontage	63.3'
–Front Yard Setback	10'
–Side / Rear Yard Setback	5'
–Ground Cover Ratio	30%
–Proposed Ground Cover	24.5%
Main House =	2223 SF
Cabana =	325 SF
Total =	2548 SF

Main House
Issued for HDC Approval September 16, 2024

SEAL

Robert Marker Architect, LLC
Pennsylvania, New York, Massachusetts, Rhode Island, Maryland
11 Marietta Avenue, P.O. Box 475, Mount Joy PA 17552
717-653-0344

Site Plan / Hardscape Plan

8 Red Mill Lane
Woodland Hill, Nantucket MA

DRAWN BY:

DATE:
HDC Submission
September 16, 2024

A1.1



1 A3.1 West Elevation
SCALE: 1/4" = 1'-0"



2 A3.1 South Elevation
SCALE: 1/4" = 1'-0"

Main House
Issued for HDC Approval September 16, 2024

SEAL

Robert Marker Architect, LLC
Pennsylvania, New York, Massachusetts, Rhode Island, Maryland
11 Marietta Avenue, P.O. Box 475, Mount Joy PA 17552
717-653-0344

Elevations
8 Red Mill Lane
Woodland Hill, Nantucket MA

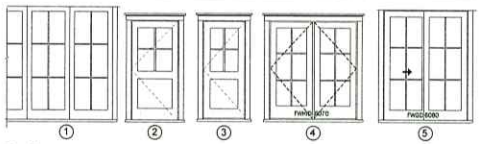
DRAWN BY:

DATE:
HDC Submission
September 16, 2024

A3.1

Exterior Door Schedule

#	Type	Description	Manufacturer	Product #	Rough Opening (WxH)	Frame Size (WxH)	Threshold	Storm & Screen	Hardware	Finish / Color	Notes
1	1	Multi Panel Bifold Doors	Centor or Eq	Series 400	21'-2" x 8'-3"	21'-0" x 8'-1"	N/A		TBD	Painted / White	SDL 7 Equal Panels. No Screen
1	2	1/2 Glass / Four Lite	Simpson or Eq	77282	3'-7" x 7'-3"	3'-6" x 7'-2"	N/A	Custom	TBD	Painted / White	SDL
1	3	1/2 Glass / Four Lite	Simpson or Eq	77282	3'-3" x 7'-3"	3'-2" x 7'-2"	N/A	Custom	TBD	Painted / White	SDL
1	4	8 Lite Glass / French Doors	Andersen	FWHID 6070	6'-3" x 7'-3"	6'-2" x 7'-2"	N/A	Custom	TBD	Painted / White	SDL
1	5	8 Lite Glass / Sliding Doors	Andersen	FWGD 6083	6'-3" x 8'-3"	6'-2" x 8'-1"	N/A	Custom	TBD	Painted / White	SDL

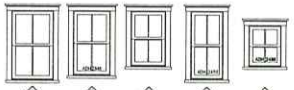


① ② ③ ④ ⑤

Door Types

Window Schedule

Type	Description	Manufacturer	Product #	Rough Opening (WxH)	Frame size (WxH)	Hardware	Finish / Color	Notes
A	Double Hung	Anderson A series	ADH3050	3'-0" x 5'-0"	2'-11 1\4" x 4'-11 1\4"	TBD	Painted / White	Half Screen
B	Double Hung	Anderson A series	ADH2848	2'-8" x 4'-8"	2'-7 1\4" x 4'-7 1\4"	TBD	Painted / White	Half Screen, Egress
C	Double Hung	Anderson A series	ADH2440	2'-0" x 4'-0"	2'-5 1\4" x 3'-11 1\4"	TBD	Painted / White	Half Screen, Egress
D	Double Hung	Anderson A series	ADH2844	2'-8" x 4'-4"	2'-7 1\4" x 4'-3 1\4"	TBD	Painted / White	Half Screen, Egress
E	Double Hung	Anderson A series	ADH2430	2'-4" x 3'-0"	2'-3 1\4" x 2'-11 1\4"	TBD	Painted / White	Half Screen
F								



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Window Types

NOTES:
1) Contractor must verify all sizes and quantities before ordering windows or doors.
2) Confirm all door sizes (schedule may specify custom sizes)
3) Align all window and door heads at 7'-0" above finish floor unless indicated otherwise.
4) Verify egress requirements for all sleeping room windows. Windows sized in accordance with MA CMR 780 9th Ed. R310.2.1 Exception 3
5) Provide tempered glass in windows and doors where required by code



1 A3.2 East Elevation
SCALE: 1/4" = 1'-0"



2 A3.2 North Elevation
SCALE: 1/4" = 1'-0"

Main House
Issued for HDC Approval September 16, 2024

SEAL

Robert Marker Architect, LLC
Pennsylvania, New York, Massachusetts, Rhode Island, Maryland
11 Marietta Avenue, P.O. Box 475, Mount Joy PA 17552
717-653-0344

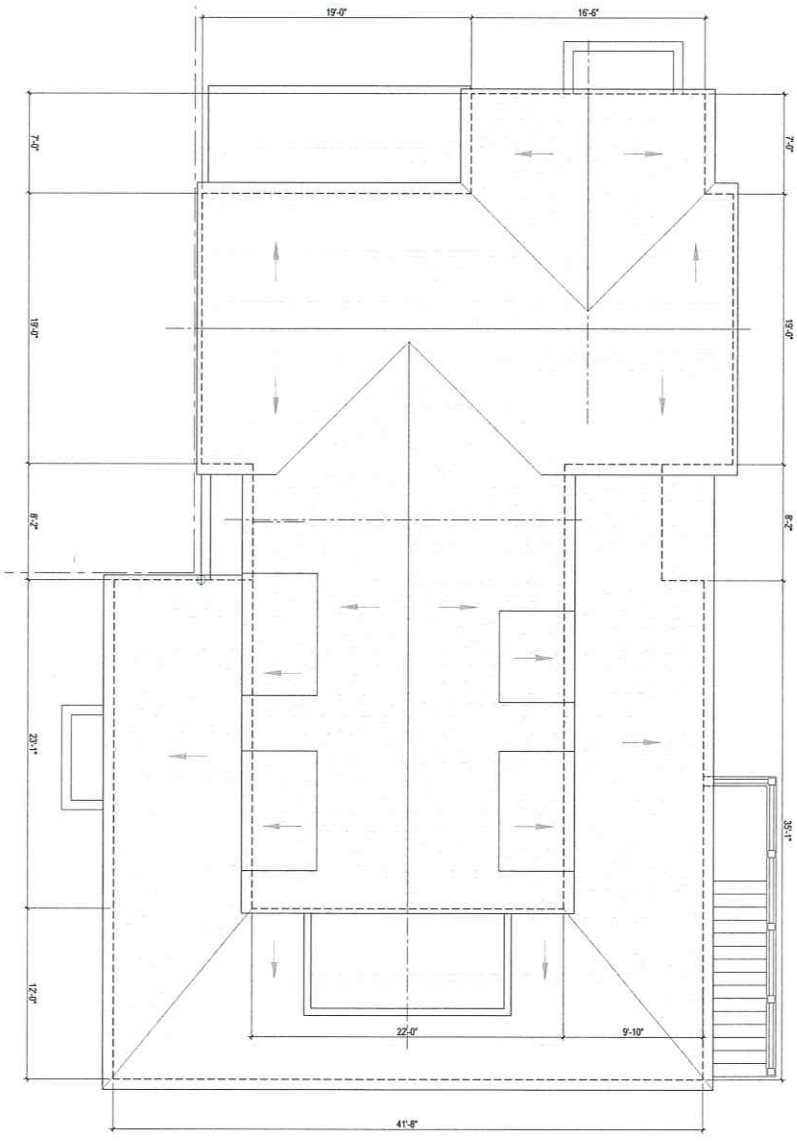
Elevations

8 Red Mill Lane
Woodland Hill, Nantucket MA

DRAWN BY:

DATE:
HDC Submission
September 16, 2024

A3.2

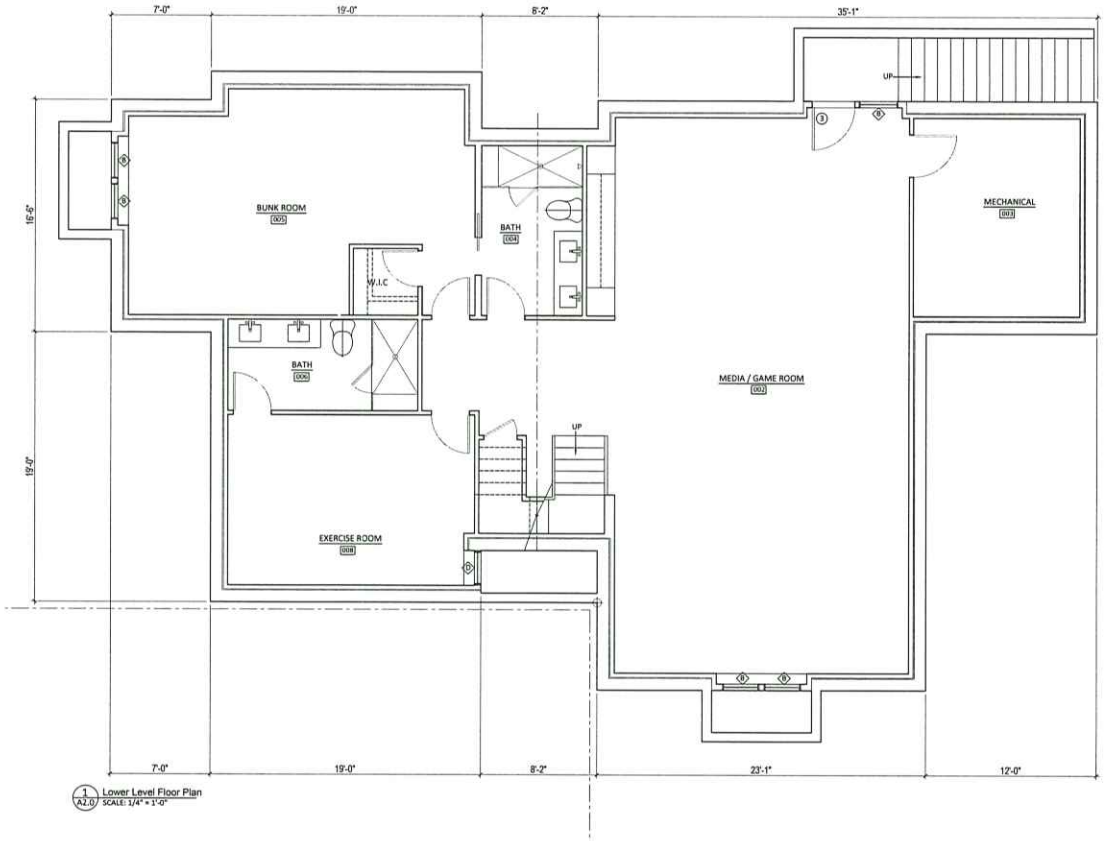


A2.3 Roof Plan
SCALE: 1/4" = 1'-0"

Main House

Issued for HDC Approval September 16, 2024

A2.3	DATE: HDC Submission September 16, 2024	DRAWN BY:	Roof Plan 8 Red Mill Lane Woodland Hill, Nantucket MA	Robert Marker Architect, LLC Pennsylvania, New York, Massachusetts, Rhode Island, Maryland 11 Marietta Avenue, P.O. Box 475, Mount Joy PA 17552 717-653-0344	SEAL



1 A2.0 Lower Level Floor Plan
SCALE: 1/4" = 1'-0"

N
W
E
S

Main House
Issued for HDC Approval September 16, 2024

SEAL

Robert Marker Architect, LLC
Pennsylvania, New York, Massachusetts, Rhode Island, Maryland
11 Mariella Avenue, P.O. Box 475, Mount Joy PA 17552
717-653-0344

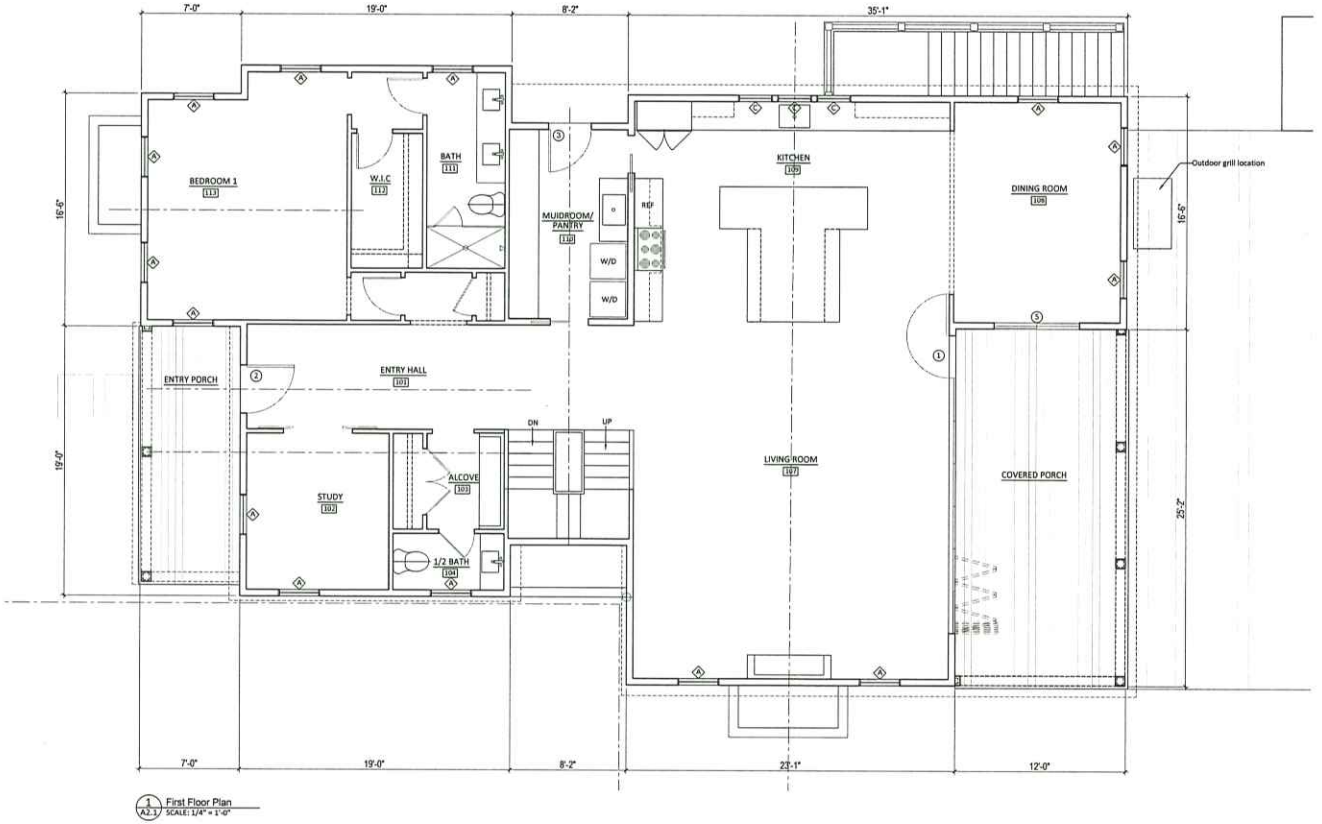
Lower Level Plan

8 Red Mill Lane
Woodland Hill, Nantucket MA

DRAWN BY:

DATE:
HDC Submission
September 16, 2024

A2.0



1 / A2.1 First Floor Plan
SCALE: 1/4" = 1'-0"

Main House
Issued for HDC Approval September 16, 2024

SEAL

Robert Marker Architect, LLC
Pennsylvania, New York, Massachusetts, Rhode Island, Maryland
11 Marietta Avenue, P.O. Box 475, Mount Joy PA 17552
717-653-0344

First Floor Plan

8 Red Mill Lane
Woodland Hill, Nantucket MA

DRAWN BY:

DATE:
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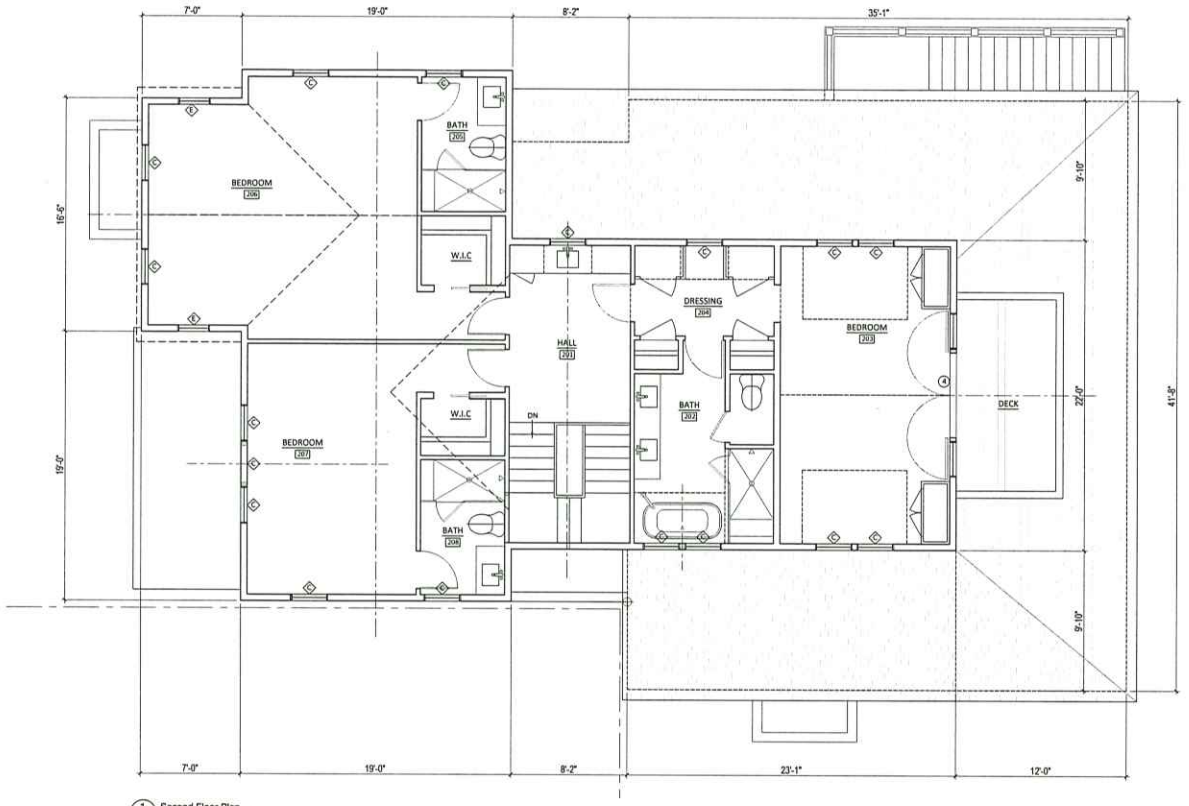
September 16, 2024

A2.1



1 A2.2 Second Floor Plan
SCALE: 1/4" = 1'-0"

N
W
E
S

Main House
Issued for HDC Approval September 16, 2024

SEAL

Robert Marker Architect, LLC
Pennsylvania, New York, Massachusetts, Rhode Island, Maryland
11 Marietta Avenue, P.O. Box 475, Mount Joy PA 17552
717-653-0344

Second Floor Plan

8 Red Mill Lane
Woodland Hill, Nantucket MA

DRAWN BY:

DATE:
HDC Submission
September 16, 2024

A2.2

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

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Mailing Address: 424 MAIN ST-1600 LIBERTY BUILDING
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Mailing Address: PO BOX 1446
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Contact Phone #: 508-221-0432 E-mail: CZARINA CINDA @ 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

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☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☒ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☒ Pool (Zoning District R-1) ☐ 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 & NEW 28'X15' POOL/SPA/AUTO COVER
2. South Elevation N-RETAINING WALL -1' TO 4' TO 1'-148'
3. West Elevation W DRIVEWAY -SHELL
4. North Elevation - WALKWAYS - BLUE STONE & WOOD/TPE IN-GROUND PATIO-16X28 & BLUESTONE PATIO - 42'X12.5'

Is there an HDC survey form for 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.) _____

& FIRE PIT-PEASTONE - 14'X12'
E/S - BLUESTONE STAIRS
S - CONCRETE RETAINIG-WALL-174'
Fence: Height: 6'4" 5/1 NTW BOARD
Type: FENCE/GATE +
Length: WIRE IN HEDGE-230'+
A/C SURROUND 4' NTW BOARD FENCE

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways SHELL/BELGIAN BLOCK APRON Walkways BLUE STONE STEPPERS/PATIO Walls NE FIELD STONE + CONCRETE WALLS

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence NTW Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/22/2024 Signature of owner of record _____ Signed under penalties of perjury

8 RED MILL LANE – NEW DWELLING/CABANA/POOL

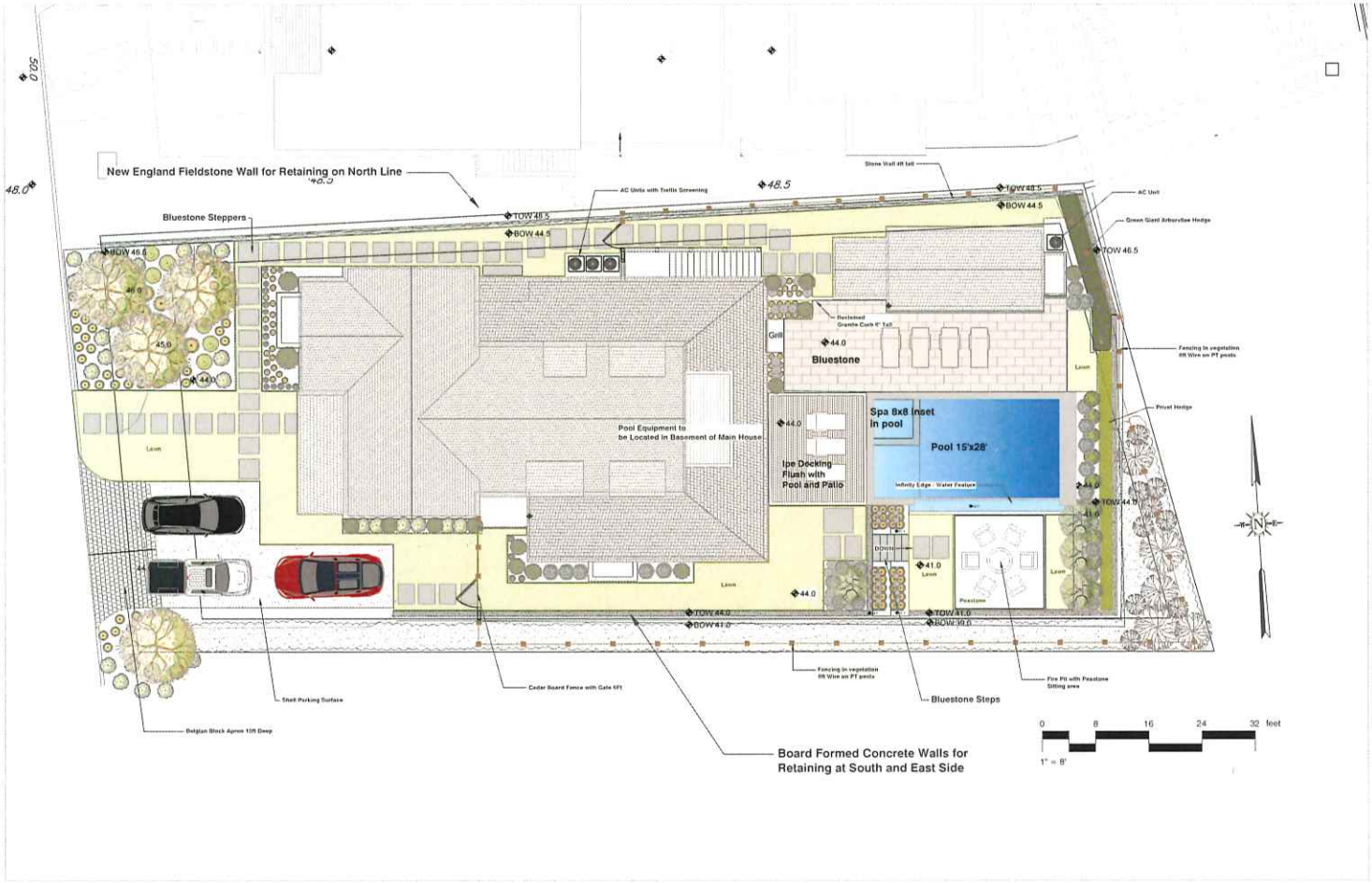




LOOKING DOWN RED MILL LANE







CHAMPOUX LANDSCAPE

- PREPARED FOR -

Pfalzgraf
8 Red Mill Lane
Nantucket MA 02554

- DRAWING -

Landscape Plan

- REVISIONS -

9/23/2024

Scale 1" = 8'

L-1



Cedar board Fence



Cedar board Gate



Wire Fence in Vegetation



Wire Fence Example



Board Formed Concrete Wall



New England Fieldstone Wall



Fire Pit Example



Bluestone Steppers



Bluestone Patio

CHAMPOUX
LANDSCAPE

- PREPARED FOR -

Pfalzgraf
8 Red Mill Lane
Nantucket MA 02554

- DRAWING -

Photo Examples
Fencing and Hardscape

- REVISIONS -
9/24/2024

L-2



THE LAST OPEN LOT IN THE SUBDIVISION













LOOKING UP RED MILL LANE – 6, 4, 2 RED MILL LANE





6 RED MILL LANE



4 RED MILL LANE



2 RED MILL LANE



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 928

Street & Number of Proposed Work: 8 RED MILL LANE ~~LLC~~

Owner of record: 8 RED MILL LANE LLC

Mailing Address: 424 MAIN ST - 1600 LIBERTY BLDG
BUFFALO, NY 14202-3616

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: $ 65.00

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: 31 4" Sq. Footage 1st floor: 325SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 11 4" Sq. footage 2nd floor: _____ Size: _____ ☐ 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 14' 2" South 14' 2" East 14' 2" West 14' 2"

Additional Remarks: NEW 31' X 11' 4" CABANA

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 8 /12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: OPEN SHOWER
Type: 4' X 6' X 6' NEW
Length: VERT BOARD

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1" X8" Rake 1" X8" Soffit (Overhang) 6" Corner boards 1" X6" Frieze 1"

Window Casing 1" X4" Door Frame 1" X6" Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN 2/2/4 ct

Doors* (type and material): ☐ TDL ☒ SDL Front B/B Rear _____ Side 5' ct FRENCH

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NEW Clapboard (if applicable) _____ Roof WOOD

Trim WHITE Sash WHITE Doors WHITE

Deck _____ Foundation GRAY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

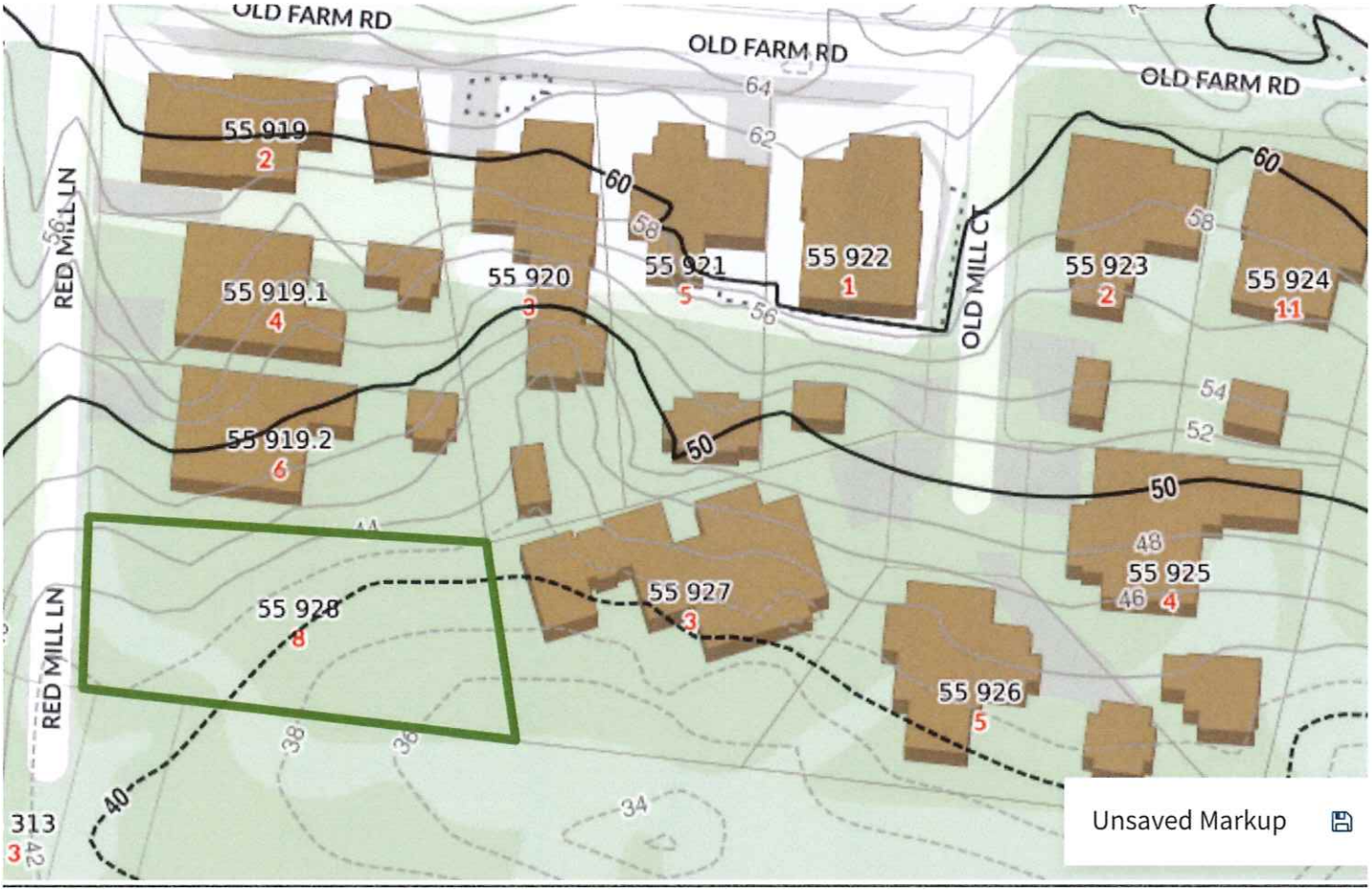
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/22/24 Signature of owner of record _____ Signed under penalties of perjury

8 RED MILL LANE – NEW CABANA/POOL/DWELLING






OLD FARM RD
OLD FARM RD
OLD FARM RD
RED MILL LN
RED MILL LN
OLD MILL CT
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2
55 919.1
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6
55 920
3
55 921
5
55 922
1
55 923
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55 924
11
55 925
4
55 926
5
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RED MILL LN
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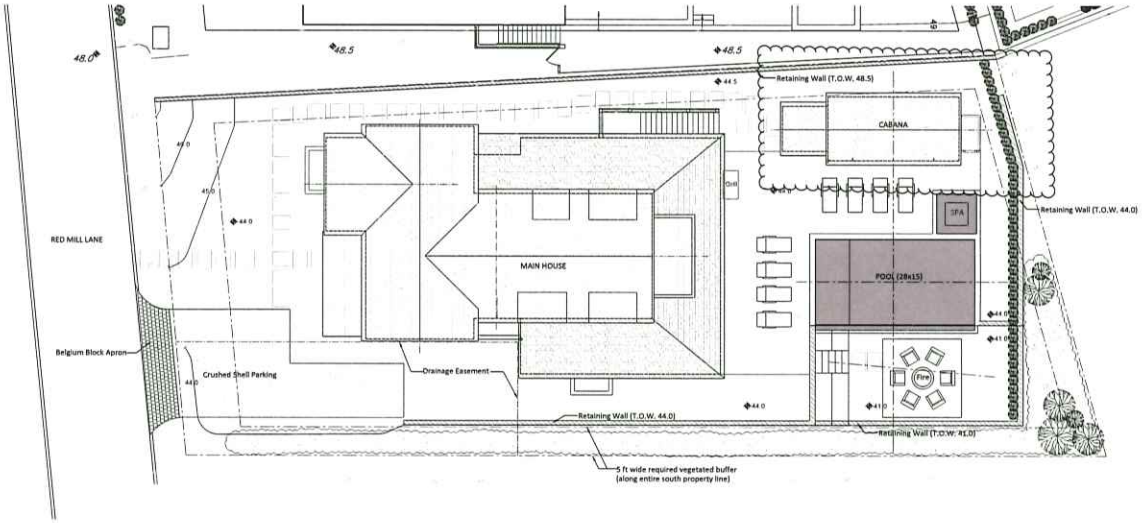
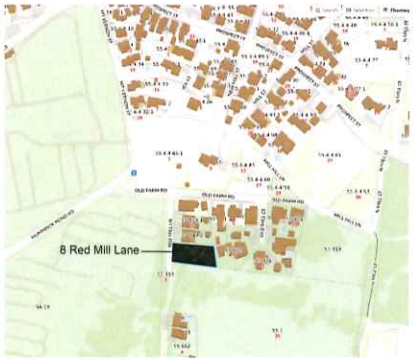
3



1 Site Plan
1" = 10'



Locus Map

Contour Key

- Existing Contours to Remain
- Existing Contours to be Modified
- New Contours

SITE / ZONING NOTES

--Locus: #8 Red Mill Lane, Map 55 Parcel 928
--Zoning Classification R-1

--Minimum Lot Size	5000 SF
--Actual Lot Size	+/- 10390 SF
--Minimum Frontage	50'
--Actual Frontage	63.3'
--Front Yard Setback	10'
--Side / Rear Yard Setback	5'
--Ground Cover Ratio	30%
--Proposed Ground Cover	24.5%
Main House =	2223 SF
Cabana =	325 SF
Total =	2548 SF

CABANA

Pool Cabana

Issued for HDC Approval September 16, 2024

SEAL

Robert Marker Architect, LLC
Pennsylvania, New York, Massachusetts, Rhode Island, Maryland
11 Marietta Avenue, P.O. Box 475, Mount Joy PA 17552
717-653-0344

Site Plan / Hardscape Plan

8 Red Mill Lane
Woodland Hill, Nantucket MA

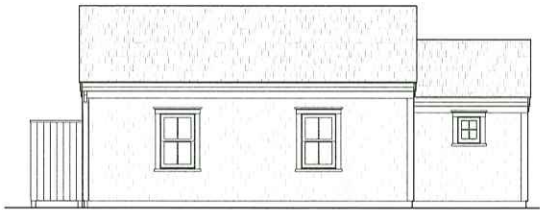
DRAWN BY:

DATE:
HDC Submission
September 16, 2024

A1.1



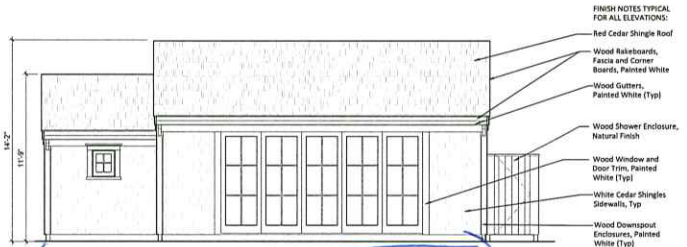
1 AC.1.1 West Elevation
SCALE: 1/4" = 1'-0"



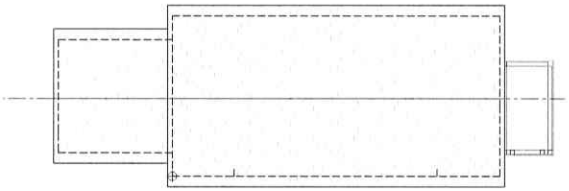
2 AC.1.1 North Elevation
SCALE: 1/4" = 1'-0"



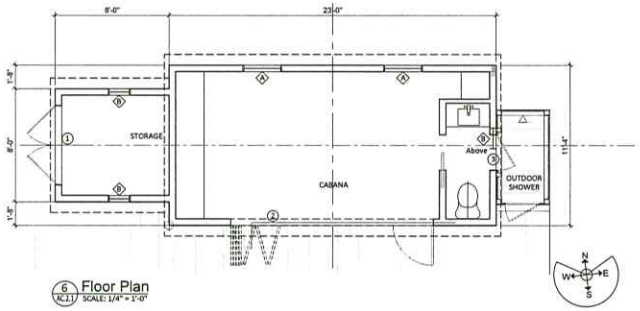
3 AC.1.1 East Elevation
SCALE: 1/4" = 1'-0"



4 AC.2.1 South Elevation
SCALE: 1/4" = 1'-0"

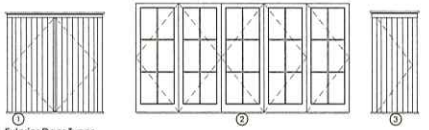


5 AC.2.1 Roof Plan
SCALE: 1/4" = 1'-0"



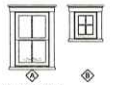
6 AC.1.1 Floor Plan
SCALE: 1/4" = 1'-0"

Exterior Door Schedule										
Type	Description	Manufacturer	Product #	Rough Opening (WxH)	Frame Size (WxH)	Threshold	Storm & Screen	Hardware	Finish / Color	Notes
1	T&G Z-Braced Solid Door	Custom	Custom	6'-4" x 6'-10"	6'-1" x 6'-9"		N/A	TBD	Painted / White	
2	5 Panel Bifold	Centor	400 Series	14'-6" x 8'-0" Verify	14'-4" x 7'-10" Verify		No Screen	TBD	Painted / White	
1	Single Panel Solid Door	Simpson	77220	2'-11" x 6'-10"	2'-10" x 6'-9"		No Screen	TBD	Painted / White	



Exterior Door Types

Window Schedule						
Type	Description	Manufacturer	Product #	Rough Opening (WxH)	Frame size (WxH)	Finish / Color
A	Double Hung	Anderson A series	ADH2640	2'-6" x 4'-0"	2'-5 1⅛" x 3'-11 1⅛"	Painted / White
B	Picture	Anderson A series	APW1820	1'-8" x 2'-0"	1'-7 1⅛" x 1'-11 1⅛"	Painted / White



Window Types

Pool Cabana
Issued for HDC Approval September 16, 2024

SEAL

Robert Marker Architect, LLC
Pennsylvania, New York, Massachusetts, Rhode Island, Maryland
11 Marietta Avenue, P.O. Box 475, Mount Joy PA 17552
717-653-0344

Cabana Plans / Elevations

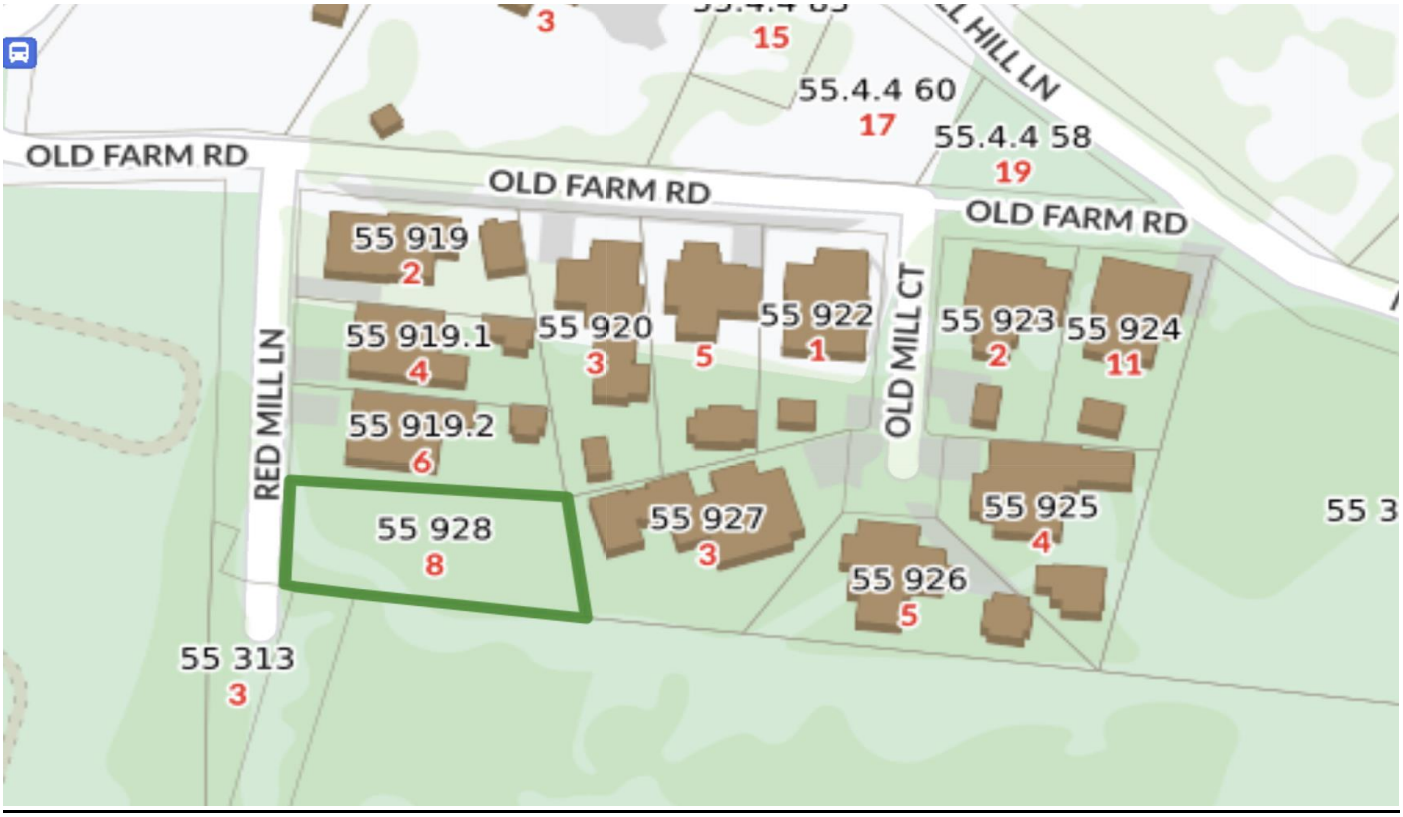
8 Red Mill Lane
Woodland Hill, Nantucket MA

DRAWN BY:

DATE:
HDC Submission
September 16, 2024

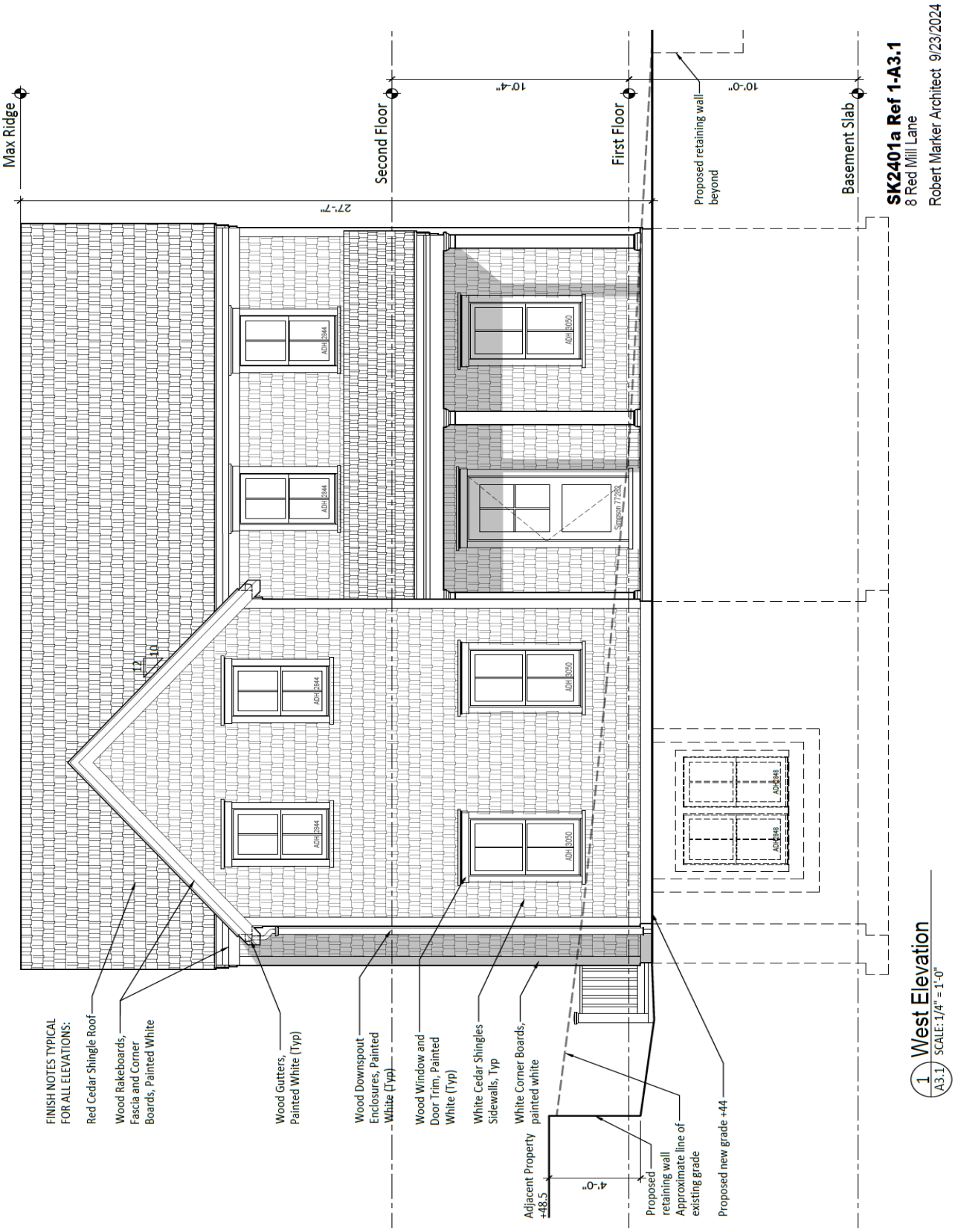
AC
2.1

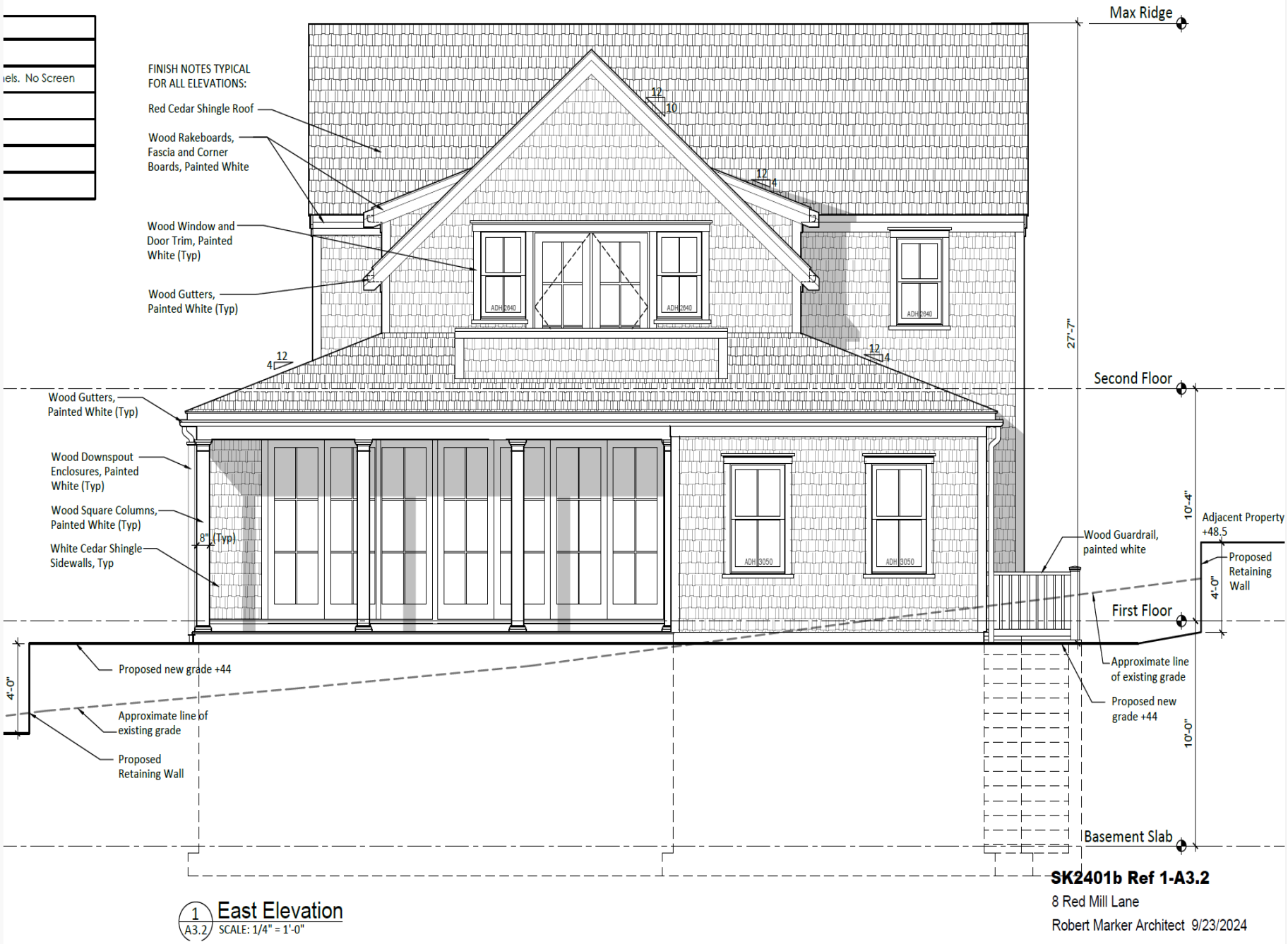
8 RED MILL LANE – NEW DWELLING/CABANA/POOL





GRADING PLAN





1 A3.2 East Elevation
SCALE: 1/4" = 1'-0"

SK2401b Ref 1-A3.2

8 Red Mill Lane

Robert Marker Architect 9/23/2024

LOOKING DOWN RED MILL LANE







THE LAST OPEN LOT IN THE SUBDIVISION













LOOKING UP RED MILL LANE – 6, 4, 2 RED MILL LANE





6 RED MILL LANE



4 RED MILL LANE



2 RED MILL LANE



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 559

Street & Number of Proposed Work: 1 Dovekie Ct.

Owner of record: Stephen Ferreri

Mailing Address: 1 Dovekie Ct
Nantucket MA 02554

Contact Phone #: 914 536 1352 E-mail: Sferreri@comcast.net

AGENT INFORMATION (if applicable)

Name: Karen Alenge / Cotuit Solar

Mailing Address: P.O. Box 2939
Nantucket MA 02584

Contact Phone #: 802 324 3482 E-mail: KAREN@cotuitsolar.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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

roof top solar
20 solar panels @ 400W
400 sq.ft ON SE roof

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL'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 grey

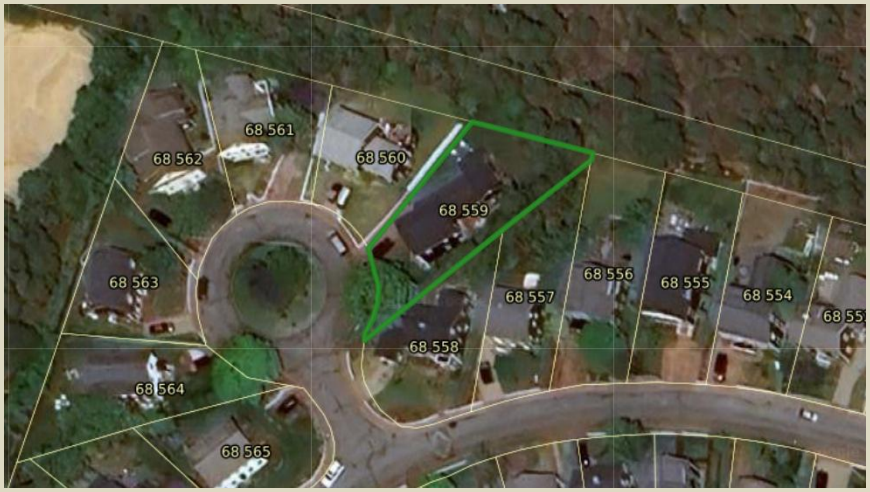
Trim _____ Sash _____ Doors _____

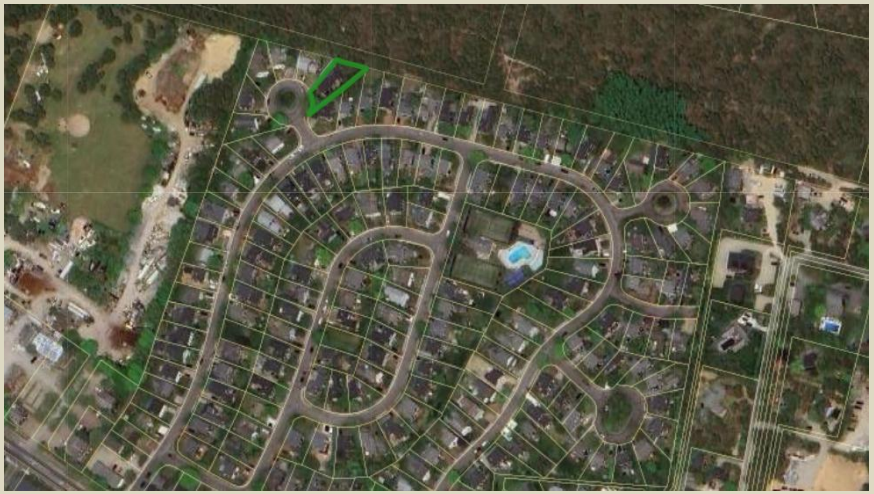
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

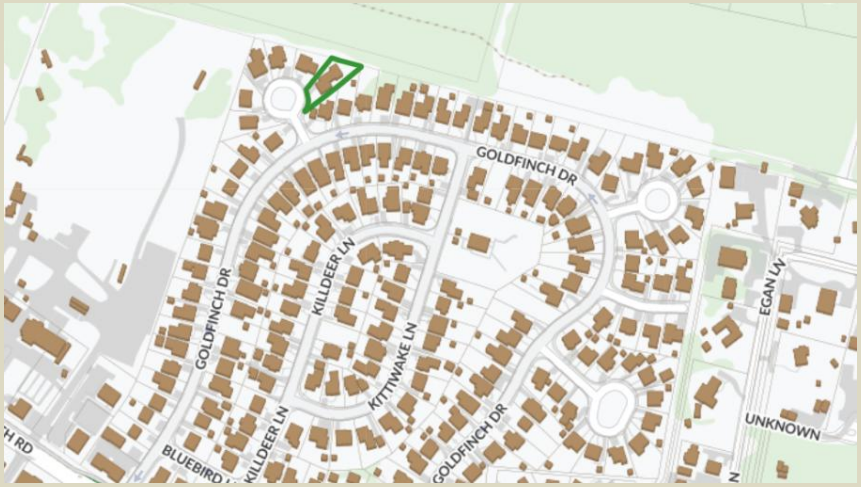
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/21/24 Signature of owner of record _____ Signed under penalties of perjury









Site Locus Plan

COTUIT SOLAR

Cotuit Solar LLC
508-428-8442
29 Trinity Place
Mashpee, MA 02649

Project:
Steve Terreri
1 Dovekie Ct
Nantucket, MA 02554

System:
8.0 kW DC
20 CanadianSolar 400W Solar Panels
20 Enphase IQ8+ Microinverters









There is no visibility of roof plane with solar panels from any public way. It is obstructed by trees and neighboring buildings.

Street View

COTUIT SOLAR

Cotuit Solar LLC
508-428-8442
29 Trinity Place
Mashpee, MA 02649

Project:
Steve Terreri
1 Dovekie Ct
Nantucket, MA 02554

System:
8.0 kW DC
20 CanadianSolar 400W Solar Panels
20 Enphase IQ8+ Microinverters



Roof plane with solar has no visibility.

View of solar roof plane is completely obstructed by trees and neighboring buildings.



Proposed Array Placement

COTUIT SOLAR

Cotuit Solar LLC
508-428-8442
29 Trinity Place
Mashpee, MA 02649

Project:
Steve Terreri
1 Dovekie Ct
Nantucket, MA 02554

System:
8.0 kW DC
20 CanadianSolar 400W Solar Panels
20 Enphase IQ8+ Microinverters

North



East





West



South

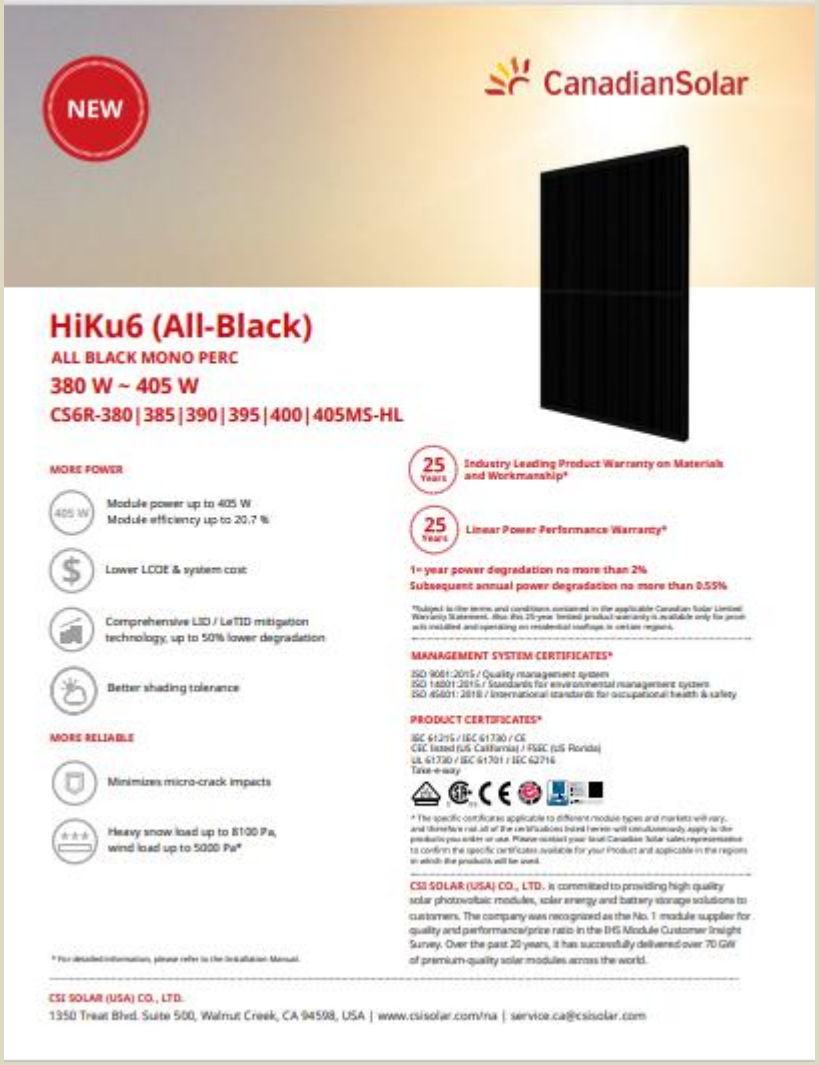
Elevations

COTUIT SOLAR

Cotuit Solar LLC
508-428-8442
29 Trinity Place
Mashpee, MA 02649

Project:
Steve Terreri
1 Dovekie Ct
Nantucket, MA 02554

System:
8.0 kW DC
20 CanadianSolar 400W Solar Panels
20 Enphase IQ8+ Microinverters



NEW

CanadianSolar

HiKu6 (All-Black)

ALL BLACK MONO PERC

380 W ~ 405 W

CS6R-380|385|390|395|400|405MS-HL

MORE POWER

- Module power up to 405 W
  Module efficiency up to 20.7 %
- Lower LCOE & system cost
- Comprehensive LID / LeTID mitigation technology, up to 50% lower degradation
- Better shading tolerance

MORE RELIABLE

- Minimizes micro-crack impacts
- Heavy snow load up to 8100 Pa, wind load up to 5000 Pa*

* For detailed information, please refer to the Installation Manual.

25 Years **Industry Leading Product Warranty on Materials and Workmanship***

25 Years **Linear Power Performance Warranty***

1st year power degradation no more than 2%
Subsequent annual power degradation no more than 0.55%

*Subject to the terms and conditions contained in the applicable Canadian Solar Limited Warranty Statement. Also the 25-year limited product warranty is available only for panels with installed and operating on residential rooftops in certain regions.

MANAGEMENT SYSTEM CERTIFICATES*

ISO 9001:2015 / Quality management system
ISO 14001:2015 / Standards for environmental management system
ISO 45001: 2018 / International standards for occupational health & safety

PRODUCT CERTIFICATES*

IEC 61215 / IEC 61730 / CE
CEC listed (US California) / FSEC (US Florida)
UL 61730 / IEC 61701 / IEC 62716
Take-e-way

* The specific certificates applicable to different module types and markets will vary, and therefore not all of the certificates listed herein will simultaneously apply to the products you order or use. Please contact your local Canadian Solar sales representative to confirm the specific certificates available for your Product and applicable in the regions in which the products will be used.

CSI SOLAR (USA) CO., LTD. is committed to providing high quality solar photovoltaic modules, solar energy and battery storage solutions to customers. The company was recognized as the No. 1 module supplier for quality and performance/price ratio in the EHS Module Customer Insight Survey. Over the past 20 years, it has successfully delivered over 70 GW of premium-quality solar modules across the world.

CSI SOLAR (USA) CO., LTD.
1350 Treat Blvd. Suite 500, Walnut Creek, CA 94598, USA | www.csisolar.com/na | service.ca@csisolar.com

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Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

1 Dovekie Ct

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

L 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.

KA 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 Karen Alenke

AS AGENT FOR Steve Terreri

STREET ADDRESS 1 Dovekie CT

MAP/PARCEL 68/559

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9/23/24

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.

Karen Alenke — 9/24/24

Signature — Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

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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.

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(initial to indicate read and understand)

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n/a 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73 PARCEL N°. 24

Street & Number of Proposed Work: 32 Cranberry Ln

Owner of record: Dustin Maury

Mailing Address: 1 Cranberry Ln
Nantucket, MA 02554

Contact Phone #: 508-654-8315 E-mail: dustin@maurygassociates.com

AGENT INFORMATION (if applicable)

Name: Reid Xgeer (Xgeer Design Company)

Mailing Address: 54 old South rd
Nantucket, MA 02554

Contact Phone #: 646-670-7188 E-mail: rkgeer@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: 92'-0" Sq. Footage 1st floor: 3,487 Decks/Patio: Size: 1990 Sq.ft. ☒ 1st floor ☐ 2nd floor
Width: 72'-0" Sq. footage 2nd floor: _____ Size: 508 Sq.ft. ☐ 1st floor ☒ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0'-0" South 0'-0" East 0'-0" West 0'-0"

Height of ridge above final finish grade: North 28'-0" South 28'-0" East 28'-0" West 28'-0"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 10/12 Dormer 5 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening N/A Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar 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) NA Corner boards 5/4X6 Frieze _____
Window Casing 1/4 Door Frame 1/4 Columns/Posts: Round _____ Square 7 1/4

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Andersen 400

Doors* (type and material): ☒ TDL ☐ SDL Front Painted Amel w/ side lights Rear _____ Side Full-Light

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 NTW
Trim Grey Sash Black Doors Black
Deck Cedar Foundation Grey Fence NTW Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties of perjury

Gmail

Reid Yenor <rkyenor@gmail.com>

HDC Authorization

1 message

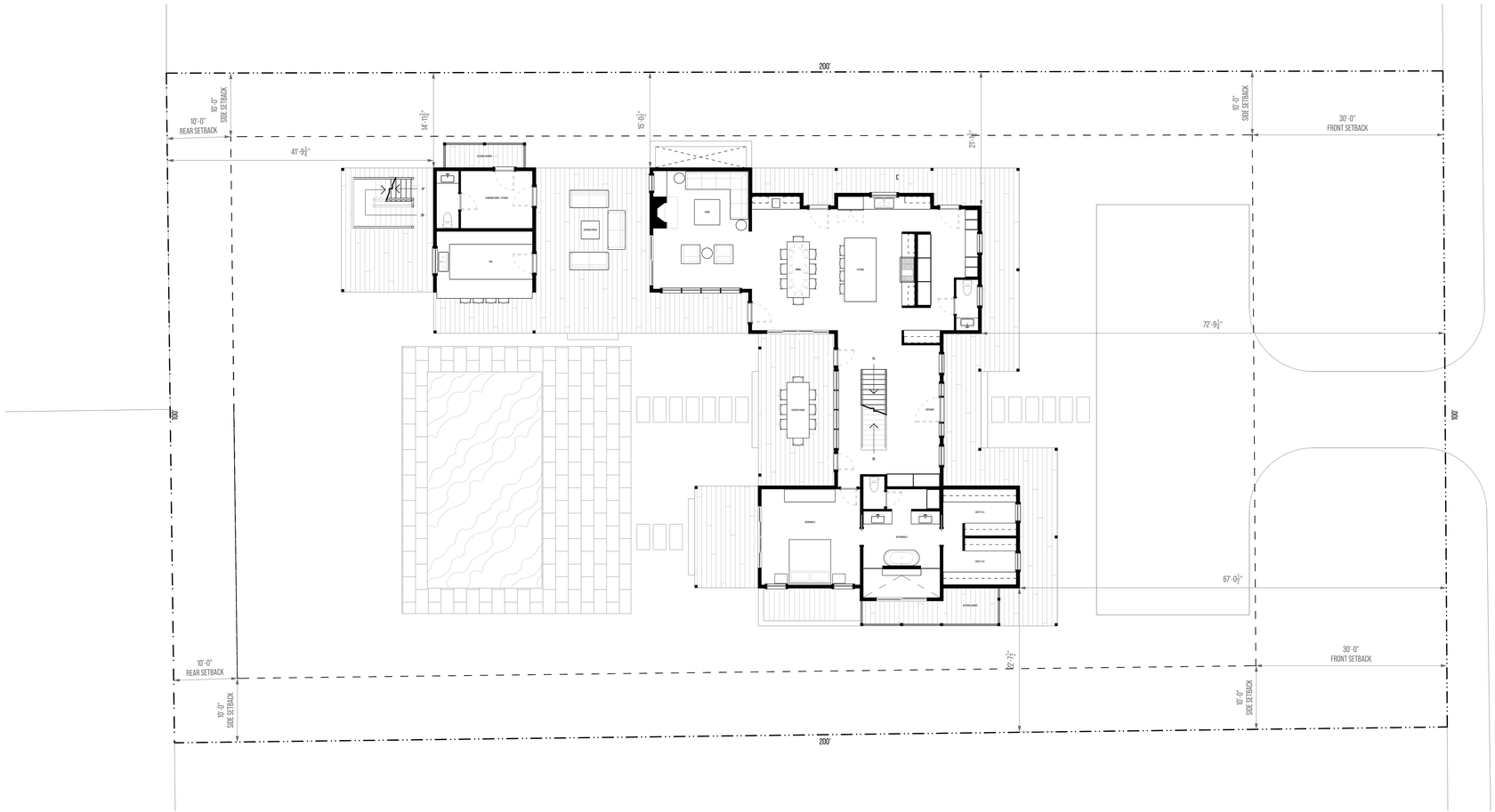
Dustin Maury <dustin@mauryassociates.com> Sun, Sep 15, 2024 at 1:35 PM
To: Reid Yenor <rkyenor@gmail.com>

Historic District Commission,

Yenor Design Company is authorized to represent 32 Cannonbury Lane in all matters pertaining to HDC.

Thank you,

--
Dustin Maury
Maury Associates
General Contracting Since 1979
Construction Supervisor License #CS-108621
mauryassociates.com
54 Old South Rd.
Nantucket, Ma. 02554
Cell 508-654-8315



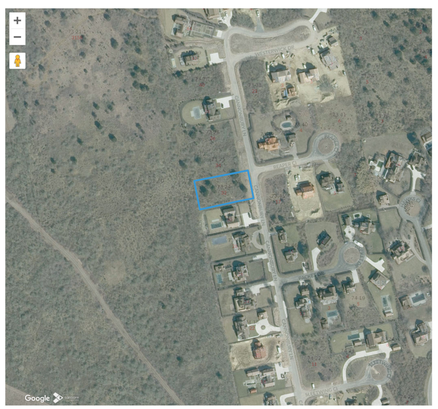
1 SITE PLAN

SCALE : 1:10

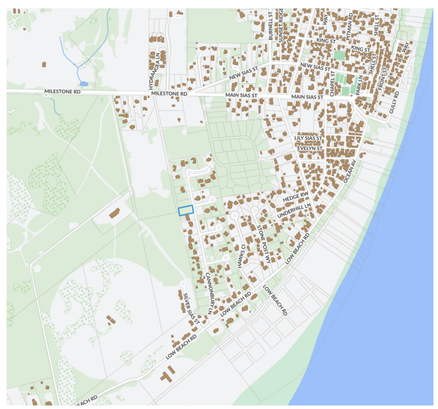


2 NEIGHBORHOOD MAP

SCALE : 1:150



3 2023 AERIAL PHOTO



4 LOCUS MAP

NOTES

ADDRESS: 32 CANNONBURY

MAP/PARCEL: 73 / 24

ZONING CODE: SR20

LOT AREA = 20,000 SQ.FT. ±

SETBACKS

- FRONT = 30'
- SIDE/REAR = 10'

GROUND COVER

- TOTAL ALLOWABLE = 2,500 SQ.FT. ±
- TOTAL OCCUPIED= 2,484 SQ.FT. ±

SQUARE FOOTAGE

MAIN HOUSE = 4,616 SQ.FT.±

- FIRST FLOOR = 2,484 SQ.FT. ±
- SECOND FLOOR= 2,132 SQ.FT.±

0' 10' 20' 40'

WINDOW SCHEDULE

TAG	ID	TYPE	UNIT DIMENSIONS	STYLE	QUANTITIES	ROOMS
1	TW2652	DOUBLE HUNG	2'-7 5/8" X 5'-4 7/8"	2-OVER-1	TOTAL UNITS = 3	
					FIRST FLOOR = 1	CLOSET 01-A, CLOSET 01-B,
					SECOND FLOOR = 1	BATHROOM 02
2	TW3062	DOUBLE HUNG	3'-1 5/8" X 5' - 5'-4 7/8"	2-OVER-1	TOTAL UNITS = 7	
					FIRST FLOOR = 4	ENTRANCE, HALF BATH, MUDROOM / PANTRY
					SECOND FLOOR = 1	BEDROOM 03
3	TW2646	DOUBLE HUNG	2'-7 5/8" X 4'-8 7/8"	2-OVER-1	TOTAL UNITS = 5	
					FIRST FLOOR = 1	LIVING
					SECOND FLOOR = 6	BATHROOM 02, BEDROOM 03, BATHROOM 03, BEDROOM 04
4	P3030	PICUTRE	2' -11 15/16" X 2' -11 15/16"	4-LITE	TOTAL UNITS = 3	
					SECOND FLOOR	FRONT DORMERS
5	C245	CASEMENT	4'-0" X 4' - 4'-4 13/16"	1-LITE	TOTAL UNITS = 2	
					FIRST FLOOR = 2	KITCHEN, BAR
6	TW210510-4	DOUBLE HUNG	11' - 10 1/2" X 6'-0 7/8"	2-OVER-1	TOTAL UNITS = 2	
					FIRST FLOOR = 2	LIVING, ENTRANCE
7	TW210410-4	DOUBLE HUNG	11' - 10 1/2" X 5'-0 7/8"	2-OVER-1	TOTAL UNITS = 1	
					SECOND FLOOR	CATWALK
8	TW210410	DOUBLE HUNG	2'-11 5/8" X 5'-0 7/8"	2-OVER-1	TOTAL UNITS = 4	
					FIRST FLOOR = 2	BEDROOM 01
					SECOND FLOOR = 2	BEDROOM 02
9	TW2442	DOUBLE HUNG	6' - 3(1/4") X 5' - 4(7/8)"	2-OVER-1	TOTAL UNITS = 1	
					SECOND FLOOR = 1	CLOSET 02-B
10	AR51	AWNING	4'-11 7/8" X 1'-5"	2-LITE	TOTAL UNITS = 4	
					FIRST FLOOR = 4	LIVING ROOM DORMERS

DOOR SCHEDULE

TAG	ID	TYPE	UNIT DIMENSIONS	STYLE	QUANTITIES	ROOMS
A	3676	PANEL W/ 12" SIDE-LIGHTS		PANEL 6'-7"" X 7'-6"	TOTAL UNITS = 1	
					FIRST FLOOR = 1	ENTRANCE
B	FWG1180	FULL-LITE	3'-0 1/8"" X7'-11 1/2"	FULL-LITE	TOTAL UNITS = 5	
					FIRST FLOOR = 8	MUDROOM / PANTRY, DINING, LIVING, ENTRANCE, BAR, CHANGING ROOM / STORAGE
C	FWG8080	ANDERSON GLIDING PATIO	7' - 11 [1/2]" X 7' - 11 [1/2]"	FULL-LITE	TOTAL UNITS = 1	
					FIRST FLOOR = 1	LIVING
E	FWG10080	ANDERSON GLIDING PATIO	9' - 9" X 7' - 11 [1/2]"	FULL-LITE	TOTAL UNITS = 3	
					FIRST FLOOR = 2	BEDROOM 01, LIVING
					SECOND FLOOR = 1	BEDROOM 02
F	FWG8011	ANDERSON GLIDING PATIO	7' - 11 [1/2]" X 6' - 10 [3/8]"	FULL-LITE	TOTAL UNITS = 2	
					SECOND FLOOR = 2	BEDROOM 05

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
32 CANNONBURY LN
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
SEPTEMBER 20, 2024

PROJECT:
NEW RESIDENCE

CLIENT:
MAURY

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
09/20/24	HDC SET 01

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

SITE PLAN

SHEET NUMBER

A-0.00

DRAWN BY

REID YENOR



1 FIRST FLOOR PLAN

SCALE : $\frac{1}{4}$" = 1'

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
32 CANNONBURY LN
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
SEPTEMBER 20, 2024

PROJECT:
NEW RESIDENCE

CLIENT:
MAURY

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
09/20/24	HDC SET 01

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

FIRST FLOOR PLAN

SHEET NUMBER

A-1.10

DRAWN BY

REID YENOR



1 SECOND FLOOR PLAN

SCALE : 1/4" = 1'

0' 4' 8' 16'

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
32 CANNONBURY LN
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
SEPTEMBER 20, 2024

PROJECT:
NEW RESIDENCE

CLIENT:
MAURY

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
09/20/24	HDC SET 01

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

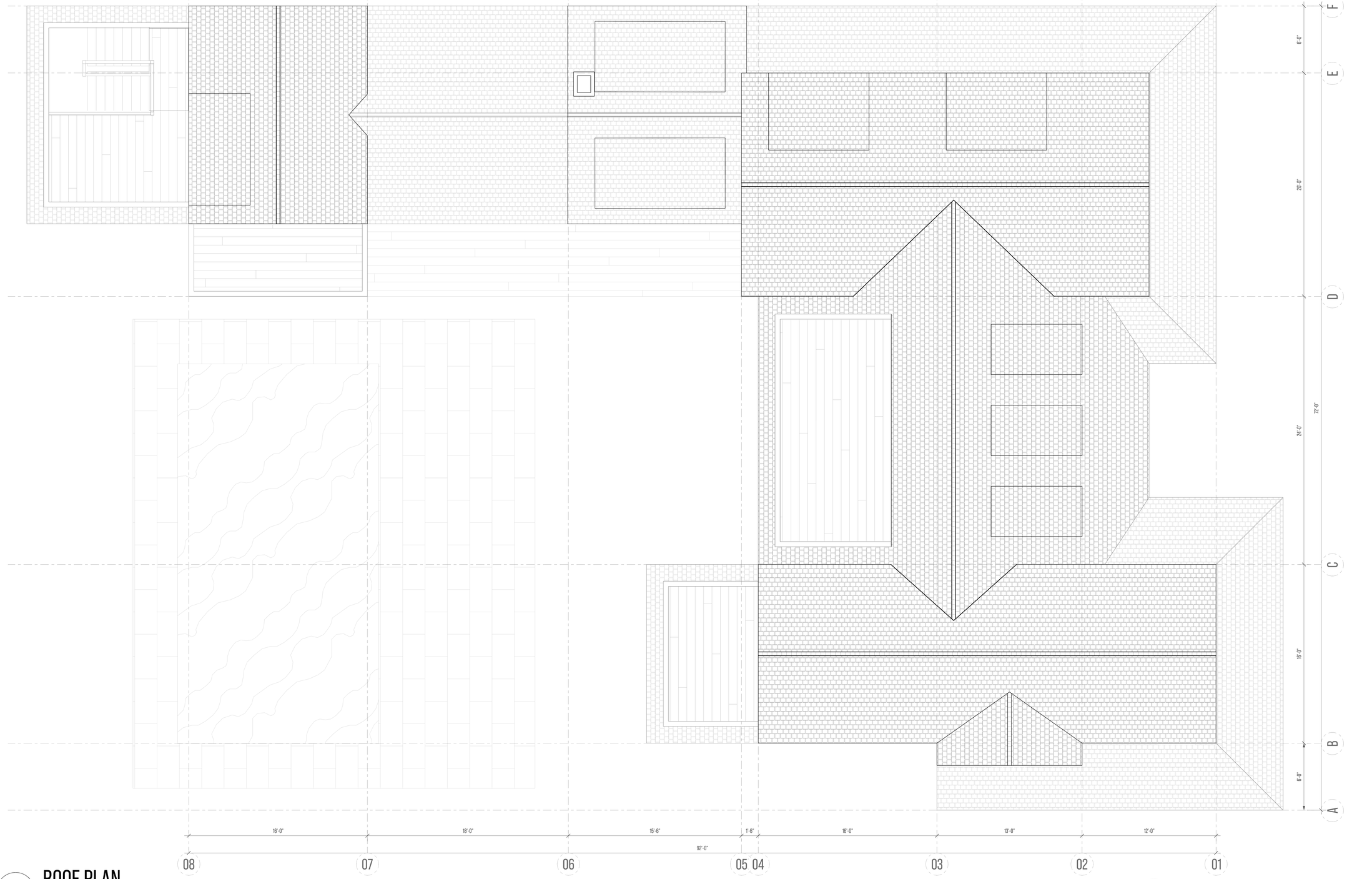
SECOND
FLOOR PLAN

SHEET NUMBER

A-1.20

DRAWN BY

REID YENOR



1 ROOF PLAN

SCALE : 1/4" = 1'

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
32 CANNONBURY LN
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
SEPTEMBER 20, 2024

PROJECT:
NEW RESIDENCE

CLIENT:
MAURY

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
09/20/24	HDC SET 01

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

ROOF PLAN

SHEET NUMBER

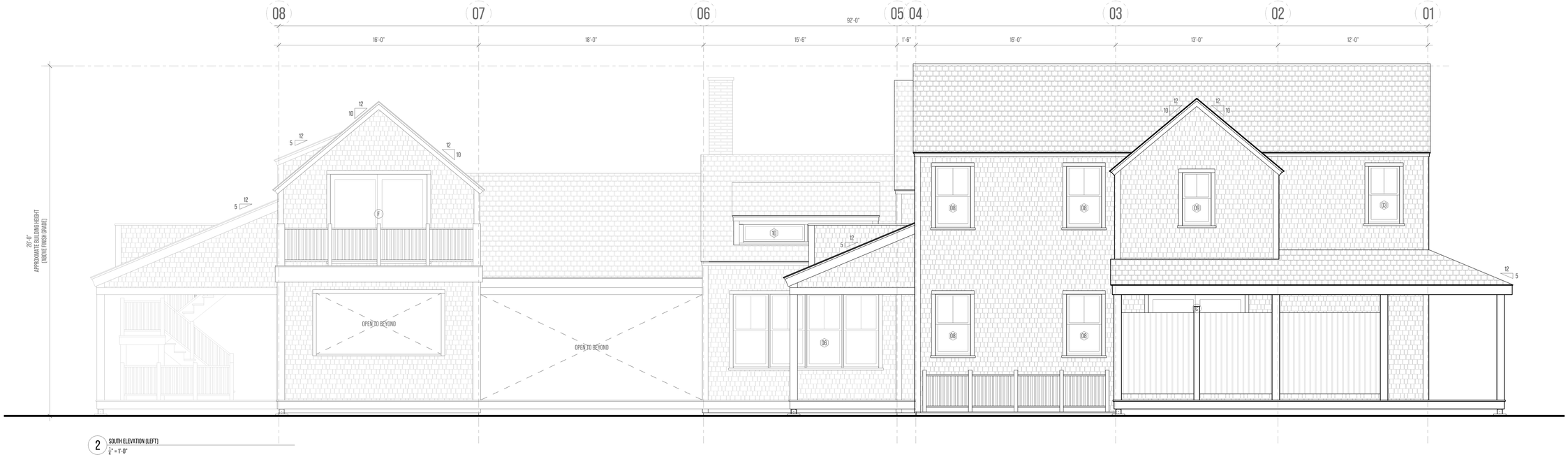
A-2.00

DRAWN BY

REID YENOR



1 EAST ELEVATION (FRONT)
1/4" = 1'-0"



2 SOUTH ELEVATION (LEFT)
1/4" = 1'-0"

1 EXTERIOR ELEVATIONS

SCALE : 1/4" = 1'

0' 4' 8' 16'

yenor DESIGN COMPANY

PROJECT INFORMATION

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NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
SEPTEMBER 20, 2024

PROJECT:
NEW RESIDENCE

CLIENT:
MAURY

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
09/20/24	HDC SET 01

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-3.00

DRAWN BY

REID YENOR



3 WEST ELEVATION (REAR)
1/4" = 1'-0"

4 NORTH ELEVATION (RIGHT)
1/4" = 1'-0"

2 EXTERIOR ELEVATIONS

SCALE : 1/4" = 1'

0' 4' 8' 16'

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
32 CANNONBURY LN
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
SEPTEMBER 20, 2024

PROJECT:
NEW RESIDENCE

CLIENT:
MAURY

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
09/20/24	HDC SET 01

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-3.10

DRAWN BY

REID YENOR

32 CANNOBURY NEIGHBORHOOD CONTEXT



38 CANNONBURY LN



30 CANNONBURY LN



24 CANNONBURY LN



14 CANNOBURY LN

32 CANNOBURY NEIGHBORHOOD CONTEXT



26 CANNONBURY LN



18 CANNONBURY LN

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER... DUSTIN MAURY.....

MAILING ADDRESS... 1 Cranberry LN.....

PROPERTY LOCATION... 32 Cannonbury LN.....

ASSESSORS MAP/PARCEL... 73 /24.....

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.

September 17, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

NANTUCKET TOWN OF & LAND BANK
TOWN BUILDING
16 BROAD ST
NANTUCKET, MA 02554

COAST TO COAST HOLDINGS LLC
2531 McALLISTER ST
SAN FRANCISCO, CA 94118

SANFORD ALFRED F III TR
13 PLEASANT STREET
NANTUCKET, MA 02554

FRANKLIN WILLIAM H
34 CANNONBURY LN
NANTUCKET, MA 2554

17 CANNONBURY LANE LLC
100 CONIFER HILL DR # 304
DANVERS, MA 01923

U S COAST GUARD
10 EASTON ST
NANTUCKET, MA 02554

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 32 Cannonbury Ln

Tax Map Number: 73 Parcel Number: 24

Owner of Record: Dustin Maury

Description of Proposal: New dwelling with a ground cover of 2,484 Sq.Ft. and a main ridge fireplace with a height of approximately 28 feet.

Anticipated HDC Submission Date: 9/23/24

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

U.S. Postal Service™
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Nantucket, MA 02554

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

Postmark Here
SEP 20 2024
09/20/2024

Sent To: Franklin William H
Street and Apt. No., or PO Box No.: 34 Cannonbury Ln
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 5888 64

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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

Postmark Here
SEP 20 2024
09/20/2024

Sent To: Nantucket Town of & Land Bank Town Building
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

9589 0710 5270 1403 5890 21

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Danvers, MA 01923

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

Postmark Here
SEP 20 2024
09/20/2024

Sent To: 17 Cannonbury Ln LLC
Street and Apt. No., or PO Box No.: 100 Conifer Hill Dr #304
City, State, ZIP+4®: Danvers, MA 01923

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1403 5890 38

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☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

Postmark Here
SEP 20 2024
09/20/2024

Sent To: Sanford Alfred III TR
Street and Apt. No., or PO Box No.: 13 pleasant street
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 5890 38

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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

Postmark Here
SEP 20 2024
09/20/2024

Sent To: US Coast Guard
Street and Apt. No., or PO Box No.: 10 Easton st.
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 94

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

San Francisco, CA 94118

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

Postmark Here
SEP 20 2024
09/20/2024

Sent To: Coast to Coast Holdings LLC
Street and Apt. No., or PO Box No.: 2531 McAllister st.
City, State, ZIP+4®: San Francisco, CA 94118

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Reid Yenor (Yenor Design Company)

AS AGENT FOR Dustin Maury

STREET ADDRESS 32 Cannonbury Ln

MAP/PARCEL 73/24

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

SEPTEMBER 23, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Reid Yenor — Signature

09/23/2024 — Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

JP 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°. 34.2

Street & Number of Proposed Work: 28 Toupah Drive

Owner of record: Stephen + Alison Cheng / Cheng Realty Trust

Mailing Address: PO Box 822

Nantucket MA. 02554

Contact Phone #: 508.228.2722 E-mail: joebpc@gmail.com

AGENT INFORMATION (if applicable)

Name: BPC Architecture

Mailing Address: 125 Orange St.

Nantucket MA. 02554

Contact Phone #: 508.680.4806 E-mail: joe@bpc-architecture.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☒ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 35' Sq. Footage 1st floor: 500 SF

Width: 16'/12' Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

Decks/Patio: Size: 6x15 ☒ 1st floor ☐ 2nd floor

Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North @ 14'-9" South 14'-9" East 14'-4" West 14'-4"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation Replace All windows to Match Exst / Side view Addition
2. South Elevation " " "
3. West Elevation " " " Remove Screen Porch + Add Single story Addition
4. North Elevation " " "

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed (Match Exst.) 20" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12 Secondary Mass 4/12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☒ Other Composite Alt. - Boral

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x8 Rake 1x18 + 1x3 Soffit (Overhang) 8"+/- Corner boards 1x6 Frieze 1x8

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Andersen -

Doors* (type and material): ☐ TDL ☒ SDL Front Wood Rear Clad Side Wood

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 Natural Clapboard (if applicable) N/A Roof "Driftwood" → Match Existing

Trim Pht. Gray Sash Black Doors Black

Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/23/24 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

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Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

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emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I BPC Architecture (Joe Paul)

AS AGENT FOR Stephen & Alison Cheney / Cheney Realty Trust

STREET ADDRESS 28 Equator Drive

MAP/PARCEL 56 / 342

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09/23/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

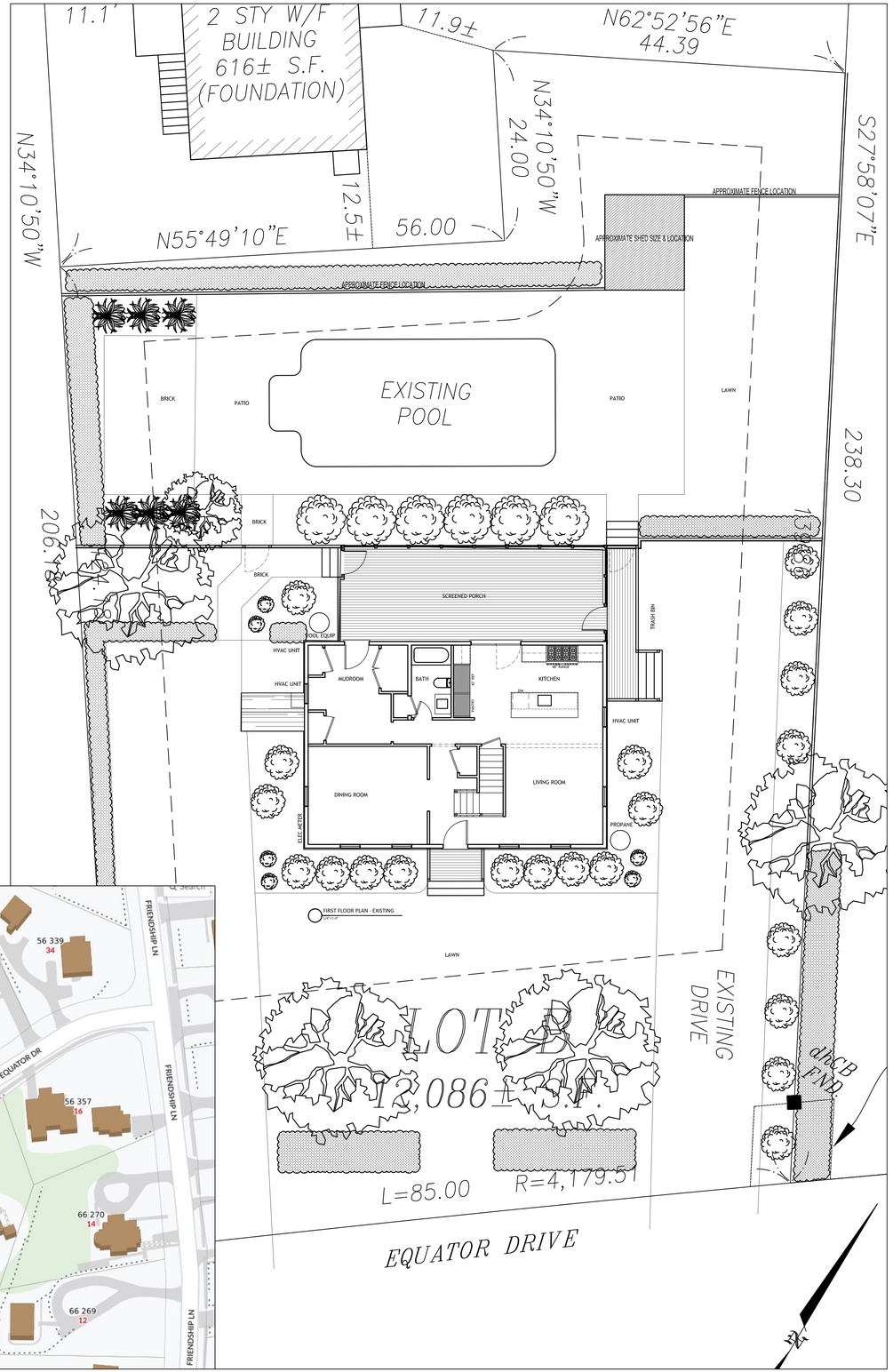
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.



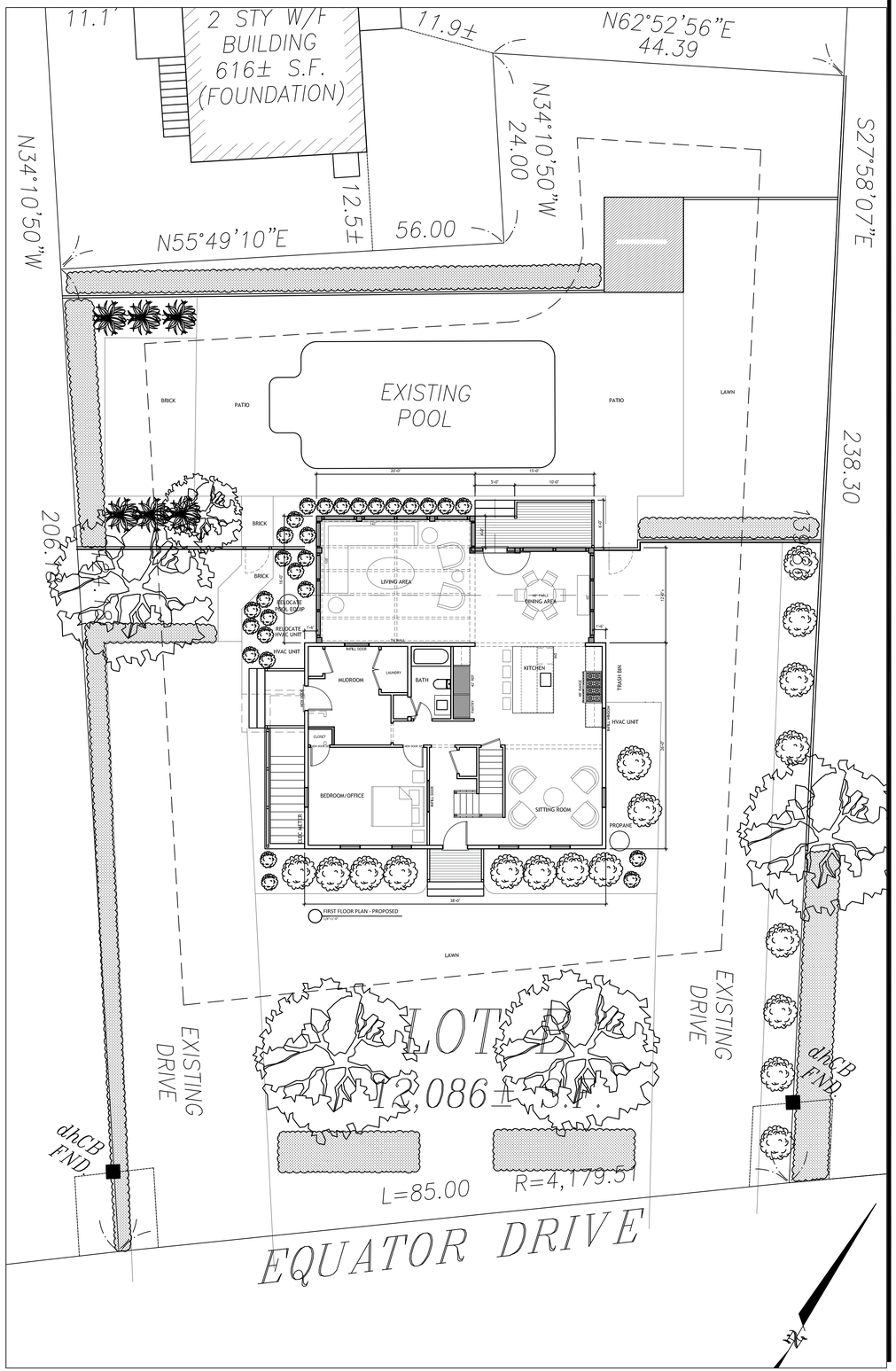
Signature

09/23/2024
Date

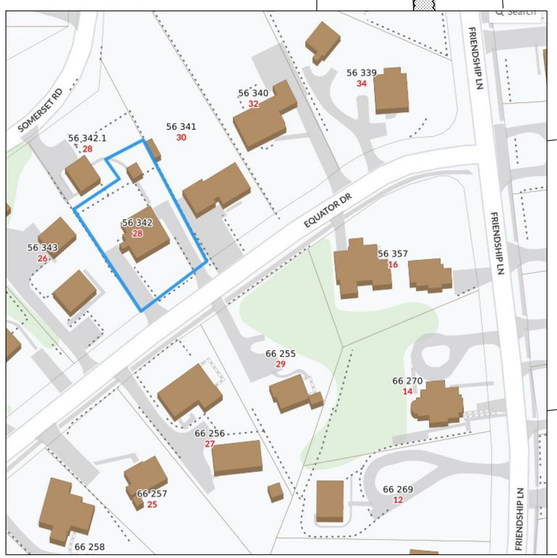
EXISTING SITE



PROPOSED SITE



LOCUS



bpc ARCHITECTURE

PO BOX 822
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
28 EQUATOR DRIVE
NANTUCKET, MA

CHENEY REALTY TRUST

DESIGN DEVELOPMENT

HDC 1

SITE
SCALE: 1/8"=1'-0"

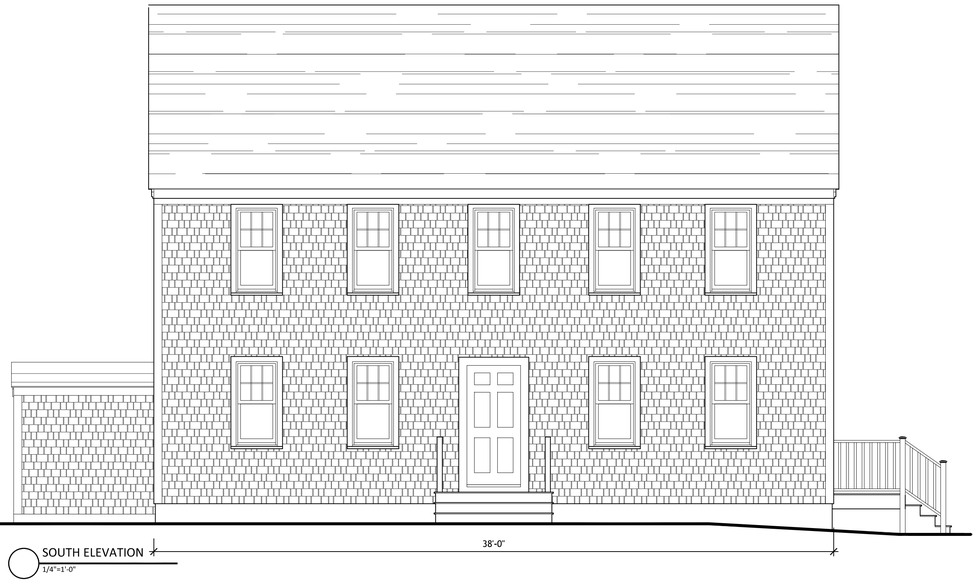
C1.1

SEPT 23, 2024

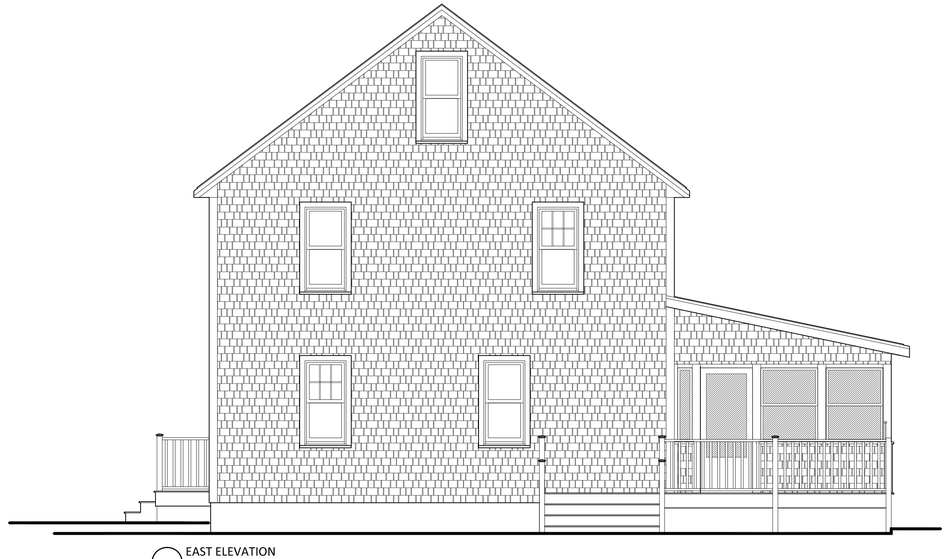
EXISTING





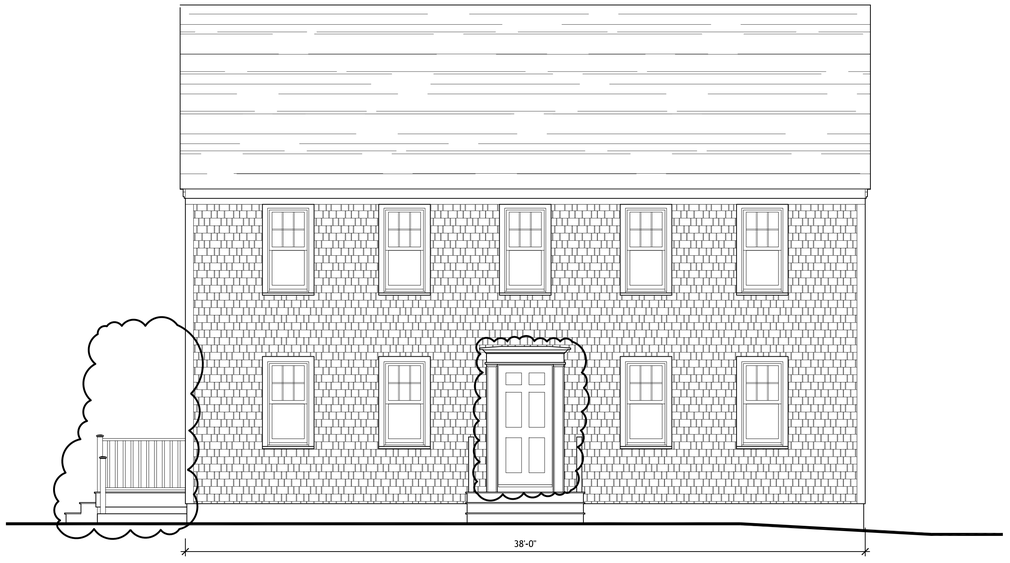


SOUTH ELEVATION
1/4"=1'-0"

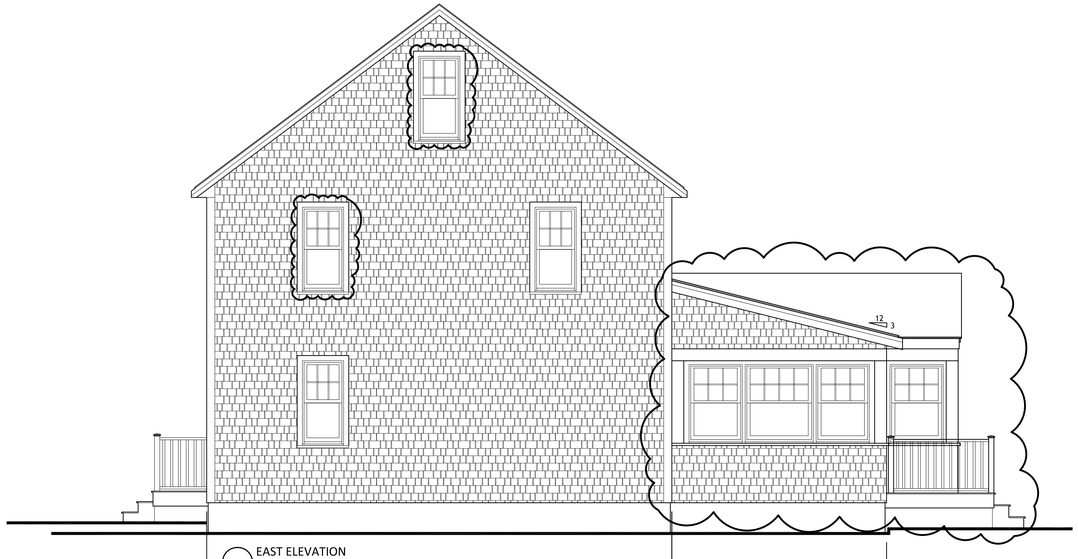


EAST ELEVATION
1/4"=1'-0"

PROPOSED



SOUTH ELEVATION
1/4"=1'-0"



EAST ELEVATION
1/4"=1'-0"

bpc ARCHITECTURE

PO BOX 822
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
28 EQUATOR DRIVE
NANTUCKET, MA

CHENEY
REALTY TRUST

DESIGN DEVELOPMENT

HDC 1

ELEVATIONS
SCALE: 1/4"=1'-0"

A1.1

SEPT 23, 2024

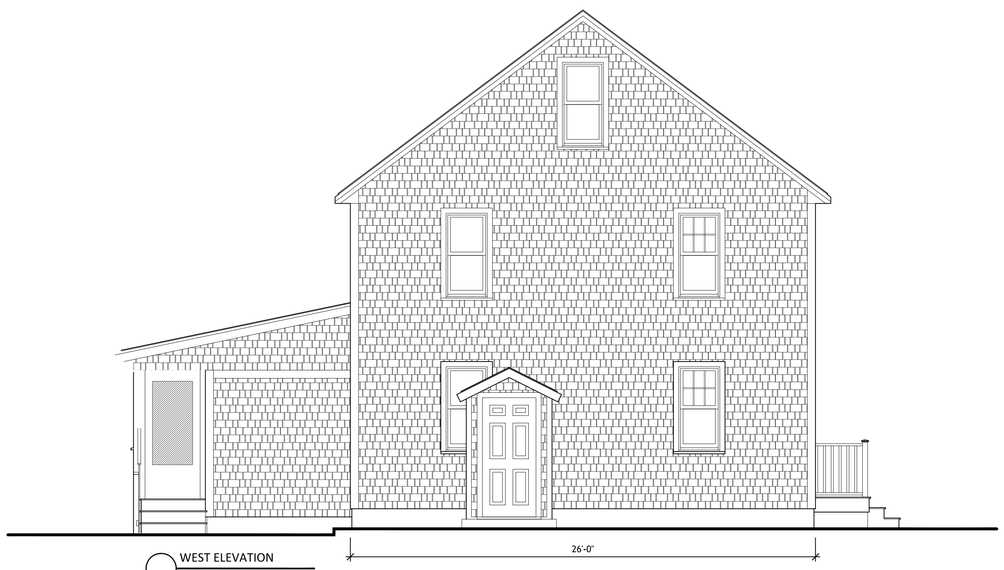
EXISTING







NORTH ELEVATION
1/4"=1'-0"



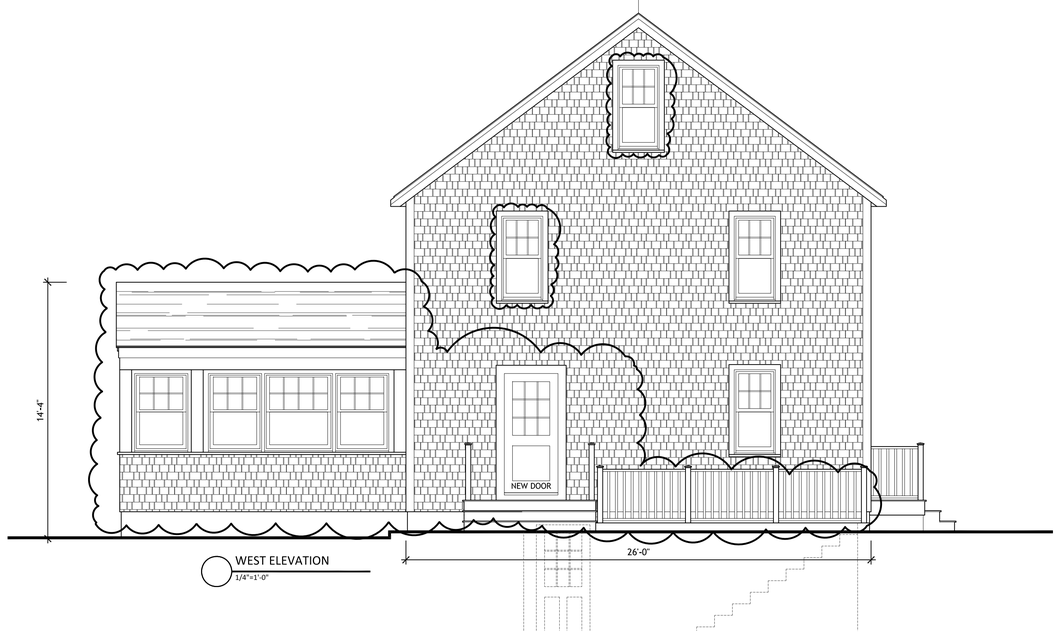
WEST ELEVATION
1/4"=1'-0"

26'-0"

PROPOSED



NORTH ELEVATION
1/4"=1'-0"



WEST ELEVATION
1/4"=1'-0"

bpc ARCHITECTURE

PO BOX 822
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
28 EQUATOR DRIVE
NANTUCKET, MA

CHENEY
REALTY TRUST

DESIGN DEVELOPMENT

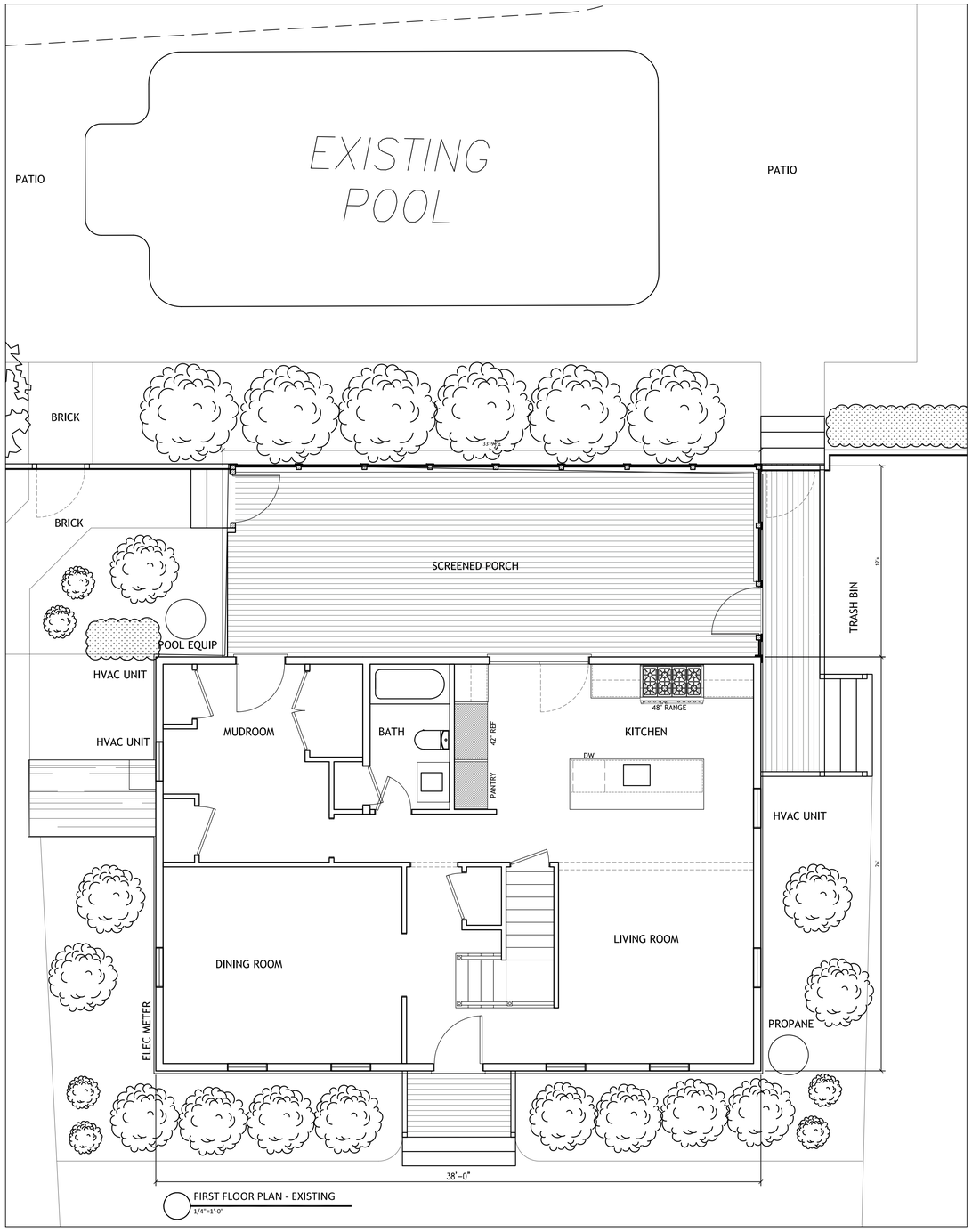
HDC 1

ELEVATIONS
SCALE: 1/4"=1'-0"

A1.2

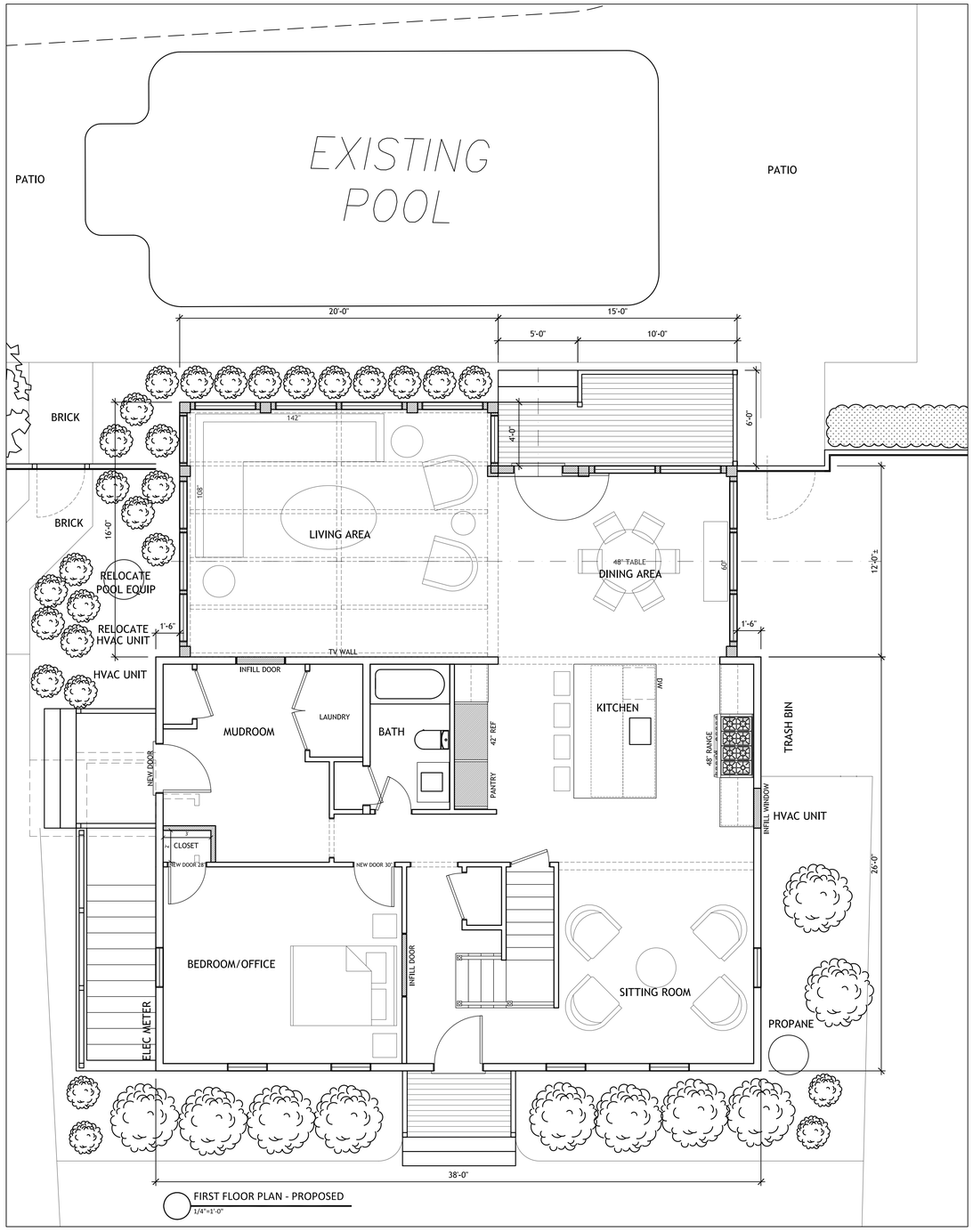
SEPT 23, 2024

EXISTING



FIRST FLOOR PLAN - EXISTING
1/4"=1'-0"

PROPOSED



FIRST FLOOR PLAN - PROPOSED
1/4"=1'-0"

bpc ARCHITECTURE

PO BOX 822
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
28 EQUATOR DRIVE
NANTUCKET, MA

CHENEY
REALTY TRUST

DESIGN DEVELOPMENT

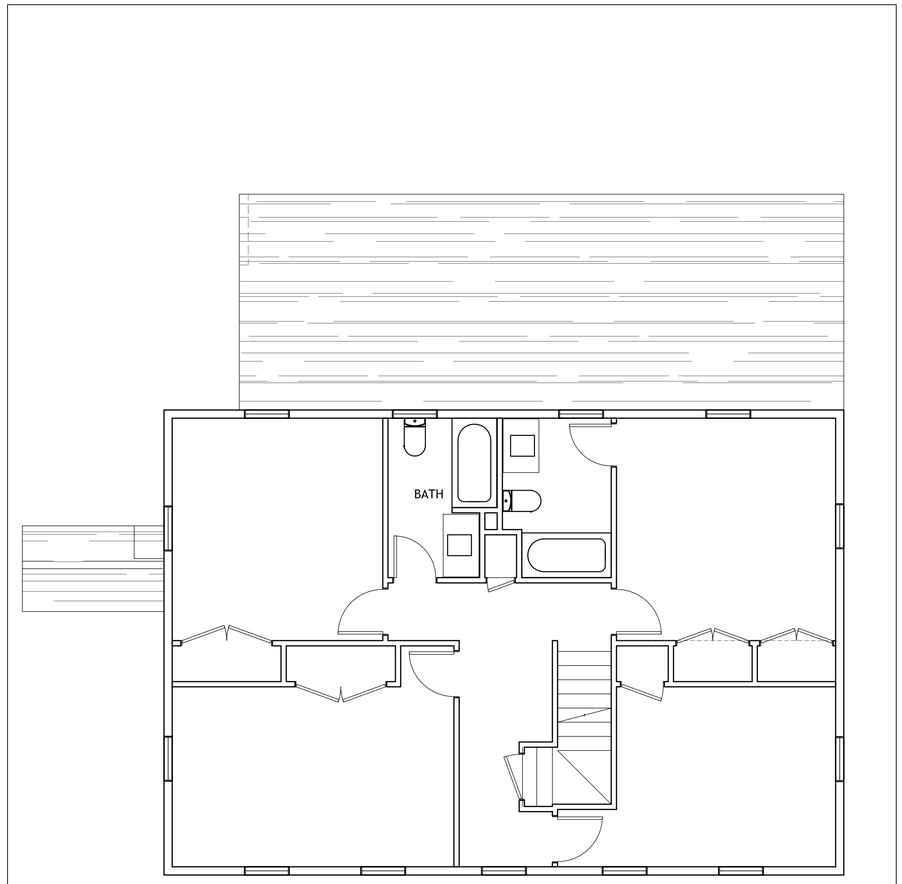
HDC 1

FIRST FLOOR
SCALE: 1/4"=1'-0"

A2.1

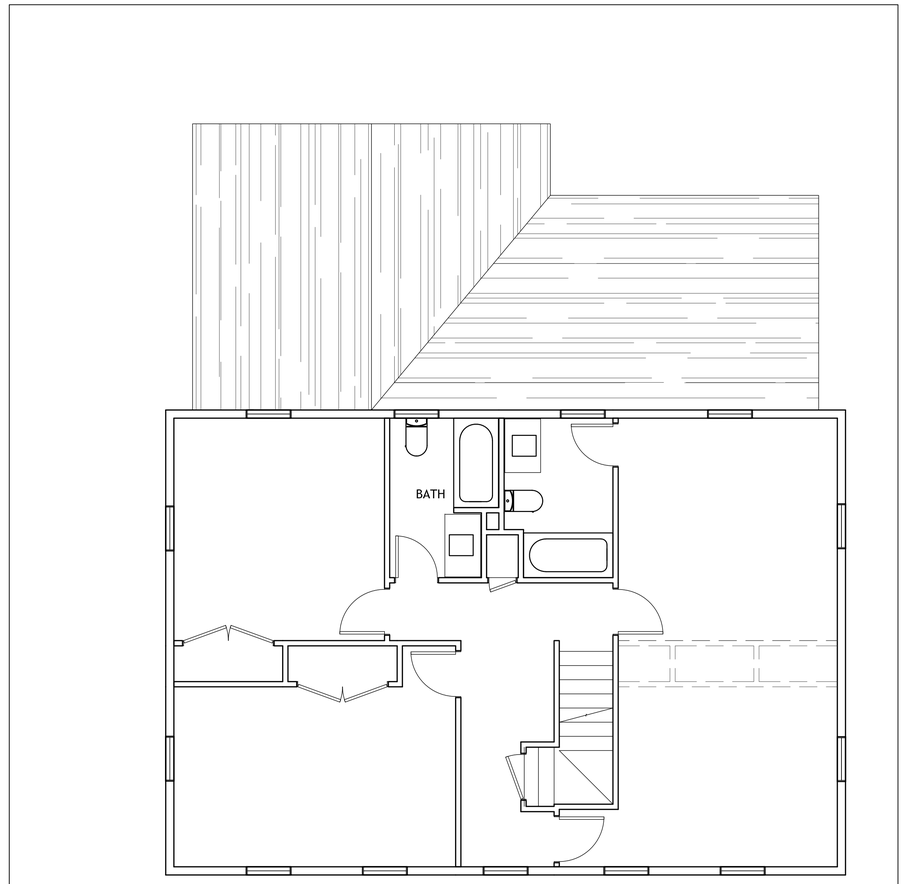
SEPT 23, 2024

EXISTING



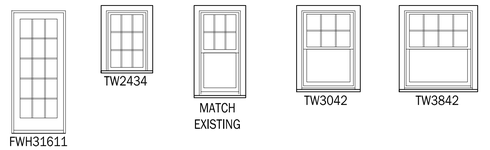
SECOND FLOOR PLAN - EXISTING
1/4"=1'-0"

PROPOSED



SECOND FLOOR PLAN - PROPOSED
1/4"=1'-0"

ANDERSEN DOORS & WINDOWS: BLACK



bpc ARCHITECTURE

PO BOX 822
NANTUCKET, MA 02554

P 508 228 2722

PROJECT:
28 EQUATOR DRIVE
NANTUCKET, MA

CHENEY
REALTY TRUST

DESIGN DEVELOPMENT

HDC 1

SECOND FLR
SCALE: 1/4"=1'-0"

A2.2

SEPT 20, 2024

8 Walbang Ave
Shed Revs

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$50 ✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. Supplemental information for Historic Buildings: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. Exterior Elevations and Floor Plans (4 copies): Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. As-Built Plans (1copy): of existing elevations

✓ 4. Hardscaping Plans (4 copies): To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. Topographic Map: Must show existing and proposed grade for any change of more than one foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. Door and Window Schedule (4 copies): Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BTP (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

X 8. Abutter Notification Materials - Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 82 PARCEL N°. 146

Street & Number of Proposed Work: 8 Walbrang Avenue

Owner of record: 8 Walbrang Nominee Trust / Steven Cohen

Mailing Address: % Cohen + Cohen PC, 34 Main Street Trustee
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-3455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2023-12-9609
☐ 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 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 Remove Window, Add Cupola
2. South Elevation Revise Fenestration, Add Cupola
3. West Elevation Revise Fenestration, Add Cupola
4. North Elevation Remove window, Add Cupola

Is there an HDC survey form for 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 Fixed Casement
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer HSD

Doors* (type and material): ☐ TDL ☐ SDL Front 2 Panel, Vertical Boards Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

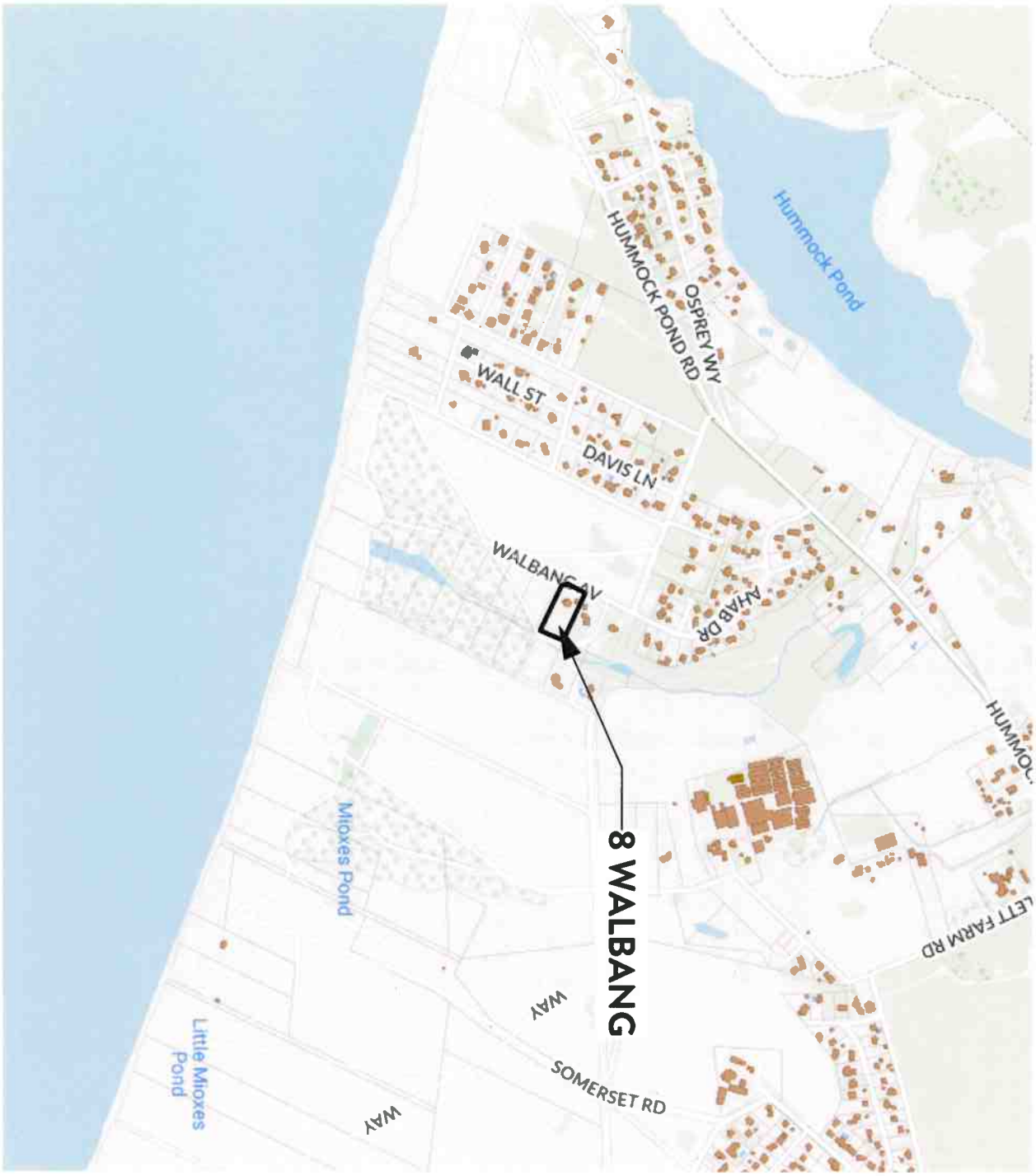
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/20/24 Signature of owner of record _____ Signed under penalties of perjury



L-1.1

ID #

Zoning Shed at
8 Walbang Avenue
Nantucket, MA 02554

MAP NO: 82 ZONING INFO: MMD
PARCEL NO: 146 PROJECT NO: 69 REVISED: 12/7/23

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
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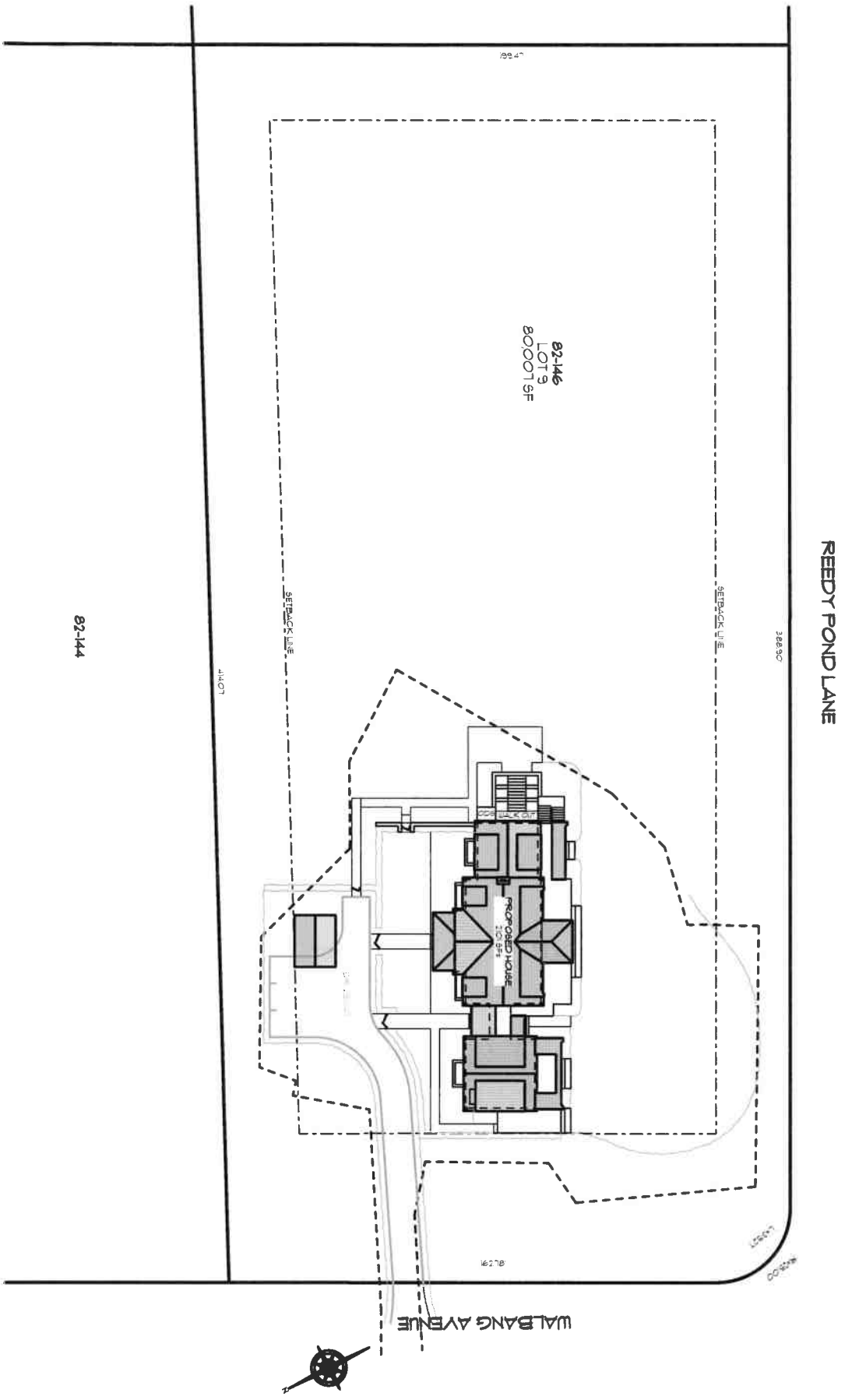
Locus Map

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID# L-1.2

Zoning Shed at
8 Walbang Avenue
Nantucket, MA 02554

MAP NO: 82 ZONING INFO: MMD
PARCEL NO: 146 PROJECT NO: 69 REVISED: 12/7/23

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Site Plan

BOTTICELLI & POHL

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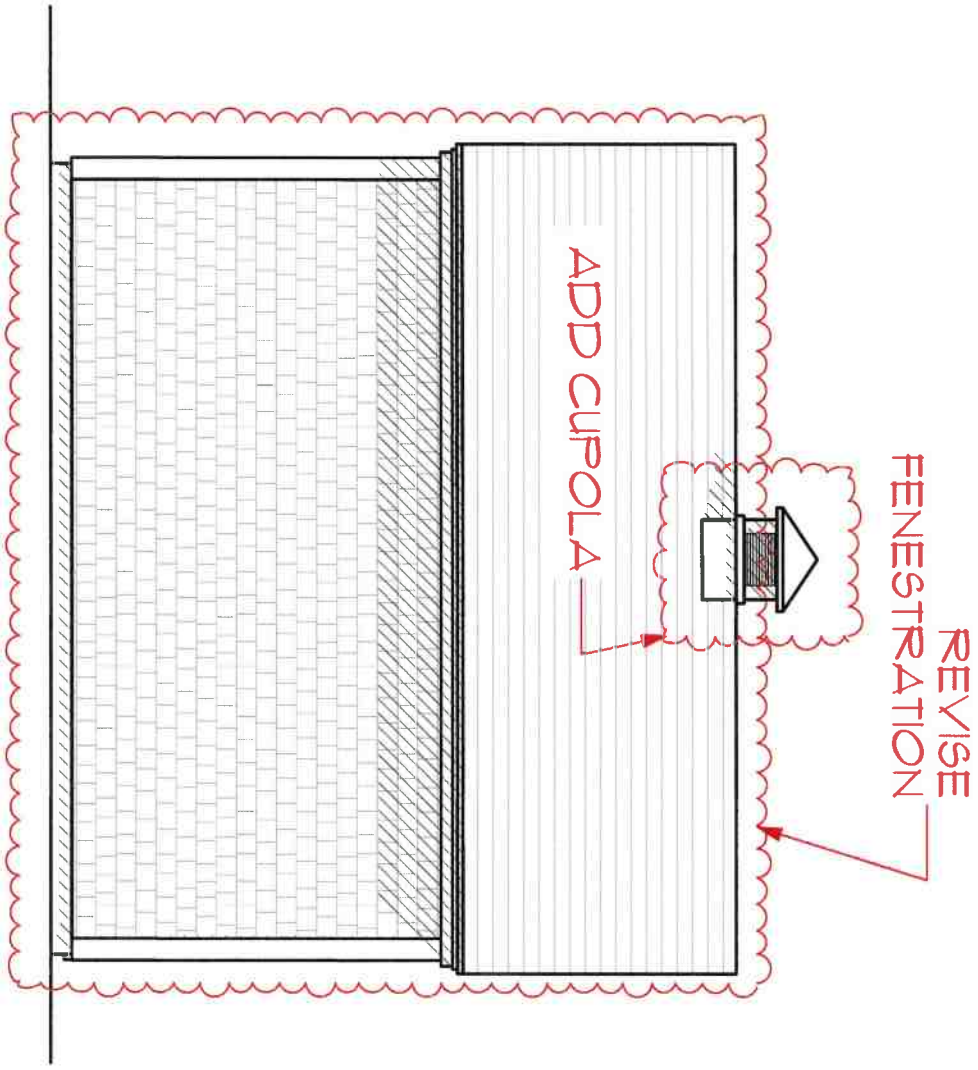
31 STATE STREET, BOSTON, MA 02109 P. 617 482 4543
BOTTICELLIANDPOHL.COM



ID# A-2.1

Zoning Shed at
8 Walbang Avenue
Nantucket, MA 02554

MAP NO: 82 ZONING INFO: MMD
PARCEL NO: 146 PROJECT NO: 69 REVISED: 12/7/23

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North Elevation

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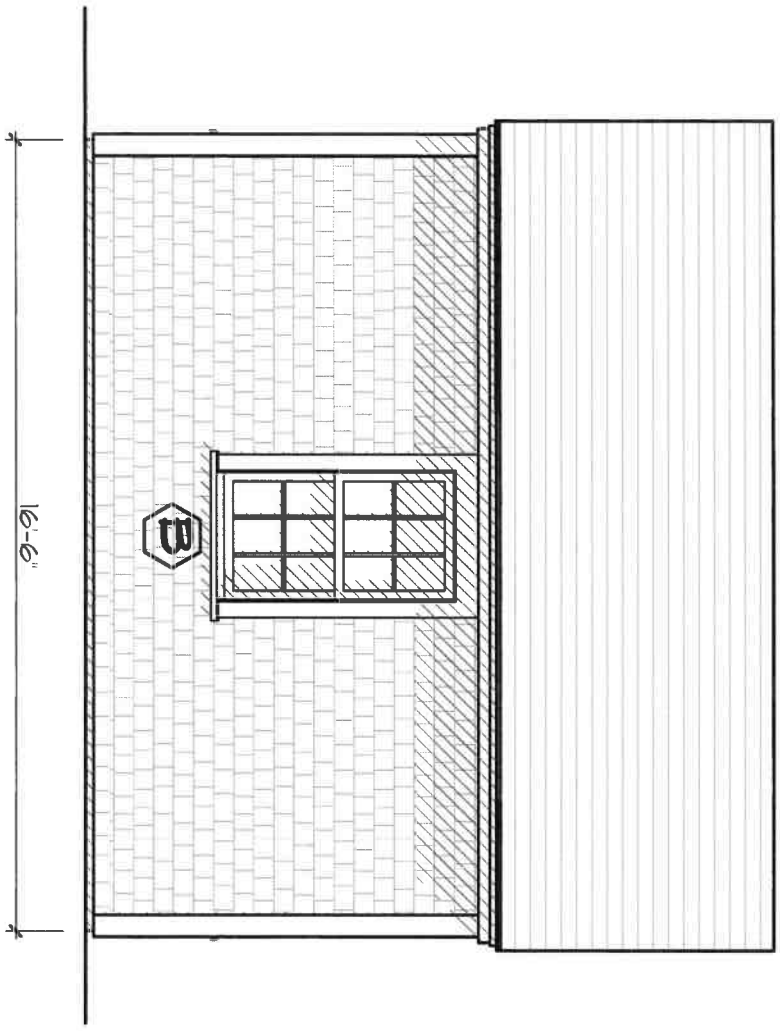
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



A-2.1b

ID #

Zoning Shed at
8 Walbang Avenue
Nantucket, MA 02554

MAP NO: 82 ZONING INFO: MMD
PARCEL NO: 146 PROJECT NO: 69 REVISED: 12/7/23

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Previously Approved North Elevation

BOTTICELLI & POHL

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P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

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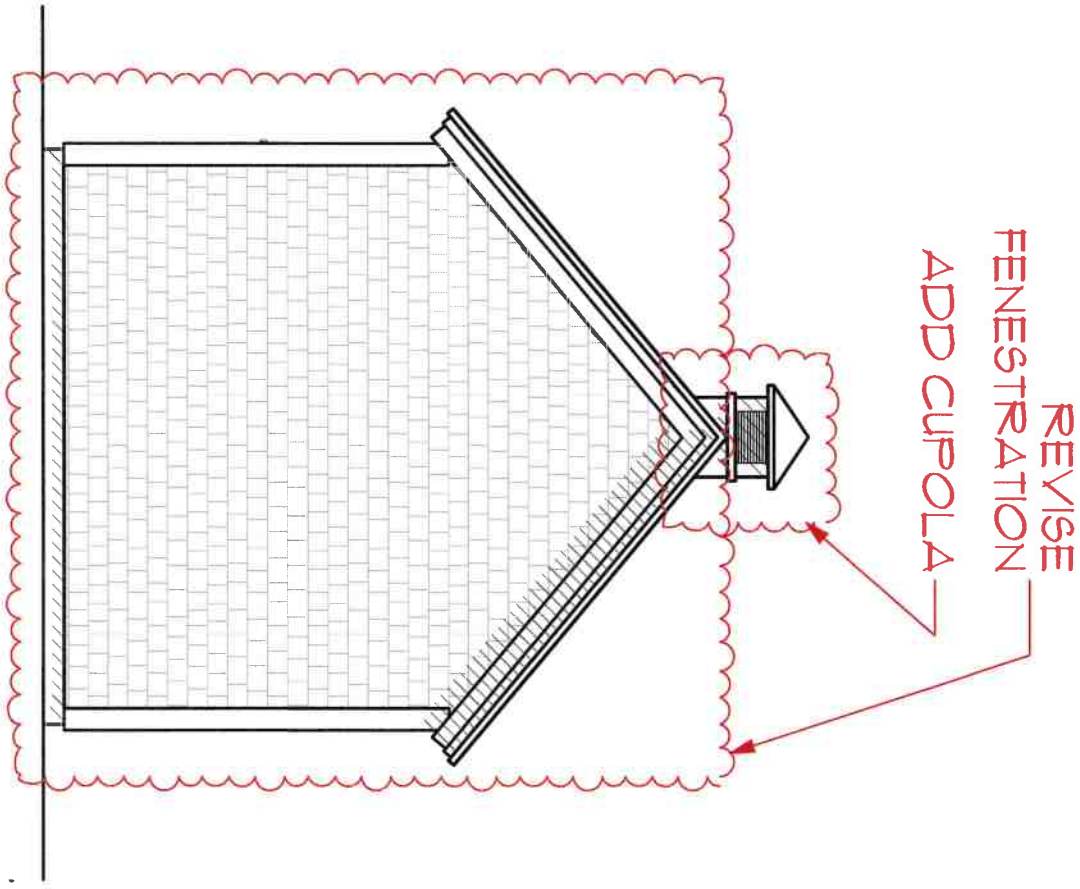

A-2.2

ID #

Zoning Shed at
8 Walbang Avenue
Nantucket, MA 02554

MAP NO: 82 ZONING INFO: MMD
PARCEL NO: 146 PROJECT NO: 69 REVISED: 12/7/23

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East Elevation

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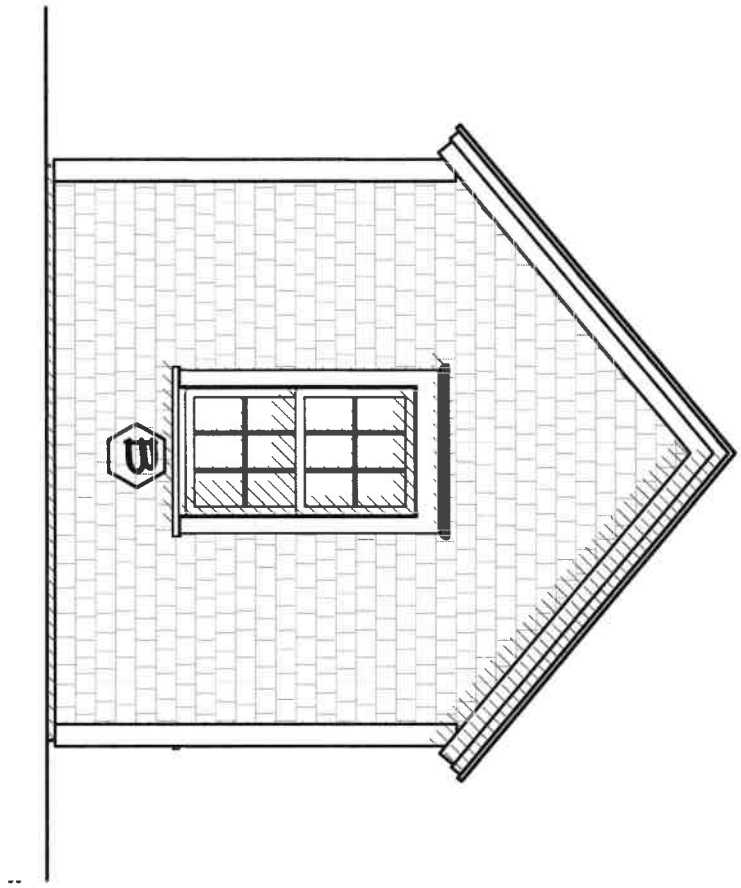
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



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Zoning Shed at
8 Walbang Avenue
Nantucket, MA 02554

MAP NO: 82 ZONING INFO: MMD
PARCEL NO: 146 PROJECT NO: 69 REVISED: 12/7/23

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Previously Approved East Elevation

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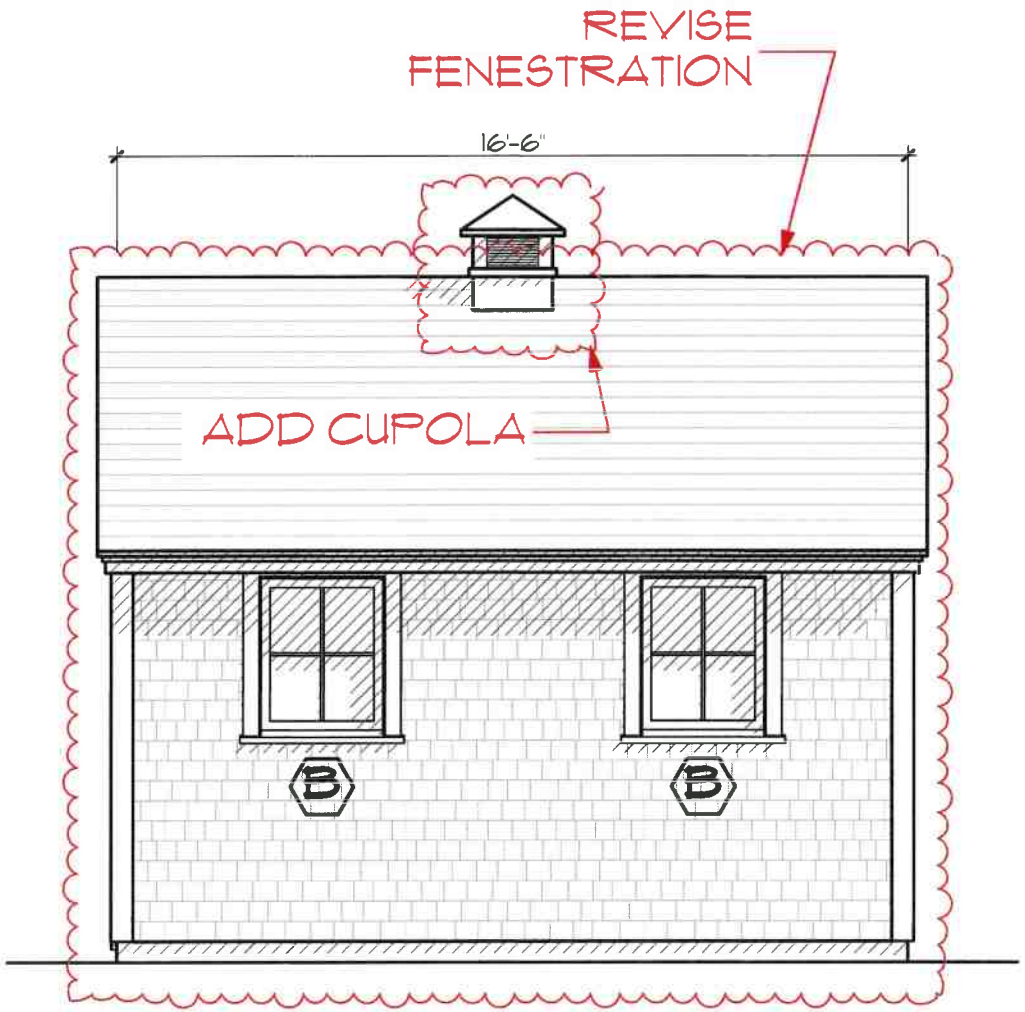

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508.228.5455
31 STATE STREET, BOSTON, MA 02109 | P 617.482.4543
BOTTICELLIANDPOHL.COM

South Elevation

Zoning Shed at
8 Walbang Avenue
Nantucket, MA 02554

MAP NO: 82 ZONING INFO: MMD
PARCEL NO: 146 PROJECT NO: 69 REVISED: 12/7/23

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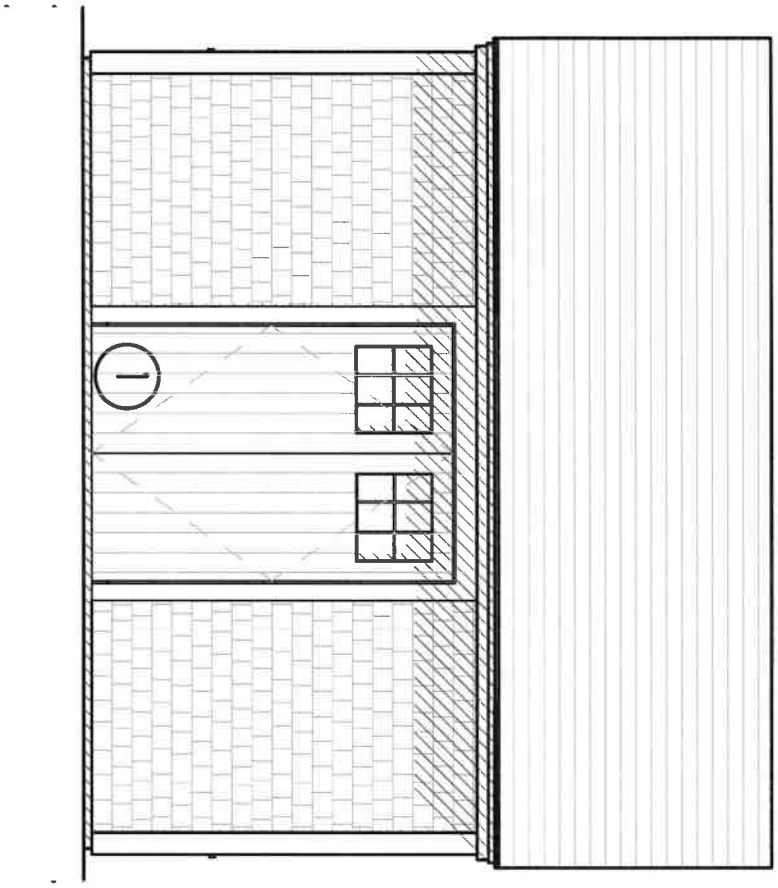
ID#
A-2.3



A-2.3b

#1D

Zoning Shed at
8 Walbang Avenue
Nantucket, MA 02554

MAP NO: 82 ZONING INFO: MMD
PARCEL NO: 146 PROJECT NO: 69 REVISED: 12/7/23

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Previously Approved South Elevation

BOTTICELLI & POHL

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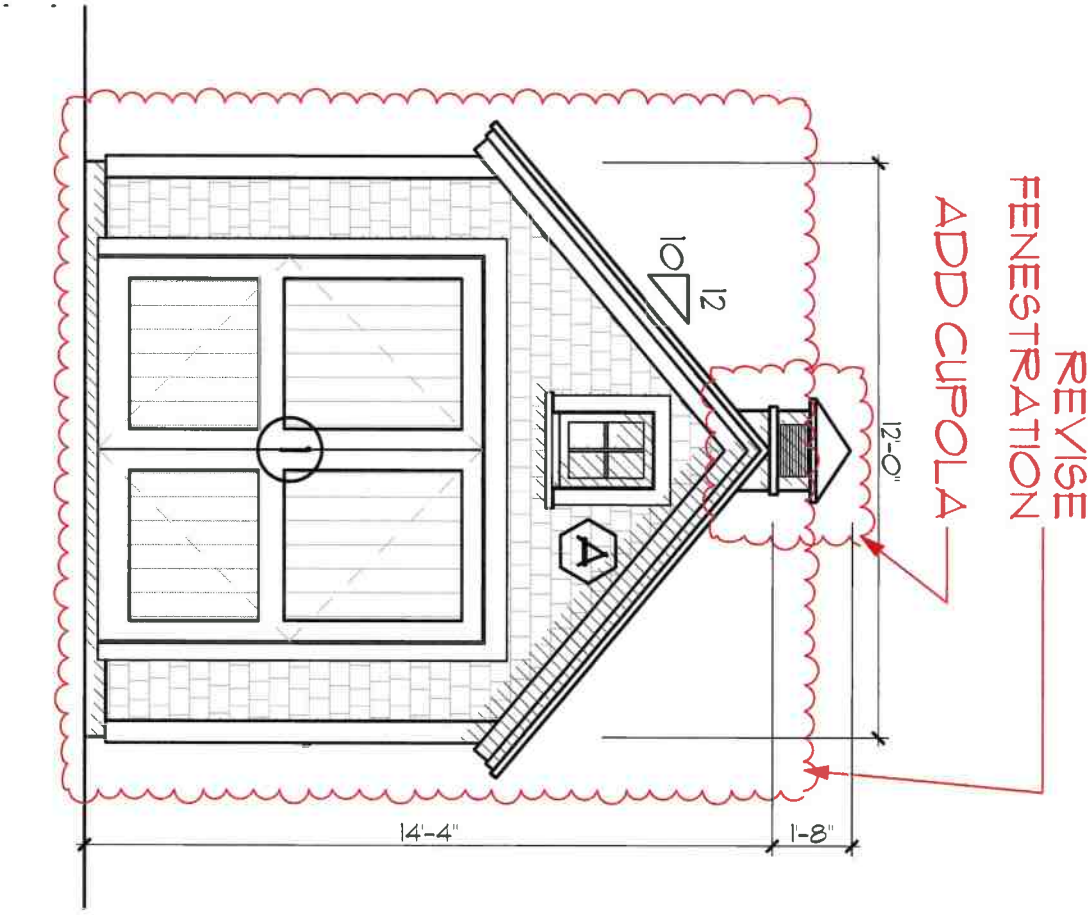
31 STATE STREET, BOSTON, MA 02109 P. 617.482.4543
BOTTICELLIANDPOHL.COM



A-2.4

ID #

Zoning Shed at
8 Walbang Avenue
Nantucket, MA 02554

MAP NO: 82 ZONING INFO: MMD
PARCEL NO: 146 PROJECT NO: 69 REVISED: 12/7/23

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West Elevation

BOTTICELLI & POHL

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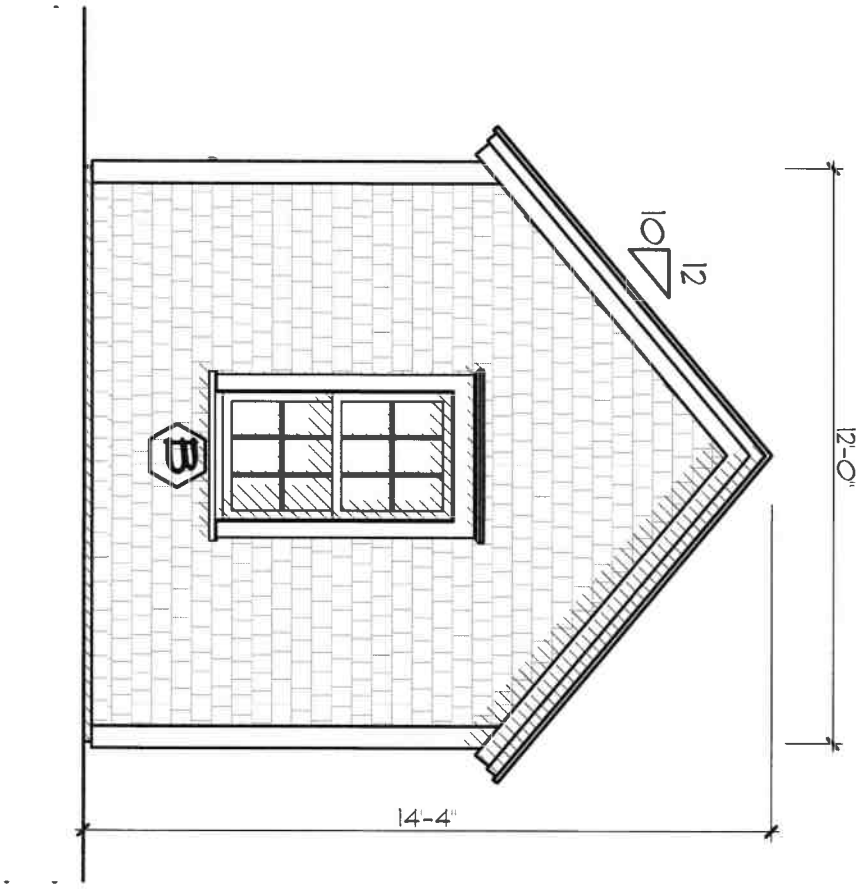
P 508 228 5455
31 STATE STREET, BOSTON, MA 02109
P 617 482 4543
BOTTICELLIANDPOHL.COM



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Zoning Shed at
8 Walbang Avenue
Nantucket, MA 02554

MAP NO: 82 ZONING INFO: MMD
PARCEL NO: 146 PROJECT NO: 69 REVISED: 12/7/23

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Previously Approved West Elevation

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31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
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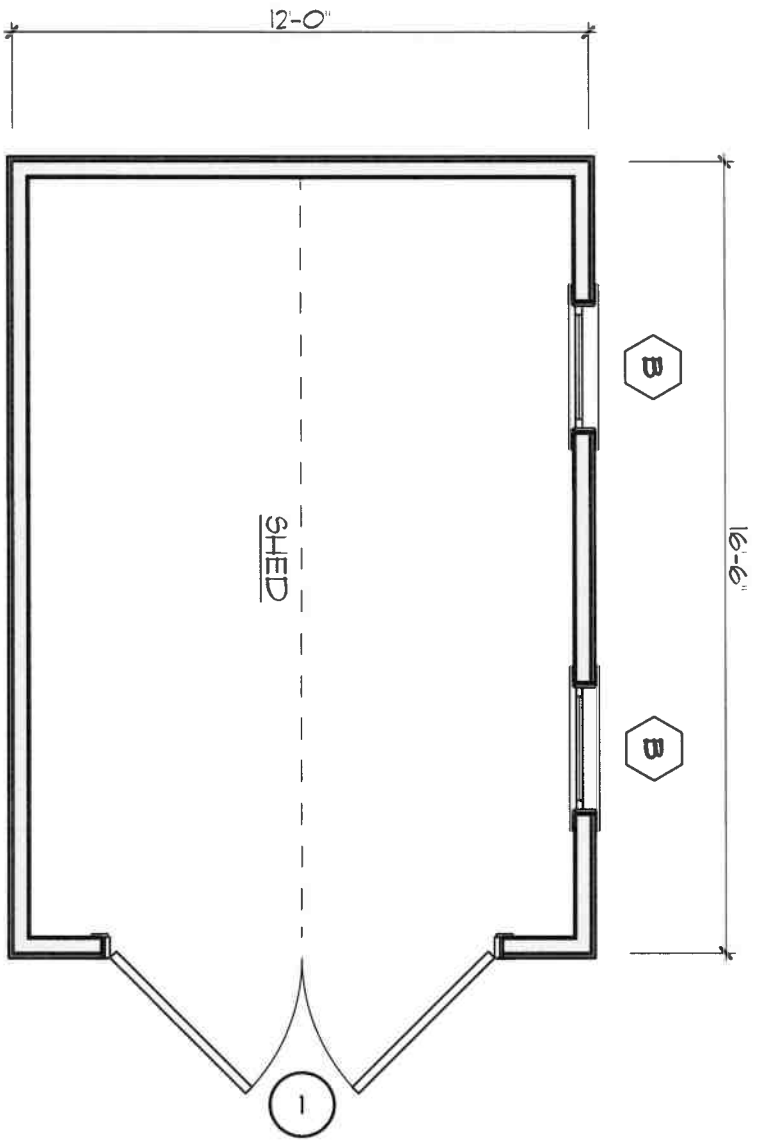

ID # A-1.0

Zoning Shed at
8 Walbang Avenue
Nantucket, MA 02554

MAP NO: 82 ZONING INFO: MMD
PARCEL NO: 146 PROJECT NO: 69 REVISED: 12/7/23

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First Floor Plan

BOTTICELLI & POHL

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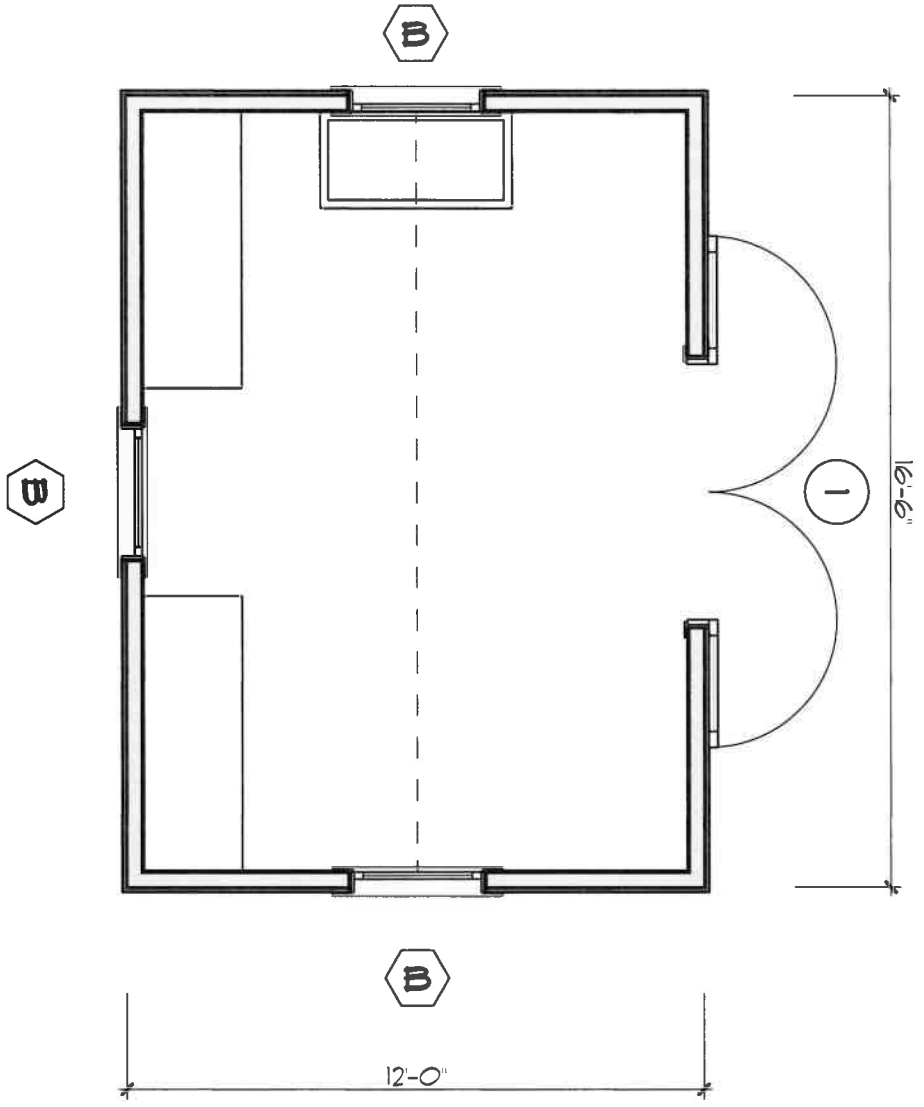
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



A-1.0b

ID#

Zoning Shed at
8 Walbang Avenue
Nantucket, MA 02554

MAP NO: 82 ZONING INFO: MMD
PARCEL NO: 146 PROJECT NO: 69 REVISED: 12/7/23

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Previously Approved First Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM

Zoning Shed
8 Walbang Avenue
Nantucket, MA

H.D.C. Submission: 2024-8-19
Rev. 2024-9-17

Zoning Shed Window & Exterior Door Schedule

Window Schedule

No.	Qn.	Type	Manuf.	Product Number	Frame size	Rough Opening	Lights	Comments
A	1	Fixed Casement	KSD		1'-8" x 2'-5 3/8"	1'-9" x 2'-5 7/8"	4	
B	2	Fixed Casement	KSD		2'-8" x 3'-5 3/8"	2'-9" x 3'-5 7/8"	4	

Door Schedule

No.	Qn.	Type	Manuf.	Model	Door Dimension	Rough Opening	Lights	Comments
1	1	Double Door	Custom		8'-0" x 8'-0"			Vertical Boards

Notes:

1. All windows will be KSD windows as per above schedule, double glazed, SDL with muntin configuration as shown on drawings.
   Min. dp 30 rating required with Low E 272 Argon glass, minimum U-Value 0.28.
   All glazing to come with compliance sticker as required by local building codes.
2. All doors will be KSD doors as per above schedule, double glazed, SDL with muntin configuration as shown on drawings.
   Min. dp 30 rating required with Low E Argon glass.
   All glazing to come with compliance sticker as required by local building codes.
3. Contractor shall provide tempered glass in all locations required by code & in all window locations adjacent to showers/tubs and stairs.
4. Mill shop will provide shop drawings for all window and door units to architect for approval prior to commencing construction.
5. Contractor will verify all rough opening sizes and quantities on site during rough framing before placing window order.

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 8 Walbang Nominee Trust

STREET ADDRESS 8 Walbang Avenue

MAP/PARCEL 82/146

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

September 23, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

9/19/24
Date

Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

September 2, 2021

To the Commissioners,

I, Steven Cohen, Trustee of 8 Walbang Nominee Trust, owners of record of property located at 8 Walbang Avenue, authorize Botticelli and Pohl Architects to sign applications on my behalf.

Sincerely,



Steven Cohen

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°: 66 PARCEL N°. 103/1

Street & Number of Proposed Work: 8 MARBLE WAY

Owner of record: 6A MARBLE WAY LLC

Mailing Address: 61 Old South Rd #373

Nantucket, MA 02554

Contact Phone #: 508 367 3012 E-mail: Lindsay@Atlanticlandscapinginc.com

AGENT INFORMATION (if applicable)

Name: Kristopher Megna

Mailing Address: 21 Blueberry Ln.

Nantucket MA 02554

Contact Phone #: 508 525 5500 E-mail: KrisMegna@dreamhome modular.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 637.20

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: 58 Sq. Footage 1st floor: 1593 Decks/Patio: Size: 6x25 ☒ 1st floor ☐ 2nd floor

Width: 32 Sq. footage 2nd floor: 1593 Size: 5x29 ☒ 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 27'11" South 25'1" / 27'11" East 27'11" West 27'11"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 9-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 7 /12 Secondary Mass 7 /12 Dormer 5 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x8 Rake 1x4 Soffit (Overhang) 6" Corner boards 6" Frieze 1x8

Window Casing 4" Door Frame 6" Columns/Posts: Round _____ Square 6"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer AnD 400

Doors* (type and material): ☐ TDL ☒ SDL Front Milliken Millworks Rear Milliken Millworks Side Milliken Millworks/ And 400

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Cedar Shingles Clapboard (if applicable) — Roof Charcoal Black

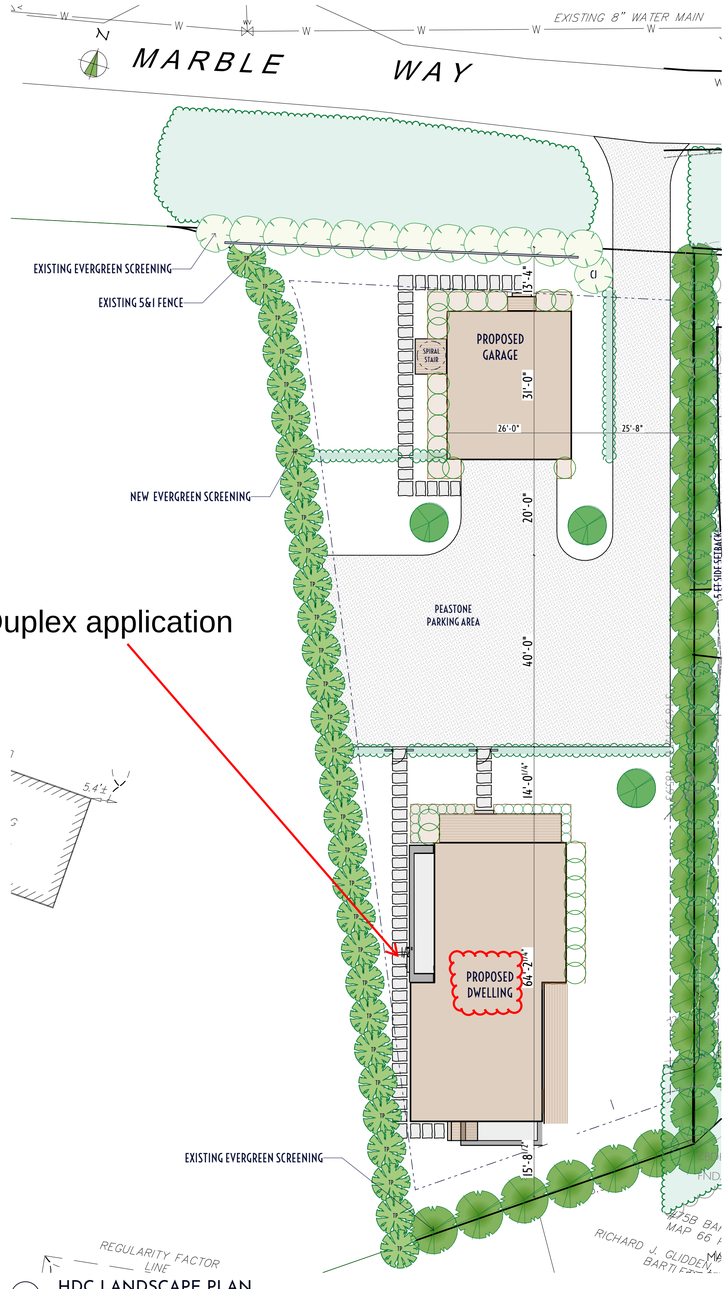
Trim NTW Cedar Sash Black Doors Black

Deck Mahogany Foundation Gray Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/21/24 Signature of owner of record _____ Signed under penalties of perjury



1 HDC LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"



3 8 Marble Way View 1



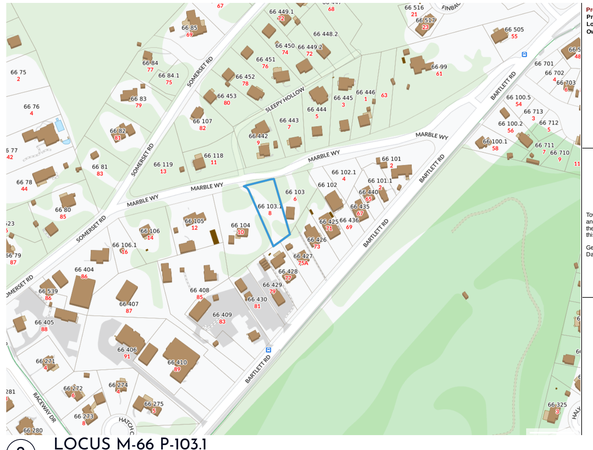
4 8 Marble Way View 2



5 8 Marble Way View 3



6 8 Marble Way View 4



2 LOCUS M-66 P-103.1

atlantic LANDSCAPING, INC.

MARK	DATE

HDC

Not for Use without Permission from Atlantic Landscaping Inc.

24 x 36

Landscape at
8 Marble Way
Nantucket, Ma.
02554

M: 66
P: 103.1
Zoning: CTEC
Front Setback: 10
S&R Setback: 5/10
Scale: As Noted
Plotted: 9/20/24
Drawing No.:

HDC-1

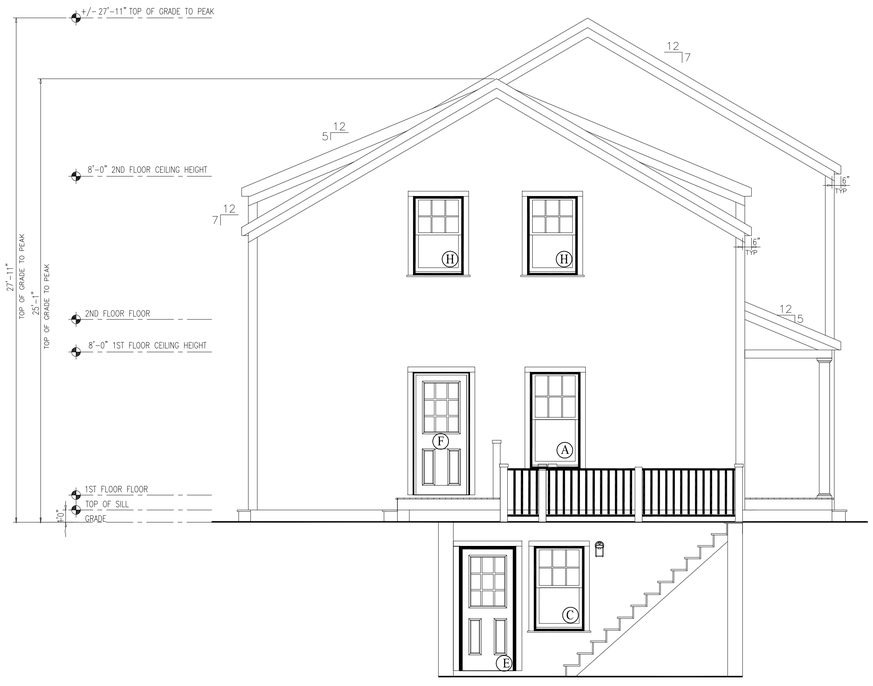
Surveyor	Contact
#Keywords	LC

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.

FRONT ELEVATION NORTH



REAR ELEVATION SOUTH



NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

8 MARBLE WAY
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45172
2-STORY
DUPLEX

TITLE:
ELEVATIONS

DRAWN BY: DLN
DATE: 6/12/24
SCALE: 1/4"=1'-0"
FILENAME: 45172 FN

SHEET:
ELEV-

LEFT ELEVATION EAST



RIGHT ELEVATION WEST



NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

8 MARBLE WAY
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:

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PROJECT:
45172
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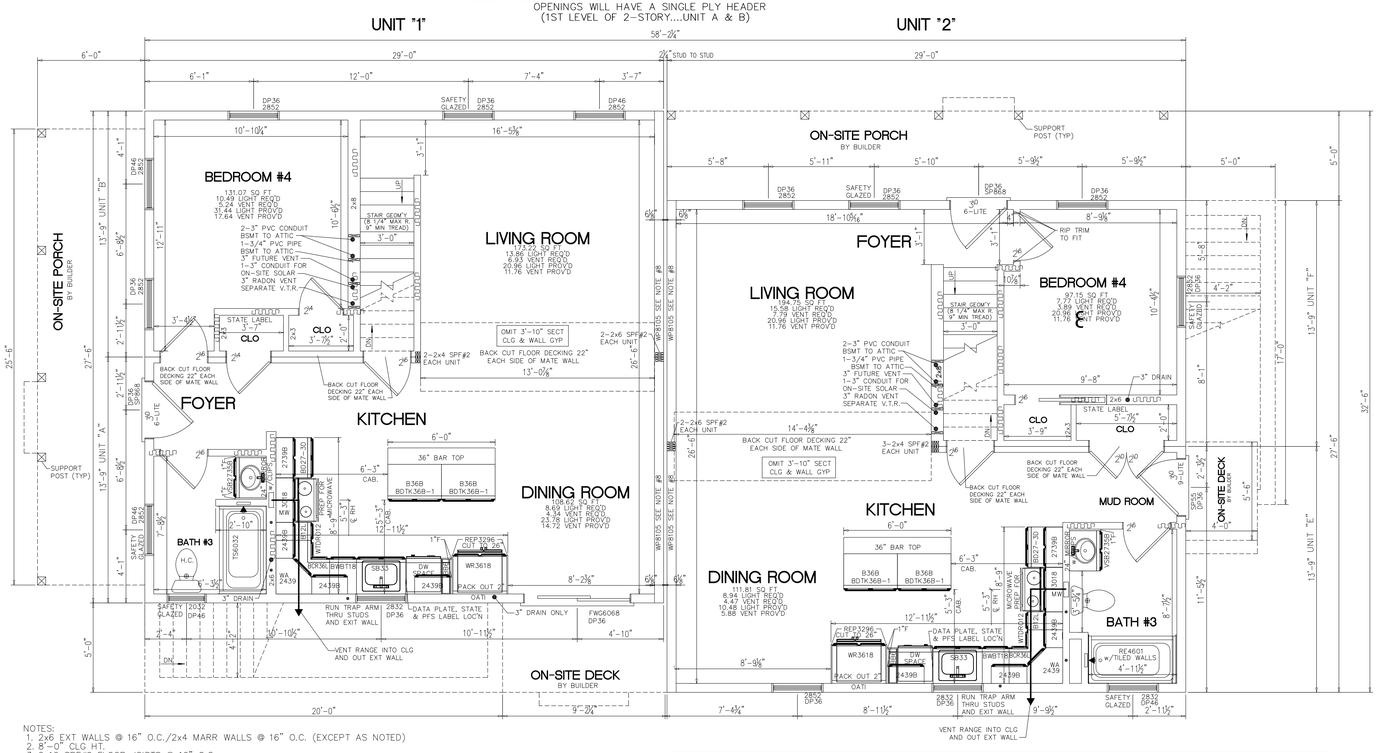
DUPLEX

TITLE:
ELEVATIONS

DRAWN BY: DLN
DATE: 6/12/24
SCALE: 1/4"=1'-0"
FILENAME: 45172 FN

SHEET:
ELEV- (2)

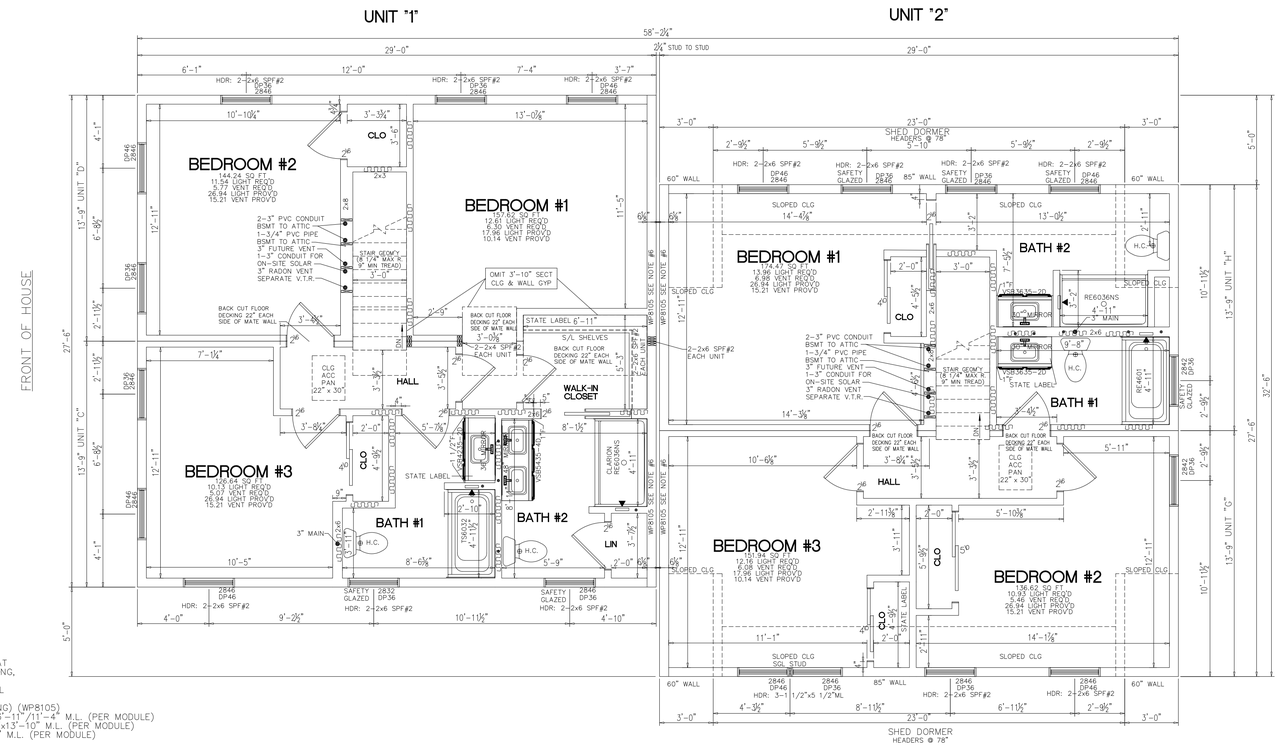
FIRST FLOOR PLAN



NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 8'-0" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6. BASED ON 140 VULT MPH WIND LOAD & EXPOSURE "B"
7. SITE LOCATION: NANTUCKET, MA; NANTUCKET COUNTY; 25 PSF GROUND SNOW LOAD
8. INTERIOR SIDE: (1) LAYER 5/8" TYPE "X" GYPSUM APPLIED PARALLEL WITH OR AT RIGHT ANGLES TO 2x4 STUDS, 24"O.C. (MAX.) WITH 6d COATED NAILS 1 7/8" LONG, 0.0915" SHANK, 1/4" HEADS 7"O.C. JOINTS MAY BE LEFT EXPOSED.
   EXTERIOR SIDE: (1) LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED PARALLEL TO STUDS w/ GALV. ROOFING NAILS, 1 3/4" LONG, 0.120" SHANK, 7"O.C. IN FIELD AND TOP AND BOTTOM PLATES, 4'O.C. PERIMETER. (LOAD BEARING) (WP8105)
9. CLG GIRDER OVER LIVING/DINING RM (UNIT 1) RM TO BE: 2-1 1/2"x11 1/4"x13'-10" M.L. (PER MODULE)
10. CLG GIRDER OVER LIVING/DINING RM (UNIT 2) TO BE: 2-1 1/2"x11 1/4"x15'-4" M.L. (PER MODULE)

- R19 INSULATION IN 1ST FLOOR CEILING
- PREP STAIRS, CABINETS, DOORS, BATHS, ETC. ON ALL FLOORS FOR FLOORTE FLOORING
- FACTORY TO INSTALL FLOORTE FLOORING IN UNIT "A","E","C","H"
- MELAMINE SHELVING WITH METAL BAR WHERE APPLICABLE
- BACKCUT ALL MATEWALL OPENINGS

SECOND FLOOR PLAN



NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 8'-0" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6. INTERIOR SIDE: (1) LAYER 5/8" TYPE "X" GYPSUM APPLIED PARALLEL WITH OR AT RIGHT ANGLES TO 2x4 STUDS, 24"O.C. (MAX.) WITH 6d COATED NAILS 1 7/8" LONG, 0.0915" SHANK, 1/4" HEADS 7"O.C. JOINTS MAY BE LEFT EXPOSED.
   EXTERIOR SIDE: (1) LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED PARALLEL TO STUDS w/ GALV. ROOFING NAILS, 1 3/4" LONG, 0.120" SHANK, 7"O.C. IN FIELD AND TOP AND BOTTOM PLATES, 4'O.C. PERIMETER. (LOAD BEARING) (WP8105)
7. CLG BEAM OVER (UNIT #1)BDRM #1 WALK IN CLOSET TO BE: 2-1 1/2"x9 1/4"x13'-11"/11'-4" M.L. (PER MODULE)
8. FLR GIRDER UNDER BDRM #1/WALK IN CLOSET (UNIT 1) TO BE: 2-1 1/2"x9 1/4"x13'-10" M.L. (PER MODULE)
9. FLR GIRDER UNDER BDRM #1/BDRM #3 (UNIT 2) TO BE: 2-1 1/2"x9 1/4"x15'-4" M.L. (PER MODULE)

8 MARBLE WAY
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

CUSTOMER/PROJECT:
MARBLE WAY

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

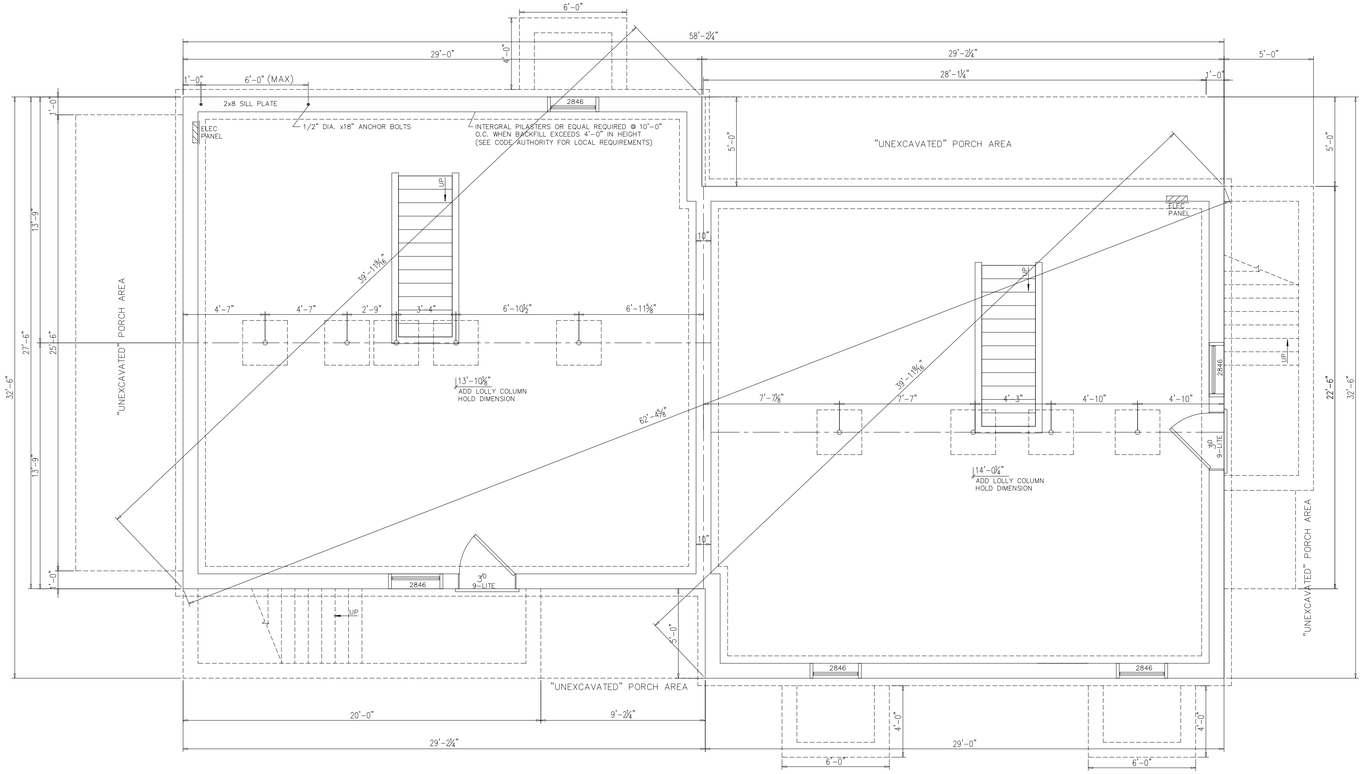
PROJECT:
45172
2-STORY

TITLE:
FLOOR PLANS

DRAWN BY: DUPLEX
DATE: 6/12/24
SCALE: 1/4"=1'-0"
FILENAME: 45172 FN

SHEET:
PLAN -

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 DEIERMINED ON-SITE IN ACCORDANCE WITH LOCAL CODES & CONDITIONS
3) REINFORCED MASONRY UNIT REQUIRED AT CENTER BEARING LOCATIONS.
4) LOLLY COLUMNS ARE TO BE SPACED ACCORDING TO SPAN SCHEDULE BASED ON TYPE OF HOUSE, LOCAL SNOW LOAD & WIDTH OF UNIT. ADD'L COLUMNS MAY BE REQ'D & ARE NOTED ON FLOOR PLAN. LOLLY COLUMN SPACING IS BASED ON MIN. 1/2"x6"x12" STEEL PLATE BETWEEN COLUMN & CENTER BEAM.
5) FOUNDATION IS TO BE CONSTRUCTED IN ACCORDANCE w/ALL APPLICABLE CODES.
6) FOUNDATION SIZES REFLECT WOOD TO WOOD DIMENSIONS OF MODULAR UNITS, ALLOWING SHEATHING AND SIDING TO OVERHANG THE FOUNDATION. IF STYROFOAM IS USED FOUNDATION MAY BE INCREASED IN LENGTH AND WIDTH TO ACCOMODATE.
7) PERIMETER FLOOR JOISTS TO BE ATTACHED TO SILL PLATE w/16d NAILS AT 16" O.C.
8) INSTALLATION OF WASHER, DRYER AND/OR WATER HEATER IN BASEMENT PER STATE AND LOCAL CODES IS THE RESPONSIBILITY OF MODULAR MANUFACTURERS, BUILDER.
9) SMOKE DETECTORS IN BASEMENT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO PROVIDE AND INSTALL. (COIL WIRE IN BSMT BY MODULAR MANUFACTURER, INC)
10) CRAWL SPACE FOUNDATION REQUIRES A MINIMUM 18"x24" ACCESS OPENING, INSECT & RODENT PROOF CROSS VENTS WITHIN 3' OF CORNERS AND PROVIDE 1/150 OF FLOOR AREA WITH VENTILATION.
11) SEE MODULAR MANUFACTURERS' SUBMISSION SET PAGE FOR ADDITIONAL NOTES AND DETAILS.
12) GFCI RECPT AND LIGHTS FOR BASEMENT AND CRAWLSPACES PER ALL STATE AND LOCAL CODES
13) "BACKFILLING AND TAMPING TO BE DONE PER LOCAL REQUIREMENTS"

SQUARE FOOTAGE:

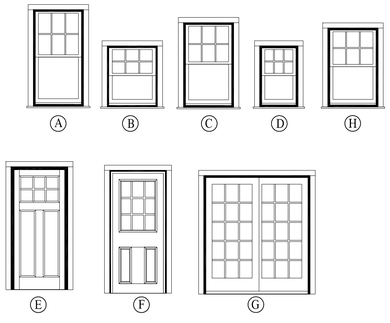
FIRST FLOOR:	797	SQ. FT. PER UNIT
SECOND FLOOR:	797	SQ. FT. PER UNIT
BONUS ROOM:	-	SQ. FT.
GARAGE:	-	SQ. FT.
TOTAL:	3,188	SQ. FT.
OVERALL SIZE	27'-6"x29'-0"	
MODEL:	2-STORY DUPLEX	

DOOR/WINDOW SCHEDULE

DOOR/WINDOW SCHEDULE

WINDOWS - ANDERSEN 400 SERIES

MANUF. CODE	LOCATION	ROUGH OPENING	MANUFACTURER	TYPE	"U"	AREA	SQ. FT. LIGHT	SQ. FT. VENT
2852	A	34 1/8" x 64 7/8"	ANDERSEN 400	DH WINDOW	.28	15.14	10.48	5.88
2832	B	34 1/8" X 40 7/8"	ANDERSEN 400	DH WINDOW	.28	9.54	5.98	3.39
2846	C	34 1/8" X 56 7/8"	ANDERSEN 400	DH WINDOW	.28	13.28	8.98	5.07
2032	D	26 1/8" X 40 7/8"	ANDERSEN 400	DH WINDOW	.31	7.27	4.21	2.45
2842	H	34 1/8" x 52 7/8"	ANDERSEN 400	DH WINDOW	.30	12.34	8.23	4.64
SP868	E	38 3/4"x82 3/4"	MILLIKEN MILLWORK	36" CRAFTSMAN DOOR	.16	22.3	1.5	19.26
SP55	F	38 3/4"x82 3/4"	MILLIKEN MILLWORK	36" 9-LITE DOOR	.16	22.3	5.16	19.26
FWG6068-2	G	72" x 80"	ANDERSEN	SLIDING GLASS DOOR	.29	39.34	23.78	14.72



8 MARBLE WAY
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

CUSTOMER/PROJECT:
MARBLE WAY

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45172
2-STORY

TITLE:
FOUNDATION
DR/WIN SCHEDULE

DRAWN BY: DUPLEX
DATE: 6/12/24
SCALE: 1/4"=1'-0"
FILENAME: 45172 FN

SHEET:
FDN-



1 8 Marble Way View 1



2 8 Marble Way View 2



3 8 Marble Way View 3



4 8 Marble Way View 4

MARK	DATE

6 MARBLE WAY



6 Marble Way





1 6 Marble Way View 1



2 6 Marble Way View 2



3 6 Marble Way View 3



4 Building Location

1 Marble Way



3 Marble Way



12 Marble Way Garage



TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER 6A MARBLE WAY LLC

MAILING ADDRESS 61 OLD SOUTH RD # 373, NANTUCKET, MA 02554

PROPERTY LOCATION 8 Marble Way

ASSESSORS MAP/PARCEL 66/103/1

SUBMITTED BY: Kristopher Megna

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

July 29, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.07.29 10:42:48 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
66	103		6A MARBLE WAY LLC		2 WINDY WAY BOX 373	NANTUCKET	MA	02554	6 MARBLE WY
66	104		GIOIOSO TOMMASO	C/O JOANNE DONOVAN	55 BLUEBERRY RD	ABINGTON	MA	O2351	10 MARBLE WY
66	118	1	CADET LOUBINS & TONICO RUTH		11 MARBLE WY UNIT 2	NANTUCKET	MA	02554	11 MARBLE WY #2
66	427	1	LEMUS LUCIA		75A BARTLETT RD	NANTUCKET	MA	02554	75A BARTLETT RD
66	428		KING ASTA		77 BARTLETT RD	NANTUCKET	MA	02554	77 BARTLETT RD
66	442	1	SCHROEDER TERESA C		9 MARBLE WY UNIT 2	NANTUCKET	MA	02554	9 MARBLE WY #2
66	442	2	SKAR JOAN K & HENDERSON JEFFREY J		PO BOX 3001	NANTUCKET	MA	O2584	1 SLEEPY HOLLOW RD
Count:	**7**								

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 8 Marble Way

Tax Map Number: 66 Parcel Number: 103.1

Owner of Record: 6A MARBLE WAY LLC

Description of Proposal:

Construct new modular dwelling & garage.

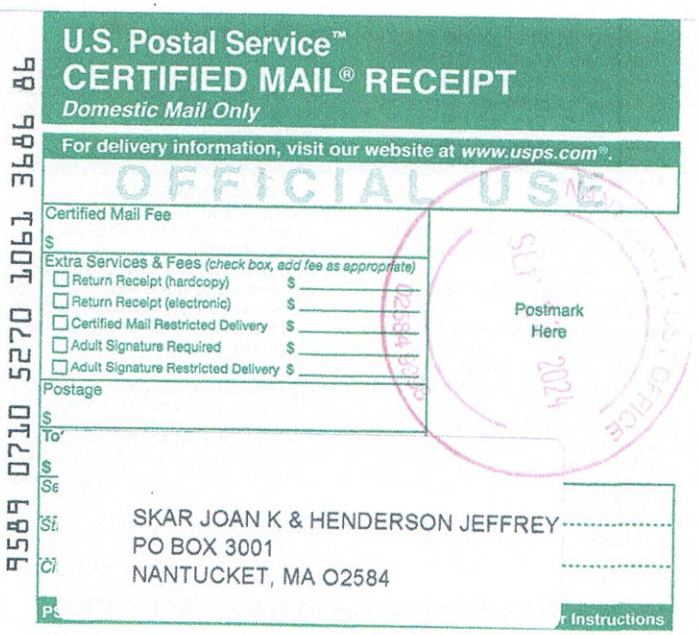
Anticipated HDC Submission Date: 9/23/2024

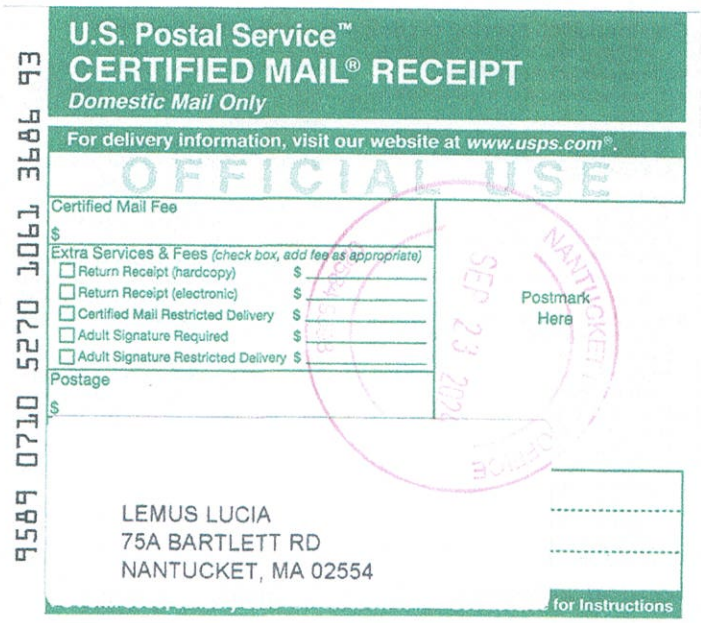
You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete 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.

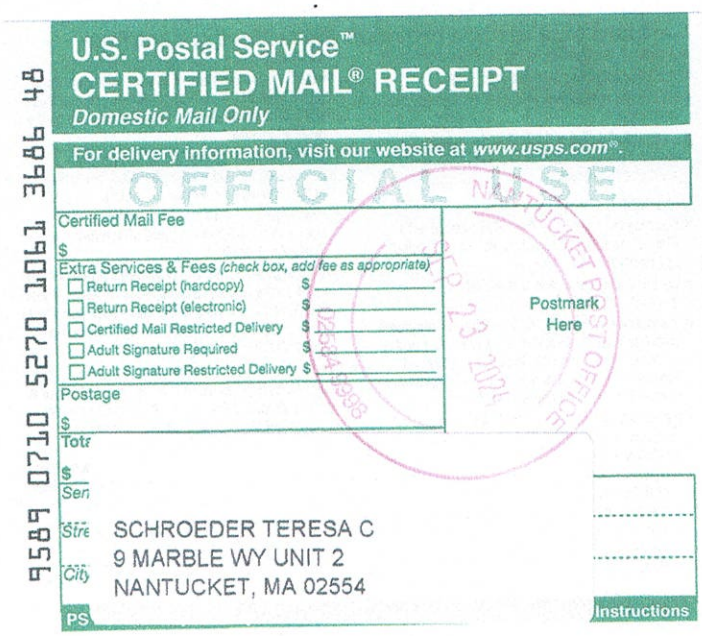
If you have any questions, please contact the HDC office at 508.325.7587.

Note: The original green USPS slips for this application were submitted with the application for the garage/apt on the same property





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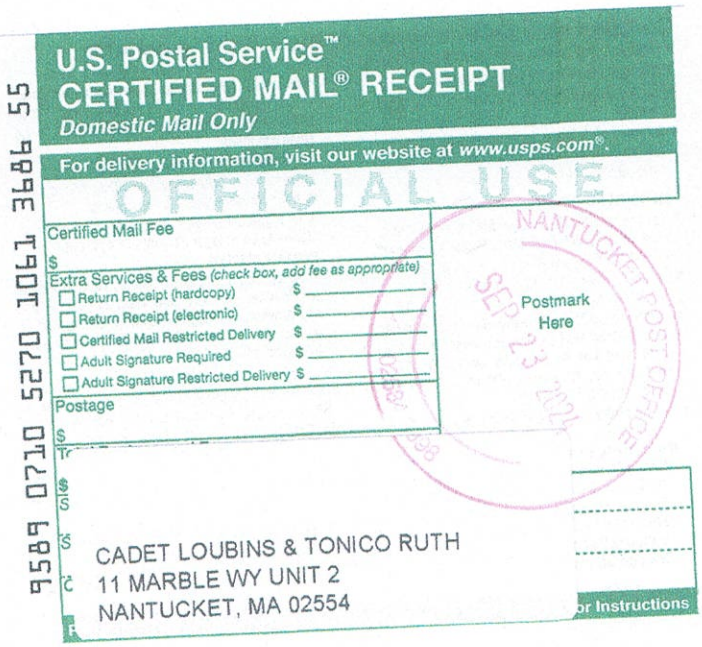
SEP 23 2021
SCHROEDER TERESA C
9 MARBLE WY UNIT 2
NANTUCKET, MA 02554
Instructions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NANTUCKET POST OFFICE
SEP 23 2021
CADET LOUBINS & TONICO RUTH
11 MARBLE WY UNIT 2
NANTUCKET, MA 02554


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KING ASTA
77 BARTLETT RD
NANTUCKET, MA 02554
See Reverse for Instructions


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GIOIOSO TOMMASO
C/O JOANNE DONOVAN
55 BLUEBERRY RD
ABINGTON, MA 02351
See Reverse for Instructions

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Kristopher Megna

AS AGENT FOR 6A Marble Way LLC

STREET ADDRESS 61 Old South Road, $373, Nantucket, MA 02554

MAP/PARCEL 66/103.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

9/23/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 9/23/2024 Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 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°: 66 PARCEL N°. 103/1

Street & Number of Proposed Work: 8 MARBLE WAY

Owner of record: 6A MARBLE WAY LLC

Mailing Address: 61 Old South Rd. #373

Nantucket, MA 02554

Contact Phone #: 508 367 3012 E-mail: lindsay@atlanticlandscapingme.com

AGENT INFORMATION (if applicable)

Name: Kristopher Megyn

Mailing Address: 2A Blueberry Ln

Nantucket MA 02554

Contact Phone #: 508 525 5506 E-mail: KrisMegyn@dreamhomemodular.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 322.40

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 31' Sq. Footage 1st floor: 806

Width: 26' Sq. footage 2nd floor: 806

Sq. footage 3rd floor: _____

Decks/Patio: Size: 20x5 ☒ 1st floor ☐ 2nd floor

Size: 3x5 ☐ 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 25'8" South 25'8" East 25'8" West 25'8"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 9" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass _____/12 Dormer 5 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____

C. Dimensions: Fascia 8 Rake 8 Soffit (Overhang) 6 Corner boards 6 Frieze 8

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round ~ Square ~

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Andersen 400

Doors* (type and material): ☐ TDL ☒ SDL Front Millihan Millworks Rear _____ Side Millihan Millworks

Garage Door(s): Type Cedar Doors Upstate Material Cedar

Hardscape materials: Driveways Pavestone Walkways Bluestone Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall New CEDAR SHINGLES Clapboard (if applicable) _____ Roof Charcoal Black

Trim New Cedar Sash Black Doors Black

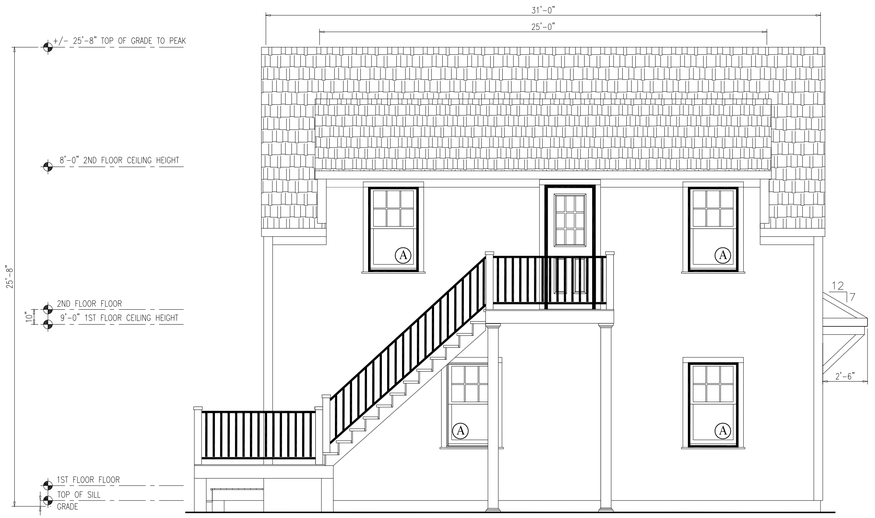
Deck MAHOGANY Foundation Gray Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

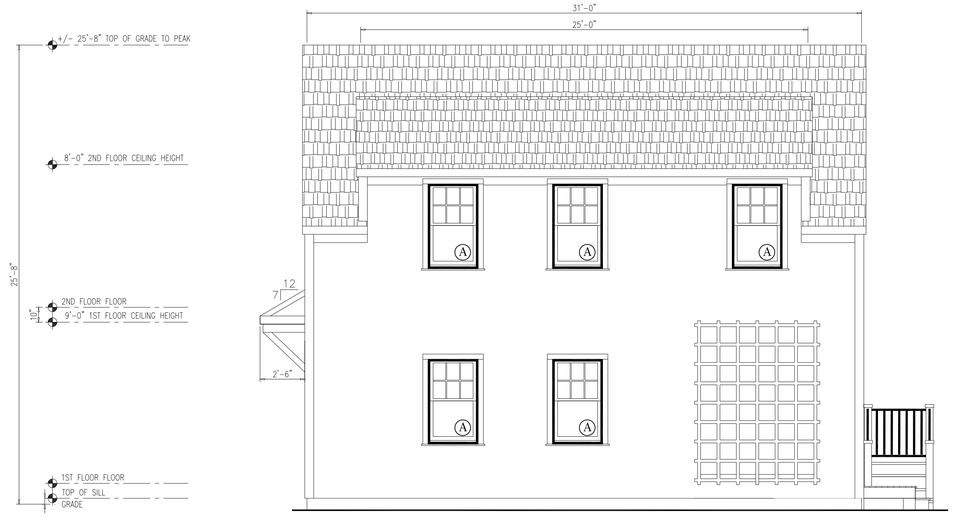
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/21/24 Signature of owner of record _____ Signed under penalties of perjury









NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

8 MARBLE WAY
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

CUSTOMER/PROJECT:
8 MARBLE WAY

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

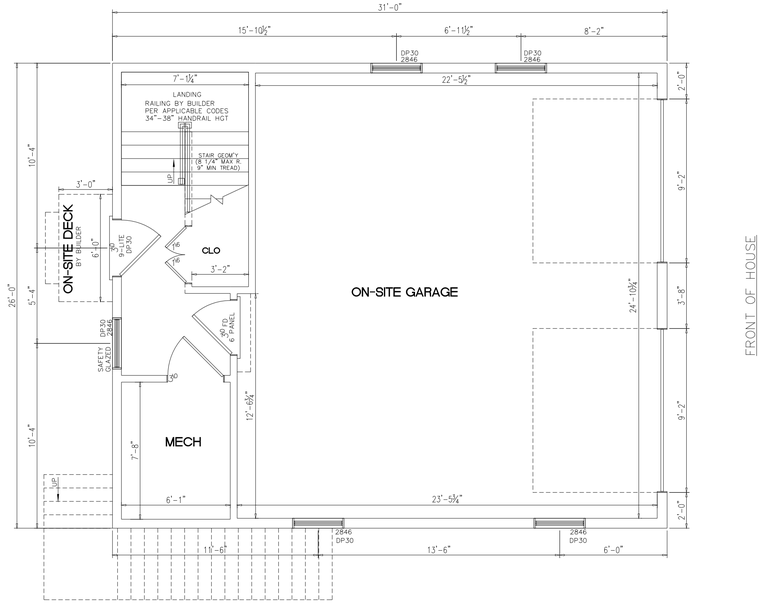
PROJECT:
45274
TWO STORY

TITLE:
ELEVATIONS

DRAWN BY: DLN
DATE: 8/7/24
SCALE: 1/4"=1'-0"
FILENAME: 45274 PD

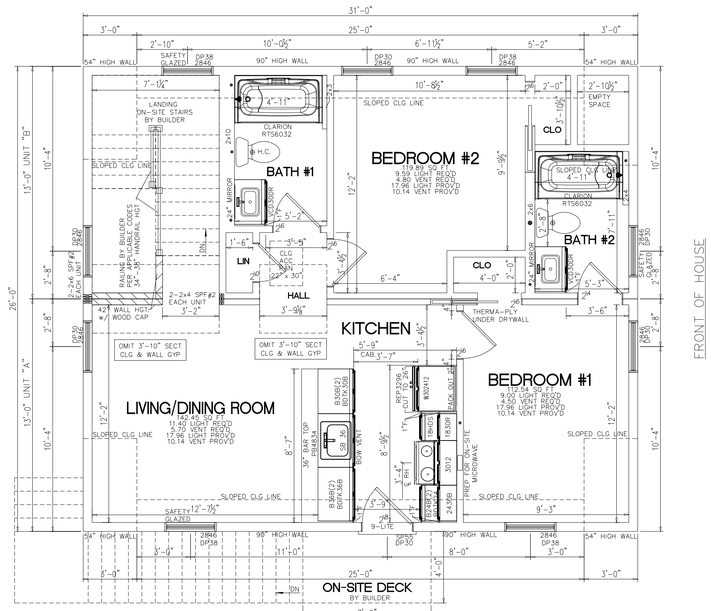
SHEET:
ELEV-

FIRST FLOOR PLAN



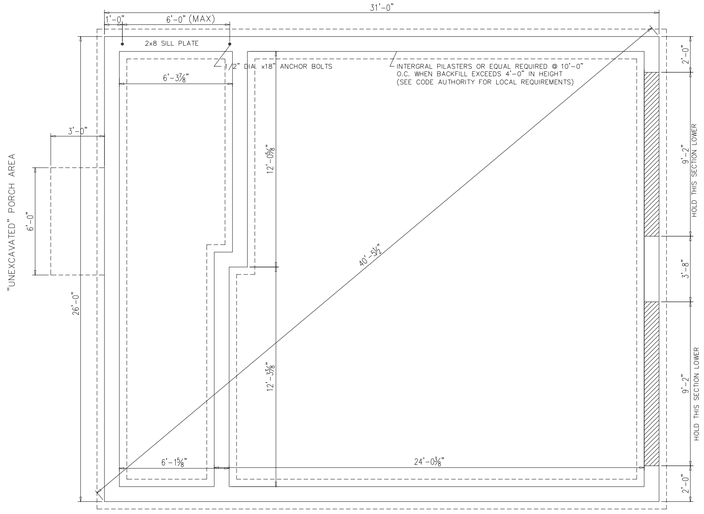
GARAGE IS ON-SITE BY BUILDER

SECOND FLOOR PLAN



NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 8'-0" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6. BASED ON 140 MPH WIND LOAD & EXPOSURE "C"
7. SITE LOCATION: NANTUCKET, MA; NANTUCKET COUNTY; 25 PSF GROUND SNOW LOAD

FOUNDATION



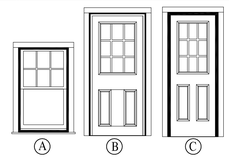
NOTES:
1) THIS FOUNDATION DRAWING AND NOTES ARE FOR REVIEW ONLY. ACTUAL FOUNDATION DESIGN SHALL BE DESIGNED FOR YOUR SPECIFIC SITE AS REQUIRED PER LOCAL CODE.
2) ALL CONSTRUCTION AND MATERIALS BELOW THE BOTTOM OF THE FLOOR JOISTS IS THE RESPONSIBILITY OF BUILDER. FOUNDATION WALL, FOOTER, LOLLY COLUMNS & PADS ARE ALL TO BE DETERMINED ON-SITE IN ACCORDANCE WITH LOCAL CODES & CONDITIONS
3) REINFORCED MASONRY UNIT REQUIRED AT CENTER BEARING LOCATIONS.
4) LOLLY COLUMNS ARE TO BE SPACED ACCORDING TO SPAN SCHEDULE BASED ON TYPE OF HOUSE, LOCAL SNOW LOAD & WIDTH OF UNIT. ADD'L COLUMNS MAY BE REQ'D & ARE NOTED ON FLOOR PLAN. LOLLY COLUMN SPACING IS BASED ON MIN. 1/2"x6"x12" STEEL PLATE BETWEEN COLUMN & CENTER BEAM.
5) FOUNDATION IS TO BE CONSTRUCTED IN ACCORDANCE w/ALL APPLICABLE CODES.
6) FOUNDATION SIZES REFLECT WOOD TO WOOD DIMENSIONS OF MODULAR UNITS, ALLOWING SHEATHING AND SIDING TO OVERHANG THE FOUNDATION. IF STYROFOAM IS USED FOUNDATION MAY BE INCREASED IN LENGTH AND WIDTH TO ACCOMODATE.
7) PERIMETER FLOOR JOISTS TO BE ATTACHED TO SILL PLATE w/16d NAILS AT 16" O.C.
8) INSTALLATION OF WASHER, DRYER AND/OR WATER HEATER IN BASEMENT PER STATE AND LOCAL CODES IS THE RESPONSIBILITY OF MODULAR MANUFACTURERS, BUILDER.
9) SMOKE DETECTORS IN BASEMENT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO PROVIDE AND INSTALL. (COIL WIRE IN BSMT BY MODULAR MANUFACTURER, INC)
10) CRAWL SPACE FOUNDATION REQUIRES A MINIMUM 18"x24" ACCESS OPENING, INSECT & RODENT PROOF CROSS VENTS WITHIN 3' OF CORNERS AND PROVIDE 1/150 OF FLOOR AREA WITH VENTILATION.
11) SEE MODULAR MANUFACTURERS' SUBMISSION SET PAGE FOR ADDITIONAL NOTES AND DETAILS.
12) GFCI RECPT AND LIGHTS FOR BASEMENT AND CRAWLSPACES PER ALL STATE AND LOCAL CODES
13) "BACKFILLING AND TAMPING TO BE DONE PER LOCAL REQUIREMENTS"

DOOR/WINDOW SCHEDULE

DOOR/WINDOW SCHEDULE

WINDOWS - ANDERSEN 400 SERIES

MANUF. CODE	LOCATION	ROUGH OPENING	MANUFACTURER	TYPE	"U"	AREA	SQ. FT. LIGHT	SQ. FT. VENT
2846	A	34 1/8" X 56 7/8"	ANDERSEN 400	DH WINDOW	.30	13.28	8.98	5.07
SP55	B	38 3/4"x82 3/4"	MILLIKEN MILLWORK	36" 9-LITE DOOR	.16	22.3	5.16	19.26
SP55	C	34 3/4"x82 3/4"	MILLIKEN MILLWORK	32" 9-LITE DOOR	.25	20.0	5.16	17.33



SQUARE FOOTAGE:

FIRST FLOOR:	-	SQ. FT.
SECOND FLOOR:	806	SQ. FT.
BONUS ROOM:	-	SQ. FT.
GARAGE:	-	SQ. FT.
TOTAL:	806	SQ. FT.
OVERALL SIZE	26'-0"x31'-0"	
MODEL:	2-STORY	

8 MARBLE WAY
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
8 MARBLE WAY

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

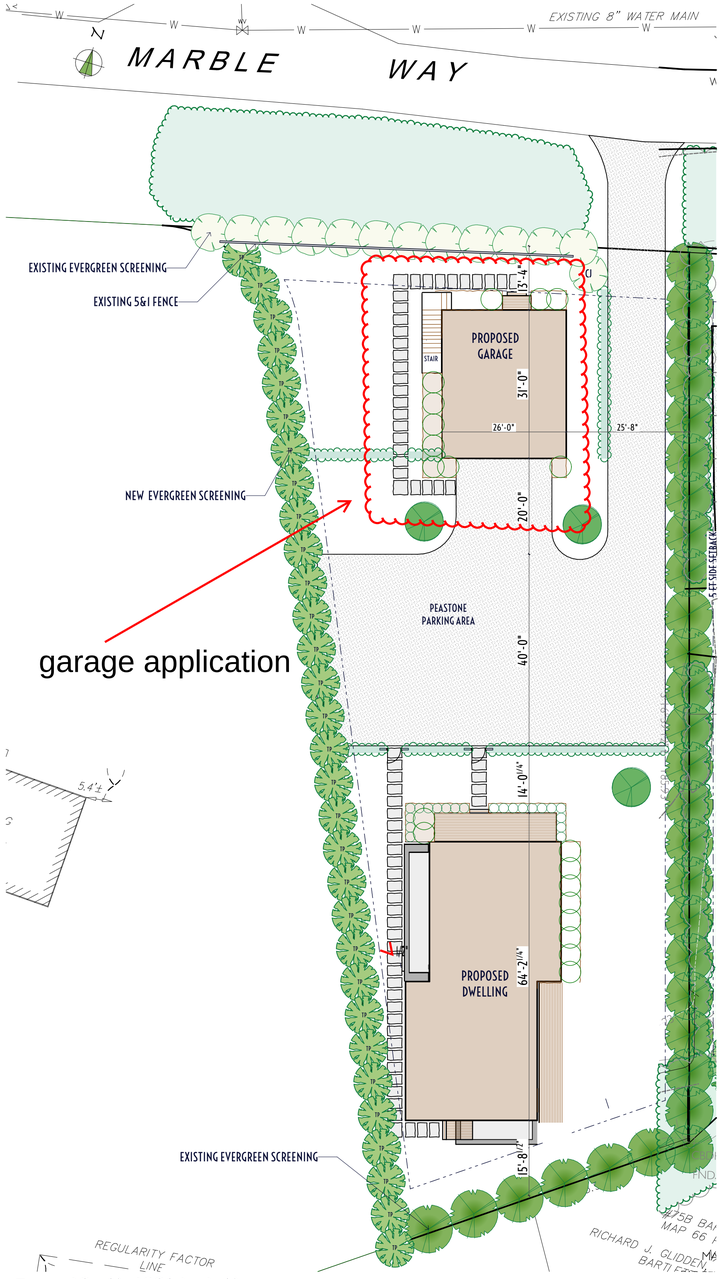
MODIFICATIONS

PROJECT:
45274
TWO STORY

TITLE:
FLOOR PLANS
FOUNDATION
DR/WIN SCHEDULE

DRAWN BY: DLN
DATE: 8/7/24
SCALE: 1/4"=1'-0"
FILENAME: 45274 PD

SHEET:
PLAN -



1 HDC LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"



3 8 Marble Way View 1



4 8 Marble Way View 2



5 8 Marble Way View 3



6 8 Marble Way View 4



Property Information
Property ID 66 103.1
Location 8 MARBLE WY
Owner 6 MARBLE WAY LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/13/2018
Data updated 11/19/2018

2 LOCUS M-66 P-103.1

atlantic LANDSCAPING, INC.

MARK	DATE

HDC

Not for Use without Permission from Atlantic Landscaping Inc.

24 x 36

Landscape at
8 Marble Way
Nantucket, Ma.
02554

M: 66
P: 103.1
Zoning: CTEC
Front Setback: 10
S&R Setback: 5/10
Scale: As Noted
Plotted: 9/20/24
Drawing No.:

HDC-1

Surveyor	Contact
#Keywords	LC

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1 8 Marble Way View 1



2 8 Marble Way View 2



3 8 Marble Way View 3



4 8 Marble Way View 4

MARK	DATE

6 MARBLE WAY



6 Marble Way





1 6 Marble Way View 1



2 6 Marble Way View 2



3 6 Marble Way View 3



4 Building Location

1 Marble Way



3 Marble Way



12 Marble Way Garage



TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER 6A MARBLE WAY LLC

MAILING ADDRESS 61 OLD SOUTH RD # 373, NANTUCKET, MA 02554

PROPERTY LOCATION 8 Marble Way

ASSESSORS MAP/PARCEL 66/103/1

SUBMITTED BY: Kristopher Megna

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

July 29, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.07.29 10:42:48 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
66	103		6A MARBLE WAY LLC		2 WINDY WAY BOX 373	NANTUCKET	MA	02554	6 MARBLE WY
66	104		GIOIOSO TOMMASO	C/O JOANNE DONOVAN	55 BLUEBERRY RD	ABINGTON	MA	O2351	10 MARBLE WY
66	118	1	CADET LOUBINS & TONICO RUTH		11 MARBLE WY UNIT 2	NANTUCKET	MA	02554	11 MARBLE WY #2
66	427	1	LEMUS LUCIA		75A BARTLETT RD	NANTUCKET	MA	02554	75A BARTLETT RD
66	428		KING ASTA		77 BARTLETT RD	NANTUCKET	MA	02554	77 BARTLETT RD
66	442	1	SCHROEDER TERESA C		9 MARBLE WY UNIT 2	NANTUCKET	MA	02554	9 MARBLE WY #2
66	442	2	SKAR JOAN K & HENDERSON JEFFREY J		PO BOX 3001	NANTUCKET	MA	O2584	1 SLEEPY HOLLOW RD
Count:	**7**								

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 8 Marble Way

Tax Map Number: 66 Parcel Number: 103.1

Owner of Record: 6A MARBLE WAY LLC

Description of Proposal:

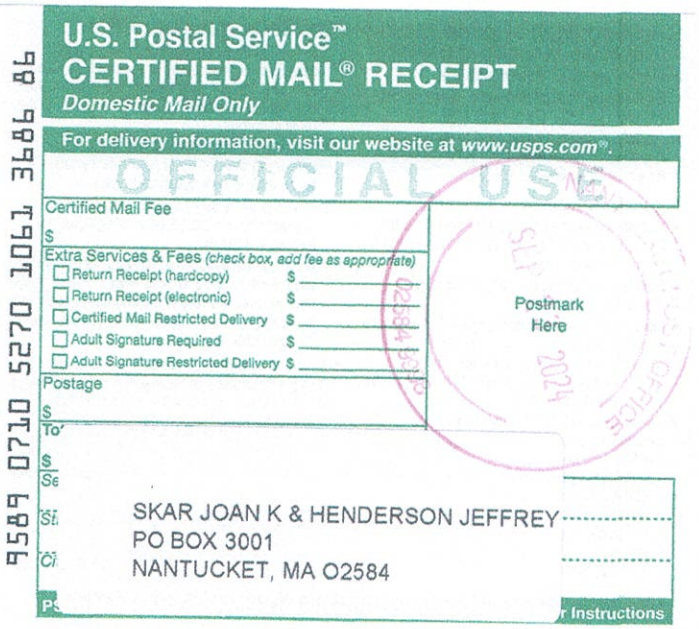
Construct new modular dwelling & garage.

Anticipated HDC Submission Date: 9/23/2024

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.



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SKAR JOAN K & HENDERSON JEFFREY
PO BOX 3001
NANTUCKET, MA 02584

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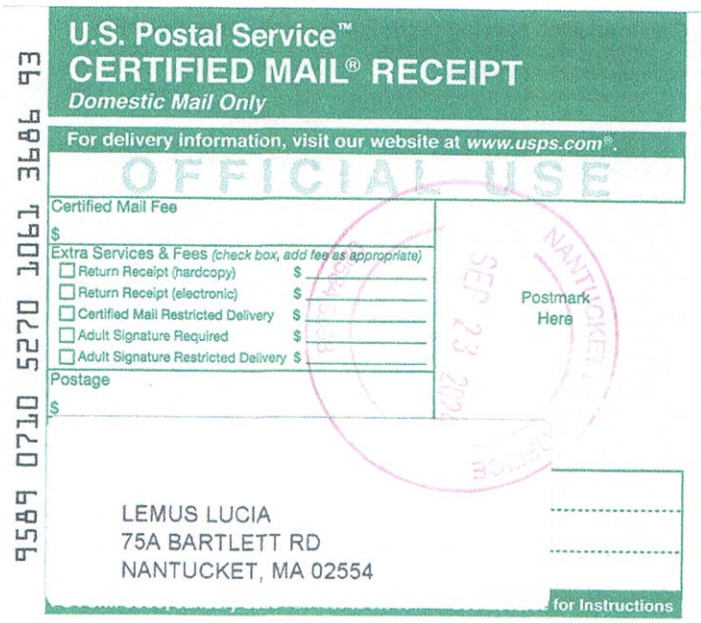

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75A BARTLETT RD
NANTUCKET, MA 02554

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- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street an
City, Stat

6A MARBLE WAY LLC
2 WINDY WAY BOX 373
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here

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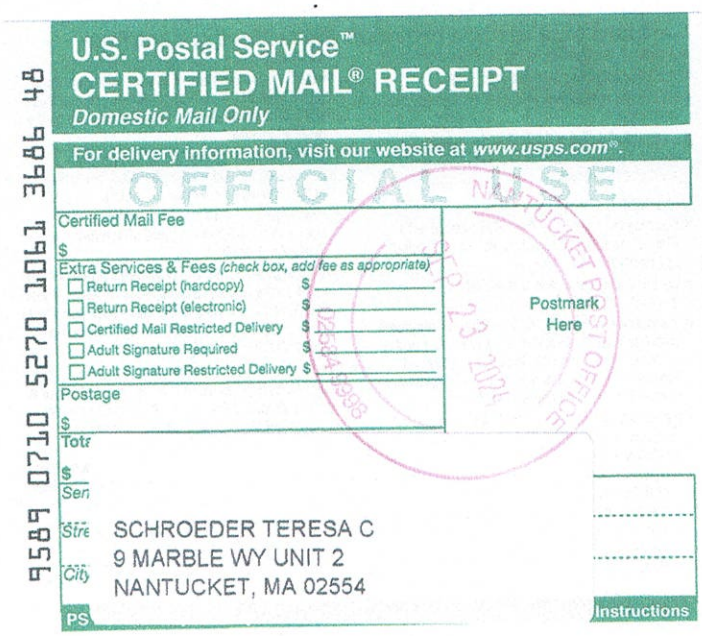
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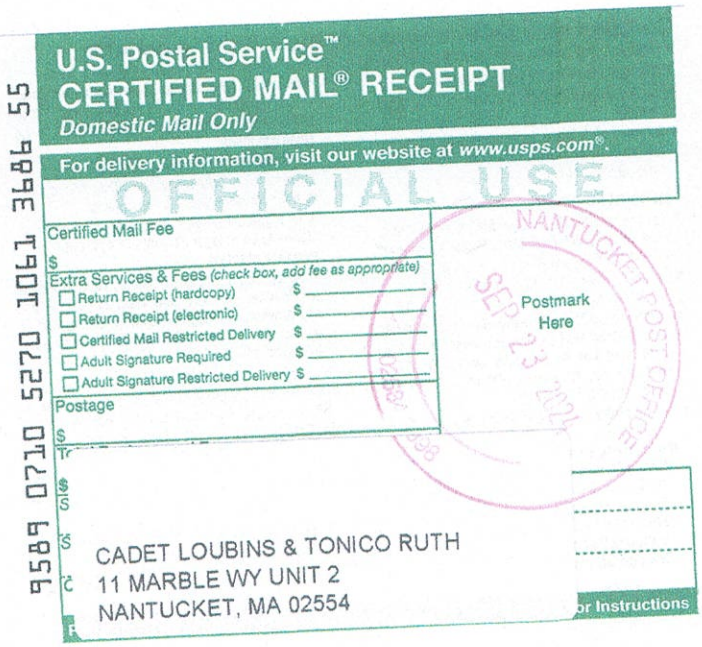
NANTUCKET POST OFFICE
SEP 23 2021
SCHROEDER TERESA C
9 MARBLE WY UNIT 2
NANTUCKET, MA 02554
Instructions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NANTUCKET POST OFFICE
SEP 23 2021
CADET LOUBINS & TONICO RUTH
11 MARBLE WY UNIT 2
NANTUCKET, MA 02554


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KING ASTA
77 BARTLETT RD
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C/O JOANNE DONOVAN
55 BLUEBERRY RD
ABINGTON, MA 02351
See Reverse for Instructions

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

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Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

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Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Kristopher Megna

AS AGENT FOR 6A Marble Way LLC

STREET ADDRESS 61 Old South Road, $373, Nantucket, MA 02554

MAP/PARCEL 66/103.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

9/23/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 9/23/2024 Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2024

26 Somerset ln.

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.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 66 PARCEL N°. 10

Street & Number of Proposed Work: 26 Somerset Ln.

Owner of record: Vigil Terry Anne Trst

Mailing Address: 26 Somerset Ln
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JBStudio

Mailing Address: PO Box 3741
Nantucket, MA 02584

Contact Phone #: 508 332 9654 E-mail: jwray@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

Cabana

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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: 28' Sq. Footage 1st floor: 435 Decks/Patio: Size: — ☐ 1st floor ☐ 2nd floor
Width: 19' Sq. footage 2nd floor: — Size: — ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: —

Difference between existing grade and proposed finish grade: North — South — East — West —
Height of ridge above final finish grade: North 15'6" South 15'6" East 15'6" West 15'6"

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) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 4/12 4/12 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 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) — Corner boards 6" 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

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type — Material _____

Hardscape materials: Driveways — Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) — Roof NTW
Trim Nantucket Grey Sash Platinum Grey Doors Platinum Grey
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 9/23/24 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

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Chair

Stephen Welch
Vice-Chair

Abigail Camp

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emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Juraj Beucat, JBStudio

AS AGENT FOR Vigil Terry Anne Trst.

STREET ADDRESS 20 Somerset Ln

MAP/PARCEL 66/10

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9/23/24

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 9/23/24

Signature Date

For HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
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DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS

Property Info:

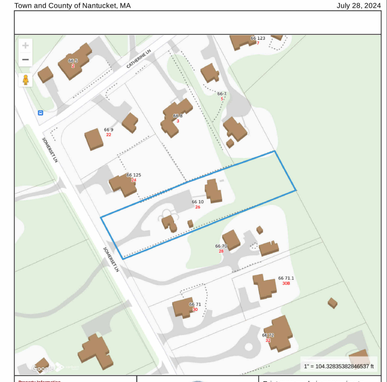
Map & Parcel:	56.367/8	Lot Size:	~40,200 sq. ft.
District/Zoning:	R-20	Allowable Ground Coverage:	5,025 sq. ft.
Minimum Lot Size:	20,000 sq.ft.	Existing Ground Coverage:	1,614 sq. ft.
Frontage:	75 ft.	Proposed MH Ground Coverage:	2,382 sq. ft.
Ground Cover Ratio:	12.5%	Proposed Cabana Ground Coverage:	532 sq. ft.
Front Setback:	30 ft.	Total Proposed Ground Coverage:	3,518 sq. ft.
Side/Rear Setback:	10 ft.		



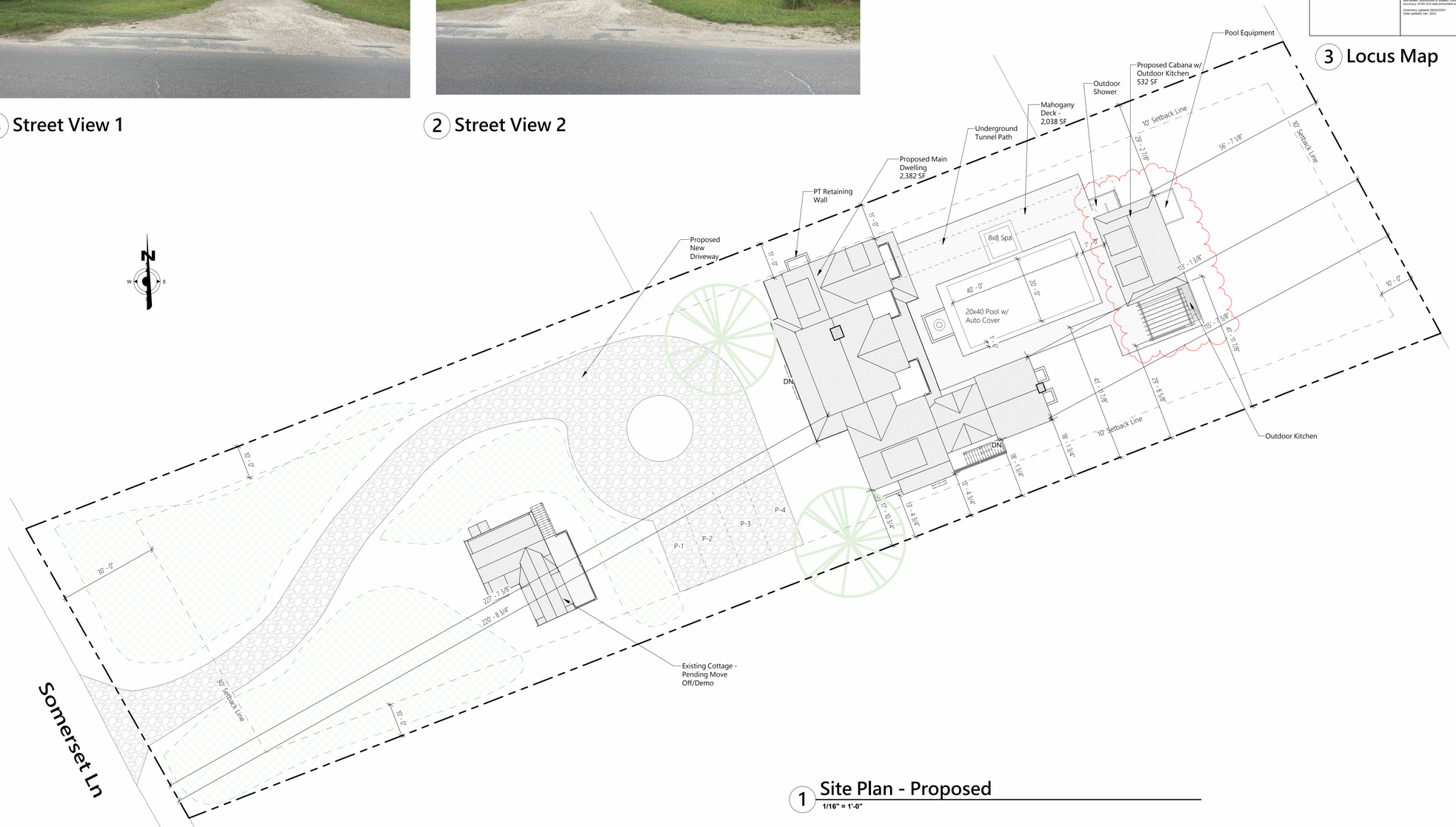
4 Street View 1



2 Street View 2



3 Locus Map



1 Site Plan - Proposed
1/16" = 1'-0"

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

26 Somerset Residence - Cabana

26 Somerset Ln, Nantucket, MA 02554

Sheet

Site Plan

Date

09.23.2024

Revisions

C.101

Scale

As indicated

9/23/2024 2:55:30 PM

For HDC Submission Only - Not For Construction

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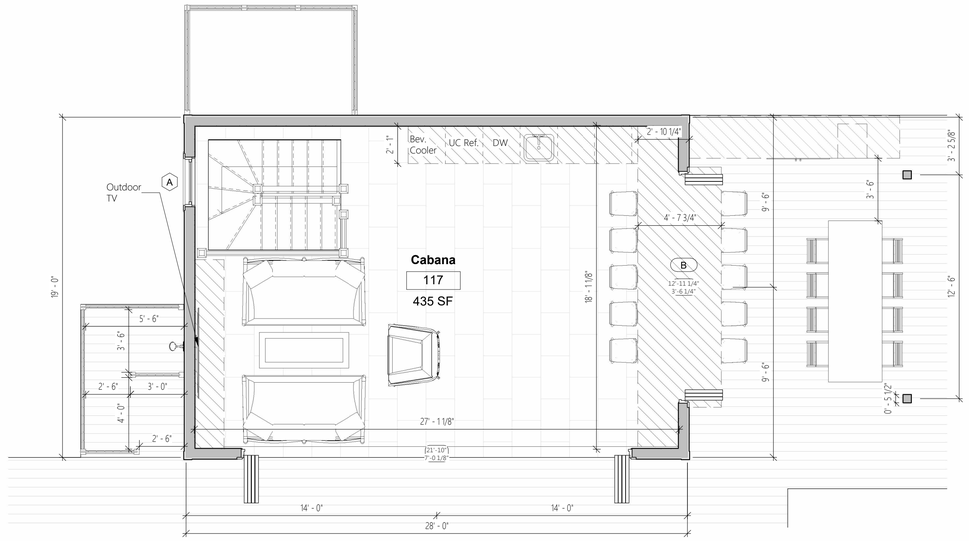
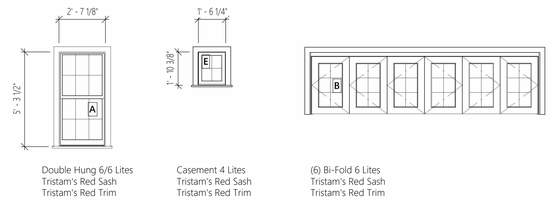
3 3D View



1 Level 1 - Proposed
1/4" = 1'-0"

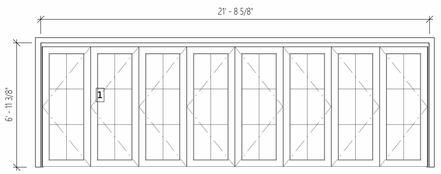


Double Hung 6/6 Lites
Tristam's Red Sash
Tristam's Red Trim

Casement 4 Lites
Tristam's Red Sash
Tristam's Red Trim

(6) Bi-Fold 6 Lites
Tristam's Red Sash
Tristam's Red Trim

Window Schedule
1/4" = 1'-0"



(8) Bi-Fold 6 Lites
Tristam's Red Sash
Tristam's Red Trim

Door Schedule
1/4" = 1'-0"

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

26 Somerset Residence- Cabana

26 Somerset Ln, Nantucket, MA 02554

Sheet
Cabana Plans

Date
09.23.2024

Revisions

A.101

Scale 1/4" = 1'-0"

9/23/2024 2:53:11 PM

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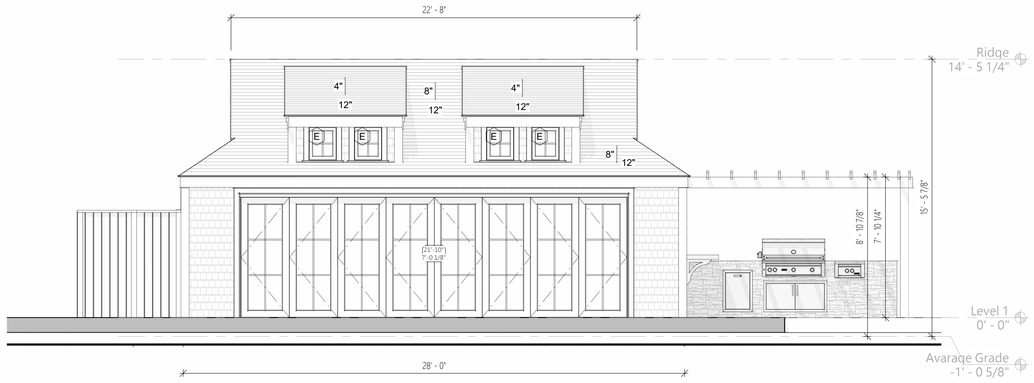
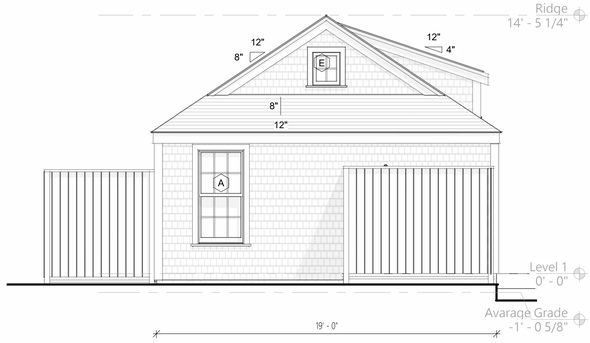
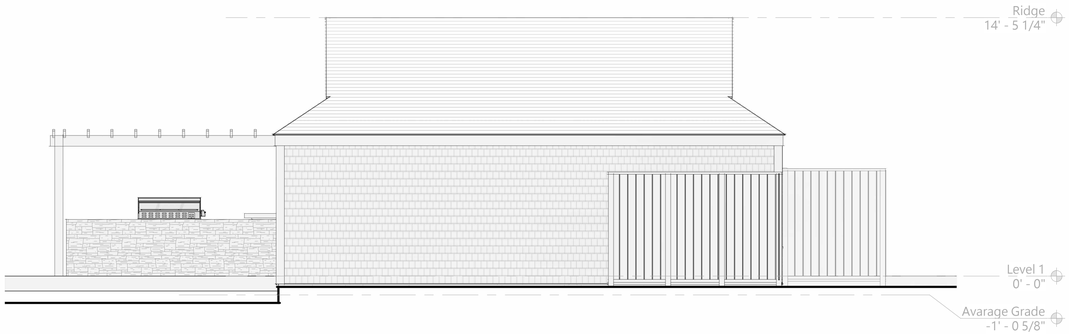


1 West Elevation
1/4" = 1'-0"



3 North Elevation
1/4" = 1'-0"



2 East Elevation
1/4" = 1'-0"



4 South Elevation
1/4" = 1'-0"

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www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

26 Somerset Residence- Cabana

26 Somerset Ln, Nantucket, MA 02554

Sheet
Exterior Elevation

Date
09.23.2024

Revisions

A.201

Scale 1/4" = 1'-0"

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Property Info:

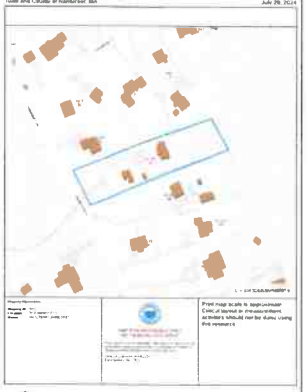
Map & Parcel	59-367/8	Lot Size	~40,200 sq. ft
District/Zoning	R-20	Allowable Ground Coverage	5,025 sq. ft
Minimum Lot Size	20,000 sq ft	Existing Ground Coverage	1,614 sq. ft.
Frontage	75 ft.	Proposed MH Ground Coverage	2,382 sq. ft.
Ground Cover Ratio	12.5%	Proposed Cabana Ground Coverage	532 sq. ft.
Front Setback	30 ft	Total Proposed Ground Coverage	3,548 sq. ft.
Side/Rear Setback	10 ft		



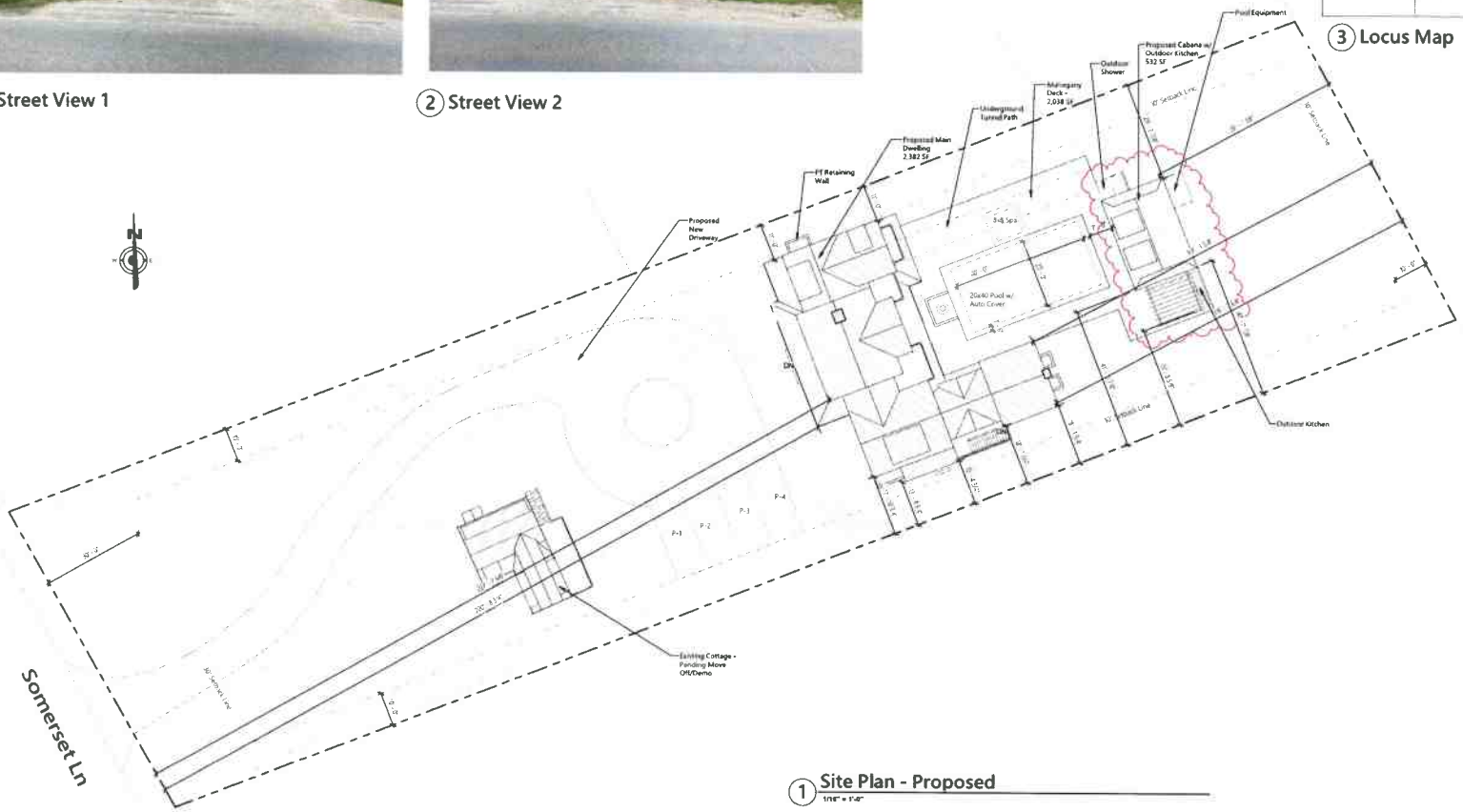
4 Street View 1



2 Street View 2



3 Locus Map



1 Site Plan - Proposed
1/16" = 1'-0"

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26 Somerset Ln, Nantucket, MA 02554

Sheet

Site Plan

Date

09.23.2024

Revisions

C.101

Scale

As indicated

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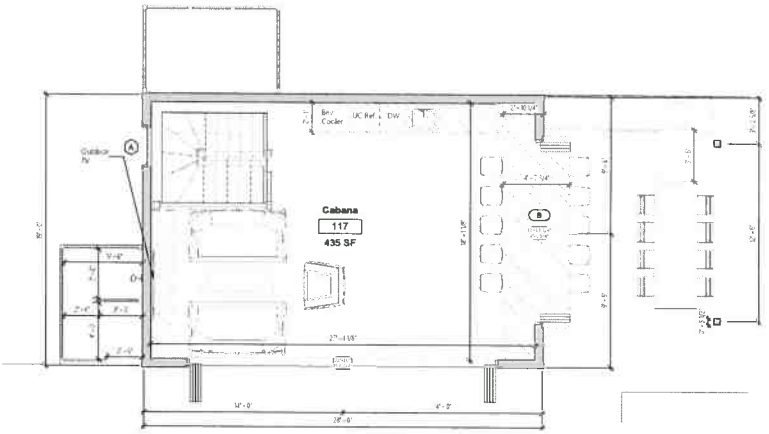
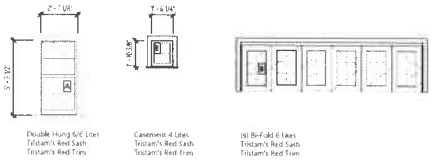
3 3D View



1 Level 1 - Proposed
1/4" = 1'-0"

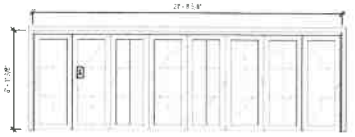


Double Hung 6/6 Lites
Tristam's Red Sash
Tristam's Red Trim

Casement 4 Lites
Tristam's Red Sash
Tristam's Red Trim

(6) Bi-Fold 6 Lites
Tristam's Red Sash
Tristam's Red Trim

Window Schedule
1/4" = 1'-0"



(8) Bi-Fold 6 Lites
Tristam's Red Sash
Tristam's Red Trim

Door Schedule
1/4" = 1'-0"

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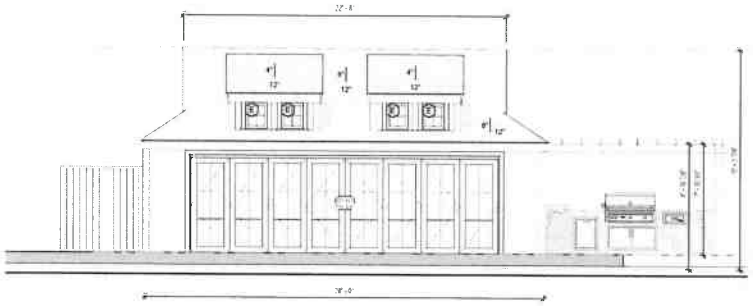

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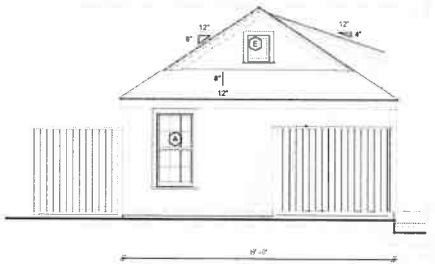

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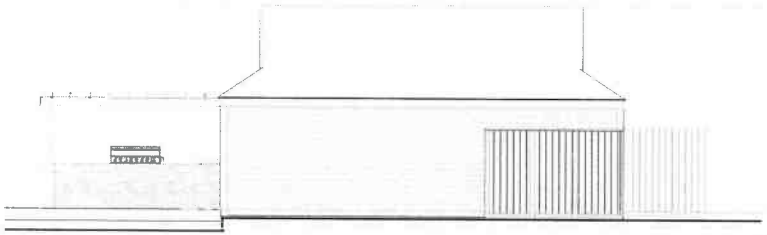
1/4" = 1'-0"



2 East Elevation
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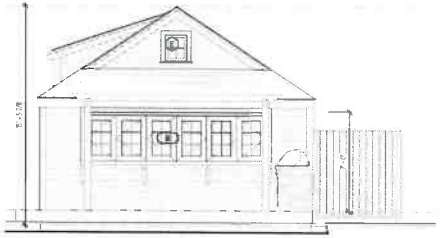

4 South Elevation
1/4" = 1'-0"

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Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS: 29 Long Pond Dr.

✓ 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.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 59.4 PARCEL N°. 19

Street & Number of Proposed Work: 29 Long Pond Dr.

Owner of record: Bernard James L & Effie H

Mailing Address: 5 Avon Rd

Larchmont, NY

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: jbraj@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 Fenestration change, color change

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Andersen

Doors* (type and material): ☐ TDL ☒ SDL Front No change 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 - No change

Trim White Sash White Doors White

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 9/23/24 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 Juraj Bencat, JB studio

AS AGENT FOR Bernard James L & Effie H

STREET ADDRESS 29 Long Pond Dr.

MAP/PARCEL 59.4 / 19

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9/23/24

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 9/23/24 Date

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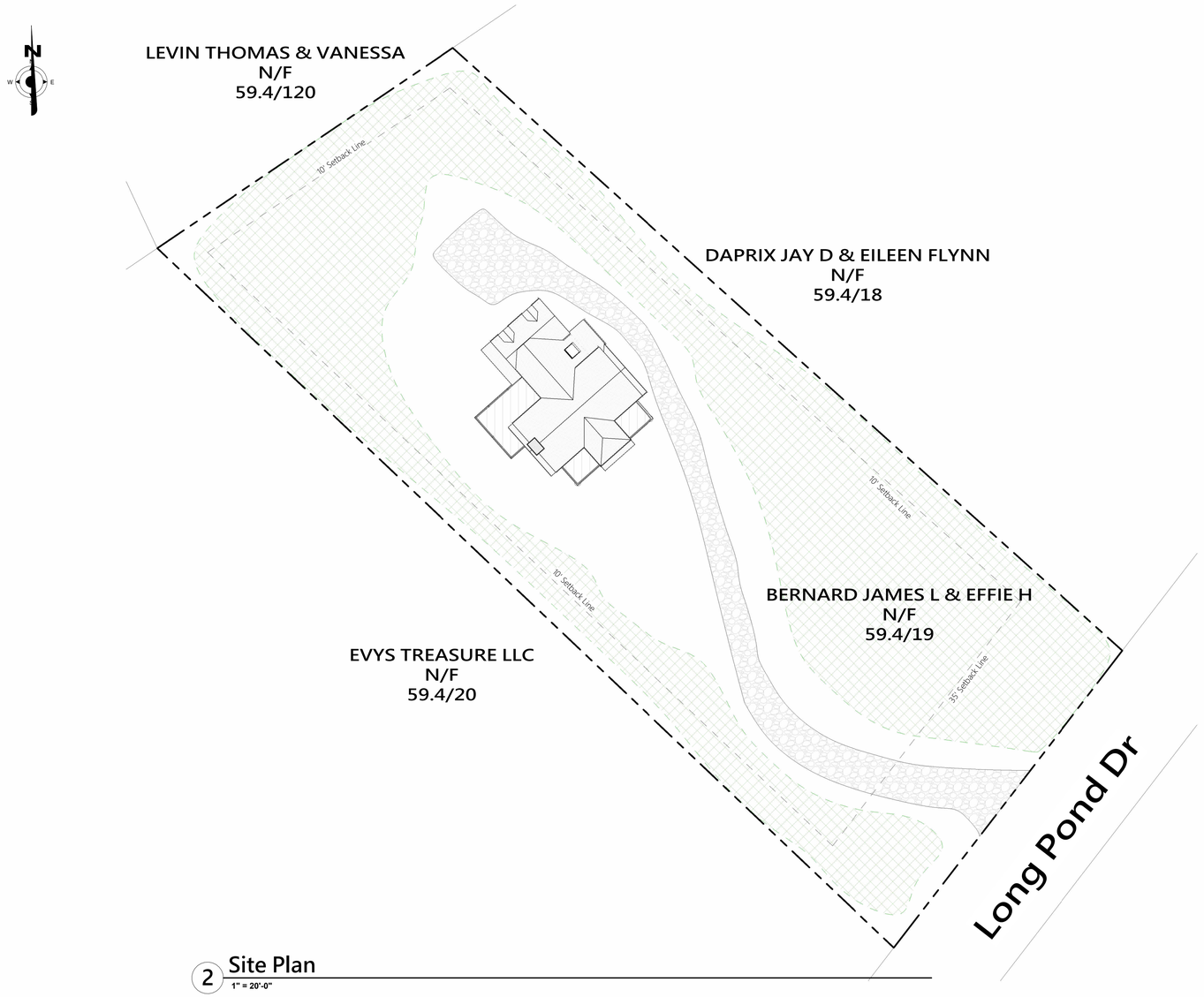
4 Long Pond Dr View



5 Entry Side

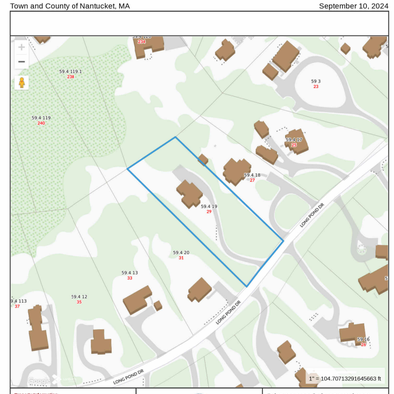


6 Side View



2 Site Plan
1" = 20'-0"

Town and County of Nantucket, MA — September 10, 2024



Property Information
Property ID 9619
Location 29 LONG POND DR
Owner BERNARD JAMES L & EFFIE H

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 09/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

1 Locus Map



3 Front View



7 Back Yard View

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email: juraj@theJBStudio.com

Project

29 Long Pond Dr

Nantucket, MA 02554

Sheet
Site Plan

SHEET INDEX

C.101 Site Plan
A.102 Floor Plans
A.201 Exterior Elevations
A.202 Exterior Elevations
Grand total: 4

Date
09.17.2024

Revisions

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Scale
As indicated

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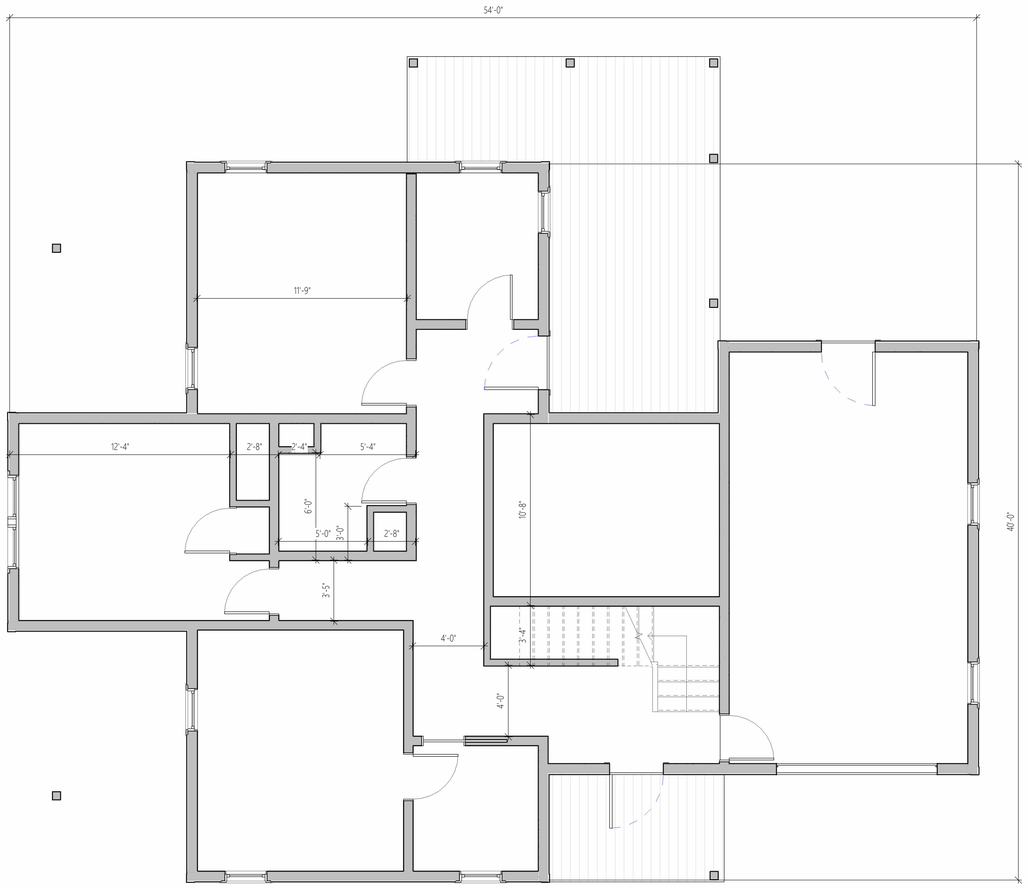
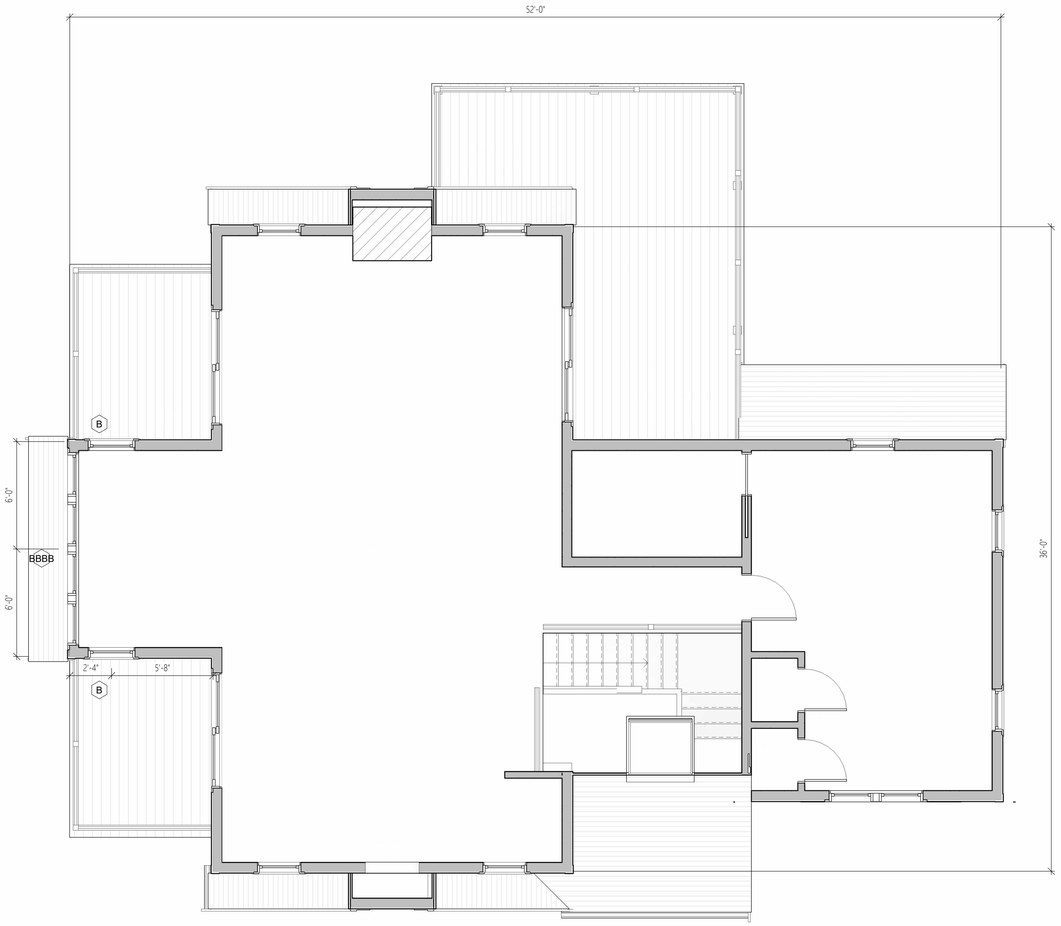


1 Level 1 - Existing
1/4" = 1'-0"



2 Level 2 - Existing
1/4" = 1'-0"

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Project

29 Long Pond Dr

Nantucket, MA 02554

Sheet

Floor Plans

SHEET INDEX

C.101 Site Plan
A.102 Floor Plans
A.201 Exterior Elevations
A.202 Exterior Elevations
Grand total: 4

Date
09.17.2024

Revisions

A.102

Scale 1/4" = 1'-0"

9/17/2024 12:28:52 PM

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1 South Elevation - Existing/Demo

3/16" = 1'-0"



3 South Elevation - Proposed

1/4" = 1'-0"



2 West Elevation - Existing/Demo

3/16" = 1'-0"



4 West 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

29 Long Pond Dr.

Nantucket, MA 02554

Sheet
Exterior Elevations

SHEET INDEX

C.101 Site Plan
A.102 Floor Plans
A.201 Exterior Elevations
A.202 Exterior Elevations
Grand total: 4

Date
09.17.2024

Revisions

A.201

Scale
As indicated

9/17/2024 12:28:56 PM

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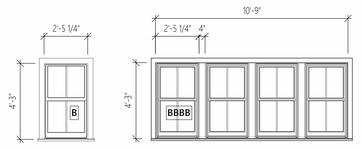

Double Hung 2/2
White Sash
White Trim

(4)Double Hung 2/2
White Sash
White Trim

Window Schedule
1/4" = 1'-0"



3 East Elevation - No Change
1/4" = 1'-0"



2 North Elevation - Existing/Demo
3/16" = 1'-0"



4 North Elevation - Proposed
1/4" = 1'-0"

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A.202

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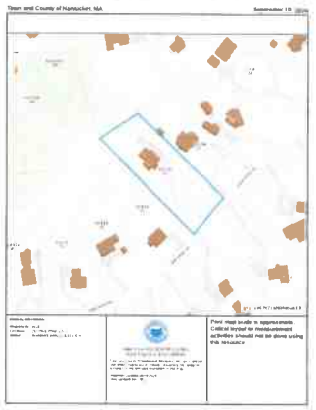
4 Long Pond Dr View



5 Entry Side



6 Side View



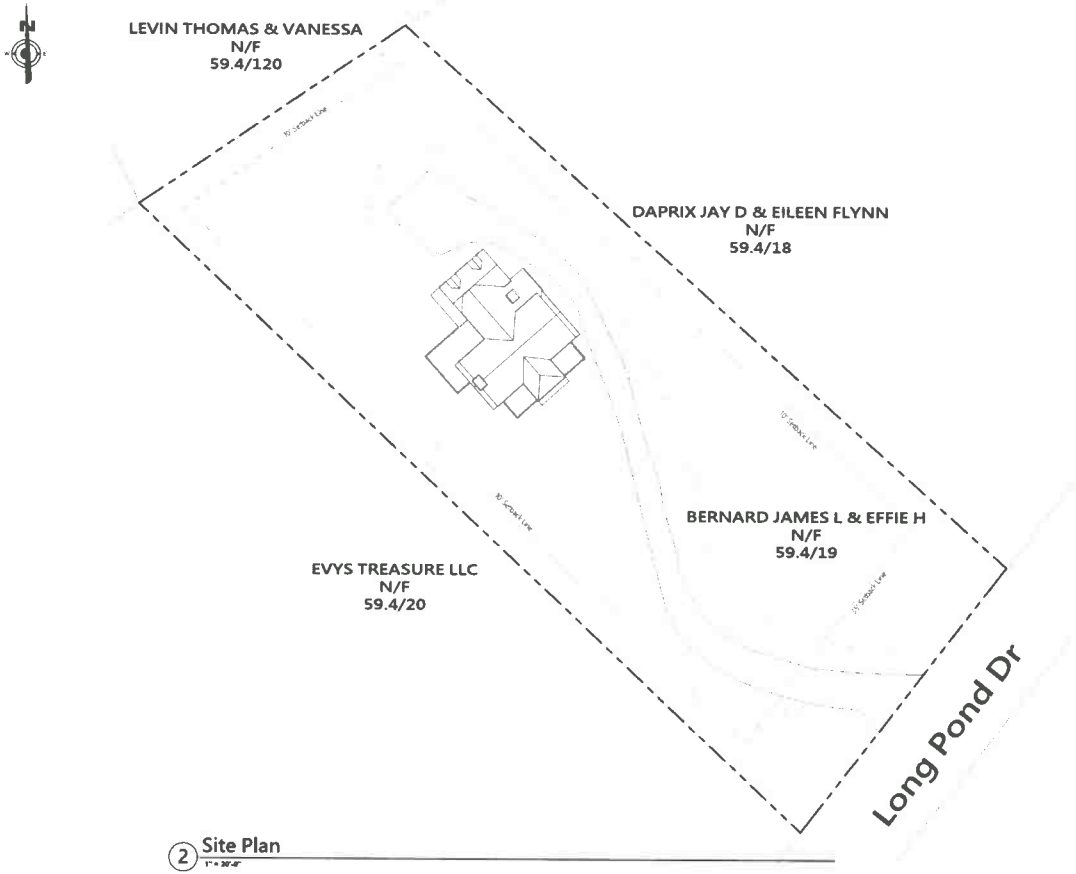
1 Locus Map



3 Front View



7 Back Yard View



2 Site Plan

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Sheet
Site Plan

SHEET INDEX

C.101 Site Plan
A.102 Floor Plans
A.201 Exterior Elevations
A.202 Exterior Elevations
Grand total: 4

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Revisions

C.101

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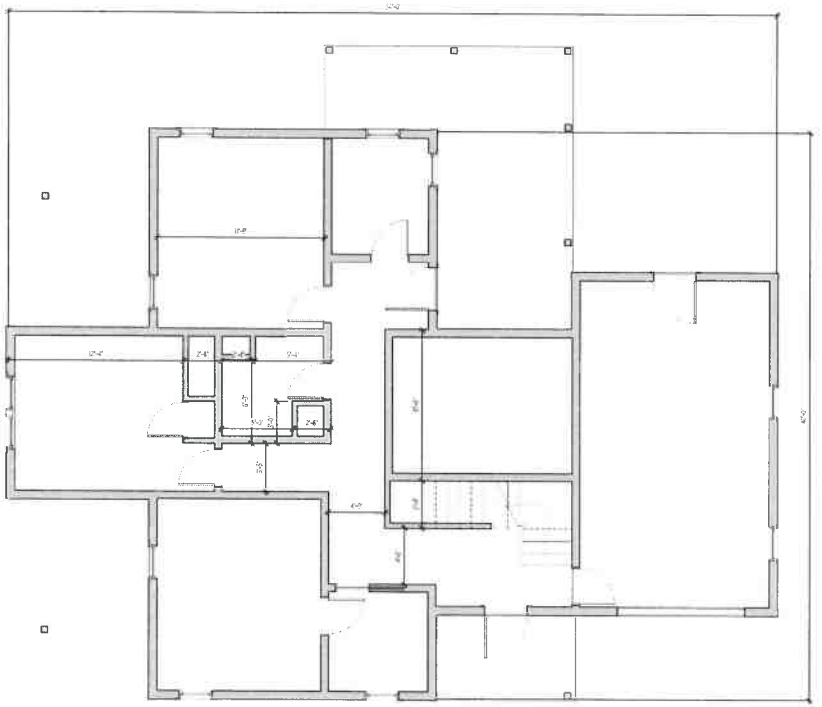
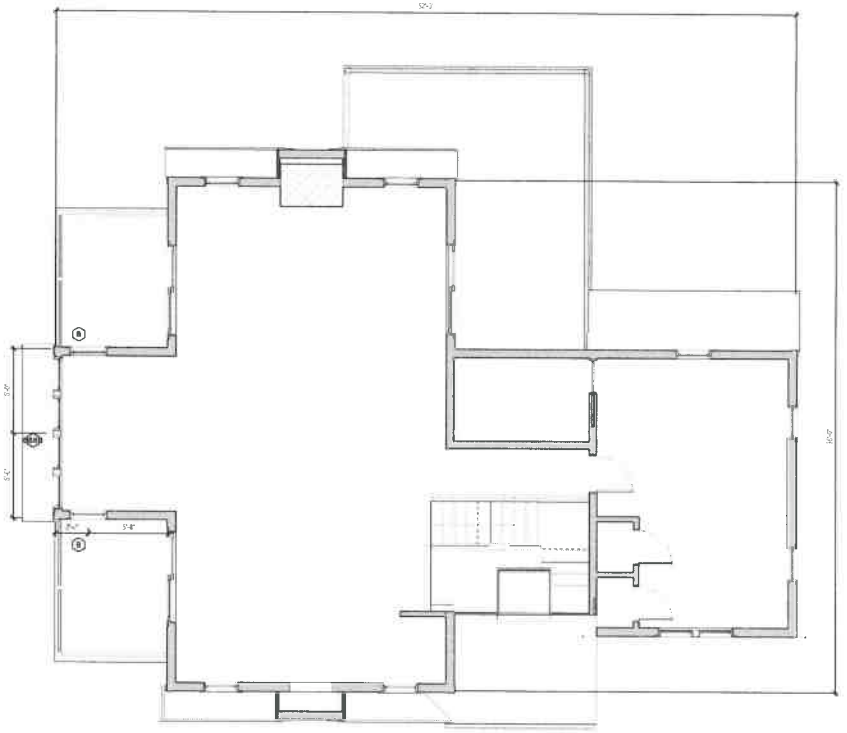


1 Level 1 - Existing
1/4" = 1'-0"



2 Level 2 - Existing
1/4" = 1'-0"

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Sheet

Floor Plans

SHEET INDEX

C.101 Site Plan
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A.202 Exterior Elevations
Grand total: 4

Date
09.17.2024

Revisions

A.102

Scale 1/4" = 1'-0"

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1 South Elevation - Existing/Demo
3/16" = 1'-0"



3 South Elevation - Proposed
1/4" = 1'-0"



2 West Elevation - Existing/Demo
3/16" = 1'-0"



4 West Elevation - Proposed
1/4" = 1'-0"

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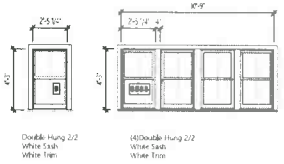

1 Window Schedule
1/4" = 1'-0"



3 East Elevation - No Change
1/4" = 1'-0"



2 North Elevation - Existing/Demo
3/16" = 1'-0"



4 North Elevation - Proposed
1/4" = 1'-0"

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09.17.2024

Revisions

A.202

Scale As indicated

9/17/2024 12:29:58 PM

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 461

Street & Number of Proposed Work: 6 Milestone Crossing

Owner of record: 6 Milestone Crossing LLC

Mailing Address: 195 Hillpoint Rd
Westport, CT 06880

Contact Phone #: 203 918 5529 E-mail: [illegible]

AGENT INFORMATION (if applicable)

Name: Clearwater Pools Nantucket INC.

Mailing Address: 6 Evergreen Way
Nantucket MA 02554

Contact Phone #: 508 680 4894 E-mail: craig@clearwaterpoolsnantucket.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District Lug3) ☐ Roof ☒ Other Spa

Size of Structure or Addition: Length: 36 Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Pool 648 □' Width: 18 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Spa 64 □' w/AutoCovers Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0' South 0' East 0' West 0'

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10-23-24 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

____ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be 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

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Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

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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 Craig Taylor of Clear Water Pools Nantucket INC

AS AGENT FOR TREVOR Ricards

STREET ADDRESS 6 Milestone Crossing

MAP/PARCEL 68 461

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Craig Taylor

Signature Date

Letter of Authorization

Date: 2 September 2024

To whom it may concern,

This Letter is to confirm that I, Trevor & Lee Ricards

(registered owner of record)

Owner of 6 Milestone Crossing of Nantucket Ma.

(Address of property)

Hereby Authorize Clear Water Pools Nantucket Inc. as Agent, to act on my behalf regarding Permitting applications and submissions for Improvements to Property.

Thank You,

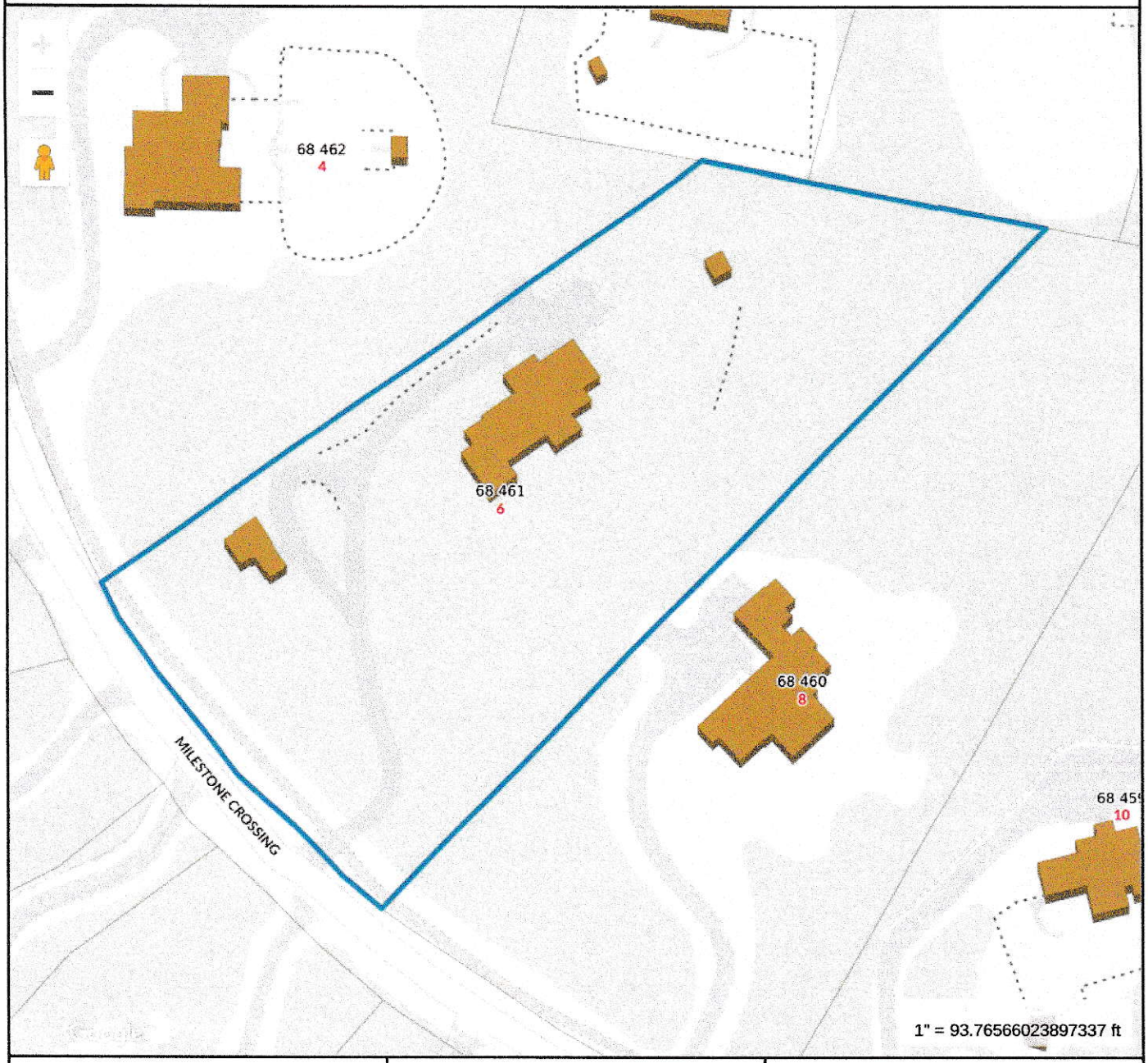
Lee Ricards (Applicant's Signature)

TREVOR Ricards (203) 918-5529 (Print Name and contact phone)

LEE Ricards, (203) 858-6728

Town and County of Nantucket, MA

September 1, 2024



Property Information

Property ID	6288
Location	6 MILESTONE CROSSING
Owner	6 MILESTONE CROSSING LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

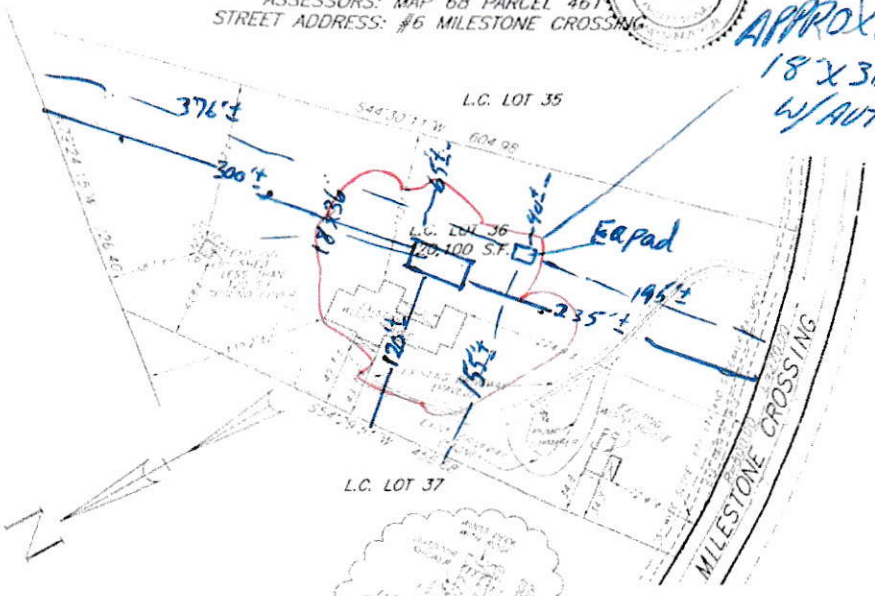
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

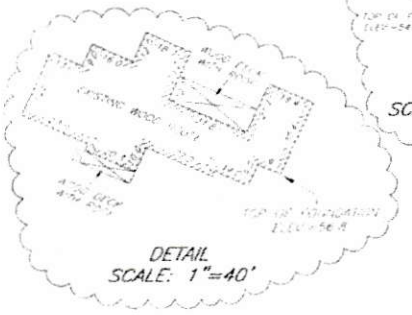
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

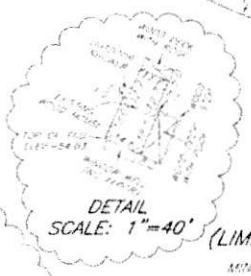
Plan of Land in
NANTUCKET, MASS.

ASSESSORS: MAP 68 PARCEL 461
STREET ADDRESS: #6 MILESTONE CROSSING



APPROX. Location
18'x36' INGROUND
W/ Auto COVER





ZONE: LUG 3
(LIMITED USE GENERAL 3)

MINIMUM LOT AREA 120,000 S.F.
MINIMUM SETBACKS
FRONT = 35'
SIDE = 20'
REAR = 20'

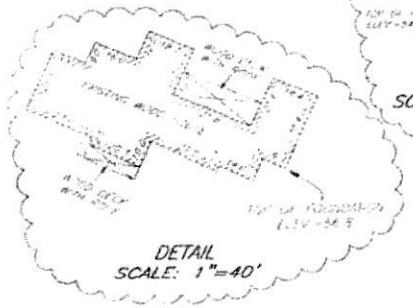
AREA OF BUILDING EXCLUSIVE OF SHED UNENCLOSED PORCHES, DECKS, STEPS AND BULKHEAD 3,580± S.F.
EXIST. GROUND COVER RATIO 2.98±%
ALLOWABLE GROUND COVER RATIO 3.0%

Drawn Issued 2003
c/o Issued 2006

Plan of Land in
NANTUCKET, MASS.

ASSESSORS: MAP 68 PARCEL 461
STREET ADDRESS: #6 MILESTONE CROSSING





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MINIMUM SETBACKS
FRONT = 35'
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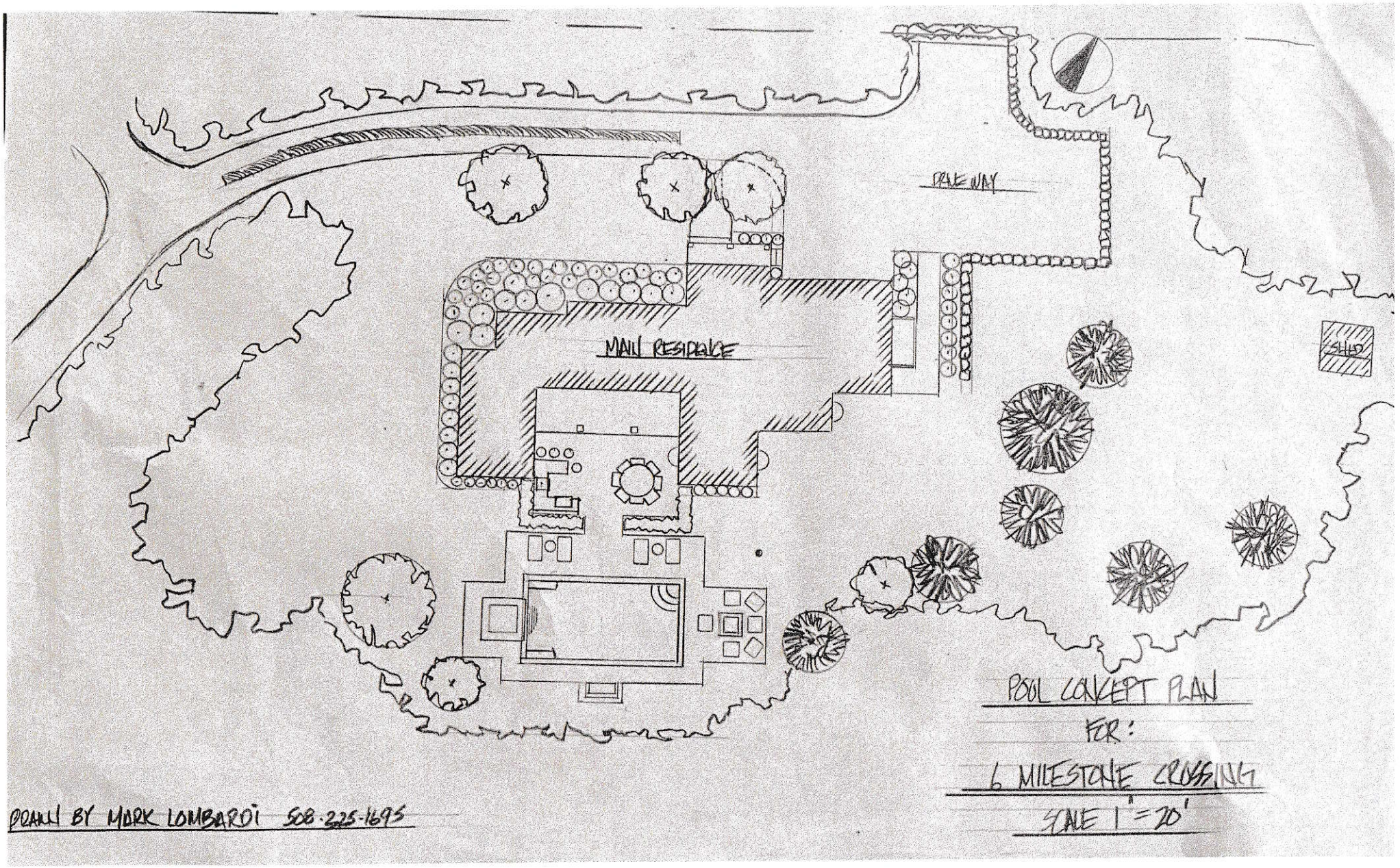


POOL CONCEPT PLAN

FOR:

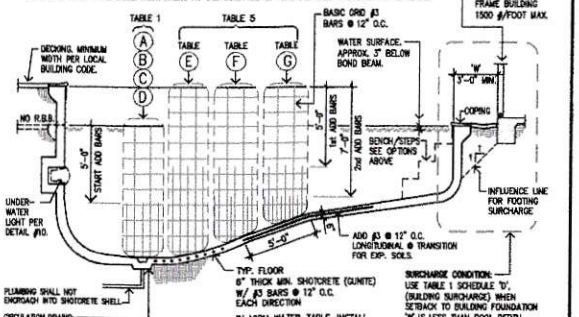
6 MILESTONE CROSSING

SCALE 1" = 20'

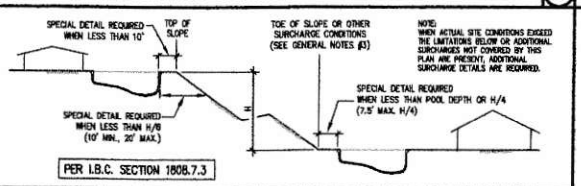
PLAN BY MARK LOMBARDI 508-225-1695

BENCH AND STEP OPTIONS:

1. UNDISTURBED EARTH MAY BE LEFT IN PLACE TO FORM THE STEPS OR BENCHES. REINFORCING STEEL SHOULD BE PLACED AROUND THE STEP OR BENCH SHAPED EARTH (3" CLEAR FROM EARTH).
2. THE EARTH MAY BE REMOVED AND BENCHES AND STEPS MAY BE FORMED OF SHOTCRETE (GUNITE) WITHIN THE STRUCTURAL POOL SHELL. REINFORCING AT THE SURFACE OF THE BENCHES AND STEPS IS OPTIONAL.

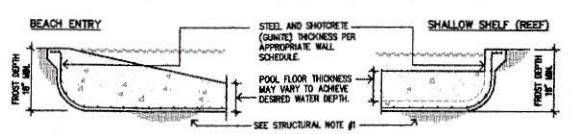


TYPICAL LONGITUDINAL SECTION N.T.S. (2)

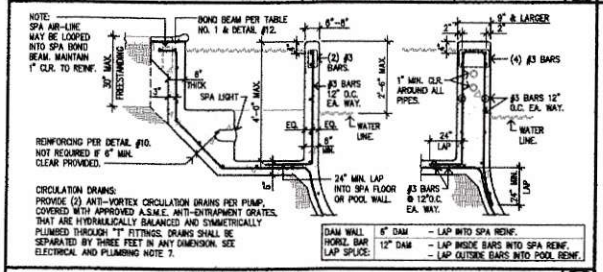


SURCHARGE CONDITIONS – ADDITIONAL SPECIAL DETAILS REQUIRED FOR CONDITIONS ABOVE N.T.S. (3)

SLOPING ENTRIES SHALL CONFORM TO ANSI/APSP/ICC-5 AND/OR THE ISPSC (WHERE ADOPTED)

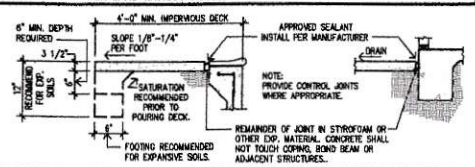


SHALLOW FEATURES – MAINTAIN 18" MIN. EMBEDMENT INTO SUBGRADE (OR LOWEST ADJACENT GRADE) N.T.S. (4)



DAM WALL	6" DAM	– LAP INTO SPA REINF.
HORIZ. BAR LAP SPLICE:	12" DAM	– LAP INSIDE BARS INTO SPA REINF. – LAP OUTSIDE BARS INTO POOL REINF.

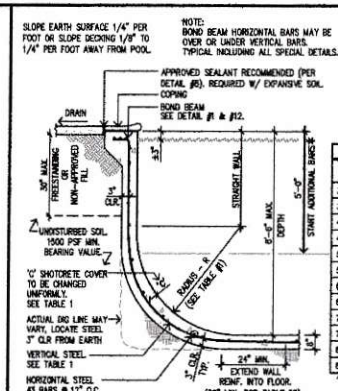
SPA DETAILS – SPA DETAILS MAY BE USED FOR SPAS WITHOUT POOLS. N.T.S. (7)



EXPANSIVE SOIL DETAILS | IN EXPANSIVE SOILS WHERE MIN DECK REQMTS ARE NOT MET USE TABLE 1, SCHEDULE 'E' N.T.S. (8)

SLOPE EARTH SURFACE 1/4" PER FOOT OR SLOPE DECKING 1/8" TO 1/4" PER FOOT AWAY FROM POOL.

NOTE: BOND BEAM HORIZONTAL BARS MAY BE OVER OR UNDER VERTICAL BARS. TYPICAL INCLUDING ALL SPECIAL DETAILS.



ADDITIONAL BARS BEGIN AT 5'-0" FROM THE TOP OF THE POOL WALL. (RAISED OR NOT RAISED).

* IF POOL WALL HEIGHT DOES NOT EXCEED 5'-0" THEN NO ADDITIONAL BARS ARE REQUIRED. (DOES NOT APPLY TO SUPPLEMENT DETAILS)

TABLE NO. 1

	NON-EXPANSIVE	EXPANSIVE	NO DECK/HIGH EXP.	BUILD'G SURCHARGE
	A	B	C	D
	(3) #3 BARS.	(4) #3 BARS.	(4) #3 BARS.	(4) #3 BARS.
E.F.P.	30 P.C.F.	45 P.C.F.	62.4 P.C.F.	45 P.C.F.
D / R	VERTICAL STEEL	VERTICAL STEEL	VERTICAL STEEL	VERTICAL STEEL
3'0" / 1'-0"	3"	3"	3"	3"
3'6" / 1'-0"	3"	3"	3"	4"
4'0" / 1'-0"	3"	3½"	4"	5"
4'6" / 1'-0"	3"	4"	5"	5½"
5'0" / 1'-6"	3"	4½"	5"	6"
5'6" / 2'-0"	3"	5"	6"	6½"
6'0" / 2'-6"	3"	5½"	7"	7½"
6'6" / 3'-0"	3"	6"	8"	8½"
7'0" / 3'-6"	3"	6½"	9"	9"
7'6" / 4'-0"	3"	7"		
8'0" / 4'-6"	3"	7½"		
8'6" / 5'-0"	3"	8"		

ITEM NOT APPLICABLE

INDICATES TYPICAL RADIUS (ACTUAL RADIUS MAY VARY, SEE STRUCTURAL NOTE #12)

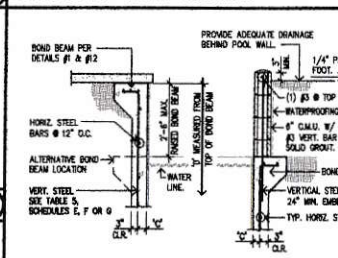
'D' IS DISTANCE DOWN FROM TOP OF POOL WALL.

NO DECK OR HIGH EXPANSIVE SOIL

BUILDING FOOTING SURCHARGE

POOL ENGINEERING, INC.

STANDARD WALL SECTION N.T.S. (1)



MASONRY NOTES:

1. CONCRETE BLOCK SHALL BE GRADE N (EXPOSED TO WEATHER), TYPE II (NON-MOISTURE CONTROLLED), NORMAL WEIGHT UNITS (135 PCF), CONFORMING TO IBC SEC. 2103, AND ASTM C90. ALL CONCRETE BLOCK SHALL HAVE A DESIGN STRENGTH OF f'm = 1500 psi.
2. GROUT SHALL HAVE A DESIGN STRENGTH OF f'c=2,000 PSI AND SHALL CONFORM TO IBC SEC. 2103, ARTICLE 2.2 OF TMS 602, & ASTM C476.
3. MORTAR SHALL BE TYPE M WITH f'c = 1800 psi AND SHALL CONFORM TO IBC SEC. 2103 & ASTM C270.

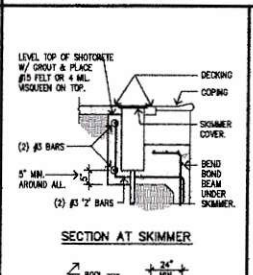
TABLE NO. 5 RAISED BOND BEAM

	NON-EXPANSIVE	EXPANSIVE	NO DECK/HIGH EXP.
	E	F	G
E.F.P.	P.C.F.	P.C.F.	62.4 P.C.F.
D / C	VERTICAL STEEL	VERTICAL STEEL	VERTICAL STEEL
3'6" / 3"	#3 @ 12"	#3 @ 12"	#3 @ 12"
4'0" / 3"			4"
4'6" / 3"		3½"	5"
5'0" / 3"	6"	3½" 6"	5" #3 @ 6"
5'6" / 3"		4"	6"
6'0" / 3½"		4½"	7"
6'6" / 4"		5"	8"
7'0" / 5"		6" 5"	8" #3 @ 3"
7'6" / 5½"		6½"	8"
8'0" / 6½"		7"	8½"
8'6" / 7½"		8"	9½"
9'0" / 8"		8½"	10½"
9'6" / 8½"		9"	11½"
10'0" / 9"		9½"	12"
11'0" / 10"		10½"	12½"

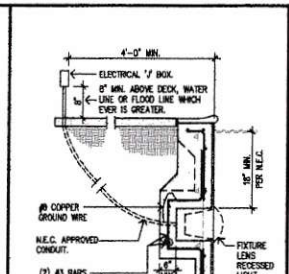
ITEM NOT APPLICABLE

POOL ENGINEERING, INC.

RAISED BOND BEAM N.T.S. (5)

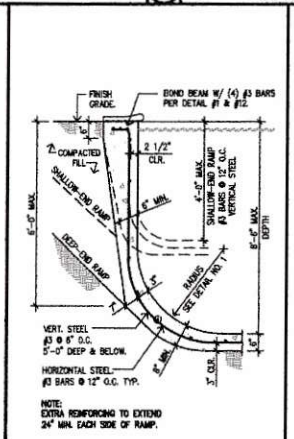


SKIMMER DETAIL N.T.S. (9)



NOTES:
1. INSTALL NO. 8 COPPER GROUND WIRE FROM LIGHT NICHE TO GRASS CONDUIT TO POOL REBAR, OR NON-METALLIC CONDUIT CAN BE USED WITH INSULATED NO. 8 COPPER WIRE INTERIOR W/ APPROVED POTTING COMPOUND PER THE N.E.C.
2. SWIMMING POOL LIGHTING FIXTURES SHALL COMPLY WITH APPLICABLE UNDERWRITERS' LABORATORIES REQUIREMENTS FOR LIGHTING FIXTURES U.L. STANDARD 676.

SECTION AT LIGHT N.T.S. (10)



NOTE: EXTRA REINFORCING TO EXTEND 24" MIN. EACH SIDE OF RAMP.

FREESTANDING POOL WALL (11)

GENERAL NOTES

1. THIS STANDARD POOL STRUCTURAL PLAN MUST BE ACCOMPANIED BY A CLEAR PLOT PLAN SHOWING POOL AND/OR SPA SHAPE, DEPTH, DISTANCE TO PROPERTY LINE, GRADE CHANGES & SLOPES AND ADJACENT STRUCTURES.
2. REPRESENTATIVES OF POOL ENGINEERING INC. HAVE NOT INSPECTED THE SITE & ARE RELYING ON INFORMATION PROVIDED BY THE CONTRACTOR OR OWNER TO DETERMINE THE ASSUMPTIONS OF THIS STANDARD POOL STRUCTURAL PLAN FOR THE ACTUAL SITE CONDITIONS. SHOULD SITE CONDITIONS VARY FROM THAT COVERED BY THIS STANDARD POOL STRUCTURAL PLAN, IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR THE OWNER TO NOTIFY POOL ENGINEERING INC. AND OBTAIN APPLICABLE SPECIAL ENGINEERING DETAILS PRIOR TO CONSTRUCTION. EXPANSIVE SOIL DETAILS ARE VALID ONLY FOR STATED EXPANSIVE SOILS PRESSURES AND POOL ENGINEERING INC. RECOMMENDS THAT THE OWNER OR CONTRACTOR OBTAIN A SOILS REPORT.
3. POOL ENGINEERING INC. (PEI) RECOMMENDS THAT THE PROPERTY OWNER AND/OR POOL CONTRACTOR RETAIN A QUALIFIED GEOTECHNICAL CONSULTANT TO OBTAIN GEOTECHNICALLY RELATED DESIGN CRITERIA FOR THE PROPOSED POOL SITE. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR POOL CONTRACTOR TO REQUIRE THAT THE LICENSED GEOTECHNICAL CONSULTANT CONFIRM THAT THE POOL STRUCTURAL PLANS PROVIDED MEET THE REQUIREMENTS OF THE PROJECT SITE AND THE GEOTECHNICAL REPORT. WHEN A GEOTECHNICAL REPORT HAS NOT BEEN PROVIDED TO PEI, IT IS THE OWNER AND/OR CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE SITE GEOTECHNICAL CONDITIONS ARE SUITABLE FOR CONSTRUCTION OF THE PROPOSED POOL BASED ON THE PEI PLANS BEING USED.
4. THIS PLAN IS NOT VALID WITHOUT ADDITIONAL SURCHARGE DETAILS WHEN THE CONDITIONS AS SHOWN IN DETAIL #3 APPLY (PER IBC SECTION 1808.7.3). ALL POOLS SHALL COMPLY WITH SLOPE SETBACKS PER IBC SECTION 1808.7.3.
5. THE STANDARD POOL STRUCTURAL PLAN IS NOT INTENDED TO BE APPLICABLE TO NON-STRUCTURAL ITEMS INCLUDING BUT NOT LIMITED TO PLUMBING, ELECTRICAL, FENCING, CONCRETE DECKING AND POOL GEOMETRICS.
6. DECKING CONSTRUCTION IS SHOWN AS THE RECOMMENDED MINIMUM CONSTRUCTION AND DOES NOT DEMONSTRATE A SYSTEM THAT WILL RESIST HEAVING DUE TO SOIL EXPANSION.
7. ALL CONSTRUCTION SHALL COMPLY WITH THE 2021 EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPSC) AS WELL AS ALL LOCALLY ADOPTED AMENDMENTS AND ORDINANCES.
8. POOLS WITH DIMND BOARD SHALL MEET DIVING BOARD MANUFACTURER'S POOL GEOMETRIC STANDARDS AND/OR LOCAL CODES.
9. SIGNS & SAFETY EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES.
10. PUBLIC POOLS REQUIRE COUNTY HEALTH DEPARTMENT APPROVAL AND PROVISIONS FOR ASSISTIVE DEVICES FOR THE DISABLED.
11. CONTRACTOR OR OWNER SHALL VERIFY ALL FIELD CONDITIONS & DIMENSIONS AT JOB SITE.
12. POOL LENGTH, GRADE BREAK LOCATIONS & DEPTH DIMENSIONS AS NOTED ON THE PLOT PLAN SHALL COMPLY WITH THE ISPSC MINIMUM STANDARDS FOR RESIDENTIAL POOLS OR APPLICABLE STATE AND LOCAL HEALTH DEPARTMENT REGULATIONS AND MANUFACTURERS RECOMMENDATIONS.
13. WHERE FREEZING TEMPERATURES OCCUR, THE POOL SHALL BE WINTERIZED TO PREVENT DAMAGE TO THE POOL STRUCTURE, PLUMBING, AND POOL EQUIPMENT. CONTACT LOCAL PROFESSIONAL FOR PROPER WINTERIZATION PROCEDURES.

ELECTRICAL AND PLUMBING

1. ALL ELECTRICAL SHALL BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
2. IN ACCORDANCE WITH NEC SECTION 680.26, ALL METAL WITHIN 5' HORIZ. OF INSIDE WALL OF POOL AND 12' VERT. ABOVE WATER LINE MUST BE BONDED VIA EQUIPOTENTIAL BONDING GRID. BONDING GRID SHALL EXTEND UNDER PAVED WALKING SURFACES 3' HORIZ. BEYOND INSIDE WALL OF POOL. CONCRETE REINFORCING TIE WIRES SHALL BE MADE TIGHT FOR BONDING PURPOSES.
3. OBTAIN ELECTRICAL AND PLUMBING PERMITS ALONG WITH POOL BUILDING PERMIT.
4. ALL EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND IN ACCORDANCE WITH LOCAL REGULATIONS.
5. POOLS SHALL BE EQUIPPED WITH A FILTERING SYSTEM.
6. BACKWASH SHALL BE DISPOSED OF IN AN APPROVED MANNER.
7. CONTRACTOR IS ADVISED TO REFER TO THE ISPSC AND ANSI/PHTA-7 FOR PROPER INSTALLATION OF THE POOL CIRCULATION SYSTEM SUCTION OUTLETS.
8. WHERE REINFORCING STEEL IS ENCAPSULATED WITH A NONCONDUCTIVE COMPOUND, PROVISIONS SHALL BE MADE FOR AN ALTERNATIVE MEANS TO ELIMINATE VOLTAGE GRADIENTS THAT WOULD OTHERWISE BE PROVIDED BY BONDED REINFORCING STEEL.

OWNER NOTES

1. KEEP SHOTCRETE (GUNITE) DAMP CONTINUOUSLY FOR 14 DAYS AFTER INSTALLATION.
2. DO NOT TURN ON LIGHT WHEN POOL IS EMPTY.
3. DO NOT USE BLACK RUBBER HOSE WHEN FILLING POOL (IT MARKS THE PLASTER).

STRUCTURAL NOTES

1. SOIL SHALL HAVE A MINIMUM BEARING VALUE OF 1500 PSF. CONCRETE SHALL BE PLACED AGAINST UNDISTURBED SOIL OR SOILS ENGINEER APPROVED BOX COMPACT FILL. THIS PLAN IS NOT SUITABLE WHERE POTENTIAL EXISTS FOR DIFFERENTIAL MOVEMENT FROM DISSIMILAR SOIL CONDITIONS UNDER POOL, SUCH AS CUT–FILL TRANSITIONS.
2. ALL REINFORCING STEEL SHALL BE DEFORMED BARS & CONFORM TO ASTM A615 GRADE 40 FOR #3 BARS AND #4 BARS. SPLICES TO BE LAPPED A MINIMUM OF 24". MINIMUM CLEARANCE BETWEEN PARALLEL BARS IS 2 1/2".
3. (1) #4 BAR IS EQUIVALENT TO AND MAY BE USED IN PLACE OF (2) #3 BARS, WITH THE EXCEPTION THAT 6" #4 BARS ARE USED FOR THE BASIC GRID, THE MAXIMUM SPACING IS #4 BARS AT 18" O.C.
4. THE PLAN TABLES SPECIFY THE MINIMUM REQUIRED REINFORCEMENT. FOR CONVENIENCE OF THE INSTALLER, THERE MAY BE MORE REINFORCEMENT THAN SPECIFIED AT ANY GIVEN POINT IN THE POOL STRUCTURE.
5. CRACKING/BONDING (PER THE LATEST ADOPTED EDITION OF THE NEC) OF THE STRUCTURAL REINFORCING MUST BE INSTALLED PRIOR TO PLACEMENT OF CONCRETE.
6. PORTLAND CEMENT SHOTCRETE SHALL CONFORM TO ASTM C150 AND SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,500 PSI, AND A WATER/CEMENT RATIO LESS THAN OR EQUAL TO 0.45.
7. FOR SHOTCRETE, NOMINAL MAXIMUM SIZE OF COURSE AGGREGATE SHALL NOT EXCEED ¾–IN AND SHALL CONFORM TO ASTM C33. AGGREGATE GRADATION SHALL CONFORM TO ASTM C4300.
8. SHOTCRETE (GUNITE) TO BE IN CONFORMANCE WITH ACI 318 CHAPTER 19, DURABILITY REQUIREMENTS.
   8.1. SHOTCRETE THAT WILL BE EXPOSED TO FREEZING AND THAWING SHALL BE AIR ENTRAINED AND HAVE A MAX. W/C RATIO OF 0.45 AND A MIN. COMPRESSIVE STRENGTH OF 4,500 PSI.
   8.2. WHERE SHOTCRETE IS EXPOSED TO SOIL OR WATER CONTAINING DELETERIOUS AMOUNTS OF WATER SOLUBLE SULFATE, OR WHERE SHOTCRETE IS INTENDED TO HAVE LOW PERMEABILITY WHERE EXPOSED TO WATER, SHOTCRETE SHALL HAVE A MAX. W/C RATIO OF 0.45, A MIN. COMPRESSIVE STRENGTH OF 4,500 PSI, AND SHALL UTILIZE TYPE V CEMENT.
9. PORTLAND CEMENT SHALL CONFORM TO ASTM C150.
10. KEEP CONCRETE DAMP CONTINUOUSLY FOR 14 DAYS.
11. ALL INTERIOR SURFACES OF POOL/SPA SHALL BE COATED WITH A WATER–PROOF SURFACE.
12. FLOOR TO WALL TRANSITION RADIUS SHOWN IN DETAIL '1' IS TO FINISHED SHOTCRETE, AND DOES NOT REFLECT THE CONFIGURATION OF REINF. STEEL OR EXCAVATION.
13. IN AREAS WITH SOIL CONDITIONS SUBJECT TO FROST–HEAVE, THE FOLLOWING REQUIREMENTS APPLY:
   a. IN ACCORDANCE WITH IBC SECTION 1809.5, THE ENTIRE BOTTOM OF POOL STRUCTURE AND OR PLUMBING MUST EXTEND BELOW THE FROST LINE OF THE LOCALITY.
   b. ALTERNATIVELY, WHERE DAMAGE TO THE POOL STRUCTURES, PLUMBING, ADJACENT STRUCTURES AND SURFACE IMPROVEMENTS IS A CONCERN, SELF–DRAINING GRANULAR BACKFILL MAY BE EXTENDED BELOW THE FROST–LINE WITH A MEANS TO PRECLUDE BUILD–UP OF WATER.

GLAZING IN HAZARDOUS LOCATIONS

GLAZING SHALL COMPLY WITH 2021 IBC SECTION 2406.4.5 INCLUDING LOCALLY ADOPTED AMENDMENTS.

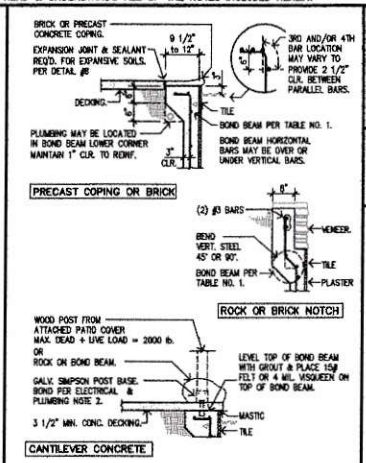
1. GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS SHALL BE SAFETY GLAZING WHERE THE FOLLOWING CONDITIONS ARE PRESENT:
   A. THE BOTTOM EDGE OF THE GLAZING ON THE POOL OR SPA SIDE IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE ON THE POOL OR SPA SIDE OF THE GLAZING; AND
   A. THE GLAZING IS WITHIN 60 INCHES HORIZONTALLY OF THE WATER'S EDGE OF A SWIMING POOL OR SPA.

ENCLOSURES AND SAFETY DEVICES

1. BARRIERS SHALL COMPLY WITH ISPSC SECTION 305 AND ALL LOCALLY ADOPTED AMENDMENTS.
2. PRIOR TO FILLING, THE POOL AND OR SPA SHALL BE COMPLETELY ENCLOSED BY 4' MIN. HIGH FENCING & GATES WITH NO OPENINGS 4" OR GREATER. GATES TO BE SELF–CLOSING & SELF–LATCHING WITH LATCH A MIN. OF 4' HIGH. WHERE THIS VARIES FROM LOCAL CODES, THE LOCAL CODES SHALL PREVAIL.
3. ENTRAPMENT AVOIDANCE SHALL COMPLY WITH THE ISPSC SECTION 310 AND APSP–7 (ANSI/PHTA/ICC 7).

NOTES BY THE USE OF THIS PLAN, THE USER ACKNOWLEDGES THAT HE HAS READ & UNDERSTANDS ALL OF THE NOTES INCLUDED HEREIN. (6)

BOND BEAM DETAILS N.T.S. (12)



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FOR USE ONLY AT:
6 Milestone Xing
Nantucket, MA 02554-6057

COMMONWEALTH OF MASSACHUSETTS
TODD L. LACHER
No. 45394
REGISTERED PROFESSIONAL ENGINEER

09/19/2024

THIS PLAN IS VALID ONLY WITH QR CODE THAT WHEN SCANNED DISPLAYS THE PROJECT ADDRESS AND JOB NUMBER MATCHING THAT SHOWN ABOVE ENGINEER'S STAMP

AUTHORIZED SIGNATURES:
TODD L. LACHER, P.E.
CHRIS BIEDENBACH, P.E.

24-08503-dg

STANDARD POOL STRUCTURAL PLAN

PREPARED IN ACCORDANCE WITH 2021 INTERNATIONAL BUILDING CODE

pool engineering inc.
1201 N. Tustin Ave.
Anaheim, California 92807
Fax: (714) 630-6114
Phone: (714) 630-6100
www.pooleng.com

SHEET: 100

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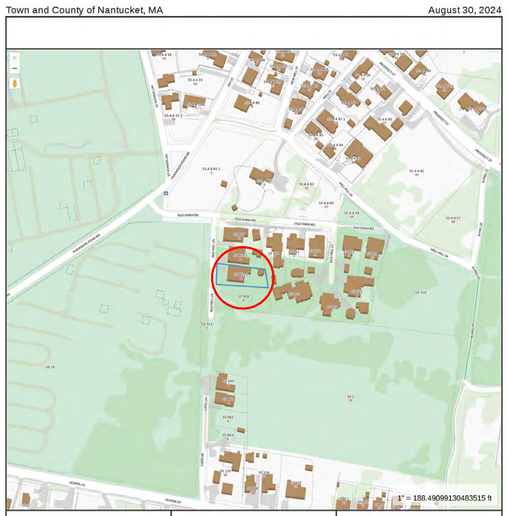
Digitally signed by Todd Lacher on 09/19/2024 - 1726729200 - 24-08503-dg

STANDARD POOL STRUCTURAL PLAN


N
Street view
6 Milestone Crossing

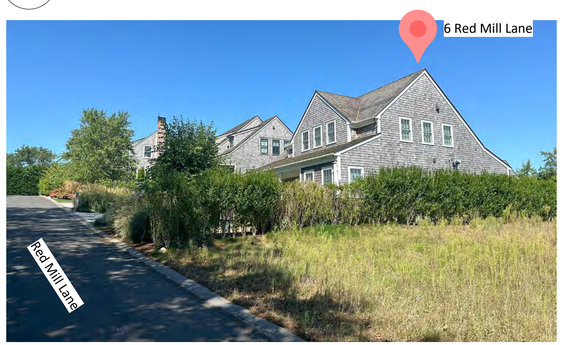

Street view

6 Red Mill Lane / Cabana Roof Addition



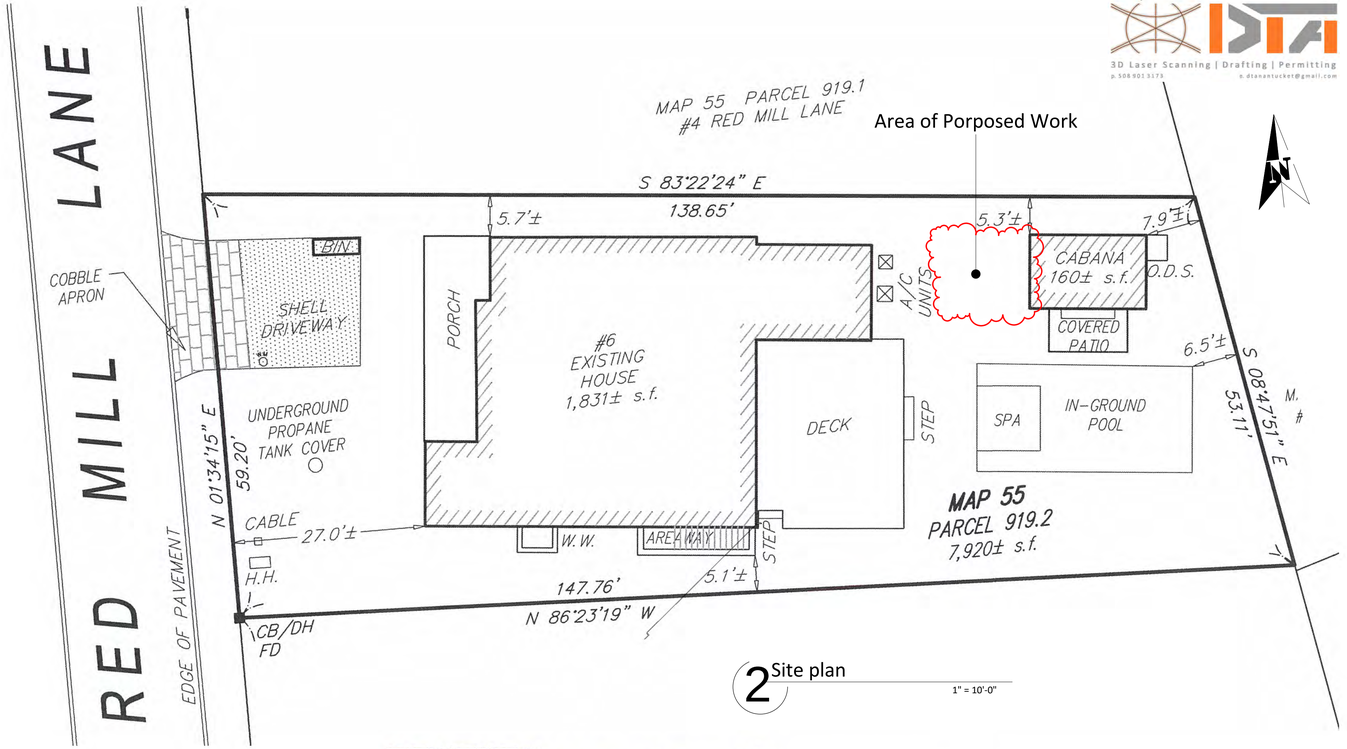
1 Locus Map
12" = 1'-0"

Street Views

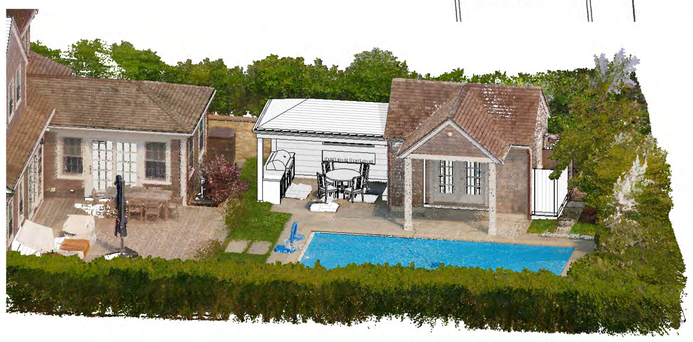




Google Map - Aerial View



2 Site plan
1" = 10'-0"



3D Scan & 3D Model - Proposed



3D Scan & 3D Model - Existing



3D Model - Proposed

HDC Submission 09.23.2024

6 Red Mill Lane / Cabana Roof Addition

Cover Page

Sheet List

A-1.1	Floor Plans
A-2.1	Exterior Elevations
C-1.0	Cover Page

Property & Zonning Info

District - R-5L
Min. Lot Size - 5,000 sq.ft.
Frontage - 50 ft.
Ground Cover Ratio - 30 %
Front Setback - 10 ft.
Side & Rear Setback - 5 ft. & 5 ft.

Map & Parcel - 55 & 919.2
Lot Area - 7,920 sq.ft.
Allowable G.C. - 2,376 sq.ft.
Existing G.C. - +/- 1,991 sq.ft.
Available G.C. - 385 sq.ft.

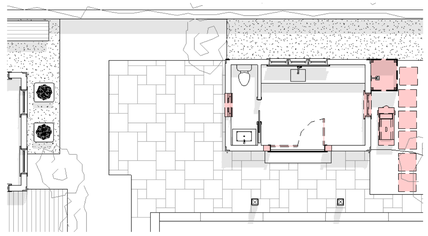
Note: *The information presented as text and/or drawings is taken from the Nantucket GIS record, it serves only as a general design guide and project location! Verification from Registered Land Surveyor is required prior to any construction work!*

Revisions

C-1.0

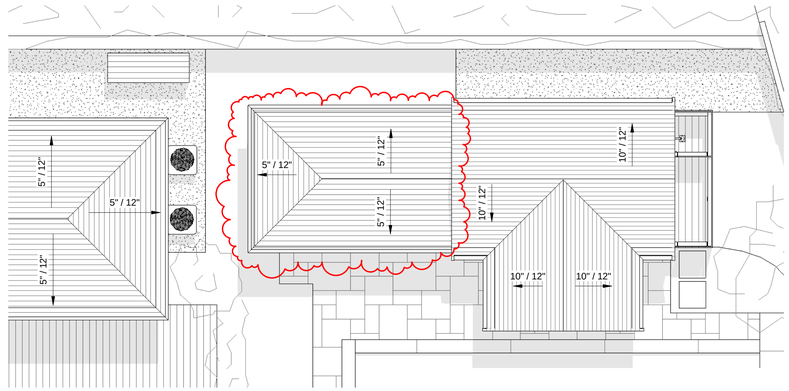
6 Red Mill Lane / Cabana Roof Addition

3D Laser Scanning | Drafting | Permitting
p. 508.901.3173
e. dtananttucket@gmail.com



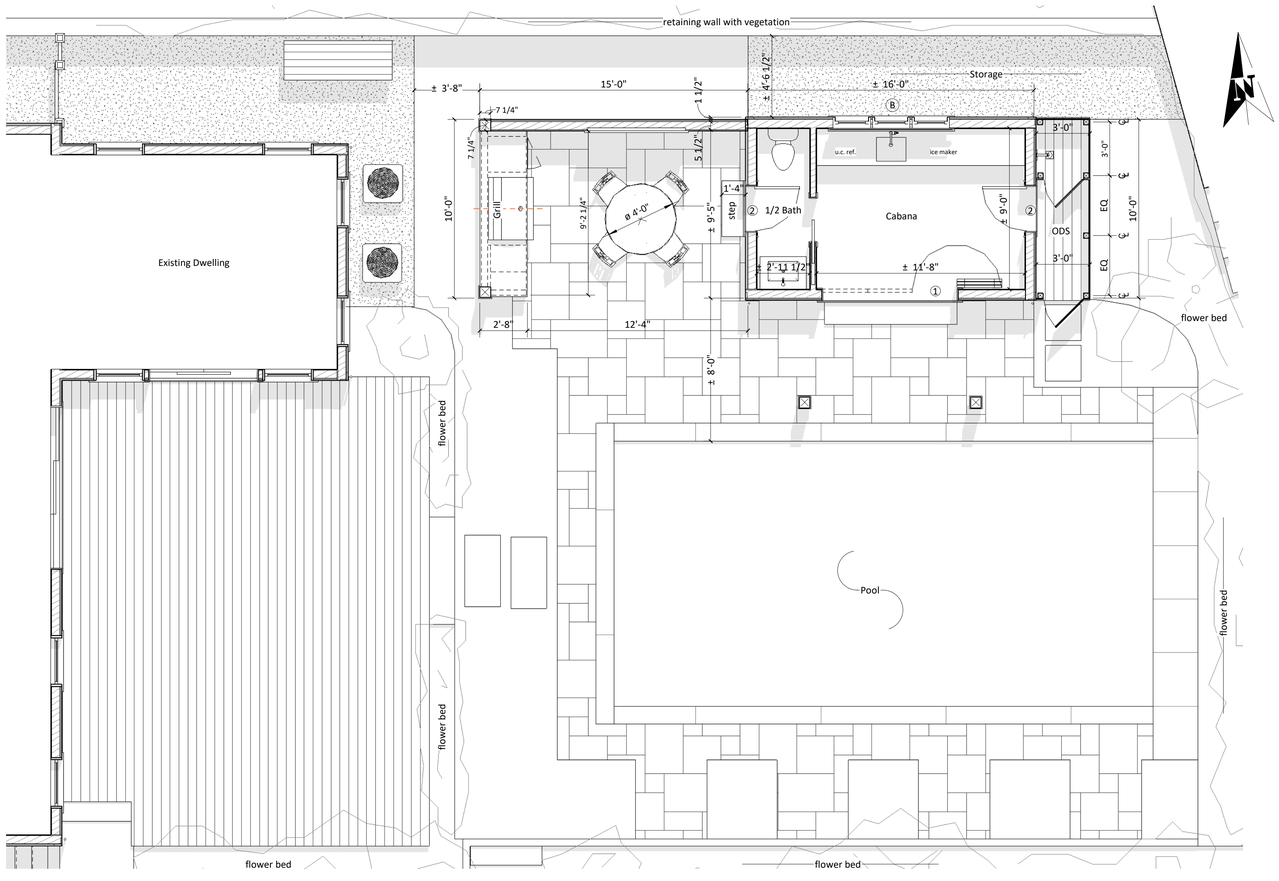
1e First Floor Plan - Existing / Demo

1/8" = 1'-0"



2 Roof Plan

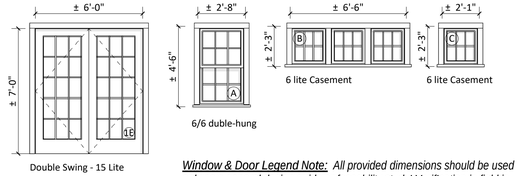
3/16" = 1'-0"



1 First Floor Plan

1/4" = 1'-0"

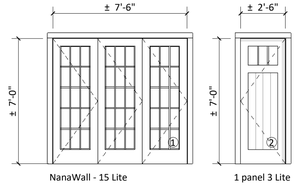
Note: The dimensions on this As-built drawing are only for reference and feasibility study! Due to the existing conditions and site limitations, discrepancies may occur. All dimensions taken from this set used for construction or any construction related fabrication should be verified in field!



Window & Door Legend Note: *All provided dimensions should be used only as a general design guide or feesability study! Verifitcation in field is required prior to any construction work or window / door order!*

0 Window & Door Legend / Existing

1/4" = 1'-0"



00 Door Legend / New

1/4" = 1'-0"

6 Red Mill Lane / Cabana Roof Addition

Floor Plans

Sheet List

A-1.1	Floor Plans
A-2.1	Exterior Elevations
C-1.0	Cover Page

Property & Zonning Info

District - R-5L
Min. Lot Size - 5,000 sq.ft.
Frontage - 50 ft.
Ground Cover Ratio - 30 %
Front Setback - 10 ft.
Side & Rear Setback - 5 ft. & 5 ft.

Map & Parcel - 55 & 919.2
Lot Area - 7,920 sq.ft.
Allowable G.C. - 2,376 sq.ft.
Existing G.C. - +/- 1,991 sq.ft.
Available G.C. - 385 sq.ft.

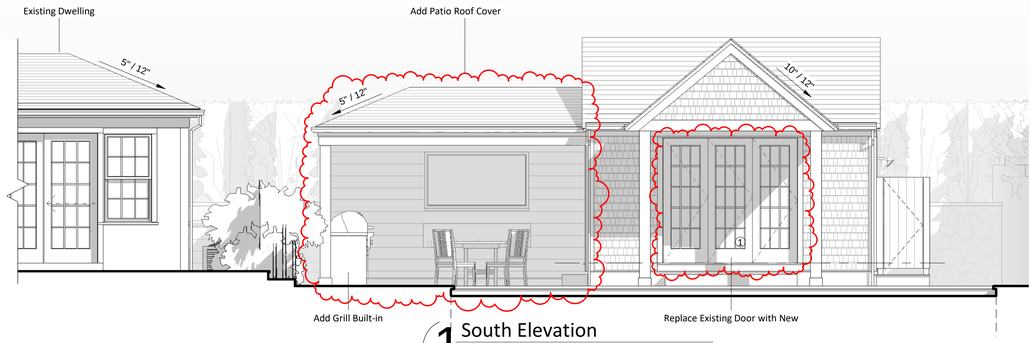
Note: *The information presented as text and/or drawings is taken from the Nantucket GIS record, it serves only as a general design guide and project location! Verification from Registered Land Surveyor is required prior to any construction work!*

Revisions

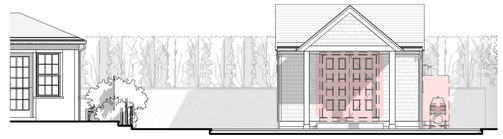
HDC Submission 09.23.2024

A-1.1

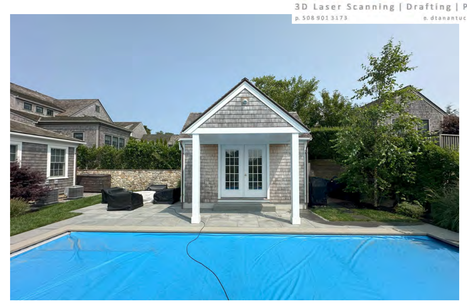
6 Red Mill Lane / Cabana Roof Addition



1 South Elevation
1/4" = 1'-0"



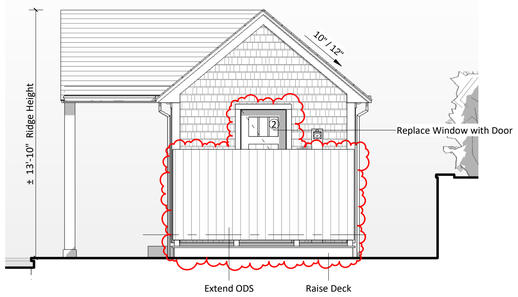
1e South Elevation - Existing / Demo
1/8" = 1'-0"



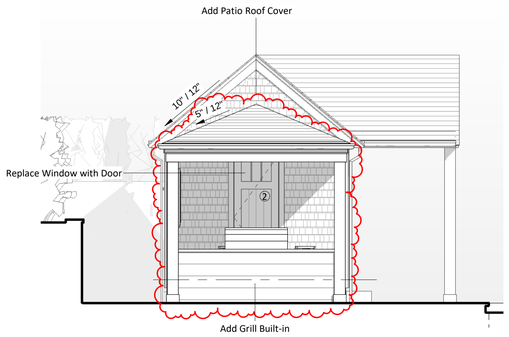
Existing South



Existing East



2 East Elevation
1/4" = 1'-0"



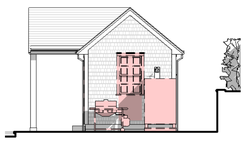
3 West Elevation
1/4" = 1'-0"



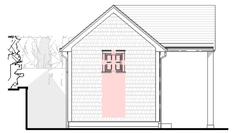
Existing West



Existing North



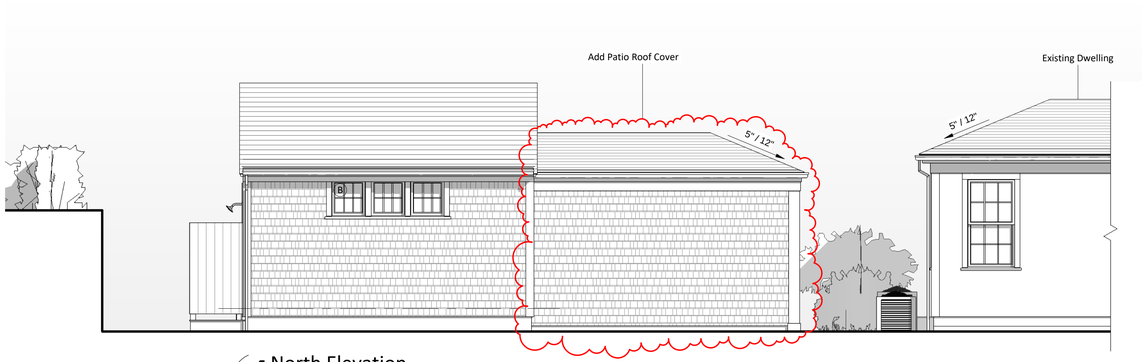
2e East Elevation - Existing / Demo
1/8" = 1'-0"



3e West Elevation - Existing / Demo
1/8" = 1'-0"



4e North Elevation - Existing / Demo
1/8" = 1'-0"



4 North Elevation
1/4" = 1'-0"

HDC Submission 09.23.2024

3D Laser Scanning | Drafting | Permitting
p. 508 901 3173
e. dtanantucket@gmail.com

6 Red Mill Lane / Cabana Roof Addition

Exterior Elevations

Sheet List

A-1.1	Floor Plans
A-2.1	Exterior Elevations
C-1.0	Cover Page

Property & Zonning Info

District - R-5L
Min. Lot Size - 5,000 sq.ft.
Frontage - 50 ft.
Ground Cover Ratio - 30 %
Front Setback - 10 ft.
Side & Rear Setback - 5 ft. & 5 ft.

Map & Parcel - 55 & 919.2
Lot Area - 7,920 sq.ft.
Allowable G.C. - 2,376 sq.ft.
Existing G.C. - +/- 1,991 sq.ft.
Available G.C. - 385 sq.ft.

Note: *The information presented as text and/or drawings is taken from the Nantucket GIS record, it serves only as a general design guide and project location! Verification from Registered Land Surveyor is required prior to any construction work!*

Revisions

A-2.1

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

N/A 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

A.D. 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

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 ANTON DIMOV / DTA

AS AGENT FOR William R VanAesdale Living Trust

STREET ADDRESS 6 RED MILL LANE

MAP/PARCEL 55 / 919.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09/23/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 09/23/24

Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 919.2

Street & Number of Proposed Work: 6 Red Mill Lane

Owner of record: William R VanArsdale Living Trust

Mailing Address: 6 Red Mill Lane, Nantucket, MA, 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Anton Dimov / DTA

Mailing Address: 25 Wapposset Cir, Nantucket, MA, 02554

Contact Phone #: 5089013173 E-mail: dtanantucket@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Add Patio Roof Cover & fenestration changes

Size of Structure or Addition: Length: ±15'0" Sq. Footage 1st ~~floor~~: ROOF - 150SF Decks/Patio: Size: ±32 SF ☑ 1st floor ☐ 2nd floor

Width: ±10'0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation REPLACE WINDOW WITH DOOR; EXTEND ODS; RAISE DECK
2. South Elevation ADD PATIO ROOF COVER, ADD grill BUILT-IN; REPLACE EXISTING DOORS
3. West Elevation ADD PATIO ROOF COVER, ADD grill BUILT-IN
4. North Elevation ADD PATIO ROOF 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 ±4" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other 5/12 Hip Roof

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR / M.E.

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☑ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x8 Rake _____ Soffit (Overhang) N/A Corner boards _____ Frieze _____

Window Casing _____ Door Frame 5/4 x 4 Columns/Posts: Round _____ Square 8x8

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side 1 panel 3 lite

Garage Door(s): Type N/A Material _____

Hardscape materials: Driveways N/A Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS MATCH EXISTING (M.E.)

Sidewall NATURAL / M.E. Clapboard (if applicable) N/A Roof Natural to Weather

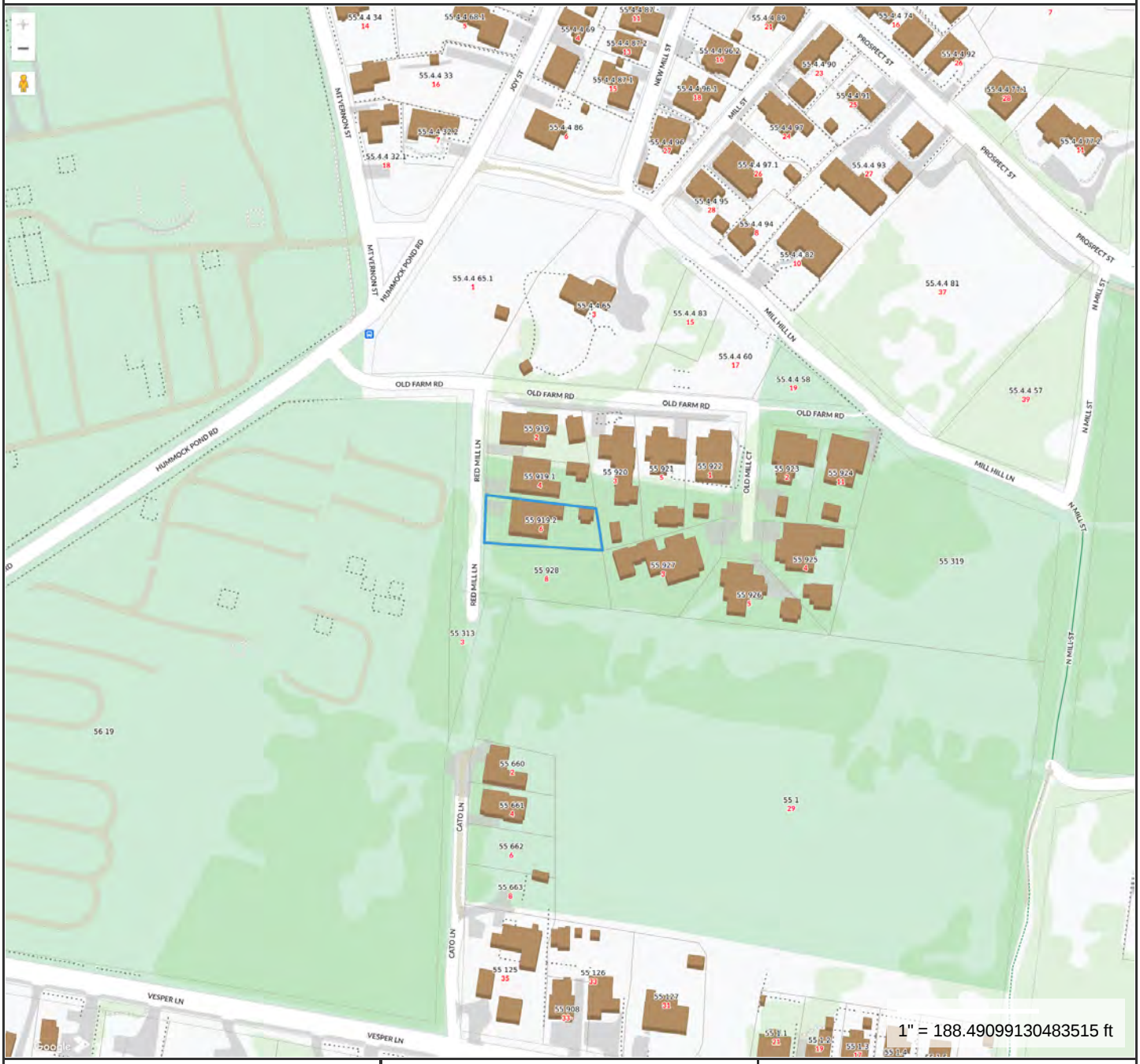
Trim WHITE / M.E. Sash N/A Doors WHITE / M.E.

Deck NATURAL / M.E. Foundation NATURAL Fence N/A Shutters N/A

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 09.23.2024 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	189813
Location	6 RED MILL LN
Owner	GG DEVELOPMENT 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.



Google Map - Aerial View



Street Views





Existing South



Existing East



Existing West



Existing North

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

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.1 PARCEL N°. 102

Street & Number of Proposed Work: 2 Stone Alley

Owner of record: 450 Green Park LLC

Mailing Address: 5 Hartley Farms Rd
Morristown, NJ 07960

Contact Phone #: (917)348-2256 E-mail: tonyehinger@gmail.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. 2023-08-8882
☐ Pool (Zoning District _____) ☐ Roof ☑ Other alterations

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: c. 1885

Original Builder:

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation Add deck railing
2. South Elevation Add deck railing
3. West Elevation no visible changes
4. North Elevation Add deck railing

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED No changes

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL'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 9/23/24 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
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 Tony Ehinger

AS AGENT FOR 450 Green Park LLC

STREET ADDRESS 2 Stone Alley

MAP/PARCEL 42.3.1 / 102

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

September 23, 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.

September 23, 2024

Signature Date



Ehinger Residence
2 Stone Alley
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft

Deck Railing Full Scale Mock-up

09.23.24



Ehinger Residence
2 Stone Alley
Nantucket, MA 02554

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09.23.24



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Deck Railing Full Scale Mock-up

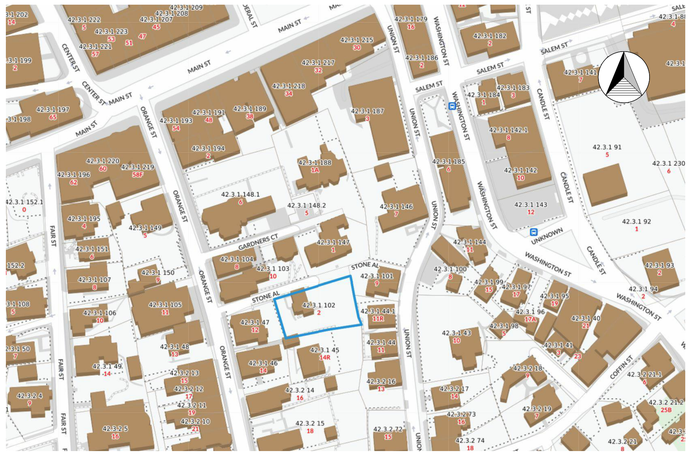
09.23.24

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

09.23.24

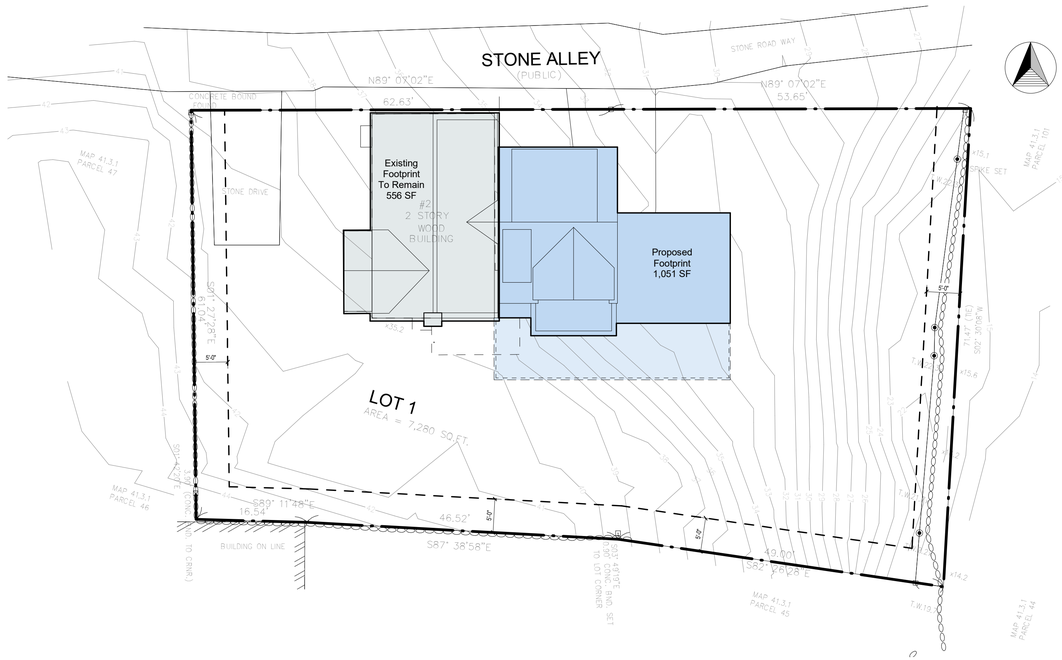
HDC Submission



Locus Map



North Elevation | East Elevation | South Elevation | West Elevation

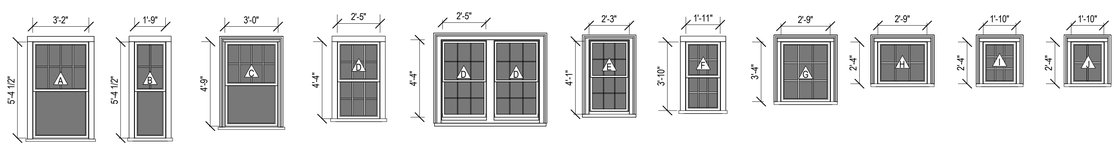


Site Plan
3/32" = 1'-0"



Single French Door 1 Panel 15 Lite - TDL 3'-0" x 7'-0" | Single French Door 1 Panel 15 Lite - TDL 2'-6" x 6'-8" | Single Door Solid "V" Groove - 1 Lite TDL 3'-0" x 7'-0"

Door Legend - Exterior
1/4" = 1'-0"



Double Hung 8/1 Lite TDL | Double Hung 4/1 Lite TDL | Double Hung 8/1 Lite TDL | Double Hung 6/6 Lite TDL | Double Hung - Pair 6/6 Lite TDL | Double Hung 6/6 Lite TDL | Double Hung 6/6 Lite TDL | Casement 9 Lite TDL | Fixed / Awning 6 Lite TDL | Fixed / Awning 9 Lite TDL | Fixed / Awning 4 Lite TDL

Window Legend
1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

Cover Sheet

Site Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
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Lot Size:	7,280 sq. ft.
Min. Lot Size:	5,000 sq ft
Allowable G.C.:	40% or 2,912 sq. ft.
Existing G.C.:	556 sq. ft.
Proposed G.C.:	1,051sq. ft.
Total Proposed G.C.:	1,607 sq. ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.0 Cover Sheet
A.1.1 Floor Plans
A.1.2 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.5.1 Perspective View

Revisions

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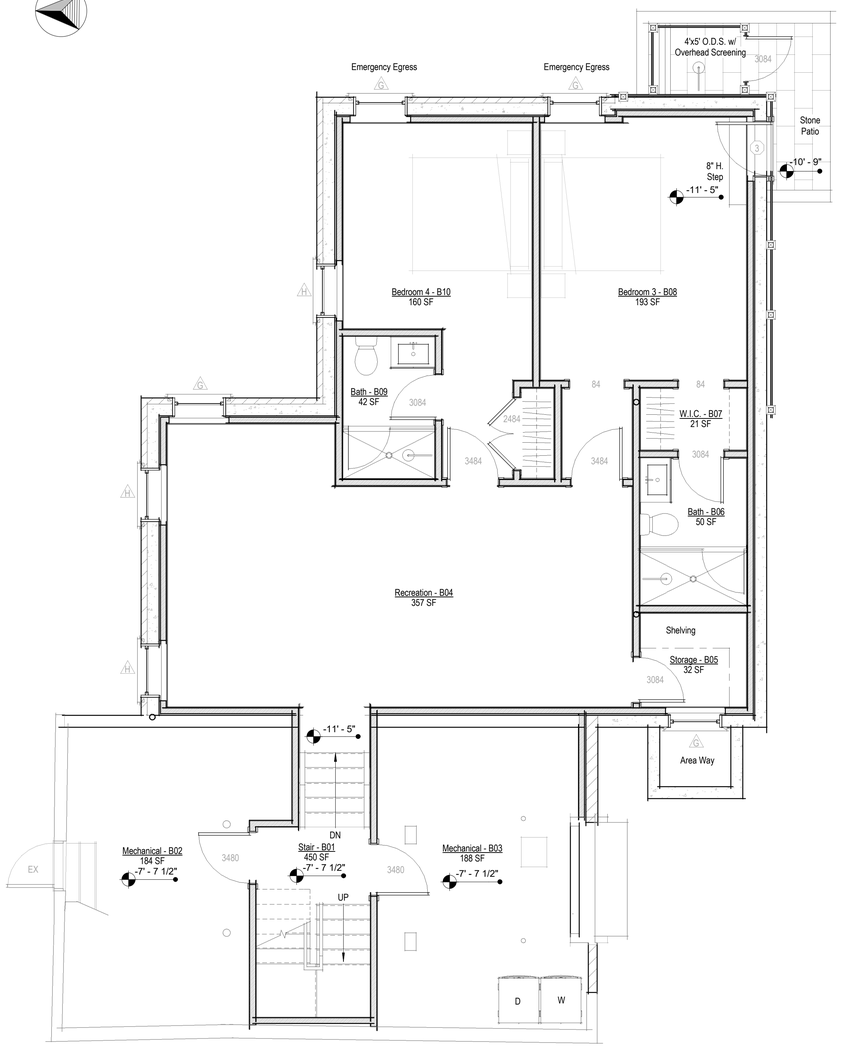
G.1.0

2110

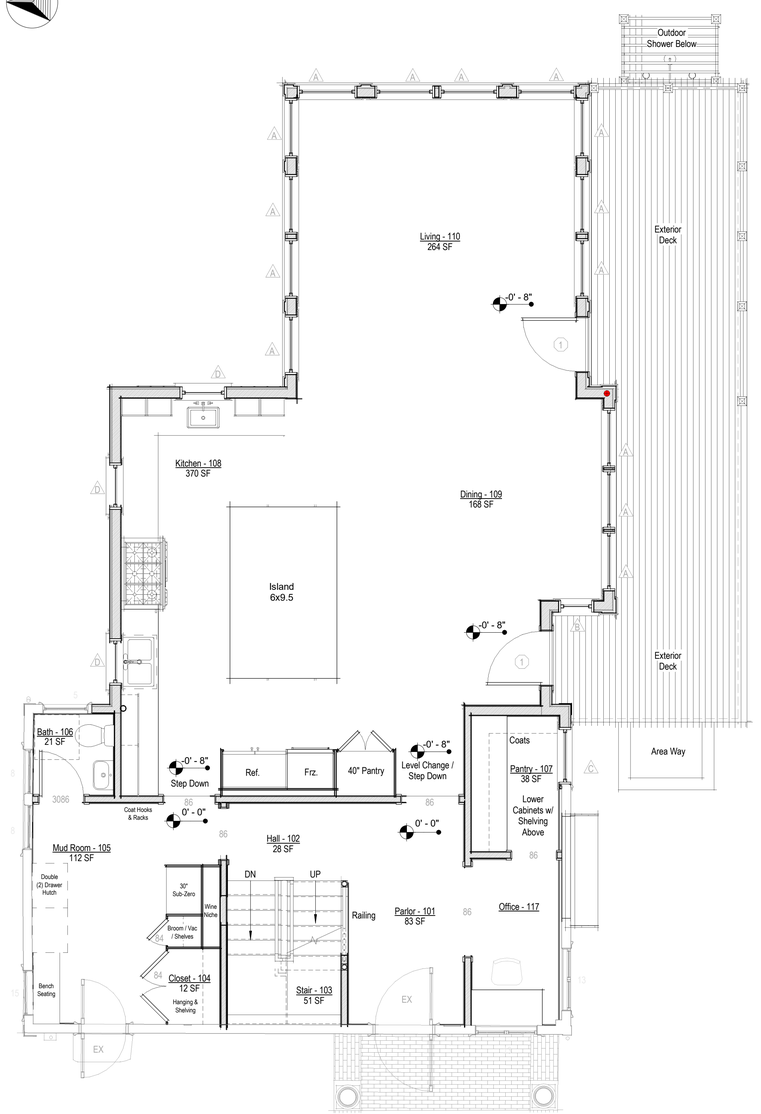
09.23.24

HDC Submission



Basement - Proposed

1/4" = 1'-0"



First Floor Level - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

Floor Plans

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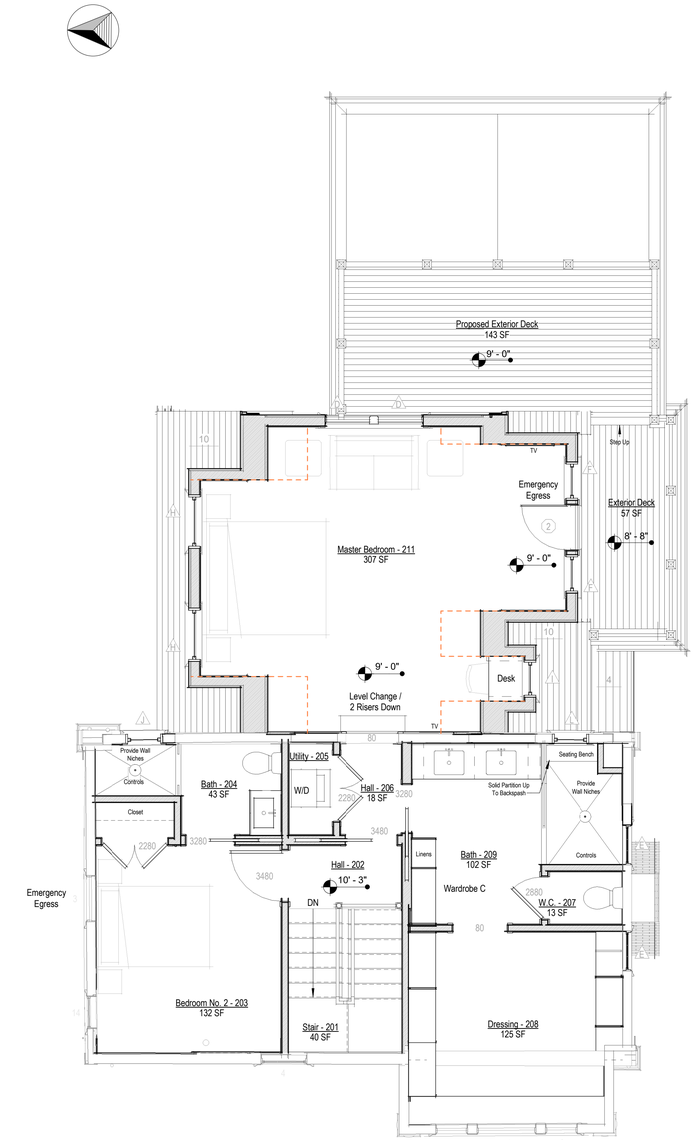
A.1.1

2110

09.23.24

HDC Submission



Second Floor Level - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

Floor Plans

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A.1.2

2110

09.23.24

HDC Submission



West Elevation - Previously Approved COA

1/8" = 1'-0"



NO VISIBLE CHANGES THIS VIEW

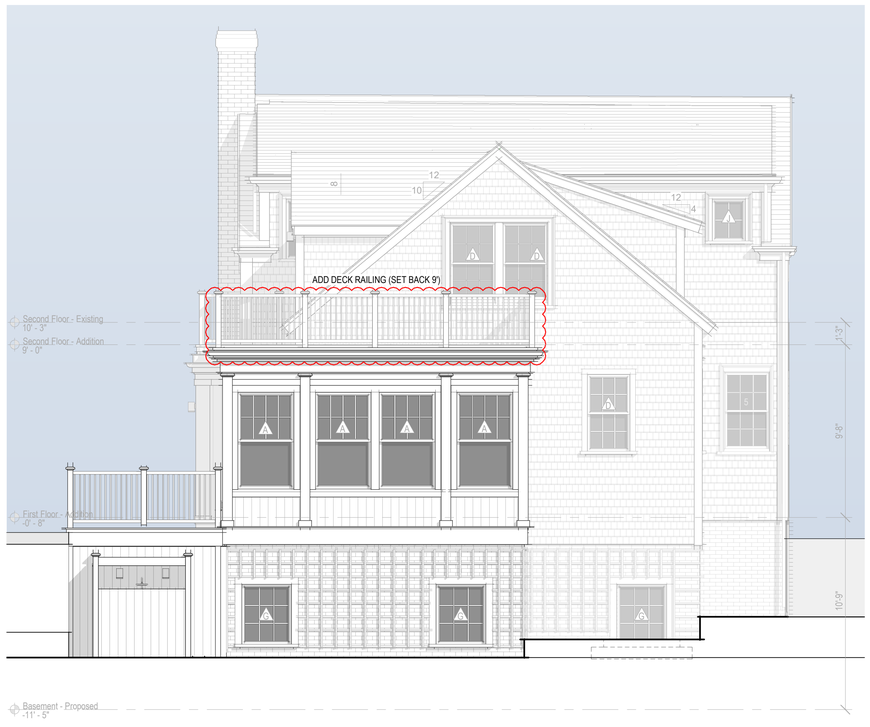
West Elevation - Proposed

1/4" = 1'-0"



East Elevation - Previously Approved COA

1/8" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

Exterior Elevations

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A.2.1

2110

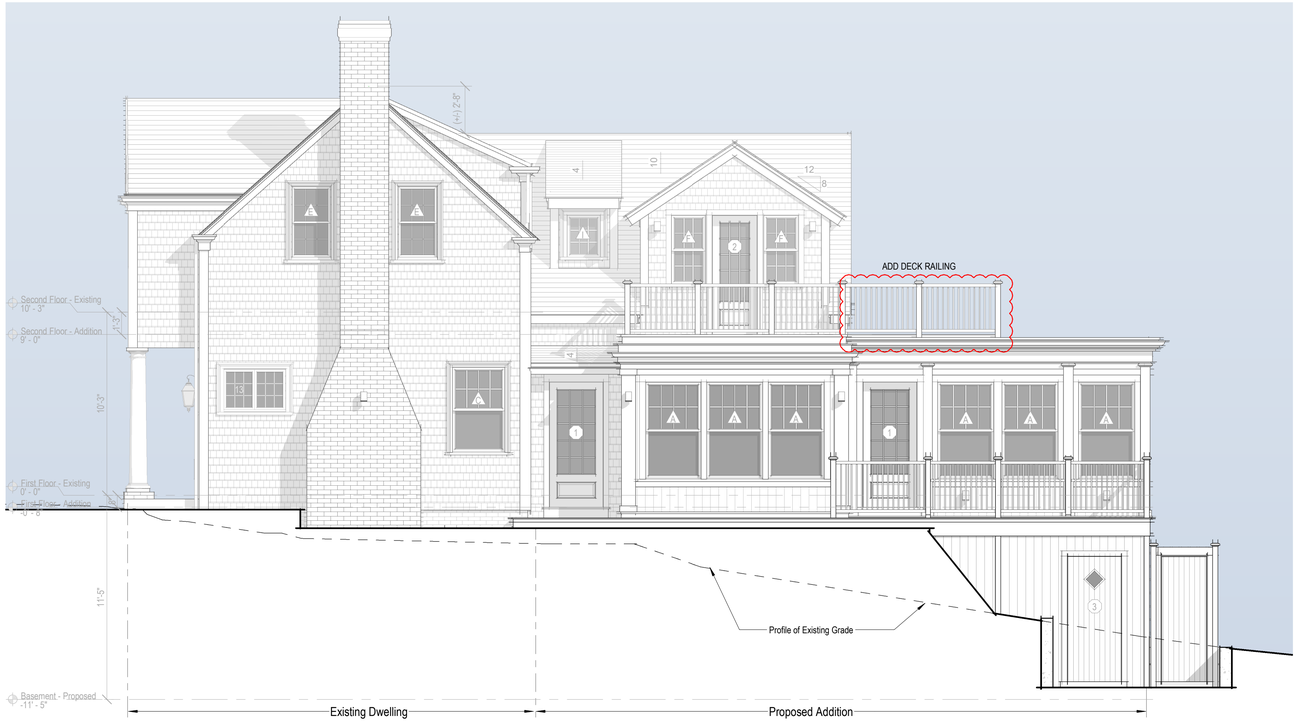
09.23.24

HDC Submission



South Elevation - Previously Approved COA

1/8" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"



North Elevation - Previously Approved COA

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

Exterior Elevations

Site Information

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A.2.2

2110

09.23.24

HDC Submission



2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

Perspective View

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A.5.1

2110

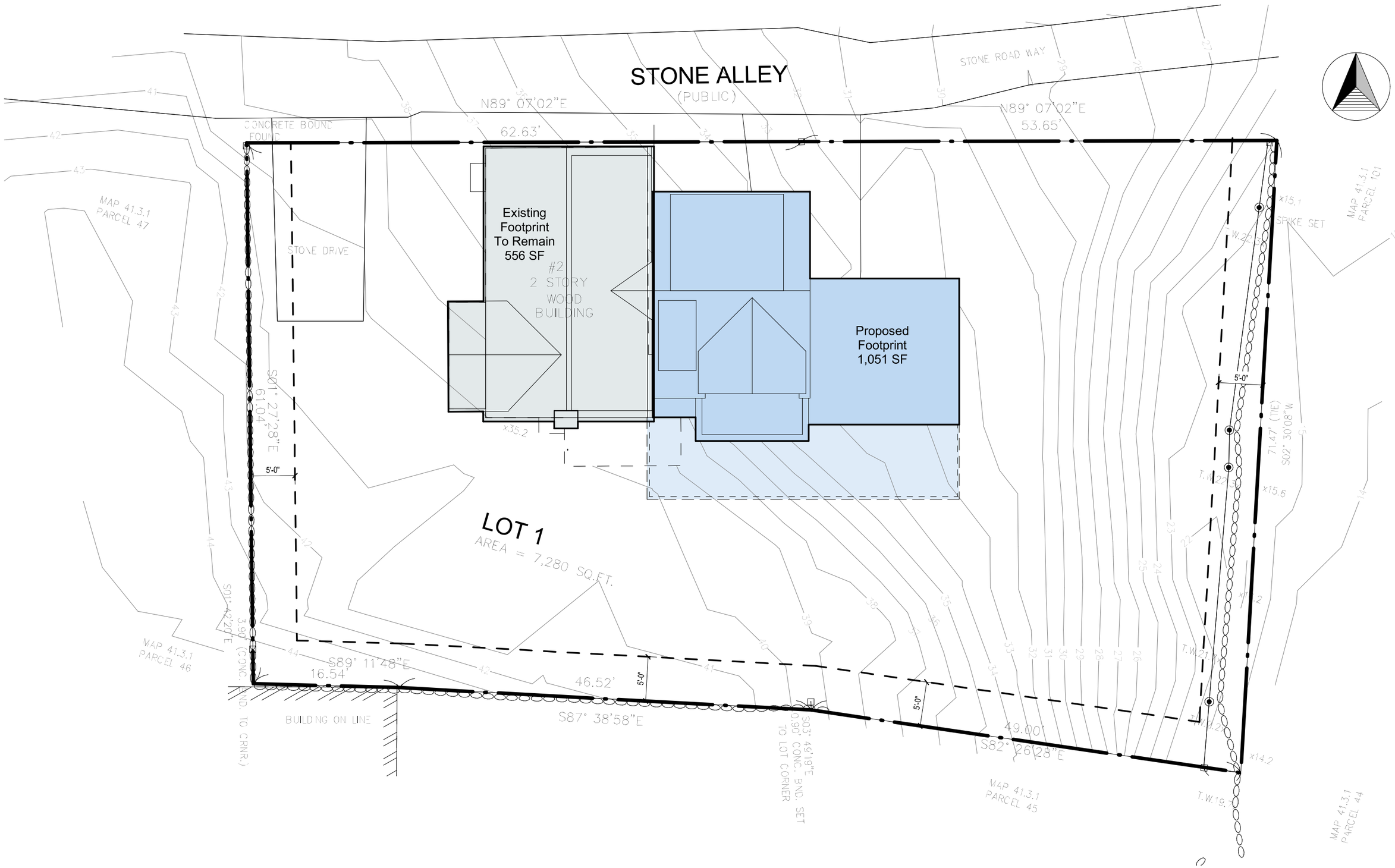
Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

09.23.24



Locus Map



Site Plan

3/32" = 1'-0"



North Elevation



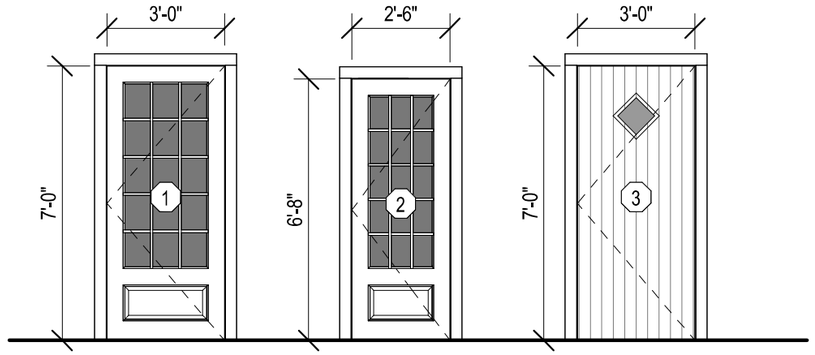
East Elevation



South Elevation



West Elevation



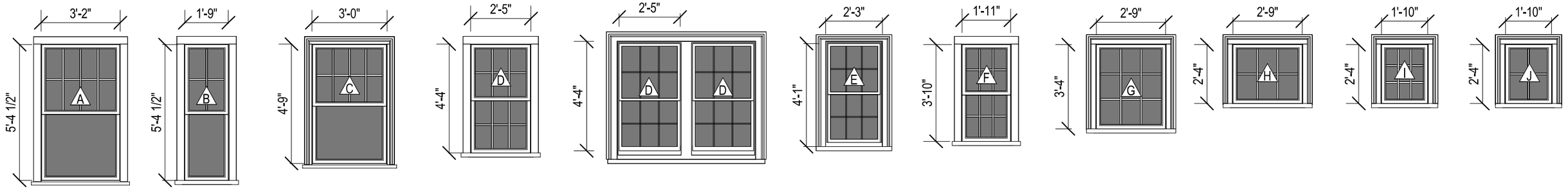
Single French Door
1 Panel 15 Lite - TDL
3'-0" x 7'-0"

Single French Door
1 Panel 15 Lite - TDL
2'-6" x 6'-8"

Single Door
Solid 'V' Groove - 1 Lite TDL
3'-0" x 7'-0"

Door Legend - Exterior

1/4" = 1'-0"



Double Hung
8/1 Lite TDL

Double Hung
4/1 Lite TDL

Double Hung
8/1 Lite TDL

Double Hung
6/6 Lite TDL

Double Hung - Pair
6/6 Lite TDL

Double Hung
6/6 Lite TDL

Double Hung
6/6 Lite TDL

Casement
9 Lite TDL

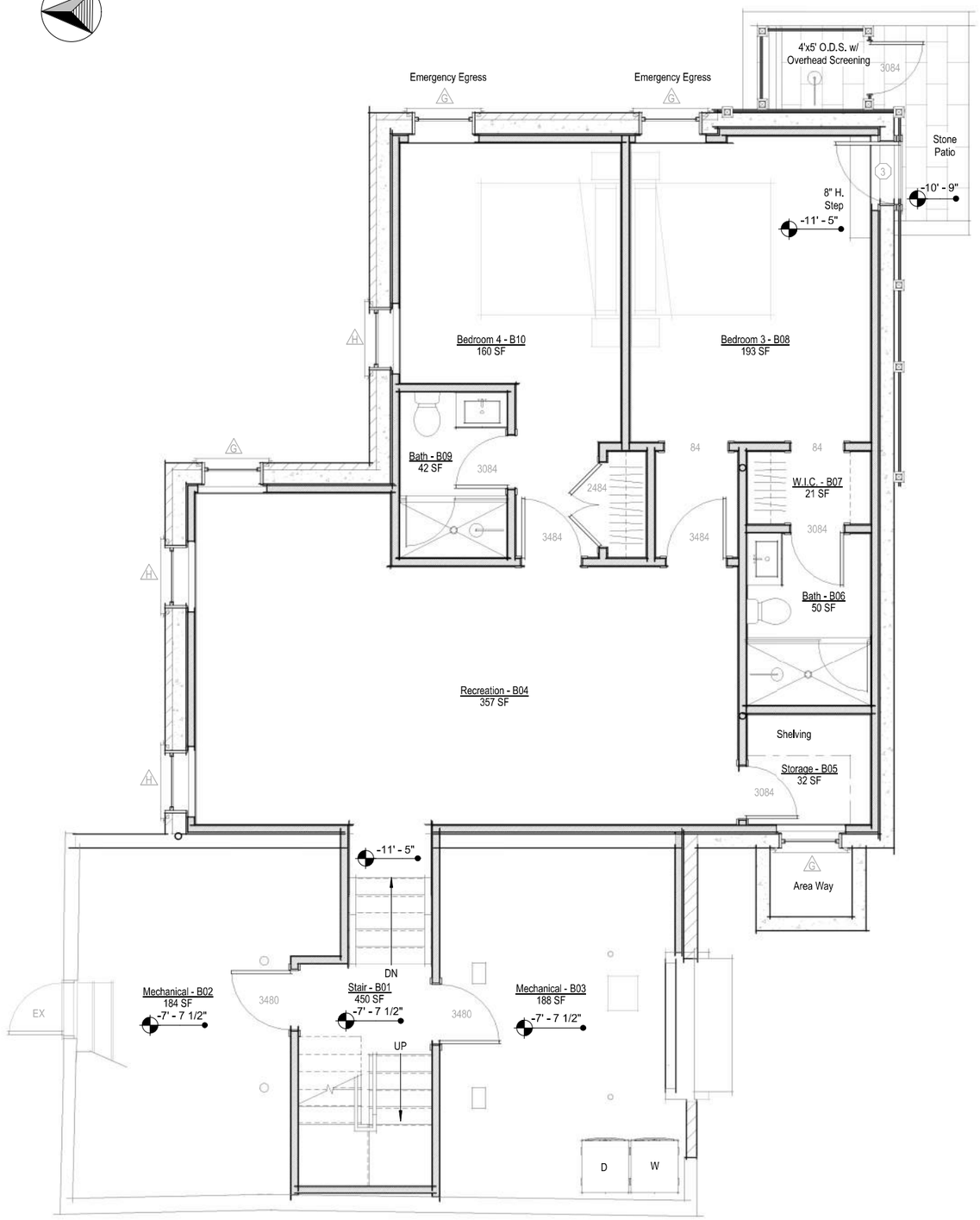
Fixed / Awning
6 Lite TDL

Fixed / Awning
9 Lite TDL

Fixed / Awning
4 Lite TDL

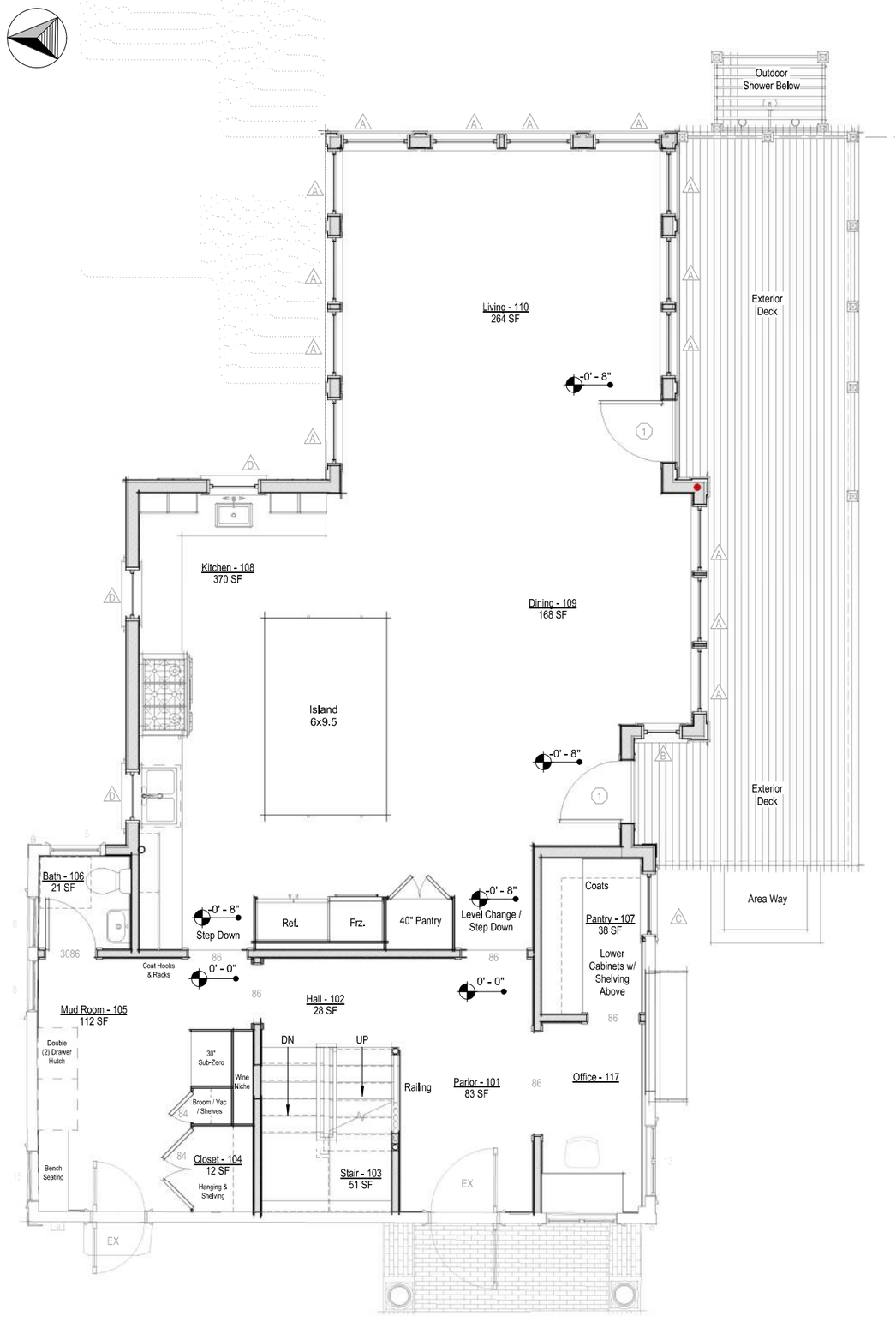
Window Legend

1/4" = 1'-0"



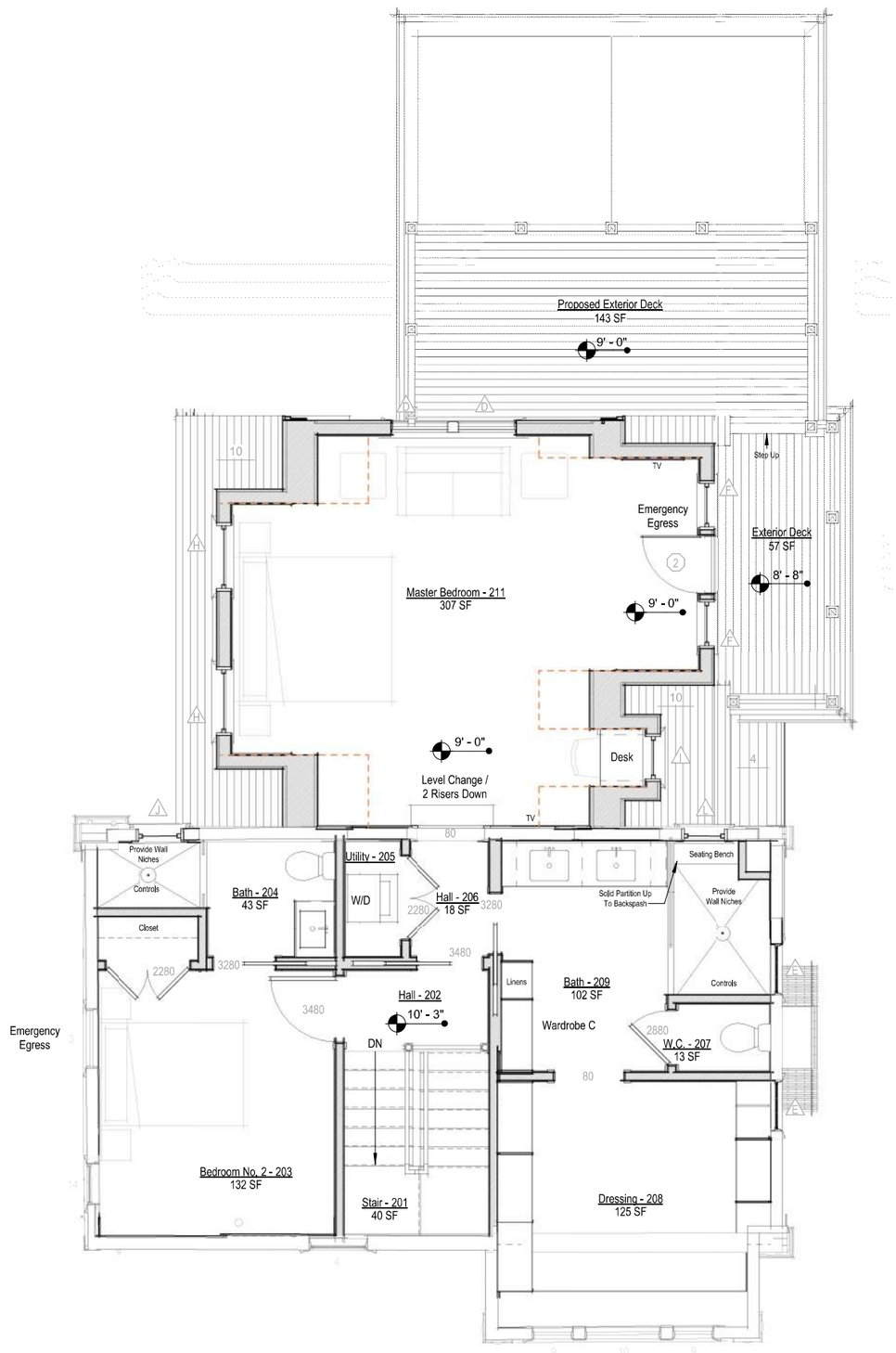
Basement - Proposed

1/4" = 1'-0"



First Floor Level - Proposed

1/4" = 1'-0"



Second Floor Level - Proposed

1/4" = 1'-0"



NO VISIBLE CHANGES THIS VIEW

West Elevation - Proposed

1/4" = 1'-0"



West Elevation - Previously Approved COA

1/8" = 1'-0"



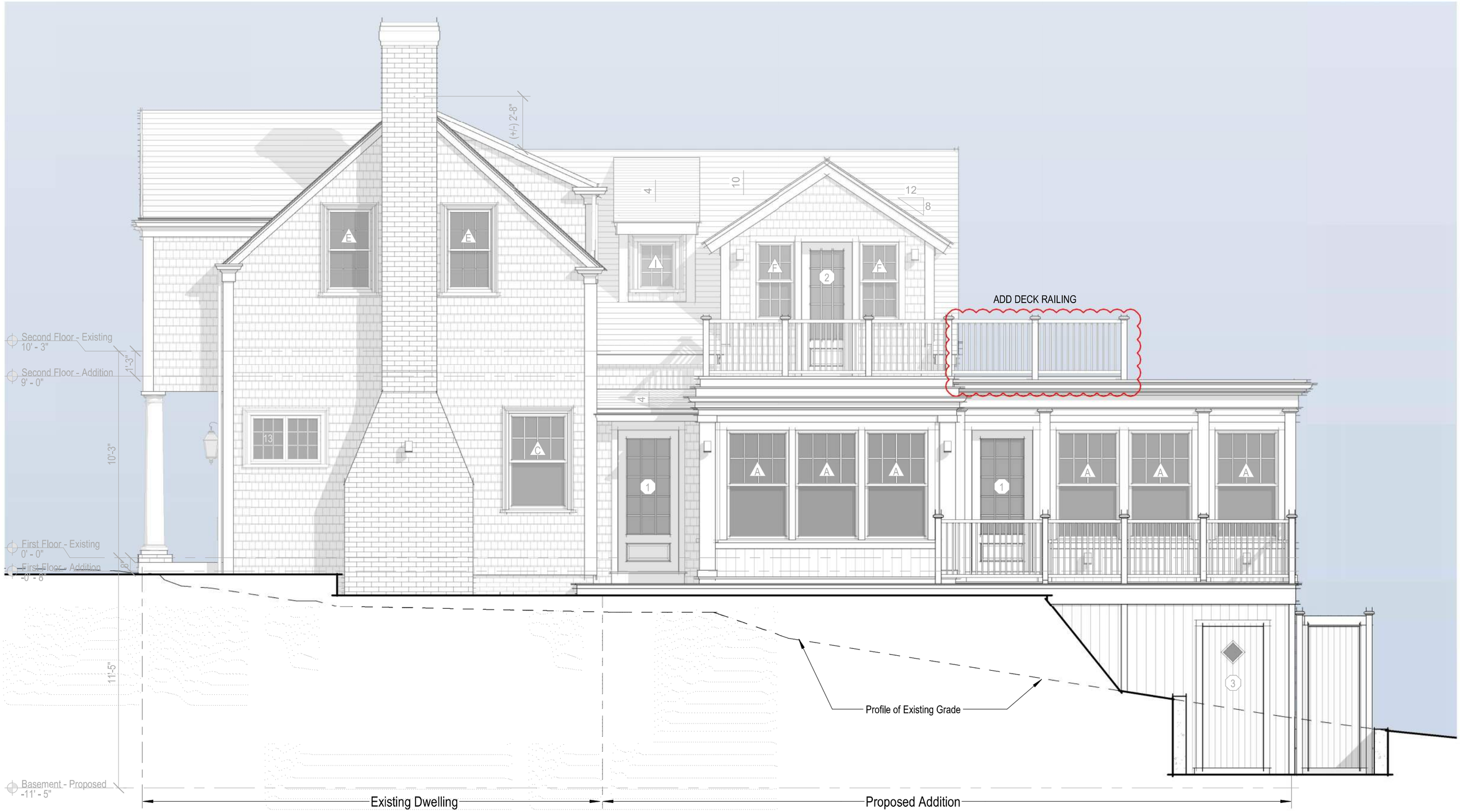
East Elevation - Proposed

1/4" = 1'-0"



East Elevation - Previously Approved COA

1/8" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"



South Elevation - Previously Approved COA

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



North Elevation - Previously Approved COA

1/8" = 1'-0"



36. STYLE OF ARCHITECTURE:

- ○ a. pre-1750, 2 1/2-story Lean-to
- ○ b. post-1750, 1 3/4-story Lean-to
- ○ c. Typical Nantucket 4-bay
- ○ d. 1 3/4 story, 3-bay
- ○ e. Federal
- ○ f. Greek Revival
- ○ g. Gothic Revival
- ○ h. Italianate
- ○ i. Second Empire
- ○ j. Queen Anne
- ○ k. Colonial Revival
- ○ l. Shingle style
- ○ m. Bungalow
- ○ n. Four Square
- ○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: Gutter Lane ran from burn to Union St. + later linked to Gutter Alley + formed Stone Alley.

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ○ c. Lancaster, The Architecture of Historic Nantucket, page: _____
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ⊘ f. NHA photos: _____
- ⊘ g. HABS research: _____
- ○ h. NHA plaque records: _____
- ○ i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: .17 AO ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET: ○ a. at sidewalk ⊘ b. 10 feet or less ○ c. 20 feet or less ○ d. other: _____

42. ORIENTATION TO STREET ADDRESS: ⊘ a. gabled ○ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

- ⊘ a. densely built-up
- ○ b. scattered buildings
- ○ c. open land
- ⊘ d. residential
- ○ e. commercial
- ⊘ f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

- ○ a. barn
- ○ b. privy
- ○ c. shop
- ○ d. arbor
- ○ e. carriage house
- ○ f. shed
- ○ g. gardens
- ⊘ h. deck
- ○ i. garage
- ○ j. greenhouse
- ⊘ k. fence
- ⊘ l. parking
- ○ m. scallop shanty
- n. landscape features: _____
- o. other: _____

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known) _____

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-24-29
MAP/PARCEL#: 42-31-102

Recorded By: AEG Date: 11-21 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 2 Stone Alley 2. BUILDING NAME: _____

3. OWNERSHIP: ○ a. public ⊘ b. private 4. PRESENT OWNER: Fairbanks, Walter A.

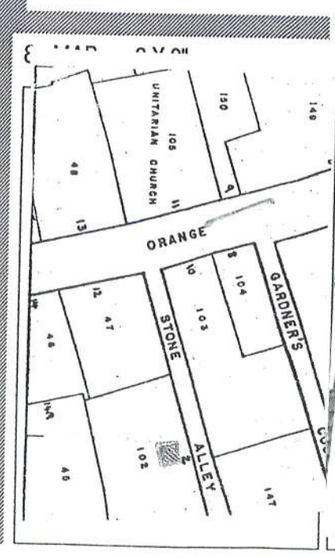
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

1804 - James Cold bought ... [illegible] ... 1825 - George B. Upton, ... 1922 - Wm. F. Cole ... 1927 - ... No. 11559 Lot #4, 1940 - Walter B. ... Helen J. Morton ... 1958 - ... Florence H. Fairbanks.

6. USE: Original: dwelling Present: dwelling
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ⊘ a. Yes ○ b. No
Interior accessible, explain: no





DESCRIPTION:

10. FOUNDATION
○ a. brick ○ b. rubblestone ○ c. concrete ○ d. other: _____

11. STRUCTURAL SYSTEM
○ a. post-and-beam ○ c. masonry load-bearing walls
○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

15. NUMBER OF STORIES: ○ a. 1 ○ c. 1 3/4 ○ e. 2 1/2 ○ g. other: _____
○ b. 1 1/2 ○ d. 2 ○ f. 3

16. ROOF SHAPE: ○ a. gable ○ c. hip ○ e. other: _____
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL: ○ a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES:
○ a. roof walk ○ e. balustrade
○ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ○ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S): ○ a. gable ○ b. hip ○ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL: ○ a. brick, unpainted ○ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

21. CHIMNEY POSITION: ○ a. center ○ b. off-center ○ c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS: ○ a. one ○ b. two ○ c. three ○ d. other: _____

23. CHIMNEY FEATURES: ○ a. corbelling ○ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ○ a. center ○ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:
(check several if appropriate)
○ a. sidelights ○ f. fanlight
○ b. transom ○ g. blind fan
○ c. plank frame ○ h. Greek Revival
○ d. flush frame ○ i. recessed
○ e. Federal ○ j. other: raised molding

26. NUMBER OF BAYS: ○ a. three ○ c. five
○ b. four ○ d. N/A
○ e. other: _____

27. WINDOW FRAME TYPE: ○ a. flush ○ c. bull-nose
○ b. plank frame ○ d. other: raised molding

28. WINDOW SASH TYPE(S) - FRONT FACADE:
○ a. 12/12 ○ d. 2/2
○ b. 9/9 ○ e. casement
○ c. 6/6 ○ f. other: _____

29. PORCH:
○ a. front ○ b. side ○ c. wrap

30. DETAILS:
(check several if appropriate)
○ a. corner boards (plain) ○ e. blinds
○ b. corner boards (beaded) ○ f. watertable
○ c. corner board (single) ○ g. pilasters
○ d. entry stairs w. balustrade ○ h. trellis
○ i. other: _____

31. CONDITION: ○ a. excellent ○ c. fair
○ b. good ○ d. deteriorated

32. INTEGRITY: ○ a. original site ○ b. moved if so, when?: _____

Major alterations or additions: _____
(with dates if known) _____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:
○ a. individually significant ○ b. contributing ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:
○ a. box ○ c. gable front ○ e. side-gabled
○ b. additive ○ d. gable ell ○ f. other: _____

CERTIFICATE NO: _____ DATE ISSUED: 10/3/23

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

HDC 2308-8382

CERTIFICATE OF APPROPRIATENESS

for structural work. Staff.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.1 PARCEL N°. 102

Street & Number of Proposed Work: 3 STONE ALLEY

Owner of record: 450 Green Park LLC

Mailing Address: 5 HARTLEY FARMS ROAD
MORRISTOWN, NJ, 07960

Contact Phone #: 917 348 2256 E-mail: tonyehinger@gmail.com

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Ln.
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus.developmentcom

FOR OFFICE USE ONLY 00102

Date application received: 9/14/23 Fee Paid: $ 50

Must be acted on by: 11/14/23

Extended to: _____

Approved: Y Disapproved: _____

Chairman: Rayed Rafeq

Member: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions THRU STAFF: 6/6 SOLUTION DISCUSSED @ TABLE; CHIMNEY REDUCTION FROM 30 SCAN; DOUBLE CHIMNEY IN DRAWINGS & REMOVE DOUBLE 2ND FOR WINDOW WEST

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. 2023-04-8395

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Alterations 2023.01.7772

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 INDIVIDUALLY SIGNIFICANT REVISIONS* 1. East Elevation Replace Chimney / Fenestration Revisions / ADD ODS

Historic Name: ELIZA CODD HOUSE (describe) 2. South Elevation Replace Chimney / ~~Change Basement Door~~ / add ODS

Original Date: CIRCA ~~1885~~ 1858-1871 3. West Elevation Replace Chimney / ~~Relocate Window~~

Original Builder: BARN TURNED DWELLING BY ELIZA CODD, AIA HDC SURVEY/HABS 4. North Elevation Replace Chimney / ~~Add OUTDOOR SHOWER~~

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A NOT REQ *Cloud on drawings and submit photographs of existing elevations. ODS

NO CHANGES

DETAIL OF WORK TO BE PERFORMED NO CHANGES

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) TIME ☑ Other REPLICATE HISTORIC CHIMNEY FROM 3D SCAN

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL'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 7/31/23 Signature of owner of record _____ Signed under penalties of perjury

5. Harold Bros. Realty **06-8707**	2-4 Highland Ave	Guest house	30/187&289	Emeritus LTD

Voting: Pohl, Welch, Coombs, Camp, Oliver
Alternates: Patten, Paul
Recused: None
Documentation: Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing: **Matthew MacEachern**
Public: **Backus**
- Concerned about the layering effect of the gable ends.
- Prior minutes show the height to be 22'6

Concerns: **Welch**
- Would like to see the height lowered to what was recommended at the past meeting.

Coombs
- Agreed with Welch.

Camp
- Recommended reducing the number of French doors from three to two.

Motion: **Motion to approve as submitted. (Welch)**
Roll-Call Vote: Carried 4-1 // Pohl, Welch, Coombs, Oliver (Aye) // Camp (Nay) Certificate # HDC2023 – **06-8707**

6. 450 Green Park LLC **08-8882**	2 Stone Alley	Fenestration revisions	42.3.1/102	Emeritus LTD

Voting: Pohl, Welch, Coombs, Camp, Oliver
Alternates: Patten, Paul
Recused: None
Documentation: Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing: **Matthew MacEachern - Emeritus LTD**
Public: **Backus**
- Appreciate the proposal, additional information, not relocating the existing window on the façade.
- For clarity of the plan, recommend taking the bubble off of the existing window to show that it is not being removed or changed.
- Recommended that a specialized preservation engineer take a look at the chimney.

Rowland
Recommended that when rebuilding the chimney to use matching brick material and mortar color.

Concerns: **Oliver**
- Agrees with Rowland.

Camp
- Also, agrees with Rowland and would recommend using the same original pattern on the chimney.

Welch
- If the chimney must be replaced, it should be a very detailed replication.
- Appreciate changes to the windows.

Coombs
- Recommends that the chimney be carefully restored.

Pohl
- Agreed with restoring the chimney as discussed.

Motion: **Motion to approve through staff the 6/6 solution as discussed, chimney replication from 3D scan, remove bubble around the 2nd floor front window west. (Welch)**
Roll-Call Vote: Carried 5-0 // Pohl, Welch, Coombs, Camp, Oliver (Aye) Certificate # HDC2023 –**08-8882**

Ehinger Residence

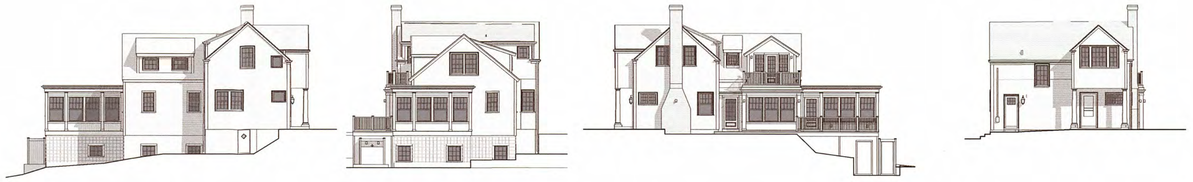
2 Stone Alley
Nantucket, MA 02554

02.08.24

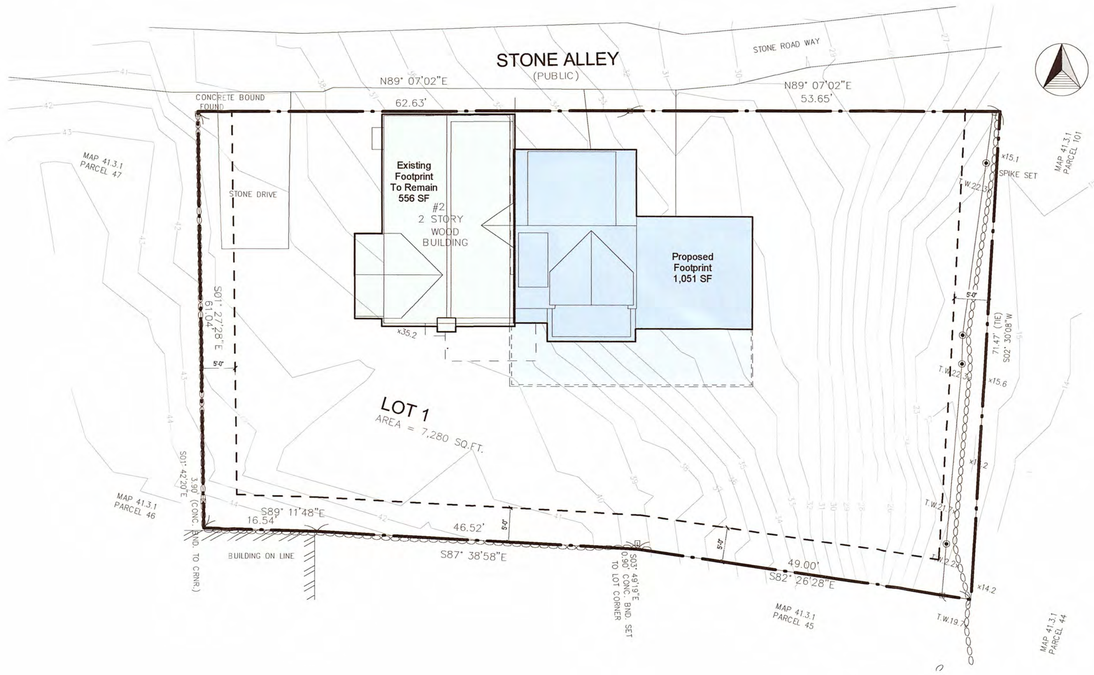
HDC ATS Submission



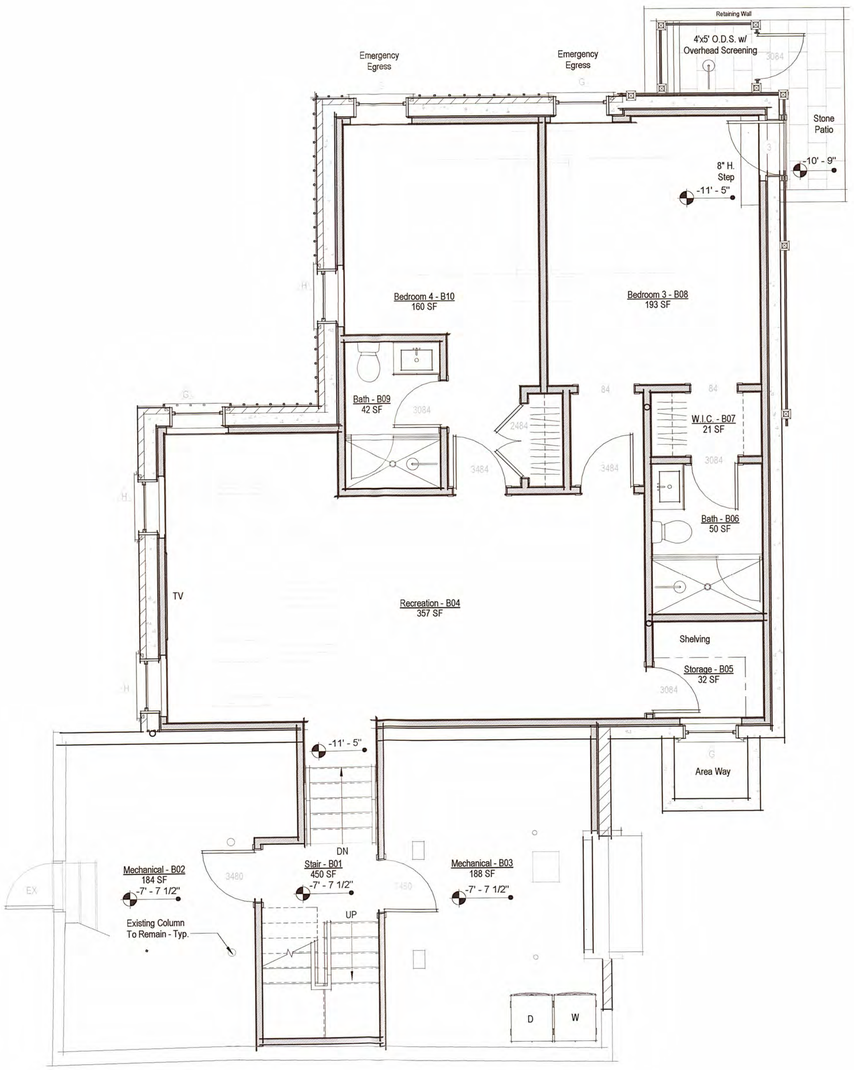
Locus Map



North Elevation | East Elevation | South Elevation | West Elevation

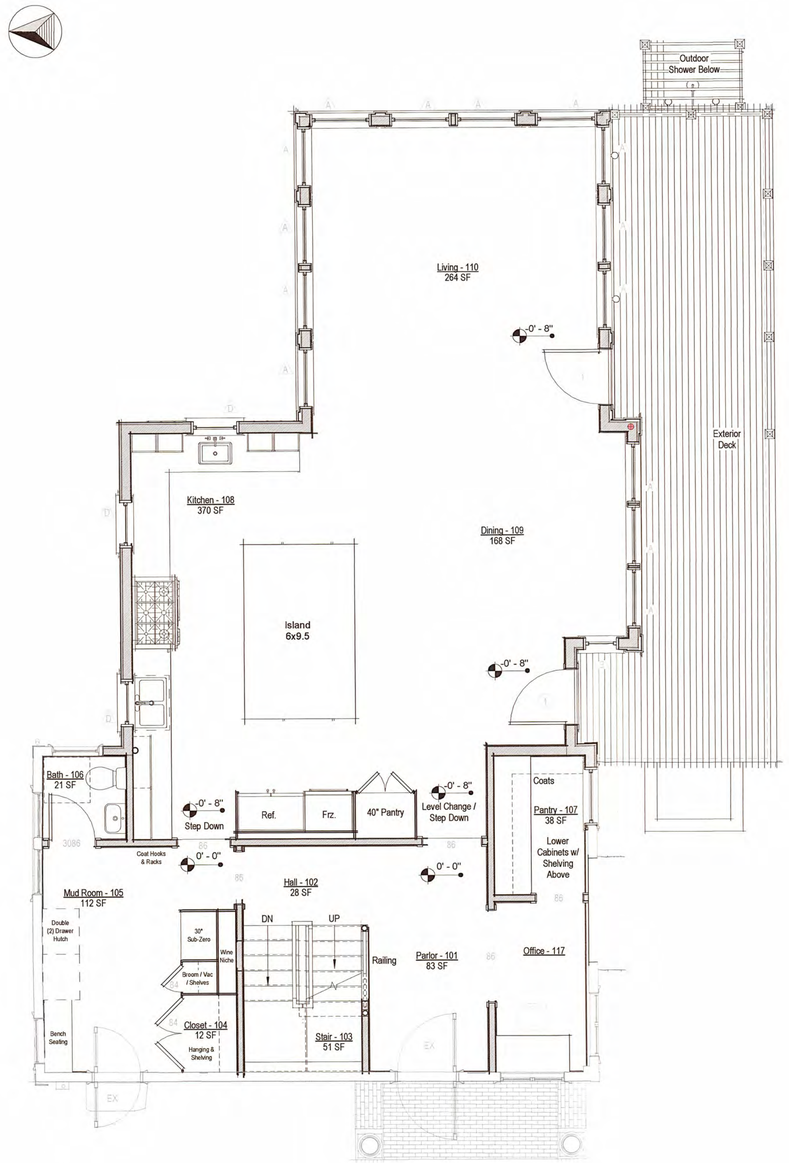


HDC ATS Submission 02.08.24



Basement - Proposed

1/4" = 1'-0"



First Floor Level - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Floor Plans

Site Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft
Lot Size:	7,280 sq. ft.
Min. Lot Size:	5,000 sq ft
Allowable G.C.:	40% or 2,912 sq. ft.
Existing G.C.:	556 sq. ft.
Proposed G.C.:	1,051sq. ft.
Total Proposed G.C.:	1,607 sq. ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.0 Cover Sheet
A.1.2 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

Revisions

1	Exterior Deck Modifications	November 13, 2023
3	Floor Plan Revisions	January 4, 2024
4	Floor Plan Revisions	January 11, 2024

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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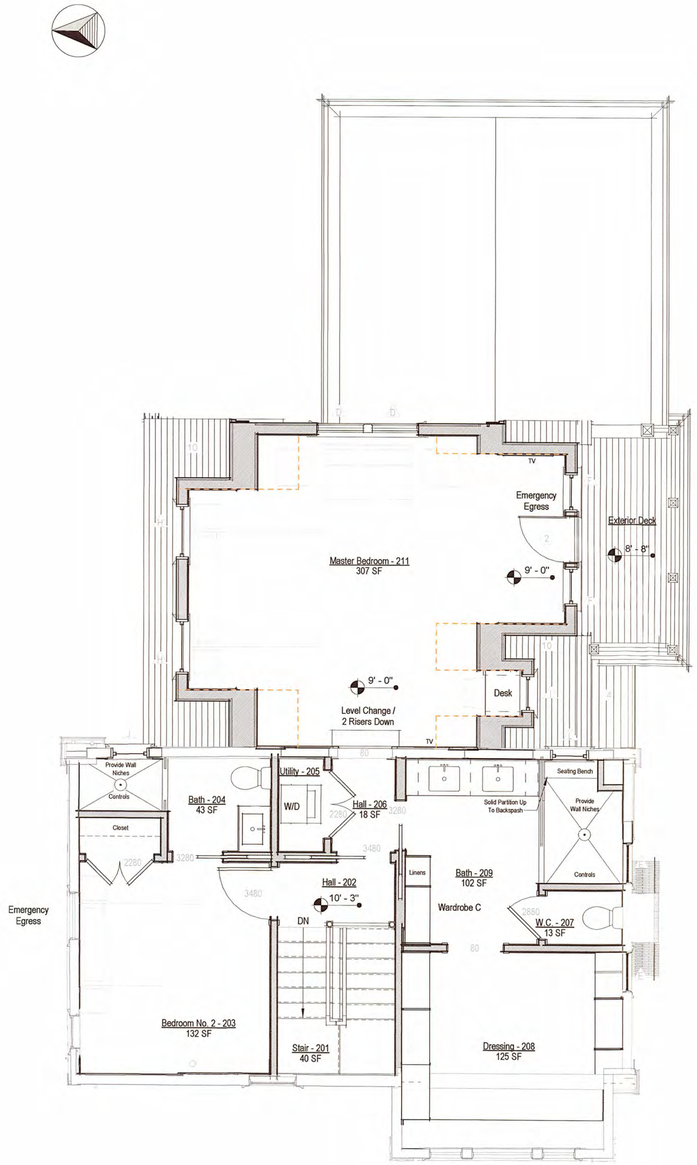
A.1.1
2110

HDC ATS Submission 02.08.24



Second Floor Level - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4095
www.emeritusltd.com

Floor Plans

Site Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft
Lot Size:	7,280 sq. ft.
Min. Lot Size:	5,000 sq ft
Allowable G.C.:	40% or 2,912 sq. ft.
Existing G.C.:	556 sq. ft.
Proposed G.C.:	1,051sq. ft.
Total Proposed G.C.:	1,607 sq. ft.

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A.2.2 Exterior Elevations

Revisions

4	Floor Plan Revisions	January 11, 2024

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02.08.24

HDC ATS Submission



NO VISIBLE CHANGES THIS VIEW

West Elevation - Proposed

1/4" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus

6 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Exterior Elevations

Site Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft
Lot Size:	7,280 sq. ft.
Min. Lot Size:	5,000 sq ft
Allowable G.C.:	40% or 2,912 sq. ft.
Existing G.C.:	556 sq. ft.
Proposed G.C.:	1,051sq. ft.
Total Proposed G.C.:	1,607 sq. ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.0 Cover Sheet
A.1.2 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

APPROVED
HDC2023.08.9882
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

RECEIVED
FEB 08 2024
By

Revisions

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A.2.1

2110

02.08.24

HDC ATS Submission



South Elevation - Proposed

1/4" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4895
www.emeritusltd.com

Exterior Elevations

Site Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft
Lot Size:	7,280 sq. ft.
Min. Lot Size:	5,000 sq ft
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Proposed G.C.:	1,051sq. ft.
Total Proposed G.C.:	1,607 sq. ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.0 Cover Sheet
A.1.2 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

APPROVED
HDC1023.08.9932
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

RECEIVED
FEB 08 2024

Revisions

1 Exterior Deck Modifications November 13, 2023

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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A.2.2

2110

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 50 PARCEL N°. 3

Street & Number of Proposed Work: 250 Milestone Rd.

Owner of record: Nantucket Golf Club

Mailing Address: 250 Milestone Rd.
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus, Ltd

Mailing Address: 8 Williams Lnr
Nantucket, MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 560 sf ☑ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North <6" South " East " West "

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation no change
2. South Elevation "
3. West Elevation "
4. North Elevation Expand existing grade-level wood terrace

*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 Ipe, Blue Stone Walls _____

* Note: Complete door and window schedules are required.

COLORS no changes

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck Natural (TME) Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/23/24 Signature of owner of record _____ Signed under penalties of perjury

250 Milestone Road (Map 50 / Parcel 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:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
X	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
N/A	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1 copy):** of existing elevations
X	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
N/A	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
N/A	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
J.B. (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

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Joshua Bancroft (Emeritus)

AS AGENT FOR Nantucket Golf Club

STREET ADDRESS 250 Milestone Road

MAP/PARCEL 50 / 3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 09-23-2024

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.

Joshua Bancroft 09-23-2024

Signature Date

emeritus
8 Williams Lane, Nantucket, MA 02554
P. 508.325.4995
F. 508.325.8960
emeritusdevelopment.com

Authorization Letter

250 Milestone Road, Siasconset MA 02564 — Nantucket Golf Club

April 19, 2024

Project Name: Nantucket Golf Club

Project Address: 250 Milestone Road, Siasconset, MA 02564

Authorization Letter

Nantucket Historic District Commission

This letter authorizes Principal Matthew R. MacEachern of Emeritus Ltd. as my agent to sign all Historic District Commission (HDC) documents on my behalf as required to obtain a Certificate of Appropriateness for the property at 250 Milestone Road, per our collaboration.

Thank you for your understanding.

Signature: Matt Hill

Print Name: Matt Hill

Date: 4/22/2024

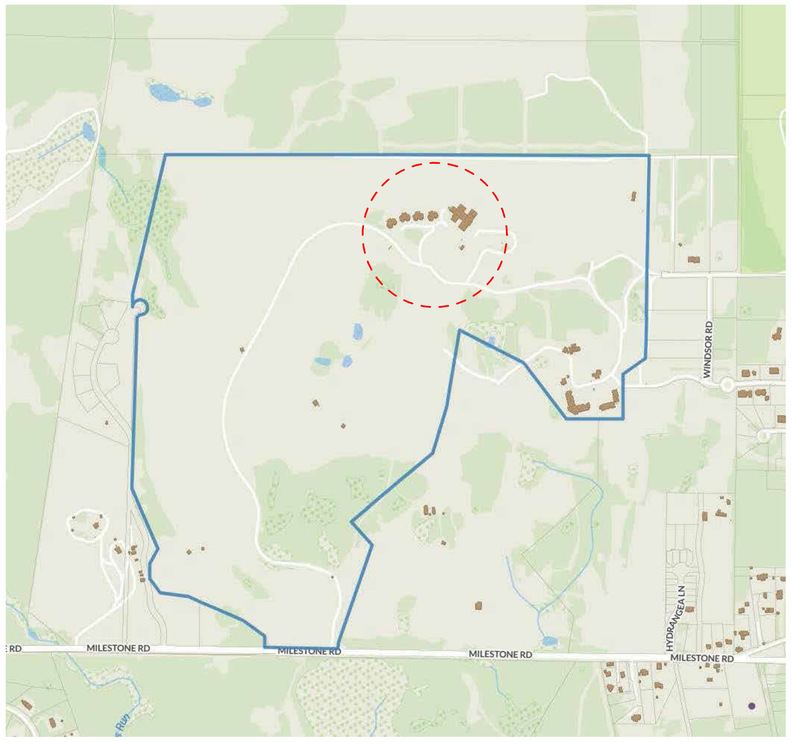
Created with Scanner Pro

Nantucket Golf Club - Clubhouse Building

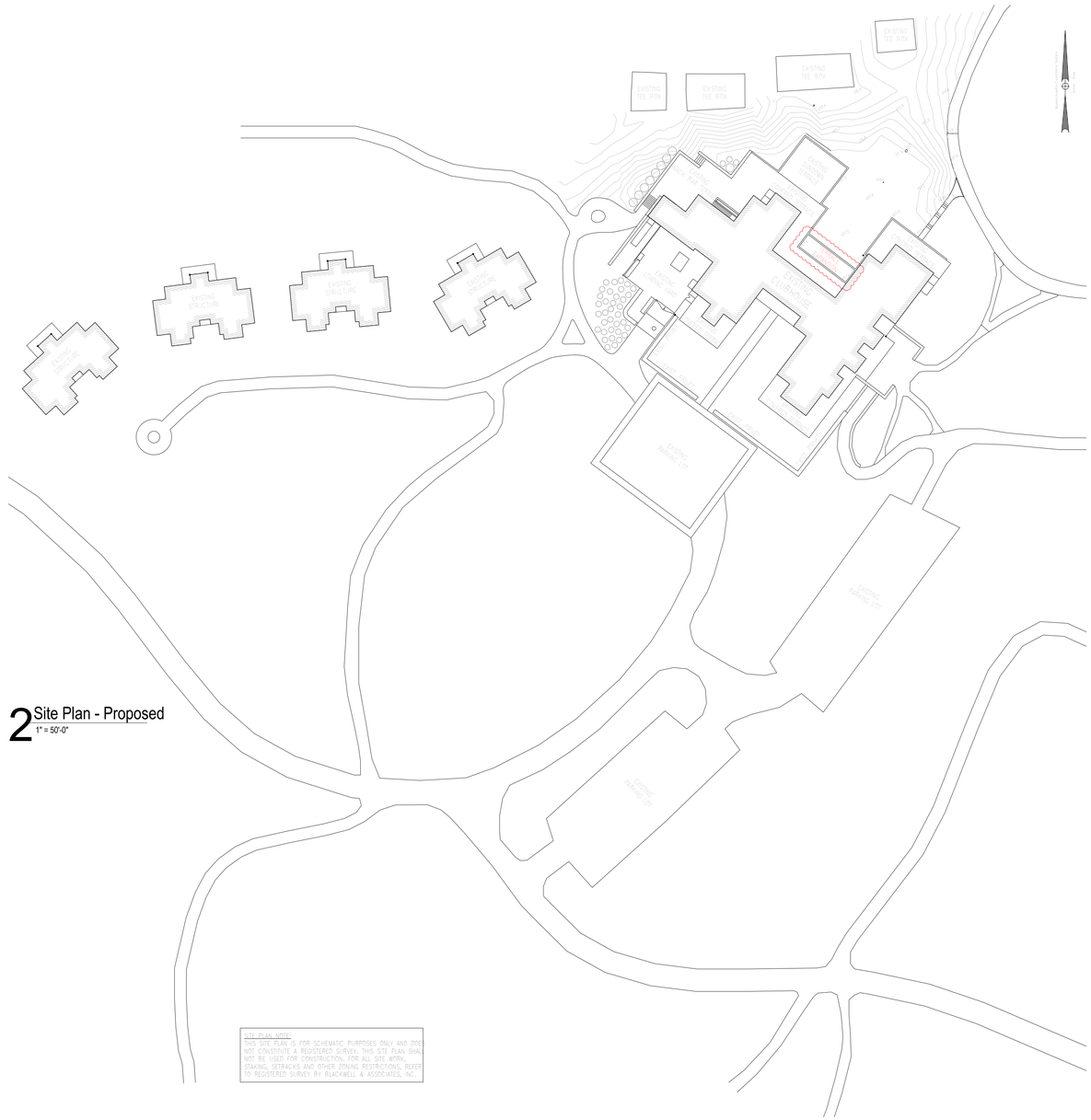
250 Milestone Road
Siasconset, MA 02564

09.23.24

H.D.C. Submission



1 Locus Map
Not to Scale



2 Site Plan - Proposed
1" = 50'-0"

2035

Nantucket Golf Club - Clubhouse Building

250 Milestone Road
Siasconset, MA 02564

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	50/3
Current Zoning:	LUG-3
Minimum Frontage:	200 ft.
Front Setback:	35 ft.
Side/Rear Setback:	20 ft.
Lot Size:	250 AC (+/-)
Min. Lot Size:	120,000 s.f.
Allowable G.C.:	3%
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

Sheet Index

A.0.1 Cover Sheet
A.1.1 First Floor Plan

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.

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.0.1
2035



Materials - Ipe Wood Decking & Bluestone Surround.

09.23.24

H.D.C. Submission

Sundown Terrace
Temporary Occasion/Event Tent
Covered Terrace
Covered Terrace
MEN'S LOUNGE - 101
DN
UP
Expand Existing Grade Level Wood Terrace; Match Existing Decking and Stone Surround
Dimension "H" (Verify Existing in Field)
Dimension "A" Deck Expansion
ATTENDANT - 103
WALK-IN CLOSET - 129
MEN'S LOCKERS - 102
DINING ROOM - 122
JANITOR - 130
TROPHY - 104
MEN'S BATHROOM - 105
Snack Bar Terrace
MEN - 128
WOMEN - 127
KITCHEN - 123
WOMEN - 117
LIVING ROOM - 121
ENTRY - 116
STAIR - 115
STAIR - 106
HALL - 113
PRO SHOP - 108
SNACK BAR KITCHEN - 126
ICE MACHINE
COOLER - 123A
STAIR - 124
ELEVATOR
MOP - 125
MEN - 118
CLOAK ROOM - 114
OFFICE - 107
Covered Terrace
WOMEN'S BATHROOM - 109
JANITOR - 131
BARTENDER - 120
BAR & LOUNGE - 119
HALL - 112
WOMEN'S LOCKERS - 110
Loading Yard
Covered Terrace
WOMEN'S LOUNGE - 111
Covered Terrace

1 First Floor Plan - Proposed
1/8" = 1'-0"

2035

Nantucket Golf Club - Clubhouse Building

250 Milestone Road
Siasconset, MA 02564

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
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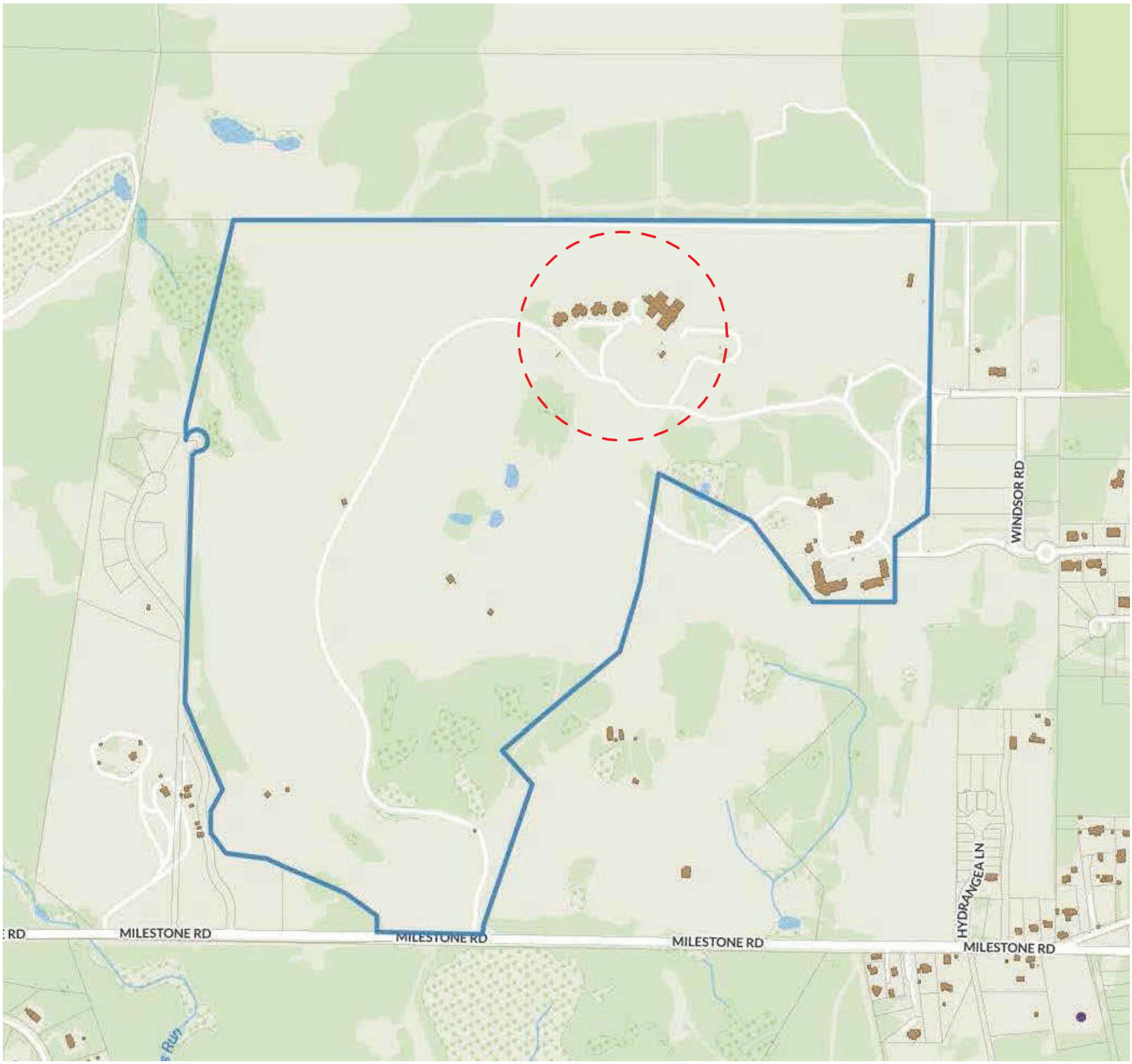
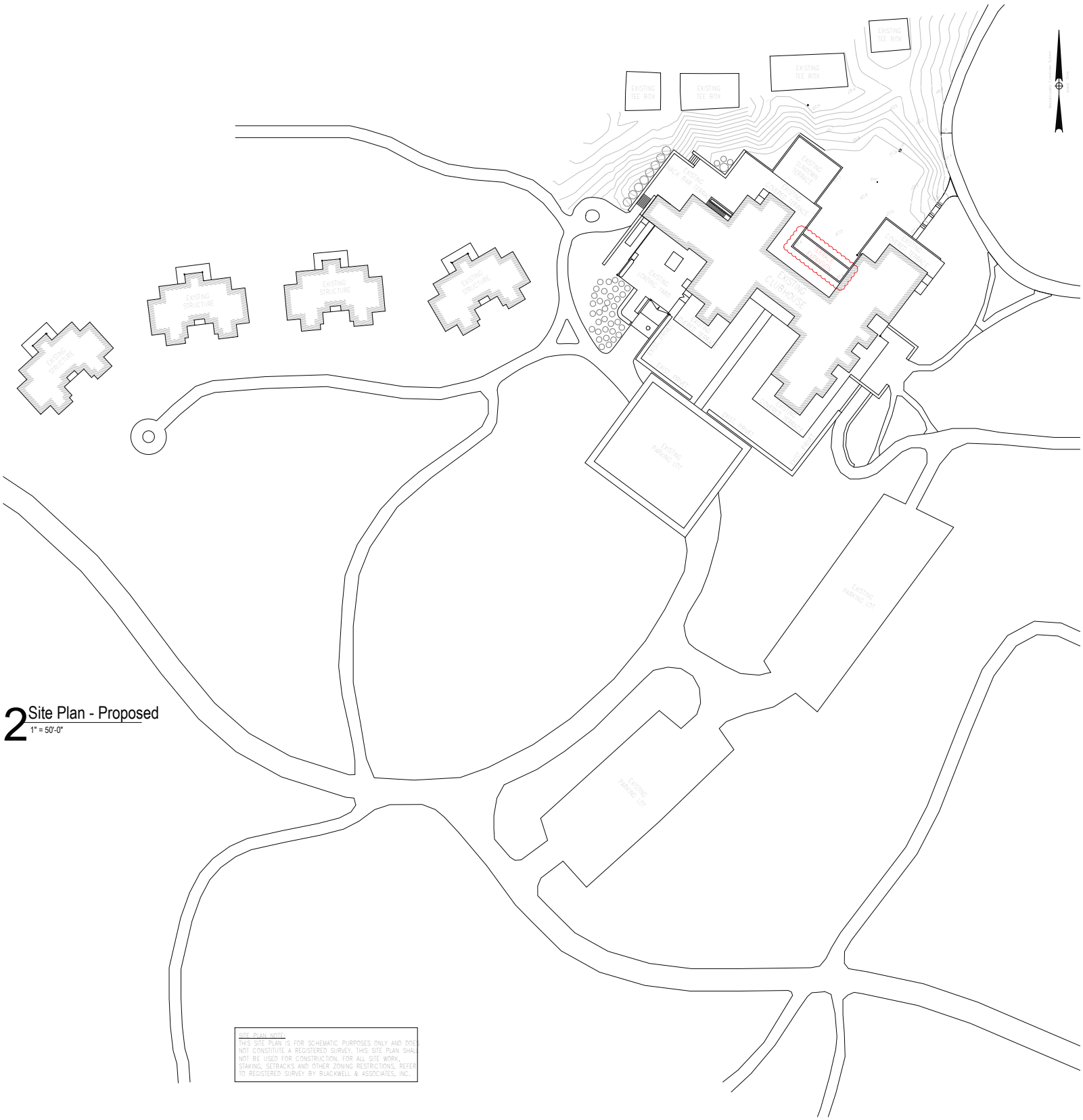
A.1.1
2035


250 MILESTONE ROAD (M:50/P:3)
NANTUCKET GOLF CLUB
EVENT TERRACE
Expand Existing Grade-Level Wood Terrace to Next Column Line; Match Existing Materials



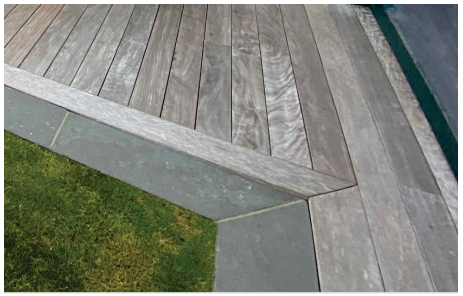
1 Locus Map

Not to Scale



2 Site Plan - Proposed
1" = 50'-0"

SITE PLAN 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 BLACKWELL & ASSOCIATES, INC.



Ipe Wood Decking & Bluestone Surround.

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1/8" = 1'-0"

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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(initial to indicate read and understand)		
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n/a	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 30 PARCEL N°. 184

Street & Number of Proposed Work: 10 Lincoln Ave

Owner of record: 1010 Wins LLC

Mailing Address: 10 Lincoln Ave
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 5083254995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2023-06-8669
☐ 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: The Binnacle

Original Date: 1902

Original Builder:

REVISIONS* (describe)

1. East Elevation Omit chimney to match pre-existing condition
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 No Changes

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

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 9/23/24 Signature of owner of record _____ Signed under penalties of perjury

8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

November 17, 2021

Name: Anthony Noto

Address: 10 Lincoln Ave

Authorization Letter

Nantucket Historic District Commission

This is a letter authorizing Principal Matthew R. MacEachern of Emeritus Ltd. to sign for me, as authorized agent, on Historic District Commission (HDC) documents that need to be signed in regards to the Certificate of Appropriateness documentation necessary for the property at 10 Lincoln Avenue per our collaboration.

Thank you for your understanding.

Date: 11/19/2021

Signature: Anthony Noto

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 Emeritus LTD

AS AGENT FOR 1010WINS LLC

STREET ADDRESS 10 Lincoln Ave

MAP/PARCEL 30 / 184

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 09.23.24

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 09.23.24 Date

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/ NC10-4
FILM ROLL #: 30-184
MAP/PARCEL#:

Recorded by: WAS Date: 06/06/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 10 LINCOLN AVE

2. Building Name: N/A

3. Ownership: Private

4. Present Owner: NELSON, WESLEY

5. Ownership History:
Kimball family 1902-?; M/M George C. Gordon (Mrs. Gordon, dau. of Kimballs); ?-1948; Isabel Proudfit 1948-? (GBG Collection)

6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Seasonal

Project no. : 2124
Date: 11/16/2021

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:1/2-M
11. Approximate Frontage (ft.): 70
12. Setback from Street (ft.):50
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: Garage,Greenhouse, Fence,Parking,NC10-7
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Unknown
18. Structural System: Balloon Wood Frame
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 2 1/2
23. Roof Shape: Gambrel
24. Roofing Material: Composition Shingle
25. Roof Features: Roofwalk,Dormers/Front Facade, Roof Hatch
26. Dormer Roof(s): Shed
27. Chimney Material: Brick-unpainted
28. Chimney Position: Off Center,End Wall
29. Number of Chimneys: 2
30. Chimney Features: Corbelling,Chimney Pots
31. Front/Primary Door Location: 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: 6/1

36. Porch: Front
37. Signage: N/A
38. Details: Trellis
39. Condition: Good
40. Integrity: Original Site
41. Alterations:
10 Lincoln was main block of larger house on this site 1902. Built by the Kimballs & known as "The Binnacle" it was used as summer residence by the Kimballs & later their daughter, Mrs. George Gordon, until 1946. Divided into 3 separates homes-10,12,14 Lincoln Ave by Isabelle Proudfit in 1948(GBG)

SIGNIFICANCE

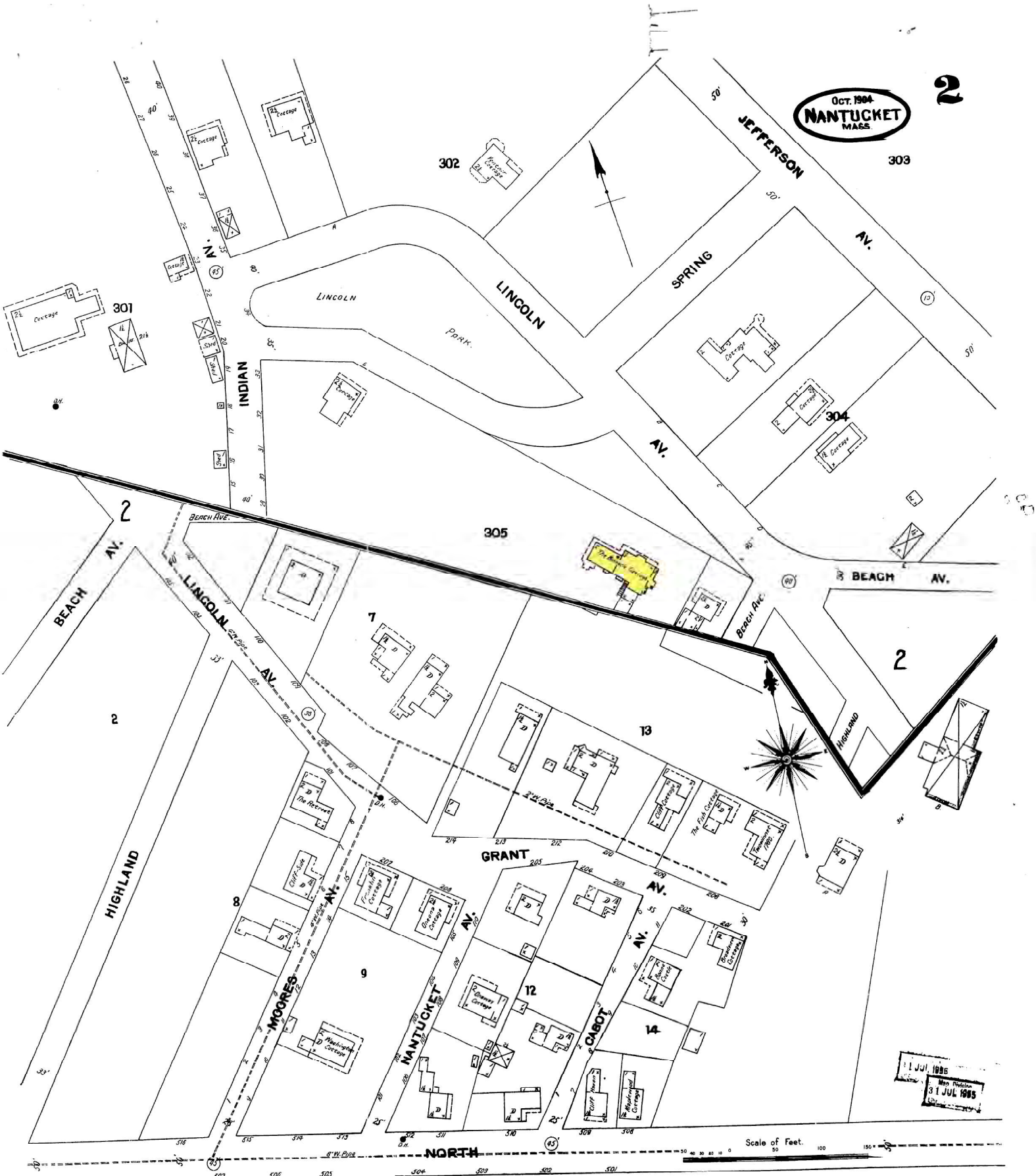
42. Role the Building Plays: National Register: Contributing
43. Date of Initial Construction: 1902
Source: Wannacomet Water Company, Sanborn Maps
Architect: Unknown Builder: Unknown
44. Building Type: Additive, Gabled Ell
45. Architectural Style: Queen Anne, Shingle Style
46. Historical and Architectural Importance:
Unknown

47. Sources: Assessors Records, Sanborn Maps,
Nantucket Historical Association Photos, Wannacomet Water Company,
PRM-GB Gardner

10 Lincoln Avenue
Nantucket, MA 02554

emeritus

Sanborn Map - 1904



Massachusetts Cultural Resource Information System
MACRIS

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For more information about this page and how to use it, click here.



Inventory No:	NAN.1643 INV
Historic Name:	Kimball - Gordon, George C. House
Common Name:	Proudfit, Isabel House - Binnacle, The
Address:	10 Lincoln Ave
City/Town:	Nantucket
Village/Neighborhood:	Nantucket
Local No:	30-184;NC10-4
Year Constructed:	1902
Architect(s):	
Architectural Style(s):	Colonial Revival
Use(s):	Multiple Family Dwelling House; Secondary Dwelling House; Single Family Dwelling House
Significance:	Architecture; Recreation
Area(s):	NAN.C: Nantucket Historic District NR NAN.D: Nantucket Historic District
Designation(s):	Nat'l Register District (11/13/1966); Nat'l Historic Landmark (11/13/1966); Local Historic District (06/04/1970)
Building Material(s):	Roof: Asphalt Shingle Wall: Wood; Wood Shingle

New Search Previous

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10 Lincoln Ave
Nantucket, MA 02554

09.23.24



Proposed North Elevation



Proposed East Elevation



Proposed South Elevation



Proposed West Elevation

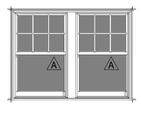


Locus Map

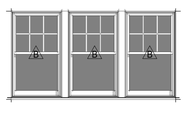
Site Plan
3/64" = 1'-0"



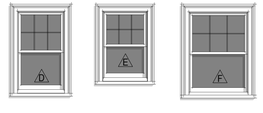
(1) Double Hung
2/2 TDL
(Window Well)



(2) Double Hung
2/2 TDL
(Window Well)



(3) Mulled Double Hung
6/1 TDL



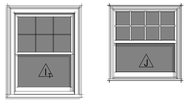
(1) Double Hung
6/1 TDL

(1) Double Hung
6/1 TDL

(1) Double Hung
6/1 TDL

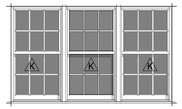


(1) Double Hung
4/1 TDL



Double Hung
6/1 TDL

Double Hung
8/1 TDL



(3) Double Hung
6/6 TDL



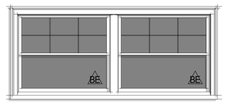
(3) Mulled Casement
6 Lite TDL

WINDOW & DOOR NOTES

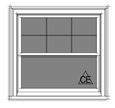
1. Windows w/ DP Rating of 30 or Greater Required
2. Contractor to Confirm New Windows & Doors Match Existing Rough Openings Prior to Placing Order
3. Refer To Plan For Tempered Glass Locations; Contrator To Verify Tempered Windows Are Provided Where Required
4. Contractor Shall Install Self Adhesive Flexible Window Flashing by Grace or Equal
5. General Contractor to Verify All Egress Windows Have @ Least 20"x24" Clear Opening & Are In Accordance w/ Massachusetts Minimum Egress Requirements
6. General Contractor To Verify Window & Door Order Matches Or Exceeds Required Energy Ratings Per Prescriptive Method
7. Contractor Shall Provide Architect w/ Window & Door Quote For Quantity & Type Verification Prior To Order
8. Contractor To Verify All Window & Door Colors As Quoted Match The Latest HDC Approval Prior To Order
9. The Unit Measurements Given In this Document Are For A Guide Only



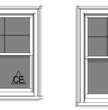
Existing
(1) Double Hung
6/1 TDL



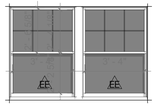
Existing
(2) Double Hung
6/1 TDL



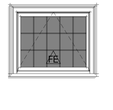
Existing
(1) Double Hung
6/1 TDL



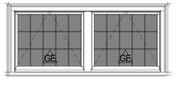
Existing
(1) Double Hung
6/1 TDL



Existing
(2) Double Hung
6/1 TDL



Existing
(1) Awning
15 Lite TDL



Existing
(2) Awning
15 Lite TDL



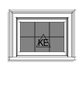
Existing
(1) Double Hung
6/1 TDL



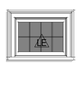
Existing
(1) Double Hung
6/1 TDL



Existing
(1) Double Hung
4/1 TDL



Existing
(1) Fixed
6 Lite TDL



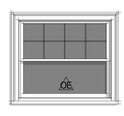
Existing
(1) Fixed
8 Lite TDL



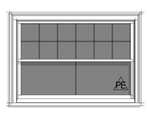
Existing
(1) Double Hung
9/1 TDL



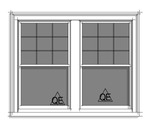
Existing
(1) Double Hung
6/1 TDL



Existing
(1) Double Hung
8/1 TDL



Existing
(1) Double Hung
12/2 TDL



Existing
(2) Double Hung
9/1 TDL



Existing
(1) Fixed
4 Lite TDL



Existing
(1) Fixed
8 Lite TDL



Existing
(2) Fixed
8 Lite TDL



Existing
(2) Fixed
6 Lite TDL



Existing
(1) Fixed
6 Lite TDL



Existing
(1) Fixed
6 Lite TDL



Existing
(1) Double Hung
4/1 TDL



Existing
(1) Fixed
16 LiteTDL

Relocated
(2) Fixed
36 Lite TDL

(1) Double Hung
6/1 TDL

(1) Double Hung
6/1 TDL

Existing Wood Panel
Main Entry Door

Existing French Door
8 Lite

Double French Door
15 Lite

French Door
15 Lite

5 Panel Bi-fold
12 Lite

Double French Door
15 Lite

French Door
12 Lite

French Door
15 Lite

HDC Submission

EXTERIOR DOOR SCHEDULE

Level	DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
Basement	8	1	3' - 0"	7' - 6"	TBD			
First Floor	4	3	2' - 8"	7' - 0"	TBD			
First Floor	5	1	15' - 0"	8' - 0 1/2"	TBD			
First Floor	6	1	5' - 8"	7' - 8"	TBD			
Second Floor	3	1	5' - 8"	6' - 10"	TBD			
Third Floor	7	4	3' - 1 7/16"	7' - 2"	TBD			

WINDOW SCHEDULE

Level	Phase Created	Type Mark	Type	Count	WIDTH	HEIGHT	Rough Width	Rough Height	DP RATING
	Existing		Windows 2	1					≥30
Basement	New Construction	A	(1) Double Hung - Type A	2	3' - 1 1/4"	4' - 11 1/2"	3' - 2 1/4"	5' - 0"	≥30
Basement	New Construction	A	(2) Mulled Double Hung - Type A	3	6' - 6 3/4"	4' - 11 1/2"	6' - 7 3/4"	5' - 0"	≥30
First Floor	Existing	AE	Existing (1) Double Hung - 3'-7 3/4" x 4'-9"	1	3' - 7 3/4"	4' - 9"			
First Floor	New Construction	AR	(2) Relocated Mulled Fixed - 5'-0" x 2'-3 3/4"	1	5' - 0"	2' - 3 3/4"			≥30
First Floor	New Construction	B	UDHG2 2'-10" x 4'-10"	1	9' - 2"	4' - 10"	9' - 3"	4' - 10 1/2"	
First Floor	Existing	BE	Existing (2) Mulled Double Hung - 10'-10" x 4'-4 1/4"	1	10' - 10"	4' - 4 1/4"			
First Floor	Existing	CE	Existing (1) Double Hung - 4'-8 1/2" x 4'-4 1/2"	2	4' - 8 1/2"	4' - 4 1/2"			
First Floor	New Construction	D	(1) Double Hung - 2'-7 3/4" x 4'-4 3/4"	4	2' - 7 3/4"	4' - 4 3/4"			≥30
First Floor	Existing	DE	Existing (1) Double Hung - 3'-8" x 4'-8 3/4"	2	3' - 8"	4' - 8 3/4"			
First Floor	Existing	EE	Existing (2) Mulled Double Hung - 7'-9" x 5'-0 3/4"	1	7' - 9"	5' - 0 3/4"			
First Floor	New Construction	WW	New Replacement Double Hung - 44" x 44"	2	3' - 8"	3' - 8"			≥30
First Floor	New Construction	XX	Double Hung - 2'-7 3/4" x 44"	1	2' - 7 3/4"	3' - 8"			≥30
Second Floor 1.1	Existing	FE	Existing (1) Awning - 4840	1	4' - 1"	3' - 3 5/8"			
Second Floor 1.1	Existing	GE	Existing (2) Mulled Awning - 4840	1	8' - 2"	3' - 3 5/8"			
Second Floor	New Construction	F	(1) Double Hung - 3'-4" x 4'-6"	3	3' - 4"	4' - 6"			≥30
Second Floor	New Construction	G	(1) Double Hung - 1'-11 1/2" x 4'-4 3/4"	1	1' - 11 1/2"	4' - 4 3/4"			≥30
Second Floor	Existing	HE	Existing (1) Double Hung - 2'-7 3/4" x 4'-4 3/4" 2	1	2' - 7 3/4"	4' - 4 3/4"			
Second Floor	New Construction	I	(1) Double Hung - 3'-4 1/2" x 4'-4 3/4"	1	3' - 4 1/2"	4' - 4 3/4"			≥30
Second Floor	Existing	IE	Existing (1) Double Hung - 3'-8" x 4'-4 3/4"	2	3' - 8"	4' - 4 3/4"			
Second Floor	Existing	JE	Existing (1) Double Hung - 1'-11 1/2" x 4'-4 3/4"	1	1' - 11 1/2"	4' - 4 3/4"			
Second Floor	Existing	KE	Existing (1) Fixed - 2'-10 1/2" x 2'-1 1/2"	2	2' - 10 1/2"	2' - 1 1/2"			
Second Floor	Existing	LE	Existing (1) Fixed - 2'-11" x 2'-1 1/2"	1	2' - 11"	2' - 1 1/2"			
Second Floor	Existing	ME	Existing (1) Double Hung - 3'-0 1/4" x 5'-1"	1	3' - 0 1/4"	5' - 1"			
Second Floor	Existing	NE	Existing (1) Double Hung - 3'-7 1/2" x 4'-4 3/4"	1	3' - 7 1/2"	4' - 4 3/4"			
Second Floor	Existing	OE	Existing (1) Double Hung - 5'-3" x 4'-4 1/2"	1	5' - 3"	4' - 4 1/2"			
Second Floor	Existing	PE	Existing (1) Double Hung - 6'-7 1/2" x 4'-5"	2	6' - 7 1/2"	4' - 5"			
Second Floor	Existing	QE	Existing (2) Double Hung - 6'-5" x 5'-0"	1	6' - 5"	5' - 0"			
Second Floor	Existing	RE	Existing (1) Fixed - 1'-10 1/2" x 2'-1 3/4"	2	1' - 10 1/2"	2' - 1 3/4"			
Third Floor 1.1	Existing	SE	Existing (1) Fixed - 2'-10" x 1'-10"	1	2' - 10"	1' - 10"			
Third Floor 1.1	Existing	TE	Existing (2) Mulled Fixed - 6'-2" x 1'-9 1/2"	1	6' - 2"	1' - 9 1/2"			
Third Floor 1.1	Existing	UE	Existing (2) Mulled Fixed - 6'-2 1/2" x 2'-1 3/4"	1	6' - 2 1/2"	2' - 1 3/4"			
Third Floor	New Construction	E	(1) Double Hung - 2'-6" x 3'-8 3/4"	1	2' - 6"	3' - 8 3/4"			≥30
Third Floor	New Construction	J	(1) Double Hung - 3'- 9 3/8" x 4'-1"	3	3' - 9 3/8"	4' - 1"	3' - 10 3/8"	4' - 1 1/2"	≥30
Third Floor	New Construction	L	Third Floor Dormer Mulled Unit	1	10' - 4"	2' - 4 1/8"	10' - 5"	2' - 4 5/8"	
Third Floor	Existing	VE	Existing (1) Roof Hatch = 2'-1" x 6'-5"	1	2' - 1"	6' - 5"			
Third Floor	Existing	XE	Existing (1) Fixed - 2'-11 1/2" x 2'-1"	1	2' - 11 1/2"	2' - 1"			
Third Floor	Existing	YE	Existing (1) Double Hung - 1'-7 1/2" x 3'-4 1/2"	2	1' - 7 1/2"	3' - 4 1/2"			
Third Floor	Existing	ZE	Existing (1) Fixed - 2'-7 1/2" x 3'-4 1/2"	2	2' - 7 1/2"	3' - 4 1/2"			
Roof 1.1	Existing	WE	Existing (1) Fixed - 2'-10 3/4" x 2'-1 1/2"	1	2' - 10 3/4"	2' - 1 1/2"			

2124

1010WINS LLC

10 Lincoln Ave
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	30 / 184
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	20,450 SF +/-
Min. Lot Size:	5,000 SF
Allowable G.C.:	6,135 SF +/-
Existing G.C.:	2,703 SF +/-
Proposed G.C.:	273 SF +/-
Total Proposed G.C.:	2,976 SF +/-

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.0 Cover Sheet
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.1.3 Third Floor Plan
A.1.4 Roof Plan
F.1.1 Foundation Plan
F.1.2 Foundation Details
S.1.1 First Floor Framing Plan
S.1.2 Second Floor Framing Plan
S.1.3 Third Floor Framing Plan
S.1.4 Roof Framing Plan
S.1.5 Existing Second Floor Framing
S.1.6 Existing Third Floor Framing
S.1.7 Existing Roof Framing
S.2.1 Building Sections
S.2.2 Building Sections
S.2.3 Building Sections
S.2.4 Main Stair
S.2.5 Main Stair
S.2.6 Newel Post & Handrail Details
D.1.1 Interior Details
E.1.0 Basement Lighting Plan
E.1.1 First Floor Lighting Plan
E.1.2 Second Floor Lighting Plan
E.1.3 Third Floor Lighting Plan

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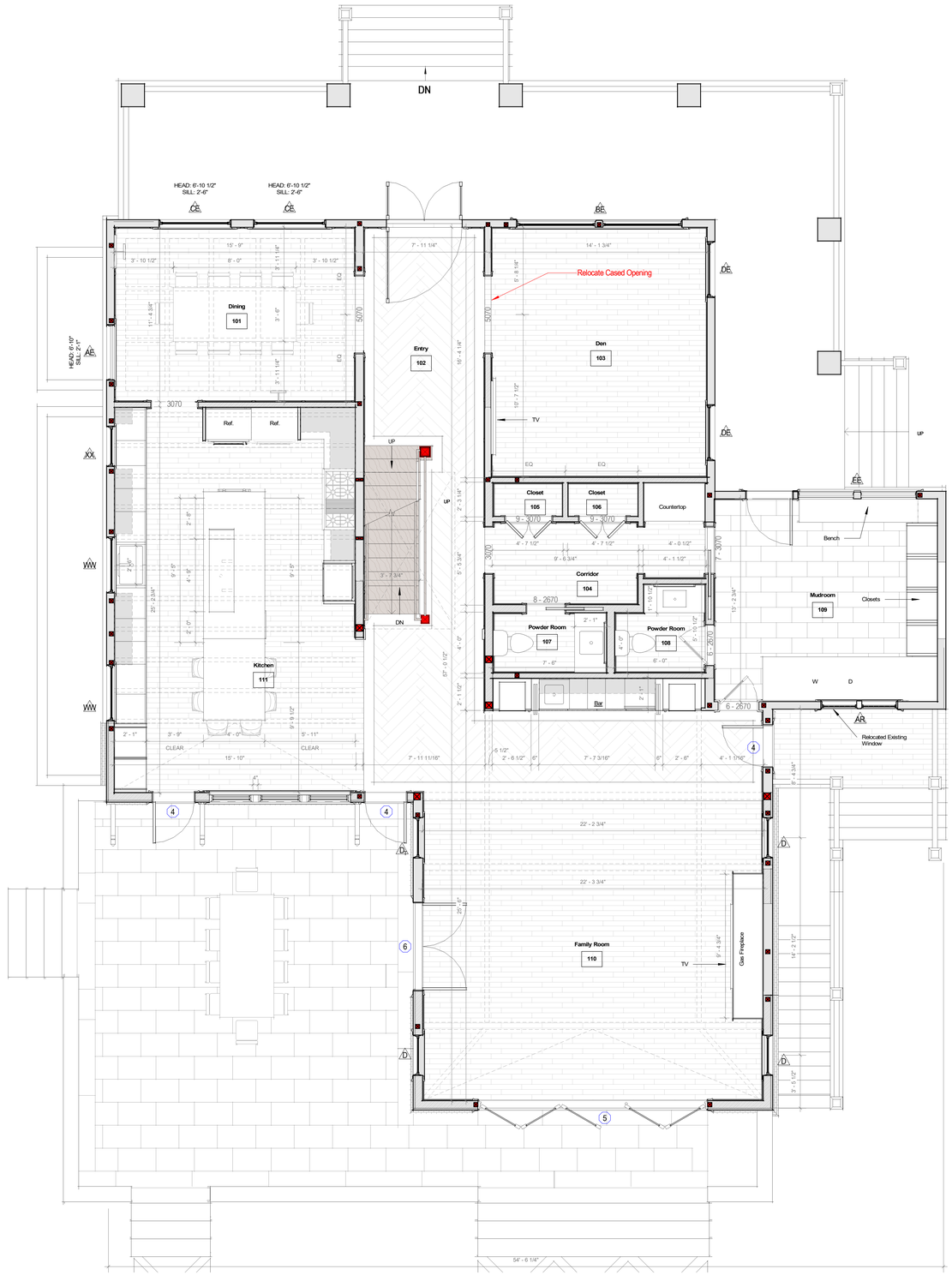
G.1.0
2124

09.23.24

HDC Submission



Proposed First Floor

1/4" = 1'-0"

EXPLORATORY DEMOLITION NOTES:

- Proposed Work Is For Information Only
- Contractor To Coordinate Electrical Disconnect Prior To Demolition

PARTITION LEGEND

- Existing 2x4 Partition, Dimensioned to Face of Wall Finish
- Existing 2x6 Partition, Dimensioned to Face of Wall Finish
- Proposed 2x4 Partition, Dimensioned to Face of Stud
- Proposed 2x6 Partition, Dimensioned to Face of Stud

EXISTING CONDITIONS NOTES:

- Plan Dimensions and Building Heights Reflected in Existing/Demolition Plans are Based on Field Measurements Recorded by Architect and Surveyor. Contractor to Notify Architect Immediately of Any Major Discrepancy Discovered Between the Drawings and the Actual Existing Conditions, Especially Where Concerning the Existing Foundation and Structure.
- Existing Framing Sizes and Span Directions to be Verified by Contractor Prior to Beginning Construction. Architect to Provide Instructions Regarding Partial Exploratory Demolition.

2124

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8 Williams Lane
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First Floor Plan

Site Information

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S.1.2	Second Floor Framing Plan
S.1.3	Third Floor Framing Plan
S.1.4	Roof Framing Plan
S.1.5	Existing Second Floor Framing
S.1.6	Existing Third Floor Framing
S.1.7	Existing Roof Framing
S.2.1	Building Sections
S.2.2	Building Sections
S.2.3	Building Sections
S.2.4	Main Stair
S.2.5	Main Stair
S.2.6	Newel Post & Handrail Details
D.1.1	Interior Details
E.1.0	Basement Lighting Plan
E.1.1	First Floor Lighting Plan
E.1.2	Second Floor Lighting Plan
E.1.3	Third Floor Lighting Plan

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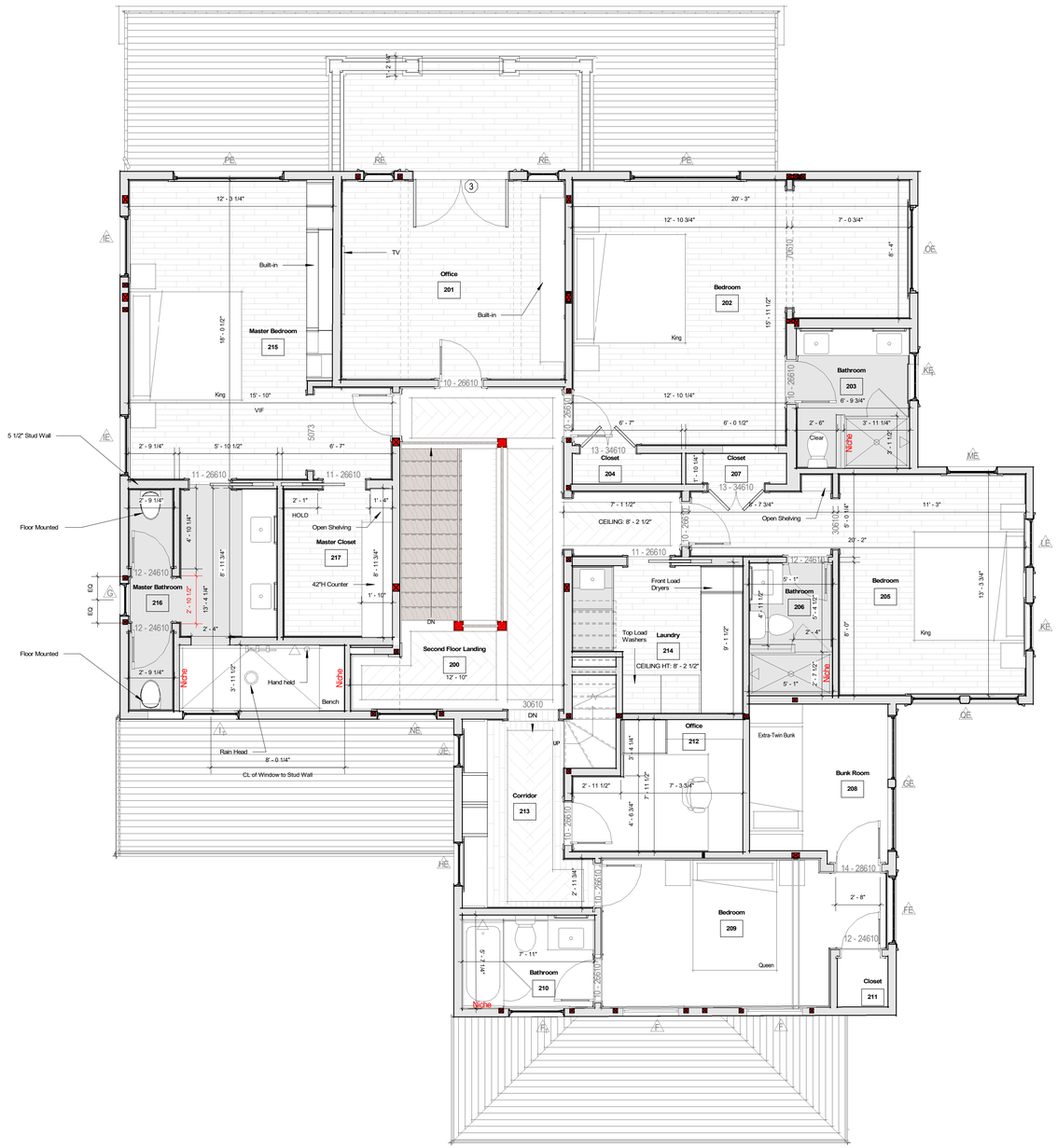
A.1.1

2124

09.23.24

HDC Submission



Proposed Second Floor

1/4" = 1'-0"

EXPLORATORY DEMOLITION NOTES:

- Proposed Work Is For Information Only
- Contractor To Coordinate Electrical Disconnect Prior To Demolition

PARTITION LEGEND

- Existing 2x4 Partition, Dimensioned to Face of Wall Finish
- Existing 2x6 Partition, Dimensioned to Face of Wall Finish
- Proposed 2x4 Partition, Dimensioned to Face of Stud
- Proposed 2x6 Partition, Dimensioned to Face of Stud

EXISTING CONDITIONS NOTES:

- Plan Dimensions and Building Heights Reflected in Existing/Demolition Plans are Based on Field Measurements Recorded by Architect and Surveyor. Contractor to Notify Architect Immediately of Any Major Discrepancy Discovered Between the Drawings and the Actual Existing Conditions, Especially Where Concerning the Existing Foundation and Structure.
- Existing Framing Sizes and Span Directions to be Verified by Contractor Prior to Beginning Construction. Architect to Provide Instructions Regarding Partial Exploratory Demolition.

2124

1010WINS LLC

10 Lincoln Ave
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325-4995
www.emeritusltd.com

Second Floor Plan

Site Information

Map & Parcel:	30 / 184
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	20,450 SF +/-
Min. Lot Size:	5,000 SF
Allowable G.C.:	6,135 SF +/-
Existing G.C.:	2,703 SF +/-
Proposed G.C.:	273 SF +/-
Total Proposed G.C.:	2,976 SF +/-

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.0	Cover Sheet
A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.1.3	Third Floor Plan
A.1.4	Roof Plan
F.1.1	Foundation Plan
F.1.2	Foundation Details
S.1.1	First Floor Framing Plan
S.1.2	Second Floor Framing Plan
S.1.3	Third Floor Framing Plan
S.1.4	Roof Framing Plan
S.1.5	Existing Second Floor Framing
S.1.6	Existing Third Floor Framing
S.1.7	Existing Roof Framing
S.2.1	Building Sections
S.2.2	Building Sections
S.2.3	Building Sections
S.2.4	Main Stair
S.2.5	Main Stair
S.2.6	Newel Post & Handrail Details
D.1.1	Interior Details
E.1.0	Basement Lighting Plan
E.1.1	First Floor Lighting Plan
E.1.2	Second Floor Lighting Plan
E.1.3	Third Floor Lighting Plan

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DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.2

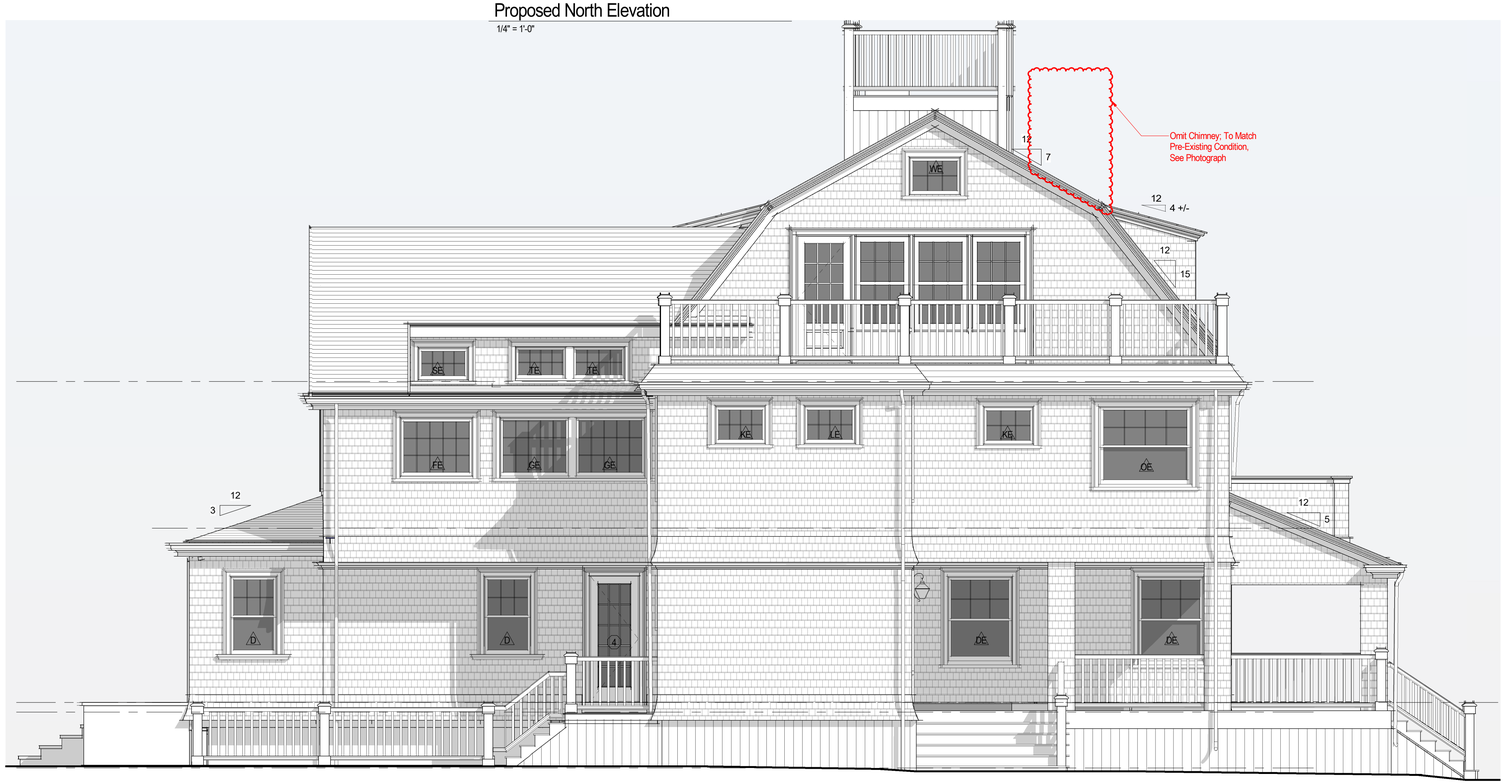
2124

09.23.24

HDC Submission



Proposed North Elevation
1/4" = 1'-0"



Proposed East Elevation
1/4" = 1'-0"



Previously Approved North Elevation
1/8" = 1'-0"



Current Condition



Pre-Existing Condition

2124

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emeritus
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Elevations

Site Information

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09.23.24



Proposed South Elevation

1/4" = 1'-0"



Previously Approved South Elevation

1/8" = 1'-0"



Previously Approved West Elevation

1/8" = 1'-0"



Proposed West Elevation

1/4" = 1'-0"

HDC Submission

2124

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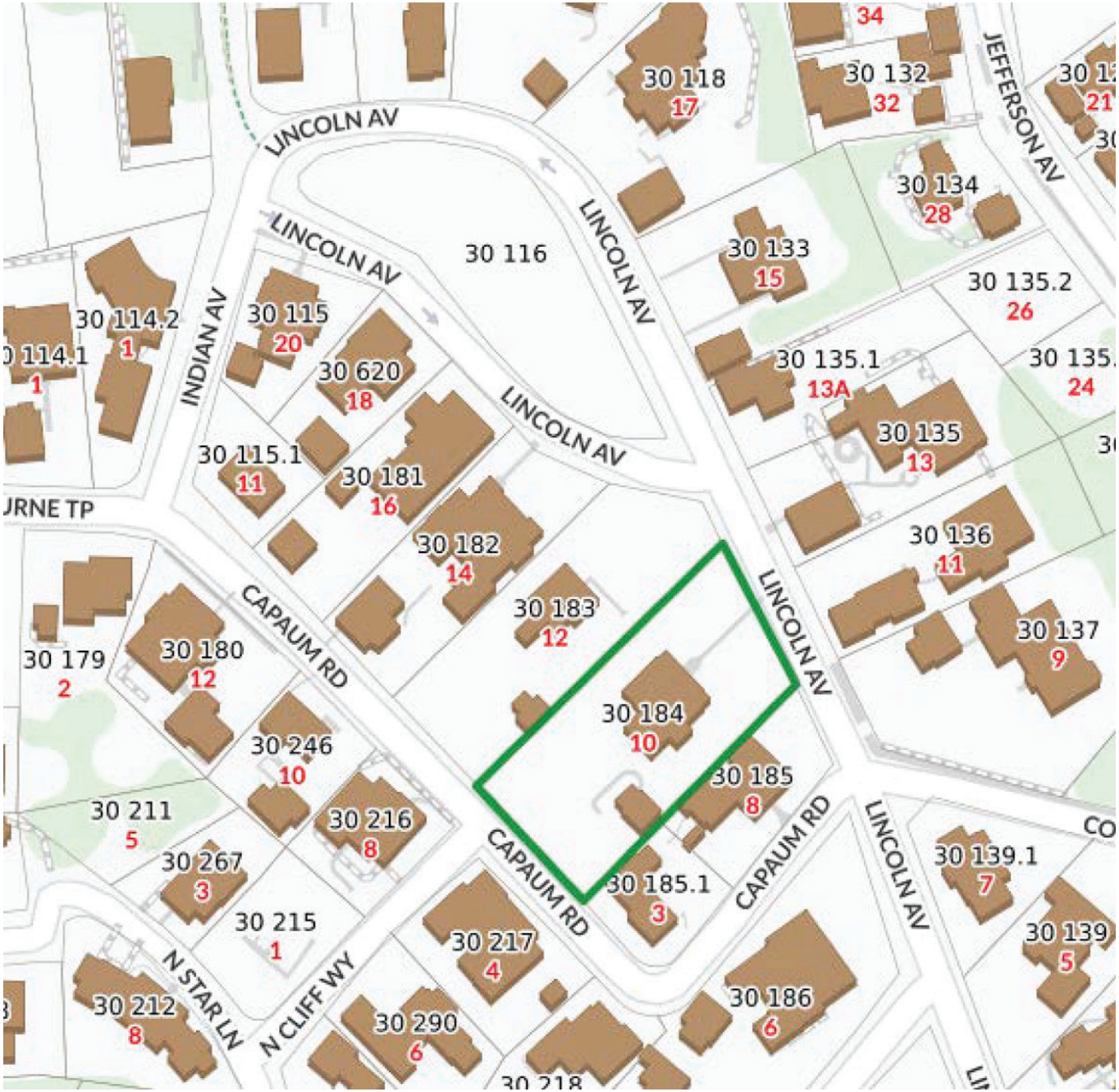
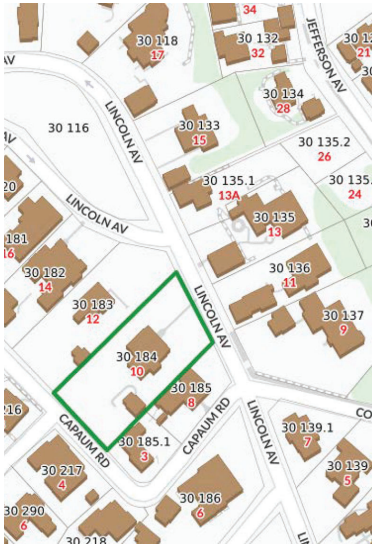
A.2.2

2124


LINCOLN AV
LINCOLN AV
LINCOLN AV
LINCOLN AV
INDIAN AV
JEFFERSON AV
CAPAUM RD
CAPAUM RD
CAPAUM RD
LINCOLN AV
LINCOLN AV
LINCOLN AV
N STAR LN
N CLIFF WY
30 116
30 118
17
30 132
32
34
30 134
28
30 133
15
30 135.2
26
30 135.1
13A
30 135
13
30 136
11
30 137
9
30 139.1
7
30 139
5
30 186
6
30 185
8
30 185.1
3
30 184
10
30 183
12
30 182
14
30 181
16
30 620
18
30 115
20
30 115.1
11
30 114.2
1
30 114.1
1
30 180
12
30 179
2
30 246
10
30 216
8
30 211
5
30 267
3
30 215
1
30 212
8
30 217
4
30 290
6
30 218

Locus Map



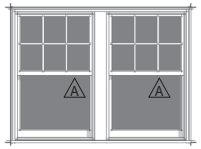
husetts Minimum Egress Requirements
hod

Site Plan

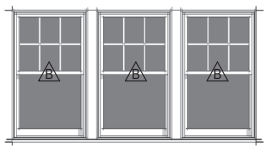
3/64" = 1'-0"



(1) Double Hung
2/2 TDL
(Window Well)



(2) Double Hung
2/2 TDL
(Window Well)



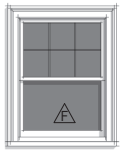
(3) Mulled Double Hung
6/1 TDL



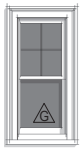
(1) Double Hung
6/1 TDL



(1) Double Hung
6/1 TDL



(1) Double Hung
6/1 TDL



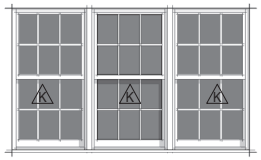
(1) Double Hung
4/1 TDL



Double Hung
6/1 TDL



Double Hung
8/1 TDL



(3) Double Hung
6/6 TDL



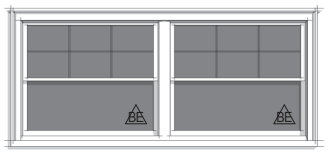
(3) Mulled Casement
6 Lite TDL

WINDOW & DOOR NOTES

1. Windows w/ DP Rating of 30 or Greater Required
2. Contractor to Confirm New Windows & Doors Match Existing Rough Openings Prior to Placing O
3. Refer To Plan For Tempered Glass Locations; Contrator To Verify Tempered Windows Are Prov
4. Contractor Shall Install Self Adhesive Flexible Window Flashing by Grace or Equal
5. General Contractor to Verify All Egress Windows Have @ Least 20"x24" Clear Opening & Are In
6. General Contractor To Verify Window & Door Order Matches Or Exceeds Required Energy Ratir
7. Contractor Shall Provide Architect w/ Window & Door Quote For Quantity & Type Verification Pri
8. Contractor To Verify All Window & Door Colors As Quoted Match The Latest HDC Approval Prio
9. The Unit Measurements Given In this Document Are For A Guide Only



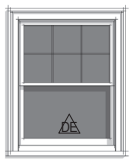
Existing
(1) Double Hung
6/1 TDL



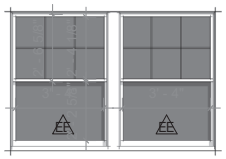
Existing
(2) Double Hung
6/1 TDL



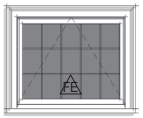
Existing
(1) Double Hung
6/1 TDL



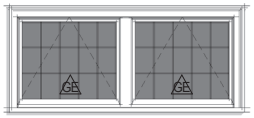
Existing
(1) Double Hung
6/1 TDL



Existing
(2) Double Hung
6/1 TDL



Existing
(1) Awning
15 Lite TDL



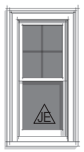
Existing
(2) Awning
15 Lite TDL



Existing
(1) Double Hung
6/1 TDL



Existing
(1) Double Hung
6/1 TDL



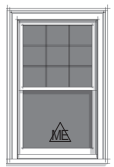
Existing
(1) Double Hung
4/1 TDL



Existing
(1) Fixed
6 Lite TDL



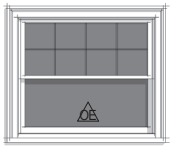
Existing
(1) Fixed
8 Lite TDL



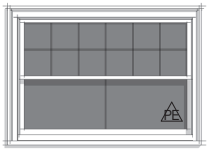
Existing
(1) Double Hung
9/1 TDL



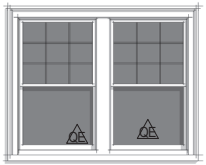
Existing
(1) Double Hung
6/1 TDL



Existing
(1) Double Hung
8/1 TDL



Existing
(1) Double Hung
12/2 TDL



Existing
(2) Double Hung
9/1 TDL



Existing
(1) Fixed
4 Lite TDL



Existing
(1) Fixed
8 Lite TDL



Existing
(2) Fixed
8 Lite TDL



Existing
(2) Fixed
6 Lite TDL



Existing
(1) Fixed
6 Lite TDL



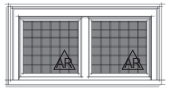
Existing
(1) Fixed
6 Lite TDL



Existing
(1) Double Hung
4/1 TDL



Existing
(1) Fixed
16 LiteTDL



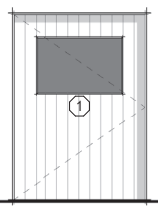
Relocated
(2) Fixed
36 Lite TDL



(1) Double Hung
6/1 TDL



(1) Double Hung
6/1 TDL



Existing Wood Panel
Main Entry Door

Existing French Door
8 Lite

Double French Door
15 Lite

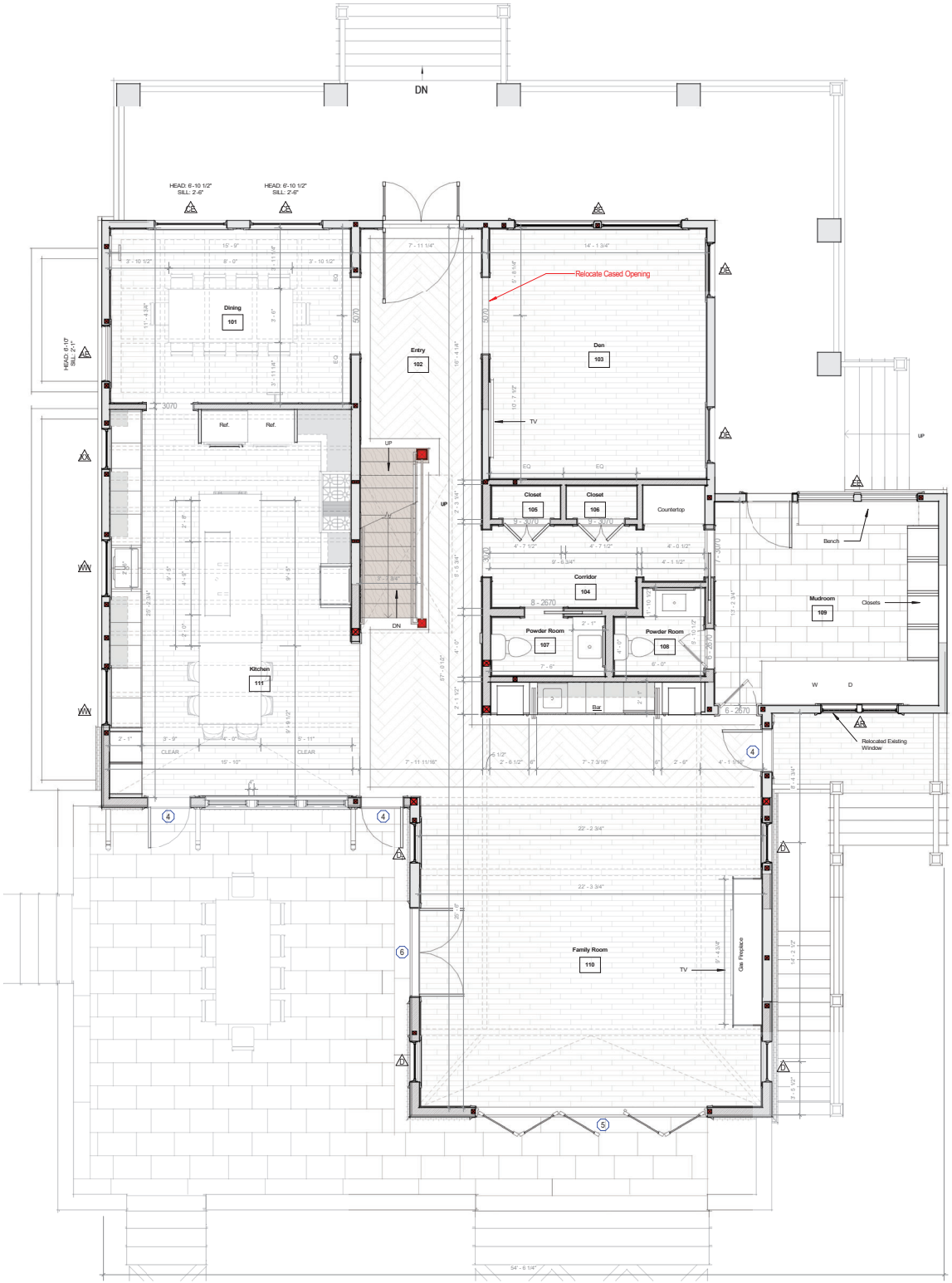
French Door
15 Lite

5 Panel Bi-fold
12 Lite

Double French Door
15 Lite

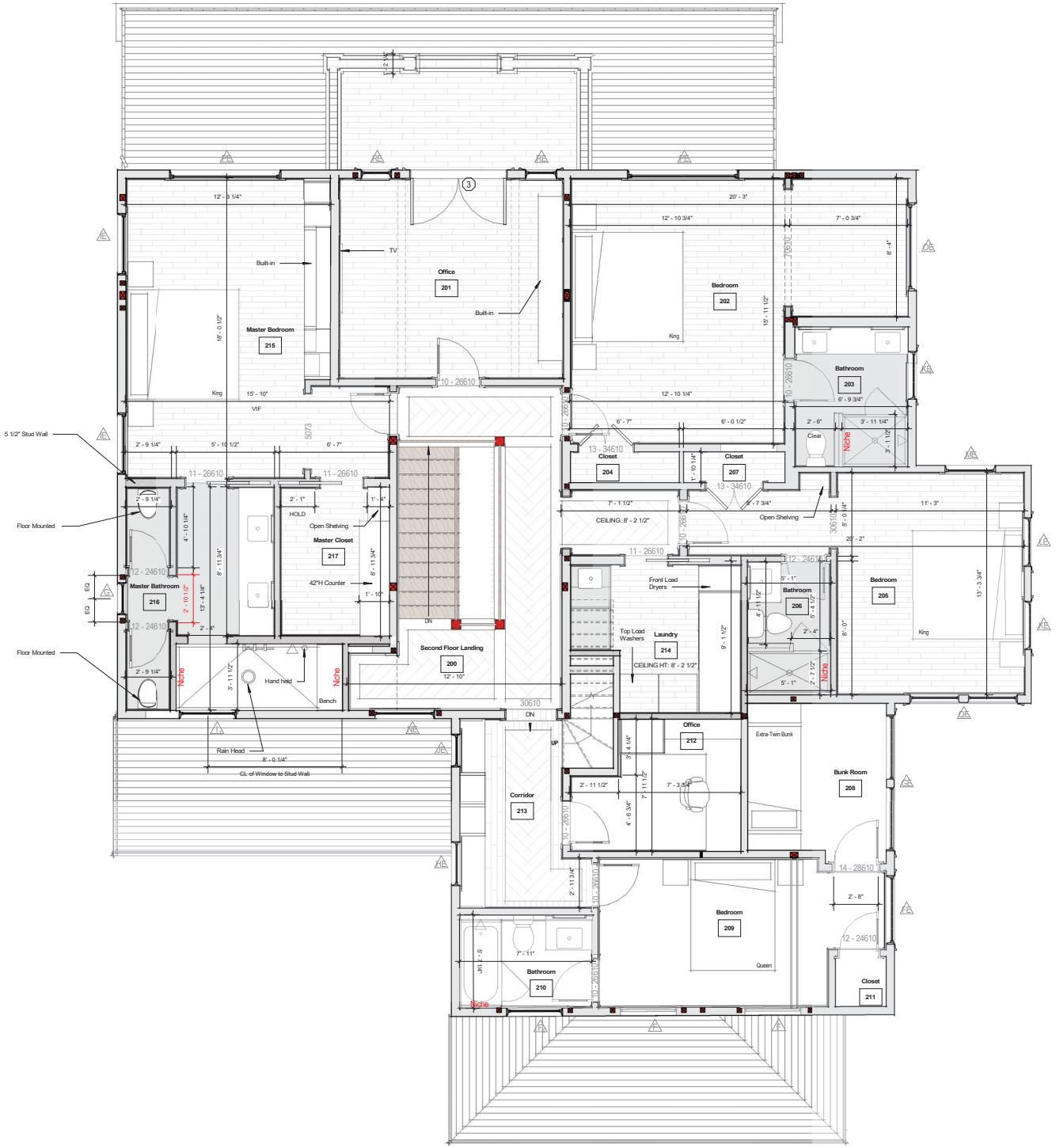
French Door
12 Lite

French Door
15 Lite



Proposed First Floor

1/4" = 1'-0"



Proposed Second Floor

1/4" = 1'-0"



Proposed North Elevation

1/4" = 1'-0"

Proposed North Elevation

1/4" = 1'-0"

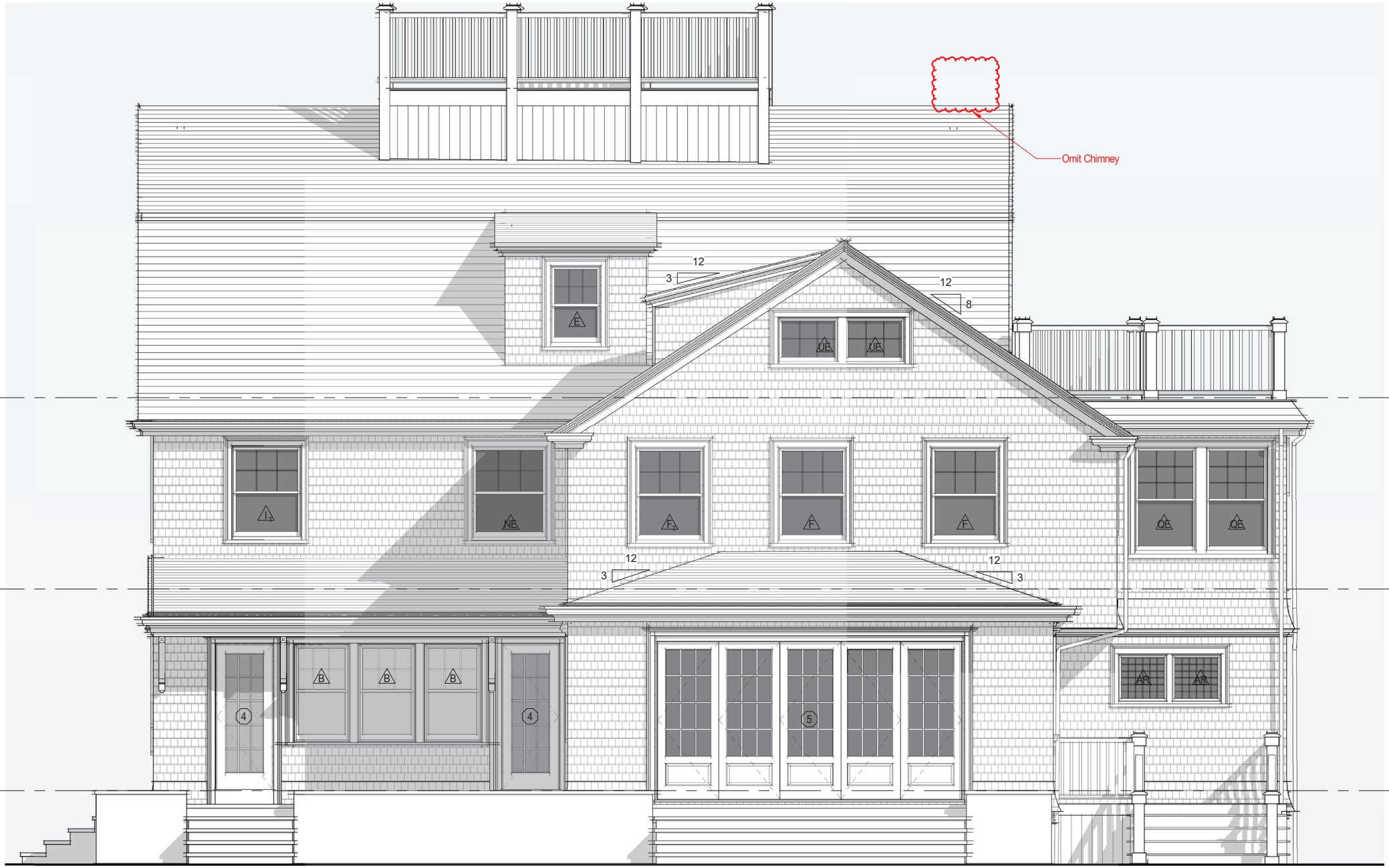


Proposed East Elevation



Proposed West Elevation

1/4" = 1'-0"



Proposed South Elevation

1/4" = 1'-0"

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Andrew Kotchen

AS AGENT FOR 3 Pochick Surfside LLC

STREET ADDRESS 3 Pochick Avenue

MAP/PARCEL 80/323

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9/23/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 8/26/2024
Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

3PA - MOVE-OFF (MAIN HOUSE)

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

N/A 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

N/A 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

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 (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

3PA - MOVE-OFF (MAIN HOUSE)

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 323

Street & Number of Proposed Work: 3 POCHICK AVENUE

Owner of record: 3 POCHICK SURFSIDE LLC

Mailing Address: 133 WHITTREDGE RD, SUMMIT, NJ 07901

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: 84'-0" Sq. Footage 1st floor: 2,496 SF
Width: 38'-0" Sq. footage 2nd floor: 1,536 SF
Sq. footage 3rd floor: _____

Decks/Patio: Size: 2,446 SF ☒ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

FEE: $100

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'-0" South 26'-0" East 26'-0" West 26'-0"

Additional Remarks

Historic Name:

Original Date: 1983

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/26/2024 Signature of owner of record _____ Signed under penalties of perjury

AS REPRESENTATIVE OF WORKSHOP/APD

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER 3 POCHICK SURFSIDE LLC

MAILING ADDRESS 133 WHITTREDGE RD, SUMMIT, NJ 07901

PROPERTY LOCATION 3 POCHICK AV

ASSESSORS MAP/PARCEL 80 / 323

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.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.08.06 15:28:34 -04'00'

August 6, 2025

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: 3 POCHICK AV

Tax Map Number: 80 Parcel Number: 323

Owner of Record: 3 POCHICK SURFSIDE LLC

Description of Proposal: Moving-off existing primary dwelling, demolition of existing cabana, shed, gunite pool and tennis court.

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
80	38		PAYTE J MICHAEL		1 WEWEEDER	NANTUCKET	MA	02554	1 WEWEEDER AV
80	103		VON PECHMANN FREDERICK & JANET		537 WEEPING WILLOW LN	ST AUGUSTINE	FL	32080	2 WEWEEDER AV
80	145		3 MASAQUET LLC		800 BOYLSTON ST	BOSTON	MA	02199	3 MASAQUET AV
80	219		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	ATLANTIC AV
80	293		SURFSIDE GARDENS LLC		PO BOX 611	NANTUCKET	MA	02554	1 POCHICK AV
Count:	**5**								

7022 2410 0002 8680 1610

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- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

MIDTOWN STATION NEW YORK NY
AUG 20 2024
10018-USPS
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Street and Apt. No., or PO Box No. PO Box 1611
City, State, ZIP+4® Nantucket MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Total Postage and Fees
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Street and Apt. No., or PO Box No. 22 Broad St
City, State, ZIP+4® Nantucket MA 02554

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- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
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Street and Apt. No., or PO Box No. 800 Boylston St
City, State, ZIP+4® Boston MA 02199

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage
$

Total Postage and Fees
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Street an
City, Stat

PAYTE J MICHAEL
1 WEWEEDER
NANTUCKET, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Adult Signature Required $
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Postage
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Total Postage and Fees
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Janet

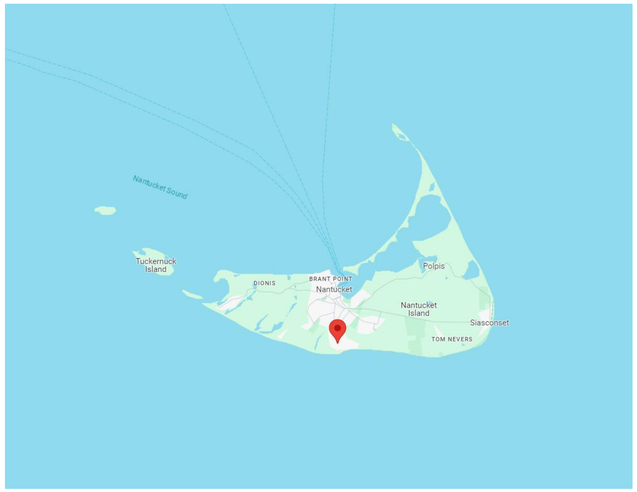
Sent To Von Pechmann Fredrick
Street and Apt. No., or PO Box No. 537 Weeping Willow Ln
City, State, ZIP+4® St Augustine FL 32080

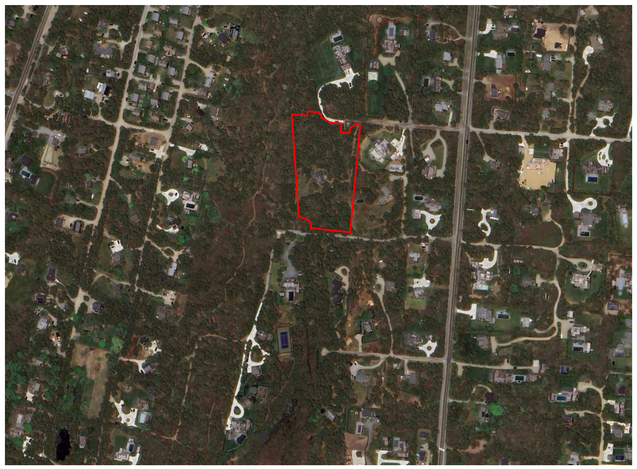
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

3PA APPLICATION TO MOVE-OFF EXISTING DWELLING

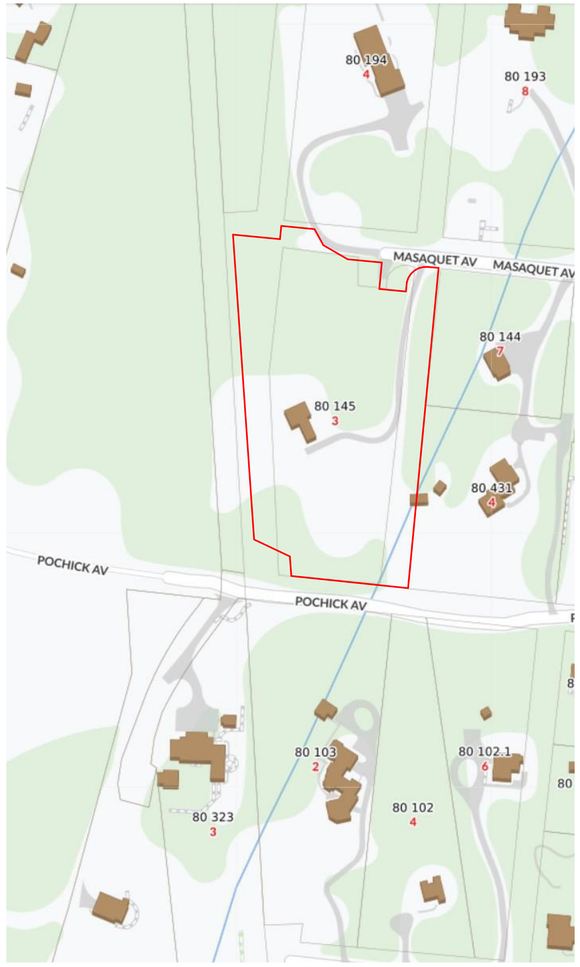
HDC SUBMISSION
MAIN DWELLING
08/26/2024

LOCUS MAP





LOCUS MAP - SITE



PHOTOS





DRAWING INDEX

SHEET NUMBER	SHEET NAME	08/26/2024 - HDC SUBMISSION
HDC-00	TITLE SHEET	•
HDC-01	GENERAL NOTES	•
HDC-02	HISTORIC INFORMATION	•
HDC-03	EXISTING CONDITIONS - SITE PLAN	•
HDC-04	EXISTING CONDITIONS - PHOTOS	•

ZONING INFORMATION

Map / Parcel	80 / 323
Current Zoning	LUG-2
Min. Frontage	150'
Front Setback	35'
Side/Rear Setback	15'
Lot Size	100,040 SF
Allowable G.C.	4%
Max G.C.	4,001 SF
Existing Total G.C.	3,194 SF (-)

3PA
MAIN DWELLING
3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER
3 POCHICK SURFSIDE LLC
133 WHITTREDGE RD, SUMMIT, NJ 07901

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

LANDSCAPE DESIGNER
AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR
BRACKEN ENGINEERING, INC
19 Old South Road,
Nantucket, MA 02554

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

1	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MCC
CHECKED BY:	MLW/IRC
SHEET FIRST ISSUE:	07/29/2024
SCALE:	1/4" = 1'-0"
PROJ. NO.	324002

TITLE SHEET

HDC-00

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GENERAL NOTES:

1. DRAWINGS ARE REPRESENTATIVE DOCUMENTS TO FACILITATE CONSTRUCTION. CONTRACTOR SHOULD FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE HEIGHTS OF GRADE INDICATED ON DRAWINGS ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATION ONLY. NOTIFY DESIGNER OF ANY ALTERATIONS OR DISCREPANCIES IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF DRAWINGS TO THE SUB-CONTRACTORS UNDER HIS JURISDICTION.
3. THE CONTRACTOR IS TO COORDINATE THE WORK OF ALL SUB-CONTRACTORS, INCLUDING THE TIMING AND SCHEDULING OF THEIR WORK AND THE LAYOUT OF THEIR SYSTEMS. THE CONTRACTOR SHALL PROVIDE ALL SUB-CONTRACTORS WITH NECESSARY POWER AND ACCESS AND CONNECTIONS THROUGH FOUNDATION WALLS AS REQUIRED.
4. WORKSHOP/APD IS CONTRACTED TO SERVE AS THE OWNERS REPRESENTATIVE DURING CONSTRUCTION. A REPRESENTATIVE OF WORKSHOP/APD SHALL MAKE PERIODIC SITE VISITS TO VERIFY CONSTRUCTION PROGRESS AND WILL REPORT FINDINGS TO THE OWNER AND CONTRACTOR IN THE FORM OF A WRITTEN REPORT. THE CONTRACTOR SHALL PROVIDE FREE ACCESS TO THE WORK TO THE OWNER, ARCHITECT, SUBCONTRACTOR, AND THEIR REPRESENTATIVES AT ALL TIMES.
5. THE CONTRACTOR SHALL ACKNOWLEDGE THAT JOB SITES ARE DIFFICULT AND DANGEROUS PLACES TO WORK BY NATURE. AS SUCH, ALL NECESSARY PRECAUTIONS WILL BE TAKEN TO ENSURE THE SAFETY AND GENERAL WELL BEING OF HIS EMPLOYEES. CONTRACTOR SHALL PROVIDE GUARDS, RAILS,BARRICADES, FENCES, CATCH PLATFORMS, BRIDGING, DECKING, NIGHT LIGHTING, ETC. AS REQUIRED, THE USE OF ANY STEREOS AND/OR RADIOS AND THE PRESENCE OF PETS OF ANY KIND ARE PROHIBITED ON THE JOB SITE.
6. DRAWINGS SHALL NOT BE SCALED BY HAND. USE ONLY PRINTED DIMENSIONS TO IDENTIFY SIZE AND DIMENSION OF MATERIALS AS SHOWN. CONTACT THE DESIGNER TO VERIFY ANY DIMENSION THAT HAS BEEN OMITTED FROM THESE PLANS.
7. CONTRACTOR TO PROVIDE ALL MATERIALS FOR A COMPLETE JOB AS INDICATED IN THE DRAWINGS BOTH GRAPHICALLY AND WRITTEN, IN CASE OF DISCREPANCIES, THE MORE STRINGENT AND/OR COSTLY EXAMPLE SHALL BE ASSUMED, CONSULT DESIGNER IF SUCH A SITUATION OCCURS.
8. SHOP DRAWINGS SHALL BE SUBMITTED TO WORKSHOP/DPC, PRIOR TO PROCEEDING WITH WORK, FOR ALL MATERIALS THAT REQUIRE FABRICATION.WORKSHOP/DPC SHALL REVIEW AND RETURN SHOP DRAWINGS TO CONTRACTOR WITHIN A PERIOD OF TEN WORKING DAYS FROM THE DATE OF SUBMITTAL.
9. CONTRACTOR SHALL FURNISH SAMPLES OF ALL MATERIALS, AND/OR FINISHES AS SPECIFIED FOR CONSTRUCTION AT THE REQUEST OF THE OWNER OR DESIGNER.
10. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS NOTED OTHERWISE OR AT THE SPECIFIC AUTHORIZATION OF THE OWNER.
11. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
12. CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE WORK OR MAKE PARTS FIT TOGETHER PROPERLY, WITHOUT COMPROMISING QUALITY OF WORK.
13. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND PROTECTING ALL WORK FROM DAMAGE, BREAKAGE, COLLAPSE,DISTORTIONS AND MIS- ALIGNMENT ACCORDING TO APPLICABLE BUILDING CODES AND STANDARDS OF GOOD PRACTICE.
14. CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING SYSTEMS AT ALL TIMES FROM THE EFFECTS OF ADVERSE WEATHER (RAIN, SNOW, COLD, ETC.)AT NO ADDITIONAL COST TO THE OWNER.
15. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
16. CONTRACTOR SHALL MAINTAIN CLEAR AND UNOBSTRUCTED ACCESS FROM ALL FLOORS TO STAIRWELLS AND EXTERIOR EXITS AT ALL TIMES.
17. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR PROTECTING ALL DANGEROUS AREAS FROM ENTRY BY UNAUTHORIZED PARTIES.
18. CONTRACTOR SHALL PROVIDE PROTECTION OF ALL WINDOWS AND DOORS DURING CONSTRUCTION. MEANS OF PROTECTION SHALL NOT BE ATTACHED TOWINDOW AND DOOR FRAMES.
19. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH OTHER SUBCONTRACTORS AS NECESSARY, INCLUDING THOSE HIRED UNDER SEPARATE CONTRACT BY THE OWNER. EACH SUBCONTRACTOR SHOULD COMPLETE WORK ON AN EXPEDIENT AND REASONABLE SCHEDULE, IN A MANNER THAT DOES NOT DELAY OTHER TRADES AND SUBCONTRACTORS FROM COMPLETION OF WORK.
20. ALL NAILS AND FASTENERS IN AREAS PRONE TO MOISTURE SHALL BE "HOT DIPPED GALVANIZED" UNLESS NOTED OTHERWISE.
21. THE CONTRACTOR SHALL KEEP SUFFICIENT WORKMAN ON THE JOB SITE AT ALL TIMES TO PERFORM WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE AND IN THE BEST INTEREST OF THE OWNER.
22. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTION SERVICES OF LOCAL AUTHORITIES OTHER THE ACTUAL BUILDING PERMIT AND HISTORIC DISTRICT COMMISSION APPROVAL, WHICH SHALL BE SECURED BY THE OWNER OR DESIGNER PRIOR TO THE SCHEDULED START DATE. ALL INSPECTIONS, RECORDS AND CERTIFICATE OF OCCUPANCY SHALL BE GIVEN TO THE OWNER AT THE END OF THE JOB. THE JOB SHALL NOT BE CONSIDERED COMPLETE UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED.
23. ALL WORK SHALL CONFORM TO ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING, PLUMBING, ELECTRICAL, AND LIFE SAFETY CODES, EVEN WHEN NOT SPECIFIED IN THE DRAWING, NOTES, OR SPECIFICATIONS. IF ANY CODE IS IN CONFLICT WITH THESE, THE CONTRACTOR SHALL REPORT SUCH TO CWA FOR REVISIONS PRIOR TO BIDDING. IN THE EVENT OF CONFLICT BEWDHEEN APPLICABLE CODES OR REGULATIONS AND REFERENCE STANDARDS OF THESEPLANS AND SPECIFICATION, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
24. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES TO ENSURE SAFE DIGGING.
25. A REGISTERED SURVEYOR SHALL BE REQUIRED TO SET ALL FOUNDATION CORNERS, ELEVATIONS AND DIMENSIONS ON SITE.
26. USE OF THESE DRAWINGS MUST BE IN COMPLIANCE WITH ALL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.

FOUNDATION NOTES

1. FOUNDATION NOTES ARE APPLICABLE TO ALL CONDITIONS UNLESS OTHERWISE NOTED.
2. ALL FOUNDATION WALLS SHALL BE 10" THICK CONCRETE, MINIMUM 3000PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
3. FOUNDATION WALLS SHALL BE KEYED INTO FOOTINGS.
4. FOOTINGS SHALL BE A MINIMUM OF 1'-0"D X 2'-0"W WITH 3-#4 CONTINUOUS HORIZONTAL BARS. HORIZONTAL REINFORCING SHALL BE PLACED AT 3" ABOVE BOTTOM OF FOOTING.
5. ALL FOOTINGS AND CONCRETE PIERS SHALL EXTEND 4'-0" BELOW GRADE MINIMUM.
6. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
7. ALL PERIMETER FOUNDATION WALLS SHALL HAVE WATERPROOFING APPLIED TO THE EXTERIOR.
8. FOUNDATION WALLS SHALL INCORPORATE 16" LONG - 1/2" DIAMETER ANCHOR BOLTS AT 32" O.C. MINIMUM. ON ALL PERIMETER WALLS. A MINIMUM OF WOHO BOLTS SHALL BE USED AT EACH SILL PLATE. HOLD BOLTS 18" OFF CORNERS MINIMUM. APPROVAL OF TOPSOIL REMOVAL SHALL BE IN THE FORM OF ACHANGE ORDER.
9. CONCRETE FLOOR SLABS SHALL BE 4" THICK MINIMUM AND BE REINFORCED WITH WELDED WIRE MESH OR FIBER MESH REINFORCING. REINFORCING SHALL BE PLACED AT THE CENTER OF THE SLAB. FLOOR SLABS SHALL BE POURED OVER 4" GRAVEL BASE AND 6 MIL. POLY-VAPOR BARRIER ON STRUCTURALLY COMPACTED OR UNDISTURBED SOIL.
10. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
11. VAPOR BARRIER SHALL BE CONTINUOUSLY INSTALLED BENEATH ALL CONCRETE FLOOR SLABS, AND OVER ALL EXPOSED EARTH IN CRAWL SPACES. 100% COVERAGE IS MANDATORY. MEMBRANE SHALL BE WRAPPED AROUND FOOTINGS TO FORM A CAPILLARY BREAK BETWEEN THE GROUND AND THE FOOTING.
12. PROVIDE CONTINUOUS 4" LAYERS OF CRUSHED STONE UNDER FOOTINGS OR PROVIDE PIPE THROUGH FOOTING FOR DRAINAGE OF ANY ACCUMULATED WATER UNDER SLAB.
13. A FOUNDATION DRAIN SHALL BE INSTALLED FLUSH WITH THE BOTTOM OF THE FOOTING AND COVERED WITH SILT PROTECTION FABRIC, GRAVEL, OR BOTH. ALL DRAIN LINES SHALL BE CONNECTED AWAY AND DOWNHILL FROM THE FOUNDATION AND BE DRAINED TO DAYLIGHT. IF NECESSARY TO DRAIN TO THE INTERIOR, USE A SEALED SUMP PUMP SYSTEM.

PLUMBING/MECHANICAL NOTES:

1. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING.
2. ALL PLUMBING/MECHANICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, BE PERFORMED BY A LICENSED TRADESPERSON, AND BE COMPLETED IN ACCORDANCE WITH THE DIRECTION OF LOCAL BUILDING CODE OFFICIALS. SUBCONTRACTORS AND TRADESPERSONS ARE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS FOR THEIR TRADE, SCHEDULING AND COMPLETING REQUIRED INSPECTIONS AND OPERATING ON A REASONABLE AND EFFICIENT SCHEDULE THAT DOES NOT DELAY THE WORK OF OTHER TRADES.
3. ALL MATERIALS SHALL BE SIZED IN ACCORDANCE WITH THE PROPOSED PLANS, ALLOWING FOR FUTURE EXPANSION IF INDICATED. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
4. ALL PRODUCTS, MATERIALS AND FIXTURES SHALL BE INSTALLED IN A MANNER CONSISTENT WITH SOUND PRACTICE AND QUALITY WORKMANSHIP.
5. PLUMBING WORK SHALL INCLUDE ALL LABOR AND MATERIALS FOR ALL PIPING, FIXTURES, HOT WATER HEATER, AND SEWER/SEPTIC CONNECTIONS. THIS INCLUDES CONNECTIONS FOR AN ICEMAKER IN THE REFRIGERATOR, THE DISHWASHER, AND WASHING MACHINE AS INDICATED ON PLANS. THE KITCHEN SINK WILL HAVE A GARBAGE DISPOSAL.
6. HEATING WORK SHALL INCLUDE ALL LABOR AND MATERIALS, ELECTRICAL/PLUMBING CONNECTIONS, AND INSTALLATION AS THEY OCCUR. DESCRIPTION OF SPECIFIC UNIT SHALL BE PART OF THE BID. STANDARD HEATING UNIT SHALL BE PROPANE FIRED RADIANT HOT WATER BASEBOARD SYSTEM WITH EFFICIENCY RATING OF 94 UNIT IS TO BE SIDEWALL VENTED. UNIT SIZE SHALL BE SIZED TO ACCOMMODATE THE ENTIRE HOUSE AT 78DF AT A 0DF EXTERIOR TEMPERATURE. HEATING SYSTEM SHALL BE CAPABLE OF OPERATING AT PEAK EFFENCIENCY AT A TEMPERATURE OF 72°F. HEATING SYSTEM SHALL BE DIVIDED INTO WDHO ZONES. THERMOSTATS SHALL BE DIGITAL AND PROGRAMMABLE.
7. VENT TO THE EXTERIOR ALL BATHROOMS.
8. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER INFORMATION.

FRAMING NOTES

1. ALL WOOD FRAMING MEMBERS SHALL BE STRUCTURAL GRADE #2 OR BETTER.
2. ALL WOOD SHALL COMPLY WITH THE U.S. DEPARTMENT OF COMMERCE AMERICAN LUMBER STANDARDS SIMPLIFIED PRACTICE AND GRADING REQUIREMENTS OF A RECOGNIZED ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED.
3. WOOD SHALL BE FROM LIVE STOCK, THOROUGHLY SEASONED, WELL MANUFACTURED AND GENERALLY FREE FROM WARPAGE THAT CANNOT BE CORRECTED BY BRIDGING OR NAILING.
4. MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 19 % AT THE TIME OF CONSTRUCTION.
5. ALL PLAN DIMENSIONS ARE TO FINISHED FACE AND CENTERLINE OF OPENINGS. VERIFY ALL ROUGH OPENINGS WITH WINDOW AND DOOR SCHEDULE.
6. ALL EXTERIOR WALLS, AND INTERIOR PARTITION WALLS BEHIND TOILETS, SHALL BE 2"X6" STUD CONSTRUCTION AT 16" O.C. TYPICAL. ALL OTHER INTERIOR PARTITION WALLS SHALL BE 2"X4" STUD CONSTRUCTION AT 16" O.C. TYPICAL. WALLS SHALL HAVE SINGLE SHOE AND DOUBLE TOP PLATE.
7. JOIST HANGARS SHALL BE USED AT ALL FLUSH-FRAMED FLOOR JOISTS. JOISTS OVERLAPPING AT A SUPPORTING BEAM, SHALL OVERLAP 3" MINIMUM.
8. PROVIDE WOOD BLOCKING OR METAL BRIDGING AT 1/3RD POINTS ON ALL FLOOR JOISTS. BLOCKING SHOULD BE SPACED 4'-0" O.C. MINIMUM AND 8'-0" O.C.MAXIMUM.
9. DOUBLE FLOOR JOISTS OR BLOCKING SHALL BE PROVIDED BELOW ALL INTERIOR PARTITION WALLS.
10. SIZES OF WOOD MEMBERS ARE NOMINAL SIZES. ALL LUMBER SHALL BE SURFACED ON FOUR SIDES, UNLESS NOTED OTHERWISE.
11. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING
12. INSTALL GIRDER MEMBERS WITH JOINTS OVER SUPPORTS, PROVIDE 1/2" AIRSPACE AT ENDS AND SIDES OF GIRDERS FRAMED INTO MASONRY OR CONCRETE. WOOD SHIMS UNDER THE ENDS OF GIRDERS SHALL NOT BE PERMITTED.
13. MINIMUM BEARING OF JOISTS FRAMED INTO MASONRY SHALL BE 3".
14. JOISTS EXTENDING OVER BEARING PARTITIONS OR BEAMS MAY BE BUTTED AND TIED TOGETHER, OR NAILED TOGETHER WITH A MINIMUM OVERLAP OF 4".
15. EXTERIOR AND BEARING WALL CONSTRUCTION SHALL INCLUDE ADEQUATE RESISTANCE TO WRACKING BY THE USE OF CORNER BRACING OR ANCHORAGE OF STRUCTURAL SHEATHING TO PLATES.
16. JAMB STUDS, EXTENDING IN ONE PIECE FROM HEADER TO SOLE PLATE, SHALL BE INSTALLED AT ALL WINDOW AND DOOR OPENINGS TO FORM RIGID ENCLOSURE.
17. PLYWOOD SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE APA (AMERICAN PLYWOOD ASSOCIATION)
18. EXTERIOR TYPE HARDWOOD PLYWOOD, "TECHNICAL" OR "TYPE 1", MAY BE USED FOR ANY PART OF THE STRUCTURE.
19. STRUCTURAL INTERIOR TYPE, "STRUC-INT.", PLYWOOD MAY BE USED FOR ALL INTERIOR WORK AND EXTERIOR WORK NOT DIRECTLY EXPOSED TO THEWEATHER.
20. INTERIOR PLYWOOD, "INT." OR "TYPE 2" MAY BE USED FOR INTERIOR WORK, EXCEPT BATHROOM AND SHOWER ENCLOSURES.
21. ROOF SHEATHING: 3/4" EXTERIOR GRADE T&G "TECHNICAL" PLYWOOD NAILED AT 10" O.C. WITH GALVANIZED 10D COMMON NAILS.
22. FLOOR SHEATHING: 3/4" STRUCTURAL "STRUCT-INT" PLYWOOD NAILED AT 10" O.C. WITH 10D COMMON NAILS.
23. EXTERIOR WALL SHEATHING: 1/2" EXTERIOR GRADE "TECHNICAL" PLYWOOD NAILED AT 6" O.C. WITH GALVANIZED 6D COMMON NAILS.
24. ALL OTHER SHEATHING: 1/2" INTERIOR GRADE "INT" PLYWOOD NAILED AT 6" O.C. WITH 6D COMMON NAILS.
25. FRAME ALL RAFTERS OPPOSITE EACH OTHER AT RIDGE WITH TIES OR RIDGE BOARD. THE DEPTH OF THE RIDGE BOARD SHALL BE NO LESS THAN THE CUT OF THE RAFTERS.

EXTERIOR FINISH NOTES

1. HOUSE WRAP, TYVEK OR SIMILAR SHALL BE INSTALLED OVER ALL EXTERIOR SHEATHING TO RESIST MOISTURE AND WIND INFILTRATION. WRAP SHALL CONTINUE BEHIND ALL EXTERIOR TRIM, DOUBLED AND FOLDED INTO OPENINGS.
2. EXTERIOR ROOFING MATERIAL SHALL BE INSTALLED AS PER MFGR'S WRITTEN INSTRUCTIONS AND HAVE A MINIMUM 25-YEAR MANUFACTURER'S WARRANTY. SELF-ADHERING SHEET WATERPROOFING, ICE&WATER SHIELD OR EQUAL, SHALL BE INSTALLED OVER THE ENTIRE ROOF ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND ASTM D6135.
3. A SILL GASKET, EPDM-TYPE RUBBER, SHEET METAL OR OTHER SUITABLE MEMBRANE SHALL BE INSTALLED OVER THE COMPLETE FRAMED WALL WIDTH BETWEEN A CONCRETE FOUNDATION WALL AND SILL PLATE.
4. PROMPTLY REMOVE ALL MANUFACTURERS' STICKERS FROM GLASS AFTER INSTALLATION.
5. KEEP AREAS TO BE INSULATED CLEAN AND DRY. DO NOT INSTALL INSULATION WHERE IT MAY BE EXPOSED TO WATER. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND BUILDING CODE REQUIREMENTS. PROVIDE INSECT SCREEN OR BARRIER AT ALL VENT OPENINGS.
6. EXTERIOR FOUNDATION TO BE PARGE.
7. DECKS SHALL USE 5/4"X 4"1PE 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.

DEFINITIONS

NOTE:	ALL REFERENCES IN THE DWGS. TO THE WORDS LISTED BELOW SHALL BE UNDERSTOOD TO MEAN THE FOLLOWING:
REPLACE:	REMOVE THE EXISTING MATERIAL, PREPARE THE SURFACES TO RECEIVE THE REPLACEMENT MATERIAL & INSTALL THE REPLACEMENT MATERIAL.
REPOINT:	REMOVE THE EXIST. MATERIAL (MORTAR & SEALANT) TO THE DEPTH AS DETAILED & INSTALL THE REPLACEMENT MORTAR AS SPECIFIED.
REPAIR:	REMOVE ANY DAMAGED OR LOOSE EXIST. MATERIAL, PREPARE THE SURFACES & PATCH TO MATCH THE EXIST. MATERIALS.

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

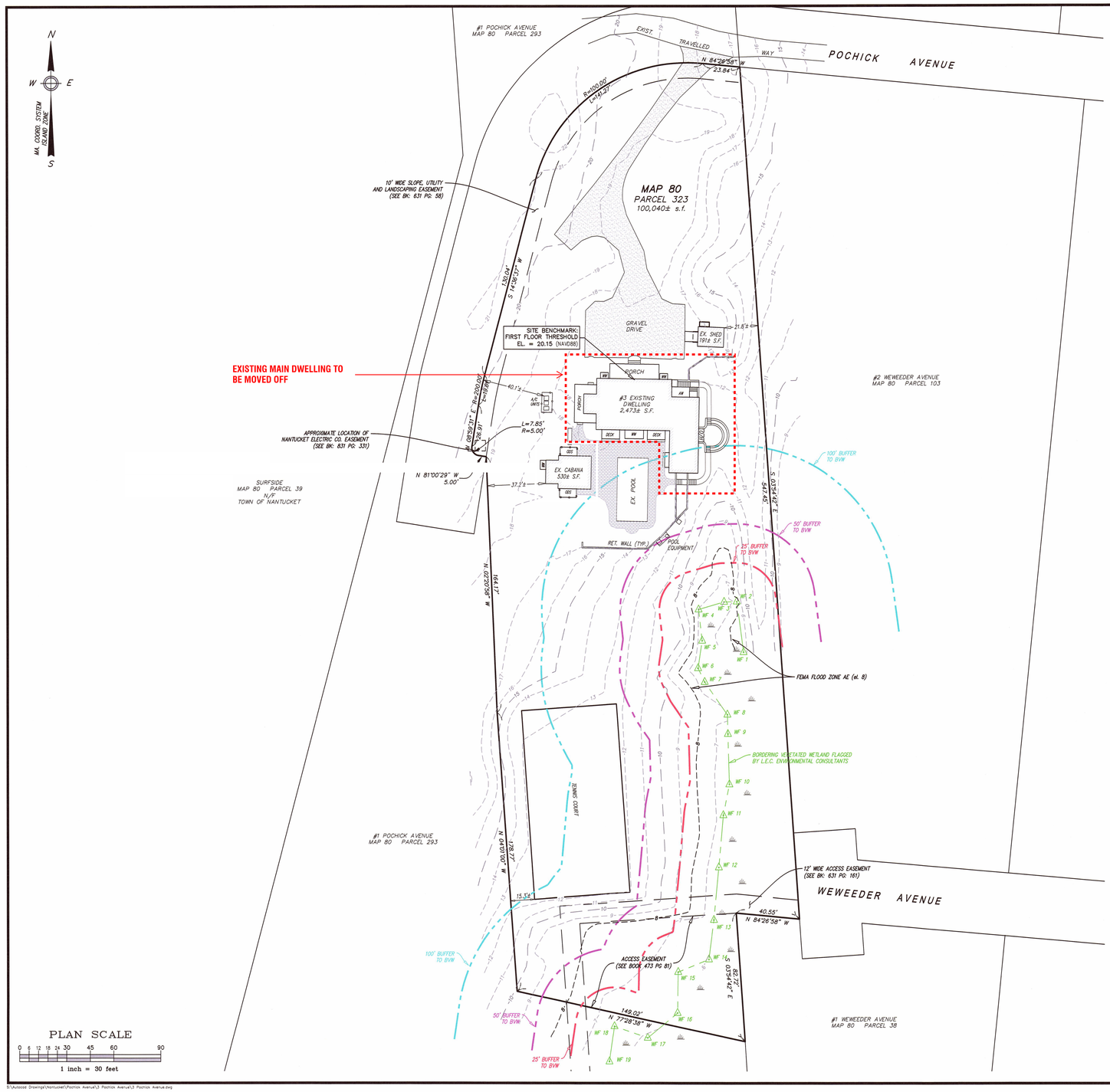
1. GYPSUM WALLBOARD SHALL BE 5/8" THICK, UNLESS OTHERWISE SPECIFIED. JOINT COMPOUND, TAPE AND ADHESIVE SHALL COMPLY WITH ASTM C475, ASBESTOS-FREE. CORNER REINFORCEMENT SHALL BE DUR-A-BEAD NO. 103, EDGE BEAD SHALL BE NO 200A AS MANUFACTURED BY U.S. GYPSUM, UNLESS OTHERWISE SPECIFIED. FRAMING SHALL BE 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.

WASTE MANAGEMENT NOTES

1. DEMOLITION AND CONSTRUCTION SHALL BE DIVERTED TO RECYCLING AND REUSE TO MAXIMUM DEGREE. A WASTE MANAGEMENT PLAN SHALL BE ESTABLISHED, IDENTIFYING THE POSSIBILITIES FOR REUSE OR RECYCLING OF CONSTRUCTION WASTE (METAL, WOOD, CONCRETE, OTHER). NET WASTE (HAULED TO LANDFILLS OR INCINERATION) SHALL BE REDUCED TO A MAXIMUM LEVEL OF 2.5 POUNDS OR LESS PER SQ. FT. OF CONDITIONED FLOOR AREA. G.C. MUST KEEP RECEIPTS AND DOCUMENTATION OF ALL SEPARATED WASTE HAULS AND SUBMIT AS PROOF OF ACHIEVED GOAL.
2. THE G.C. SHALL PROVIDE ON-SITE SEPARATION OF ALL WASTE MATERIALS OR ARRANGE WASTE HAULERS WHO SEPARATE MATERIALS.
3. THE G.C. SHALL EDUCATE EACH SUBCONTRACTOR OF THE WASTE MANAGEMENT PLAN AND BE RESPONSIBLE OF THEIR ABIDING BY THE SEPARATION OF WASTE.

ABBREVIATIONS

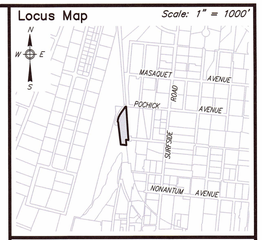
ABOVE FINISHED FLOOR	AFF	HOLLOW CORE	HC		
ACCESS PANEL	A.P.	HOLLOW METAL	H.M.		
ACOUSTICAL	ACOUS.	HORIZONTAL	HORIZ.		
ADJACENT	ADJ.	INCHES	IN.		
AIR CONDITIONING	A/C	INSULATION	INSUL.		
ALUMINUM	AL.	JUNCTION BOX	J.B.		
APPROXIMATE	APPROX.	LAMINATE	LAM.		
ARCHITECTURAL	ARCH.	LOW VOLTAGE	L.V.		
BLOCKING	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.		
CONCRETE	CONC.	MOLDING	MLDG.		
CONSTRUCTION	CONST.	MOUNTED	MTD.		
CONTINUOUS	CONT.	MULLION	MUL.		
DETAIL	DTL.	NOMINAL	NOM.		
DIMENSION	DIM.	NOT APPLICABLE	N.A.		
DOOR	DR.	NOT IN CONTRACT	N.I.C.		
DOUBLE	DBL.	NUMBER	NO.		
DOWN	DN.	ON CENTER	O.C.		
DRAWING	DWG.	OPENING	OPNG		
EACH	EA.	OPPOSITE/OPPOSITE HAND	OPP./OPH		
ELECTRIC/ELECTRICAL	ELEC.	PAINTED	PTD.		
ELEVATION	EL.	PARTITION	PARTN.		
EMERGENCY	EMER.	PLASTER	PL		



S:\Autocad Drawings\Nantucket\Pochick Avenue\3 Pochick Avenue\3 Pochick Avenue.dwg

Locus Map

Scale: 1" = 1000'



Notes

1. LOCUS: #3 POCHICK AVENUE
   MAP 80 PARCEL 323
2. OWNER: 3 POCHICK SURFSIDE, LLC
   133 WHITTREDGE RD.
   SUMMIT, NJ 07901
3. DEED REF: Bk: 1785 Pg: 222
4. PLAN REF: Plan No. 03-21 (LOT 3)
5. LOCUS DOES FALL WITHIN SPECIAL FLOOD HAZARD ZONE "AE" (el. 8) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0151-G dated 06/09/2014.
6. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.

ZONE: LUG-2

	REQUIRED	EXISTING
LOT AREA:	80,000 s.f.	100,040± s.f.
FRONTAGE:	150'	354.52'
FRONT YARD:	35'	40.1'±
SIDE/REAR YARD:	15'	15.3'±
GROUND COVER:	4% (MAX) (4,002 s.f.)	3.0% (3,003± s.f.)

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
REGISTERED LAND SURVEYOR
3/27/24

Prepared By:
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EXISTING CONDITIONS PLAN
IN NANTUCKET, MASSACHUSETTS
Prepared For:
3 POCHICK SURFSIDE LLC
#3 POCHICK AVENUE
MAP 80 PARCEL 323

No.	Date	Revision Description	By
-	-	-	-

Date: MARCH 27, 2024 | Drawn: RMM/ERC/BEI | Checked: DFB/AMG | Sheet: 1 of 1

3PA

MAIN DWELLING

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITTREDGE RD, SUMMIT, NJ 07901

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
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SURVEYOR

BRACKEN ENGINEERING, INC
19 Old South Road,
Nantucket, MA 02554

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

1	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MCC
CHECKED BY:	MLW/IRC
SHEET FIRST ISSUE:	04/24/2024
SCALE:	1/32" = 1'-0"
PROJ. NO.	324002

SITE PLAN

HDC-03

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3 POCHICK AV

Location	3 POCHICK AV	**Mblu**	80/ / 323/ /
Acct#	00007756	**Owner**	3 POCHICK SURFSIDE LLC
Assessment	$6,776,800	**PID**	7756
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$4,803,100	$1,973,700	$6,776,800

Owner of Record

Owner	3 POCHICK SURFSIDE LLC	**Sale Price**	$4,550,000
Co-Owner		**Certificate**	
Address	133 WHITTREDGE RD SUMMIT , NJ 07901	**Book & Page**	1785/222
		Sale Date	12/03/2020
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
3 POCHICK SURFSIDE LLC	$4,550,000		1785/222	00	12/03/2020
JACK KARIN ADDISON LLC	$3,737,000		1178/026	00	04/03/2009
MCKERNAN MARY B TRST	$4,350,000		1077/034	00	04/19/2007
LOMBARDI MARK	$225,000		0540/074	8N	06/19/1997

Building Information

Building 1 : Section 1

Year Built:	2003
Living Area:	5,328
Replacement Cost:	$4,723,885
Building Percent Good:	91
Replacement Cost Less Depreciation:	$4,298,700

Building Attributes

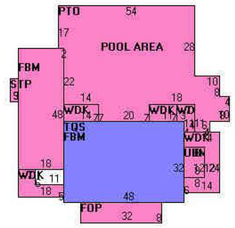
Field	Description
Style:	Custom Built
Model	Residential
Grade:	Excellent
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	6
Total Bthrms:	5
Total Half Baths:	2
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\0027\3%20pochick_

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/7756_895(

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	2,496	2,496
FBM	Basement, Finished	2,400	1,680
TQS	Three Quarter Story	1,536	1,152
ARB	Arbor	175	0
FOP	Porch, Open, Finished	496	0
PTO	Patio	2,446	0
STP	Stoop	27	0
UBM	Basement, Unfinished	96	0
WDK	Deck, Wood	372	0
		10,044	5,328

3PA

MAIN DWELLING

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITTREDGE RD, SUMMIT, NJ 07901

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

LANDSCAPE DESIGNER

AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR

BRACKEN ENGINEERING, INC
19 Old South Road,
Nantucket, MA 02554

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

1	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MCC
CHECKED BY:	MLW/IRC
SHEET FIRST ISSUE:	04/24/2024
SCALE:	3/8" = 1'-0"
PROJ. NO.	324002

HISTORIC INFORMATION

HDC-04

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EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION



EXISTING WEST ELEVATION

3PA

MAIN DWELLING

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITTREDGE RD, SUMMIT, NJ 07901

ARCHITECT

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SIGN & SEAL

DRAWING SET ISSUES

1	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MCC
CHECKED BY:	Checker
SHEET FIRST ISSUE:	04/24/2024
SCALE:	
PROJ. NO.	324002

EXISTING CONDITIONS - PHOTOS

HDC-05

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Andrew Kotchen

AS AGENT FOR 3 Pochick Surfside LLC

STREET ADDRESS 3 Pochick Avenue

MAP/PARCEL 80/323

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9/23/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 8/26/2024
Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

3PA - DEMO EXISTING CABANA

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of ALL work must be indicated on application form.
X	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
X	5.	**Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
X	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
N/A	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1copy):** of existing elevations
N/A	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
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).
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.
WAPD (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

3PA - DEMO EXISTING CABANA

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 323

Street & Number of Proposed Work: 3 POCHICK AVENUE

Owner of record: 3 POCHICK SURFSIDE LLC

Mailing Address: 133 WHITTREDGE RD, SUMMIT, NJ 07901

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: _____ 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: _____

FEE: $100

Difference between existing 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:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/26/2024 Signature of owner of record _____ Signed under penalties of perjury
AS REPRESENTATIVE OF WORKSHOP/APD

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER 3 POCHICK SURFSIDE LLC

MAILING ADDRESS 133 WHITTREDGE RD, SUMMIT, NJ 07901

PROPERTY LOCATION 3 POCHICK AV

ASSESSORS MAP/PARCEL 80 / 323

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.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.08.06 15:28:34 -04'00'

August 6, 2025

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: 3 POCHICK AV

Tax Map Number: 80 Parcel Number: 323

Owner of Record: 3 POCHICK SURFSIDE LLC

Description of Proposal: Moving-off existing primary dwelling, demolition of existing cabana, shed, gunite pool and tennis court.

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
80	38		PAYTE J MICHAEL		1 WEWEEDER	NANTUCKET	MA	02554	1 WEWEEDER AV
80	103		VON PECHMANN FREDERICK & JANET		537 WEEPING WILLOW LN	ST AUGUSTINE	FL	32080	2 WEWEEDER AV
80	145		3 MASAQUET LLC		800 BOYLSTON ST	BOSTON	MA	02199	3 MASAQUET AV
80	219		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	ATLANTIC AV
80	293		SURFSIDE GARDENS LLC		PO BOX 611	NANTUCKET	MA	02554	1 POCHICK AV
Count:	**5**								

7022 2410 0002 8680 1610

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For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

MIDTOWN STATION NEW YORK NY
AUG 20 2024
10018-USPS
Postmark Here

Sent To Surfside Gardens LLC
Street and Apt. No., or PO Box No. PO Box 1611
City, State, ZIP+4® Nantucket MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

MIDTOWN STATION NEW YORK NY
AUG 20 2024
10018-USPS
Postmark Here

Sent To Nantucket Islands Land Bank
Street and Apt. No., or PO Box No. 22 Broad St
City, State, ZIP+4® Nantucket MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

MIDTOWN STATION NEW YORK NY
AUG 20 2024
10018-USPS
Postmark Here

Sent To 3 Masaquet LLC
Street and Apt. No., or PO Box No. 800 Boylston St
City, State, ZIP+4® Boston MA 02199

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

MIDTOWN STATION NEW YORK NY
AUG 20 2024
10018-USPS
Postmark Here

Sent To
Street an
City, Stat

PAYTE J MICHAEL
1 WEWEEDER
NANTUCKET, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

MIDTOWN STATION NEW YORK NY
AUG 20 2024
10018-USPS
Postmark Here

Janet

Sent To Von Pechmann Fredrick
Street and Apt. No., or PO Box No. 537 Weeping Willow Ln
City, State, ZIP+4® St Augustine FL 32080

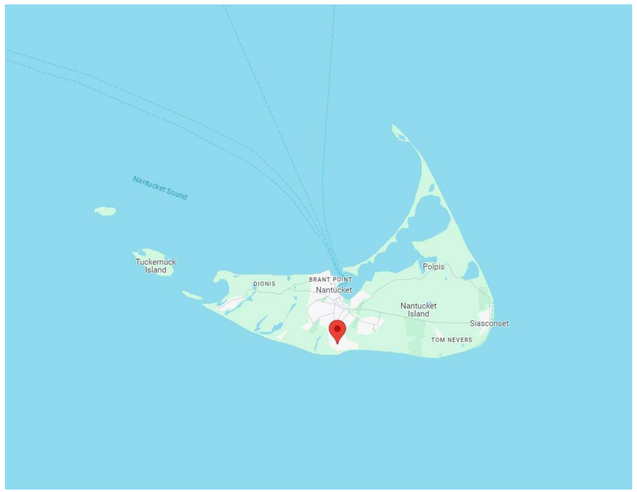
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

3PA

DEMOLITION OF EXISTING CABANA

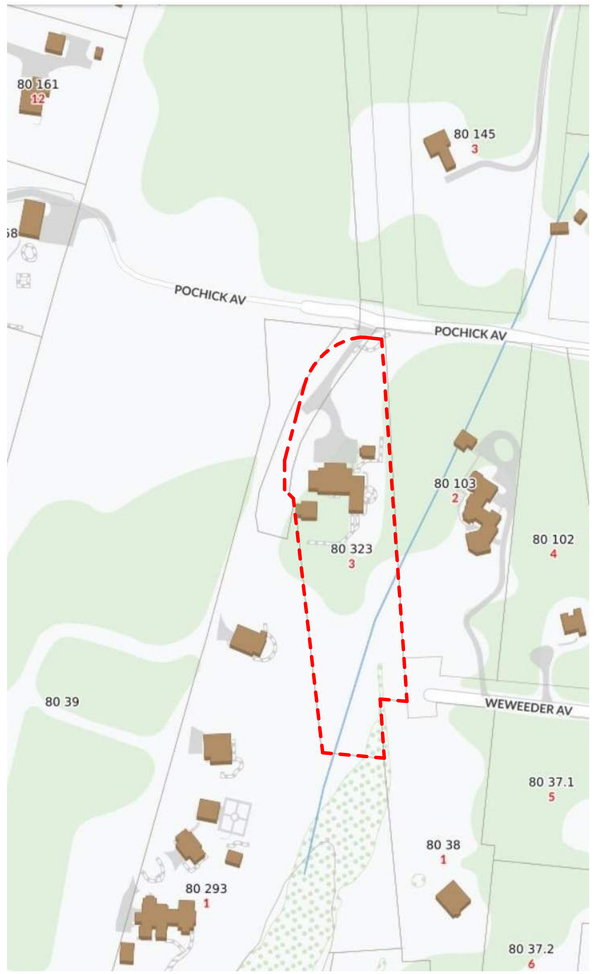
HDC SUBMISSION
CABANA
08/26/24

LOCUS MAP





LOCUS MAP - SITE



EXISTING PHOTOS





DRAWING INDEX

SHEET NUMBER	SHEET NAME	08/26/2024 - HDC SUBMISSION
HDC-00	TITLE SHEET	•
HDC-01	GENERAL NOTES	•
HDC-02	HISTORIC INFORMATION	•
HDC-03	EXISTING CONDITIONS - SITE PLAN	•
HDC-04	EXISTING CONDITIONS - PHOTOS	•

ZONING INFORMATION

Map / Parcel	80 / 323
Current Zoning	LUG-2
Min. Frontage	150'
Front Setback	35'
Side/Rear Setback	15'
Lot Size	100,040 SF
Allowable G.C.	4%
Max G.C.	4,001 SF
Existing Total G.C.	3,194 SF (-)

3PA
CABANA

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER
3 POCHICK SURFSIDE LLC
133 WHITTREDGE RD, SUMMIT, NJ 07901

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
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BRACKEN ENGINEERING, INC
19 Old South Road,
Nantucket, MA 02554

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

1	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MCC/AZJ
CHECKED BY:	MLW/IRC
SHEET FIRST ISSUE:	
SCALE:	1/4" = 1'-0"
PROJ. NO.	PROJECT NUMBER

TITLE SHEET

HDC-00

COPYRIGHT © 2024 WORKSHOP/APD ARCHITECTURE DPC

3 POCHICK AV

Location	3 POCHICK AV	**Mblu**	80/ / 323/ /
Acct#	00007756	**Owner**	3 POCHICK SURFSIDE LLC
Assessment	$6,776,800	**PID**	7756
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$4,803,100	$1,973,700	$6,776,800

Owner of Record

Owner	3 POCHICK SURFSIDE LLC	**Sale Price**	$4,550,000
Co-Owner		**Certificate**	
Address	133 WHITTREDGE RD SUMMIT , NJ 07901	**Book & Page**	1785/222
		Sale Date	12/03/2020
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
3 POCHICK SURFSIDE LLC	$4,550,000		1785/222	00	12/03/2020
JACK KARIN ADDISON LLC	$3,737,000		1178/026	00	04/03/2009
MCKERNAN MARY B TRST	$4,350,000		1077/034	00	04/19/2007
LOMBARDI MARK	$225,000		0540/074	8N	06/19/1997

Building Percent Good: 91
Replacement Cost
Less Depreciation: $334,200

Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Guest Quarters
Model	Residential
Grade:	Good
Stories:	1
Occupancy	
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Cust Wd Panel
Interior Wall 2	
Interior Flr 1	Terrazzo Monol
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Total Bedrooms:	0
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Extra Features

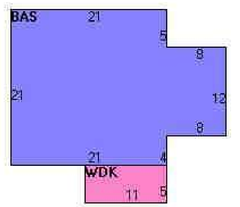
Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	1.00 UNITS	$11,100	1
FPO	EXTRA FPL OPEN	1.00 UNITS	$1,100	1

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0027\3%20pochick2

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/7756_114

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	537	537
WDK	Deck, Wood	55	0
		592	537

3PA
CABANA
3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER
3 POCHICK SURFSIDE LLC
133 WHITTREDGE RD, SUMMIT, NJ 07901

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

LANDSCAPE DESIGNER
AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR
BRACKEN ENGINEERING, INC
19 Old South Road,
Nantucket, MA 02554

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

1	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MCC/AZJ
CHECKED BY:	MLW/IRC
SHEET FIRST ISSUE:	04/24/24
SCALE:	
PROJ. NO.	PROJECT NUMBER

HISTORIC INFORMATION

HDC-02

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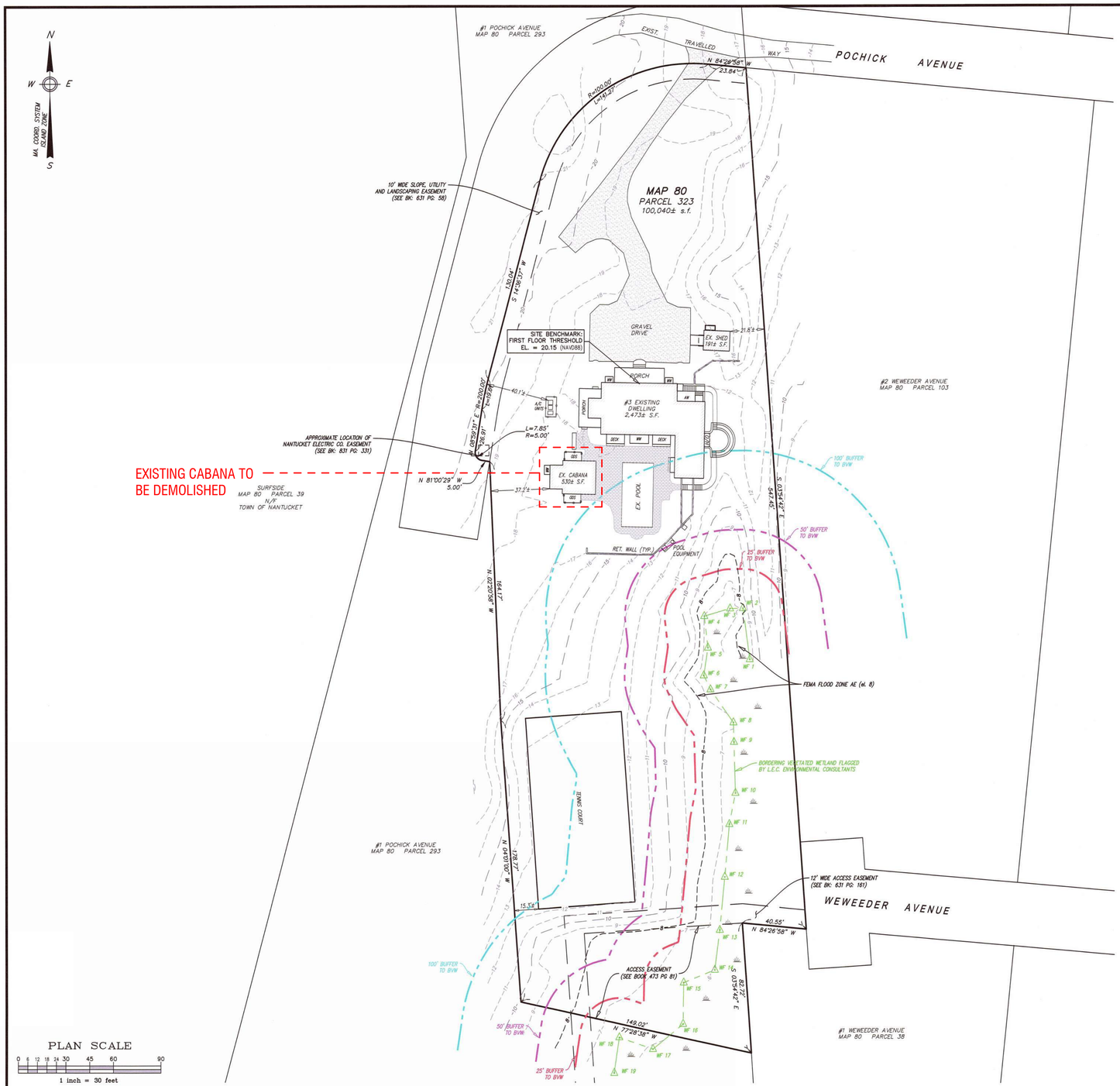
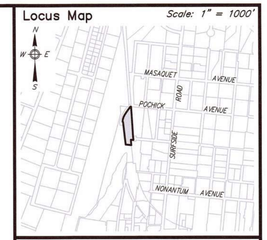


S:\Autocad Drawings\Nantucket\Pochick Avenue\3 Pochick Avenue\3 Pochick Avenue.dwg

Locus Map

Scale: 1" = 1000'



Notes

1. LOCUS: #3 POCHICK AVENUE MAP 80 PARCEL 323
2. OWNER: 3 POCHICK SURFSIDE, LLC 133 WHITTREDGE RD. SUMMIT, NJ 07901
3. DEED REF: Bk: 1785 Pg: 222
4. PLAN REF: Plan No. 03-21 (LOT 3)
5. LOCUS DOES FALL WITHIN SPECIAL FLOOD HAZARD ZONE "AE" (el. 8) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0151-G dated 06/09/2014.
6. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.

ZONE: LUG-2

	REQUIRED	EXISTING
LOT AREA:	80,000 s.f.	100,040± s.f.
FRONTAGE:	150'	354.52'
FRONT YARD:	35'	40.1'±
SIDE/REAR YARD:	15'	15.3'±
GROUND COVER:	4% (MAX) (4,002 s.f.)	3.0% (3,003± s.f.)

COMMONWEALTH OF MASSACHUSETTS ALAN M GRADY No. 37732 REGISTERED LAND SURVEYOR

3/27/24

Prepared By:
BRACKEN ENGINEERING, INC
49 HERRING POND ROAD BUZZARDS BAY, MA 02532
(tel) 508.833.0070 (fax) 508.833.2282
19 OLD SOUTH ROAD NANTUCKET, MA 02554
(tel) 508.325.0044 www.brackeneng.com

EXISTING CONDITIONS PLAN IN NANTUCKET, MASSACHUSETTS

Prepared For:

3 POCHICK SURFSIDE LLC

#3 POCHICK AVENUE
MAP 80 PARCEL 323

No.	Date	Revision Description	By
-	-	-	-

Date: MARCH 27, 2024 | Drawn: RMM/ERC/BEI | Checked: DFB/AMG | Sheet: 1 of 1

3PA

CABANA

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITTREDGE RD, SUMMIT, NJ 07901

ARCHITECT

WORKSHOP/APD

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T: (508) 333-5138

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BRACKEN ENGINEERING, INC
19 Old South Road,
Nantucket, MA 02554

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SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

1	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MCC/AZJ
CHECKED BY:	MLW/IRC
SHEET FIRST ISSUE:	04/24/24
SCALE:	
PROJ. NO.	PROJECT NUMBER

EXISTING CONDITIONS - SITE PLAN

HDC-03

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AERIAL VIEW FROM NORTHWEST



VIEW 1 - LOOKING EAST



VIEW 2 - LOOKING SOUTHEAST



VIEW 3 - LOOKING WEST

3PA

CABANA

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITTREDGE RD, SUMMIT, NJ 07901

ARCHITECT

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SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

1	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MCC/AZJ
CHECKED BY:	MLW/IRC
SHEET FIRST ISSUE:	04/24/24
SCALE:	
PROJ. NO.	PROJECT NUMBER

EXISTING CONDITIONS - PHOTOS

HDC-04

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Andrew Kotchen

AS AGENT FOR 3 Pochick Surfside LLC

STREET ADDRESS 3 Pochick Avenue

MAP/PARCEL 80/323

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9/23/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 8/26/2024
Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

3PA - DEMO EXISTING SHED

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

N/A 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

N/A 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

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).

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.

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.

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

3PA - DEMO EXISTING SHED

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 323

Street & Number of Proposed Work: 3 POCHICK AVENUE

Owner of record: 3 POCHICK SURFSIDE LLC

Mailing Address: 133 WHITTREDGE RD, SUMMIT, NJ 07901

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: _____ 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:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/26/2024 Signature of owner of record _____ Signed under penalties of perjury
AS REPRESENTATIVE OF WORKSHOP/APD

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER 3 POCHICK SURFSIDE LLC

MAILING ADDRESS 133 WHITTREDGE RD, SUMMIT, NJ 07901

PROPERTY LOCATION 3 POCHICK AV

ASSESSORS MAP/PARCEL 80 / 323

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.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.08.06 15:28:34 -04'00'

August 6, 2025

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: 3 POCHICK AV

Tax Map Number: 80 Parcel Number: 323

Owner of Record: 3 POCHICK SURFSIDE LLC

Description of Proposal: Moving-off existing primary dwelling, demolition of existing cabana, shed, gunite pool and tennis court.

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
80	38		PAYTE J MICHAEL		1 WEWEEDER	NANTUCKET	MA	02554	1 WEWEEDER AV
80	103		VON PECHMANN FREDERICK & JANET		537 WEEPING WILLOW LN	ST AUGUSTINE	FL	32080	2 WEWEEDER AV
80	145		3 MASAQUET LLC		800 BOYLSTON ST	BOSTON	MA	02199	3 MASAQUET AV
80	219		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	ATLANTIC AV
80	293		SURFSIDE GARDENS LLC		PO BOX 611	NANTUCKET	MA	02554	1 POCHICK AV
Count:	**5**								

7022 2410 0002 8680 1610

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Certified Mail Fee
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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

MIDTOWN STATION NEW YORK NY
AUG 20 2024
10018-USPS

Postmark Here

Sent To Surfside Gardens LLC
Street and Apt. No., or PO Box No. PO Box 1611
City, State, ZIP+4® Nantucket MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees *(check box, add fee as appropriate)*
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
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- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

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AUG 20 2024
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Street and Apt. No., or PO Box No. 22 Broad St
City, State, ZIP+4® Nantucket MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

MIDTOWN STATION NEW YORK NY
AUG 20 2024
10018-USPS

Postmark Here

Sent To 3 Masaquet LLC
Street and Apt. No., or PO Box No. 800 Boylston St
City, State, ZIP+4® Boston MA 02199

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

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AUG 20 2024
10018-USPS

Postmark Here

Sent To
Street an
City, Stat

PAYTE J MICHAEL
1 WEWEEDER
NANTUCKET, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

MIDTOWN STATION NEW YORK NY
AUG 20 2024
10018-USPS

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+Janet

Sent To Von Pechmann Fredrick
Street and Apt. No., or PO Box No. 537 Weeping Willow Ln
City, State, ZIP+4® St Augustine FL 32080

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

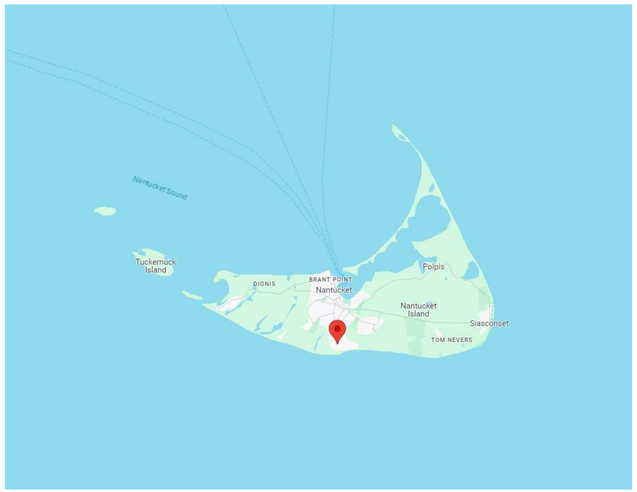
3PA

DEMOLITION OF EXISTING SHED

HDC SUBMISSION

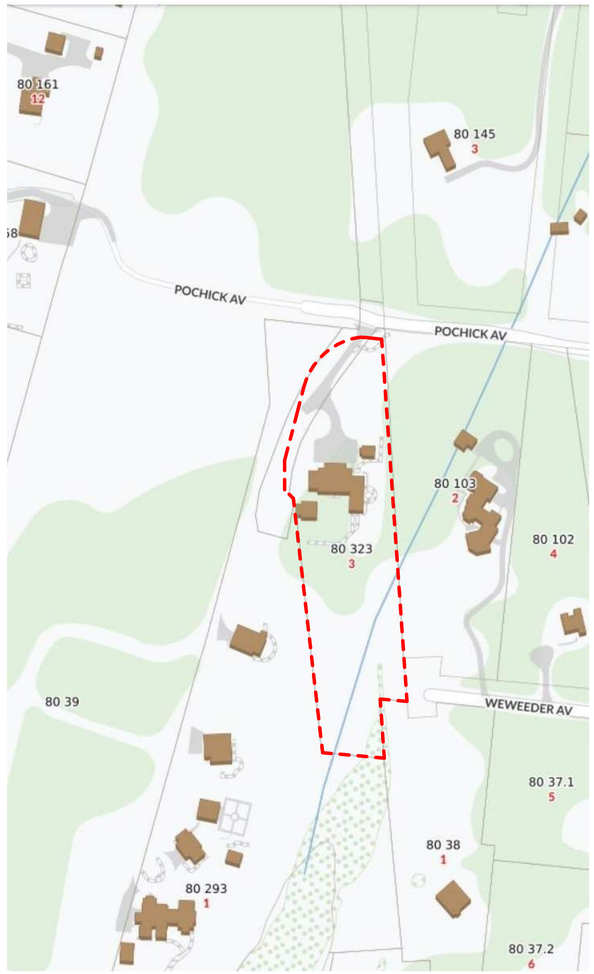
SHED
08/26/2024

LOCUS MAP





LOCUS MAP - SITE



EXISTING PHOTOS





DRAWING INDEX

SHEET NUMBER	SHEET NAME	08/26/2024 - HDC SUBMISSION
HDC-00	TITLE SHEET	•
HDC-01	GENERAL NOTES	•
HDC-02	HISTORIC INFORMATION	•
HDC-03	EXISTING CONDITIONS - SITE PLAN	•
HDC-04	EXISTING CONDITIONS - PHOTOS	•

ZONING INFORMATION

Map / Parcel	80 / 323
Current Zoning	LUG-2
Min. Frontage	150'
Front Setback	35'
Side/Rear Setback	15'
Lot Size	100,040 SF
Allowable G.C.	4%
Max G.C.	4,001 SF
Existing Total G.C.	3,194 SF (-)

3PA

SHED

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITTREDGE RD, SUMMIT, NJ 07901

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

LANDSCAPE DESIGNER

AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR

BRACKEN ENGINEERING, INC
19 Old South Road,
Nantucket, MA 02554

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

1	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MCC/AZJ
CHECKED BY:	MLW/IRC
SHEET FIRST ISSUE:	
SCALE:	1/4" = 1'-0"
PROJ. NO.	PROJECT NUMBER

TITLE SHEET

HDC-00

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3 POCHICK AV

Location	3 POCHICK AV	**Mblu**	80/ / 323/ /
Acct#	00007756	**Owner**	3 POCHICK SURFSIDE LLC
Assessment	$6,776,800	**PID**	7756
Building Count	2		

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	$4,803,100	$1,973,700	$6,776,800

Owner of Record

Owner	3 POCHICK SURFSIDE LLC	**Sale Price**	$4,550,000
Co-Owner		**Certificate**	
Address	133 WHITTREDGE RD SUMMIT , NJ 07901	**Book & Page**	1785/222
		Sale Date	12/03/2020
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
3 POCHICK SURFSIDE LLC	$4,550,000		1785/222	00	12/03/2020
JACK KARIN ADDISON LLC	$3,737,000		1178/026	00	04/03/2009
MCKERNAN MARY B TRST	$4,350,000		1077/034	00	04/19/2007
LOMBARDI MARK	$225,000		0540/074	8N	06/19/1997

Land

Land Use

Use Code	109R
Description	MULTI NO 2ND DWG
Zone	LUG2
Neighborhood	475
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	2.30
Frontage	0
Depth	0
Assessed Value	$1,973,700

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			192.00 S.F.	$3,600	1
SPL3	CUNITE			700.00 S.F.	$10,600	1
TEN	TENNIS COURT			7200.00 S.F.	$83,500	1
FN5	FENCE-10'CHAIN			320.00 L.F.	$24,300	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	$4,803,100	$1,973,700	$6,776,800
2023	$3,776,300	$1,881,400	$5,657,700
2022	$3,428,900	$1,326,100	$4,755,000
2021	$3,432,500	$1,409,000	$4,841,500
2020	$3,539,100	$1,210,100	$4,749,200

3PA

SHED
3 POCHICK AVENUE
NANTUCKET, MA 02554

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3 POCHICK SURFSIDE LLC
133 WHITTREDGE RD, SUMMIT, NJ 07901

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SIGN & SEAL

DRAWING SET ISSUES

1	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	MCC/AZJ
CHECKED BY:	MLW/IRC
SHEET FIRST ISSUE:	04/24/24
SCALE:	
PROJ. NO.	PROJECT NUMBER

HISTORIC INFORMATION

HDC-02

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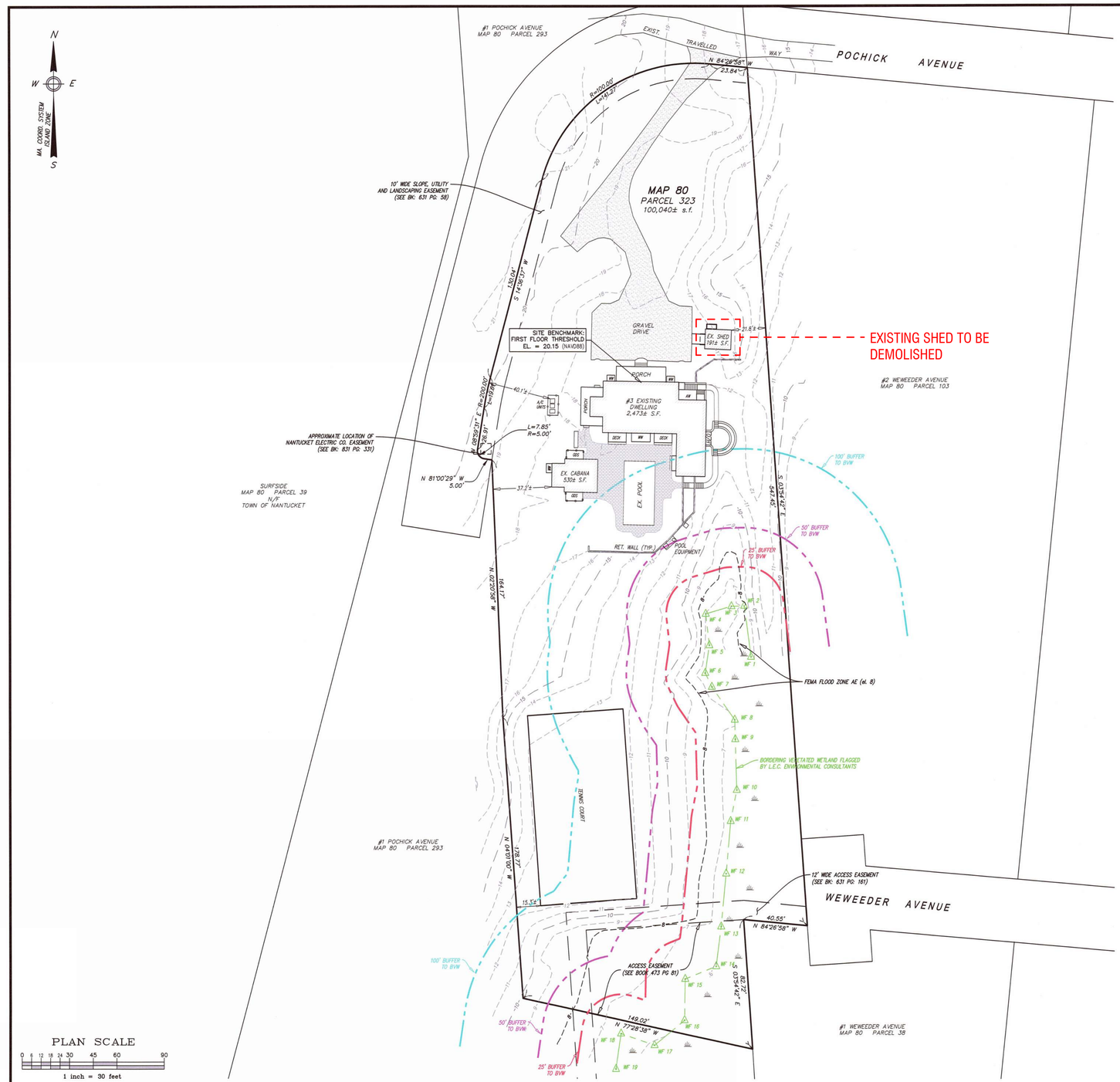


PLAN SCALE

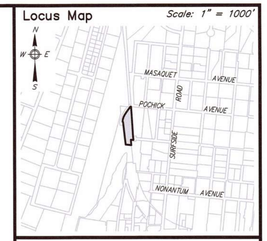
0 6 12 18 24 30 45 60 90

1 inch = 30 feet

S:\Autocad Drawings\Nantucket\Pochick Avenue\3 Pochick Avenue\3 Pochick Avenue.dwg

Locus Map

Scale: 1" = 1000'



Notes

1. LOCUS: #3 POCHICK AVENUE MAP 80 PARCEL 323
2. OWNER: 3 POCHICK SURFSIDE, LLC 133 WHITTREDGE RD. SUMMIT, NJ 07901
3. DEED REF: Bk: 1785 Pg: 222
4. PLAN REF: Plan No. 03-21 (LOT 3)
5. LOCUS DOES FALL WITHIN SPECIAL FLOOD HAZARD ZONE "AE" (el. 8) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0151-G dated 06/09/2014.
6. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WLDLIFE and PRIORITY HABITATS OF RARE SPECIES.

ZONE: LUG-2

	REQUIRED	EXISTING
LOT AREA:	80,000 s.f.	100,040± s.f.
FRONTAGE:	150'	354.52'
FRONT YARD:	35'	40.1'±
SIDE/REAR YARD:	15'	15.3'±
GROUND COVER:	4% (MAX) (4,002 s.f.)	3.0% (3,003± s.f.)

COMMONWEALTH OF MASSACHUSETTS ALAN M GRADY No. 37732 REGISTERED LAND SURVEYOR

3/27/24

Prepared By:

BRACKEN ENGINEERING, INC

49 HERRING POND ROAD BUZZARDS BAY, MA 02532 (tel) 508.833.0070 (fax) 508.833.2282

19 OLD SOUTH ROAD NANTUCKET, MA 02554 (tel) 508.325.0044 www.brackeneng.com

EXISTING CONDITIONS PLAN IN NANTUCKET, MASSACHUSETTS

Prepared For:

3 POCHICK SURFSIDE LLC

#3 POCHICK AVENUE

MAP 80 PARCEL 323

No.	Date	Revision Description	By
-	-	-	-

Date: MARCH 27, 2024 | Drawn: RMM/ERC/BEI | Checked: DFB/AMG | Sheet: 1 of 1

3PA

SHED

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITTREDGE RD, SUMMIT, NJ 07901

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SIGN & SEAL

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1	08/26/2024	HDC SUBMISSION

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SCALE:	
PROJ. NO.	PROJECT NUMBER

EXISTING CONDITIONS - SITE PLAN

HDC-03

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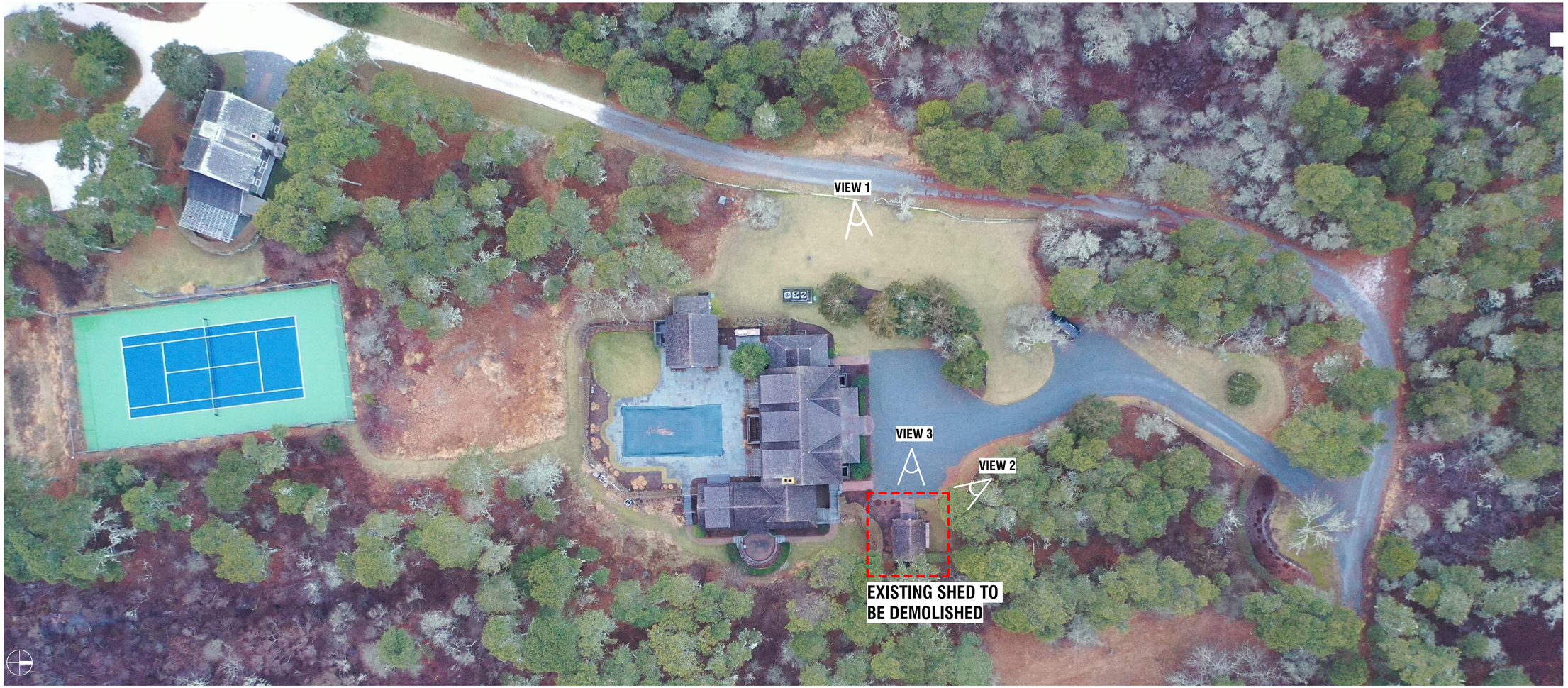

AERIAL VIEW FROM NORTHWEST



VIEW 1 - LOOKING WEST



VIEW 2 - LOOKING NORTHWEST



VIEW 3 - LOOKING WEST

3PA

SHED

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITTREDGE RD, SUMMIT, NJ 07901

ARCHITECT

WORKSHOP/APD

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NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

1	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MCC/AZJ
CHECKED BY:	MLW/IRC
SHEET FIRST ISSUE:	04/24/24
SCALE:	
PROJ. NO.	PROJECT NUMBER

EXISTING CONDITIONS - PHOTOS

HDC-04

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Andrew Kotchen

AS AGENT FOR 3 Masaquet LLC

STREET ADDRESS 3 Masaquet Avenue

MAP/PARCEL 80/145

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9/23/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 9/18/2024
Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

2PA - DEMO/MOVE-OFF EXISTING DWELLING

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

N/A 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

N/A 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

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 (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

2PA - DEMO/MOVE-OFF EXISTING DWELLING

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 145

Street & Number of Proposed Work: 3 MASAQUET AVENUE

Owner of record: 3 MASAQUET LLC

Mailing Address: 800 BOYLSTON ST, BOSTON, MA 02199

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: 52' - 0" Sq. Footage 1st floor: 1,032 SF
Width: 30' - 0" Sq. footage 2nd floor: 912 SF
Sq. footage 3rd floor: _____

Decks/Patio: Size: 52'X20' ☒ 1st floor ☐ 2nd floor
Size: 8'X12' ☐ 1st floor ☒ 2nd floor

FEE: $100

Difference between existing 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:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 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…3 Masaquet LLC……

MAILING ADDRESS…800 Boylston St, Boston MA, 02199……

PROPERTY LOCATION…3 Masaquet Ave……

ASSESSORS MAP/PARCEL…80 / 145……

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 15:33:15 -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 Masaquet Ave

Tax Map Number: 80 Parcel Number: 145

Owner of Record: 3 MASAQUET LLC

Description of Proposal: Demolition of existing dwelling, moving-on existing dwelling from 3 Pochick Avenue, construction of new foundation for relocated dwelling, garage, shed, tennis court and pool.

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
80	103		VON PECHMANN FREDERICK & JANET		537 WEEPING WILLOW LN	ST AUGUSTINE	FL	32080	2 WEWEEDER AV
80	144		BLOOSTEIN MARC TR		7 MASAQUET AV	NANTUCKET	MA	02554	7 MASAQUET AV
80	194		DISIBIO CARMINE & AMY		1 ESSEX RD	SUMMIT	NJ	07901	4 MASAQUET AV
80	219		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	ATLANTIC AV
80	431		4 POCHICK LLC	C/O ROPES & GRAY LLP	800 BOYLSTON ST	BOSTON	MA	O2109	4 POCHICK AV
Count:	**5**								

7022 2410 0002 8680 1740

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$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street
City, S

VON PECHMANN
FREDERICK & JANET
537 WEEPING WILLOW LN
ST AUGUSTINE, FL 32080

MIDTOWN STATION NEW YORK NY
AUG 20 2024
10018-USPS

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0002 8680 1733

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Postage
$

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Sent To
Street and
City, State

BLOOSTEIN MARC TR
7 MASAQUET AV
NANTUCKET, MA 02554

MIDTOWN STATION NEW YORK NY
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street ar
City, Sta

DISIBIO CARMINE & AMY
1 ESSEX RD
SUMMIT, NJ 07901

MIDTOWN STATION NEW YORK NY
AUG 20 2024
10018-USPS

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent T
Street
City, S

NANTUCKET ISLANDS LAND
BANK
22 BROAD ST
NANTUCKET, MA 02554

MIDTOWN STATION NEW YORK NY
AUG 20 2024
10018-USPS

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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and
City, State

4 POCHICK LLC
C/O ROPES & GRAY LLP
800 BOYLSTON ST
BOSTON, MA 02109

MIDTOWN STATION NEW YORK NY
AUG 20 2024
10018-USPS

Postmark Here

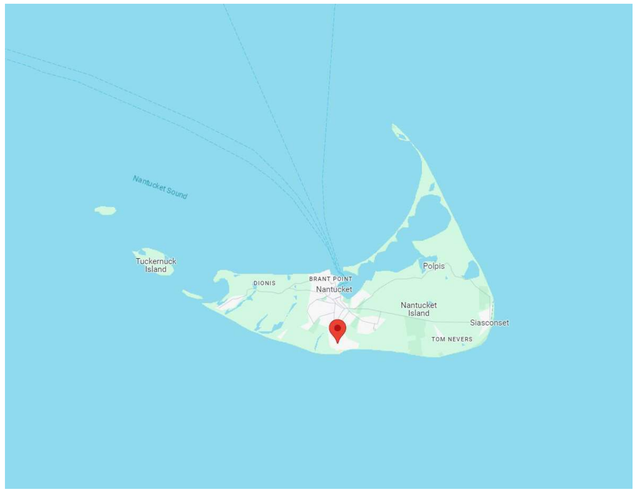
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

2PA

APPLICATION FOR THE DEMOLITION OF EXISTING DWELLING

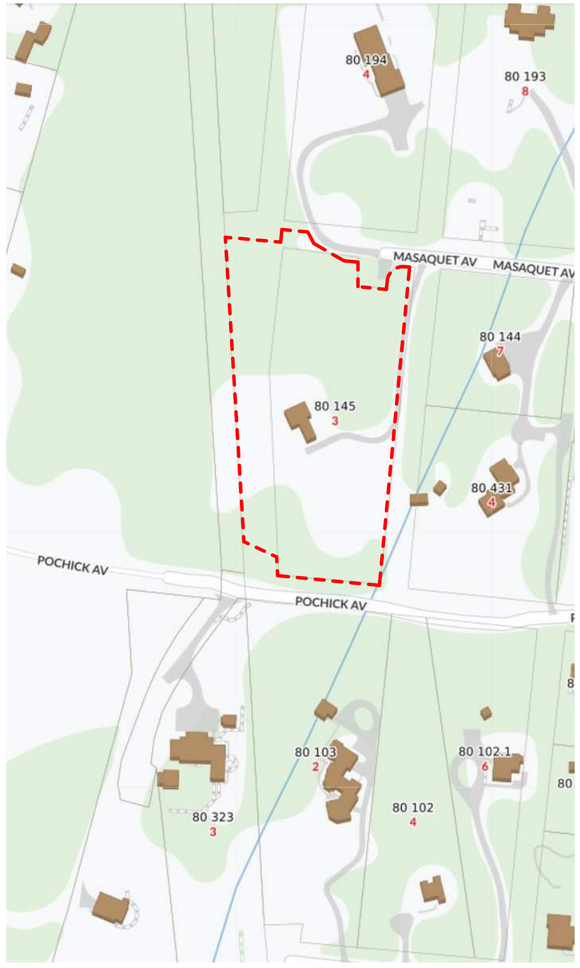
HDC SUBMISSION
EXISTING DWELLING
08/26/24

LOCUS MAP





LOCUS MAP - SITE



PHOTOS





DRAWING INDEX

SHEET NUMBER	SHEET NAME	08/26/2024 - HDC SUBMISSION
HDC-00	TITLE SHEET	•
HDC-01	GENERAL NOTES	•
HDC-02	HISTORIC INFORMATION	•
HDC-03	EXISTING CONDITIONS - SITE PLAN	•
HDC-04	EXISTING CONDITIONS - PHOTOS	•
HDC-05	EXISTING CONDITIONS - PHOTOS	•

ZONING INFORMATION

Map / Parcel	80 / 145
Current Zoning	LUG-2
Min. Frontage	20'
Front Setback	15'
Side/Rear Setback	10'
Lot Size	128,643 SF
Allowable G.C.	4%
Max G.C.	5,145 SF

2PA
EXISTING DWELLING

3 MASAQUET AVENUE
NANTUCKET, MA 02554

OWNER
3 MASAQUET LLC
800 BOYLSTON ST, BOSTON, MA 02199

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

LANDSCAPE DESIGNER
AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR
BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

1	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MCC/AZJ
CHECKED BY:	MLW/IRC
SHEET FIRST ISSUE:	
SCALE:	1/4" = 1'-0"
PROJ. NO.	324002

TITLE SHEET

HDC-00

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3 MASAQUET AV

Location	3 MASAQUET AV	**Mblu**	80/ / 145/ /
Acct#	00007616	**Owner**	ZEVNIK BRIAN & GEORGENE
Assessment	$1,873,100	**PID**	7616
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$549,300	$1,323,800	$1,873,100

Owner of Record

Owner	ZEVNIK BRIAN & GEORGENE	**Sale Price**	$9,600
Co-Owner	C/O ADAM SELIG, MANAGER	**Certificate**	
Address	3 MASAQUET AV NANTUCKET, MA 02554	**Book & Page**	1681/008
		Sale Date	01/31/2019
		Instrument	1J

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
ZEVNIK BRIAN & GEORGENE	$9,600		1681/008	1J	01/31/2019
ZEVNIK BRIAN & GEORGENE	$280,000		0373/031	01	10/11/1991
POLOKOFF KENNETH A & TOPOL KAR	$322,000		0264/306		12/22/1986

Building Information

Building 1 : Section 1

Year Built:	1983
Living Area:	1,380
Replacement Cost:	$638,713
Building Percent Good:	86
Replacement Cost Less Depreciation:	$549,300

Building Attributes	
Field	**Description**
Style:	Cape Cod
Model	Residential
Grade:	Above Average
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Outbuildings	Legend

Land Use

Use Code	1010
Description	Single Fam M01
Zone	LUG2
Neighborhood	475
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	2.23
Frontage	0
Depth	0
Assessed Value	$1,323,800

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$549,300	$1,323,800	$1,873,100
2023	$439,600	$1,262,200	$1,701,800
2022	$368,200	$873,100	$1,241,300
2021	$359,200	$927,700	$1,286,900
2020	$359,200	$796,700	$1,155,900

Extra Features

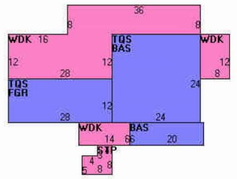
Land

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\02\03\68.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/7616_879:

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	696	696
TQS	Three Quarter Story	912	684
FGR	Garage, Finished	336	0
STP	Stoop	52	0
WDK	Deck, Wood	804	0
		2,800	1,380

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

2PA
EXISTING DWELLING
3 MASAQUET AVENUE
NANTUCKET, MA 02554

OWNER
3 MASAQUET LLC
800 BOYLSTON ST, BOSTON, MA 02199

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

LANDSCAPE DESIGNER
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6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR
BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

1	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MCC/AZJ
CHECKED BY:	MLW/IRC
SHEET FIRST ISSUE:	04/24/2024
SCALE:	
PROJ. NO.	324002

HISTORIC INFORMATION

HDC-02

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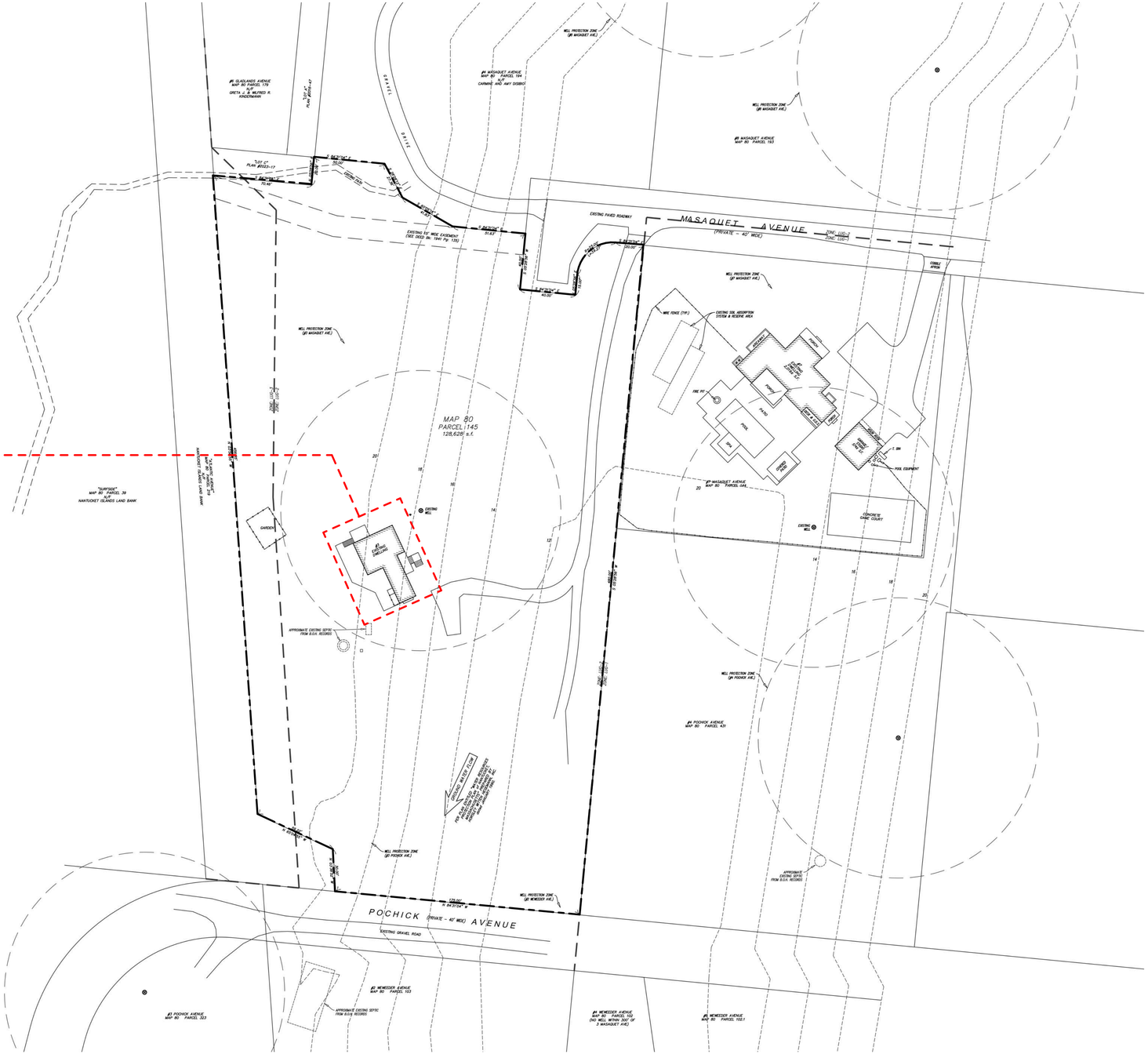
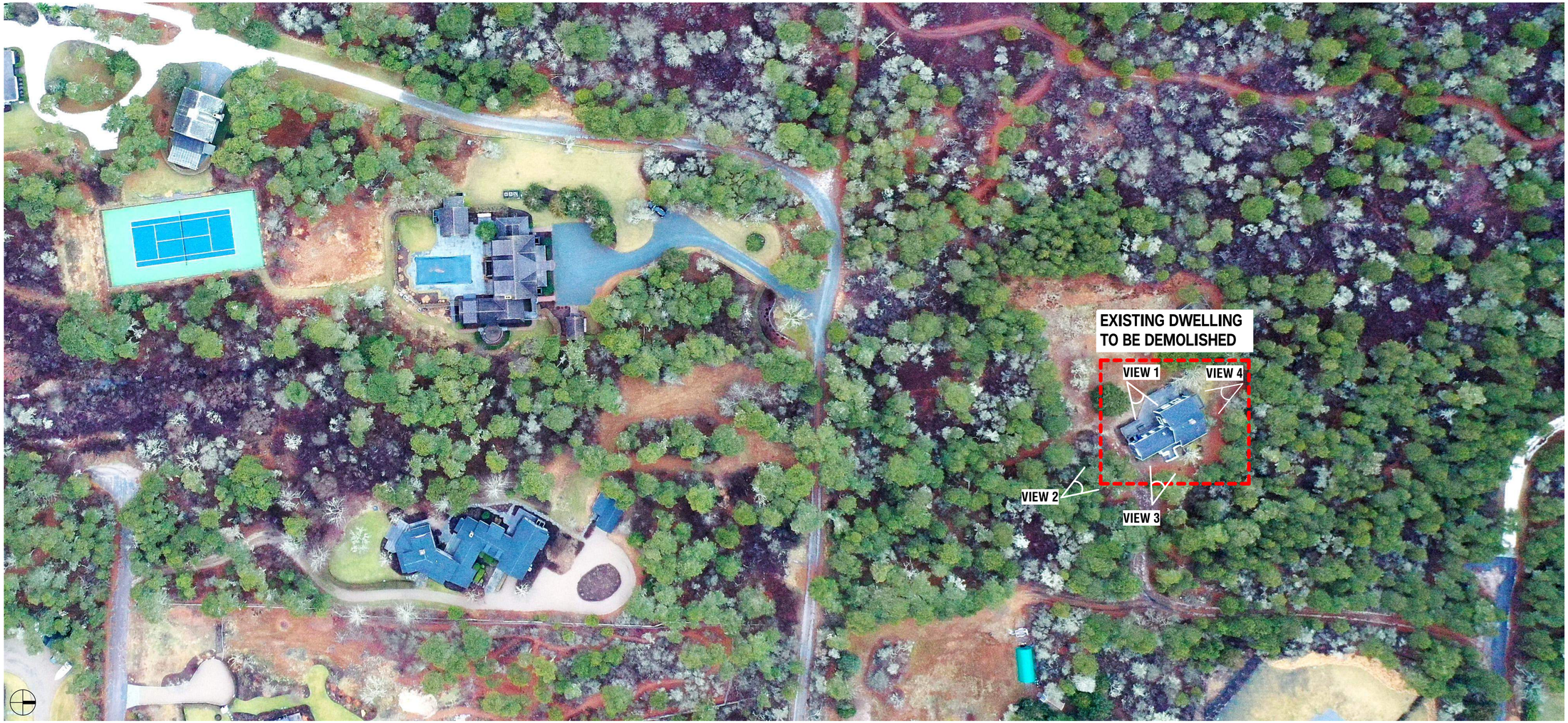
EXISTING DWELLING TO BE DEMOLISHED


MASAQUET AVENUE
(PRIVATE – 40' WIDE)
POCHICK (PRIVATE – 40' WIDE) AVENUE
MAP 80
PARCEL 145
126,626± s.f.
#5 GLADIOLUS AVENUE
MAP 80 PARCEL 179
GRETA J. & MILFRED K. KRICHMANN
#4 MASAQUET AVENUE
MAP 80 PARCEL 194
#6 MASAQUET AVENUE
MAP 80 PARCEL 193
#8 MASAQUET AVENUE
MAP 80 PARCEL 144
#7 POCHICK AVENUE
MAP 80 PARCEL 421
#3 POCHICK AVENUE
MAP 80 PARCEL 323
#5 MEMEDSER AVENUE
MAP 80 PARCEL 153
#4 MEMEDSER AVENUE
MAP 80 PARCEL 152
(NO WELL WITHIN 200' OF 3 MASAQUET AVE.)
#6 MEMEDSER AVENUE
MAP 80 PARCEL 152.1
"SURFSIDE"
MAP 80 PARCEL 39
N/F
NANTUCKET ISLANDS LAND BANK
EXISTING 50' WIDE EASEMENT (SEE DEED Bk. 1940 Pg. 135)
EXISTING PAVED ROADWAY
EXISTING GRAVEL ROAD
EXISTING SOIL ABSORPTION SYSTEM & RESERVE AREA
WIRE FENCE (TYP.)
EXISTING WELL
GARDEN
#3 EXISTING DWELLING
APPROXIMATE EXISTING SEPTIC FROM D.O.H. RECORDS
WELL PROTECTION ZONE (@ MASAQUET AVE.)
WELL PROTECTION ZONE (@ POCHICK AVE.)
WELL PROTECTION ZONE (@ MEMEDSER AVE.)
PROPOSED WATER SYSTEM
PROPOSED 12" WATER MAIN CONNECTION TO BE MADE BY NANTUCKET WATER DEPARTMENT AT MASAQUET AVE. AND POCHICK AVE.
EXISTING GAS LINE
EXISTING WATER LINE
EXISTING ELECTRIC LINE
EXISTING TELEPHONE LINE
EXISTING CABLE TV LINE
EXISTING GAS METER
EXISTING ELECTRIC METER
EXISTING TELEPHONE PEDESTAL
EXISTING CABLE TV PEDESTAL
EXISTING UTILITY POLE
EXISTING GUY WIRE
EXISTING CATCH BASIN
EXISTING DRAIN MANHOLE
EXISTING SEWER MANHOLE
EXISTING WATER GATE
EXISTING HYDRANT
EXISTING SIGN
EXISTING LIGHT
EXISTING TREE
EXISTING SHRUB
EXISTING CONTOUR
EXISTING SPOT GRADE
EXISTING CONCRETE
EXISTING BRICK
EXISTING GRAVEL
EXISTING WOOD
EXISTING ASPHALT
EXISTING CONCRETE CURB
EXISTING GRANITE CURB
EXISTING BITUMINOUS CURB
EXISTING STONE WALL
EXISTING WOOD FENCE
EXISTING WIRE FENCE
EXISTING CHAIN LINK FENCE
EXISTING STONE WALL
EXISTING WOOD FENCE
EXISTING WIRE FENCE
EXISTING CHAIN LINK FENCE
EXISTING BUILDING
EXISTING SHED
EXISTING GARAGE
EXISTING DECK
EXISTING PORCH
EXISTING STEPS
EXISTING RAMP
EXISTING POOL
EXISTING SPA
EXISTING POOL EQUIPMENT
EXISTING TENNIS COURT
EXISTING CONCRETE CHAC COURT
EXISTING WELL
EXISTING SEPTIC SYSTEM
EXISTING SEPTIC TANK
EXISTING LEACHING POOL
EXISTING DRYWELL
EXISTING GRADE DRAIN
EXISTING FOUNDATION DRAIN
EXISTING SUMP PUMP
EXISTING FLOOR DRAIN
EXISTING CLEANOUT
EXISTING VENT
EXISTING AIR CONDITIONER
EXISTING GENERATOR
EXISTING PROPANE TANK
EXISTING OIL TANK
EXISTING FUEL PUMP
EXISTING FUEL DISPENSER
EXISTING FUEL TANK
EXISTING FUEL VENT
EXISTING FUEL FILL
EXISTING FUEL GAUGE
EXISTING FUEL METER



AERIAL VIEW FROM NORTHWEST



VIEW 1 - LOOKING WEST



VIEW 2 - LOOKING SOUTH



VIEW 3 - LOOKING EAST



VIEW 4 - LOOKING NORTH

2PA

EXISTING DWELLING

3 MASAQUET AVENUE
NANTUCKET, MA 02554

OWNER

3 MASAQUET LLC
800 BOYLSTON ST, BOSTON, MA 02199

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

LANDSCAPE DESIGNER

AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR

BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

1	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MCC/AZJ
CHECKED BY:	MLW/IRC
SHEET FIRST ISSUE:	
SCALE:	
PROJ. NO.	324002

EXISTING CONDITIONS - PHOTOS

HDC-04

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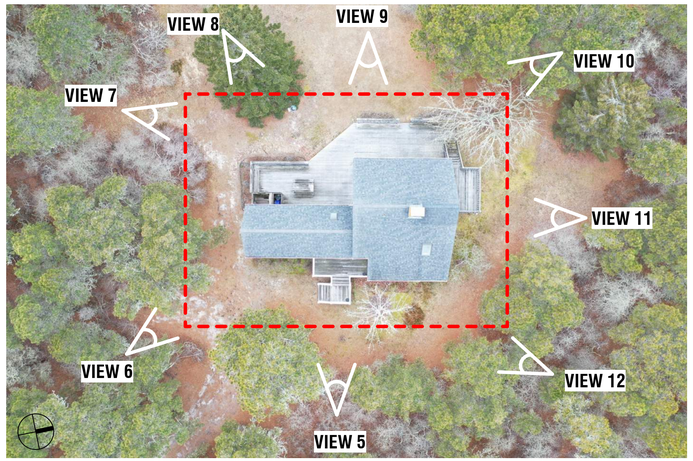

AERIAL VIEW



VIEW 5 - LOOKING EAST



VIEW 6 - LOOKING SOUTHEAST



VIEW 7 - LOOKING SOUTHWEST



VIEW 8 - LOOKING SOUTHWEST



VIEW 9 - LOOKING WEST



VIEW 10 - LOOKING NORTHWEST



VIEW 11 - LOOKING NORTH



VIEW 12 - LOOKING NORTHEAST

2PA

EXISTING DWELLING

3 MASAQUET AVENUE
NANTUCKET, MA 02554

OWNER

3 MASAQUET LLC
800 BOYLSTON ST, BOSTON, MA 02199

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

LANDSCAPE DESIGNER

AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR

BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

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SIGN & SEAL

DRAWING SET ISSUES

1	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MCC/AZJ
CHECKED BY:	MLW/IRC
SHEET FIRST ISSUE:	
SCALE:	
PROJ. NO.	324002

EXISTING CONDITIONS - PHOTOS

HDC-05

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Andrew Kotchen

AS AGENT FOR 3 Masaquet LLC

STREET ADDRESS 3 Masaquet Avenue

MAP/PARCEL 80/145

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9/23/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 9/18/2024
Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

2PA - MOVE-ON MAIN DWELLING

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

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.

WAPD (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

2PA - MOVE-ON MAIN DWELLING

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 145

Street & Number of Proposed Work: 3 MASAQUET AVENUE

Owner of record: 3 MASAQUET LLC

Mailing Address: 800 BOYLSTON ST, BOSTON, MA 02199

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 ☐ Landscaping ☒ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other RENOVATION OF RELOCATED BUILDING

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 2,496 SF Decks/Patio: Size: 2,446 SF ☒ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: 1,536 SF Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

FEE: $806.4

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'-0" South 26'-0" East 26'-0" West 26'-0"

Additional Remarks

Historic Name:

Original Date: 2003

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) X ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 10 /12 Dormer 4/4.5 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles 5" EXPOSURE ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x9 Rake 1x9 Soffit (Overhang) 7-3/4" Corner boards 1X4-1/2 Frieze _____
Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round _____ Square 8X8 & 10X10

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer CUSTOM

Doors* (type and material): ☐ TDL ☒ SDL Front SWING (PAINTED) Rear SLIDING Side SWING & SLIDING
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) _____ Roof NATURAL TO WEATHER
Trim NATURAL TO WEATHER Sash PAINTED - BLACK Doors PAINTED - BLACK
Deck 1X4 IPE DECKING Foundation PARGED Fence NATURAL TO WEATHER Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/26/2024 Signature of owner of record _____ Signed under penalties of perjury

AS REPRESENTATIVE OF WORKSHOP/APD

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER…3 Masaquet LLC……

MAILING ADDRESS…800 Boylston St, Boston MA, 02199……

PROPERTY LOCATION…3 Masaquet Ave……

ASSESSORS MAP/PARCEL…80 / 145……

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 15:33:15 -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 Masaquet Ave

Tax Map Number: 80 Parcel Number: 145

Owner of Record: 3 MASAQUET LLC

Description of Proposal: Demolition of existing dwelling, moving-on existing dwelling from 3 Pochick Avenue, construction of new foundation for relocated dwelling, garage, shed, tennis court and pool.

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
80	103		VON PECHMANN FREDERICK & JANET		537 WEEPING WILLOW LN	ST AUGUSTINE	FL	32080	2 WEWEEDER AV
80	144		BLOOSTEIN MARC TR		7 MASAQUET AV	NANTUCKET	MA	02554	7 MASAQUET AV
80	194		DISIBIO CARMINE & AMY		1 ESSEX RD	SUMMIT	NJ	07901	4 MASAQUET AV
80	219		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	ATLANTIC AV
80	431		4 POCHICK LLC	C/O ROPES & GRAY LLP	800 BOYLSTON ST	BOSTON	MA	O2109	4 POCHICK AV
Count:	**5**								

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Total Postage and Fees
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VON PECHMANN
FREDERICK & JANET
537 WEEPING WILLOW LN
ST AUGUSTINE, FL 32080

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NANTUCKET, MA 02554

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SUMMIT, NJ 07901

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City, S

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BANK
22 BROAD ST
NANTUCKET, MA 02554

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
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Street and
City, State

4 POCHICK LLC
C/O ROPES & GRAY LLP
800 BOYLSTON ST
BOSTON, MA 02109

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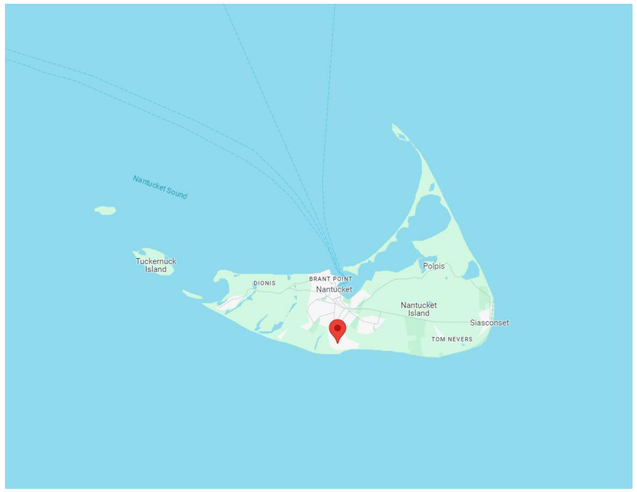
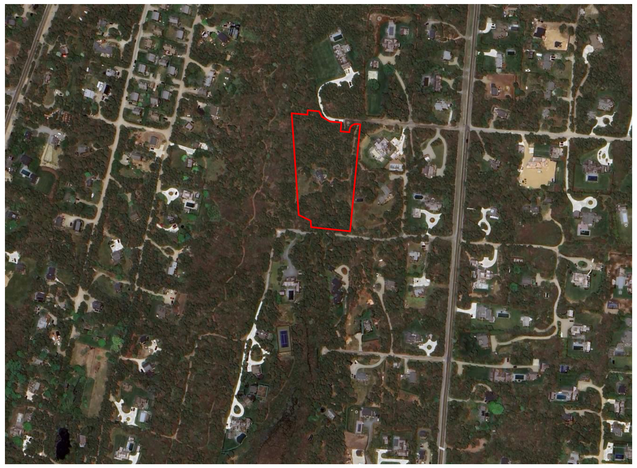
2PA

APPLICATION TO MOVE-ON EXISTING DWELLING AND RENOVATE

HDC SUBMISSION
MAIN DWELLING
08/26/2024

LOCUS MAP





LOCUS MAP - SITE



PHOTOS





DRAWING INDEX

SHEET NUMBER	SHEET NAME	08/26/2024 - HDC SUBMISSION
HDC-00	TITLE SHEET	•
HDC-01	GENERAL NOTES	•
HDC-02	WINDOW & DOOR SCHEDULES	•
HDC-03	SITE PLAN	•
HDC-04	HISTORIC INFORMATION	•
HDC-05	EXISTING CONDITIONS - PHOTOS	•
HDC-06	BUILDING ELEVATIONS	•
HDC-07	BUILDING ELEVATIONS	•
HDC-08	BUILDING ELEVATIONS	•
HDC-09	BUILDING ELEVATIONS	•
HDC-10	EXISTING BASEMENT FLOOR PLAN	•
HDC-11	PROPOSED BASEMENT FLOOR PLAN	•
HDC-12	EXISTING FIRST FLOOR PLAN	•
HDC-13	PROPOSED FIRST FLOOR PLAN	•
HDC-14	EXISTING SECOND FLOOR PLAN	•

ZONING INFORMATION

Map / Parcel	80 / 145
Current Zoning	LUG-2 / LUG-3
Min. Frontage	20'
Front Setback	15'
Side/Rear Setback	10'
Lot Size (LUG-2)	78,628 sf
Lot Size (LUG-3)	1372 sf
Lot Size (Total)	80,000 sf
Allowable G.C. (LUG-2)	4%
Allowable G.C. (LUG-3)	3%
Max G.C. (LUG-2)	3,145 sf
Max G.C. (LUG-3)	55 sf
Max G.C. (Total)	3,200 sf
Proposed Main Dwelling G.C.	2,475 sf
Proposed Garage G.C.	612 sf
Proposed Total G.C.	3,087 sf

EXTERIOR COLORS:

SASH: BLACK
TRIM: NATURAL CEDAR

2PA

MAIN DWELLING

3 MASAQUET AVENUE
NANTUCKET, MA 02554

OWNER

3 MASAQUET LLC
800 BOYLSTON ST, BOSTON, MA 02199

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

LANDSCAPE DESIGNER

AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR

BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

1	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MCC
CHECKED BY:	MLW/IRC
SHEET FIRST ISSUE:	07/29/2024
SCALE:	1/4" = 1'-0"
PROJ. NO.	324002

TITLE SHEET

HDC-00

COPYRIGHT © 2024 WORKSHOP/APD ARCHITECTURE DPC

GENERAL NOTES:

1. DRAWINGS ARE REPRESENTATIVE DOCUMENTS TO FACILITATE CONSTRUCTION. CONTRACTOR SHOULD FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE HEIGHTS OF GRADE INDICATED ON DRAWINGS ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATION ONLY. NOTIFY DESIGNER OF ANY ALTERATIONS OR DISCREPANCIES IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF DRAWINGS TO THE SUB-CONTRACTORS UNDER HIS JURISDICTION.
3. THE CONTRACTOR IS TO COORDINATE THE WORK OF ALL SUB-CONTRACTORS, INCLUDING THE TIMING AND SCHEDULING OF THEIR WORK AND THE LAYOUT OF THEIR SYSTEMS. THE CONTRACTOR SHALL PROVIDE ALL SUB-CONTRACTORS WITH NECESSARY POWER AND ACCESS AND CONNECTIONS THROUGH FOUNDATION WALLS AS REQUIRED.
4. WORKSHOP/APD IS CONTRACTED TO SERVE AS THE OWNERS REPRESENTATIVE DURING CONSTRUCTION. A REPRESENTATIVE OF WORKSHOP/APD SHALL MAKE PERIODIC SITE VISITS TO VERIFY CONSTRUCTION PROGRESS AND WILL REPORT FINDINGS TO THE OWNER AND CONTRACTOR IN THE FORM OF A WRITTEN REPORT. THE CONTRACTOR SHALL PROVIDE FREE ACCESS TO THE WORK TO THE OWNER, ARCHITECT, SUBCONTRACTOR, AND THEIR REPRESENTATIVES AT ALL TIMES.
5. THE CONTRACTOR SHALL ACKNOWLEDGE THAT JOB SITES ARE DIFFICULT AND DANGEROUS PLACES TO WORK BY NATURE. AS SUCH, ALL NECESSARY PRECAUTIONS WILL BE TAKEN TO ENSURE THE SAFETY AND GENERAL WELL BEING OF HIS EMPLOYEES. CONTRACTOR SHALL PROVIDE GUARDS, RAILS,BARRICADES, FENCES, CATCH PLATFORMS, BRIDGING, DECKING, NIGHT LIGHTING, ETC. AS REQUIRED, THE USE OF ANY STEREOS AND/OR RADIOS AND THE PRESENCE OF PETS OF ANY KIND ARE PROHIBITED ON THE JOB SITE.
6. DRAWINGS SHALL NOT BE SCALED BY HAND. USE ONLY PRINTED DIMENSIONS TO IDENTIFY SIZE AND DIMENSION OF MATERIALS AS SHOWN. CONTACT THE DESIGNER TO VERIFY ANY DIMENSION THAT HAS BEEN OMITTED FROM THESE PLANS.
7. CONTRACTOR TO PROVIDE ALL MATERIALS FOR A COMPLETE JOB AS INDICATED IN THE DRAWINGS BOTH GRAPHICALLY AND WRITTEN, IN CASE OF DISCREPANCIES, THE MORE STRINGENT AND/OR COSTLY EXAMPLE SHALL BE ASSUMED, CONSULT DESIGNER IF SUCH A SITUATION OCCURS.
8. SHOP DRAWINGS SHALL BE SUBMITTED TO WORKSHOP/DPC, PRIOR TO PROCEEDING WITH WORK, FOR ALL MATERIALS THAT REQUIRE FABRICATION.WORKSHOP/DPC SHALL REVIEW AND RETURN SHOP DRAWINGS TO CONTRACTOR WITHIN A PERIOD OF TEN WORKING DAYS FROM THE DATE OF SUBMITTAL.
9. CONTRACTOR SHALL FURNISH SAMPLES OF ALL MATERIALS, AND/OR FINISHES AS SPECIFIED FOR CONSTRUCTION AT THE REQUEST OF THE OWNER OR DESIGNER.
10. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS NOTED OTHERWISE OR AT THE SPECIFIC AUTHORIZATION OF THE OWNER.
11. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
12. CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE WORK OR MAKE PARTS FIT TOGETHER PROPERLY, WITHOUT COMPROMISING QUALITY OF WORK.
13. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND PROTECTING ALL WORK FROM DAMAGE, BREAKAGE, COLLAPSE,DISTORTIONS AND MIS- ALIGNMENT ACCORDING TO APPLICABLE BUILDING CODES AND STANDARDS OF GOOD PRACTICE.
14. CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING SYSTEMS AT ALL TIMES FROM THE EFFECTS OF ADVERSE WEATHER (RAIN, SNOW, COLD, ETC.)AT NO ADDITIONAL COST TO THE OWNER.
15. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
16. CONTRACTOR SHALL MAINTAIN CLEAR AND UNOBSTRUCTED ACCESS FROM ALL FLOORS TO STAIRWELLS AND EXTERIOR EXITS AT ALL TIMES.
17. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR PROTECTING ALL DANGEROUS AREAS FROM ENTRY BY UNAUTHORIZED PARTIES.
18. CONTRACTOR SHALL PROVIDE PROTECTION OF ALL WINDOWS AND DOORS DURING CONSTRUCTION. MEANS OF PROTECTION SHALL NOT BE ATTACHED TOWINDOW AND DOOR FRAMES.
19. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH OTHER SUBCONTRACTORS AS NECESSARY, INCLUDING THOSE HIRED UNDER SEPARATE CONTRACT BY THE OWNER. EACH SUBCONTRACTOR SHOULD COMPLETE WORK ON AN EXPEDIENT AND REASONABLE SCHEDULE, IN A MANNER THAT DOES NOT DELAY OTHER TRADES AND SUBCONTRACTORS FROM COMPLETION OF WORK.
20. ALL NAILS AND FASTENERS IN AREAS PRONE TO MOISTURE SHALL BE "HOT DIPPED GALVANIZED" UNLESS NOTED OTHERWISE.
21. THE CONTRACTOR SHALL KEEP SUFFICIENT WORKMAN ON THE JOB SITE AT ALL TIMES TO PERFORM WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE AND IN THE BEST INTEREST OF THE OWNER.
22. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTION SERVICES OF LOCAL AUTHORITIES OTHER THE ACTUAL BUILDING PERMIT AND HISTORIC DISTRICT COMMISSION APPROVAL, WHICH SHALL BE SECURED BY THE OWNER OR DESIGNER PRIOR TO THE SCHEDULED START DATE. ALL INSPECTIONS, RECORDS AND CERTIFICATE OF OCCUPANCY SHALL BE GIVEN TO THE OWNER AT THE END OF THE JOB. THE JOB SHALL NOT BE CONSIDERED COMPLETE UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED.
23. ALL WORK SHALL CONFORM TO ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING, PLUMBING, ELECTRICAL, AND LIFE SAFETY CODES, EVEN WHEN NOT SPECIFIED IN THE DRAWING, NOTES, OR SPECIFICATIONS. IF ANY CODE IS IN CONFLICT WITH THESE, THE CONTRACTOR SHALL REPORT SUCH TO CWA FOR REVISIONS PRIOR TO BIDDING. IN THE EVENT OF CONFLICT BEWDHEEN APPLICABLE CODES OR REGULATIONS AND REFERENCE STANDARDS OF THESEPLANS AND SPECIFICATION, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
24. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES TO ENSURE SAFE DIGGING.
25. A REGISTERED SURVEYOR SHALL BE REQUIRED TO SET ALL FOUNDATION CORNERS, ELEVATIONS AND DIMENSIONS ON SITE.
26. USE OF THESE DRAWINGS MUST BE IN COMPLIANCE WITH ALL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.

FOUNDATION NOTES

1. FOUNDATION NOTES ARE APPLICABLE TO ALL CONDITIONS UNLESS OTHERWISE NOTED.
2. ALL FOUNDATION WALLS SHALL BE 10" THICK CONCRETE, MINIMUM 3000PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
3. FOUNDATION WALLS SHALL BE KEYED INTO FOOTINGS.
4. FOOTINGS SHALL BE A MINIMUM OF 1'-0"D X 2'-0"W WITH 3-#4 CONTINUOUS HORIZONTAL BARS. HORIZONTAL REINFORCING SHALL BE PLACED AT 3" ABOVE BOTTOM OF FOOTING.
5. ALL FOOTINGS AND CONCRETE PIERS SHALL EXTEND 4'-0" BELOW GRADE MINIMUM.
6. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
7. ALL PERIMETER FOUNDATION WALLS SHALL HAVE WATERPROOFING APPLIED TO THE EXTERIOR.
8. FOUNDATION WALLS SHALL INCORPORATE 16" LONG - 1/2" DIAMETER ANCHOR BOLTS AT 32" O.C. MINIMUM. ON ALL PERIMETER WALLS. A MINIMUM OF WOHO BOLTS SHALL BE USED AT EACH SILL PLATE. HOLD BOLTS 18" OFF CORNERS MINIMUM. APPROVAL OF TOPSOIL REMOVAL SHALL BE IN THE FORM OF ACHANGE ORDER.
9. CONCRETE FLOOR SLABS SHALL BE 4" THICK MINIMUM AND BE REINFORCED WITH WELDED WIRE MESH OR FIBER MESH REINFORCING. REINFORCING SHALL BE PLACED AT THE CENTER OF THE SLAB. FLOOR SLABS SHALL BE POURED OVER 4" GRAVEL BASE AND 6 MIL. POLY-VAPOR BARRIER ON STRUCTURALLY COMPACTED OR UNDISTURBED SOIL.
10. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
11. VAPOR BARRIER SHALL BE CONTINUOUSLY INSTALLED BENEATH ALL CONCRETE FLOOR SLABS, AND OVER ALL EXPOSED EARTH IN CRAWL SPACES. 100% COVERAGE IS MANDATORY. MEMBRANE SHALL BE WRAPPED AROUND FOOTINGS TO FORM A CAPILLARY BREAK BETWEEN THE GROUND AND THE FOOTING.
12. PROVIDE CONTINUOUS 4" LAYERS OF CRUSHED STONE UNDER FOOTINGS OR PROVIDE PIPE THROUGH FOOTING FOR DRAINAGE OF ANY ACCUMULATED WATER UNDER SLAB.
13. A FOUNDATION DRAIN SHALL BE INSTALLED FLUSH WITH THE BOTTOM OF THE FOOTING AND COVERED WITH SILT PROTECTION FABRIC, GRAVEL, OR BOTH. ALL DRAIN LINES SHALL BE CONNECTED AWAY AND DOWNHILL FROM THE FOUNDATION AND BE DRAINED TO DAYLIGHT. IF NECESSARY TO DRAIN TO THE INTERIOR, USE A SEALED SUMP PUMP SYSTEM.

PLUMBING/MECHANICAL NOTES:

1. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING.
2. ALL PLUMBING/MECHANICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, BE PERFORMED BY A LICENSED TRADESPERSON, AND BE COMPLETED IN ACCORDANCE WITH THE DIRECTION OF LOCAL BUILDING CODE OFFICIALS. SUBCONTRACTORS AND TRADESPERSONS ARE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS FOR THEIR TRADE, SCHEDULING AND COMPLETING REQUIRED INSPECTIONS AND OPERATING ON A REASONABLE AND EFFICIENT SCHEDULE THAT DOES NOT DELAY THE WORK OF OTHER TRADES.
3. ALL MATERIALS SHALL BE SIZED IN ACCORDANCE WITH THE PROPOSED PLANS, ALLOWING FOR FUTURE EXPANSION IF INDICATED. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
4. ALL PRODUCTS, MATERIALS AND FIXTURES SHALL BE INSTALLED IN A MANNER CONSISTENT WITH SOUND PRACTICE AND QUALITY WORKMANSHIP.
5. PLUMBING WORK SHALL INCLUDE ALL LABOR AND MATERIALS FOR ALL PIPING, FIXTURES, HOT WATER HEATER, AND SEWER/SEPTIC CONNECTIONS. THIS INCLUDES CONNECTIONS FOR AN ICEMAKER IN THE REFRIGERATOR, THE DISHWASHER, AND WASHING MACHINE AS INDICATED ON PLANS. THE KITCHEN SINK WILL HAVE A GARBAGE DISPOSAL.
6. HEATING WORK SHALL INCLUDE ALL LABOR AND MATERIALS, ELECTRICAL/PLUMBING CONNECTIONS, AND INSTALLATION AS THEY OCCUR. DESCRIPTION OF SPECIFIC UNIT SHALL BE PART OF THE BID. STANDARD HEATING UNIT SHALL BE PROPANE FIRED RADIANT HOT WATER BASEBOARD SYSTEM WITH EFFICIENCY RATING OF 94 UNIT IS TO BE SIDEWALL VENTED. UNIT SIZE SHALL BE SIZED TO ACCOMMODATE THE ENTIRE HOUSE AT 78DF AT A 0DF EXTERIOR TEMPERATURE. HEATING SYSTEM SHALL BE CAPABLE OF OPERATING AT PEAK EFFENCIENCY AT A TEMPERATURE OF 72°F. HEATING SYSTEM SHALL BE DIVIDED INTO WDHO ZONES. THERMOSTATS SHALL BE DIGITAL AND PROGRAMMABLE.
7. VENT TO THE EXTERIOR ALL BATHROOMS.
8. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER INFORMATION.

FRAMING NOTES

1. ALL WOOD FRAMING MEMBERS SHALL BE STRUCTURAL GRADE #2 OR BETTER.
2. ALL WOOD SHALL COMPLY WITH THE U.S. DEPARTMENT OF COMMERCE AMERICAN LUMBER STANDARDS SIMPLIFIED PRACTICE AND GRADING REQUIREMENTS OF A RECOGNIZED ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED.
3. WOOD SHALL BE FROM LIVE STOCK, THOROUGHLY SEASONED, WELL MANUFACTURED AND GENERALLY FREE FROM WARPAGE THAT CANNOT BE CORRECTED BY BRIDGING OR NAILING.
4. MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 19 % AT THE TIME OF CONSTRUCTION.
5. ALL PLAN DIMENSIONS ARE TO FINISHED FACE AND CENTERLINE OF OPENINGS. VERIFY ALL ROUGH OPENINGS WITH WINDOW AND DOOR SCHEDULE.
6. ALL EXTERIOR WALLS, AND INTERIOR PARTITION WALLS BEHIND TOILETS, SHALL BE 2"X6" STUD CONSTRUCTION AT 16" O.C. TYPICAL. ALL OTHER INTERIOR PARTITION WALLS SHALL BE 2"X4" STUD CONSTRUCTION AT 16" O.C. TYPICAL. WALLS SHALL HAVE SINGLE SHOE AND DOUBLE TOP PLATE.
7. JOIST HANGARS SHALL BE USED AT ALL FLUSH-FRAMED FLOOR JOISTS. JOISTS OVERLAPPING AT A SUPPORTING BEAM, SHALL OVERLAP 3" MINIMUM.
8. PROVIDE WOOD BLOCKING OR METAL BRIDGING AT 1/3RD POINTS ON ALL FLOOR JOISTS. BLOCKING SHOULD BE SPACED 4'-0" O.C. MINIMUM AND 8'-0" O.C.MAXIMUM.
9. DOUBLE FLOOR JOISTS OR BLOCKING SHALL BE PROVIDED BELOW ALL INTERIOR PARTITION WALLS.
10. SIZES OF WOOD MEMBERS ARE NOMINAL SIZES. ALL LUMBER SHALL BE SURFACED ON FOUR SIDES, UNLESS NOTED OTHERWISE.
11. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING
12. INSTALL GIRDER MEMBERS WITH JOINTS OVER SUPPORTS, PROVIDE 1/2" AIRSPACE AT ENDS AND SIDES OF GIRDERS FRAMED INTO MASONRY OR CONCRETE. WOOD SHIMS UNDER THE ENDS OF GIRDERS SHALL NOT BE PERMITTED.
13. MINIMUM BEARING OF JOISTS FRAMED INTO MASONRY SHALL BE 3".
14. JOISTS EXTENDING OVER BEARING PARTITIONS OR BEAMS MAY BE BUTTED AND TIED TOGETHER, OR NAILED TOGETHER WITH A MINIMUM OVERLAP OF 4".
15. EXTERIOR AND BEARING WALL CONSTRUCTION SHALL INCLUDE ADEQUATE RESISTANCE TO WRACKING BY THE USE OF CORNER BRACING OR ANCHORAGE OF STRUCTURAL SHEATHING TO PLATES.
16. JAMB STUDS, EXTENDING IN ONE PIECE FROM HEADER TO SOLE PLATE, SHALL BE INSTALLED AT ALL WINDOW AND DOOR OPENINGS TO FORM RIGID ENCLOSURE.
17. PLYWOOD SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE APA (AMERICAN PLYWOOD ASSOCIATION)
18. EXTERIOR TYPE HARDWOOD PLYWOOD, "TECHNICAL" OR "TYPE 1", MAY BE USED FOR ANY PART OF THE STRUCTURE.
19. STRUCTURAL INTERIOR TYPE, "STRUC-INT.", PLYWOOD MAY BE USED FOR ALL INTERIOR WORK AND EXTERIOR WORK NOT DIRECTLY EXPOSED TO THEWEATHER.
20. INTERIOR PLYWOOD, "INT." OR "TYPE 2" MAY BE USED FOR INTERIOR WORK, EXCEPT BATHROOM AND SHOWER ENCLOSURES.
21. ROOF SHEATHING: 3/4" EXTERIOR GRADE T&G "TECHNICAL" PLYWOOD NAILED AT 10" O.C. WITH GALVANIZED 10D COMMON NAILS.
22. FLOOR SHEATHING: 3/4" STRUCTURAL "STRUCT-INT" PLYWOOD NAILED AT 10" O.C. WITH 10D COMMON NAILS.
23. EXTERIOR WALL SHEATHING: 1/2" EXTERIOR GRADE "TECHNICAL" PLYWOOD NAILED AT 6" O.C. WITH GALVANIZED 6D COMMON NAILS.
24. ALL OTHER SHEATHING: 1/2" INTERIOR GRADE "INT" PLYWOOD NAILED AT 6" O.C. WITH 6D COMMON NAILS.
25. FRAME ALL RAFTERS OPPOSITE EACH OTHER AT RIDGE WITH TIES OR RIDGE BOARD. THE DEPTH OF THE RIDGE BOARD SHALL BE NO LESS THAN THE CUT OF THE RAFTERS.

EXTERIOR FINISH NOTES

1. HOUSE WRAP, TYVEK OR SIMILAR SHALL BE INSTALLED OVER ALL EXTERIOR SHEATHING TO RESIST MOISTURE AND WIND INFILTRATION. WRAP SHALL CONTINUE BEHIND ALL EXTERIOR TRIM, DOUBLED AND FOLDED INTO OPENINGS.
2. EXTERIOR ROOFING MATERIAL SHALL BE INSTALLED AS PER MFGR'S WRITTEN INSTRUCTIONS AND HAVE A MINIMUM 25-YEAR MANUFACTURER'S WARRANTY. SELF-ADHERING SHEET WATERPROOFING, ICE&WATER SHIELD OR EQUAL, SHALL BE INSTALLED OVER THE ENTIRE ROOF ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND ASTM D6135.
3. A SILL GASKET, EPDM-TYPE RUBBER, SHEET METAL OR OTHER SUITABLE MEMBRANE SHALL BE INSTALLED OVER THE COMPLETE FRAMED WALL WIDTH BETWEEN A CONCRETE FOUNDATION WALL AND SILL PLATE.
4. PROMPTLY REMOVE ALL MANUFACTURERS' STICKERS FROM GLASS AFTER INSTALLATION.
5. KEEP AREAS TO BE INSULATED CLEAN AND DRY. DO NOT INSTALL INSULATION WHERE IT MAY BE EXPOSED TO WATER. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND BUILDING CODE REQUIREMENTS. PROVIDE INSECT SCREEN OR BARRIER AT ALL VENT OPENINGS.
6. EXTERIOR FOUNDATION TO BE PARGE.
7. DECKS SHALL USE 5/4"X 4"1PE 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.

DEFINITIONS

NOTE:	ALL REFERENCES IN THE DWGS. TO THE WORDS LISTED BELOW SHALL BE UNDERSTOOD TO MEAN THE FOLLOWING:
REPLACE:	REMOVE THE EXISTING MATERIAL, PREPARE THE SURFACES TO RECEIVE THE REPLACEMENT MATERIAL & INSTALL THE REPLACEMENT MATERIAL.
REPOINT:	REMOVE THE EXIST. MATERIAL (MORTAR & SEALANT) TO THE DEPTH AS DETAILED & INSTALL THE REPLACEMENT MORTAR AS SPECIFIED.
REPAIR:	REMOVE ANY DAMAGED OR LOOSE EXIST. MATERIAL, PREPARE THE SURFACES & PATCH TO MATCH THE EXIST. MATERIALS.

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.

WASTE MANAGEMENT NOTES

1. DEMOLITION AND CONSTRUCTION SHALL BE DIVERTED TO RECYCLING AND REUSE TO MAXIMUM DEGREE. A WASTE MANAGEMENT PLAN SHALL BE ESTABLISHED, IDENTIFYING THE POSSIBILITIES FOR REUSE OR RECYCLING OF CONSTRUCTION WASTE (METAL, WOOD, CONCRETE, OTHER). NET WASTE (HAULED TO LANDFILLS OR INCINERATION) SHALL BE REDUCED TO A MAXIMUM LEVEL OF 2.5 POUNDS OR LESS PER SQ. FT. OF CONDITIONED FLOOR AREA. G.C. MUST KEEP RECEIPTS AND DOCUMENTATION OF ALL SEPARATED WASTE HAULS AND SUBMIT AS PROOF OF ACHIEVED GOAL.
2. THE G.C. SHALL PROVIDE ON-SITE SEPARATION OF ALL WASTE MATERIALS OR ARRANGE WASTE HAULERS WHO SEPARATE MATERIALS.
3. THE G.C. SHALL EDUCATE EACH SUBCONTRACTOR OF THE WASTE MANAGEMENT PLAN AND BE RESPONSIBLE OF THEIR ABIDING BY THE SEPARATION OF WASTE.

ABBREVIATIONS

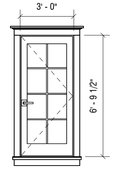
ABOVE FINISHED FLOOR	AFF	HOLLOW CORE	HC		
ACCESS PANEL	A.P.	HOLLOW METAL	H.M.		
ACOUSTICAL	ACOUS.	HORIZONTAL	HORIZ.		
ADJACENT	ADJ.	INCHES	IN.		
AIR CONDITIONING	A/C	INSULATION	INSUL.		
ALUMINUM	AL.	JUNCTION BOX	J.B.		
APPROXIMATE	APPROX.	LAMINATE	LAM.		
ARCHITECTURAL	ARCH.	LOW VOLTAGE	L.V.		
BLOCKING	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.		
CONCRETE	CONC.	MOLDING	MLDG.		
CONSTRUCTION	CONST.	MOUNTED	MTD.		
CONTINUOUS	CONT.	MULLION	MUL.		
DETAIL	DTL.	NOMINAL	NOM.		
DIMENSION	DIM.	NOT APPLICABLE	N.A.		
DOOR	DR.	NOT IN CONTRACT	N.I.C.		
DOUBLE	DBL.	NUMBER	NO.		
DOWN	DN.	ON CENTER	O.C.		
DRAWING	DWG.	OPENING	OPNG		
EACH	EA.	OPPOSITE/OPPOSITE HAND	OPP./OPH		
ELECTRIC/ELECTRICAL	ELEC.	PAINTED	PTD.		
ELEVATION	EL.	PARTITION	PARTN.		
EMERGENCY	EMER.	PLASTER	PL		

MAIN HOUSE DOOR LEGEND - PROPOSED



01

TYPE: 1 PANEL
SASH: WOOD
TRIM: NATURAL
MODEL: SWING
MFGR: CUSTOM



02

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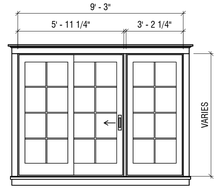
MFGR: CUSTOM



03

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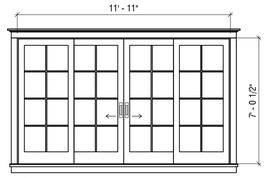
MFGR: CUSTOM



05

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TRIM: NATURAL
MODEL: SLIDING
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MAIN HOUSE DOOR LEGEND - EXISTING



01

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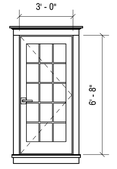
MODEL: SWING



02

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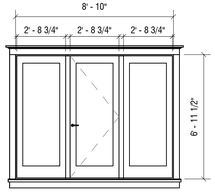


03

TYPE: 3 PANEL
SASH: GREY
TRIM: NATURAL
MODEL: SWING/FIXED



04

TYPE: 1 PANEL
SASH: WOOD
TRIM: NATURAL
MODEL: SWING

MAIN HOUSE WINDOW LEGEND - PROPOSED



A

TYPE: 4 LITE
SASH: GREY
TRIM: NATURAL
MODEL: FIXED
MFGR: CUSTOM



B

TYPE: 6/1 LITE
SASH: GREY
TRIM: NATURAL
MODEL: AWNING
MFGR: CUSTOM



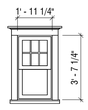
C

TYPE: 6/1 LITE
SASH: GREY
TRIM: NATURAL
MODEL: DOUBLE HUNG
MFGR: CUSTOM



D

TYPE: 3/1 LITE
SASH: GREY
TRIM: NATURAL
MODEL: DOUBLE HUNG
MFGR: CUSTOM



E

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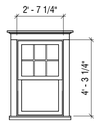

F

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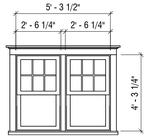

G

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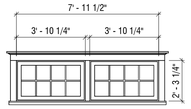

H

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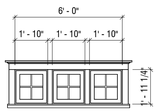

I

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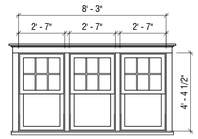

J

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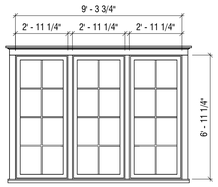


M

TYPE: 6/1 LITE
SASH: GREY
TRIM: NATURAL
MODEL: DOUBLE HUNG
MFGR: CUSTOM

MAIN HOUSE WINDOW LEGEND - EXISTING



A

TYPE: 4 LITE
SASH: GREY
TRIM: NATURAL
MODEL: FIXED



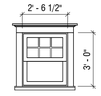
B

TYPE: 1/1 LITE
SASH: GREY
TRIM: NATURAL
MODEL: DOUBLE HUNG



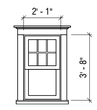
C

TYPE: 6/1 LITE
SASH: GREY
TRIM: NATURAL
MODEL: DOUBLE HUNG



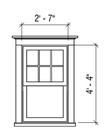
D

TYPE: 6/1 LITE
SASH: GREY
TRIM: NATURAL
MODEL: DOUBLE HUNG



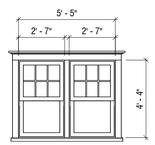
E

TYPE: 6/1 LITE
SASH: GREY
TRIM: NATURAL
MODEL: DOUBLE HUNG



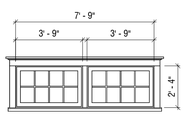
F

TYPE: 6/1 LITE
SASH: GREY
TRIM: NATURAL
MODEL: DOUBLE HUNG



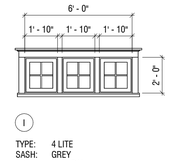
G

TYPE: 6/1 LITE
SASH: GREY
TRIM: NATURAL
MODEL: DOUBLE HUNG



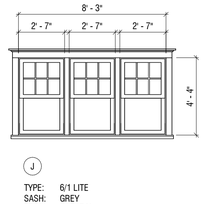
H

TYPE: 8 LITE
SASH: GREY
TRIM: NATURAL
MODEL: FIXED



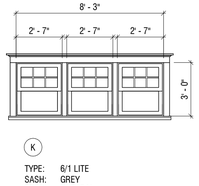
I

TYPE: 4 LITE
SASH: GREY
TRIM: NATURAL
MODEL: AWNING



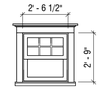
J

TYPE: 6/1 LITE
SASH: GREY
TRIM: NATURAL
MODEL: DOUBLE HUNG



K

TYPE: 6/1 LITE
SASH: GREY
TRIM: NATURAL
MODEL: DOUBLE HUNG



L

TYPE: 6/1 LITE
SASH: GREY
TRIM: NATURAL
MODEL: DOUBLE HUNG

2PA

MAIN DWELLING

3 MASAQUET AVENUE
NANTUCKET, MA 02554

OWNER

3 MASAQUET LLC
800 BOYLSTON ST, BOSTON, MA 02199

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

LANDSCAPE DESIGNER

AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR

BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

1	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MCC
CHECKED BY:	MLW/IRC
SHEET FIRST ISSUE:	
SCALE:	1/4" = 1'-0"
PROJ. NO.	324002

WINDOW & DOOR SCHEDULES

HDC-02

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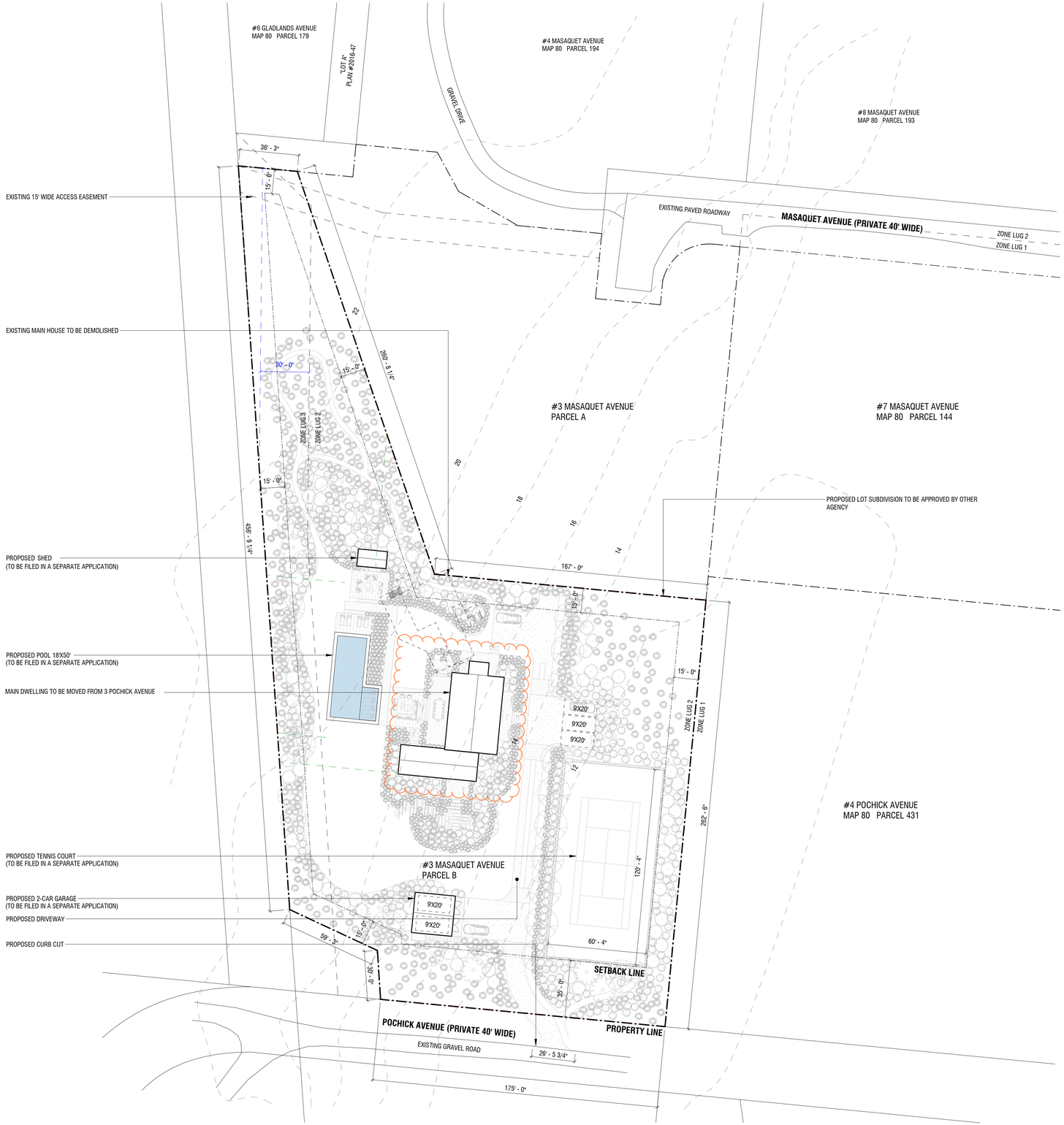

1 **SITE PLAN**
1/32" = 1'-0"

2PA

MAIN DWELLING

3 MASAQUET AVENUE
NANTUCKET, MA 02554

OWNER

3 MASAQUET LLC
800 BOYLSTON ST, BOSTON, MA 02199

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DRAWING SET ISSUES

1	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MCC
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SHEET FIRST ISSUE:	04/24/2024
SCALE:	1/32" = 1'-0"
PROJ. NO.	324002

SITE PLAN

HDC-03

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3 POCHICK AV

Location	3 POCHICK AV	**Mblu**	80/ / 323/ /
Acct#	00007756	**Owner**	3 POCHICK SURFSIDE LLC
Assessment	$6,776,800	**PID**	7756
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$4,803,100	$1,973,700	$6,776,800

Owner of Record

Owner	3 POCHICK SURFSIDE LLC	**Sale Price**	$4,550,000
Co-Owner		**Certificate**	
Address	133 WHITTREDGE RD SUMMIT , NJ 07901	**Book & Page**	1785/222
		Sale Date	12/03/2020
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
3 POCHICK SURFSIDE LLC	$4,550,000		1785/222	00	12/03/2020
JACK KARIN ADDISON LLC	$3,737,000		1178/026	00	04/03/2009
MCKERNAN MARY B TRST	$4,350,000		1077/034	00	04/19/2007
LOMBARDI MARK	$225,000		0540/074	8N	06/19/1997

Building Information

Building 1 : Section 1

Year Built:	2003
Living Area:	5,328
Replacement Cost:	$4,723,885
Building Percent Good:	91
Replacement Cost Less Depreciation:	$4,298,700

Building Attributes

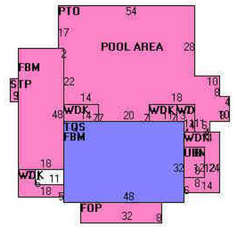
Field	Description
Style:	Custom Built
Model	Residential
Grade:	Excellent
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	6
Total Bthrms:	5
Total Half Baths:	2
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\0027\3%20pochick_

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/7756_895(

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	2,496	2,496
FBM	Basement, Finished	2,400	1,680
TQS	Three Quarter Story	1,536	1,152
ARB	Arbor	175	0
FOP	Porch, Open, Finished	496	0
PTO	Patio	2,446	0
STP	Stoop	27	0
UBM	Basement, Unfinished	96	0
WDK	Deck, Wood	372	0
		10,044	5,328

2PA

MAIN DWELLING

3 MASAQUET AVENUE
NANTUCKET, MA 02554

OWNER
3 MASAQUET LLC
800 BOYLSTON ST, BOSTON, MA 02199

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

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6 Windy Way, Nantucket, MA 02554
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T: (508) 325-0044

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SHEET REVISIONS

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SIGN & SEAL

DRAWING SET ISSUES

1	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MCC
CHECKED BY:	MLW/IRC
SHEET FIRST ISSUE:	04/24/2024
SCALE:	3/8" = 1'-0"
PROJ. NO.	324002

HISTORIC INFORMATION

HDC-04

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EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION



EXISTING WEST ELEVATION

2PA

MAIN DWELLING

3 MASAQUET AVENUE
NANTUCKET, MA 02554

OWNER

3 MASAQUET LLC
800 BOYLSTON ST, BOSTON, MA 02199

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DRAWING SET ISSUES

1	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
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SHEET FIRST ISSUE:	04/24/2024
SCALE:	
PROJ. NO.	324002

EXISTING CONDITIONS - PHOTOS

HDC-05

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1 EXISTING NORTH ELEVATION

1/4" = 1' - 0"



2 PROPOSED EAST ELEVATION

1/4" = 1' - 0"

WINDOW/DOOR TREATMENT LEGEND

- TO BE REPLACED IN KIND
- TO BE REMOVED
- NEW WINDOW/DOOR

* ELEMENTS HIGHLIGHTED IN RED TO BE REMOVED.
* ELEMENTS HIGHLIGHTED IN BLUE TO BE REPLACED.

2PA

MAIN DWELLING

3 MASAQUET AVENUE
NANTUCKET, MA 02554

OWNER

3 MASAQUET LLC
800 BOYLSTON ST, BOSTON, MA 02199

ARCHITECT

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SHEET REVISIONS

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DRAWING SET ISSUES

1	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	Author
CHECKED BY:	Checker
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SCALE:	1/4" = 1'-0"
PROJ. NO.	324002

BUILDING ELEVATIONS

HDC-06

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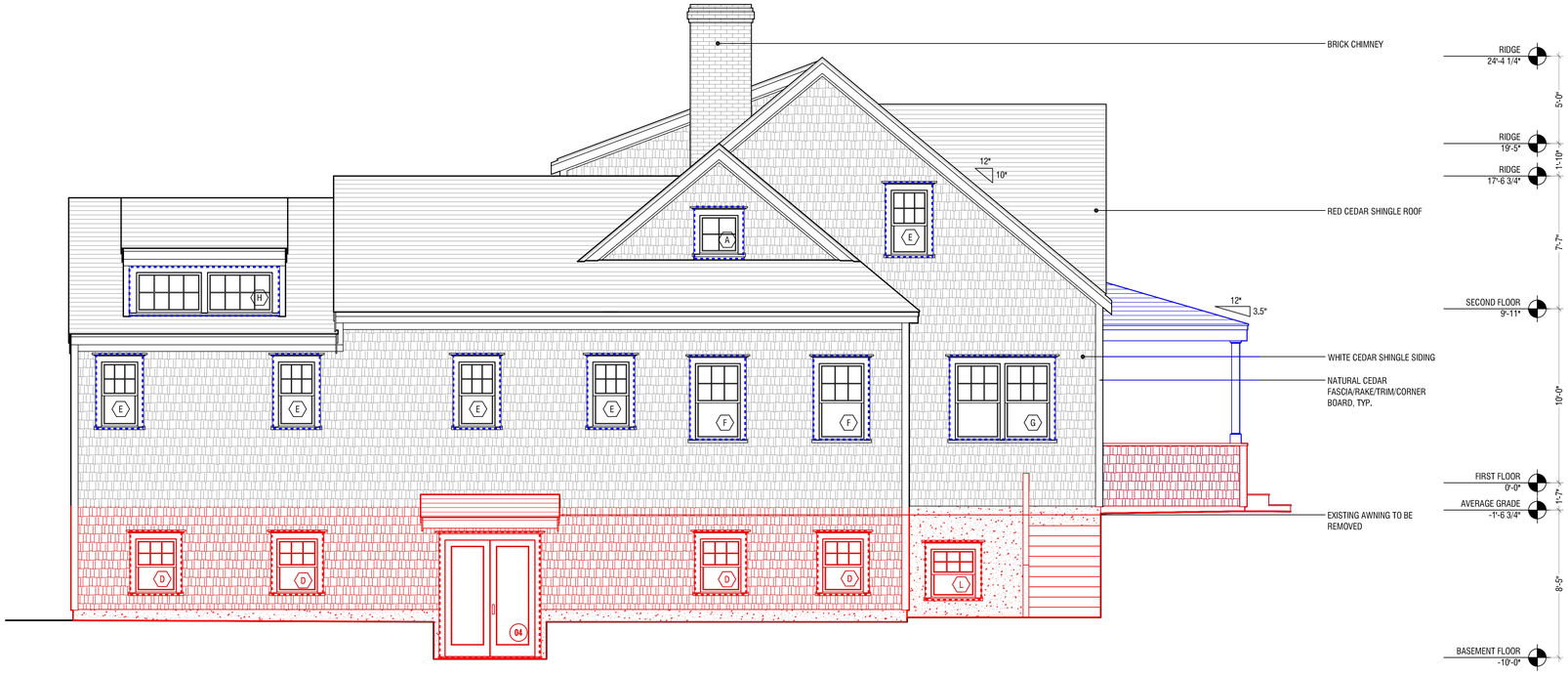

1 EXISTING EAST ELEVATION

1/4" = 1' - 0"



2 PROPOSED SOUTH ELEVATION

1/4" = 1' - 0"

WINDOW/DOOR TREATMENT LEGEND

- TO BE REPLACED IN KIND
- TO BE REMOVED
- NEW WINDOW/DOOR

* ELEMENTS HIGHLIGHTED IN RED TO BE REMOVED.
* ELEMENTS HIGHLIGHTED IN BLUE TO BE REPLACED.

2PA

MAIN DWELLING

3 MASAQUET AVENUE
NANTUCKET, MA 02554

OWNER

3 MASAQUET LLC
800 BOYLSTON ST, BOSTON, MA 02199

ARCHITECT

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DRAWING SET ISSUES

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DRAWING INFO

CONSTRUCTION DOCUMENTS	
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SCALE:	1/4" = 1'-0"
PROJ. NO.	324002

BUILDING ELEVATIONS

HDC-07

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1 EXISTING SOUTH ELEVATION

1/4" = 1' - 0"



2 PROPOSED WEST ELEVATION

1/4" = 1' - 0"

WINDOW/DOOR TREATMENT LEGEND

- TO BE REPLACED IN KIND
- TO BE REMOVED
- NEW WINDOW/DOOR

* ELEMENTS HIGHLIGHTED IN RED TO BE REMOVED.
* ELEMENTS HIGHLIGHTED IN BLUE TO BE REPLACED.

2PA

MAIN DWELLING

3 MASAQUET AVENUE
NANTUCKET, MA 02554

OWNER

3 MASAQUET LLC
800 BOYLSTON ST, BOSTON, MA 02199

ARCHITECT

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DRAWING SET ISSUES

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DRAWING INFO

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SHEET FIRST ISSUE:	
SCALE:	1/4" = 1'-0"
PROJ. NO.	324002

BUILDING ELEVATIONS

HDC-08

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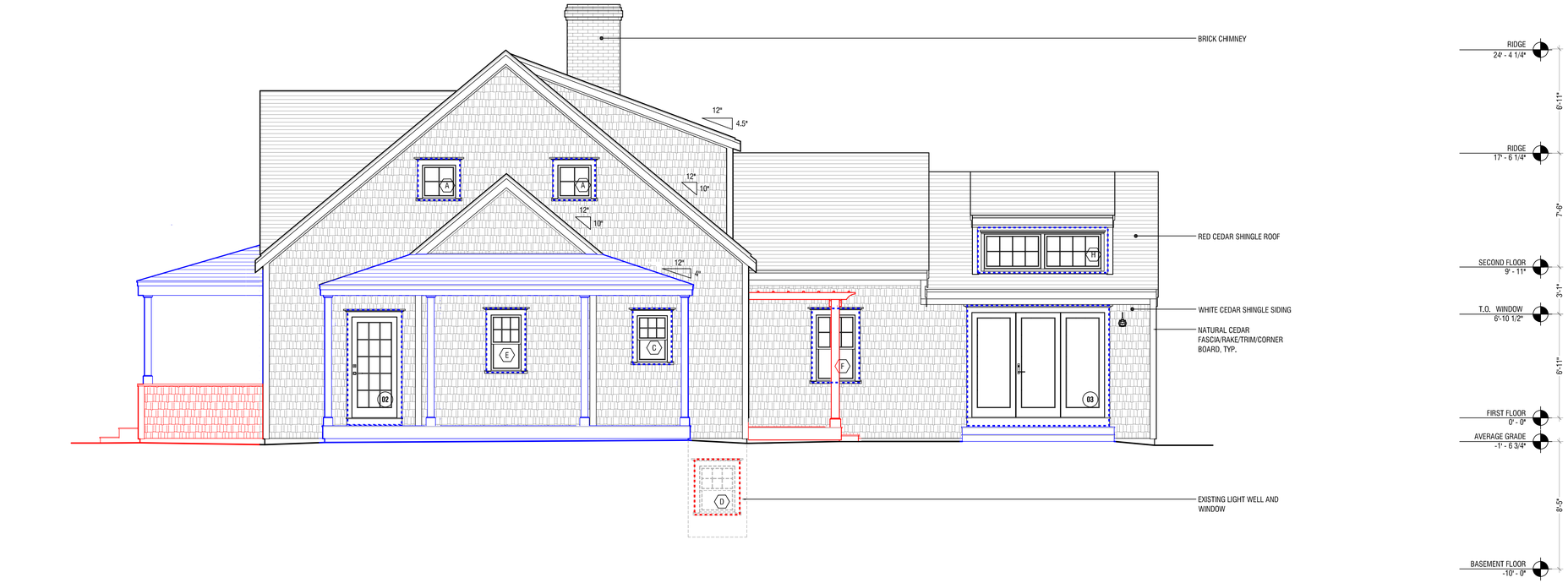

1 EXISTING WEST ELEVATION

1/4" = 1' - 0"



2 PROPOSED NORTH ELEVATION

1/4" = 1' - 0"

WINDOW/DOOR TREATMENT LEGEND

- TO BE REPLACED IN KIND
- TO BE REMOVED
- NEW WINDOW/DOOR

* ELEMENTS HIGHLIGHTED IN RED TO BE REMOVED.
* ELEMENTS HIGHLIGHTED IN BLUE TO BE REPLACED.

2PA

MAIN DWELLING

3 MASAQUET AVENUE
NANTUCKET, MA 02554

OWNER

3 MASAQUET LLC
800 BOYLSTON ST, BOSTON, MA 02199

ARCHITECT

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39 W 38th Street, 7th Fl, New York, NY 10018
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SHEET REVISIONS

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SIGN & SEAL

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1	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
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SHEET FIRST ISSUE:	
SCALE:	1/4" = 1'-0"
PROJ. NO.	324002

BUILDING ELEVATIONS

HDC-09

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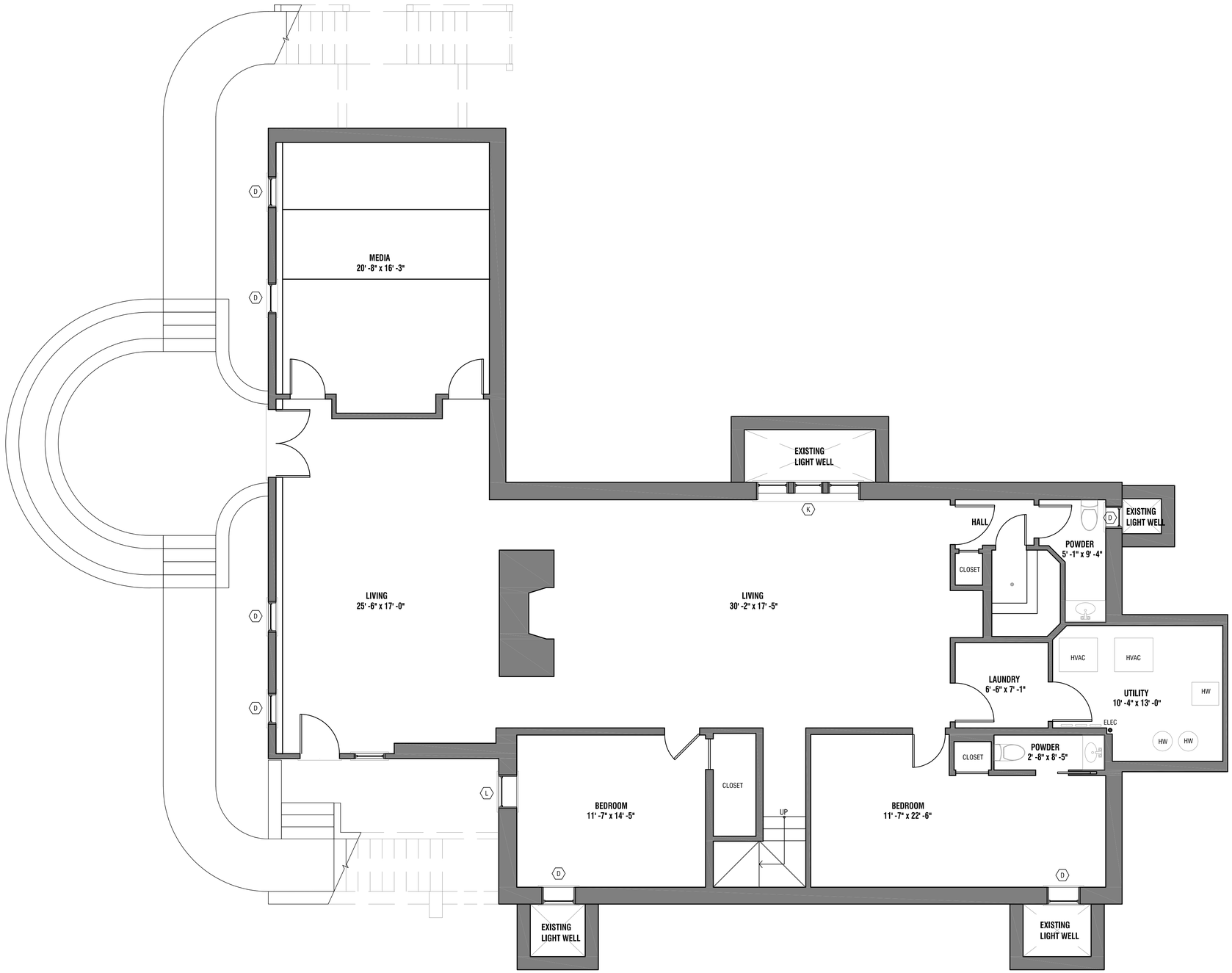

1 EXISTING BASEMENT FLOOR PLAN

1/4" = 1' - 0"

2PA

MAIN DWELLING

3 MASAQUET AVENUE
NANTUCKET, MA 02554

OWNER

3 MASAQUET LLC
800 BOYLSTON ST, BOSTON, MA 02199

ARCHITECT

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SIGN & SEAL

DRAWING SET ISSUES

1	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
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CHECKED BY:	Checker
SHEET FIRST ISSUE:	
SCALE:	1/4" = 1'-0"
PROJ. NO.	324002

EXG. BASEMENT FLOOR PLAN

HDC-10

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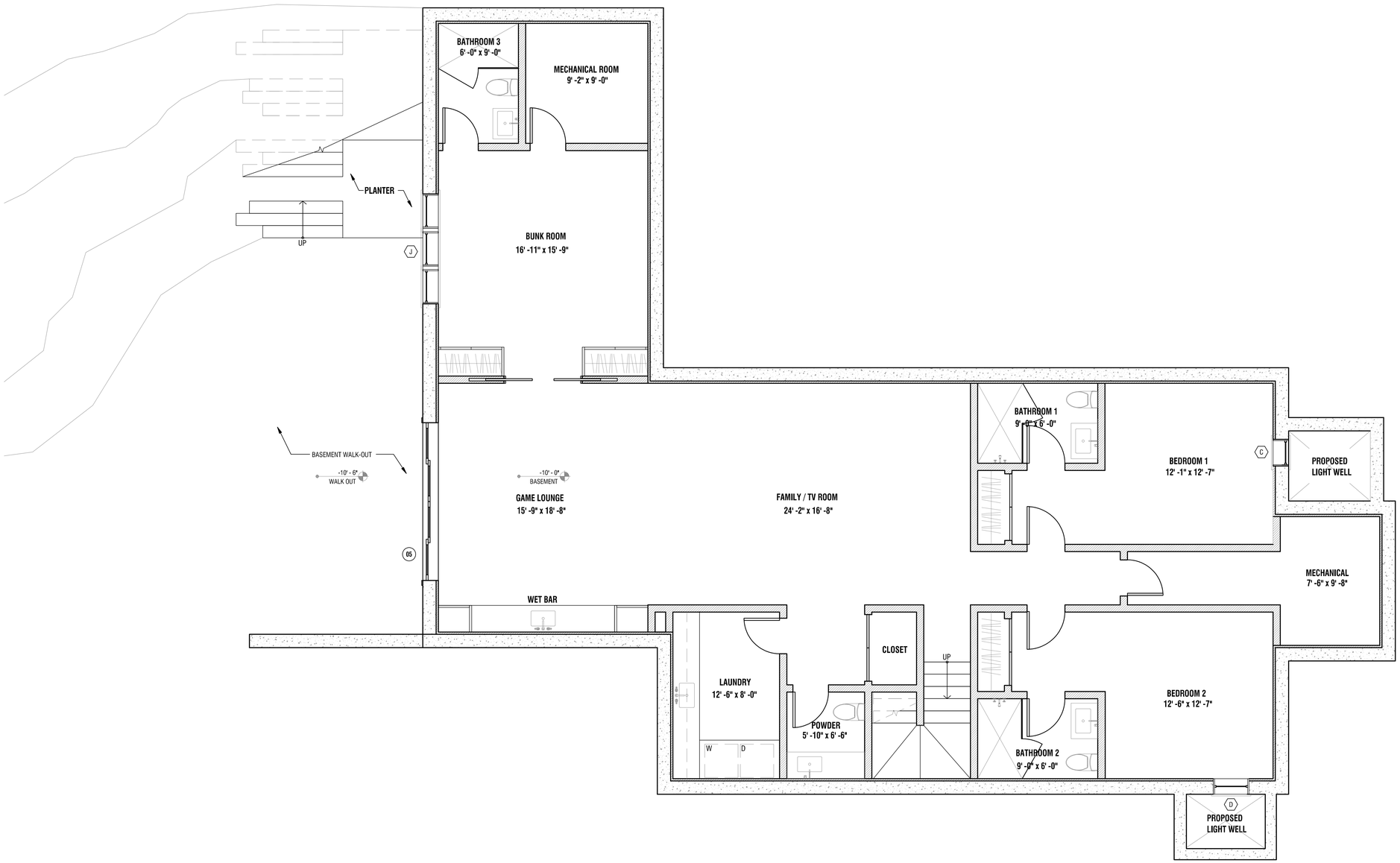

1 PROPOSED BASEMENT FLOOR PLAN

1/4" = 1' - 0"

2PA

MAIN DWELLING

3 MASAQUET AVENUE
NANTUCKET, MA 02554

OWNER

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DRAWING INFO

CONSTRUCTION DOCUMENTS	
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SHEET FIRST ISSUE:	
SCALE:	1/4" = 1'-0"
PROJ. NO.	324002

PROPOSED BASEMENT FLOOR PLAN

HDC-11

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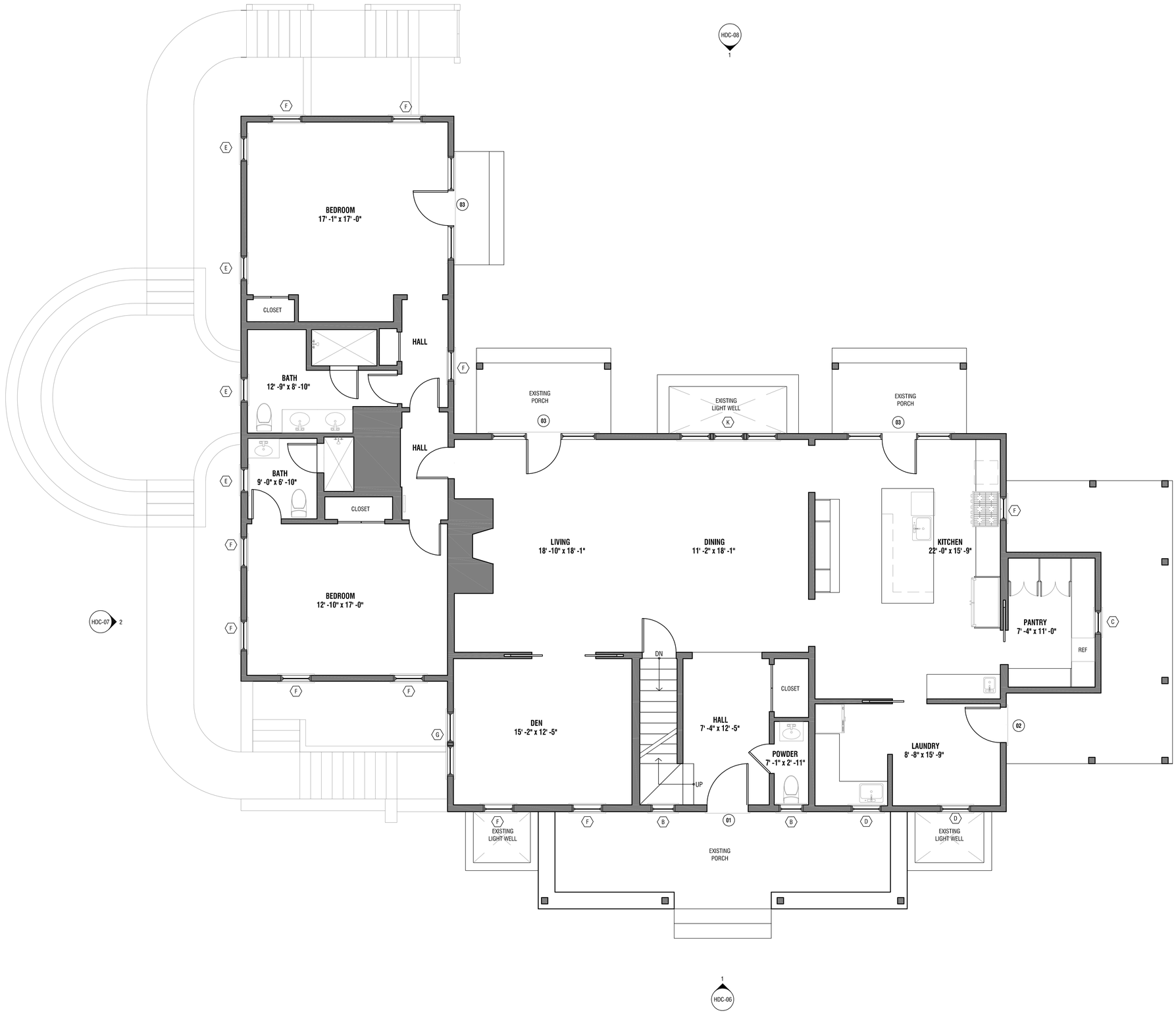

1 EXISTING 1ST FLOOR PLAN

1/4" = 1' - 0"

2PA

MAIN DWELLING

3 MASAQUET AVENUE
NANTUCKET, MA 02554

OWNER

3 MASAQUET LLC
800 BOYLSTON ST, BOSTON, MA 02199

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

LANDSCAPE DESIGNER

AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR

BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

1	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	Author
CHECKED BY:	Checker
SHEET FIRST ISSUE:	
SCALE:	1/4" = 1'-0"
PROJ. NO.	324002

EXG. FIRST
FLOOR PLAN

HDC-12

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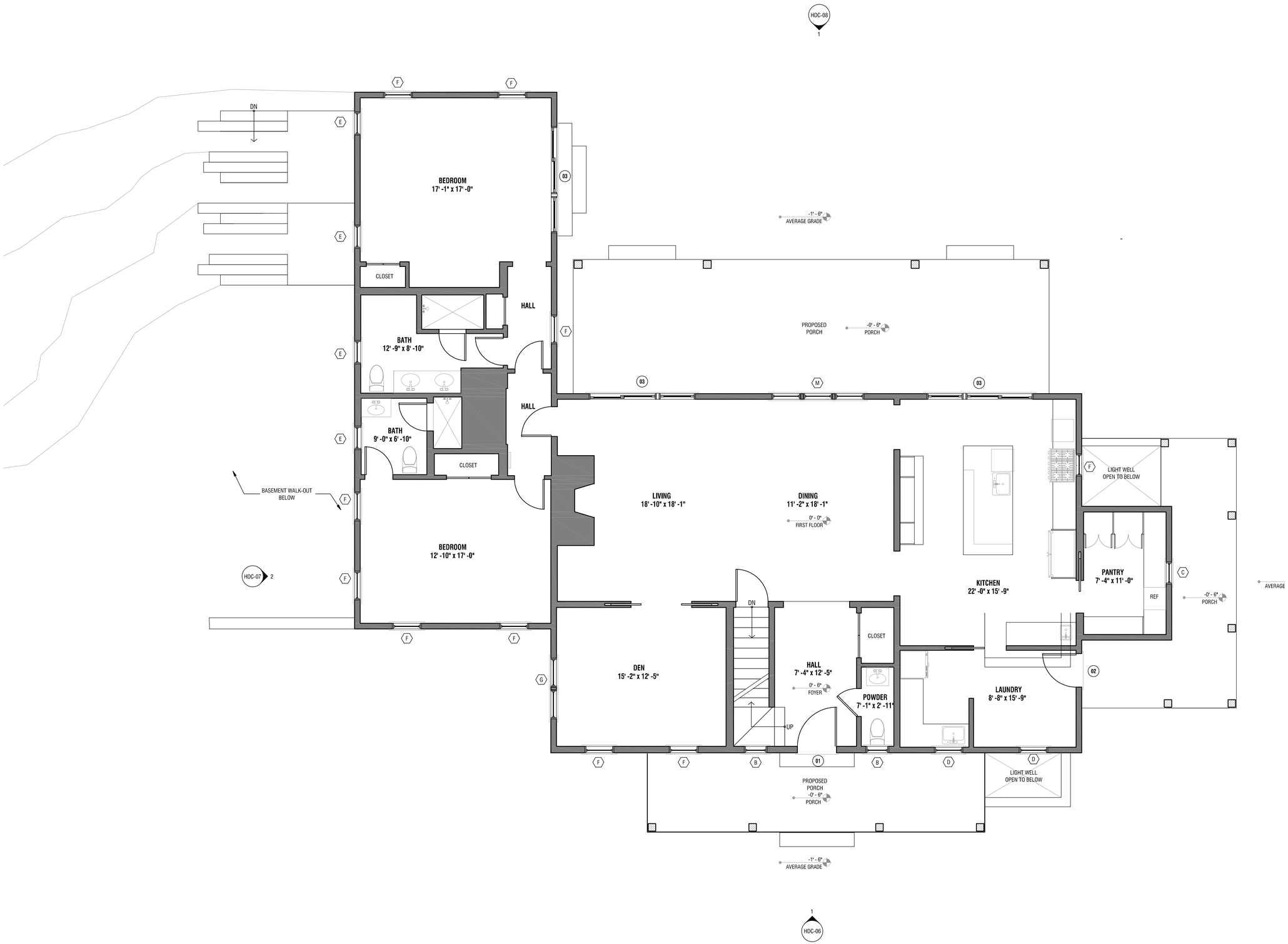

1 PROPOSED 1ST FLOOR PLAN

1/4" = 1' - 0"

2PA

MAIN DWELLING

3 MASAQUET AVENUE
NANTUCKET, MA 02554

OWNER

3 MASAQUET LLC
800 BOYLSTON ST, BOSTON, MA 02199

ARCHITECT

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PROPOSED BASEMENT FLOOR PLAN

HDC-13

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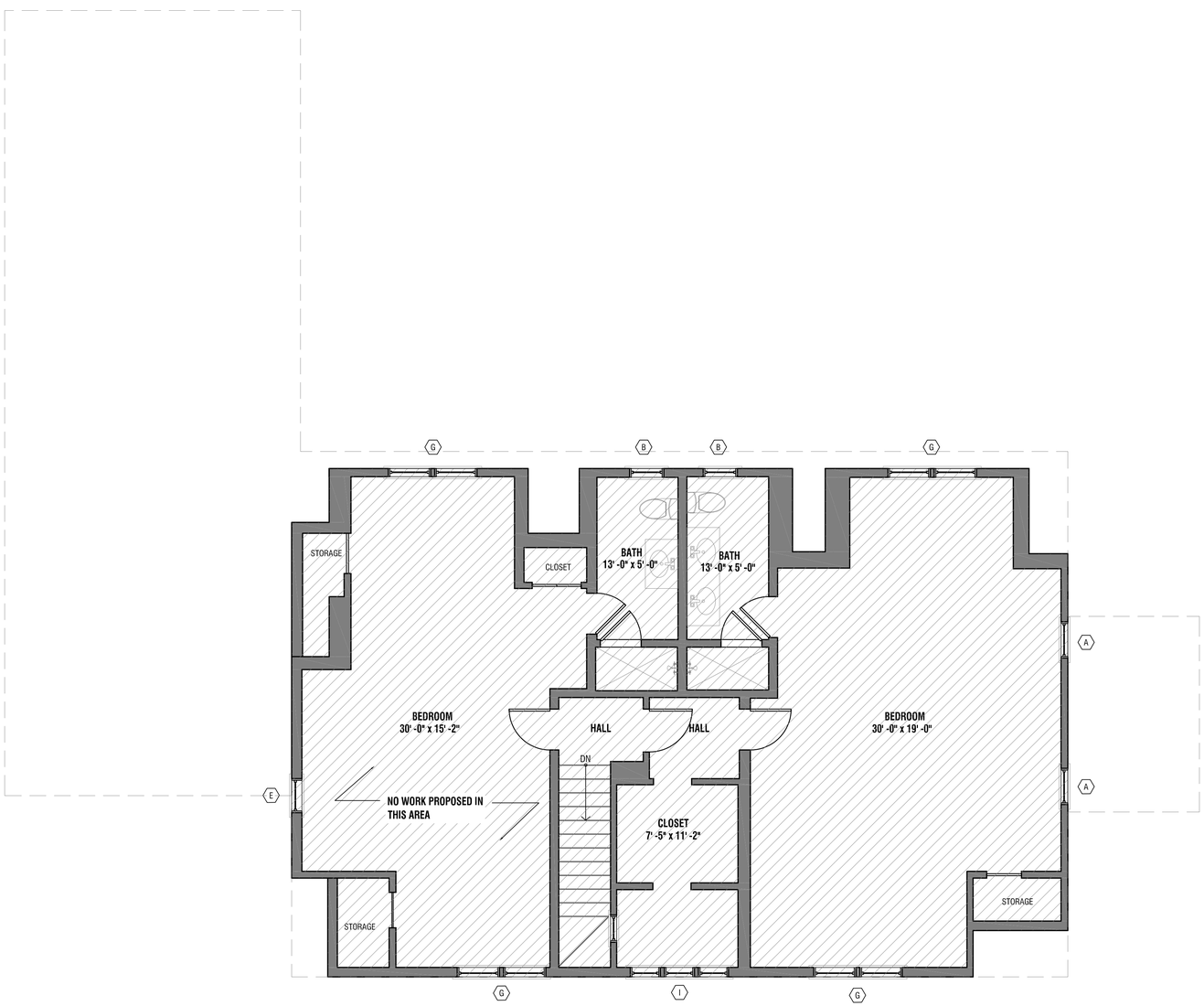

1 EXISTING 2ND FLOOR PLAN

1/4" = 1' - 0"

2PA

MAIN DWELLING

3 MASAQUET AVENUE
NANTUCKET, MA 02554

OWNER

3 MASAQUET LLC
800 BOYLSTON ST, BOSTON, MA 02199

ARCHITECT

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PROJ. NO.	324002

EXG. SECOND FLOOR PLAN

HDC-14

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Andrew Kotchen

AS AGENT FOR 3 Masaquet LLC

STREET ADDRESS 3 Masaquet Avenue

MAP/PARCEL 80/145

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9/23/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 9/18/2024
Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

2PA - GARAGE

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of ALL work must be indicated on application form.
X	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
X	5.	**Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
X	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
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.
WAPD (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

2PA - GARAGE

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 145

Street & Number of Proposed Work: 3 MASAQUET AVENUE

Owner of record: 3 MASAQUET LLC

Mailing Address: 800 BOYLSTON ST, BOSTON, MA 02199

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: 24'-0" Sq. Footage 1st floor: 576 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 24'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

FEE: $115.2

Difference between existing grade and proposed finish grade: North 0' South 0' East 0' West 0'

Height of ridge above final finish grade: North 19'-4" South 19'-4" East 19'-4" West 19'-4"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles 5" EXPOSURE ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x9 Rake 1x9 Soffit (Overhang) 7-3/4" Corner boards 1X4-1/2 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 CUSTOM

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side SWING (PAINTED)
Garage Door(s): Type OVERHEAD Material PAINTED

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) _____ Roof NATURAL TO WEATHER
Trim NATURAL TO WEATHER Sash PAINTED - BLACK Doors PAINTED - BLACK
Deck 1X4 IPE DECKING Foundation PARGED Fence NATURAL TO WEATHER Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/26/2024 Signature of owner of record _____ Signed under penalties of perjury

AS REPRESENTATIVE OF WORKSHOP/APD

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER…3 Masaquet LLC……

MAILING ADDRESS…800 Boylston St, Boston MA, 02199……

PROPERTY LOCATION…3 Masaquet Ave……

ASSESSORS MAP/PARCEL…80 / 145……

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 15:33:15 -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 Masaquet Ave

Tax Map Number: 80 Parcel Number: 145

Owner of Record: 3 MASAQUET LLC

Description of Proposal: Demolition of existing dwelling, moving-on existing dwelling from 3 Pochick Avenue, construction of new foundation for relocated dwelling, garage, shed, tennis court and pool.

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
80	103		VON PECHMANN FREDERICK & JANET		537 WEEPING WILLOW LN	ST AUGUSTINE	FL	32080	2 WEWEEDER AV
80	144		BLOOSTEIN MARC TR		7 MASAQUET AV	NANTUCKET	MA	02554	7 MASAQUET AV
80	194		DISIBIO CARMINE & AMY		1 ESSEX RD	SUMMIT	NJ	07901	4 MASAQUET AV
80	219		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	ATLANTIC AV
80	431		4 POCHICK LLC	C/O ROPES & GRAY LLP	800 BOYLSTON ST	BOSTON	MA	O2109	4 POCHICK AV
Count:	**5**								

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FREDERICK & JANET
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ST AUGUSTINE, FL 32080

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7 MASAQUET AV
NANTUCKET, MA 02554

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BANK
22 BROAD ST
NANTUCKET, MA 02554

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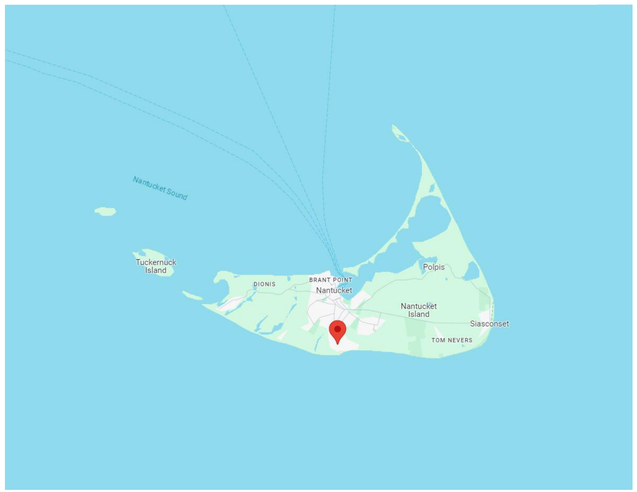
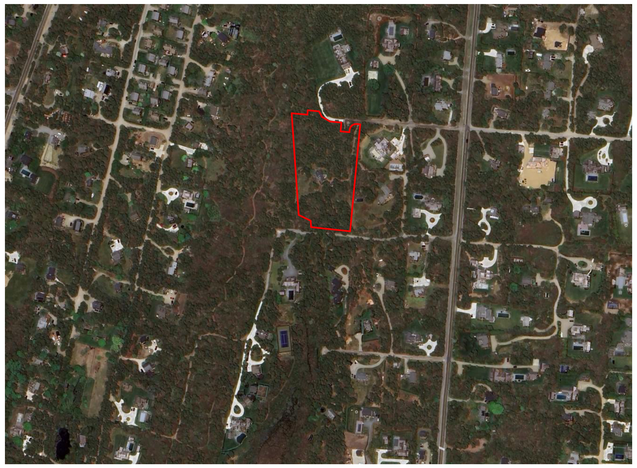
2PA GARAGE

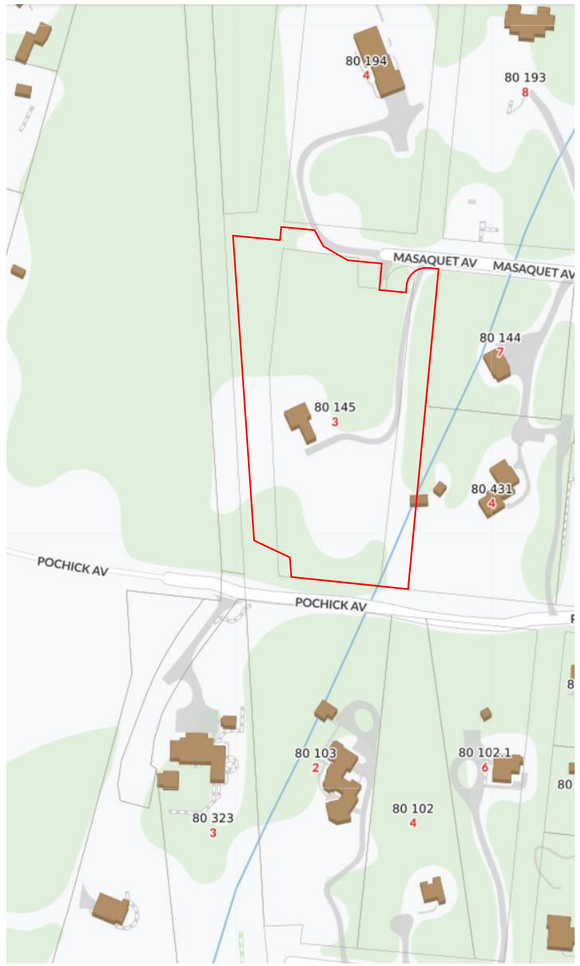
HDC SUBMISSION
GARAGE
08/26/2024

LOCUS MAP

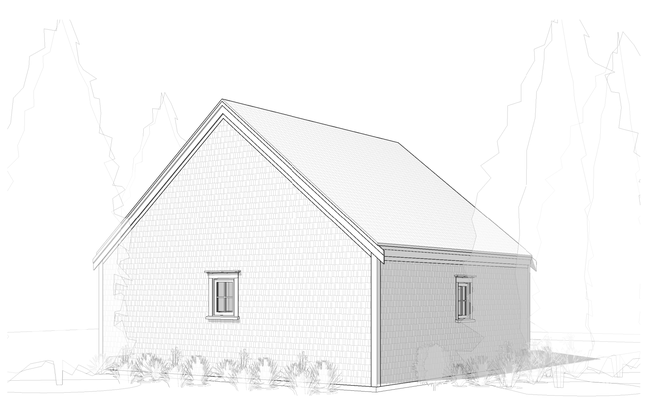


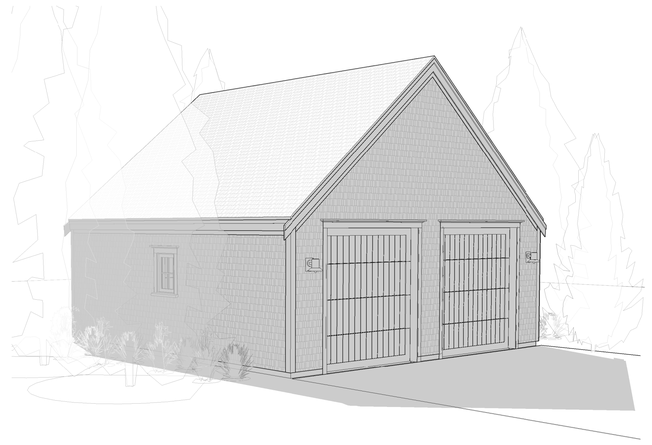


LOCUS MAP - SITE



PERSPECTIVE VIEWS





DRAWING INDEX

SHEET NUMBER	SHEET NAME	08/26/2024 - HDC SUBMISSION
HDC-00	TITLE SHEET	•
HDC-01	GENERAL NOTES	•
HDC-02	SITE PLAN	•
HDC-03	FLOOR PLANS	•
HDC-04	EXTERIOR ELEVATIONS	•

ZONING INFORMATION

Map / Parcel	80 / 145
Current Zoning	LUG-2 / LUG-3
Min. Frontage	20'
Front Setback	15'
Side/Rear Setback	10'
Lot Size (LUG-2)	78,628 sf
Lot Size (LUG-3)	1372 sf
Lot Size (Total)	80,000 sf
Allowable G.C. (LUG-2)	4%
Allowable G.C. (LUG-3)	3%
Max G.C. (LUG-2)	3,145 sf
Max G.C. (LUG-3)	55 sf
Max G.C. (Total)	3,200 sf
Proposed Main Dwelling G.C.	2,475 sf
Proposed Garage G.C.	612 sf
Proposed Total G.C.	3,087 sf

EXTERIOR COLORS:

SASH: BLACK
TRIM: NATURAL CEDAR

2PA
GARAGE
3 MASAQUET AVENUE
NANTUCKET, MA 02554

OWNER
3 MASAQUET LLC
800 BOYLSTON ST, BOSTON, MA 02199

ARCHITECT
WORKSHOP/APD
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ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

1	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MCC
CHECKED BY:	MLW/RC
SHEET FIRST ISSUE:	07/29/2024
SCALE:	1/4" = 1'-0"
PROJ. NO.	324002

TITLE SHEET

HDC-00

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GENERAL NOTES:

1. DRAWINGS ARE REPRESENTATIVE DOCUMENTS TO FACILITATE CONSTRUCTION. CONTRACTOR SHOULD FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE HEIGHTS OF GRADE INDICATED ON DRAWINGS ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATION ONLY. NOTIFY DESIGNER OF ANY ALTERATIONS OR DISCREPANCIES IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF DRAWINGS TO THE SUB-CONTRACTORS UNDER HIS JURISDICTION.
3. THE CONTRACTOR IS TO COORDINATE THE WORK OF ALL SUB-CONTRACTORS, INCLUDING THE TIMING AND SCHEDULING OF THEIR WORK AND THE LAYOUT OF THEIR SYSTEMS. THE CONTRACTOR SHALL PROVIDE ALL SUB-CONTRACTORS WITH NECESSARY POWER AND ACCESS AND CONNECTIONS THROUGH FOUNDATION WALLS AS REQUIRED.
4. WORKSHOP/APD IS CONTRACTED TO SERVE AS THE OWNERS 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 EFFENCIENCY AT A TEMPERATURE OF 72°F. HEATING SYSTEM SHALL BE DIVIDED INTO WDHO ZONES. THERMOSTATS SHALL BE DIGITAL AND PROGRAMMABLE.
7. VENT TO THE EXTERIOR ALL BATHROOMS.
8. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER INFORMATION.

FRAMING NOTES

1. ALL WOOD FRAMING MEMBERS SHALL BE STRUCTURAL GRADE #2 OR BETTER.
2. ALL WOOD SHALL COMPLY WITH THE U.S. DEPARTMENT OF COMMERCE AMERICAN LUMBER STANDARDS SIMPLIFIED PRACTICE AND GRADING REQUIREMENTS OF A RECOGNIZED ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED.
3. WOOD SHALL BE FROM LIVE STOCK, THOROUGHLY SEASONED, WELL MANUFACTURED AND GENERALLY FREE FROM WARPAGE THAT CANNOT BE CORRECTED BY BRIDGING OR NAILING.
4. MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 19 % AT THE TIME OF CONSTRUCTION.
5. ALL PLAN DIMENSIONS ARE TO FINISHED FACE AND CENTERLINE OF OPENINGS. VERIFY ALL ROUGH OPENINGS WITH WINDOW AND DOOR SCHEDULE.
6. ALL EXTERIOR WALLS, AND INTERIOR PARTITION WALLS BEHIND TOILETS, SHALL BE 2"X6" STUD CONSTRUCTION AT 16" O.C. TYPICAL. ALL OTHER INTERIOR PARTITION WALLS SHALL BE 2"X4" STUD CONSTRUCTION AT 16" O.C. TYPICAL. WALLS SHALL HAVE SINGLE SHOE AND DOUBLE TOP PLATE.
7. JOIST HANGARS SHALL BE USED AT ALL FLUSH-FRAMED FLOOR JOISTS. JOISTS OVERLAPPING AT A SUPPORTING BEAM, SHALL OVERLAP 3" MINIMUM.
8. PROVIDE WOOD BLOCKING OR METAL BRIDGING AT 1/3RD POINTS ON ALL FLOOR JOISTS. BLOCKING SHOULD BE SPACED 4'-0" O.C. MINIMUM AND 8'-0" O.C.MAXIMUM.
9. DOUBLE FLOOR JOISTS OR BLOCKING SHALL BE PROVIDED BELOW ALL INTERIOR PARTITION WALLS.
10. SIZES OF WOOD MEMBERS ARE NOMINAL SIZES. ALL LUMBER SHALL BE SURFACED ON FOUR SIDES, UNLESS NOTED OTHERWISE.
11. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING
12. INSTALL GIRDER MEMBERS WITH JOINTS OVER SUPPORTS, PROVIDE 1/2" AIRSPACE AT ENDS AND SIDES OF GIRDERS FRAMED INTO MASONRY OR CONCRETE. WOOD SHIMS UNDER THE ENDS OF GIRDERS SHALL NOT BE PERMITTED.
13. MINIMUM BEARING OF JOISTS FRAMED INTO MASONRY SHALL BE 3".
14. JOISTS EXTENDING OVER BEARING PARTITIONS OR BEAMS MAY BE BUTTED AND TIED TOGETHER, OR NAILED TOGETHER WITH A MINIMUM OVERLAP OF 4".
15. EXTERIOR AND BEARING WALL CONSTRUCTION SHALL INCLUDE ADEQUATE RESISTANCE TO WRACKING BY THE USE OF CORNER BRACING OR ANCHORAGE OF STRUCTURAL SHEATHING TO PLATES.
16. JAMB STUDS, EXTENDING IN ONE PIECE FROM HEADER TO SOLE PLATE, SHALL BE INSTALLED AT ALL WINDOW AND DOOR OPENINGS TO FORM RIGID ENCLOSURE.
17. PLYWOOD SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE APA (AMERICAN PLYWOOD ASSOCIATION)
18. EXTERIOR TYPE HARDWOOD PLYWOOD, "TECHNICAL" OR "TYPE 1", MAY BE USED FOR ANY PART OF THE STRUCTURE.
19. STRUCTURAL INTERIOR TYPE, "STRUC-INT.", PLYWOOD MAY BE USED FOR ALL INTERIOR WORK AND EXTERIOR WORK NOT DIRECTLY EXPOSED TO THEWEATHER.
20. INTERIOR PLYWOOD, "INT." OR "TYPE 2" MAY BE USED FOR INTERIOR WORK, EXCEPT BATHROOM AND SHOWER ENCLOSURES.
21. ROOF SHEATHING: 3/4" EXTERIOR GRADE T&G "TECHNICAL" PLYWOOD NAILED AT 10" O.C. WITH GALVANIZED 10D COMMON NAILS.
22. FLOOR SHEATHING: 3/4" STRUCTURAL "STRUCT-INT" PLYWOOD NAILED AT 10" O.C. WITH 10D COMMON NAILS.
23. EXTERIOR WALL SHEATHING: 1/2" EXTERIOR GRADE "TECHNICAL" PLYWOOD NAILED AT 6" O.C. WITH GALVANIZED 6D COMMON NAILS.
24. ALL OTHER SHEATHING: 1/2" INTERIOR GRADE "INT" PLYWOOD NAILED AT 6" O.C. WITH 6D COMMON NAILS.
25. FRAME ALL RAFTERS OPPOSITE EACH OTHER AT RIDGE WITH TIES OR RIDGE BOARD. THE DEPTH OF THE RIDGE BOARD SHALL BE NO LESS THAN THE CUT OF THE RAFTERS.

EXTERIOR FINISH NOTES

1. HOUSE WRAP, TYVEK OR SIMILAR SHALL BE INSTALLED OVER ALL EXTERIOR SHEATHING TO RESIST MOISTURE AND WIND INFILTRATION. WRAP SHALL CONTINUE BEHIND ALL EXTERIOR TRIM, DOUBLED AND FOLDED INTO OPENINGS.
2. EXTERIOR ROOFING MATERIAL SHALL BE INSTALLED AS PER MFGR'S WRITTEN INSTRUCTIONS AND HAVE A MINIMUM 25-YEAR MANUFACTURER'S WARRANTY. SELF-ADHERING SHEET WATERPROOFING, ICE&WATER SHIELD OR EQUAL, SHALL BE INSTALLED OVER THE ENTIRE ROOF ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND ASTM D6135.
3. A SILL GASKET, EPDM-TYPE RUBBER, SHEET METAL OR OTHER SUITABLE MEMBRANE SHALL BE INSTALLED OVER THE COMPLETE FRAMED WALL WIDTH BETWEEN A CONCRETE FOUNDATION WALL AND SILL PLATE.
4. PROMPTLY REMOVE ALL MANUFACTURERS' STICKERS FROM GLASS AFTER INSTALLATION.
5. KEEP AREAS TO BE INSULATED CLEAN AND DRY. DO NOT INSTALL INSULATION WHERE IT MAY BE EXPOSED TO WATER. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND BUILDING CODE REQUIREMENTS. PROVIDE INSECT SCREEN OR BARRIER AT ALL VENT OPENINGS.
6. EXTERIOR FOUNDATION TO BE PARGE.
7. DECKS SHALL USE 5/4" X 4" IPE WITH CONCEALED FASTENERS, CONFIRM, LAID FLAT WITH 1/4" REGULAR SPACING. ALL FLOORING AND DECKING SHALL BE TREATED % BOILED LINSEED OIL/50 % CUPRINOL AND WITH A MIXTURE OF 50 TRAFFIC SHALL BE PREVENTED OVER FINISHED SURFACES FOR THE PERIOD OF ONE WEEK.
8. EXTERIOR STEPS SHALL BE EQUAL TO DECK CONSTRUCTION, TRIM AND FINISH. RISERS SHALL MATCH TRIM MATERIAL. NOSING SHALL PROJECT 3/4"
9. ALL EXTERIOR STEPS SHALL LAND ON TO A 4" CONCRETE PAD SET ON A 4" GRAVEL BASE ON STRUCTURALLY COMPACTED SOIL. PAD SHALL BE 6" WIDER THAN STEPS AND PROJECT FROM LAST RISER 6" TOWARD DECK AND 18" AWAY FROM DECK.
10. WINDOW CAPS OR TRIM AND ALL OTHER PROJECTIONS AT POINTS WHERE RAIN ACCUMULATES OR RUNS OFF SHALL BE PROVIDED WITH FLASHING. SUCH FLASHING SHALL EXTEND A MINIMUM OF 6" UP THE WALL UNDER THE SHEATHING PAPER AND NOT LESS THAN 6" HORIZONTALLY. FLASHING SHALL BE SUFFICIENT LENGTH TO COVER THE COURSE ABOVE WITHOUT BEING PUNCTURED BY NAILS.
11. A CONTINUOUS RIDGE VENT SHALL BE PROVIDED AT ALL ROOF RIDGES, WHERE REQUIRED. SOFFIT VENTING SHALL BE PROVIDED AS INDICATED ON DETAIL DRAWINGS.
12. PROVIDE STEP FLASHING AT ALL CHIMNEY LOCATIONS.
13. RIDGE VENTS SHALL BE "CORE VENT" OR EQUAL, EXTENDING ALONG ALL RIDGE LINES. TERMINATE RIDGE VENTS 12" FROM END OF RIDGE. COVERED W/SHINGLES.
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.

DEFINITIONS

NOTE:	ALL REFERENCES IN THE DWGS. TO THE WORDS LISTED BELOW SHALL BE UNDERSTOOD TO MEAN THE FOLLOWING:
REPLACE:	REMOVE THE EXISTING MATERIAL, PREPARE THE SURFACES TO RECEIVE THE REPLACEMENT MATERIAL & INSTALL THE REPLACEMENT MATERIAL.
REPOINT:	REMOVE THE EXIST. MATERIAL (MORTAR & SEALANT) TO THE DEPTH AS DETAILED & INSTALL THE REPLACEMENT MORTAR AS SPECIFIED.
REPAIR:	REMOVE ANY DAMAGED OR LOOSE EXIST. MATERIAL, PREPARE THE SURFACES & PATCH TO MATCH THE EXIST. MATERIALS.

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.

WASTE MANAGEMENT NOTES

1. DEMOLITION AND CONSTRUCTION SHALL BE DIVERTED TO RECYCLING AND REUSE TO MAXIMUM DEGREE. A WASTE MANAGEMENT PLAN SHALL BE ESTABLISHED, IDENTIFYING THE POSSIBILITIES FOR REUSE OR RECYCLING OF CONSTRUCTION WASTE (METAL, WOOD, CONCRETE, OTHER). NET WASTE (HAULED TO LANDFILLS OR INCINERATION) SHALL BE REDUCED TO A MAXIMUM LEVEL OF 2.5 POUNDS OR LESS PER SQ. FT. OF CONDITIONED FLOOR AREA. G.C. MUST KEEP RECEIPTS AND DOCUMENTATION OF ALL SEPARATED WASTE HAULS AND SUBMIT AS PROOF OF ACHIEVED GOAL.
2. THE G.C. SHALL PROVIDE ON-SITE SEPARATION OF ALL WASTE MATERIALS OR ARRANGE WASTE HAULERS WHO SEPARATE MATERIALS.
3. THE G.C. SHALL EDUCATE EACH SUBCONTRACTOR OF THE WASTE MANAGEMENT PLAN AND BE RESPONSIBLE OF THEIR ABIDING BY THE SEPARATION OF WASTE.

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.
CONCRETE	CONC.	MOLDING	MLDG.
CONSTRUCTION	CONST.	MOUNTED	MTD.
CONTINUOUS	CONT.	MULLION	MUL.
DETAIL	DTL.	NOMINAL	NOM.
DIMENSION	DIM.	NOT APPLICABLE	N.A.
DOOR	DR.	NOT IN CONTRACT	N.I.C.
DOUBLE	DBL.	NUMBER	NO.
DOWN	DN.	ON CENTER	O.C.
DRAWING	DWG.	OPENING	OPNG
EACH	EA.	OPPOSITE/OPPOSITE HAND	OPP./OPH
ELECTRIC/ELECTRICAL	ELEC.	PAINTED	PTD.
ELEVATION	EL.	PARTITION	PARTN.
EMERGENCY	EMER.	PLASTER	PL
EQUAL	EQ.	PLASTIC LAMINATE	P.LAM
EQUIPMENT	EQPT.	PLYWOOD	PLYW



1 **SITE PLAN**
1/32" = 1'-0"

2PA
GARAGE

3 MASAQUET AVENUE
NANTUCKET, MA 02554

OWNER
3 MASAQUET LLC
800 BOYLSTON ST, BOSTON, MA 02199

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

LANDSCAPE DESIGNER
AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR
BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

1	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MCC
CHECKED BY:	MLW/IRC
SHEET FIRST ISSUE:	07/29/2024
SCALE:	1/4" = 1'-0"
PROJ. NO.	324002

SITE PLAN

HDC-02

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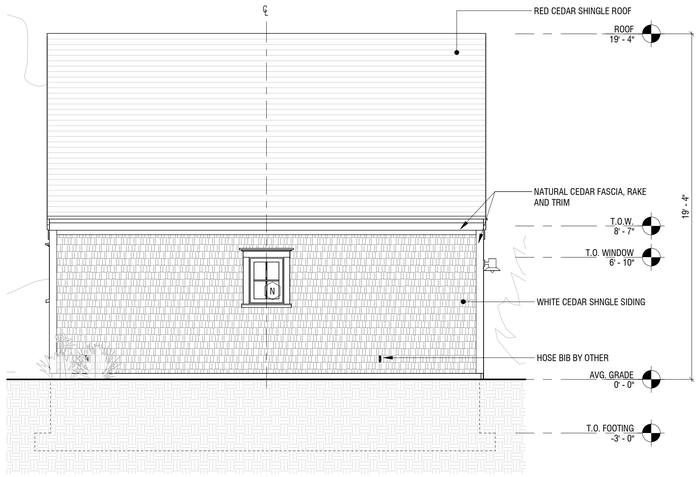
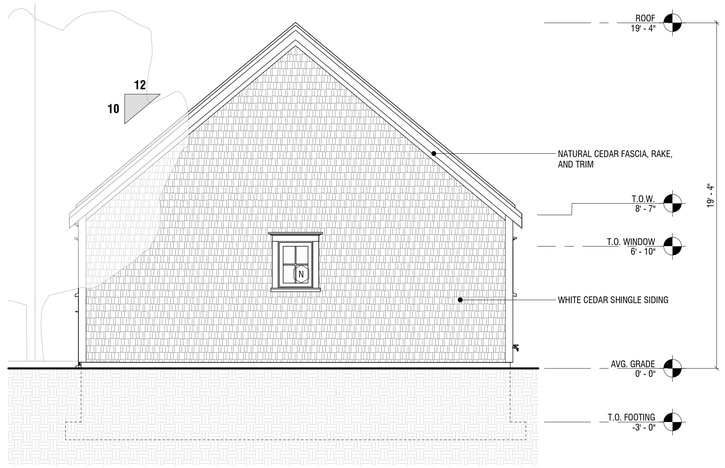


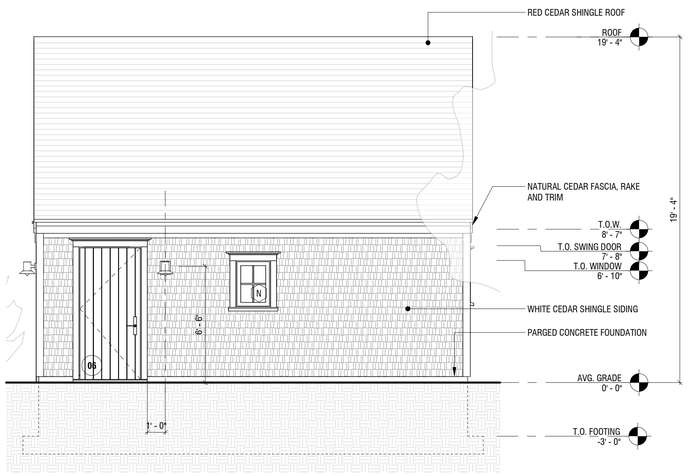
1 SOUTH ELEVATION

1/4" = 1'-0"



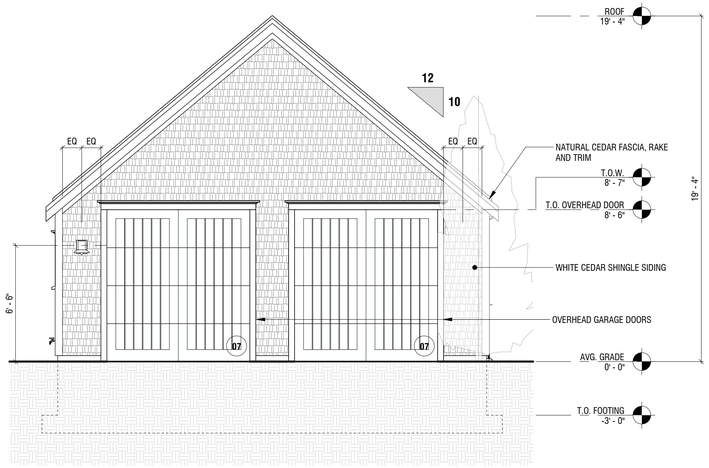
2 WEST ELEVATION

1/4" = 1'-0"



3 NORTH ELEVATION

1/4" = 1'-0"



4 EAST ELEVATION

1/4" = 1'-0"

2PA

GARAGE

3 MASAQUET AVENUE
NANTUCKET, MA 02554

OWNER

3 MASAQUET LLC
800 BOYLSTON ST, BOSTON, MA 02199

ARCHITECT

WORKSHOP/APD

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39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

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T: (508) 325-0044

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SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

1	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
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EXTERIOR ELEVATIONS

HDC-04

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2PA

GARAGE

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NANTUCKET, MA 02554

OWNER

3 MASAQUET LLC
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ARCHITECT

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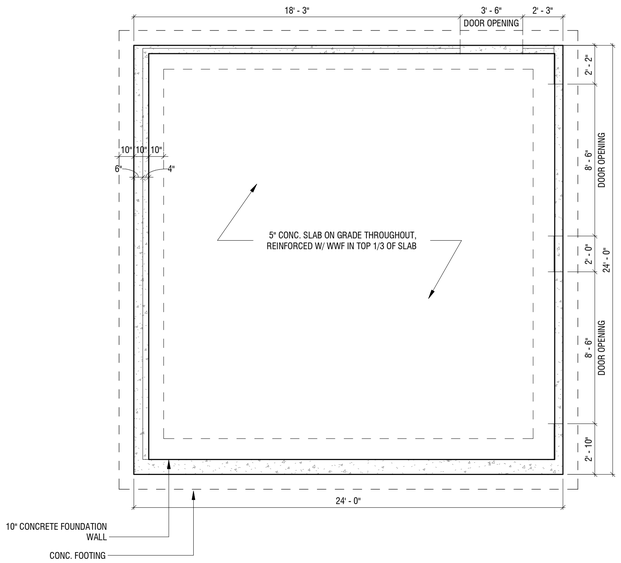
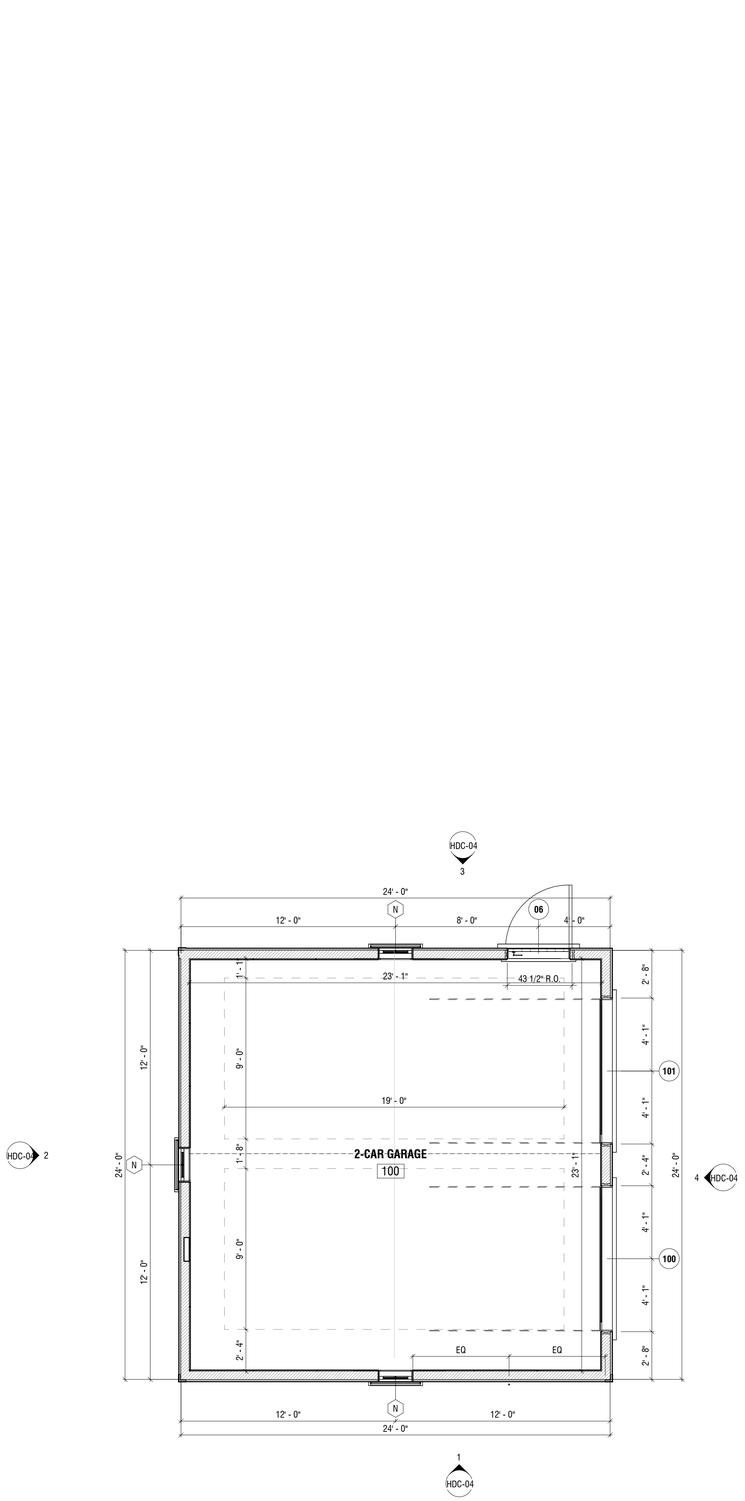


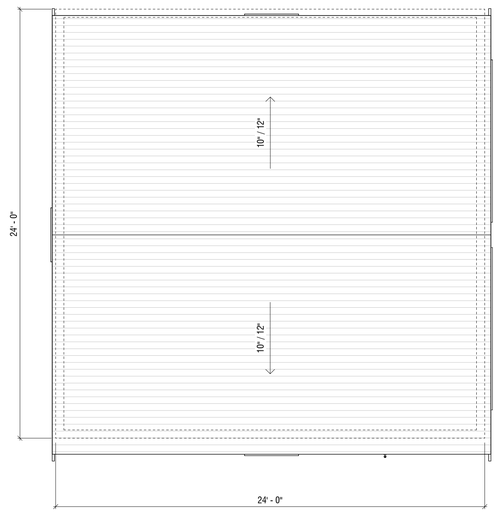
1 FOUNDATION PLAN

1/4" = 1'-0"



2 FLOOR PLAN

1/4" = 1'-0"



3 ROOF PLAN

1/4" = 1'-0"

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SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

1	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	MCC
CHECKED BY:	MLW/IRC
SHEET FIRST ISSUE:	07/29/2024
SCALE:	1/4" = 1'-0"
PROJ. NO.	324002

FLOOR PLANS

HDC-03

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Andrew Kotchen

AS AGENT FOR 3 Masaquet LLC

STREET ADDRESS 3 Masaquet Avenue

MAP/PARCEL 80/145

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9/23/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 9/18/2024
Date

SHED CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

N/A

This checklist MUST be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
Y	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
Y	Application Fee- Refer to Fee Schedule: https://www.nantucket-ma.gov/DocumentCenter/View/12210/HDC-Fee-Schedule-PDF
Y	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
Y	Site Plan: (4 copies) 8 ½ x 11 or 11" x 17": Must include the following: lot dimensions, North arrow, all existing structures, placement of shed (highlighted) or bubbled, dimensions to lot lines, scale, driveway, grade changes and placement of HVAC units, electrical boxes, fuel tanks, etc.
Y	Exterior Elevations (4 copies): MUST BE ¼ in scale. Cardinal points (N/S/E/W) MUST BE labeled. • If plans are not available, photos of the proposed shed will be accepted. Please provide 4 copies of each proposed elevation. Cardinal points on photos (N/S/E/W) MUST BE labeled.
Y	Window and Door Schedule: (4 copies): Must include type (true divided, simulated divided), number of lights, dimensions, materials, manufactures type and type number.
Y	One copy of reduced set (8 ½" x 11"): Application, locus map, site plan, elevations, photographs, other documents.
Y	PICTURES: a. Existing structures on the property. b. Pictures from the street to show visibility or lack of visibility.

SHED CHECKLIST

Y	All documents MUST be legible. All sets MUST be collated and stapled.
Y	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.
Y	Signature of Affidavit: see below

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ AS REPRESENTATIVE OF WORKSHOP/APD Date: 9/18/2024

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

2PA - SHED

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 145

Street & Number of Proposed Work: 3 MASAQUET AVENUE

Owner of record: 3 MASAQUET LLC

Mailing Address: 800 BOYLSTON ST, BOSTON, MA 02199

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 ☐ Landscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 17'-11" Sq. Footage 1st floor: 187 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 10'-5" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

FEE: $50

Difference between existing grade and proposed finish grade: North 0' South 0' East 0' West 0'

Height of ridge above final finish grade: North 14'-0" South 14'-0" East 14'-0" West 14'-0"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles 5" EXPOSURE ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x9 Rake 1x9 Soffit (Overhang) 7-3/4" Corner boards 1X4-1/2 Frieze _____
Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☒ Other AWNING
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer CUSTOM

Doors* (type and material): ☐ TDL ☒ SDL Front SWING/FOLDING (PAINTED) Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) _____ Roof NATURAL TO WEATHER
Trim NATURAL TO WEATHER Sash PAINTED - BLACK Doors PAINTED - BLACK
Deck 1X4 IPE DECKING Foundation PARGED Fence NATURAL TO WEATHER Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/26/2024 Signature of owner of record _____ Signed under penalties of perjury

AS REPRESENTATIVE OF WORKSHOP/APD

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER…3 Masaquet LLC……

MAILING ADDRESS…800 Boylston St, Boston MA, 02199……

PROPERTY LOCATION…3 Masaquet Ave……

ASSESSORS MAP/PARCEL…80 / 145……

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 15:33:15 -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 Masaquet Ave

Tax Map Number: 80 Parcel Number: 145

Owner of Record: 3 MASAQUET LLC

Description of Proposal: Demolition of existing dwelling, moving-on existing dwelling from 3 Pochick Avenue, construction of new foundation for relocated dwelling, garage, shed, tennis court and pool.

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
80	103		VON PECHMANN FREDERICK & JANET		537 WEEPING WILLOW LN	ST AUGUSTINE	FL	32080	2 WEWEEDER AV
80	144		BLOOSTEIN MARC TR		7 MASAQUET AV	NANTUCKET	MA	02554	7 MASAQUET AV
80	194		DISIBIO CARMINE & AMY		1 ESSEX RD	SUMMIT	NJ	07901	4 MASAQUET AV
80	219		NANTUCKET ISLANDS LAND BANK		22 BROAD ST	NANTUCKET	MA	02554	ATLANTIC AV
80	431		4 POCHICK LLC	C/O ROPES & GRAY LLP	800 BOYLSTON ST	BOSTON	MA	O2109	4 POCHICK AV
Count:	**5**								

7022 2410 0002 8680 1740

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street
City, S

VON PECHMANN
FREDERICK & JANET
537 WEEPING WILLOW LN
ST AUGUSTINE, FL 32080

MIDTOWN STATION NEW YORK NY
AUG 20 2024
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- ☐ Adult Signature Required $
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City, State

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7 MASAQUET AV
NANTUCKET, MA 02554

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$

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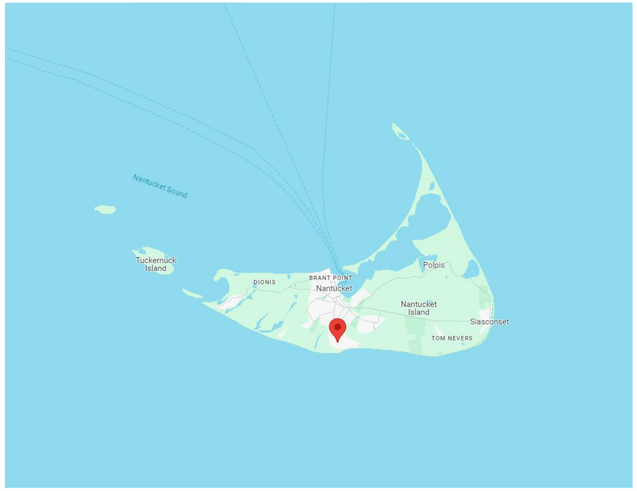
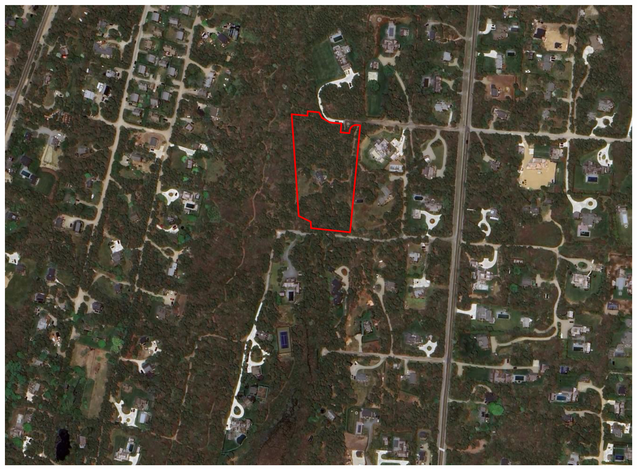
08/26/2024

LOCUS MAP

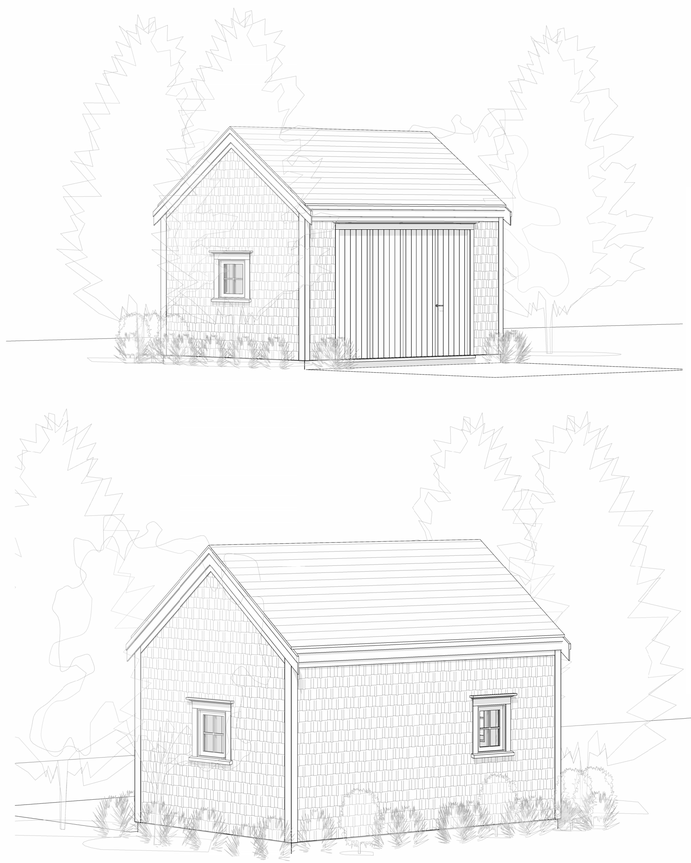




LOCUS MAP - SITE



PERSPECTIVE VIEWS



DRAWING INDEX

SHEET NUMBER	TITLE	08/XX/2024 - HDC SUBMISSION
HDC-00	TITLE SHEET	•
HDC-01	GENERAL NOTES	•
HDC-02	SITE PLAN	•
HDC-03	FLOOR PLANS & BUILDING ELEVATIONS	•

ZONING INFORMATION

Map / Parcel	80 / 145
Current Zoning	LUG-2 / LUG-3
Min. Frontage	20'
Front Setback	15'
Side/Rear Setback	10'
Lot Size (LUG-2)	78,628 sf
Lot Size (LUG-3)	1372 sf
Lot Size (Total)	80,000 sf
Allowable G.C. (LUG-2)	4%
Allowable G.C. (LUG-3)	3%
Max G.C. (LUG-2)	3,145 sf
Max G.C. (LUG-3)	55 sf
Max G.C. (Total)	3,200 sf
Proposed Main Dwelling G.C.	2,475 sf
Proposed Garage G.C.	612 sf
Proposed Total G.C.	3,087 sf

EXTERIOR COLORS:

SASH: BLACK
TRIM: NATURAL CEDAR

2PA
SHED
3 MASAQUET AVENUE
NANTUCKET, MA 02554

OWNER
3 MASAQUET LLC
800 BOYLSTON ST, BOSTON, MA 02199

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

LANDSCAPE DESIGNER
AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR
BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

1	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MCC
CHECKED BY:	MLW/IRC
SHEET FIRST ISSUE:	07/29/2024
SCALE:	1/4" = 1'-0"
PROJ. NO.	324002

TITLE SHEET

HDC-00

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GENERAL NOTES:

1. DRAWINGS ARE REPRESENTATIVE DOCUMENTS TO FACILITATE CONSTRUCTION. CONTRACTOR SHOULD FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE HEIGHTS OF GRADE INDICATED ON DRAWINGS ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATION ONLY. NOTIFY DESIGNER OF ANY ALTERATIONS OR DISCREPANCIES IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF DRAWINGS TO THE SUB-CONTRACTORS UNDER HIS JURISDICTION.
3. THE CONTRACTOR IS TO COORDINATE THE WORK OF ALL SUB-CONTRACTORS, INCLUDING THE TIMING AND SCHEDULING OF THEIR WORK AND THE LAYOUT OF THEIR SYSTEMS. THE CONTRACTOR SHALL PROVIDE ALL SUB-CONTRACTORS WITH NECESSARY POWER AND ACCESS AND CONNECTIONS THROUGH FOUNDATION WALLS AS REQUIRED.
4. WORKSHOP/APD IS CONTRACTED TO SERVE AS THE OWNER'S REPRESENTATIVE DURING CONSTRUCTION. A REPRESENTATIVE OF WORKSHOP/APD SHALL MAKE PERIODIC SITE VISITS TO VERIFY CONSTRUCTION PROGRESS AND WILL REPORT FINDINGS TO THE OWNER AND CONTRACTOR IN THE FORM OF A WRITTEN REPORT. THE CONTRACTOR SHALL PROVIDE FREE ACCESS TO THE WORK TO THE OWNER, ARCHITECT, SUBCONTRACTOR, AND THEIR REPRESENTATIVES AT ALL TIMES.
5. THE CONTRACTOR SHALL ACKNOWLEDGE THAT JOB SITES ARE DIFFICULT AND DANGEROUS PLACES TO WORK BY NATURE. AS SUCH, ALL NECESSARY PRECAUTIONS WILL BE TAKEN TO ENSURE THE SAFETY AND GENERAL WELL BEING OF HIS EMPLOYEES. CONTRACTOR SHALL PROVIDE GUARDS, RAILS,BARRICADES, FENCES, CATCH PLATFORMS, BRIDGING, DECKING, NIGHT LIGHTING, ETC. AS REQUIRED. THE USE OF ANY STEREOS AND/OR RADIOS AND THE PRESENCE OF PETS OF ANY KIND ARE PROHIBITED ON THE JOB SITE.
6. DRAWINGS SHALL NOT BE SCALED BY HAND. USE ONLY PRINTED DIMENSIONS TO IDENTIFY SIZE AND DIMENSION OF MATERIALS AS SHOWN. CONTACT THE DESIGNER TO VERIFY ANY DIMENSION THAT HAS BEEN OMITTED FROM THESE PLANS.
7. CONTRACTOR TO PROVIDE ALL MATERIALS FOR A COMPLETE JOB AS INDICATED IN THE DRAWINGS BOTH GRAPHICALLY AND WRITTEN, IN CASE OFDISCREPANCIES, THE MORE STRINGENT AND/OR COSTLY EXAMPLE SHALL BE ASSUMED, CONSULT DESIGNER IF SUCH A SITUATION OCCURS.
8. SHOP DRAWINGS SHALL BE SUBMITTED TO WORKSHOP/DPC, PRIOR TO PROCEEDING WITH WORK, FOR ALL MATERIALS THAT REQUIRE FABRICATION.WORKSHOP/DPC SHALL REVIEW AND RETURN SHOP DRAWINGS TO CONTRACTOR WITHIN A PERIOD OF TEN WORKING DAYS FROM THE DATE OF SUBMITTAL.
9. CONTRACTOR SHALL FURNISH SAMPLES OF ALL MATERIALS, AND/OR FINISHES AS SPECIFIED FOR CONSTRUCTION AT THE REQUEST OF THE OWNER OR DESIGNER.
10. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS NOTED OTHERWISE OR AT THE SPECIFIC AUTHORIZATION OF THE OWNER.
11. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
12. CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE WORK OR MAKE PARTS FIT TOGETHER PROPERLY, WITHOUT COMPROMISING QUALITY OF WORK.
13. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND PROTECTING ALL WORK FROM DAMAGE, BREAKAGE, COLLAPSE,DISTORTIONS AND MIS- ALIGNMENT ACCORDING TO APPLICABLE BUILDING CODES AND STANDARDS OF GOOD PRACTICE.
14. CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING SYSTEMS AT ALL TIMES FROM THE EFFECTS OF ADVERSE WEATHER (RAIN, SNOW, COLD, ETC.)AT NO ADDITIONAL COST TO THE OWNER.
15. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
16. CONTRACTOR SHALL MAINTAIN CLEAR AND UNOBSTRUCTED ACCESS FROM ALL FLOORS TO STAIRWELLS AND EXTERIOR EXITS AT ALL TIMES.
17. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR PROTECTING ALL DANGEROUS AREAS FROM ENTRY BY UNAUTHORIZED PARTIES.
18. CONTRACTOR SHALL PROVIDE PROTECTION OF ALL WINDOWS AND DOORS DURING CONSTRUCTION. MEANS OF PROTECTION SHALL NOT BE ATTACHED TOWINDOW AND DOOR FRAMES.
19. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH OTHER SUBCONTRACTORS AS NECESSARY, INCLUDING THOSE HIRED UNDER SEPARATE CONTRACT BY THE OWNER. EACH SUBCONTRACTOR SHOULD COMPLETE WORK ON AN EXPEDIENT AND REASONABLE SCHEDULE, IN A MANNER THAT DOES NOT DELAY OTHER TRADES AND SUBCONTRACTORS FROM COMPLETION OF WORK.
20. ALL NAILS AND FASTENERS IN AREAS PRONE TO MOISTURE SHALL BE "HOT DIPPED GALVANIZED" UNLESS NOTED OTHERWISE.
21. THE CONTRACTOR SHALL KEEP SUFFICIENT WORKMAN ON THE JOB SITE AT ALL TIMES TO PERFORM WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE AND IN THE BEST INTEREST OF THE OWNER.
22. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTION SERVICES OF LOCAL AUTHORITIES OTHER THE ACTUAL BUILDING PERMIT AND HISTORIC DISTRICT COMMISSION APPROVAL, WHICH SHALL BE SECURED BY THE OWNER OR DESIGNER PRIOR TO THE SCHEDULED START DATE. ALL INSPECTIONS, RECORDS AND CERTIFICATE OF OCCUPANCY SHALL BE GIVEN TO THE OWNER AT THE END OF THE JOB. THE JOB SHALL NOT BE CONSIDERED COMPLETE UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED.
23. ALL WORK SHALL CONFORM TO ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING, PLUMBING, ELECTRICAL, AND LIFE SAFETY CODES, EVEN WHEN NOT SPECIFIED IN THE DRAWING, NOTES, OR SPECIFICATIONS. IF ANY CODE IS IN CONFLICT WITH THESE, THE CONTRACTOR SHALL REPORT SUCH TO CWA FOR REVISIONS PRIOR TO BIDDING. IN THE EVENT OF CONFLICT BEWDHEEN APPLICABLE CODES OR REGULATIONS AND REFERENCE STANDARDS OF THESEPLANS AND SPECIFICATION, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
24. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES TO ENSURE SAFE DIGGING.
25. A REGISTERED SURVEYOR SHALL BE REQUIRED TO SET ALL FOUNDATION CORNERS, ELEVATIONS AND DIMENSIONS ON SITE.
26. USE OF THESE DRAWINGS MUST BE IN COMPLIANCE WITH ALL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION [OSHA] REQUIREMENTS.

FOUNDATION NOTES:

1. FOUNDATION NOTES ARE APPLICABLE TO ALL CONDITIONS UNLESS OTHERWISE NOTED.
2. ALL FOUNDATION WALLS SHALL BE 10" THICK CONCRETE, MINIMUM 3000PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
3. FOUNDATION WALLS SHALL BE KEYED INTO FOOTINGS.
4. FOOTINGS SHALL BE A MINIMUM OF 1'-0"D X 2'-0"W WITH 3-#4 CONTINUOUS HORIZONTAL BARS. HORIZONTAL REINFORCING SHALL BE PLACED AT 3" ABOVE BOTTOM OF FOOTING.
5. ALL FOOTINGS AND CONCRETE PIERS SHALL EXTEND 4'-0" BELOW GRADE MINIMUM.
6. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
7. ALL PERIMETER FOUNDATION WALLS SHALL HAVE WATERPROOFING APPLIED TO THE EXTERIOR.
8. FOUNDATION WALLS SHALL INCORPORATE 16" LONG - 1/2" DIAMETER ANCHOR BOLTS AT 32" O.C. MINIMUM, ON ALL PERIMETER WALLS. A MINIMUM OF WDHO BOLTS SHALL BE USED AT EACH SILL PLATE. HOLD BOLTS 18" DFF CORNERS MINIMUM. APPROVAL OF TOPSOIL REMOVAL SHALL BE IN THE FORM OF ACHANGE ORDER.
9. CONCRETE FLOOR SLABS SHALL BE 4" THICK MINIMUM AND BE REINFORCED WITH WELDED WIRE MESH OR FIBER MESH REINFORCING. REINFORCING SHALL BE PLACED AT THE CENTER OF THE SLAB. FLOOR SLABS SHALL BE POURED OVER 4" GRAVEL BASE AND 6 MIL. POLY-VAPOR BARRIER ON STRUCTURALLY COMPACTED OR UNDISTURBED SOIL.
10. CONTRACTOR AND SUBCONTRACTORS SHALL USE CLEAN SAND, WELL GRADED AND FREE FROM ANY DELETERIOUS SUBSTANCES, AND CLEAN WATER,TAKEN FROM A SOURCE SUITABLE FOR DOMESTIC CONSUMPTION.
11. FOR ALL BRICK OR STONE FINISHES THE CONTRACTOR SHALL SUBMIT A SAMPLE TO THE DESIGNER FOR APPROVAL, PRIOR TO INSTALLATION.
12. ANCHORS AND TIES SHALL BE CORROSION PROOF AND GALVANIZED AFTER FABRICATION.
13. COLD WEATHER INSTALLATIONS FOR CONCRETE, WHEN AIR TEMPERATURE IS BELOW 40 DEGREES F, REQUIRE APPROVAL BY THE DESIGNER.
14. MASONRY WORK SHALL BE PLUMB, TRUE TO LINE, WITH COURSES LEVEL. BUILD IN ALL METAL TIES AND ANCHORS AS WORK PROGRESSES.
15. CONCRETE MASONRY UNIT CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING STANDARDS: HOLLOW UNITS - ASTM C-90; SOLID UNITS - ASTM C-145;PORTLAND CEMENT - ASTM C-150; MASONRY CEMENT - ASTM C-91 (NON-STAINING CEMENT SHALL BE USED WHERE NON-STAINING MORTAR IS REQUIRED);HYDRATED LIME - ASTM C-207. 6. C.M.U., BOTH BOTTOM AND ENDS, SHALL BE SET IN A FULL BED OF MORTAR WITH JOINTS OF UNIFORM THICKNESS ANDHEAD JOINTS IN ALTERNATE COURSES PLUMB OVER THE ONES BELOW.
16. ALL JOINTS SHALL BE TOOLED AS SOON AS POSSIBLE AFTER INITIAL SET. FLUSH JOINTS SHALL NOT BE PERMITTED.
17. REFER TO DETAILS FOR FURTHER INFORMATION.

PLUMBING/MECHANICAL NOTES:

1. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING.
2. ALL PLUMBING/MECHANICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, BE PERFORMED BY A LICENSED TRADESPERSON, AND BE COMPLETED IN ACCORDANCE WITH THE DIRECTION OF LOCAL BUILDING CODE OFFICIALS. SUBCONTRACTORS AND TRADESPERSONS ARE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS FOR THEIR TRADE, SCHEDULING AND COMPLETING REQUIRED INSPECTIONS AND OPERATING ON A REASONABLE AND EFFICIENT SCHEDULE THAT DOES NOT DELAY THE WORK OF OTHER TRADES.
3. ALL MATERIALS SHALL BE SIZED IN ACCORDANCE WITH THE PROPOSED PLANS, ALLOWING FOR FUTURE EXPANSION IF INDICATED. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
4. ALL PRODUCTS, MATERIALS AND FIXTURES SHALL BE INSTALLED IN A MANNER CONSISTENT WITH SOUND PRACTICE AND QUALITY WORKMANSHIP.
5. PLUMBING WORK SHALL INCLUDE ALL LABOR AND MATERIALS FOR ALL PIPING, FIXTURES, HOT WATER HEATER, AND SEWER/SEPTIC CONNECTIONS. THIS INCLUDES CONNECTIONS FOR AN ICEMAKER IN THE REFRIGERATOR, THE DISHWASHER, AND WASHING MACHINE AS INDICATED ON PLANS. THE KITCHEN SINK WILL HAVE A GARBAGE DISPOSAL.
6. HOT WATER HEATER SHALL BE PROPANE FIRED HOT WATER HEATER, POWER VENTED, 45 GALLON CAPACITY ("SUPER STORE" OR APPROVED EQUIVALENT).
7. PLUMBER SHALL FURNISH AND INSTALL 500 GAL. UNDERGROUND PROPANE STORAGE TANK, AND ALL REQUIRED PIPING TO BOILER, CLOTHES DRYER AND KITCHEN RANGE.
8. HEATING WORK SHALL INCLUDE ALL LABOR AND MATERIALS, ELECTRICAL/PLUMBING CONNECTIONS, AND INSTALLATION AS THEY OCCUR. DESCRIPTION OF SPECIFIC UNIT SHALL BE PART OF THE BID. STANDARD HEATING UNIT SHALL BE PROPANE FIRED RADIANT HOT WATER BASEBOARD SYSTEM WITH EFFICIENCY RATING OF 94 UNIT IS TO BE SIDEWALL VENTED. UNIT SIZE SHALL BE SIZED TO ACCOMMODATE THE ENTIRE HOUSE AT 78OF AT A 0OF EXTERIOR TEMPERATURE. HEATING SYSTEM SHALL BE CAPABLE OF OPERATING AT PEAK EFFENCENCY AT A TEMPERATURE OF 72°F. HEATING SYSTEM SHALL BE DIVIDED INTO WDHO ZONES. THERMOSTATS SHALL BE DIGITAL AND PROGRAMMABLE.
9. VENT TO THE EXTERIOR ALL BATHROOMS WHICH DO NOT HAVE OPERABLE WINDOWS.

FRAMING NOTES:

1. ALL WOOD FRAMING MEMBERS SHALL BE STRUCTURAL GRADE #2 OR BETTER.
2. ALL WOOD SHALL COMPLY WITH THE U.S. DEPARTMENT OF COMMERCE AMERICAN LUMBER STANDARDS SIMPLIFIED PRACTICE AND GRADING REQUIREMENTS OF A RECOGNIZED ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED.
3. WOOD SHALL BE FROM LIVE STOCK, THOROUGHLY SEASONED, WELL MANUFACTURED AND GENERALLY FREE FROM WARPAGE THAT CANNOT BE CORRECTED BY BRIDGING OR NAILING.
4. MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 19 % AT THE TIME OF CONSTRUCTION.
5. ALL PLAN DIMENSIONS ARE TO OUTSIDE OF FRAMING MEMBERS AND CENTERLINE OF OPENINGS. VERIFY ALL ROUGH OPENINGS WITH WINDOW AND DOOR SCHEDULE.
6. ALL EXTERIOR WALLS, AND INTERIOR PARTITION WALLS BEHIND TOILETS, SHALL BE 2"X6" STUD CONSTRUCTION AT 16" O.C. TYPICAL. ALL OTHER INTERIOR PARTITION WALLS SHALL BE 2"X4" STUD CONSTRUCTION AT 16" O.C. TYPICAL. WALLS SHALL HAVE SINGLE SHOE AND DOUBLE TOP PLATE.
7. JOIST HANGARS SHALL BE USED AT ALL FLUSH-FRAMED FLOOR JOISTS. JOISTS OVERLAPPING AT A SUPPORTING BEAM, SHALL OVERLAP 3" MINIMUM.
8. PROVIDE WOOD BLOCKING OR METAL BRIDGING AT 1/3RD POINTS ON ALL FLOOR JOISTS. BLOCKING SHOULD BE SPACED 4'-0" O.C. MINIMUM AND 8'-0" O.C.MAXIMUM.
9. DOUBLE FLOOR JOISTS OR BLOCKING SHALL BE PROVIDED BELOW ALL INTERIOR PARTITION WALLS.
10. SIZES OF WOOD MEMBERS ARE NOMINAL SIZES. ALL LUMBER SHALL BE SURFACED ON FOUR SIDES, UNLESS NOTED OTHERWISE.
11. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING
12. INSTALL GIRDER MEMBERS WITH JOINTS OVER SUPPORTS, PROVIDE 1/2" AIRSPACE AT ENDS AND SIDES OF GIRDERS FRAMED INTO MASONRY OR CONCRETE. WOOD SHIMS UNDER THE ENDS OF GIRDERS SHALL NOT BE PERMITTED.
13. MINIMUM BEARING OF JOISTS FRAMED INTO MASONRY SHALL BE 3".
14. JOISTS EXTENDING OVER BEARING PARTITIONS OR BEAMS MAY BE BUTTED AND TIED TOGETHER, OR NAILED TOGETHER WITH A MINIMUM OVERLAP OF 4".
15. EXTERIOR AND BEARING WALL CONSTRUCTION SHALL INCLUDE ADEQUATE RESISTANCE TO WRACKING BY THE USE OF CORNER BRACING OR ANCHORAGE OF STRUCTURAL SHEATHING TO PLATES.
16. JAMB STUDS, EXTENDING IN ONE PIECE FROM HEADER TO SOLE PLATE, SHALL BE INSTALLED AT ALL WINDOW AND DOOR OPENINGS TO FORM RIGID ENCLOSURE.
17. PLYWOOD SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE APA (AMERICAN PLYWOOD ASSOCIATION)
18. EXTERIOR TYPE HARDWOOD PLYWOOD, "TECHNICAL" OR "TYPE 1", MAY BE USED FOR ANY PART OF THE STRUCTURE.
19. STRUCTURAL INTERIOR TYPE, "STRUC-INT.", PLYWOOD MAY BE USED FOR ALL INTERIOR WORK AND EXTERIOR WORK NOT DIRECTLY EXPOSED TO THEWEATHER.
20. INTERIOR PLYWOOD, "INT." OR "TYPE 2" MAY BE USED FOR INTERIOR WORK, EXCEPT BATHROOM AND SHOWER ENCLOSURES.
21. ROOF SHEATHING: 3/4" EXTERIOR GRADE T&G "TECHNICAL" PLYWOOD NAILED AT 10" O.C. WITH GALVANIZED 10D COMMON NAILS.
22. FLOOR SHEATHING: 3/4" STRUCTURAL "STRUCT-INT" PLYWOOD NAILED AT 10" O.C. WITH 10D COMMON NAILS.
23. EXTERIOR WALL SHEATHING: 1/2" EXTERIOR GRADE "TECHNICAL" PLYWOOD NAILED AT 6" O.C. WITH GALVANIZED 6D COMMON NAILS.
24. ALL OTHER SHEATHING: 1/2" INTERIOR GRADE "INT" PLYWOOD NAILED AT 6" O.C. WITH 6D COMMON NAILS.
25. FRAME ALL RAFTERS OPPOSITE EACH OTHER AT RIDGE WITH TIES OR RIDGE BOARD. THE DEPTH OF THE RIDGE BOARD SHALL BE NO LESS THAN THE CUT OF THE RAFTERS.

EXTERIOR FINISH NOTES:

1. BUILDING PAPER SHALL BE INSTALLED OVER ALL EXTERIOR SHEATHING TO RESIST MOISTURE AND WIND INFILTRATION. WALLS SHALL HAVE MINIMUM 15#FELT PAPER, ROOFS SHALL HAVE MINIMUM 30# ASPHALT IMPREGNATED FELT PAPER, WITH NOT LESS THAN 4" OVERLAP. FELT SHALL CONTINUE BEHIND ALL EXTERIOR TRIM, DOUBLED AND FOLDED INTO OPENINGS.
2. PROMPTLY REMOVE ALL MANUFACTURERS' STICKERS FROM GLASS AFTER INSTALLATION.
3. KEEP AREAS TO BE INSULATED CLEAN AND DRY. DO NOT INSTALL INSULATION WHERE IT MAY BE EXPOSED TO WATER. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND BUILDING CODE REQUIREMENTS. PROVIDE INSECT SCREEN OR BARRIER AT ALL VENT OPENINGS.
4. EXTERIOR FOUNDATION TO BE PARGE.
5. DECKS SHALL USE 1" X 4" MAHOGANY. CONFIRM, LAID FLAT WITH 1/4" REGULAR SPACING. ALL FLOORING AND DECKING SHALL BE TREATED % BOILED LINSEED OIL/50 % CUPRINOL AND WITH A MIXTURE OF 50 TRAFFIC SHALL BE PREVENTED OVER FINISHED SURFACES FOR THE PERIOD OF ONE WEEK.
6. EXTERIOR STEPS SHALL BE EQUAL TO DECK CONSTRUCTION, TRIM AND FINISH. RISERS SHALL MATCH TRIM MATERIAL. NOSING SHALL PROJECT 3/4".
7. ALL EXTERIOR STEPS SHALL LAND ON TO A 4" CONCRETE PAD SET ON A 4" GRAVEL BASE ON STRUCTURALLY COMPACTED SOIL. PAD SHALL BE 6" WIDER THAN STEPS AND PROJECT FROM LAST RISER 6" TOWARD DECK AND 18" AWAY FROM DECK.
8. PORCH CEILINGS SHALL BE 1X8 CEDAR NATURAL TO WEATHER, SQUARE GROVE.
9. PORCH POSTS SHALL BE 4X4 STRUCT. CORE WRAPPED W/ 5 1/4" SQ. NATURAL CEDAR TRIM.
10. SIDEWALL SHINGLES SHALL HAVE A MAXIMUM EXPOSURE OF 5", WITH DOUBLED SHINGLES AT ALL EAVES AND STARTER COURSE. BUTTS OF THE SHINGLES SHALL PROJECT 1 1/2" MINIMUM FROM THE EDGE OF THE ROOF EAVES TO ENSURE PROPER SPILLAGE.
11. WINDOW CAPS OR TRIM AND ALL OTHER PROJECTIONS AT POINTS WHERE RAIN ACCUMULATES OR RUNS OFF SHALL BE PROVIDED WITH FLASHING,FLASHING FOR RED CEDAR SHINGLES SHALL BE COPPER. SUCH FLASHING SHALL EXTEND A MINIMUM OF 6" UP THE WALL UNDER THE SHEATHING PAPERAND NOT LESS THAN 6" HORIZONTALLY. FLASHING SHALL BE SUFFICIENT LENGTH TO COVER THE COURSE ABOVE WITHOUT BEING PUNCTURED BY NAILS.
12. A CONTINUOUS RIDGE VENT SHALL BE PROVIDED AT ALL ROOF RIDGES, WHERE REQUIRED. SOFFIT VENTING SHALL BE PROVIDED AS INDICATED ON DETAIL DRAWINGS.
13. PROVIDE STEP FLASHING AT ALL CHIMNEY LOCATIONS.
14. SIDEWALL SHALL BE WHITE CEDAR SHINGLES, GRADE B. SHINGLES SHALL BEAR THE OFFICIAL GRADE MARKED LABEL OF THE CEDAR SHINGLE BUREAU.
15. CEDAR SHINGLES SHALL HAVE NATURAL FINISH.
16. RIDGE VENTS SHALL BE "CORE VENT" OR EQUAL, EXTENDING ALONG ALL RIDGE LINES. TERMINATE RIDGE VENTS 12" FROM END OF RIDGE. COVERED W/SHINGLES.
17. EXTERIOR TRIM SHALL BE SPECIFIED AS FOLLOWS:
    A. WINDOW AND DOOR JAMBS: 1"X5" RED CEDAR WINDOW AND DOOR HEADS: 5/4"X4" RED CEDAR, EXTENDED 3/4" BEYOND JAMB CASING. HEADS TOHAVE CONTINUOUS COPPER DRIP CAP.
    B. WINDOW SILLS: WHEN NOT WOOD BY MANUFACTURER SHALL BE PRIMED PINE 2X2 W/ 7D TOP BEVEL EXTENDED 3/4" BEYOND JAMB CASING.
    DOORSILLS: INSTALLED BY MANUFACTURER
    C. CORNER BOARDS: 6" EA. WY. RED CEDAR (IF APPLICABLE)
    D. RAKE BOARDS: 1X8 RED CEDAR
    E. FASCIA BOARDS: 1X8 RED CEDAR
    F. RAKE/FASCIA TRIM BOARDS: 1X3 RED CEDAR
    G. FRIEZE BOARDS TO BE 1X6 BLOCKED OUT 1 1/2" TO ACCOMMODATE SOFFIT VENTING & TOP OF SHINGLES (IF APPLICABLE)
    H. ALL TRIM TO BE: NATURAL,
    DOOR AND WINDOW SASHES TO BE: NATURAL
18. ALL EXTERIOR TRIM SHALL BE PLANED ON ALL FOUR SIDES AND HAVE SQUARED EDGES.
19. WINDOW & DOOR MANUFACTURERS AND SIZES AND HARDWARE SHALL BE SPECIFIED IN DOOR AND WINDOW SCHEDULE.
20. INSULATION SHALL BE SPECIFIED AS FOLLOWS:
    A. EXTERIOR WALLS: 5" R-21 BATT INSULATION. INSTALL 4 MIL. POLY-VAPOR BARRIER AT INSIDE FACE OF ALL EXTERIOR WALLS.
    B. ROOF: 9 1/4" R-38 BATT INSULATION. INSTALL 4 MIL. POLY-VAPOR BARRIER AT INSIDE FACE OF ALL EXTERIOR WALLS
    C. INTERIOR WALLS AND CEILINGS: USG 3" TERMAFIBER SOUND ATTENUATION BLANKETS
    D. FOUNDATION INSULATION: 4" RIGID INSULATION SECURED TO EXTERIOR FACE OF WALL
    E. FIRST FLOOR INSULATION: 9 1/4" R-30 BATT INSULATION
21. CAVITIES SHALL SUPPORT PROPER VENTING, INCLUDING THE INSTALLATION OF BAFFLES BEWDHEEN ALL RAFTERS. KEEP ALL VENTILATION SPACE UNOBSTRUCTED.
22. EXTERIOR BRICK SHALL MEET STANDARDS OF THE BRICK INSTITUTE OF AMERICA (BIA) FOR EXTERIOR/SEVERE WEATHER USE.

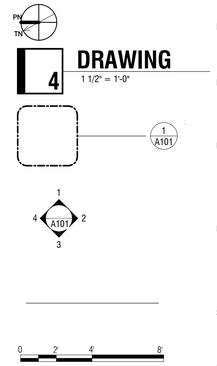
GLAZING NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ALL GLAZING (WINDOW, DOOR, OR OTHERWISE) ADJACENT TO A WALKING SURFACE, STAIR, LANDING,TUB OR SHOWER SAFETY LAMINATED GLASS MEETING THE REQUIREMENTS OF THE MASSACHUSETS STATE BUILDING CODE, NANTUCKET, AND ANY OTHER APPLICABLE LOCAL OR NATIONAL CODE.
2. PROVIDE SHOWER ENCLOSURES AS INDICATED ON THE PLANS. GLASS TO BE LOW IRON, CLEAR GLASS.

ABBREVIATIONS

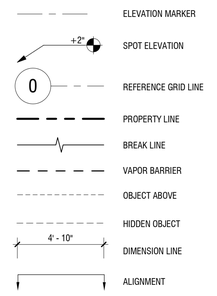
ABOVE FINISHED FLOOR	AFF	MATERIAL	MATL.
ACCESS PANEL	A.P.	MAXIMUM	MAX.
ACOUSTICAL	ACOUS.	MECHANICAL	MECH.
ADJACENT	ADJ.	METAL	MTL.
AIR CONDITIONING	A/C	MINIMUM	MIN.
ALUMINUM	AL.	MISCELLANEOUS	MISC.
APPROXIMATE	APPROX.	MOLDING	MLDG.
ARCHITECTURAL	ARCH.	MOUNTED	MTD.
BLOCKING	BLKG	MULLION	MUL.
BY OTHER/OWNER	B.O.	NOMINAL	NOM.
CEILING	CLG.	NOT APPLICABLE	N.A.
CEILING HEIGHT	C.H.	NOT IN CONTRACT	N.I.C.
CENTER LINE	CL.	NUMBER	NO.
CERAMIC TILE	C.T.	ON CENTER	O.C.
COLUMN	COL	OPENING	OPNG
CONCRETE	CONC.	OPPOSITE/OPPOSITE HAND	OPP./OPH
CONSTRUCTION	CONST.	PAINTED	PTD.
CONTINUOUS	CONT.	PARTITION	PARTN.
DETAIL	DTL.	PLASTER	PL
DIMENSION	DIM.	PLASTIC LAMINATE	P.LAM
DOOR	DR.	PLYWOOD	PLYWD., PLY.
DOUBLE	DBL.	QUANTITY	QTY.
DOWN	DN.	RECESSED	REC.
DRAING	DWG.	REQUIRED	REQ'D
EACH	EA.	RETURN AIR	R.A.
ELECTRIC/ELECTRICAL	ELEC.	REVISE/REVISION	REV.
ELEVATION	ELEV.	ROUGH OPENING	R.O.
EMERGENCY	EMER.	SCHEDULE	SCHED.
EQUAL	EQ.	SECTION	SECT.
EQUIPMENT	EQPT.	SHEET	SHT.
EXISTING	EXIST.	SIMILAR	SIM.
EXTERIOR	EXT.	SOLID CORE	SC
FINISH	FIN	SQUARE FOOT	SQ.FT.
FINISH FLOOR	FIN. FL.	STAINLESS STEEL	S.STL.
FIREPROOF	FPRF.	STANDARD	STD.
SELF-CLOSING	S.C.	STEEL	STL.
FLOOR	FL.	STORAGE	STOR.
FLUORESCENT	FLUOR.	TELEPHONE	TEL.
FOOR/FEET	FT.	TO BE DETERMINED	T.B.D.
GLASS	GL.	TYPICAL	TYP.
GRILLE	GRIL.	UNLESS OTHERWISE NOTED	U.O.N.
GROUND FAULT INTER.	GFI.	VERIFY IN FIELD	V.I.F.
GYPSUM WALLBOARD	GWB	VINYL COMPOSITION TILE	VT/VCT
HANDRAIL	HNDRL.	WITH	W/
HARDBOARD	HDBD.	WITHOUT	W/O
HARDWOOD	HDWD.	WOOD	WD.
HEATING, VENT. & A/C	HVAC		
HOLLOW CORE	HC		
HOLLOW METAL	H.M.		
HORIZONTAL	HORIZ.		
INCHES	IN.		
INSULATION	INSUL.		
JUNCTION BOX	J.B.		
LAMINATE	LAM.		
LOW VOLTAGE	L.V.		

REFERENCE SYMBOLS



PLAN NORTH
DRAWING TITLE
DETAIL REFERENCE
ELEVATION SYMBOLS
SECTION REFERENCE
GRAPHICAL SCALE

DRAWING SYMBOLS

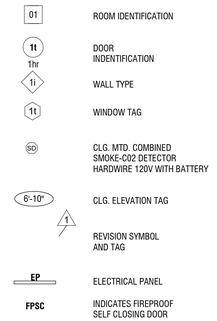


ELEVATION MARKER
SPOT ELEVATION
REFERENCE GRID LINE
PROPERTY LINE
BREAK LINE
VAPOR BARRIER
OBJECT ABOVE
HIDDEN OBJECT
DIMENSION LINE
ALIGNMENT

MATERIAL SYMBOLS

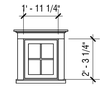
CONCRETE
STEEL
ALUMINUM
BRICK
FINISHED WOOD
CONTINUOUS BLKG/ STRUCTURAL LUMBER
NON-CONTINUOUS BLK OR SHIM
EXISTING EARTH
COMPACTED FILL
GRAVEL
SAND
RIGID INSULATION
PLYWOOD
GLASS
PLASIC LAM. OR WATER PROOFING MEMBRANE
GYPSUM WALL BOARD
BATT INSULATION
GLASS (ELEVATION)
OPENING OR VOID

IDENTIFICATION SYMBOLS



ROOM IDENTIFICATION
DOOR INDENTIFICATION
WALL TYPE
WINDOW TAG
CLG. MTD. COMBINED SMOKE-C02 DETECTOR HARDWIRE 120V WITH BATTERY
CLG. ELEVATION TAG
REVISION SYMBOL AND TAG
EP — ELECTRICAL PANEL
FPSC — INDICATES FIREPROOF SELF CLOSING DOOR

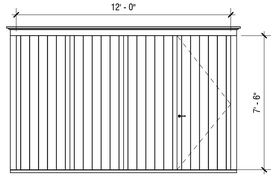
WINDOW TYPES - PROPOSED



0

COUNT: 3
TYPE: 4 LITE
SASH: BLACK
TRIM: NATURAL
MODEL: AWNING
MFGR: CUSTOM

DOOR TYPES - PROPOSED



08

COUNT: 1
TYPE: ENTRY DOOR
SASH: BLACK
TRIM: NATURAL
MODEL: SWING/FOLDING
MFGR: CUSTOM

2PA
SHED

3 MASAQUET AVENUE
NANTUCKET, MA 02554

OWNER
3 MASAQUET LLC
800 BOYLSTON ST, BOSTON, MA 02199

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

LANDSCAPE DESIGNER
AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR
BRACKEN ENGINEERING, INC
19 Old South Road, Nantucket, MA 02554
T: (508) 325-0044

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

1	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	MCC
CHECKED BY:	MLW/IRC
SHEET FIRST ISSUE:	07/29/2024
SCALE:	1/4" = 1'-0"
PROJ. NO.	324002

GENERAL NOTES

HDC-01

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1 **SITE PLAN**
1/32" = 1'-0"

2PA

SHED

3 MASAQUET AVENUE
NANTUCKET, MA 02554

OWNER

3 MASAQUET LLC
800 BOYLSTON ST, BOSTON, MA 02199

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SITE PLAN

HDC-02

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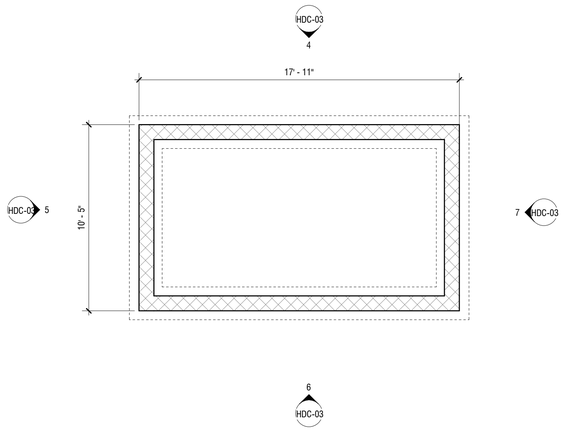
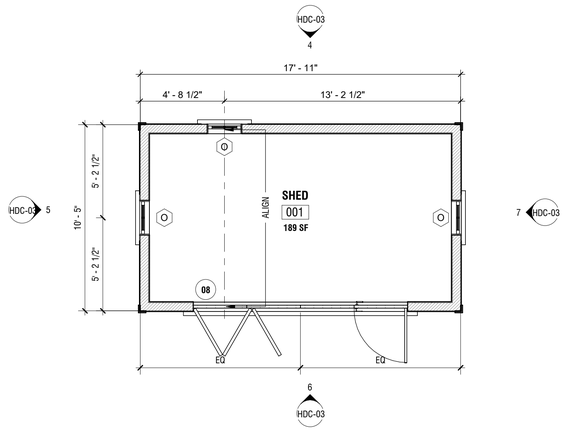


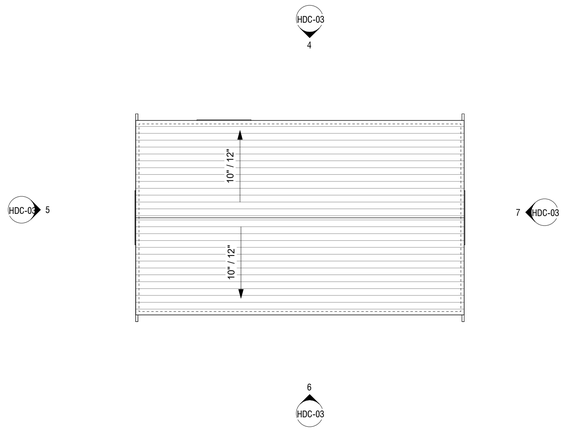
1 FOUNDATION PLAN

1/4" = 1'-0"



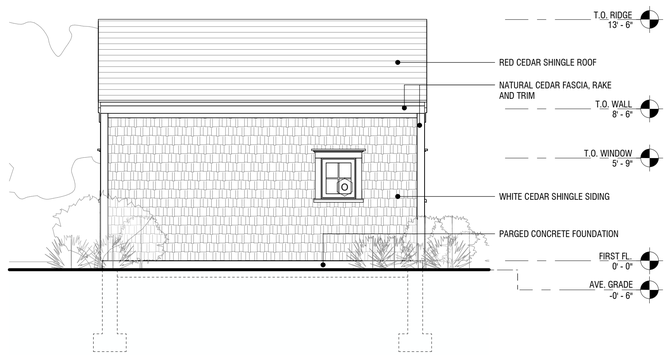
2 FLOOR PLAN

1/4" = 1'-0"



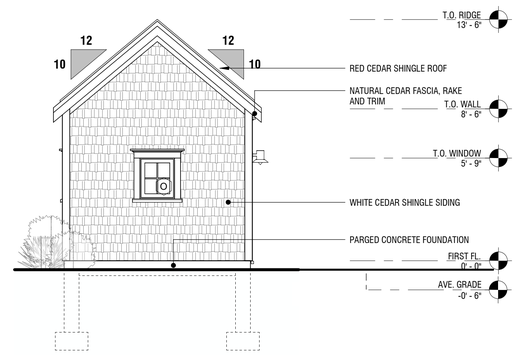
3 ROOF PLAN

1/4" = 1'-0"



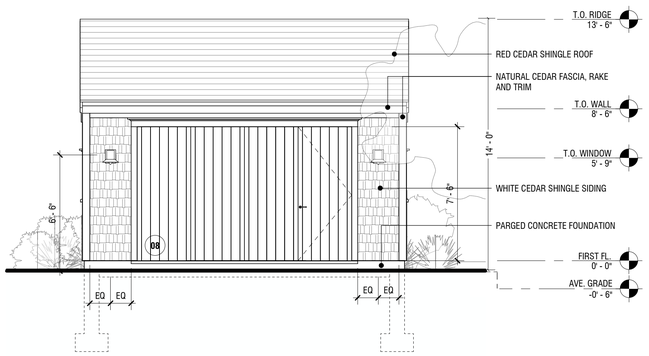
4 NORTH ELEVATION

1/4" = 1'-0"



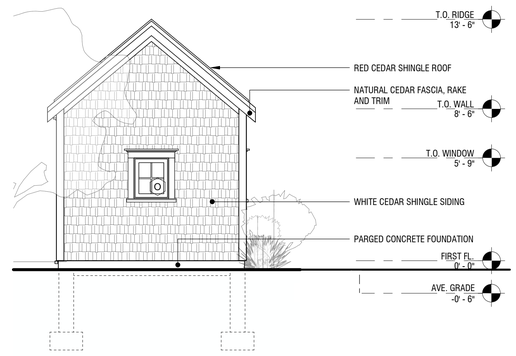
5 WEST ELEVATION

1/4" = 1'-0"



6 SOUTH ELEVATION

1/4" = 1'-0"



7 EAST ELEVATION

1/4" = 1'-0"

2PA

SHED

3 MASAQUET AVENUE
NANTUCKET, MA 02554

OWNER

3 MASAQUET LLC
800 BOYLSTON ST, BOSTON, MA 02199

ARCHITECT

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1	08/26/2024	HDC SUBMISSION

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SCALE:	1/4" = 1'-0"
PROJ. NO.	324002

FLOOR PLANS & BUILDING ELEVATIONS

HDC-03

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Andrew Kotchen

AS AGENT FOR Golden Pond LLC

STREET ADDRESS 64 & 66 Baxter Rd

MAP/PARCEL 49/51 & 49/188

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9/23/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 9/20/2024 Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

MED - PROPOSED PRIMARY DWELLING

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form**: Description of ALL work must be indicated on application form.
X	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee**: See back of application for fee schedule or call the office.
X	4.	**Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
X	5.	**Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
X	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
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.
WAPD (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

MED - PROPOSED PRIMARY DWELLING

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 49 PARCEL N°. 188 &51

Street & Number of Proposed Work: 64 & 66 BAXTER RD

Owner of record: GOLDEN POND LLC

Mailing Address: HEMINWAY & BARNES LLP
75 STATE STREET, 16TH FL, BOSTON, MA 02109

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: 64'-0" Sq. Footage 1st floor: 3,552 SF
Width: 88'-8" Sq. footage 2nd floor: 2,684 SF
Sq. footage 3rd floor: _____

Decks/Patio: Size: 23'-3" X 7' ☒ 1st floor ☐ 2nd floor
Size: 17'-8" X 10' ☒ 1st floor ☐ 2nd floor
28' X 6' ☒ 1st floor

FEE: $1,247.2

Difference between existing grade and proposed finish grade: North 0' South 0' East 0' West 0'

Height of ridge above final finish grade: North 28'-3" South 28'-3" East 28'-3" West 28'-3"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) COMMON ☐ Other _____

Roof Pitch: Main Mass 11 /12 Secondary Mass 10 /12 Dormer 5 /12 Other PORCH: 4/12

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles 5" EXPOSURE ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x9 Rake 1x9 Soffit (Overhang) _____ Corner boards 1X5-1/2 Frieze _____
Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round _____ Square 10"X10"

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer CUSTOM

Doors* (type and material): ☐ TDL ☒ SDL Front SWING (PAINTED) Rear SLIDE Side SWING
Garage Door(s): Type BI-FOLD Material PAINTED

Hardscape materials: Driveways CRUSHED SHELL Walkways GRANITE Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) _____ Roof NATURAL TO WEATHER
Trim PAINTED - GREY Sash PAINTED - BLACK Doors PAINTED - BLACK
Deck 1X4 IPE DECKING 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 9/23/2024 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..... GOLDEN POND LLC

MAILING ADDRESS..... 6 YOUNGS WY, NANTUCKET, MA 02554

PROPERTY LOCATION..... 64 & 66 BAXTER RD

ASSESSORS MAP/PARCEL..... 49 / 51 & 49 / 188

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.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.09.05 08:55:21 -04'00'

September 5, 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: 64 & 66 Baxter Rd

Tax Map Number: 49 Parcel Number: 51 & 188

Owner of Record: Golden Pond, LLC

Description of Proposal: Remove existing tennis court and construct house,

guest dwelling, garage and shed.

Anticipated HDC Submission Date: 09/23/2024

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
49	22		SINGER ELIZABETH		674 AD HOC RD	GREAT FALLS	VA	22066	63 BAXTER RD
49	47		ROSEMOOR LLC		171 ALVARADO RD	BERKELEY	CA	94075	68 BAXTER RD
49	52		HEALEY ANN R TRST ETAL	C/O VAUGHTER ELINOR G	3612 CHESAPEAKE ST NW	WASHINGTON	DC	20008-2915	62 BAXTER RD
49	83		SCONSET TRUST INC		PO BOX 821	SIASCONSET	MA	02564	79 SANKATY RD
49	90		SCONSET TRUST INC		P O BOX 821	SIASCONSET	MA	02564	81 SANKATY RD
49	91	1	BAILEY DOROTHY O & DAVID S		250 1ST AV, UNIT 805	CHARLESTOWN	MA	02129	83 SANKATY RD
Count:	**6**								

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SCONSET TRUST INC
PO BOX 821
SIASCONSET, MA 02564

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DAVID S
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CHARLESTOWN, MA 02129

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171 ALVARADO RD
BERKELEY, CA 94075

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SIASCONSET, MA 02564

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City, Stat

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C/O VAUGHTER ELINOR G
3612 CHESAPEAKE ST NW
WASHINGTON, DC 20008-2915

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SINGER ELIZABETH
674 AD HOC RD
GREAT FALLS, VA 22066

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MED PRIMARY DWELLING

HDC - NEW BUSINESS SUBMISSION
PRIMARY DWELLING
09/23/2024



DRAWING INDEX - HDC

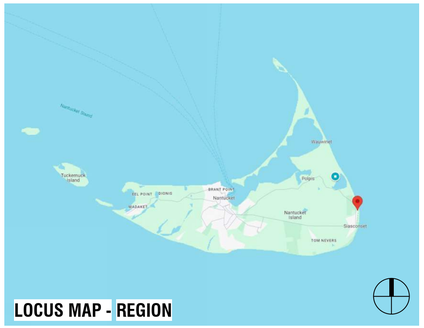
SHEET NAME	Sheet Number	09/23/2024 - HDC SUBMISSION
00-TITLE		
TITLE SHEET	T-000	•
01-GENERAL		
GENERAL NOTES	G-001	•
WINDOW AND DOOR LEGENDS	G-002	•
EXISTING CONDITIONS	G-003	•
EXT RENDERINGS - OVERALL	G-004	•
BAXTER RD & SCONSET CONTEXT	G-005	•
BAXTER RD & SCONSET CONTEXT	G-006	•
SITE SURVEY	X-000	•
02-ZONING / LANDMARK		
SITE PLAN	L-100	•
01-GENERAL		
EXT. RENDERINGS - VIEWS FROM BAXTER RD	G-007	•
03-ARCHITECTURAL		
LOWER LEVEL - CONSTRUCTION PLAN	A-100	•
FIRST FLOOR CONSTRUCTION PLAN	A-101	•
SECOND FLOOR - CONSTRUCTION PLAN	A-102	•
BUILDING ELEVATIONS	A-200	•
BUILDING ELEVATIONS	A-201	•

ZONING INFORMATION

MAP/PARCEL	49/51 & 49/188
CURRENT ZONING	SR-20
FRONT SETBACK	30 FT
SIDE SETBACK	10 FT
REAR SETBACK	10 FT
MAX. BUILDING HEIGHT	30 FT
LOT SIZE	.57 ACRES & .49 ACRES (20,285 SF & 20,115 SF) 1.06 ACRES COMBINED (40,400 SF)
GROUND COVER ALLOWED	5,050 SF (12.5%)
GROUND COVER EXISTING	N/A
PROPOSED MAIN HOUSE G.C.	3,552 SF
PROPOSED GUEST HOUSE G.C.	800 SF
PROPOSED GARAGE G.C.	478 SF
PROPOSED CABANA G.C. (200 SF MAX ZONING SHED)	192 SF (NIC IN G.C.)
TOTAL PROPOSED G.C.	4,830 SF

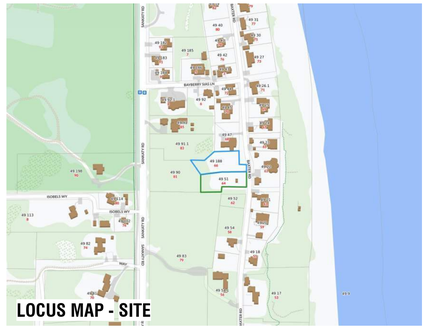
EXTERIOR COLORS

SASH: BLACK
TRIM: GRAY



LOCUS MAP - REGION


LOCUS MAP - REGION


LOCUS MAP - SITE

NANTUCKET, MA - ZONING ANALYSIS

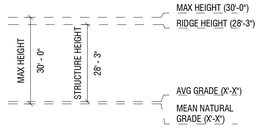
MAP & PARCEL: 49-51
CURRENT ZONING: SR-20

PER REFERENCE: NANTUCKET ZONING BY-LAW CHAPTER 139

	REFERENCE	PERMITTED	PROPOSED	
MINIMUM LOT SIZE (SF)	ARTICLE V - 16.A	20,000 SF	40,400 SF	IN COMPLIANCE
GROUND COVER	ARTICLE V - 16.A	12.5 %	12.1 %	
		5,050 SF	4,892 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	75'-0"	N/A	IN COMPLIANCE
SETBACKS, MINIMUM (FT)				
FRONT SETBACK	ARTICLE V - 16.A	30'-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	5,050 SF	4,892 SF	IN COMPLIANCE

APPROVALS

PERMIT TYPE	PERMIT NUMBER	DATE ISSUED
CONCOM ORDER OF CONDITIONS	SE48-3697 (MASSDEP)	10/17/2023



MAIN HOUSE - PRIMARY RIDGE HEIGHT

MED
PRIMARY DWELLING

64 & 66 BAXTER ROAD
NANTUCKET, MA 02554

OWNER
GOLDEN POND LLC
Hemenway & Barnes LLP - 75 State Street, 16th Floor, Boston, MA 02109

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
REID BUILDERS
7 Windy Way
Nantucket, MA 02554
T: (508) 228-2786

STRUCTURAL ENGINEER
CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT
AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR
BLACKWELL & ASSOCIATES, INC.
20 Teasdale Circle
Nantucket, MA 02554
T: (508) 228-9026

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

09/23/2024	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	SWT/MJN
CHECKED BY:	ADK/MLW/SCS/TJZ
SHEET FIRST ISSUE:	09/23/2024
SCALE:	As indicated
PROJ. NO.	324011

TITLE SHEET

T-000

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CEDAR SHINGLE ROOFS AND SIDEWALLS:

MATERIAL SPECIFICATION:

A. WORKSHOP/APD STANDARD

- ROOF: WESTERN RED CEDAR SHINGLE - GRADE 1 OR A PERFECTION - 18" SHINGLE WITH 3/8" BUTT U.O.N.
- SIDEWALL: EASTERN WHITE CEDAR SHINGLE - GRADE A EXTRA CLEAR – 16" SHINGLE WITH 3/8" BUTT U.O.N.
- TRIM MATERIAL: RAKE, FASCIA, TRIM, AND SHINGLE-GROUND AT INSIDE CORNERS: A&BTR WESTERN RED CEDAR, PROVIDE 5/4 NOMINAL (1 1/16" ACTUAL) CORNER BOARDS, 1X NOMINAL (3/4" ACTUAL) RUNNING TRIM MINIMUM U.O.N. ALTERNATIVE THICKNESSES USED UPON REQUEST.

B. (ALTERNATIVE: ALASKAN YELLOW CEDAR CAN BE USED UPON REQUEST WHERE LENGTH OF WARRANTEE, SLOWER WEATHERING AND AVAILABILITY ARE FLAGGED FOR CONSIDERATION)

ROOFS:

1. ALL CEDAR ROOFS SHALL BE INSTALLED ACCORDING TO THE PROVISIONS OUTLINED IN CMR 1507.8 AND THESE SPECIFICATIONS. IN THE CASE OF ANY CONFLICTS THE CODE SHALL GOVERN.
2. ALL SHINGLES TO BE OF NATURALLY DURABLE WESTERN RED CEDAR AND HAVE A MINIMUM GRADING OF 1, A, OR PERFECTION. ALL GRADING TO FOLLOW CEDAR SHAKE AND SHINGLE BUREAU (CSSB) RULES.
3. PROVIDE FIRE-RETARDANT RATED SHINGLES WHERE REQUIRED BY TOWN OF NANTUCKET AND IN ACCORDANCE WITH CMR 1507.1 AND 1507.6. SEE CURRENT FIRE-RETARDANT MAPS FOR REQUIRED AREAS. MAINTAIN PROOF OF SHINGLE FIRE RATING INCLUDING MANUFACTURED UNIT, MANUFACTURER, TREATING COMPANY, AND TESTING AGENCY AND PROVIDE TO OWNER UPON COMPLETION OF PROJECT.
4. 5/8" TAPER SAWN SHINGLES WILL NOT BE ACCEPTED IN A ROOFING APPLICATION.
5. FASTENERS FOR WOOD SHINGLES SHALL BE MARINE GRADE 316 U.O.N. WITH A MINIMUM PENETRATION OF 3/4 INCH (19.1 MM) INTO THE SHEATHING. EACH SHINGLE SHALL BE ATTACHED WITH A MINIMUM OF TWO FASTENERS.
6. SEE ELEVATIONS AND FINISH SCHEDULE FOR SHINGLE SIZE, EXPOSURE, AND BUTT THICKNESS. EXPOSURE NOT TO EXCEED VALUES SHOWN IN TABLE 1507.8.7. CONFIRM EXPOSURE WITH ALL ROOF SLOPES. UNLESS OTHERWISE NOTED TYPICAL EXPOSURE TO BE 5" U.O.N.
7. SHINGLES TO BE INSTALLED OVER ADEQUATE UNDERLAYMENT AND SOLID SHEATHING. BREATHER UNDERLAYMENT PRODUCTS WILL NOT BE ACCEPTED.
8. ROVIDE AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR A SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET. UNDERLAYMENT TO EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24 INCHES (610 MM) INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. DOES NOT APPLY TO ROOFS THAT DO NOT CONTAIN CONDITIONED SPACE.
9. WOOD SHINGLES SHALL BE LAID WITH A SIDE LAP NOT LESS THAN 1 1/2 INCHES BETWEEN JOINTS IN ADJACENT COURSES, AND NOT BE IN DIRECT ALIGNMENT IN ALTERNATE COURSES.
10. SPACING BETWEEN SHINGLES SHALL BE 1/8" – 1/4" INCHES AND ACCORDING TO MANUFACTURER SPECIFICATION. SPACING TO BE ADJUSTED ACCORDING TO RELATIVE HUMIDITY AT TIME OF INSTALLATION, SHINGLE MOISTURE CONTENT AND ANY OTHER ENVIRONMENTAL FACTORS. REDUCTION IN THIS DIMENSION LEADING TO WARPING OF SHINGLES OR FAILURE OF INSTALLATION REQUIRING COMPLETE OR PARTIAL REPLACEMENT WILL BE AT THE DIRECT EXPENSE OF GENERAL CONTRACTOR.
11. PROVIDE COPPER ALGAE STRIPS EVERY 4' TO 5' DEPENDING ON ROOF SIZE.
12. FLASHING AND COUNTERFLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND WHERE OF METAL, SHALL NOT BE LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL. VALLEY FLASHING SHALL EXTEND AT LEAST 11 INCHES FROM THE CENTERLINE EACH WAY AND HAVE A SPLASH DIVERTER RIB NOT LESS THAN 1 INCH (25 MM) HIGH AT THE FLOW LINE FORMED AS PART OF THE FLASHING.
13. PROVIDE MAXIMUM SHINGLE OVERHANG OF ¾" AT ALL EXTENTS AND A DOUBLE FULL BUTT STARTING COURSE.
14. PROVIDE LACED SHINGLE CAP AT ALL ROOF RIDGES U.O.N.

SIDEWALLS:

1. ALL SHINGLES TO BE OF NATURALLY DURABLE EASTERN WHITE CEDAR AND HAVE A MINIMUM GRADING OF 1, A, OR EXTRA-CLEAR. ALL GRADING TO FOLLOW CEDAR SHAKE AND SHINGLE BUREAU (CSSB) RULES.
2. SEE ELEVATIONS AND FINISH SCHEDULE FOR SHINGLE SIZE, EXPOSURE, AND BUTT THICKNESS. TYPICAL EXPOSURE TO BE 5" U.O.N.
3. WOOD SHINGLES SHALL BE LAID WITH A SIDE LAP NOT LESS THAN 1 1/2 INCHES BETWEEN JOINTS IN ADJACENT COURSES, AND NOT BE IN DIRECT ALIGNMENT IN ALTERNATE COURSES.
4. SPACING BETWEEN SHINGLES SHALL BE 1/8" – 1/4" INCHES AND ACCORDING TO MANUFACTURER SPECIFICATION. SPACING TO BE ADJUSTED ACCORDING TO RELATIVE HUMIDITY AT TIME OF INSTALLATION, SHINGLE MOISTURE CONTENT AND ANY OTHER ENVIRONMENTAL FACTORS. REDUCTION IN THIS DIMENSION LEADING TO WARPING OF SHINGLES OR FAILURE OF INSTALLATION REQUIRING COMPLETE OR PARTIAL REPLACEMENT WILL BE AT THE DIRECT EXPENSE OF GENERAL CONTRACTOR.
5. FASTENERS FOR WOOD SHINGLES SHALL BE CORROSION RESISTANT WITH A MINIMUM PENETRATION OF 3/4 INCH (19.1 MM) INTO THE SHEATHING. EACH SHINGLE SHALL BE ATTACHED WITH A MINIMUM OF TWO FASTENERS.
6. SHINGLE EXPOSURE AT SIDEWALLS CAN BE FEATHERED BY UP TO 1" PER COURSE TO A MINIMUM OF 4" AND MAXIMUM OF 6" TO OBTAIN CRITICAL DESIGN ALIGNMENTS AT BUILDING CORNERS, OPENINGS, TRIM, OR ADJACENT FINISHES (I.E., SHIPLAP JOINTS ETC.)
7. SHINGLES TO BE APPLIED OVER SUITABLE VAPOR BARRIER. ALL FELT BARRIERS TO BE RATED MINIMUM OF 30LB HEAVY DUTY OR APPROVED EQ.
8. WHERE TYPICAL WEAVED COTTAGE CORNERS ARE NOTED – GENERAL CONTRACTOR IS TO PROVIDE A MOCK-UP FOR REVIEW AND APPROVAL.

GENERAL SCOPE OF WORK:

THIS PACKAGE DESCRIBES THE CONSTRUCTION OF A NEW 1.5-STORY, 10,185 SF, SINGLE-FAMILY PRIMARY DWELLING, NEW 1.5-STORY, 3,844 SF SECONDARY DWELLING, AND A DETACHED SINGLE STORY, 540 SF GARAGE. GARAGE IS CONNECTED TO THE SECONDARY DWELLING WITH A COVERED BREEZEWAY. MAIN HOUSE, GUEST HOUSE, AND GARAGE ARE ALL CONNECTED WITH A FULL BASEMENT AND SHARE FOUNDATION WALLS & SLABS. 192 SF ZONING SHED TO BE USED AS A POOL CABANA IN THE LANDSCAPE.

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 EFFENCIENCY AT A TEMPERATURE OF 72°F. HEATING SYSTEM SHALL BE DIVIDED INTO WDHO ZONES. THERMOSTATS SHALL BE DIGITAL AND PROGRAMMABLE.
7. VENT TO THE EXTERIOR ALL BATHROOMS.
8. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER INFORMATION.

FRAMING NOTES

1. ALL WOOD FRAMING MEMBERS SHALL BE STRUCTURAL GRADE #2 OR BETTER.
2. ALL WOOD SHALL COMPLY WITH THE U.S. DEPARTMENT OF COMMERCE AMERICAN LUMBER STANDARDS SIMPLIFIED PRACTICE AND GRADING REQUIREMENTS OF A RECOGNIZED ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED.
3. WOOD SHALL BE FROM LIVE STOCK, THOROUGHLY SEASONED, WELL MANUFACTURED AND GENERALLY FREE FROM WARPAGE THAT CANNOT BE CORRECTED BY BRIDGING OR NAILING.
4. MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 19 % AT THE TIME OF CONSTRUCTION.
5. ALL PLAN DIMENSIONS ARE TO FINISHED FACE AND CENTERLINE OF OPENINGS. VERIFY ALL ROUGH OPENINGS WITH WINDOW AND DOOR SCHEDULE.
6. ALL EXTERIOR WALLS, AND INTERIOR PARTITION WALLS BEHIND TOILETS, SHALL BE 2"X6" STUD CONSTRUCTION AT 16" O.C. TYPICAL. ALL OTHER INTERIOR PARTITION WALLS SHALL BE 2"X4" STUD CONSTRUCTION AT 16" O.C. TYPICAL. WALLS SHALL HAVE SINGLE SHOE AND DOUBLE TOP PLATE.
7. JOIST HANGARS SHALL BE USED AT ALL FLUSH-FRAMED FLOOR JOISTS. JOISTS OVERLAPPING AT A SUPPORTING BEAM, SHALL OVERLAP 3" MINIMUM.
8. PROVIDE WOOD BLOCKING OR METAL BRIDGING AT 1/3RD POINTS ON ALL FLOOR JOISTS. BLOCKING SHOULD BE SPACED 4'-0" O.C. MINIMUM AND 8'-0" O.C.MAXIMUM.
9. DOUBLE FLOOR JOISTS OR BLOCKING SHALL BE PROVIDED BELOW ALL INTERIOR PARTITION WALLS.
10. SIZES OF WOOD MEMBERS ARE NOMINAL SIZES. ALL LUMBER SHALL BE SURFACED ON FOUR SIDES, UNLESS NOTED OTHERWISE.
11. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING
12. INSTALL GIRDER MEMBERS WITH JOINTS OVER SUPPORTS, PROVIDE 1/2" AIRSPACE AT ENDS AND SIDES OF GIRDERS FRAMED INTO MASONRY OR CONCRETE. WOOD SHIMS UNDER THE ENDS OF GIRDERS SHALL NOT BE PERMITTED.
13. MINIMUM BEARING OF JOISTS FRAMED INTO MASONRY SHALL BE 3".
14. JOISTS EXTENDING OVER BEARING PARTITIONS OR BEAMS MAY BE BUTTED AND TIED TOGETHER, OR NAILED TOGETHER WITH A MINIMUM OVERLAP OF 4".
15. EXTERIOR AND BEARING WALL CONSTRUCTION SHALL INCLUDE ADEQUATE RESISTANCE TO WRACKING BY THE USE OF CORNER BRACING OR ANCHORAGE OF STRUCTURAL SHEATHING TO PLATES.
16. JAMB STUDS, EXTENDING IN ONE PIECE FROM HEADER TO SOLE PLATE, SHALL BE INSTALLED AT ALL WINDOW AND DOOR OPENINGS TO FORM RIGID ENCLOSURE.
17. PLYWOOD SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE APA (AMERICAN PLYWOOD ASSOCIATION)
18. EXTERIOR TYPE HARDWOOD PLYWOOD, "TECHNICAL" OR "TYPE 1", MAY BE USED FOR ANY PART OF THE STRUCTURE.
19. STRUCTURAL INTERIOR TYPE, "STRUC-INT.", PLYWOOD MAY BE USED FOR ALL INTERIOR WORK AND EXTERIOR WORK NOT DIRECTLY EXPOSED TO THEWEATHER.
20. INTERIOR PLYWOOD, "INT." OR "TYPE 2" MAY BE USED FOR INTERIOR WORK, EXCEPT BATHROOM AND SHOWER ENCLOSURES.
21. ROOF SHEATHING: 3/4" EXTERIOR GRADE T&G "TECHNICAL" PLYWOOD NAILED AT 10" O.C. WITH GALVANIZED 10D COMMON NAILS.
22. FLOOR SHEATHING: 3/4" STRUCTURAL "STRUCT-INT" PLYWOOD NAILED AT 10" O.C. WITH 10D COMMON NAILS.
23. EXTERIOR WALL SHEATHING: 1/2" EXTERIOR GRADE "TECHNICAL" PLYWOOD NAILED AT 6" O.C. WITH GALVANIZED 6D COMMON NAILS.
24. ALL OTHER SHEATHING: 1/2" INTERIOR GRADE "INT" PLYWOOD NAILED AT 6" O.C. WITH 6D COMMON NAILS.
25. FRAME ALL RAFTERS OPPOSITE EACH OTHER AT RIDGE WITH TIES OR RIDGE BOARD. THE DEPTH OF THE RIDGE BOARD SHALL BE NO LESS THAN THE CUT OF THE RAFTERS.

EXTERIOR FINISH NOTES

1. HOUSE WRAP, TYVEK OR SIMILAR SHALL BE INSTALLED OVER ALL EXTERIOR SHEATHING TO RESIST MOISTURE AND WIND INFILTRATION. WRAP SHALL CONTINUE BEHIND ALL EXTERIOR TRIM, DOUBLED AND FOLDED INTO OPENINGS.
2. EXTERIOR ROOFING MATERIAL SHALL BE INSTALLED AS PER MFGR'S WRITTEN INSTRUCTIONS AND HAVE A MINIMUM 25-YEAR MANUFACTURER'S WARRANTY. SELF-ADHERING SHEET WATERPROOFING, ICE&WATER SHIELD OR EQUAL, SHALL BE INSTALLED OVER THE ENTIRE ROOF ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND ASTM D6135.
3. A SILL GASKET, EPDM-TYPE RUBBER, SHEET METAL OR OTHER SUITABLE MEMBRANE SHALL BE INSTALLED OVER THE COMPLETE FRAMED WALL WIDTH BETWEEN A CONCRETE FOUNDATION WALL AND SILL PLATE.
4. PROMPTLY REMOVE ALL MANUFACTURERS' STICKERS FROM GLASS AFTER INSTALLATION.
5. KEEP AREAS TO BE INSULATED CLEAN AND DRY. DO NOT INSTALL INSULATION WHERE IT MAY BE EXPOSED TO WATER. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND BUILDING CODE REQUIREMENTS. PROVIDE INSECT SCREEN OR BARRIER AT ALL VENT OPENINGS.
6. EXTERIOR FOUNDATION TO BE PARGE.
7. DECKS SHALL USE 5/4" X 4" IPE WITH CONCEALED FASTENERS, CONFIRM, LAID FLAT WITH 1/4" REGULAR SPACING. ALL FLOORING AND DECKING SHALL BE TREATED % BOILED LINSEED OIL/50 % CUPRINOL AND WITH A MIXTURE OF 50 TRAFFIC SHALL BE PREVENTED OVER FINISHED SURFACES FOR THE PERIOD OF ONE WEEK.
8. EXTERIOR STEPS SHALL BE EQUAL TO DECK CONSTRUCTION, TRIM AND FINISH. RISERS SHALL MATCH TRIM MATERIAL. NOSING SHALL PROJECT 3/4".
9. ALL EXTERIOR STEPS SHALL LAND ON TO A 4" CONCRETE PAD SET ON A 4" GRAVEL BASE ON STRUCTURALLY COMPACTED SOIL. PAD SHALL BE 6" WIDER THAN STEPS AND PROJECT FROM LAST RISER 6" TOWARD DECK AND 18" AWAY FROM DECK.
10. WINDOW CAPS OR TRIM AND ALL OTHER PROJECTIONS AT POINTS WHERE RAIN ACCUMULATES OR RUNS OFF SHALL BE PROVIDED WITH FLASHING. SUCH FLASHING SHALL EXTEND A MINIMUM OF 6" UP THE WALL UNDER THE SHEATHING PAPER AND NOT LESS THAN 6" HORIZONTALLY. FLASHING SHALL BE SUFFICIENT LENGTH TO COVER THE COURSE ABOVE WITHOUT BEING PUNCTURED BY NAILS.
11. A CONTINUOUS RIDGE VENT SHALL BE PROVIDED AT ALL ROOF RIDGES, WHERE REQUIRED. SOFFIT VENTING SHALL BE PROVIDED AS INDICATED ON DETAIL DRAWINGS.
12. PROVIDE STEP FLASHING AT ALL CHIMNEY LOCATIONS.
13. RIDGE VENTS SHALL BE "CORE VENT" OR EQUAL, EXTENDING ALONG ALL RIDGE LINES. TERMINATE RIDGE VENTS 12" FROM END OF RIDGE. COVERED W/SHINGLES.
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.

DEFINITIONS

NOTE:	ALL REFERENCES IN THE DWGS. TO THE WORDS LISTED BELOW SHALL BE UNDERSTOOD TO MEAN THE FOLLOWING:
REPLACE:	REMOVE THE EXISTING MATERIAL, PREPARE THE SURFACES TO RECEIVE THE REPLACEMENT MATERIAL & INSTALL THE REPLACEMENT MATERIAL.
REPOINT:	REMOVE THE EXIST. MATERIAL (MORTAR & SEALANT) TO THE DEPTH AS DETAILED & INSTALL THE REPLACEMENT MORTAR AS SPECIFIED.
REPAIR:	REMOVE ANY DAMAGED OR LOOSE EXIST. MATERIAL, PREPARE THE SURFACES & PATCH TO MATCH THE EXIST. MATERIALS.

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.

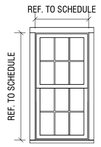
MECHANICAL NOTES

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 COORD

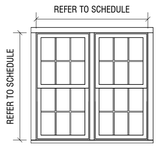
WINDOW SCHEDULE

TAG	TYPE	WIDTH	HEIGHT	OPERATION	DESCRIPTION	COMMENTS
BASEMENT						
001	A2	6' - 0"	5' - 6"	DOUBLE HUNG		
002	C	1' - 9"	2' - 6"	CASEMENT		
003	A2	6' - 0"	5' - 6"	DOUBLE HUNG		
FIRST FLOOR						
101	A	3' - 0"	6' - 0"	DOUBLE HUNG		
102	A	3' - 0"	6' - 0"	DOUBLE HUNG		
103	A2	6' - 3"	6' - 0"	DOUBLE HUNG		
104	A2	6' - 0"	5' - 6"	DOUBLE HUNG		
105	A	3' - 0"	5' - 6"	DOUBLE HUNG		
106	A	3' - 0"	5' - 6"	DOUBLE HUNG		
107	A	3' - 0"	5' - 6"	DOUBLE HUNG		
108	A	3' - 0"	6' - 0"	DOUBLE HUNG		
109	A	3' - 0"	6' - 0"	DOUBLE HUNG		
110	A	3' - 0"	6' - 0"	DOUBLE HUNG		
111	A	3' - 0"	6' - 0"	DOUBLE HUNG		
112	A	3' - 0"	6' - 0"	DOUBLE HUNG		
113	A	3' - 0"	6' - 0"	DOUBLE HUNG		
114	F	3' - 9"	5' - 6"	BI-FOLD AWNING		
115	G	9' - 11 1/4"	7' - 0"	DOUBLE HUNG		
116	H	16' -9"	7' - 0"	DOUBLE HUNG		
117	G	9' - 11 1/4"	7' - 0"	DOUBLE HUNG		
118	A	2' - 10"	5' - 0"	DOUBLE HUNG		
119	A	2' - 10"	5' - 0"	DOUBLE HUNG		
120	A	2' - 10"	5' - 0"	DOUBLE HUNG		
121	A	2' - 10"	5' - 0"	DOUBLE HUNG		
122	A	2' - 10"	5' - 0"	DOUBLE HUNG		
123	A	2' - 10"	5' - 0"	DOUBLE HUNG		
124	A	3' - 0"	6' - 0"	DOUBLE HUNG		
125	A2	6' - 0"	5' - 6"	DOUBLE HUNG		
126	A	2' - 10"	5' - 0"	DOUBLE HUNG		
127	A	2' - 10"	5' - 0"	DOUBLE HUNG		
128	A2	6' - 0"	5' - 6"	DOUBLE HUNG		
129	A2	6' - 3"	6' - 0"	DOUBLE HUNG		
130	A	3' - 0"	6' - 0"	DOUBLE HUNG		
140	C	1' - 9"	2' - 6"	CASEMENT		POOL CABANA
141	C	1' - 9"	2' - 6"	CASEMENT		POOL CABANA
SECOND FLOOR						
201	E	6' - 3 1/2"	2' - 8"	AWNING		
202	A2	6' - 0"	5' - 0"	DOUBLE HUNG		
203	A	2' - 10"	5' - 0"	DOUBLE HUNG		
204	A	2' - 10"	5' - 0"	DOUBLE HUNG		
205	A	2' - 10"	5' - 0"	DOUBLE HUNG		
206	A	2' - 10"	5' - 0"	DOUBLE HUNG		
207	A	2' - 10"	5' - 0"	DOUBLE HUNG		
208	A	2' - 10"	5' - 0"	DOUBLE HUNG		
209	A	2' - 10"	5' - 0"	DOUBLE HUNG		
210	D	3' - 0"	2' - 8"	AWNING		
211	D	3' - 0"	2' - 8"	AWNING		
212	D	3' - 0"	2' - 8"	AWNING		
213	D	3' - 0"	2' - 8"	AWNING		
214	A2	6' - 0"	5' - 0"	DOUBLE HUNG		
215	D	3' - 0"	2' - 8"	AWNING		

WINDOW TYPES



(A) TYPE: 6/6 LITE
SASH: BLACK
TRIM: GRAY
MODEL: DOUBLE HUNG
MFGR: CUSTOM



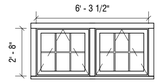
(A2) TYPE: 6/6 LITE
SASH: BLACK
TRIM: GRAY
MODEL: DOUBLE HUNG - DOUBLE MULLED
MFGR: CUSTOM



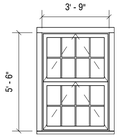
(C) TYPE: 4 LITE
SASH: BLACK
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM



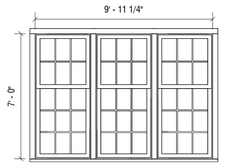
(D) TYPE: 6 LITE
SASH: BLACK
TRIM: GRAY
MODEL: AWNING
MFGR: CUSTOM



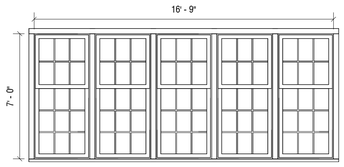
(E) TYPE: 6 LITE
SASH: BLACK
TRIM: GRAY
MODEL: AWNING - DOUBLE MULLED
MFGR: CUSTOM



(F) TYPE: 8/8 LITE
SASH: BLACK
TRIM: GRAY
MODEL: BI-FOLD AWNING
MFGR: CUSTOM



(G) TYPE: 6/9 LITE
SASH: BLACK
TRIM: GRAY
MODEL: DOUBLE HUNG - TRIPLLE MULLED
MFGR: CUSTOM

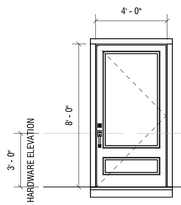


(H) TYPE: 6/9 LITE
SASH: BLACK
TRIM: GRAY
MODEL: DOUBLE HUNG - QUINTUPLE MULLED
MFGR: CUSTOM

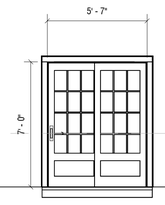
DOOR SCHEDULE - EXTERIOR

TAG	TYPE	LOCATION	LEAF WIDTH	LEAF HEIGHT	LEAF OPERATION	COMMENTS
BASEMENT						
001	06	PLAY ROOM	17' - 8"	8' - 0"	BI-FOLD	
002	07	CHANGING/POWDER	3' - 0"	7' - 0"	SWING	
FIRST FLOOR						
101	01	ENTRY	4' - 0"	8' - 0"	ENTRY	
102	04	DINING ROOM	12' - 0"	8' - 0"	LIFT/SLIDE	
103	05	LIVING ROOM	15' - 3"	8' - 0"	SWING/FOLDING	
104	07	MUD ROOM	3' - 0"	8' - 0"	SWING	
105	04	POOL CABANA	12' - 0"	7' - 0"	LIFT/SLIDE	POOL CABANA
SECOND FLOOR						
201	03	HALL	9' - 2 3/4"	8' - 6"	LIFT/SLIDE	
202	02	BEDROOM 04	5' - 7"	7' - 0"	SLIDING	
203	07	PRIMARY BATH	2' - 6"	6' - 8"	SWING	
204	03	PRIMARY BEDROOM	8' - 8 3/4"	7' - 0"	LIFT/SLIDE	

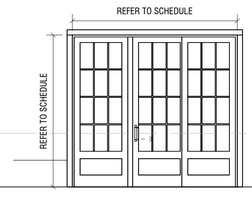
DOOR TYPES



(01) TYPE: FRONT DOOR
SASH: BLACK
TRIM: BLACK
MODEL: SWING
MFGR: CUSTOM



(02) TYPE: 12 LITE - 2 PANEL
SASH: BLACK
TRIM: GRAY
MODEL: SLIDING
MFGR: CUSTOM



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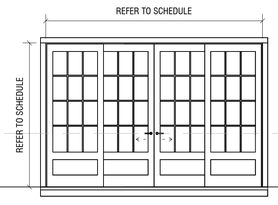
SASH: BLACK
TRIM: GRAY
MODEL: SLIDING
MFGR: CUSTOM



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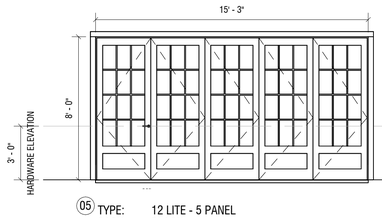
SASH: BLACK
TRIM: GRAY
MODEL: SLIDING
MFGR: CUSTOM



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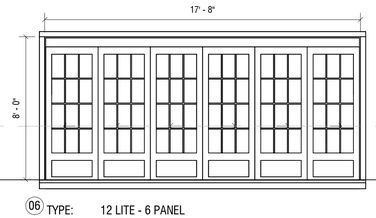
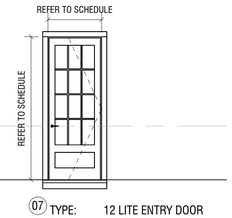
SASH: BLACK
TRIM: GRAY
MODEL: BI-FOLD
MFGR: CUSTOM



(06) TYPE: 12 LITE - 6 PANEL
SASH: BLACK
TRIM: GRAY
MODEL: SLIDING
MFGR: CUSTOM



(07) TYPE: 12 LITE ENTRY DOOR
SASH: BLACK
TRIM: GRAY
MODEL: SWING
MFGR: CUSTOM

MED

PRIMARY DWELLING

64 & 66 BAXTER ROAD
NANTUCKET, MA 02554

OWNER

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SHEET REVISIONS

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DRAWING SET ISSUES

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	SWT
CHECKED BY:	ADK/MLW/SCS/TJZ
SHEET FIRST ISSUE:	
SCALE:	1/4" = 1'-0"
PROJ. NO.	324011

WINDOW AND DOOR LEGENDS

G-002

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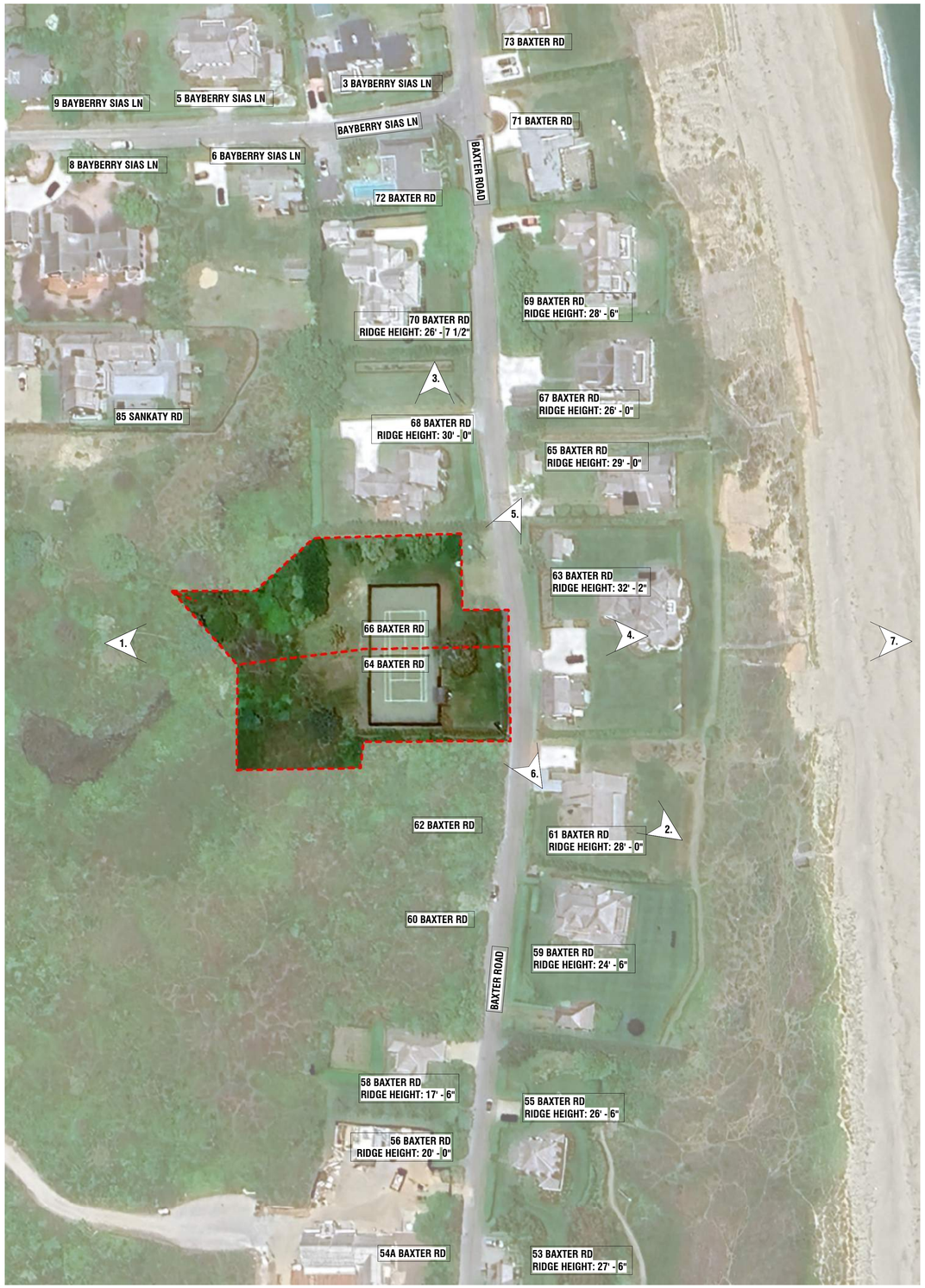



1. AERIAL VIEW - LOOKING EAST TOWARDS OCEAN



2. AERIAL VIEW - LOOKING NORTH TOWARDS SANKATY LIGHTHOUSE



3. AERIAL VIEW - LOOKING SOUTH



4. AERIAL VIEW - LOOKING WEST



5. EYE LEVEL VIEW - LOOKING NORTH ON BAXTER RD



6. EYE LEVEL VIEW - LOOKING SOUTH ON BAXTER RD



7. AERIAL VIEW - LOOKING WEST ALONG CLIFF

MED

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EXISTING CONDITIONS

G-003

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"SCONSET AND OTHER SETTLEMENTS OUTSIDE OF TOWN, THE PRIMARY GOAL FOR NEW CONSTRUCTION IS TO **HARMONIZE WITH THE EXISTING BUILDING PATTERN AND CHARACTER**."
BUILDING WITH NANTUCKET IN MIND - P.89



AERIAL VIEW - LOOKING WEST FROM OCEAN



AERIAL VIEW - LOOKING NORTH-WEST



BAXTER RD STREET ELEVATION - LOOKING WEST FROM OCEAN

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EXT RENDERINGS - OVERALL

G-004

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64/66 BAXTER RD - PROPOSSED MAIN HOUSE FRONT ENTRY RENDERING

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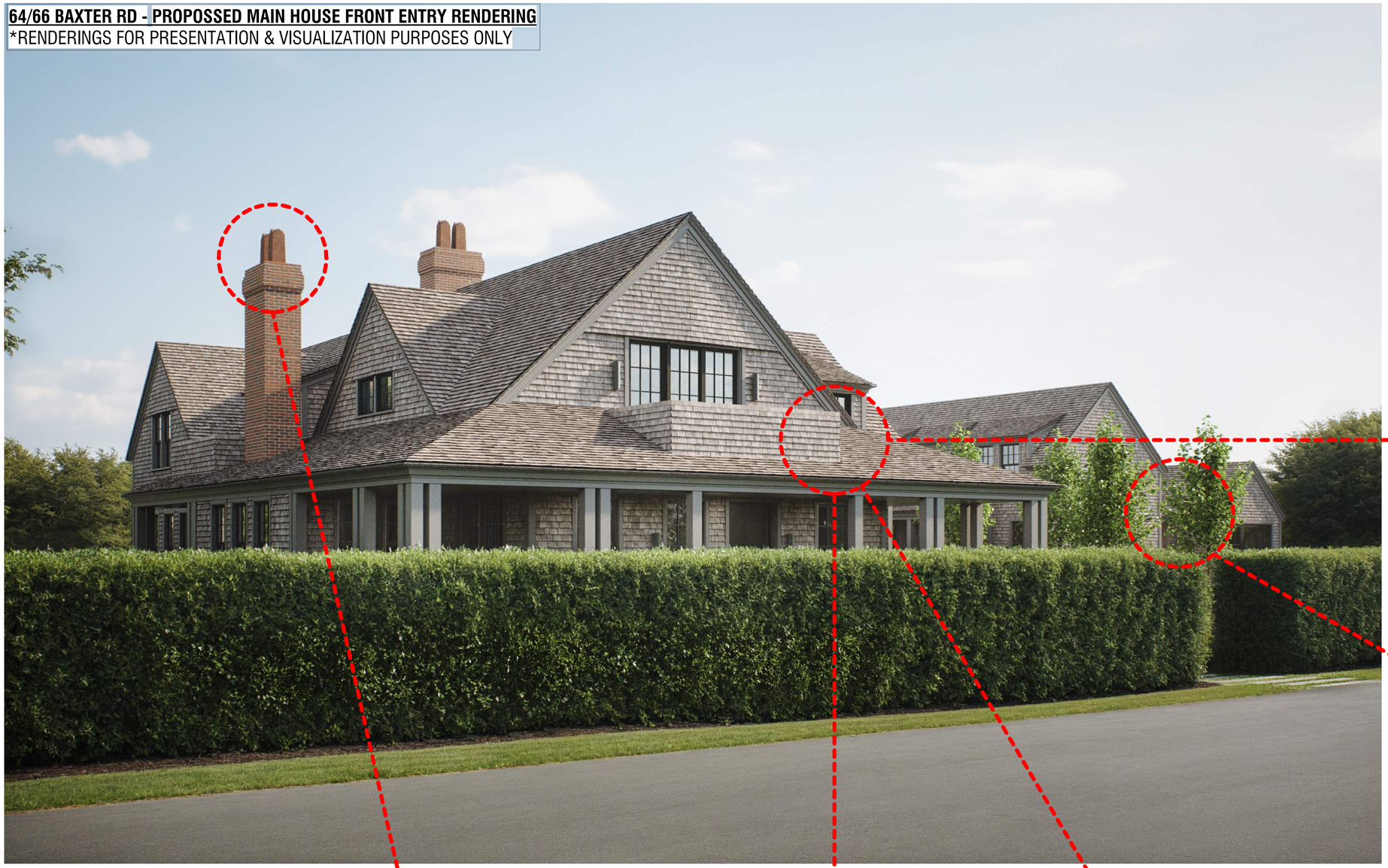


BUILDING WITH NANTUCKET IN MIND & BUILDING WITH SCONSET IN MIND EXCERPTS.

"THE EARLIEST STRUCTURES ALONG BAXTER ROAD WERE DESIGNED IN A VARIETY OF **VICTORIAN STYLES**. ALTHOUGH EACH IS UNIQUE, THEY COMPLEMENT EACH OTHER DUE TO THEIR SIMILAR SIZE, MASSING, AND DETAILS. FOR THE MOST PART, THESE DWELLINGS ALSO HAVE SIMILAR PLACEMENT AND SETBACKS ON THEIR LOTS, WITH FRONT, SIDE, AND REAR YARDS, AND ARE **SITUATED CLOSE TO THE ROAD**."
BUILDING WITH SCONSET IN MIND - P.67

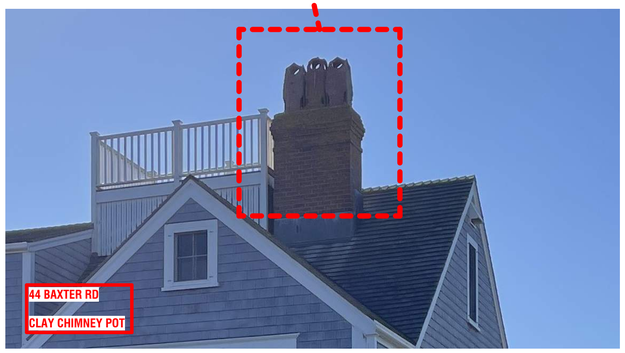


THE SHINGLE SYLE SYNTHESIZED THE STICK STYLE, QUEEN ANNE AND COLONIAL INFLUENCES. A TRUE DESENDANT OF HISTORIC NANTUCKET HOUSES, IT IS IMMEDIATELY CHARACTERIZED BY THE CONTINUOUS UNIFORM SKIN OF SHINGLES THAT WRAPS THE OVERALL, OFTEN PICTURESQUE, MASSING.
BUILDING WITH NANTUCKET IN MIND - P.48-49

"THE **RHYTHM OF OPEN SPACE AND BUILDINGS** IS IMPORTANT IN THIS NEIGHBORHOOD AND SHOULD BE MAINTAINED WHEN EVER POSSIBLE. REVIEWING PLOT PLANS IN RELATIONSHIP TO ADJACENT STRUCTURES IS ESSENTIAL TO ENSURE THE RHYTHM OF OPEN SPACE AND BUILDINGS."
BUILDING WITH SCONSET IN MIND - P.73



"**ADDATIVE MASSING** TO SUGGEST CONSTRUCTION OVERTIME SHOULD BE THE RULE THORUGHOUT THE NEIGHBORHOOD."
BUILDING WITH SCONSET IN MIND - P.73



"SCONSET AND OTHER SETTLEMENTS OUTSIDE OF TOWN, THE PRIMARY GOAL FOR NEW CONSTRUCTION IS TO **HARMONIZE WITH THE EXISTING BUILDING PATTERN AND CHARACTER**."
BUILDING WITH SCONSET IN MIND - P.72





"THE BUILDINGS ARE CHARACTERIZED BY PICTURESQUES ROOFS AND MASSES AS WELL AS INTEGRAL **VOIDS OF PORCHES AND VERANDAS**."
BUILDING WITH SCONSET IN MIND - P.72

MED

PRIMARY DWELLING

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SCALE:	
PROJ. NO.	324011

BAXTER RD & SCONSET CONTEXT

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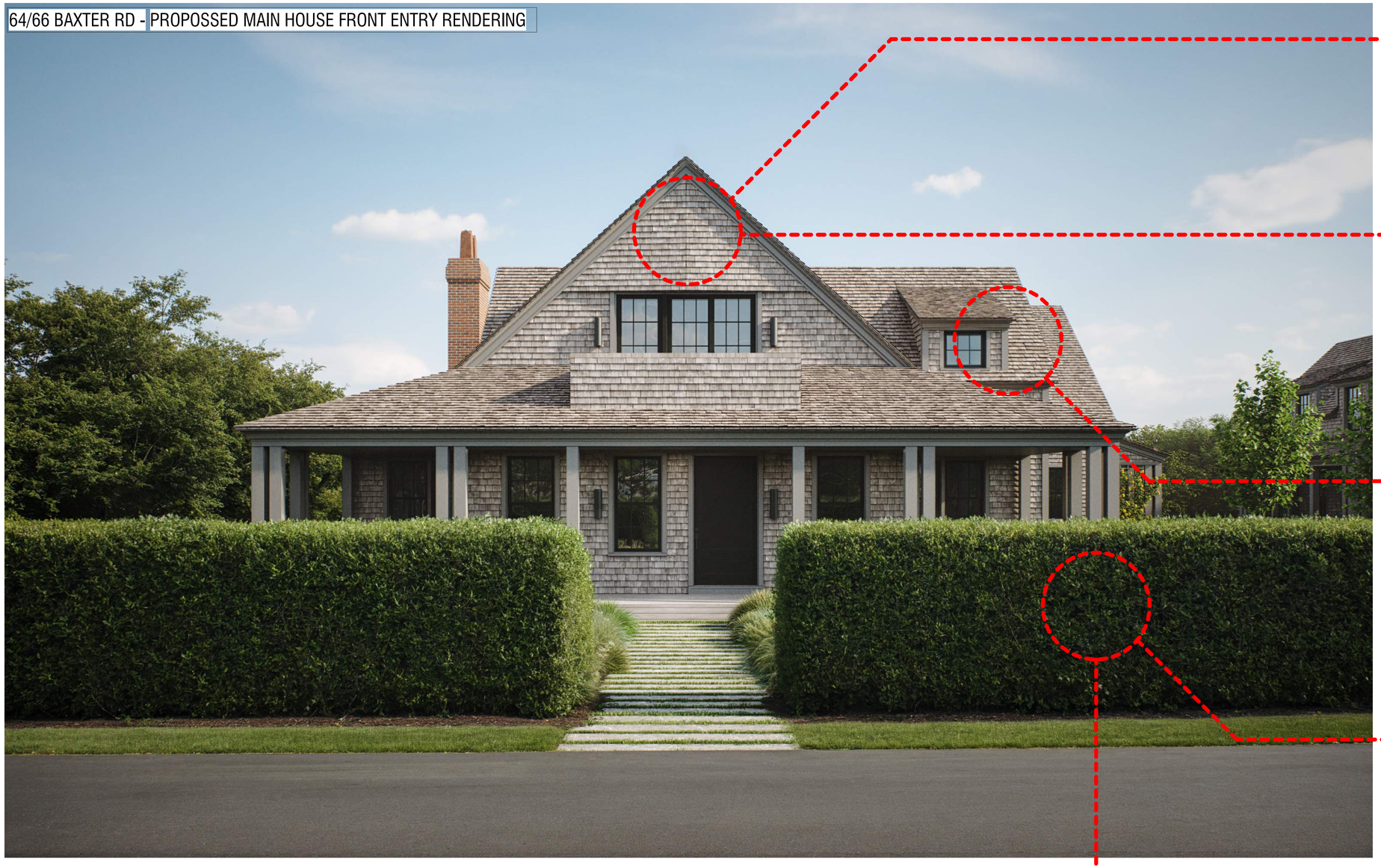
64/66 BAXTER RD - PROPOSSED MAIN HOUSE FRONT ENTRY RENDERING







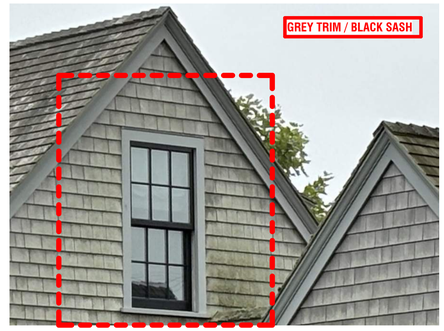
"**HARMONIOUS FENSTRATION PROPORTIONS AND ROOF AND TRIM DETAILS** ARE ALSO IMPORTANT."
BUILDING WITH SCONSET IN MIND - P.72





"PRIVET IS APPROPRIATE ALONG PROPERTY LINES. LOW PRIVET HEDGE IS ENCOURAGED TO RETAIN IMPORTANT VIEWSHEDS."
BUILDING WITH SCONSET IN MIND - P.73

"ESSENTIAL DESIGN CRITERIA ARE THE HARMONY OF THE EDGES OF THE LARGER LOTS ALONG THE STREET (**HEDGES AND BUILDINGS SETBACKS BEHIND THE HEDGES) AND INTERVAL SPACES OR SIDE YARDS BETWEEN STRUCTURES**."
BUILDING WITH SCONSET IN MIND - P.72



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BAXTER RD & SCONSET CONTEXT

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EYE LEVEL VIEW - FROM BAXTER LOOKING NORTH



EYE LEVEL VIEW - MH FRONT ENTRY FROM BAXTER



EYE LEVEL VIEW - FROM BAXTER



EYE LEVEL VIEW - GH & GARAGE FRONT ENTRY FROM BAXTER

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EXT. RENDERINGS - VIEWS FROM BAXTER RD

G-007

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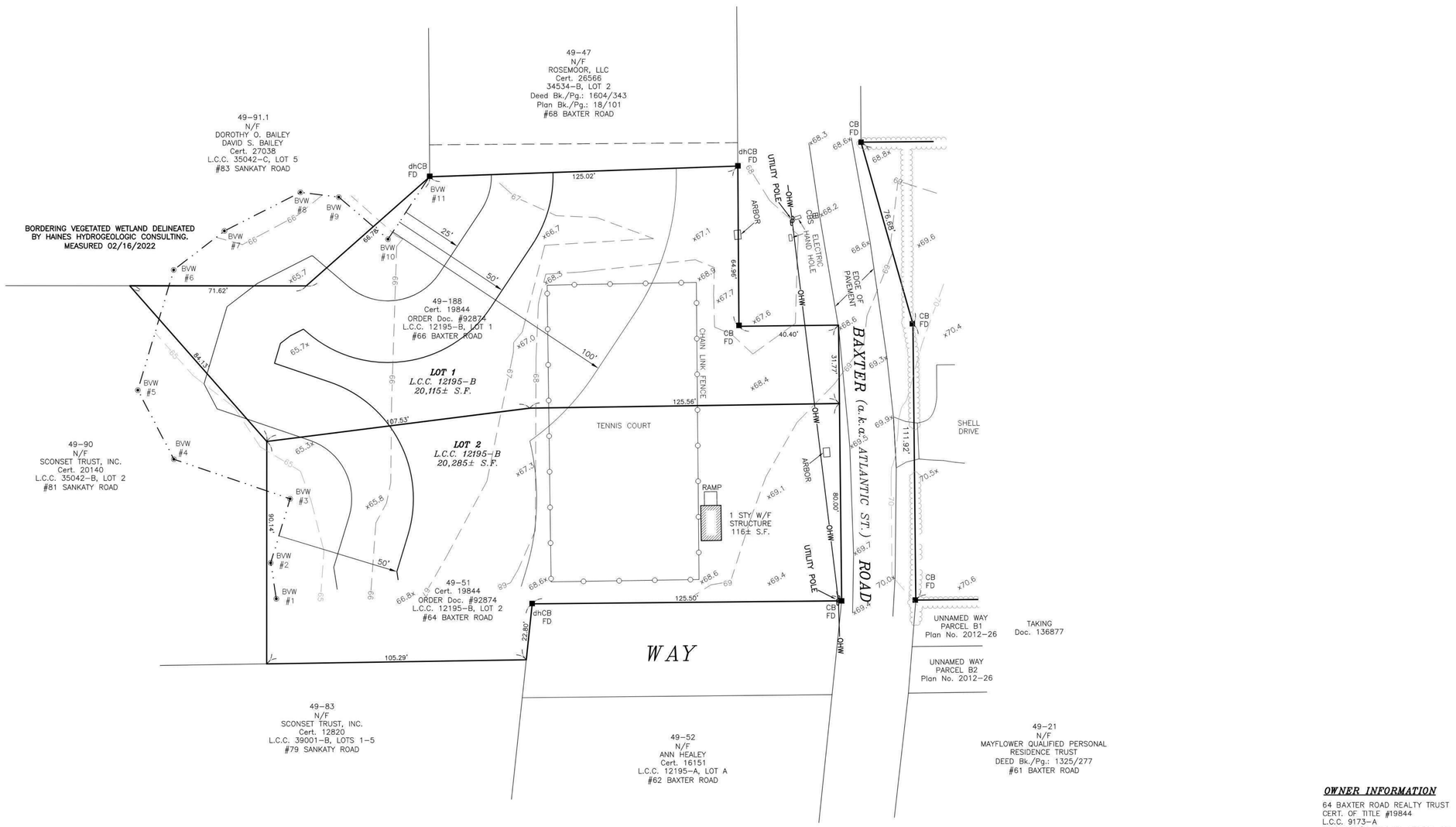
CURRENT ZONING CLASSIFICATION:
Siasconset Residential 20 (SR-20)

		#63 BAXTER RD.	#64 BAXTER RD.	#66 BAXTER RD.
		EXISTING:	EXISTING:	EXISTING:
MINIMUM LOT SIZE:	20,000 S.F.	25,014 S.F.±	SEE PLAN	SEE PLAN
MINIMUM FRONTAGE:	75 FT.	SEE PLAN	SEE PLAN	SEE PLAN
FRONT YARD SETBACK:	30 FT.	SEE PLAN	SEE PLAN	SEE PLAN
REAR/SIDE SETBACK:	10 FT.	SEE PLAN	SEE PLAN	SEE PLAN
GROUND COVER % :	12.5%	13.5% ±	XX% ±	XX% ±

#63 BAXTER
*REF. SPECIAL PERMIT Doc. #109240
*REF. ZBA DECISION Doc. #120307



GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

T:\KEN 25 JOB 20

BLACKWELL & ASSOCIATES, Inc
PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
www.blackwellsurvey.com

SITE PLAN
OF LAND
in Nantucket, MA
Prepared for
ELIZABETH SINGER

Date: September 11, 2023
Scale: 1"=20'

B5622

OWNER INFORMATION

64 BAXTER ROAD REALTY TRUST
CERT. OF TITLE #19844
L.C.C. 9173-A
ASSESSOR'S MAP 49, PARCEL 22
#63 BAXTER ROAD

V:\DRAWFILES\B5622\EMAIL_SP 2022-CARLSON - Copy.dwg SITE PLAN 9/11/2023 11:17:02 1:1

MED

PRIMARY DWELLING

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SITE SURVEY

X-000

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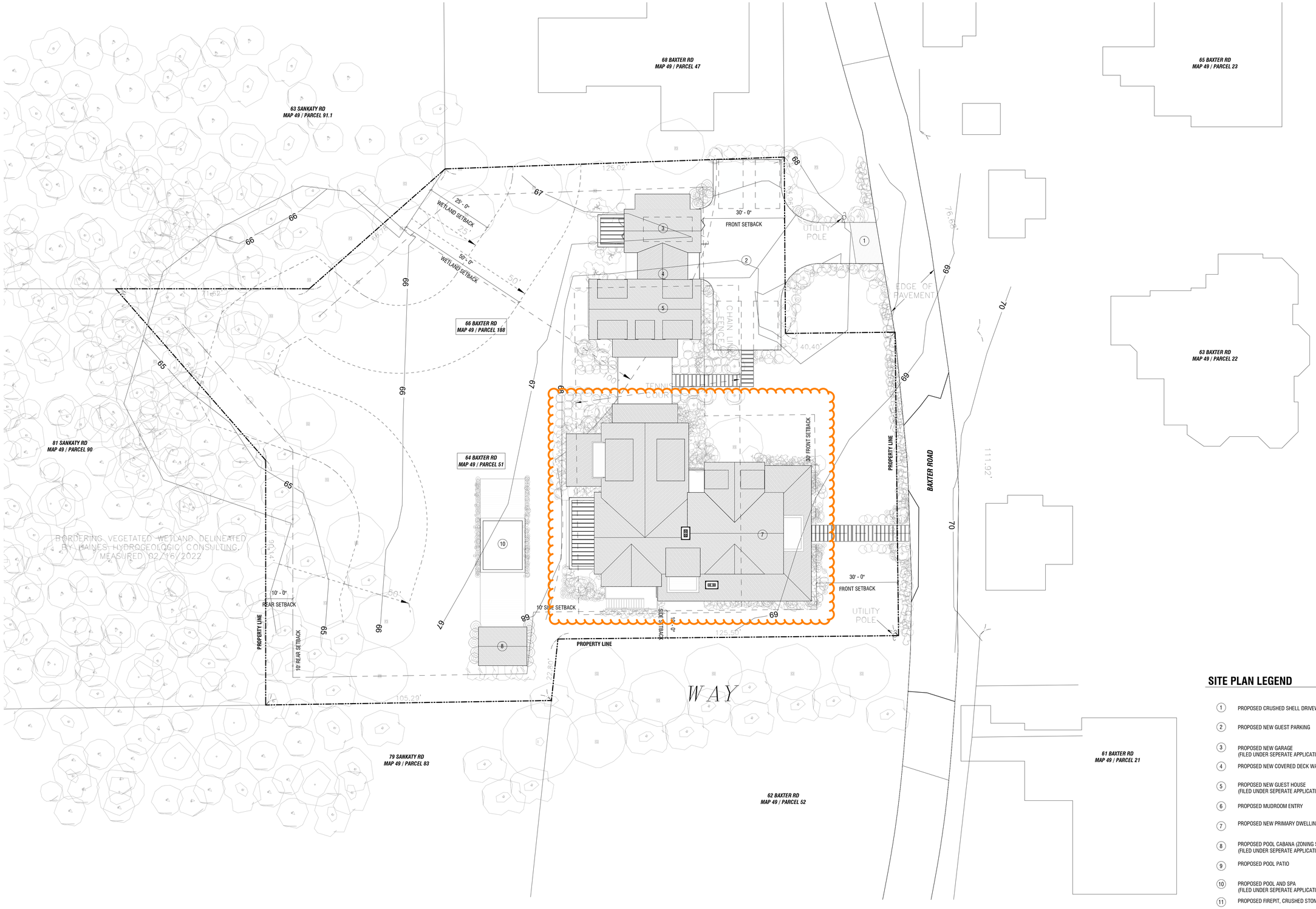

SITE PLAN LEGEND

1. PROPOSED CRUSHED SHELL DRIVEWAY & STONE APRON
2. PROPOSED NEW GUEST PARKING
3. PROPOSED NEW GARAGE (FILED UNDER SEPERATE APPLICATION)
4. PROPOSED NEW COVERED DECK WALKWAY
5. PROPOSED NEW GUEST HOUSE (FILED UNDER SEPERATE APPLICATION)
6. PROPOSED MUDROOM ENTRY
7. PROPOSED NEW PRIMARY DWELLING
8. PROPOSED POOL CABANA (ZONING SHED) (FILED UNDER SEPERATE APPLICATION)
9. PROPOSED POOL PATIO
10. PROPOSED POOL AND SPA (FILED UNDER SEPERATE APPLICATION)
11. PROPOSED FIREPIT, CRUSHED STONE

1 **SITE PLAN**
1/16" = 1'-0"

MED

SITE

64 & 66 BAXTER ROAD
NANTUCKET, MA 02554

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PROJ. NO.	324011

SITE PLAN

Z-100

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1 EXTERIOR ELEVATION - EAST

1/4" = 1'-0"



2 EXTERIOR ELEVATION - WEST

1/4" = 1'-0"

MED

PRIMARY DWELLING

64 & 66 BAXTER ROAD
NANTUCKET, MA 02554

OWNER

GOLDEN POND LLC
Hemenway & Barnes LLP - 75 State Street,
16th Floor, Boston, MA 02109

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

REID BUILDERS
7 Windy Way
Nantucket, MA 02554
T: (508) 228-2786

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

BLACKWELL & ASSOCIATES, INC.
20 Teasdale Circle
Nantucket, MA 02554
T: (508) 228-9026

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

SIGN & SEAL

DRAWING SET ISSUES

09/23/2024	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	SWT
CHECKED BY:	Checker
SHEET FIRST ISSUE:	09/23/2024
SCALE:	1/4" = 1'-0"
PROJ. NO.	324011

BUILDING ELEVATIONS

A-200

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1 EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH

1/4" = 1'-0"

MED

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DRAWING INFO

CONSTRUCTION DOCUMENTS	
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BUILDING ELEVATIONS

A-201

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1 BASEMENT

1/4" = 1'-0"

MED

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DRAWING INFO

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LOWER LEVEL - CONSTRUCTION PLAN

A-100

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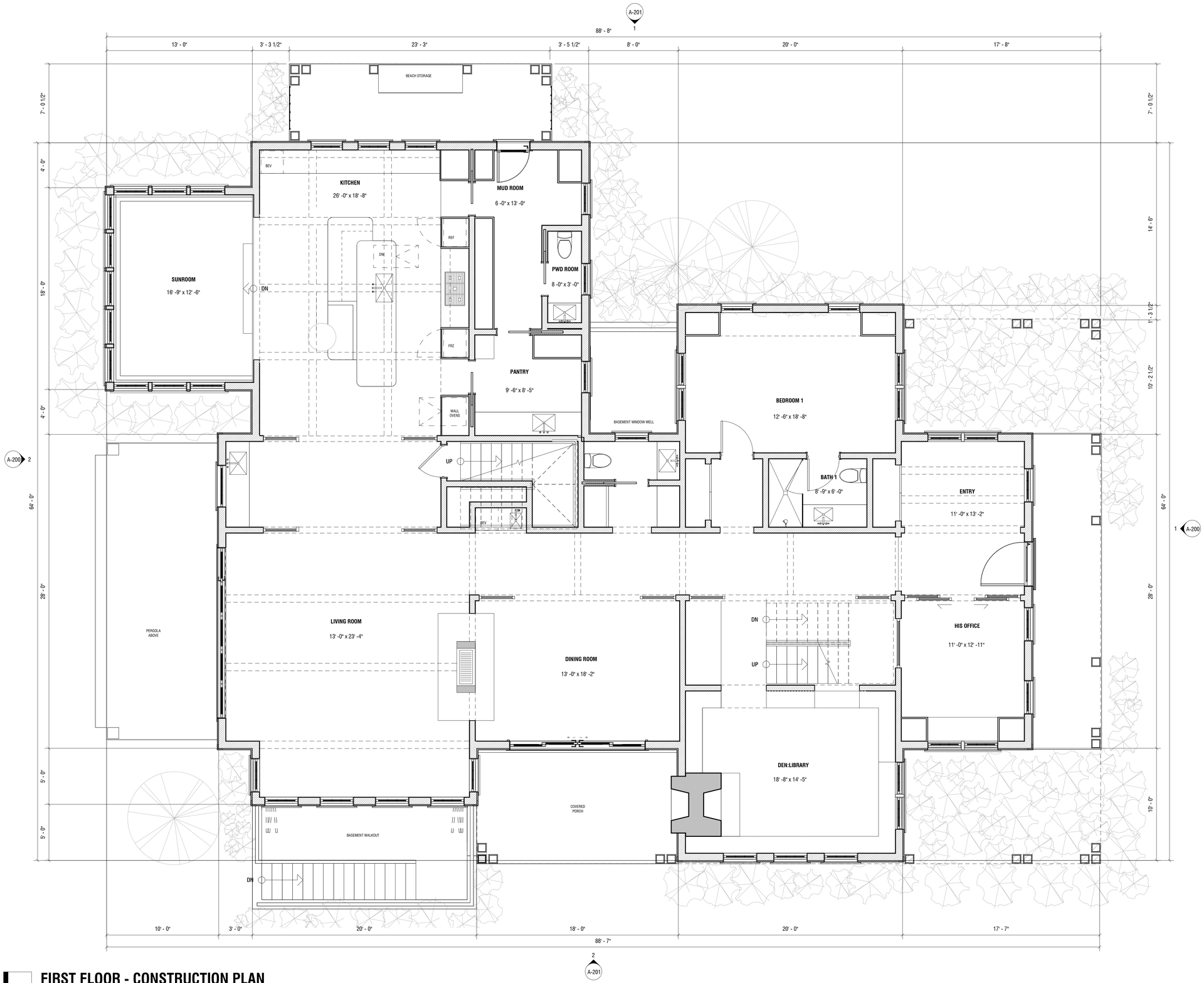

1 FIRST FLOOR - CONSTRUCTION PLAN

1/4" = 1'-0"

MED

PRIMARY DWELLING

64 & 66 BAXTER ROAD
NANTUCKET, MA 02554

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FIRST FLOOR
CONSTRUCTION PLAN

A-101

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1 A-200

1 SECOND FLOOR

1/4" = 1'-0"

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SECOND FLOOR - CONSTRUCTION PLAN

A-102

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Andrew Kotchen

AS AGENT FOR Golden Pond LLC

STREET ADDRESS 64 & 66 Baxter Rd

MAP/PARCEL 49/51 & 49/188

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9/23/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 9/20/2024 Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

MED - PROPOSED SECONDARY DWELLING

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form**: Description of ALL work must be indicated on application form.
X	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee**: See back of application for fee schedule or call the office.
X	4.	**Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
X	5.	**Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
X	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
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.
WAPD (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

MED - PROPOSED SECONDARY DWELLING

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 49 PARCEL N°. 188 &51

Street & Number of Proposed Work: 64 & 66 BAXTER RD

Owner of record: GOLDEN POND LLC

Mailing Address: HEMINWAY & BARNES LLP
75 STATE STREET, 16TH FL, BOSTON, MA 02109

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 ☐ Landscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 40'-0" Sq. Footage 1st floor: 1,278 SF Decks/Patio: Size: 12' X 27' ☒ 1st floor ☐ 2nd floor
Width: 51'-4" Sq. footage 2nd floor: 800 SF Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

FEE: $415.6

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'-5" South 25'-5" East 25'-5" West 25'-5"

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) X ☐ Other _____

Roof Pitch: Main Mass 11 /12 Secondary Mass 11 /12 Dormer 5 /12 Other PORCH: 4/12

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles 5" EXPOSURE ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x9 Rake 1x9 Soffit (Overhang) _____ Corner boards 1X5-1/2 Frieze _____
Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round _____ Square 10"X10"

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer CUSTOM

Doors* (type and material): ☐ TDL ☒ SDL Front SWING Rear SLIDE Side SWING
Garage Door(s): Type BI-FOLD Material PAINTED

Hardscape materials: Driveways CRUSHED SHELL Walkways GRANITE Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) _____ Roof NATURAL TO WEATHER
Trim PAINTED - GREY Sash PAINTED - BLACK Doors PAINTED - BLACK
Deck 1X4 IPE DECKING 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 9/23/2024 Signature of owner of record _____ Signed under penalties of perjury
AS REPRESENTATIVE OF WORKSHOP/APD

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... GOLDEN POND LLC

MAILING ADDRESS..... 6 YOUNGS WY, NANTUCKET, MA 02554

PROPERTY LOCATION..... 64 & 66 BAXTER RD

ASSESSORS MAP/PARCEL..... 49 / 51 & 49 / 188

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.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.09.05 08:55:21 -04'00'

September 5, 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: 64 & 66 Baxter Rd

Tax Map Number: 49 Parcel Number: 51 & 188

Owner of Record: Golden Pond, LLC

Description of Proposal: Remove existing tennis court and construct house,

guest dwelling, garage and shed.

Anticipated HDC Submission Date: 09/23/2024

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
49	22		SINGER ELIZABETH		674 AD HOC RD	GREAT FALLS	VA	22066	63 BAXTER RD
49	47		ROSEMOOR LLC		171 ALVARADO RD	BERKELEY	CA	94075	68 BAXTER RD
49	52		HEALEY ANN R TRST ETAL	C/O VAUGHTER ELINOR G	3612 CHESAPEAKE ST NW	WASHINGTON	DC	20008-2915	62 BAXTER RD
49	83		SCONSET TRUST INC		PO BOX 821	SIASCONSET	MA	02564	79 SANKATY RD
49	90		SCONSET TRUST INC		P O BOX 821	SIASCONSET	MA	02564	81 SANKATY RD
49	91	1	BAILEY DOROTHY O & DAVID S		250 1ST AV, UNIT 805	CHARLESTOWN	MA	02129	83 SANKATY RD
Count:	**6**								

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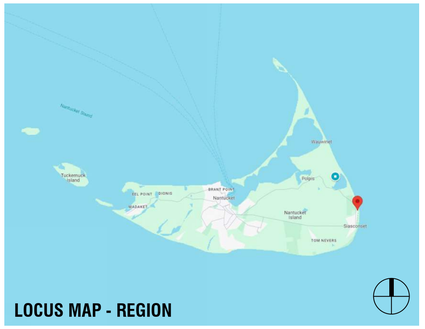
MED SECONDARY DWELLING

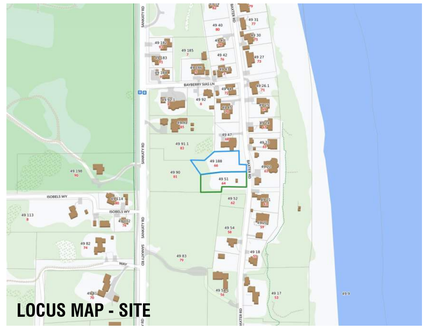
HDC - NEW BUSINESS SUBMISSION
SECONDARY DWELLING
09/23/2024





LOCUS MAP - REGION


LOCUS MAP - REGION


LOCUS MAP - SITE

DRAWING INDEX - HDC

SHEET NAME	Sheet Number	09.23.2024 - HDC SUBMISSION
00-TITLE		
TITLE SHEET	T-000	•
01-GENERAL		
GENERAL NOTES	G-001	•
WINDOW & DOOR LEGEND	G-002	•
EXISTING CONDITIONS	G-003	•
EXT RENDERINGS - OVERALL	G-004	•
BAXTER RD & SCONSET CONTEXT	G-005	•
EXT. RENDERINGS - VIEWS FROM BAXTER RD	G-006	•
SITE SURVEY	X-000	•
03-ARCHITECTURAL		
LOWER LEVEL - CONSTRUCTION PLAN	A-100	•
FIRST FLOOR CONSTRUCTION PLAN	A-101	•
SECOND FLOOR - CONSTRUCTION PLAN	A-102	•
BUILDING ELEVATIONS	A-202	•
BUILDING ELEVATIONS	A-203	•

ZONING INFORMATION

MAP/PARCEL	49/51 & 49/188
CURRENT ZONING	SR-20
FRONT SETBACK	30 FT
SIDE SETBACK	10 FT
REAR SETBACK	10 FT
MAX. BUILDING HEIGHT	30 FT
LOT SIZE	.57 ACRES & .49 ACRES (20,285 SF & 20,115 SF) 1.06 ACRES COMBINED (40,400 SF)
GROUND COVER ALLOWED	5,050 SF (12.5%)
GROUND COVER EXISTING	N/A
PROPOSED MAIN HOUSE G.C.	3,552 SF
PROPOSED GUEST HOUSE G.C.	800 SF
PROPOSED GARAGE G.C.	478 SF
PROPOSED CABANA G.C. (200 SF MAX ZONING SHED)	192 SF (NIC IN G.C.)
TOTAL PROPOSED G.C.	4,830 SF

EXTERIOR COLORS
SASH: BLACK
TRIM: GRAY

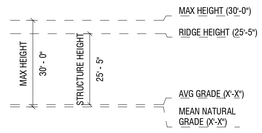
NANTUCKET, MA - ZONING ANALYSIS
MAP & PARCEL: 49-51
CURRENT ZONING: SR-20

PER REFERENCE: NANTUCKET ZONING BY-LAW CHAPTER 139

	REFERENCE	PERMITTED	PROPOSED	
MINIMUM LOT SIZE (SF)	ARTICLE V - 16.A	20,000 SF	40,400 SF	IN COMPLIANCE
GROUND COVER	ARTICLE V - 16.A	12.5 %	12.1 %	
		5,050 SF	4,892 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	75'-0"	N/A	IN COMPLIANCE
SETBACKS, MINIMUM (FT)				
FRONT SETBACK	ARTICLE V - 16.A	30'-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	5,050 SF	4,892 SF	IN COMPLIANCE

APPROVALS

PERMIT TYPE	PERMIT NUMBER	DATE ISSUED
CONCOM ORDER OF CONDITIONS	SE48-3697 (MASSDEP)	10/17/2023



GUEST HOUSE - PRIMARY RIDGE HEIGHT

MED
SECONDARY DWELLING

64 & 66 BAXTER ROAD
NANTUCKET, MA 02554

OWNER
GOLDEN POND LLC
Hemenway & Barnes LLP - 75 State Street,
16th Floor, Boston, MA 02109

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
REID BUILDERS
7 Windy Way
Nantucket, MA 02554
T: (508) 228-2786

STRUCTURAL ENGINEER
CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT
AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR
BLACKWELL & ASSOCIATES, INC.
20 Teasdale Circle
Nantucket, MA 02554
T: (508) 228-9026

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

09/23/2024	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	SWT/MJN
CHECKED BY:	ADK/TJZ/MLW/SCS
SHEET FIRST ISSUE:	09/09/2024
SCALE:	As indicated
PROJ. NO.	324011

TITLE SHEET

T-000

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CEDAR SHINGLE ROOFS AND SIDEWALLS:

MATERIAL SPECIFICATION:

A. WORKSHOP/APD STANDARD

- ROOF: WESTERN RED CEDAR SHINGLE - GRADE 1 OR A PERFECTION - 18" SHINGLE WITH 3/8" BUTT U.O.N.
- SIDEWALL: EASTERN WHITE CEDAR SHINGLE - GRADE A EXTRA CLEAR – 16" SHINGLE WITH 3/8" BUTT U.O.N.
- TRIM MATERIAL: RAKE, FASCIA, TRIM, AND SHINGLE-GROUND AT INSIDE CORNERS: A&BTR WESTERN RED CEDAR, PROVIDE 5/4 NOMINAL (1 1/16" ACTUAL) CORNER BOARDS, 1X NOMINAL (3/4" ACTUAL) RUNNING TRIM MINIMUM U.O.N. ALTERNATIVE THICKNESSES USED UPON REQUEST.

B. (ALTERNATIVE: ALASKAN YELLOW CEDAR CAN BE USED UPON REQUEST WHERE LENGTH OF WARRANTEE, SLOWER WEATHERING AND AVAILABILITY ARE FLAGGED FOR CONSIDERATION)

ROOFS:

1. ALL CEDAR ROOFS SHALL BE INSTALLED ACCORDING TO THE PROVISIONS OUTLINED IN CMR 1507.8 AND THESE SPECIFICATIONS. IN THE CASE OF ANY CONFLICTS THE CODE SHALL GOVERN.
2. ALL SHINGLES TO BE OF NATURALLY DURABLE WESTERN RED CEDAR AND HAVE A MINIMUM GRADING OF 1, A, OR PERFECTION. ALL GRADING TO FOLLOW CEDAR SHAKE AND SHINGLE BUREAU (CSSB) RULES.
3. PROVIDE FIRE-RETARDANT RATED SHINGLES WHERE REQUIRED BY TOWN OF NANTUCKET AND IN ACCORDANCE WITH CMR 1507.1 AND 1507.6. SEE CURRENT FIRE-RETARDANT MAPS FOR REQUIRED AREAS. MAINTAIN PROOF OF SHINGLE FIRE RATING INCLUDING MANUFACTURED UNIT, MANUFACTURER, TREATING COMPANY, AND TESTING AGENCY AND PROVIDE TO OWNER UPON COMPLETION OF PROJECT.
4. 5/8" TAPER SAWN SHINGLES WILL NOT BE ACCEPTED IN A ROOFING APPLICATION.
5. FASTENERS FOR WOOD SHINGLES SHALL BE MARINE GRADE 316 U.O.N. WITH A MINIMUM PENETRATION OF 3/4 INCH (19.1 MM) INTO THE SHEATHING. EACH SHINGLE SHALL BE ATTACHED WITH A MINIMUM OF TWO FASTENERS.
6. SEE ELEVATIONS AND FINISH SCHEDULE FOR SHINGLE SIZE, EXPOSURE, AND BUTT THICKNESS. EXPOSURE NOT TO EXCEED VALUES SHOWN IN TABLE 1507.8.7. CONFIRM EXPOSURE WITH ALL ROOF SLOPES. UNLESS OTHERWISE NOTED TYPICAL EXPOSURE TO BE 5" U.O.N.
7. SHINGLES TO BE INSTALLED OVER ADEQUATE UNDERLAYMENT AND SOLID SHEATHING. BREATHER UNDERLAYMENT PRODUCTS WILL NOT BE ACCEPTED.
8. ROVIDE AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR A SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET. UNDERLAYMENT TO EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24 INCHES (610 MM) INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. DOES NOT APPLY TO ROOFS THAT DO NOT CONTAIN CONDITIONED SPACE.
9. WOOD SHINGLES SHALL BE LAID WITH A SIDE LAP NOT LESS THAN 1 1/2 INCHES BETWEEN JOINTS IN ADJACENT COURSES, AND NOT BE IN DIRECT ALIGNMENT IN ALTERNATE COURSES.
10. SPACING BETWEEN SHINGLES SHALL BE 1/8" – 1/4" INCHES AND ACCORDING TO MANUFACTURER SPECIFICATION. SPACING TO BE ADJUSTED ACCORDING TO RELATIVE HUMIDITY AT TIME OF INSTALLATION, SHINGLE MOISTURE CONTENT AND ANY OTHER ENVIRONMENTAL FACTORS. REDUCTION IN THIS DIMENSION LEADING TO WARPING OF SHINGLES OR FAILURE OF INSTALLATION REQUIRING COMPLETE OR PARTIAL REPLACEMENT WILL BE AT THE DIRECT EXPENSE OF GENERAL CONTRACTOR.
11. PROVIDE COPPER ALGAE STRIPS EVERY 4' TO 5' DEPENDING ON ROOF SIZE.
12. FLASHING AND COUNTERFLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND WHERE OF METAL, SHALL NOT BE LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL. VALLEY FLASHING SHALL EXTEND AT LEAST 11 INCHES FROM THE CENTERLINE EACH WAY AND HAVE A SPLASH DIVERTER RIB NOT LESS THAN 1 INCH (25 MM) HIGH AT THE FLOW LINE FORMED AS PART OF THE FLASHING.
13. PROVIDE MAXIMUM SHINGLE OVERHANG OF ¾" AT ALL EXTENTS AND A DOUBLE FULL BUTT STARTING COURSE.
14. PROVIDE LACED SHINGLE CAP AT ALL ROOF RIDGES U.O.N.

SIDEWALLS:

1. ALL SHINGLES TO BE OF NATURALLY DURABLE EASTERN WHITE CEDAR AND HAVE A MINIMUM GRADING OF 1, A, OR EXTRA-CLEAR. ALL GRADING TO FOLLOW CEDAR SHAKE AND SHINGLE BUREAU (CSSB) RULES.
2. SEE ELEVATIONS AND FINISH SCHEDULE FOR SHINGLE SIZE, EXPOSURE, AND BUTT THICKNESS. TYPICAL EXPOSURE TO BE 5" U.O.N.
3. WOOD SHINGLES SHALL BE LAID WITH A SIDE LAP NOT LESS THAN 1 1/2 INCHES BETWEEN JOINTS IN ADJACENT COURSES, AND NOT BE IN DIRECT ALIGNMENT IN ALTERNATE COURSES.
4. SPACING BETWEEN SHINGLES SHALL BE 1/8" – 1/4" INCHES AND ACCORDING TO MANUFACTURER SPECIFICATION. SPACING TO BE ADJUSTED ACCORDING TO RELATIVE HUMIDITY AT TIME OF INSTALLATION, SHINGLE MOISTURE CONTENT AND ANY OTHER ENVIRONMENTAL FACTORS. REDUCTION IN THIS DIMENSION LEADING TO WARPING OF SHINGLES OR FAILURE OF INSTALLATION REQUIRING COMPLETE OR PARTIAL REPLACEMENT WILL BE AT THE DIRECT EXPENSE OF GENERAL CONTRACTOR.
5. FASTENERS FOR WOOD SHINGLES SHALL BE CORROSION RESISTANT WITH A MINIMUM PENETRATION OF 3/4 INCH (19.1 MM) INTO THE SHEATHING. EACH SHINGLE SHALL BE ATTACHED WITH A MINIMUM OF TWO FASTENERS.
6. SHINGLE EXPOSURE AT SIDEWALLS CAN BE FEATHERED BY UP TO 1" PER COURSE TO A MINIMUM OF 4" AND MAXIMUM OF 6" TO OBTAIN CRITICAL DESIGN ALIGNMENTS AT BUILDING CORNERS, OPENINGS, TRIM, OR ADJACENT FINISHES (I.E., SHIPLAP JOINTS ETC.)
7. SHINGLES TO BE APPLIED OVER SUITABLE VAPOR BARRIER. ALL FELT BARRIERS TO BE RATED MINIMUM OF 30LB HEAVY DUTY OR APPROVED EQ.
8. WHERE TYPICAL WEAVED COTTAGE CORNERS ARE NOTED – GENERAL CONTRACTOR IS TO PROVIDE A MOCK-UP FOR REVIEW AND APPROVAL.

GENERAL SCOPE OF WORK:

THIS PACKAGE DESCRIBES THE CONSTRUCTION OF A NEW 1.5-STORY, 10,185 SF, SINGLE-FAMILY PRIMARY DWELLING, NEW 1.5-STORY, 3,844 SF SECONDARY DWELLING, AND A DETACHED SINGLE STORY, 540 SF GARAGE. GARAGE IS CONNECTED TO THE SECONDARY DWELLING WITH A COVERED BREEZEWAY. MAIN HOUSE, GUEST HOUSE, AND GARAGE ARE ALL CONNECTED WITH A FULL BASEMENT AND SHARE FOUNDATION WALLS & SLABS. 192 SF ZONING SHED TO BE USED AS A POOL CABANA IN THE LANDSCAPE.

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 OWNERS 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 SHALL 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 EFFICIENCY 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. SIZE TOTAL OF WOOD MEMBERS ARE NOMINAL SIZES. ALL LUMBER SHALL BE SURFACED ON FOUR SIDES, UNLESS NOTED OTHERWISE.
11. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING
12. INSTALL GIRDER MEMBERS WITH JOINTS OVER SUPPORTS, PROVIDE 1/2" AIRSPACE AT ENDS AND SIDES OF GIRDERS FRAMED INTO MASONRY OR CONCRETE. WOOD SHIMS UNDER THE ENDS OF GIRDERS SHALL NOT BE PERMITTED.
13. MINIMUM BEARING OF JOISTS FRAMED INTO MASONRY SHALL BE 3".
14. JOISTS EXTENDING OVER BEARING PARTITIONS OR BEAMS MAY BE BUTTED AND TIED TOGETHER, OR NAILED TOGETHER WITH A MINIMUM OVERLAP OF 4".
15. EXTERIOR AND BEARING WALL CONSTRUCTION SHALL INCLUDE ADEQUATE RESISTANCE TO WRACKING BY THE USE OF CORNER BRACING OR ANCHORAGE OF STRUCTURAL SHEATHING TO PLATES.
16. JAMB STUDS, EXTENDING IN ONE PIECE FROM HEADER TO SOLE PLATE, SHALL BE INSTALLED AT ALL WINDOW AND DOOR OPENINGS TO FORM RIGID ENCLOSURE.
17. PLYWOOD SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE APA (AMERICAN PLYWOOD ASSOCIATION)
18. EXTERIOR TYPE HARDWOOD PLYWOOD, "TECHNICAL" OR "TYPE 1", MAY BE USED FOR ANY PART OF THE STRUCTURE.
19. STRUCTURAL INTERIOR TYPE, "STRUC-INT.", PLYWOOD MAY BE USED FOR ALL INTERIOR WORK AND EXTERIOR WORK NOT DIRECTLY EXPOSED TO THEWEATHER.
20. INTERIOR PLYWOOD, "INT." OR "TYPE 2" MAY BE USED FOR INTERIOR WORK, EXCEPT BATHROOM AND SHOWER ENCLOSURES.
21. ROOF SHEATHING: 3/4" EXTERIOR GRADE T&G "TECHNICAL" PLYWOOD NAILED AT 10" O.C. WITH GALVANIZED 10D COMMON NAILS.
22. FLOOR SHEATHING: 3/4" STRUCTURAL "STRUCT-INT" PLYWOOD NAILED AT 10" O.C. WITH 10D COMMON NAILS.
23. EXTERIOR WALL SHEATHING: 1/2" EXTERIOR GRADE "TECHNICAL" PLYWOOD NAILED AT 6" O.C. WITH GALVANIZED 6D COMMON NAILS.
24. ALL OTHER SHEATHING: 1/2" INTERIOR GRADE "INT" PLYWOOD NAILED AT 6" O.C. WITH 6D COMMON NAILS.
25. FRAME ALL RAFTERS OPPOSITE EACH OTHER AT RIDGE WITH TIES OR RIDGE BOARD. THE DEPTH OF THE RIDGE BOARD SHALL BE NO LESS THAN THE CUT OF THE RAFTERS.

EXTERIOR FINISH NOTES

1. HOUSE WRAP, TYVEK OR SIMILAR SHALL BE INSTALLED OVER ALL EXTERIOR SHEATHING TO RESIST MOISTURE AND WIND INFILTRATION. WRAP SHALL CONTINUE BEHIND ALL EXTERIOR TRIM, DOUBLED AND FOLDED INTO OPENINGS.
2. EXTERIOR ROOFING MATERIAL SHALL BE INSTALLED AS PER MFGR'S WRITTEN INSTRUCTIONS AND HAVE A MINIMUM 25-YEAR MANUFACTURER'S WARRANTY. SELF-ADHERING SHEET WATERPROOFING, ICE&WATER SHIELD OR EQUAL, SHALL BE INSTALLED OVER THE ENTIRE ROOF ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND ASTM D6135.
3. A SILL GASKET, EPDM-TYPE RUBBER, SHEET METAL OR OTHER SUITABLE MEMBRANE SHALL BE INSTALLED OVER THE COMPLETE FRAMED WALL WIDTH BETWEEN A CONCRETE FOUNDATION WALL AND SILL PLATE.
4. PROMPTLY REMOVE ALL MANUFACTURERS' STICKERS FROM GLASS AFTER INSTALLATION.
5. KEEP AREAS TO BE INSULATED CLEAN AND DRY. DO NOT INSTALL INSULATION WHERE IT MAY BE EXPOSED TO WATER. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND BUILDING CODE REQUIREMENTS. PROVIDE INSECT SCREEN OR BARRIER AT ALL VENT OPENINGS.
6. EXTERIOR FOUNDATION TO BE PARGE.
7. DECKS SHALL USE 5/4" X 4" IPE WITH CONCEALED FASTENERS, CONFIRM, LAID FLAT WITH 1/4" REGULAR SPACING. ALL FLOORING AND DECKING SHALL BE TREATED % BOILED LINSEED OIL/50 % CUPRINOL AND WITH A MIXTURE OF 50 TRAFFIC SHALL BE PREVENTED OVER FINISHED SURFACES FOR THE PERIOD OF ONE WEEK.
8. EXTERIOR STEPS SHALL BE EQUAL TO DECK CONSTRUCTION, TRIM AND FINISH. RISERS SHALL MATCH TRIM MATERIAL. NOSING SHALL PROJECT 3/4".
9. ALL EXTERIOR STEPS SHALL LAND ON TO A 4" CONCRETE PAD SET ON A 4" GRAVEL BASE ON STRUCTURALLY COMPACTED SOIL. PAD SHALL BE 6" WIDER THAN STEPS AND PROJECT FROM LAST RISER 6" TOWARD DECK AND 18" AWAY FROM DECK.
10. WINDOW CAPS OR TRIM AND ALL OTHER PROJECTIONS AT POINTS WHERE RAIN ACCUMULATES OR RUNS OFF SHALL BE PROVIDED WITH FLASHING. SUCH FLASHING SHALL EXTEND A MINIMUM OF 6" UP THE WALL UNDER THE SHEATHING PAPER AND NOT LESS THAN 6" HORIZONTALLY. FLASHING SHALL BE SUFFICIENT LENGTH TO COVER THE COURSE ABOVE WITHOUT BEING PUNCTURED BY NAILS.
11. A CONTINUOUS RIDGE VENT SHALL BE PROVIDED AT ALL ROOF RIDGES, WHERE REQUIRED. SOFFIT VENTING SHALL BE PROVIDED AS INDICATED ON DETAIL DRAWINGS.
12. PROVIDE STEP FLASHING AT ALL CHIMNEY LOCATIONS.
13. RIDGE VENTS SHALL BE "CORE VENT" OR EQUAL, EXTENDING ALONG ALL RIDGE LINES. TERMINATE RIDGE VENTS 12" FROM END OF RIDGE. COVERED W/SHINGLES.
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.

DEFINITIONS

NOTE:	ALL REFERENCES IN THE DWGS. TO THE WORDS LISTED BELOW SHALL BE UNDERSTOOD TO MEAN THE FOLLOWING:
REPLACE:	REMOVE THE EXISTING MATERIAL, PREPARE THE SURFACES TO RECEIVE THE REPLACEMENT MATERIAL & INSTALL THE REPLACEMENT MATERIAL.
REPOINT:	REMOVE THE EXIST. MATERIAL (MORTAR & SEALANT) TO THE DEPTH AS DETAILED & INSTALL THE REPLACEMENT MORTAR AS SPECIFIED.
REPAIR:	REMOVE ANY DAMAGED OR LOOSE EXIST. MATERIAL, PREPARE THE SURFACES & PATCH TO MATCH THE EXIST. MATERIALS.

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.

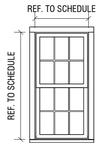
MECHANICAL NOTES

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 CO

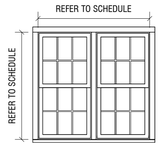
WINDOW SCHEDULE

TAG	TYPE	WIDTH	HEIGHT	OPERATION	MANUFACTURER	COMMENTS
FIRST FLOOR						
120	A	3' - 0"	6' - 0"	DOUBLE HUNG		
174	A	3' - 0"	5' - 0"	DOUBLE HUNG		
175	A	3' - 0"	5' - 0"	DOUBLE HUNG		
222	A	3' - 0"	6' - 0"	DOUBLE HUNG		
224	A	3' - 0"	6' - 0"	DOUBLE HUNG		
226	A	3' - 0"	6' - 0"	DOUBLE HUNG		
171	C	1' - 9"	2' - 6"	CASEMENT		
220	C	1' - 9"	2' - 6"	CASEMENT		
229	C	1' - 9"	2' - 6"	CASEMENT		
SECOND FLOOR						
118	A	3' - 0"	5' - 0"	DOUBLE HUNG		
121	A	3' - 0"	5' - 0"	DOUBLE HUNG		
122	A	3' - 0"	5' - 0"	DOUBLE HUNG		
138	A	3' - 0"	5' - 0"	DOUBLE HUNG		
201	A	3' - 0"	5' - 0"	DOUBLE HUNG		
203	A	3' - 0"	5' - 0"	DOUBLE HUNG		
210	A	3' - 0"	5' - 0"	DOUBLE HUNG		
216	A	3' - 0"	5' - 0"	DOUBLE HUNG		
218	A	3' - 0"	5' - 0"	DOUBLE HUNG		
153	A2	6' - 0"	5' - 0"	DOUBLE HUNG		
154	A2	6' - 0"	5' - 0"	DOUBLE HUNG		

WINDOW TYPES



A TYPE: 6/6 LITE
SASH: BLACK
TRIM: GRAY
MODEL: DOUBLE HUNG
MFGR: CUSTOM



A2 TYPE: 6/6 LITE
SASH: BLACK
TRIM: GRAY
MODEL: DOUBLE HUNG - DOUBLE MULLED
MFGR: CUSTOM

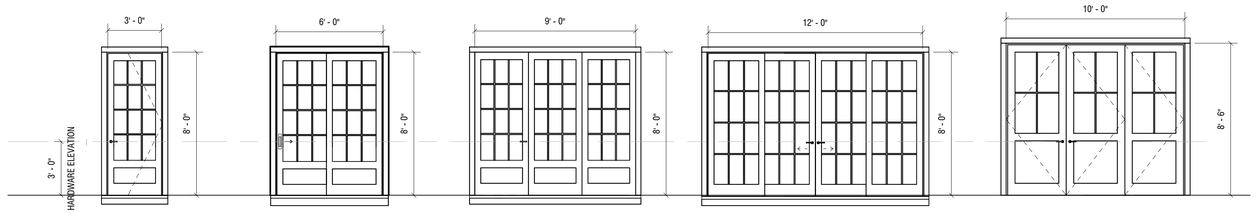


C TYPE: 4 LITE
SASH: BLACK
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM

DOOR SCHEDULE - EXTERIOR

TAG	TYPE	LOCATION	DOOR FRAME WIDTH	DOOR FRAME HEIGHT	OPERATION	COMMENTS
100	01	ENTRY HALL	3' - 1 1/2"	8' - 0"	SWING	
101	01	ENTRY HALL	3' - 1 1/2"	8' - 0"	SWING	
103	04	KITCHEN/DINING	12' - 0"	8' - 0"	LIFT/SLIDE	
102	02	GARAGE	6' - 0"	8' - 0"	SLIDING	
104	03	GARAGE	9' - 0"	8' - 0"	SWING/BI-FOLD	
105	05	GARAGE	10' - 0"	8' - 6"	SWING/BI-FOLD	

DOOR TYPES



01
TYPE: 6/6 LITE
SASH: BLACK
TRIM: GRAY
MODEL: SWING
MFGR: CUSTOM

02
TYPE: , 2 PANEL / 12 LITE
SASH: BLACK
TRIM: GRAY
MODEL: DOUBLE HUNG
MFGR: CUSTOM

03
TYPE: 3 PANEL / 12 LITE
SASH: BLACK
TRIM: GRAY
MODEL: SWING/BI-FOLD
MFGR: CUSTOM

04
TYPE: 4 PANEL / 12 LITE
SASH: BLACK
TRIM: GRAY
MODEL: DOUBLE SLIDER
MFGR: CUSTOM

05
TYPE: 3 PANEL / 4 LITE
SASH: BLACK
TRIM: GRAY
MODEL: SWING/BI-FOLD
MFGR: CUSTOM

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DRAWING SET ISSUES

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DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	SWT/MJN
CHECKED BY:	ADK/TJZ/MLW/SCS
SHEET FIRST ISSUE:	
SCALE:	1/4" = 1'-0"
PROJ. NO.	324011

WINDOW & DOOR LEGEND

G-002

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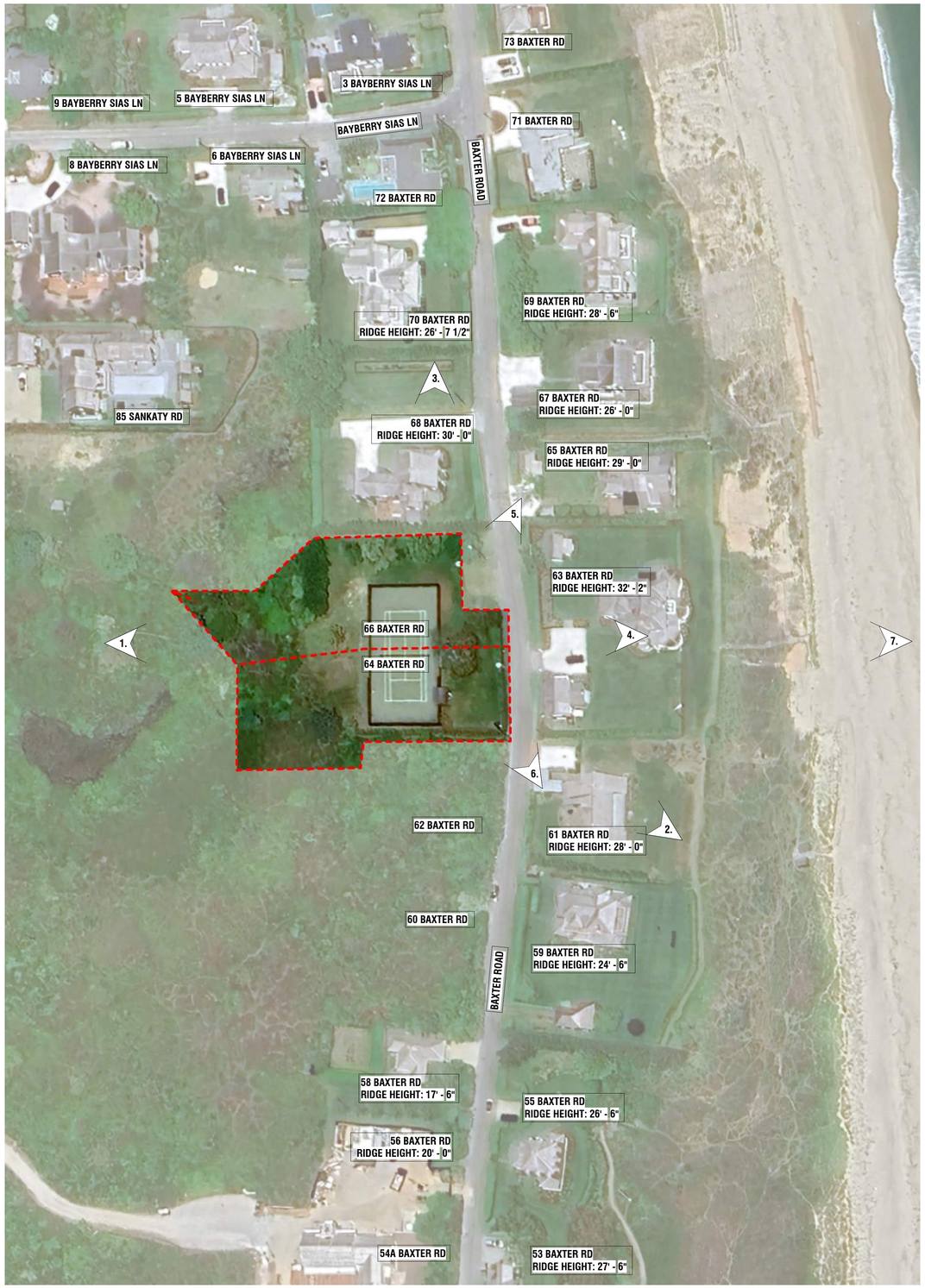



1. AERIAL VIEW - LOOKING EAST TOWARDS OCEAN



2. AERIAL VIEW - LOOKING NORTH TOWARDS SANKATY LIGHTHOUSE



3. AERIAL VIEW - LOOKING SOUTH



4. AERIAL VIEW - LOOKING WEST



5. EYE LEVEL VIEW - LOOKING NORTH ON BAXTER RD



6. EYE LEVEL VIEW - LOOKING SOUTH ON BAXTER RD



7. AERIAL VIEW - LOOKING WEST ALONG CLIFF

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EXISTING CONDITIONS

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"SCONSET AND OTHER SETTLEMENTS OUTSIDE OF TOWN, THE PRIMARY GOAL FOR NEW CONSTRUCTION IS TO **HARMONIZE WITH THE EXISTING BUILDING PATTERN AND CHARACTER**."
BUILDING WITH NANTUCKET IN MIND - P.89



AERIAL VIEW - LOOKING WEST FROM OCEAN



AERIAL VIEW - LOOKING NORTH-WEST



BAXTER RD STREET ELEVATION - LOOKING WEST FROM OCEAN



BAXTER RD STREET ELEVATION - LOOKING WEST FROM OCEAN

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EXT RENDERINGS - OVERALL

G-004

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64/66 BAXTER RD - PROPOSSED GUEST HOUSE & GARAGE FRONT ENTRY RENDERING

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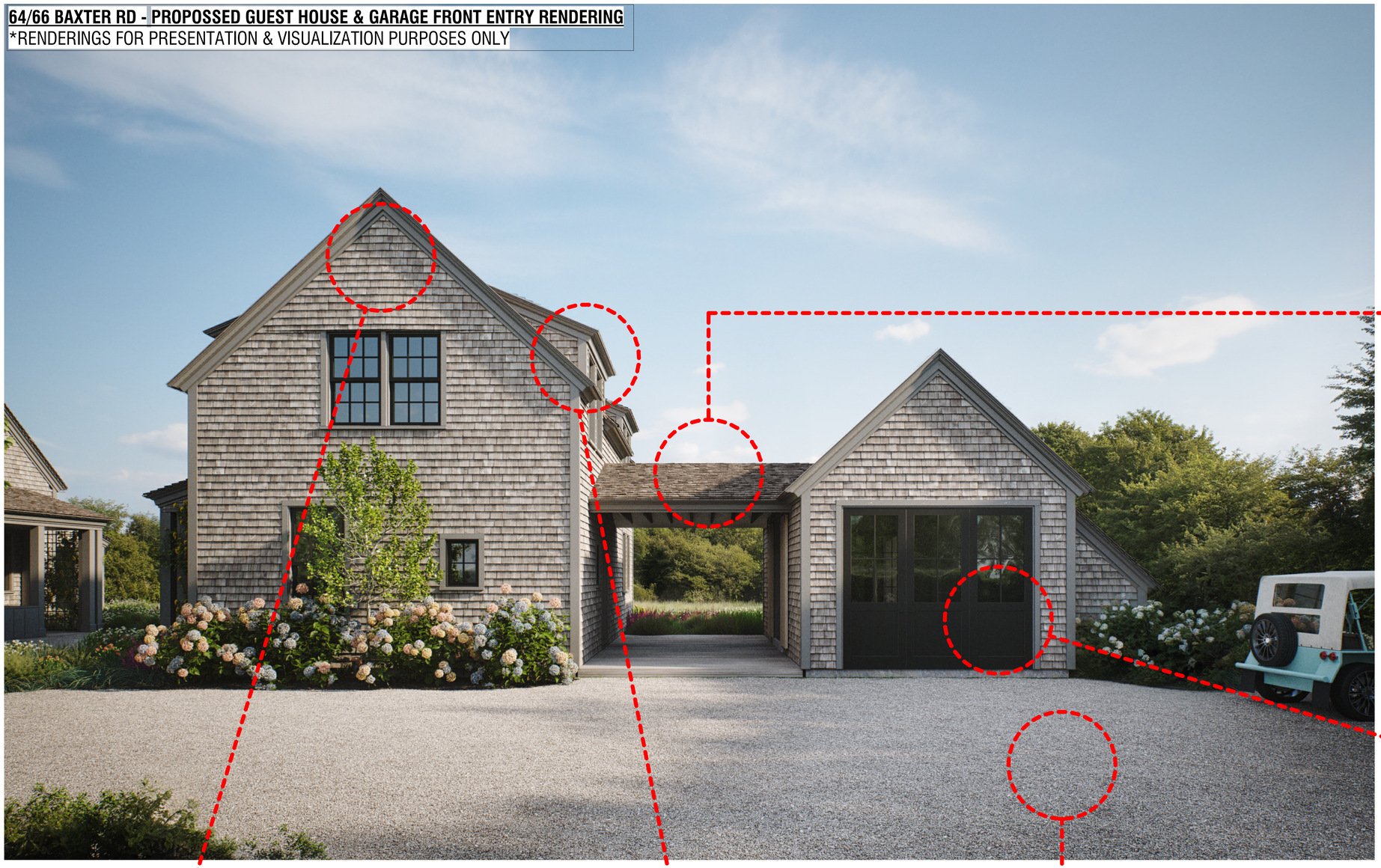
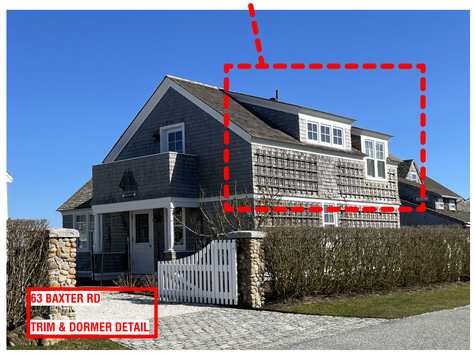




"THE BUILDINGS ARE CHARACTERIZED BY PICTURESQUES ROOFS AND MASSES AS WELL AS INTEGRAL **VOIDS OF PORCHES AND VERANDAS**."
BUILDING WITH SCONSET IN MIND - P.72



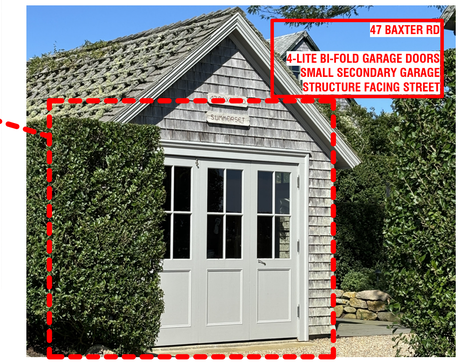
"**HARMONIOUS FENSTRATION PROPORTIONS AND ROOF AND TRIM DETAILS** ARE ALSO IMPORTANT."
BUILDING WITH SCONSET IN MIND - P.72

BUILDING WITH NANTUCKET IN MIND & BUILDING WITH SCONSET IN MIND EXCERPTS.

"THE EARLIEST STRUCTURES ALONG BAXTER ROAD WERE DESIGNED IN A VARIETY OF **VICTORIAN STYLES**. ALTHOUGH EACH IS UNIQUE, THEY COMPLEMENT EACH OTHER DUE TO THEIR SIMILAR SIZE, MASSING, AND DETAILS. FOR THE MOST PART, THESE DWELLINGS ALSO HAVE SIMILAR PLACEMENT AND SETBACKS ON THEIR LOTS, WITH FRONT, SIDE, AND REAR YARDS, AND ARE **SITUATED CLOSE TO THE ROAD**."
BUILDING WITH SCONSET IN MIND - P.67



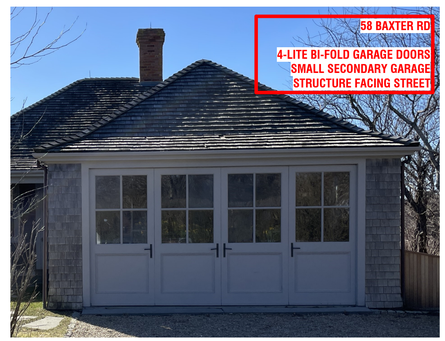
"**ADDATIVE MASSING** TO SUGGEST CONSTRUCTION OVERTIME SHOULD BE THE RULE THORUGHOUT THE NEIGHBORHOOD."
BUILDING WITH SCONSET IN MIND - P.73



SHELL DRIVEWAYS SHOULD BE ENCOURAGED.
BUILDING WITH SCONSET IN MIND - P.73

"THE **RHYTHM OF OPEN SPACE AND BUILDINGS** IS IMPORTANT IN THIS NEIGHBORHOOD AND SHOULD BE MAINTAINED WHEN EVER POSSIBLE. REVIEWING PLOT PLANS IN RELATIONSHIP TO ADJACENT STRUCTURES IS ESSENTIAL TO ENSURE THE RHYTHM OF OPEN SPACE AND BUILDINGS."
BUILDING WITH SCONSET IN MIND - P.73

"**SMALL SECONDARY BUILDINGS** OF ONE STORY SUCH AS GARAGES AND SHEDS SHOULD BE RETAINED AND NEW CONSTRUCTION ENCOURAGED WITH PLACEMENT ALONG THE ROADWAY. "
BUILDING WITH SCONSET IN MIND - P.73



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6 Windy Way
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SURVEYOR
BLACKWELL & ASSOCIATES, INC.
20 Teasdale Circle
Nantucket, MA 02554
T: (508) 228-9026

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SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

09/23/2024	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	SWT/MJN
CHECKED BY:	ADK/TJZ/MLW/SCS
SHEET FIRST ISSUE:	
SCALE:	
PROJ. NO.	324011

BAXTER RD & SCONSET CONTEXT

G-005

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EYE LEVEL VIEW - FROM BAXTER LOOKING NORTH



EYE LEVEL VIEW - MH FRONT ENTRY FROM BAXTER



EYE LEVEL VIEW - FROM BAXTER



EYE LEVEL VIEW - GH & GARAGE FRONT ENTRY FROM BAXTER

MED

SECONDARY DWELLING

64 & 66 BAXTER ROAD
NANTUCKET, MA 02554

OWNER

GOLDEN POND LLC
Hemenway & Barnes LLP - 75 State Street,
16th Floor, Boston, MA 02109

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

REID BUILDERS
7 Windy Way
Nantucket, MA 02554
T: (508) 228-2786

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
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EXT. RENDERINGS - VIEWS FROM BAXTER RD

G-006

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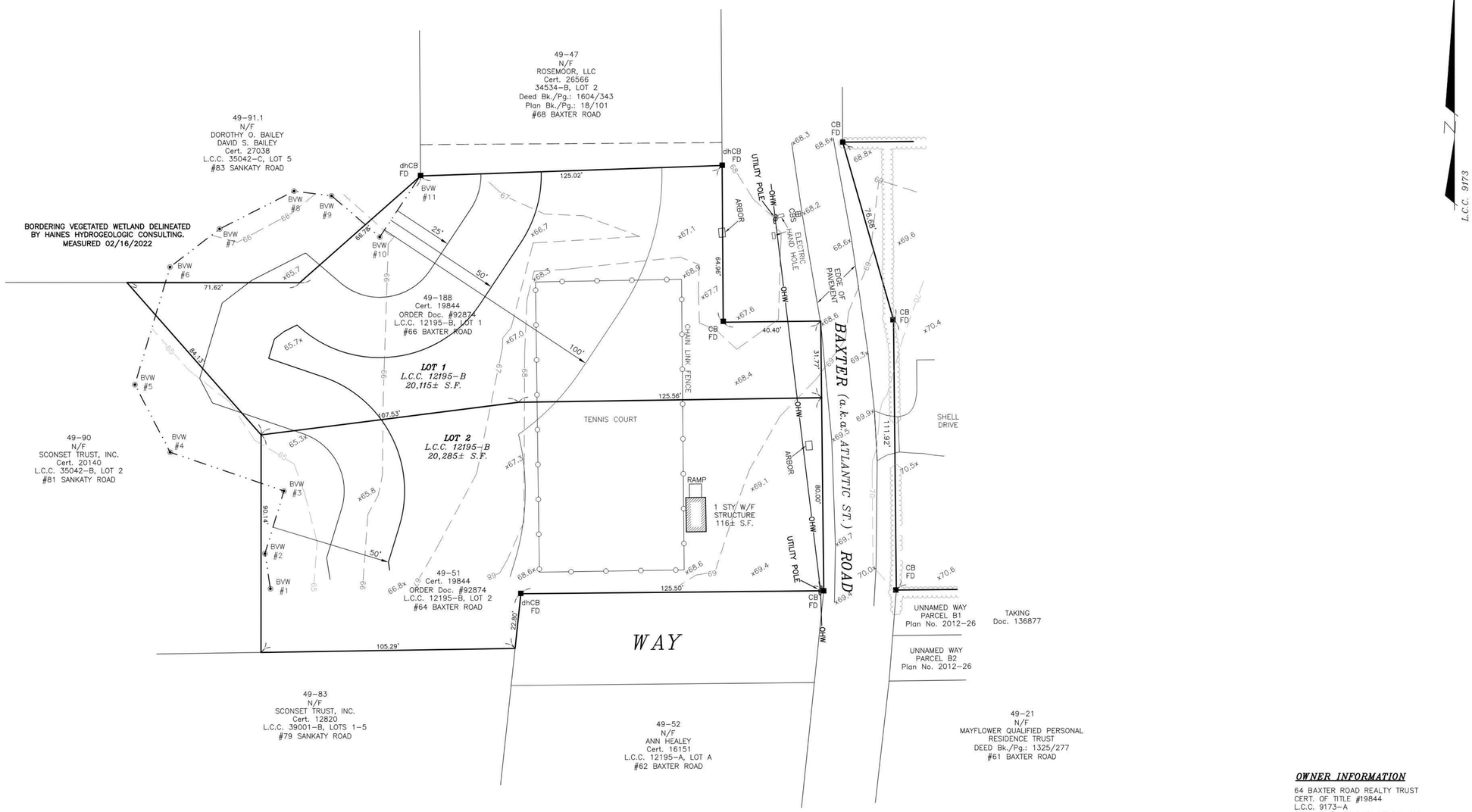
CURRENT ZONING CLASSIFICATION:
Siasconset Residential 20 (SR-20)

		#63 BAXTER RD.	#64 BAXTER RD.	#66 BAXTER RD.
		EXISTING:	EXISTING:	EXISTING:
MINIMUM LOT SIZE:	20,000 S.F.	25,014 S.F.±	SEE PLAN	SEE PLAN
MINIMUM FRONTAGE:	75 FT.	SEE PLAN	SEE PLAN	SEE PLAN
FRONT YARD SETBACK:	30 FT.	SEE PLAN	SEE PLAN	SEE PLAN
REAR/SIDE SETBACK:	10 FT.	SEE PLAN	SEE PLAN	SEE PLAN
GROUND COVER % :	12.5%	13.5% ±	XX% ±	XX% ±

#63 BAXTER
*REF. SPECIAL PERMIT Doc. #109240
*REF. ZBA DECISION Doc. #120307



OWNER INFORMATION

64 BAXTER ROAD REALTY TRUST
CERT. OF TITLE #19844
L.C.C. 9173-A
ASSESSOR'S MAP 49, PARCEL 22
#63 BAXTER ROAD

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

T:\KEN 25 JOB 20

BLACKWELL & ASSOCIATES, Inc
PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
www.blackwellsurvey.com

Date: September 11, 2023
Scale: 1"=20'

SITE PLAN
OF LAND
in Nantucket, MA
Prepared for
ELIZABETH SINGER

B5622

V:\DRAWFILES\B5622\EMAIL_SP 2022-CARLSON - Copy.dwg SITE PLAN 9/11/2023 11:17:02 1:1

MED

SECONDARY DWELLING

64 & 66 BAXTER ROAD
NANTUCKET, MA 02554

OWNER

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SITE SURVEY

X-000

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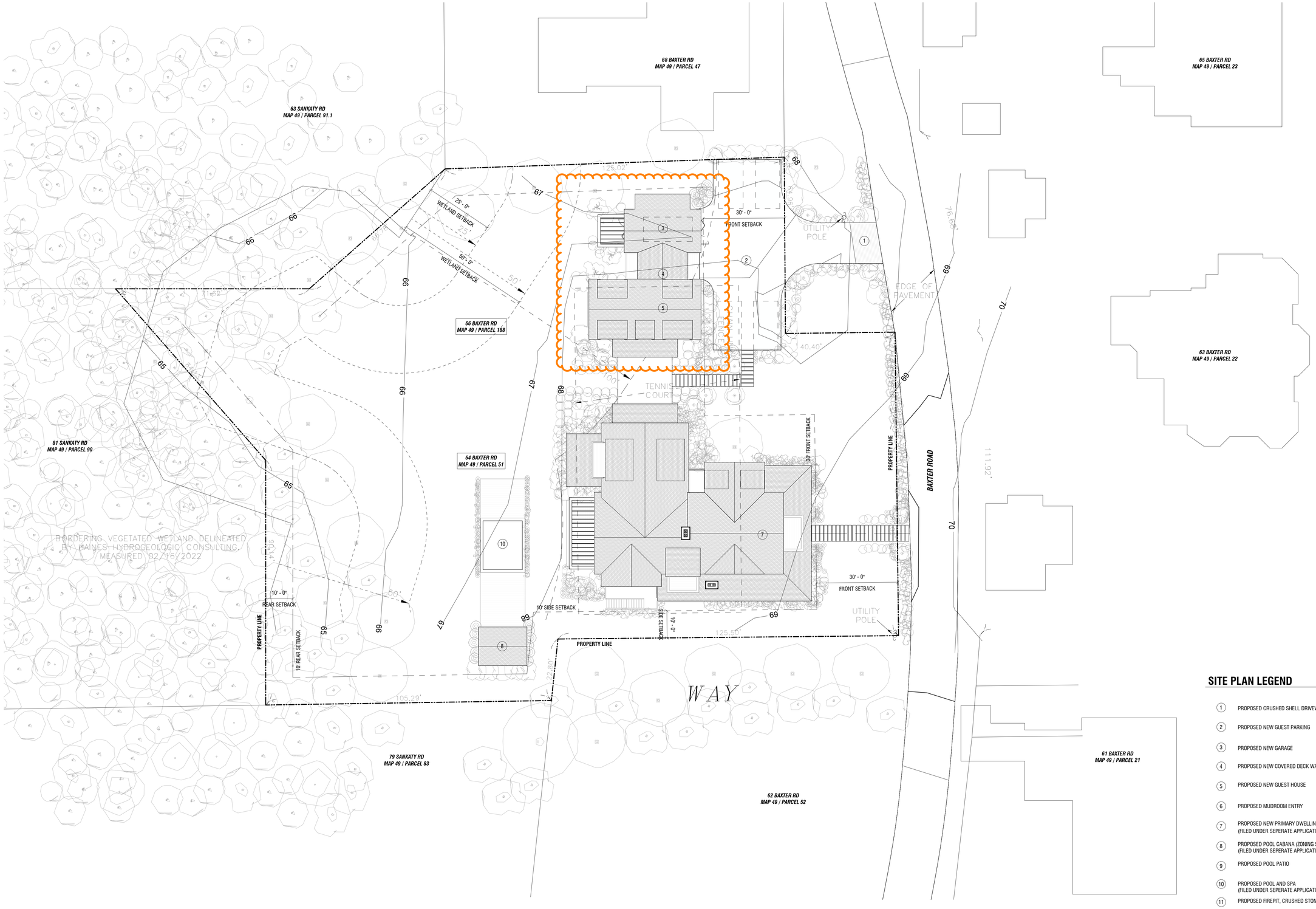

SITE PLAN LEGEND

1. PROPOSED CRUSHED SHELL DRIVEWAY & STONE APRON
2. PROPOSED NEW GUEST PARKING
3. PROPOSED NEW GARAGE
4. PROPOSED NEW COVERED DECK WALKWAY
5. PROPOSED NEW GUEST HOUSE
6. PROPOSED MUDROOM ENTRY
7. PROPOSED NEW PRIMARY DWELLING (FILED UNDER SEPERATE APPLICATION)
8. PROPOSED POOL CABANA (ZONING SHED) (FILED UNDER SEPERATE APPLICATION)
9. PROPOSED POOL PATIO
10. PROPOSED POOL AND SPA (FILED UNDER SEPERATE APPLICATION)
11. PROPOSED FIREPIT, CRUSHED STONE

1 **SITE PLAN**
1/16" = 1'-0"

MED

SITE

64 & 66 BAXTER ROAD
NANTUCKET, MA 02554

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SCALE:	As indicated
PROJ. NO.	324011

SITE PLAN

Z-100

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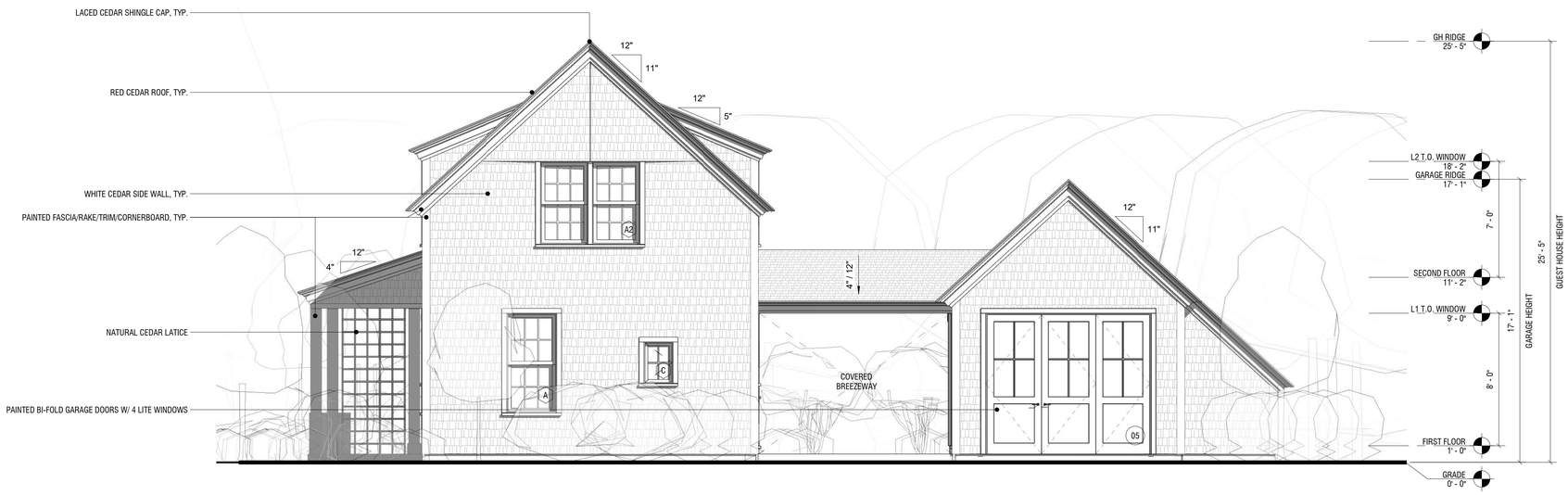

1 GH + GARAGE - EAST

1/4" = 1'-0"



2 GH + GARAGE - WEST

1/4" = 1'-0"

MED

SECONDARY DWELLING

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SCALE:	1/4" = 1'-0"
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BUILDING ELEVATIONS

A-202

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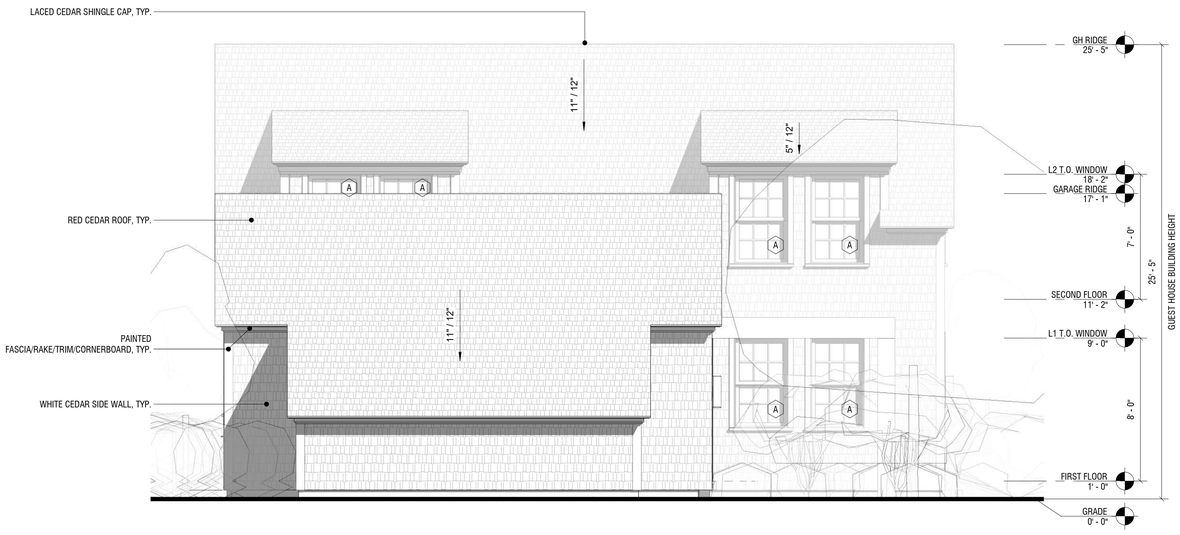
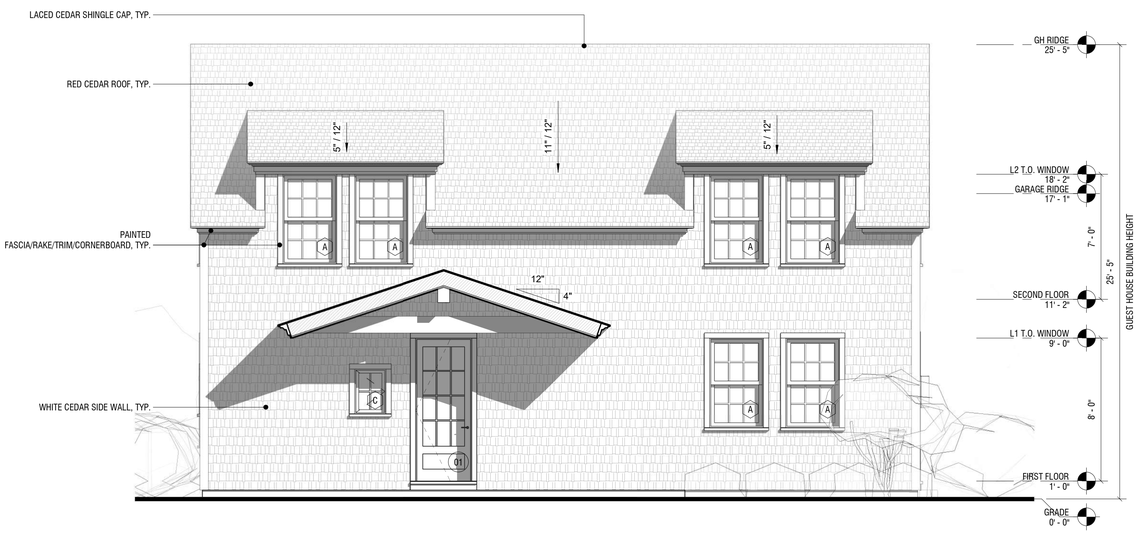


1 GH + GARAGE - NORTH

1/4" = 1'-0"



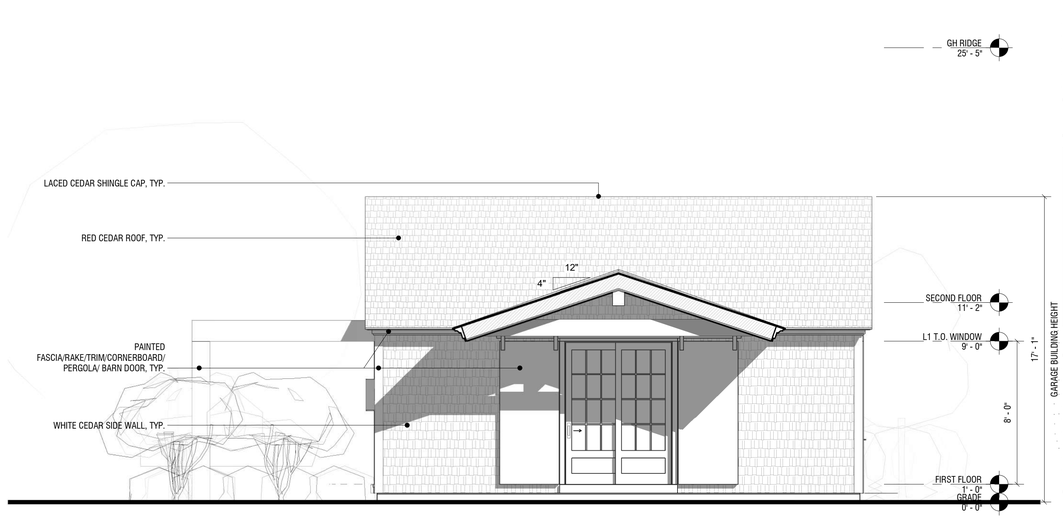
3 GH - NORTH

1/4" = 1'-0"



2 GH + GARAGE - SOUTH

1/4" = 1'-0"



4 GARAGE - SOUTH

1/4" = 1'-0"

MED

SECONDARY DWELLING

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OWNER

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T: (508) 228-9026

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SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

09/23/2024	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
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CHECKED BY:	ADK/TJZ/MLW/SCS
SHEET FIRST ISSUE:	
SCALE:	1/4" = 1'-0"
PROJ. NO.	324011

BUILDING ELEVATIONS

A-203

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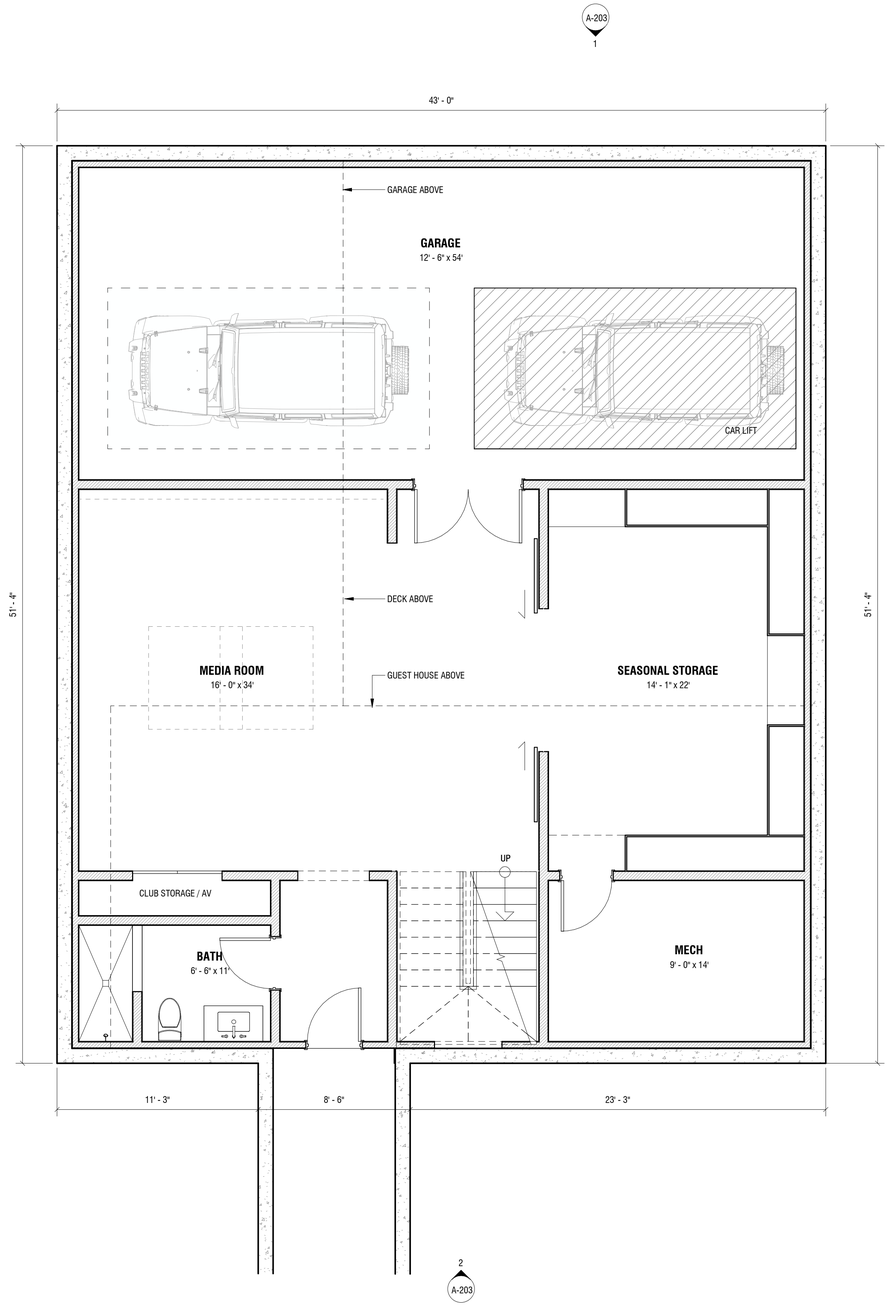

1 BASEMENT

1/4" = 1'-0"

MED

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NANTUCKET, MA 02554

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LOWER LEVEL - CONSTRUCTION PLAN

A-100

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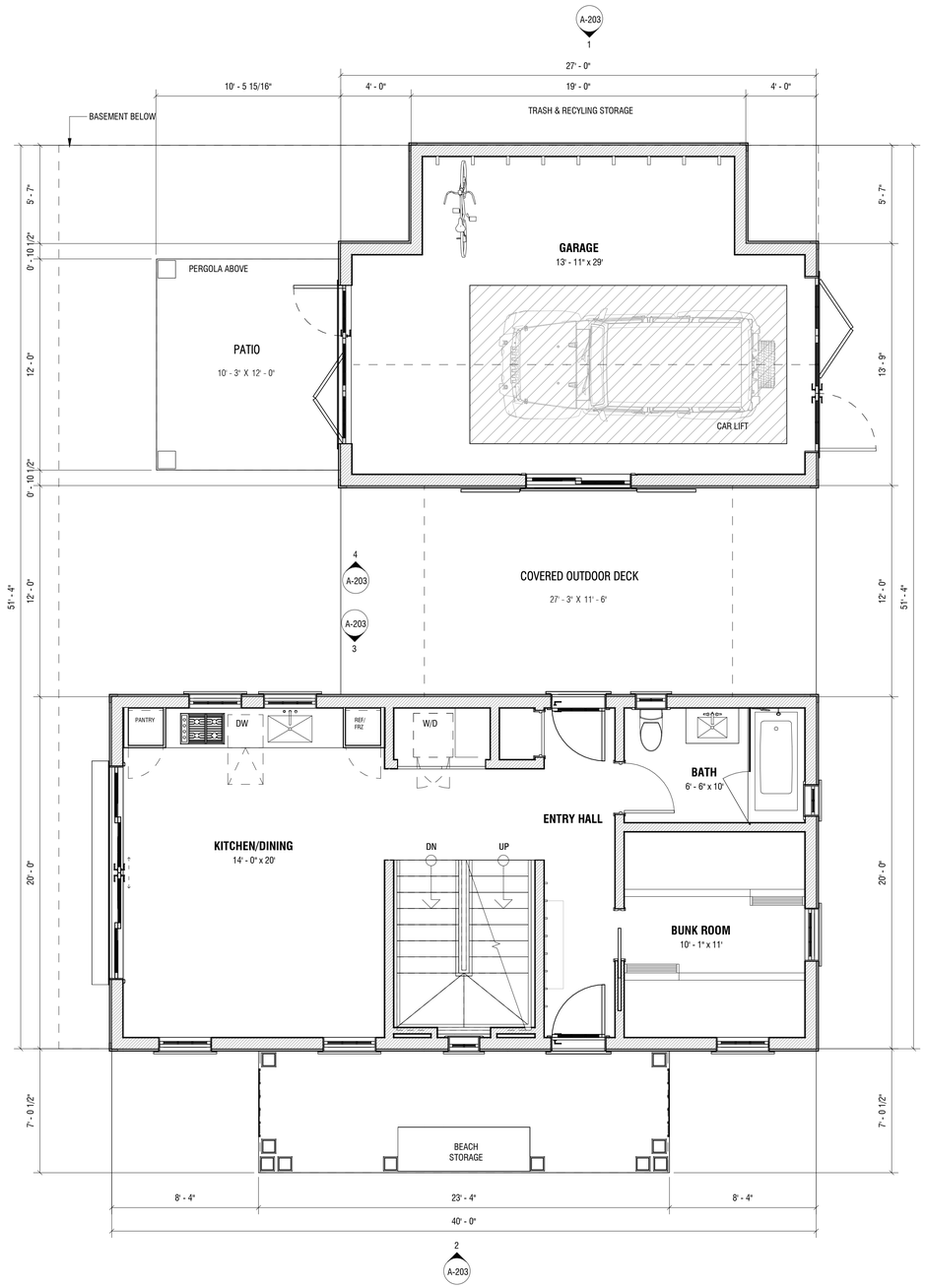

1 FIRST FLOOR - CONSTRUCTION PLAN

1/4" = 1'-0"

MED

SECONDARY DWELLING

64 & 66 BAXTER ROAD
NANTUCKET, MA 02554

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FIRST FLOOR
CONSTRUCTION PLAN

A-101

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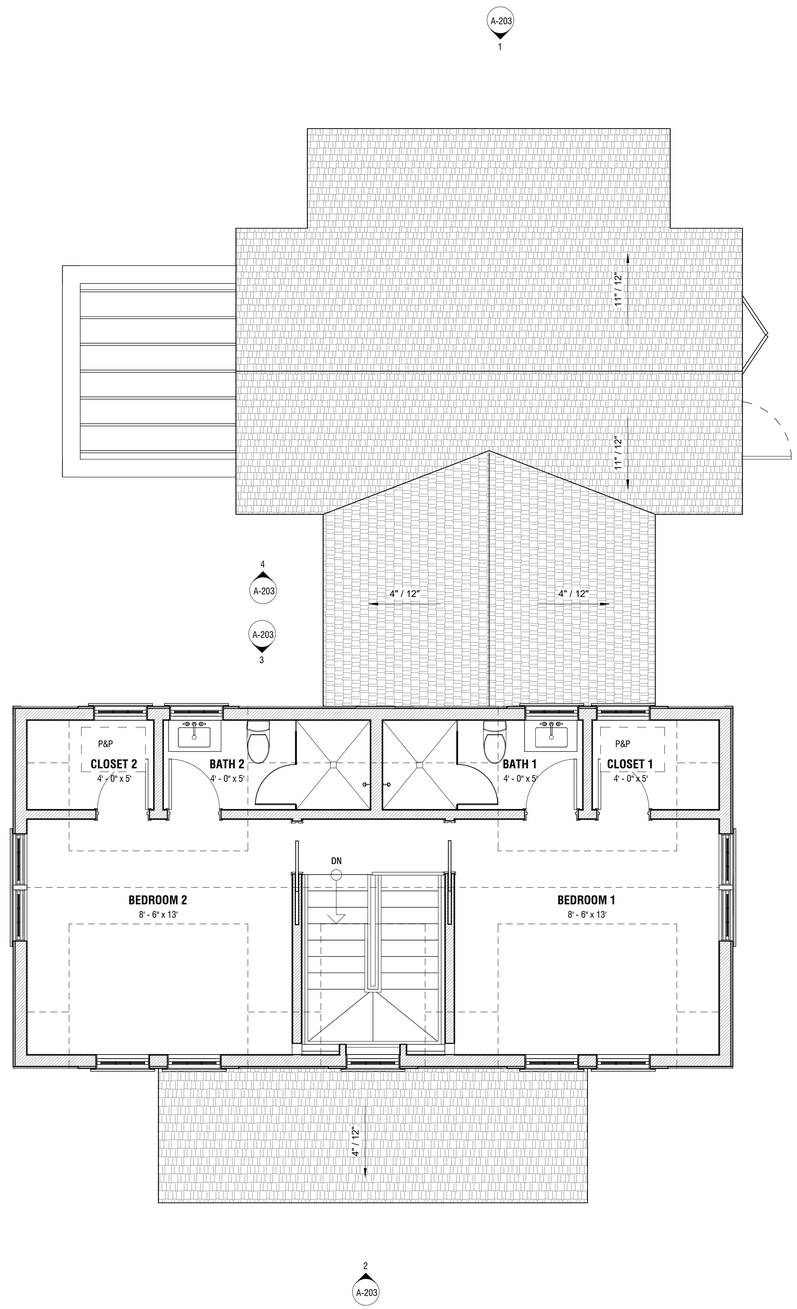

1 SECOND FLOOR

1/4" = 1'-0"

MED

SECONDARY DWELLING

64 & 66 BAXTER ROAD
NANTUCKET, MA 02554

OWNER

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Hemenway & Barnes LLP - 75 State Street,
16th Floor, Boston, MA 02109

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SECOND FLOOR - CONSTRUCTION PLAN

A-102

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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
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 Andrew Kotchen

AS AGENT FOR Workshop/APD

STREET ADDRESS 31 Eel Point Rd

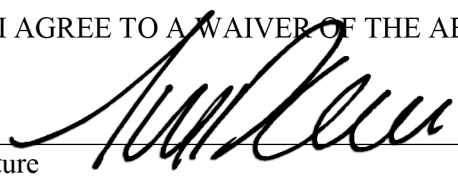
MAP/PARCEL 39/52

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 09/23/2024

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 08/26/2024

Date

SHED CHECKLIST

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

N/A

This checklist MUST be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
Y	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
Y	Application Fee- Refer to Fee Schedule: https://www.nantucket-ma.gov/DocumentCenter/View/12210/HDC-Fee-Schedule-PDF
Y	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
Y	Site Plan: (4 copies) 8 ½ x 11 or 11" x 17": Must include the following: lot dimensions, North arrow, all existing structures, placement of shed (highlighted) or bubbled, dimensions to lot lines, scale, driveway, grade changes and placement of HVAC units, electrical boxes, fuel tanks, etc.
Y	Exterior Elevations (4 copies): MUST BE ¼ in scale. Cardinal points (N/S/E/W) MUST BE labeled. • If plans are not available, photos of the proposed shed will be accepted. Please provide 4 copies of each proposed elevation. Cardinal points on photos (N/S/E/W) MUST BE labeled.
Y	Window and Door Schedule: (4 copies): Must include type (true divided, simulated divided), number of lights, dimensions, materials, manufactures type and type number.
Y	One copy of reduced set (8 ½" x 11"): Application, locus map, site plan, elevations, photographs, other documents.
Y	PICTURES: a. Existing structures on the property. b. Pictures from the street to show visibility or lack of visibility.

SHED CHECKLIST

Y	All documents MUST be legible. All sets MUST be collated and stapled.
Y	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.
Y	Signature of Affidavit: see below

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ AS REPRESENTATIVE OF WORKSHOP/APD Date: 9/18/2024

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

ZDG - NEW SHED

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 39 PARCEL N°. 52

Street & Number of Proposed Work: 31 Eel Point Road

Owner of record: ZOE GLICK, 31 EEL POINT ROAD NOMINEE TRUST

Mailing Address: 400 KELBY STREET, STE 1903

FORT LEE, NJ 07024

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: 12'-6" Sq. Footage 1st floor: 198 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

FILING FEE: $50 Width: 16'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0' South 0' East 0' West 0'

Height of ridge above final finish grade: North 15'-3" South 15'-3" East 15'-3" West 15'-3"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles NATURAL ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1X10 Rake 1X10 Soffit (Overhang) _____ Corner boards 7.25" Frieze _____

Window Casing 1X3 Door Frame 1X3 Columns/Posts: Round _____ Square 9 1/4" X 9 1/4"

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☒ Other FIXED

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☐ SDL Front SWING (PAINTED) Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL

Trim WHITE Sash WHITE Doors WHITE

Deck _____ 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 9/23/2024 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...GLICK, ADAM & SCRUTON, DENISE.....

MAILING ADDRESS...400 KELBY ST STE 1903, FORT LEE, NJ 07024.....

PROPERTY LOCATION...31 EEL POINT RD.....

ASSESSORS MAP/PARCEL...39 / 52.....

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.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.08.13 15:55:06 -04'00'

August 13, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 31 EEL POINT RD

Tax Map Number: 39 Parcel Number: 52

Owner of Record: Zoe Glick, as Trustee of the 31 Eel Point Road Nominee Trust

Description of Proposal: Construction of new shed, pool cabana, and pergola

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
32	55	2	NEFF MICHAEL A		5 WEST 86TH STREET	NEW YORK	NY	10024	1 DIONIS BEACH RD
32	63		MCCOLLUM SUSAN B TRST ETAL		48 WEST MORELAND RD	ST LOUIS	MO	63108	35 EEL POINT RD
39	53		BONAFAIR THOMAS H & CYNTHIA J		12416 NEW DAWN RD NE	ALBUQUERQUE	NM	87122	34 EEL POINT RD
39	54		COHEN MARSHALL & BROOKS ELLEN J		5 COUNTRY CLUB DR	LARCHMONT	NY	10538	32 EEL POINT RD
40	44		COHEN STEVEN L TR	28 EPR TRUST	46 HOLLY ROAD	WABAN	MA	02468	28 EEL POINT RD
40	44	1	30 EEL POINT LLC	C/O LATHAM & WATKINS	31 AAVENUE PRINCESSE GRACE	98000 MONACO		MONACO	30 EEL POINT RD
40	81		RUSSO PAUL M & ALLISON G		12 ST LUKES PLACE	NEW YORK	NY	10014	29 EEL POINT RD
Count:	**7**								



Registered No. RE966456197US

Date Stamp: MIDTOWN STATION NEW YORK NY AUG 20 2024 10018 USPS

Postage $1.65 | Extra Services & Fees (continued) 0048 23

Extra Services & Fees: Registered Mail $21.75 | Signature Confirmation $

Return Receipt (hardcopy) $0.00 | Signature Confirmation Restricted Delivery $

Return Receipt (electronic) $0.00 | Total Postage & Fees $23.40

Restricted Delivery $0.00

To Be Completed By Post Office

Customer Must Declare Full Value $0.00 | Received by 08/20/2024

Domestic Insurance up to $50,000 is included based upon the declared value. International indemnity is limited. (See Reverse).

OFFICIAL USE

To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed

FROM: 39 W 38th Street 7th Floor New York, NY 10018

TO: 30 Eel Point LLC C/O Madeleine Watkins 31 Avenue Princesse Grace 98000 Monaco, Monaco

PS Form 3806, Registered Mail Receipt — Copy 1 - Customer

April 2015, PSN 7530-02-000-9051 (See Information on Reverse)

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☐ Return Receipt (electronic) $

☐ Certified Mail Restricted Delivery $

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☐ Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Sent To: RUSSO PAUL M & ALLISON G

Street and Apt.: 12 ST LUKES PLACE

City, State, ZIP: NEW YORK, NY 10014

Postmark Here: MIDTOWN STATION NEW YORK NY AUG 20 2024 10018 USPS

7022 2410 0002 8680 1818

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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☐ Return Receipt (electronic) $

☐ Certified Mail Restricted Delivery $

☐ Adult Signature Required $

☐ Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Sent To: COHEN STEVEN L TR

Street a: 28 EPR TRUST

City, Sta: 46 HOLLY ROAD WABAN, MA 02468

Postmark Here: MIDTOWN STATION NEW YORK NY AUG 20 2024 10018 USPS

7022 2410 0002 8680 1764

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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☐ Adult Signature Required $

☐ Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Sent To: COHEN MARSHALL & BROOKS ELLEN J

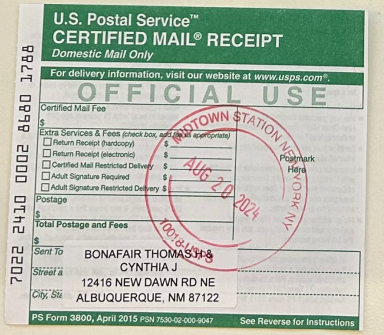
Street ai: 5 COUNTRY CLUB DR

City, Sta: LARCHMONT, NY 10538

Postmark Here: MIDTOWN STATION NEW YORK NY AUG 20 2024 10018 USPS

7022 2410 0002 8680 1771

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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☐ Return Receipt (electronic) $

☐ Certified Mail Restricted Delivery $

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☐ Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Sent To: BONAFAIR THOMAS J & CYNTHIA J

Street a: 12416 NEW DAWN RD NE

City, Sta: ALBUQUERQUE, NM 87122

Postmark Here: MIDTOWN STATION NEW YORK NY AUG 20 2024 10018 USPS

7022 2410 0002 8680 1788

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☐ Certified Mail Restricted Delivery $

☐ Adult Signature Required $

☐ Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Sent To: MCCOLLUM SUSAN B TRST ETAL

Street and A: 48 WEST MORELAND RD

City, State, Z: ST LOUIS, MO 63108

Postmark Here: MIDTOWN STATION NEW YORK NY AUG 20 2024 10018 USPS

7022 2410 0002 8680 1795

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☐ Return Receipt (electronic) $

☐ Certified Mail Restricted Delivery $

☐ Adult Signature Required $

☐ Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Sent To: NEFF MICHAEL A

Street and Ap: 5 WEST 86TH STREET

City, State, Zi: NEW YORK, NY 10024

Postmark Here: MIDTOWN STATION NEW YORK NY AUG 20 2024 10018 USPS

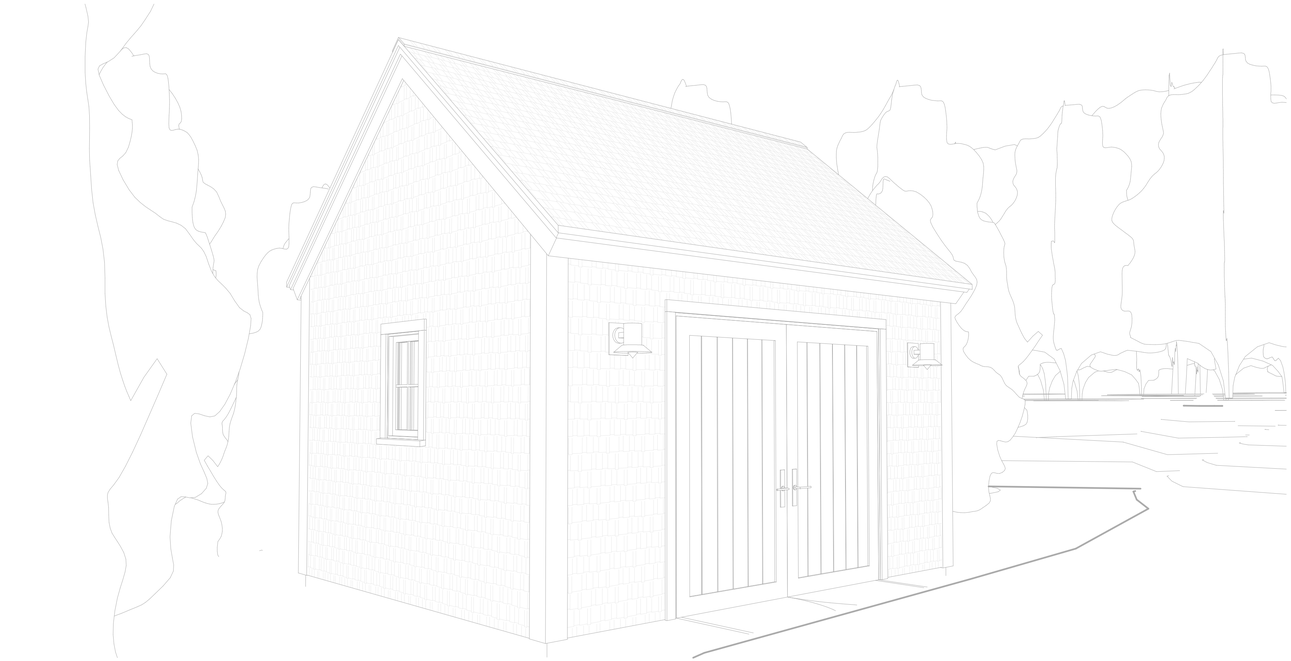
7022 2410 0002 8680 1801

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

ZDG SHED

HDC SUBMISSION
NEW SHED
09/23/2024

PERSPECTIVE VIEW
3D VIEW SHOWN FOR REFERENCE ONLY



WINDOW LEGEND



J

TYPE: 4 LITE
SASH: WHITE
TRIM: WHITE
MODEL: SINGLE SASH FIXED
MFGR: ANDERSEN

DOOR LEGEND

13

TYPE: CARRIAGE DOOR
SASH: WHITE
TRIM: WHITE
MODEL: SWING
HARDWARE: EXTERIOR DEADBOLT AND PULL
MFGR: CUSTOM

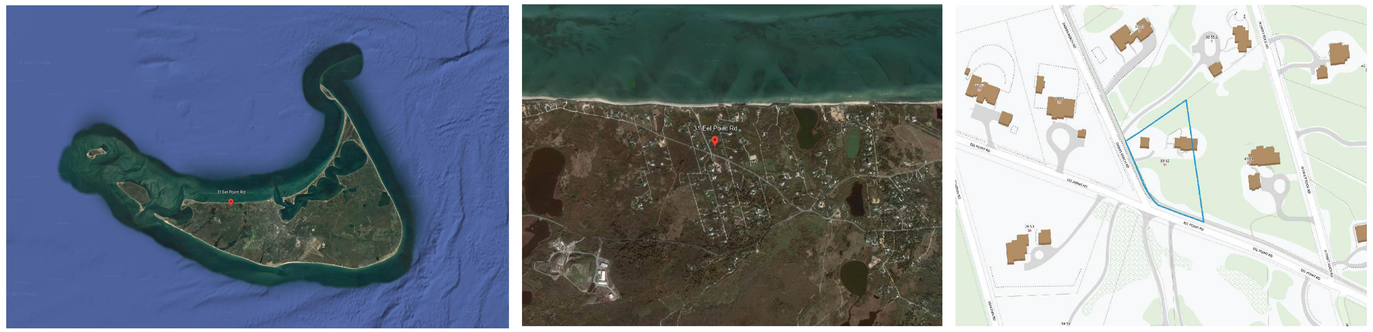
DRAWING INDEX

SHEET NUMBER	SHEET TITLE	09/23/2024 HDC SUBMISSION
TITLE		
T-000	COVER SHEET / TITLE SHEET	•
GENERAL		
G-002	EXISTING CONDITIONS	•
ZONING		
L-100	SITE PLAN	•
ARCHITECTURAL		
A-100	PLANS	•
GRAND TOTAL: 4		

EXTERIOR COLORS

SASH: WHITE
TRIM: WHITE

LOCUS MAP



NANTUCKET, MA - ZONING ANALYSIS

MAP & PARCEL: 39/52
CURRENT ZONING: LUG-2

PER REFERENCE: NANTUCKET ZONING BY-LAW CHAPTER 139

	REFERENCE	PERMITTED	PROPOSED	
MINIMUM LOT SIZE (SF)	ARTICLE V - 16.A	80,000 SF	80,000 SF	IN COMPLIANCE
GROUND COVER	ARTICLE V - 16.A	4 %	4 %	
		3,200 SF	3,200 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	150'-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	15'-0"	N/A	IN COMPLIANCE
REAR SETBACK	ARTICLE V - 16.A	15'-0"	N/A	IN COMPLIANCE
GROUND COVER, MAXIMUM	ARTICLE V - 16.A	3,206	N/A	IN COMPLIANCE
ZONING SHED	ARTICLE V - 16.A	200 SF	200 SF	IN COMPLIANCE

ZDG

SHED

31 EEL POINT RD, NANTUCKET, MA, 02554

OWNER
ZOE GLICK, AS TRUSTEE OF 31 EEL POINT RD NOMINEE TRUST
400 KELBY ST STE 1903, FORT LEE, NJ 07024

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

LANDSCAPE ARCHITECT
HAYWARD GARDENS
508 MCKINNON RD
PUTNEY, VT 05346
T: (802) 387-4766
GORDONHAYWARD@CONCAST.NET

SURVEYOR
NANTUCKET ENGINEERING & SURVEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
T: (508) 825-5053

CONTRACTOR
DUANE JONES
41 NOBADEER FARM RD
NANTUCKET, MA 02554
T: (508) 221-3838

STRUCTURAL ENGINEER
CRAFT - ENGINEERING STUDIO
39 WEST 38TH, 6TH FLR
NEW YORK, NY 10018
T: (646) 912-9867

MEP ENGINEER

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

09/23/2024	HDC SUBMISSION

CONSTRUCTION DOCUMENTS	
DRAWN BY:	SSL/AZJ
CHECKED BY:	ADK/ARK/MLW
DATE:	2024.12.08
SCALE:	No Scale
PROJ. NO.	322016

COVER SHEET / TITLE SHEET

T-000

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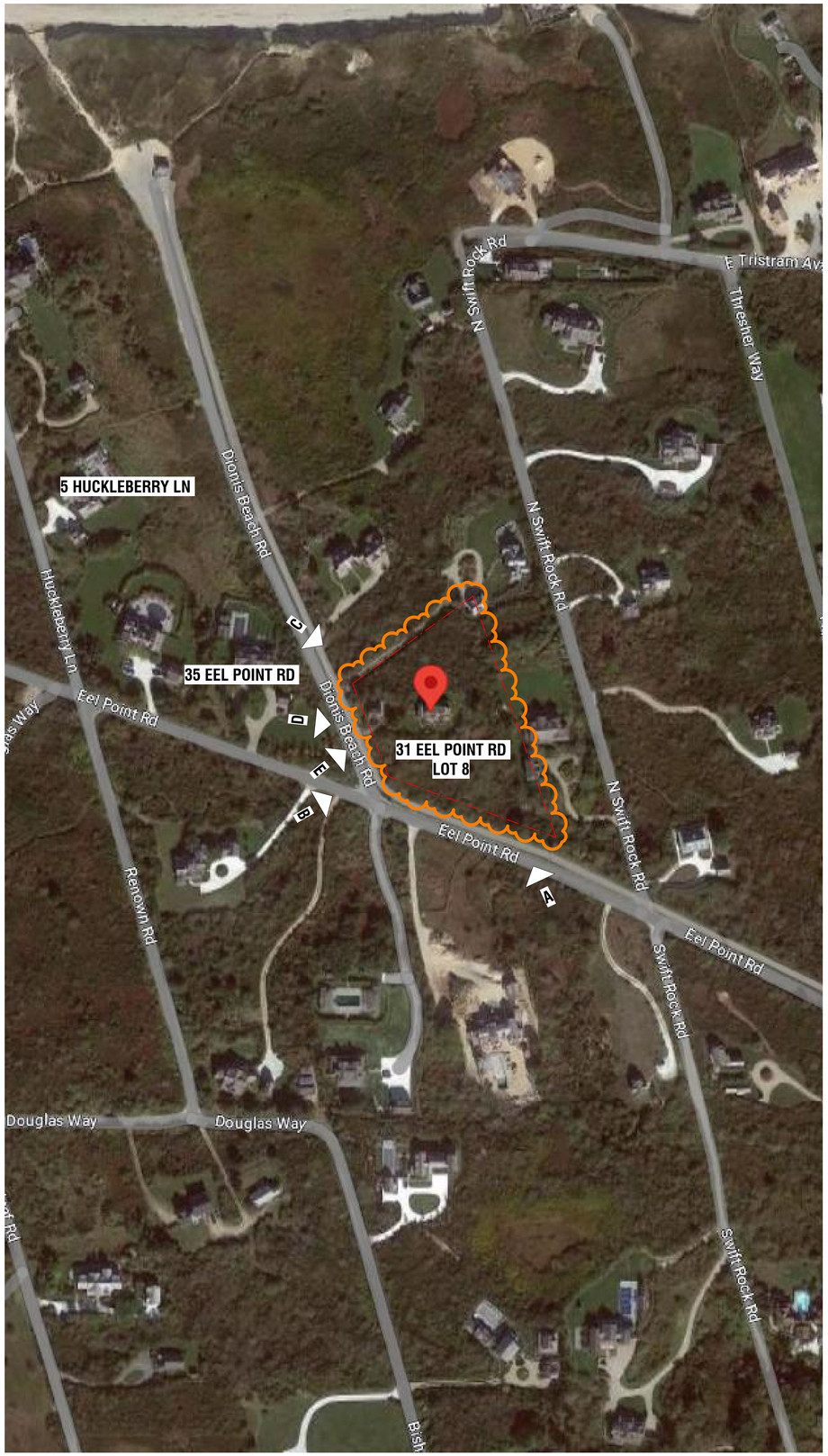


LOCUS PLAN



A. VIEW FROM EEL PT RD LOOKING NORTH/WEST



B. VIEW FROM EEL PT RD LOOKING NORTH/EAST



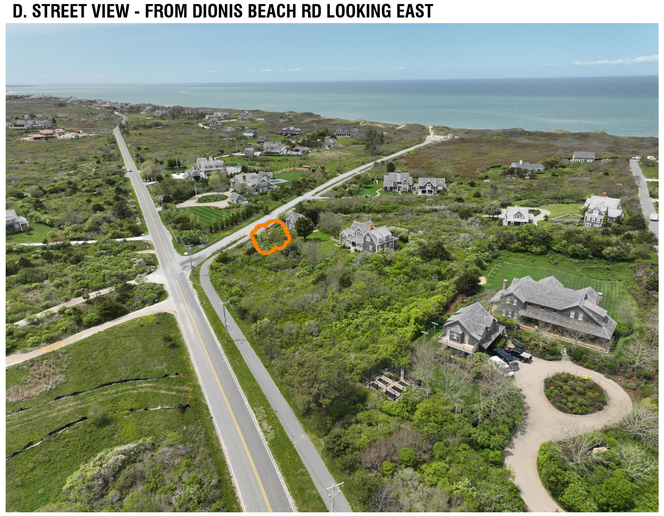
C. VIEW FROM DIONIS BEACH RD LOOKING SOUTH/EAST



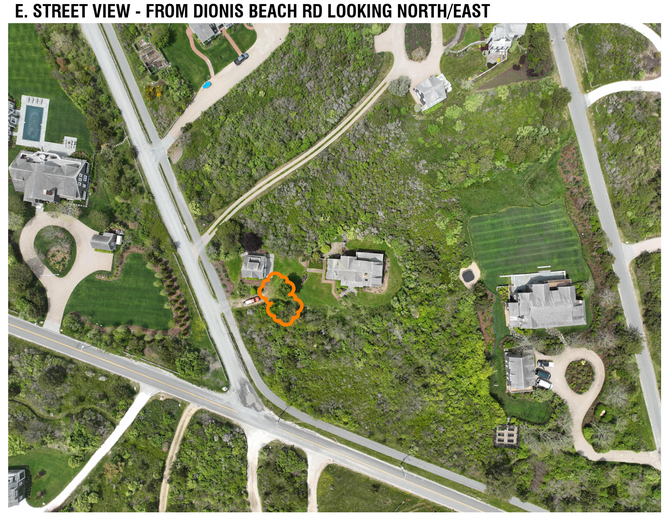
D. STREET VIEW - FROM DIONIS BEACH RD LOOKING EAST



E. STREET VIEW - FROM DIONIS BEACH RD LOOKING NORTH/EAST



AERIAL VIEW - NORTH/WEST



AERIAL VIEW - TOP

ZDG

SHED

31 EEL POINT RD, NANTUCKET, MA, 02554

OWNER

ZOE GLICK, AS TRUSTEE OF 31 EEL POINT RD NOMINEE TRUST
400 KELBY ST STE 1903, FORT LEE, NJ 07024

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
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T: (646) 912-9867

MEP ENGINEER

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

09/23/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	SSL/AZJ
CHECKED BY:	ADK/ARK/MLW
DATE:	2024.12.08
SCALE:	No Scale
PROJ. NO.	322016

EXISTING CONDITIONS

G-002

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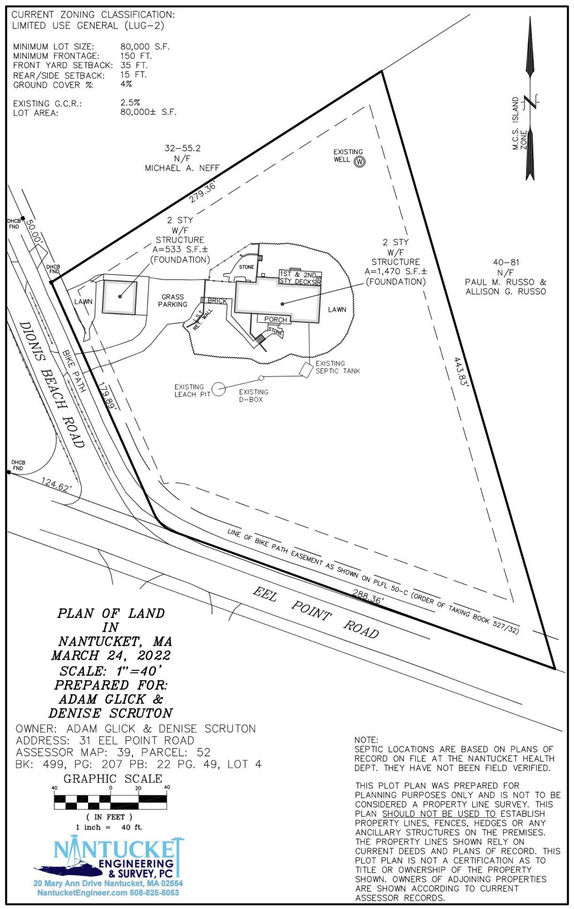

1 EXISTING CONDITIONS SITE SURVEY

1" = 50'-0"



2 SITE PLAN

3/64" = 1'-0"

N

SITE PLAN LEGEND

1. PROPOSED NEW PEASTONE DRIVEWAY (SEE LANDSCAPING DWG.)
2. PROPOSED ZONING SHED, 200 SF (FILED UNDER A SEPARATE APPLICATION)
3. PROPOSED GARAGE/STUDIO WITH 2 (9' X 20') PARKING SPOTS - 576 SF (FILED UNDER A SEPARATE APPLICATION)
4. PROPOSED 2 STORY MAIN HOUSE. 2,326 SF
5. PROPOSED NEW POOL CABANA WITH OUTDOOR SHOWER, 25 SF (FILED UNDER A SEPARATE APPLICATION)
6. PROPOSED POOL AND SPA (SEE LANDSCAPING DWG.)
7. PROPOSED IPE POOL DECK SURROUND
8. PROPOSED FREE-STANDING PERGOLA (FILED UNDER A SEPARATE APPLICATION)
9. PROPOSED STONE RETAINING WALLS (SEE LANDSCAPING DWG.)
10. PROPOSED STEPS AT MUDROOM ENTRYWAY (SEE LANDSCAPING DWG.)
11. PROPOSED STEPS AT MAIN ENTRYWAY (SEE LANDSCAPING DWG.)
12. PROPOSED 6' HIGH SOLID FENCE (SEE LANDSCAPING DWG.)
13. PROPOSED (9' X 20') PARKING SPOT
14. PROPOSED GARDEN (SEE LANDSCAPING DWG.)
15. PROPOSED IPE DECK
16. STONE APRON CURBCUT (MAX 2' RADUIS)
17. CATTLE GRATE
18. PROPOSED SEPTIC SYSTEM

ZDG

SHED

31 EEL POINT RD, NANTUCKET, MA, 02554

OWNER

ZOE GLICK, AS TRUSTEE OF 31 EEL POINT RD NOMINEE TRUST
400 KELBY ST STE 1903, FORT LEE, NJ 07024

ARCHITECT

WORKSHOP/APD

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T: (802) 387-4766
GORDONHAYWARD@CONCAST.NET

SURVEYOR

NANTUCKET ENGINEERING & SURVEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
T: (508) 825-5053

CONTRACTOR

DUANE JONES
41 NOBADEER FARM RD
NANTUCKET, MA 02554
T: (508) 221-3838

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 WEST 38TH, 6TH FLR
NEW YORK, NY 10018
T: (646) 912-9867

MEP ENGINEER

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

09/23/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	SSL/AZJ
CHECKED BY:	ADK/ARK/MLW
DATE:	2024.XX.XX
SCALE:	No Scale
PROJ. NO.	322016

SITE PLAN

L-100

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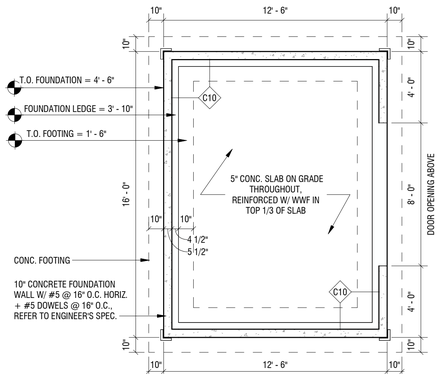
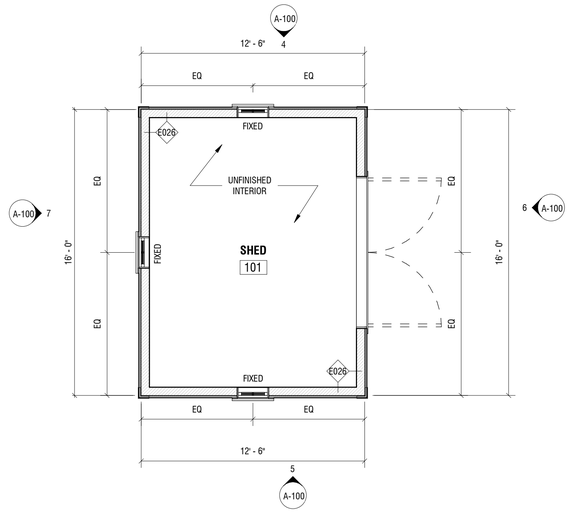


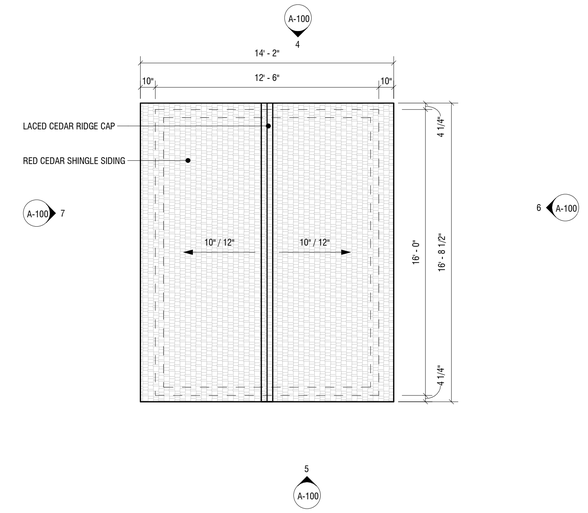
1 FOUNDATION PLAN

1/4" = 1'-0"



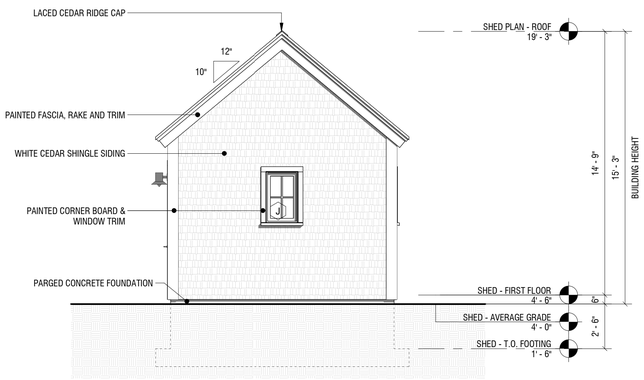
2 FIRST FLOOR - CONSTRUCTION PLAN

1/4" = 1'-0"



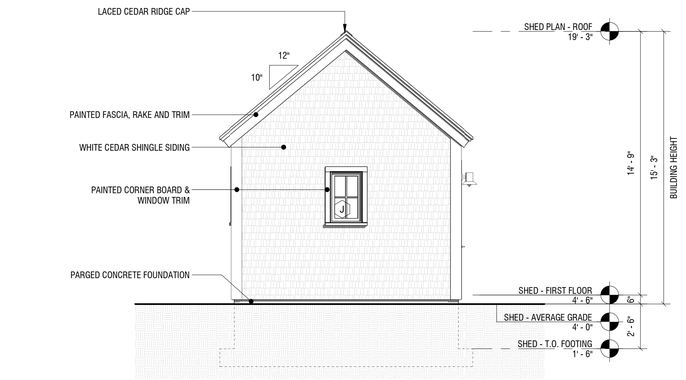
3 ROOF PLAN

1/4" = 1'-0"



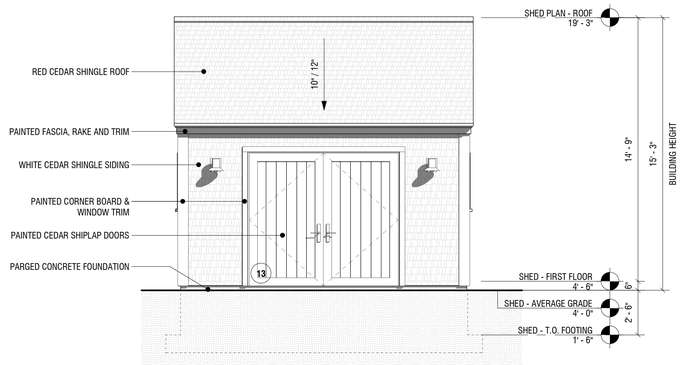
4 EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"



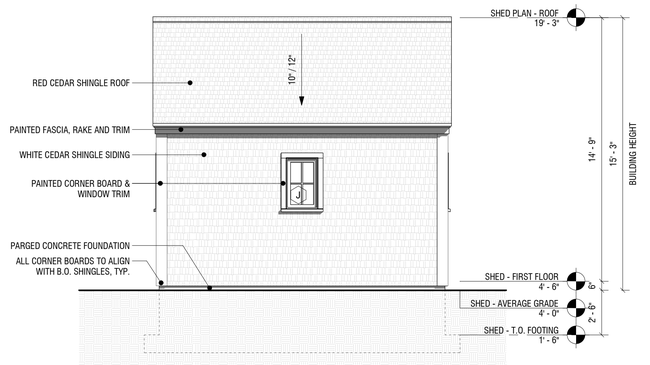
5 EXTERIOR ELEVATION - SOUTH

1/4" = 1'-0"



6 EXTERIOR ELEVATION - EAST

1/4" = 1'-0"



7 EXTERIOR ELEVATION - WEST

1/4" = 1'-0"

ZDG

SHED

31 EEL POINT RD, NANTUCKET, MA, 02554

OWNER

ZOE GLICK, AS TRUSTEE OF 31 EEL POINT RD NOMINEE TRUST
400 KELBY ST STE 1903, FORT LEE, NJ 07024

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

LANDSCAPE ARCHITECT

HAYWARD GARDENS
508 MCKINNON RD
PUTNEY, VT 05346
T: (802) 387-4766
GORDONHAYWARD@CONCAST.NET

SURVEYOR

NANTUCKET ENGINEERING & SURVEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
T: (508) 825-5053

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REVISIONS

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ISSUES

09/23/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	SSL/AZJ
CHECKED BY:	ADK/ARK/MLW
DATE:	2024.12.08
SCALE:	No Scale
PROJ. NO.	322016

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
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 Andrew Kotchen

AS AGENT FOR Workshop/APD

STREET ADDRESS 31 Eel Point Rd

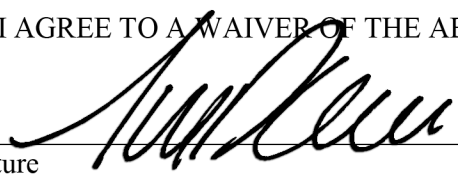
MAP/PARCEL 39/52

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 09/23/2024

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 08/26/2024

Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

ZDG - NEW CABANA

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.

ZDG - NEW CABANA

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 39 PARCEL N°. 52

Street & Number of Proposed Work: 31 Eel Point Road

Owner of record: ZOE GLICK, 31 EEL POINT ROAD NOMINEE TRUST

Mailing Address: 400 KELBY STREET, STE 1903

FORT LEE, NJ 07024

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 ☐ Landscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other CABANA

Size of Structure or Addition: Length: 22'-0" Sq. Footage 1st floor: 36 SF (ENCLOSED) Decks/Patio: Size: 22' X 12' ☒ 1st floor ☐ 2nd floor

FILING FEE: $50 Width: 12'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0' South 0' East 0' West 0'

Height of ridge above final finish grade: North 9'-9 1/4" South 9'-9 1/4" East 9'-9 1/4" West 9'-9 1/4"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) WHITE CEDAR

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front SWING 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) NATURAL Roof _____
Trim _____ Sash _____ Doors NATURAL
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 9/23/2024 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...GLICK, ADAM & SCRUTON, DENISE.....

MAILING ADDRESS...400 KELBY ST STE 1903, FORT LEE, NJ 07024.....

PROPERTY LOCATION...31 EEL POINT RD.....

ASSESSORS MAP/PARCEL...39 / 52.....

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.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.08.13 15:55:06 -04'00'

August 13, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 31 EEL POINT RD

Tax Map Number: 39 Parcel Number: 52

Owner of Record: Zoe Glick, as Trustee of the 31 Eel Point Road Nominee Trust

Description of Proposal: Construction of new shed, pool cabana, and pergola

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
32	55	2	NEFF MICHAEL A		5 WEST 86TH STREET	NEW YORK	NY	10024	1 DIONIS BEACH RD
32	63		MCCOLLUM SUSAN B TRST ETAL		48 WEST MORELAND RD	ST LOUIS	MO	63108	35 EEL POINT RD
39	53		BONAFAIR THOMAS H & CYNTHIA J		12416 NEW DAWN RD NE	ALBUQUERQUE	NM	87122	34 EEL POINT RD
39	54		COHEN MARSHALL & BROOKS ELLEN J		5 COUNTRY CLUB DR	LARCHMONT	NY	10538	32 EEL POINT RD
40	44		COHEN STEVEN L TR	28 EPR TRUST	46 HOLLY ROAD	WABAN	MA	02468	28 EEL POINT RD
40	44	1	30 EEL POINT LLC	C/O LATHAM & WATKINS	31 AAVENUE PRINCESSE GRACE	98000 MONACO		MONACO	30 EEL POINT RD
40	81		RUSSO PAUL M & ALLISON G		12 ST LUKES PLACE	NEW YORK	NY	10014	29 EEL POINT RD
Count:	**7**								



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Date Stamp: MIDTOWN STATION NEW YORK NY AUG 20 2024 10018 USPS

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Extra Services & Fees: Registered Mail $21.75 | Signature Confirmation $

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Return Receipt (electronic) $0.00 | Total Postage & Fees $23.40

Restricted Delivery $0.00

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Customer Must Declare Full Value $0.00 | Received by 08/20/2024

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FROM: 39 W 38th Street 7th Floor New York, NY 10018

TO: 30 Eel Point LLC C/O Madeleine Watkins 31 Avenue Princesse Grace 98000 Monaco, Monaco

PS Form 3806, Registered Mail Receipt — Copy 1 - Customer

April 2015, PSN 7530-02-000-9051 (See Information on Reverse)

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Street and Apt.: 12 ST LUKES PLACE

City, State, ZIP: NEW YORK, NY 10014

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Total Postage and Fees $

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Street a: 28 EPR TRUST

City, Sta: 46 HOLLY ROAD WABAN, MA 02468

Postmark Here: MIDTOWN STATION NEW YORK NY AUG 20 2024 10018 USPS

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Street ai: 5 COUNTRY CLUB DR

City, Sta: LARCHMONT, NY 10538

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7022 2410 0002 8680 1771

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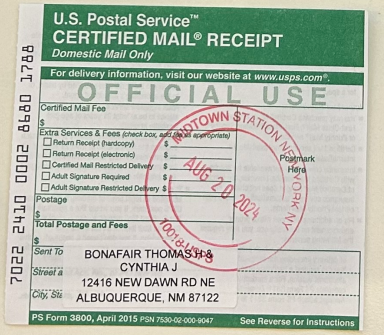

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Total Postage and Fees $

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Street a: 12416 NEW DAWN RD NE

City, Sta: ALBUQUERQUE, NM 87122

Postmark Here: MIDTOWN STATION NEW YORK NY AUG 20 2024 10018 USPS

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Postage $

Total Postage and Fees $

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Street and A: 48 WEST MORELAND RD

City, State, Z: ST LOUIS, MO 63108

Postmark Here: MIDTOWN STATION NEW YORK NY AUG 20 2024 10018 USPS

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) $

☐ Return Receipt (electronic) $

☐ Certified Mail Restricted Delivery $

☐ Adult Signature Required $

☐ Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Sent To: NEFF MICHAEL A

Street and Ap: 5 WEST 86TH STREET

City, State, Zi: NEW YORK, NY 10024

Postmark Here: MIDTOWN STATION NEW YORK NY AUG 20 2024 10018 USPS

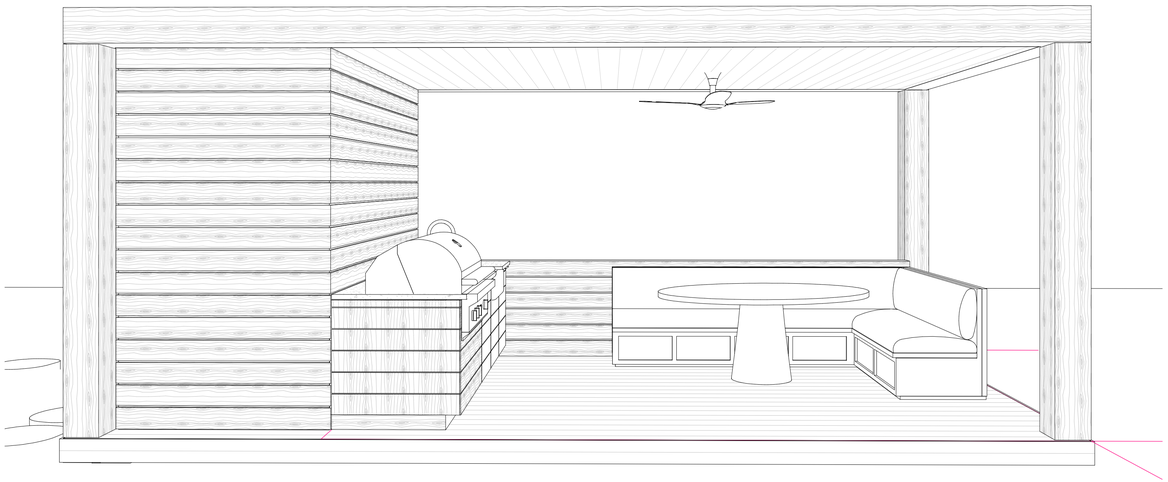
7022 2410 0002 8680 1801

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

ZDG POOL CABANA

HDC SUBMISSION
POOL CABANA
09/23/2024

PERSPECTIVE VIEW
3D VIEW SHOWN FOR REFERENCE ONLY



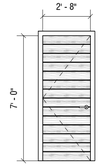
WINDOW LEGEND



(K)

TYPE: 1 LITE
SASH: WHITE
TRIM: WHITE
MODEL: CASEMENT
MFGR: CUSTOM

DOOR LEGEND



(12)

TYPE: SINGLE
DOOR: NATURAL CEDAR
TRIM: NATURAL CEDAR
MODEL: SWING
MFGR: CUSTOM

DRAWING INDEX

SHEET NUMBER	SHEET TITLE	09.23.2024 HDC SUBMISSION
TITLE		
T-000	COVER SHEET / TITLE SHEET	•
GENERAL		
G-002	EXISTING CONDITIONS	•
ZONING		
L-100	SITE PLAN	•
ARCHITECTURAL		
A-100	PLANS	•
A-200	BUILDING ELEVATIONS	•

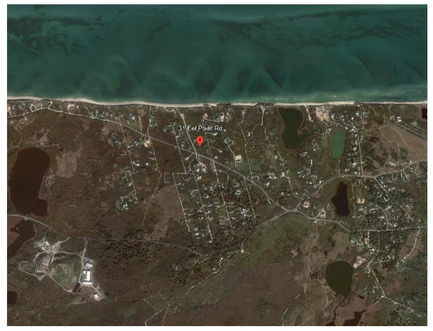
GRAND TOTAL: 5

PROPOSED COLORS

NATURAL TO WEATHER

LOCUS PLAN







NANTUCKET, MA - ZONING ANALYSIS

PER REFERENCE: NANTUCKET ZONING BY-LAW CHAPTER 139

MAP & PARCEL: 39/52
CURRENT ZONING: LUG-2

	REFERENCE	PERMITTED	PROPOSED	
MINIMUM LOT SIZE (SF)	ARTICLE V - 16.A	80,000 SF	80,151 SF	IN COMPLIANCE
GROUND COVER	ARTICLE V - 16.A	4 %	4 %	
		3,200 SF	36 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	150'-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	15'-0"	N/A	IN COMPLIANCE
REAR SETBACK	ARTICLE V - 16.A	15'-0"	N/A	IN COMPLIANCE
GROUND COVER, MAXIMUM	ARTICLE V - 16.A	3,206	N/A	IN COMPLIANCE
ZONING SHED	ARTICLE V - 16.A	200 SF	200 SF	IN COMPLIANCE

ZDG
POOL CABANA

31 EEL POINT RD, NANTUCKET, MA, 02254

OWNER
ZOE GLICK, AS TRUSTEE OF 31 EEL POINT RD NOMINEE TRUST
400 KELBY ST STE 1903, FORT LEE, NJ 07024

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MEP ENGINEER

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

09/23/2024	HDC SUBMISSION

CONSTRUCTION DOCUMENTS

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COVER SHEET / TITLE SHEET

T-000

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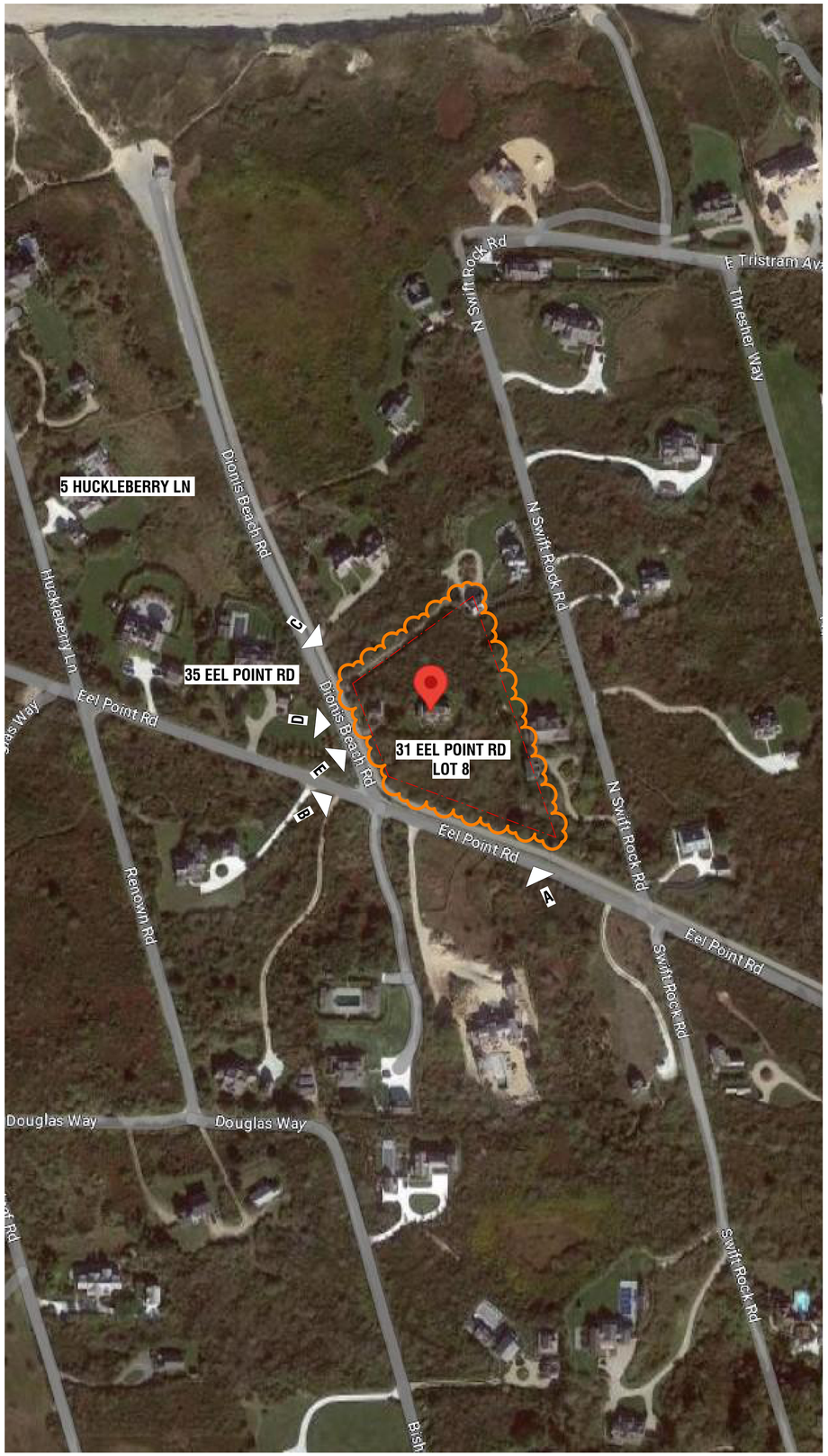


LOCUS PLAN



A. VIEW FROM EEL PT RD LOOKING NORTH/WEST



B. VIEW FROM EEL PT RD LOOKING NORTH/EAST



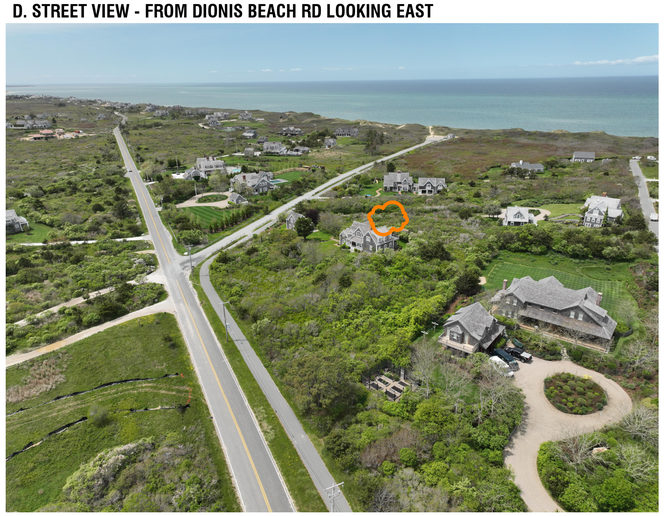
C. VIEW FROM DIONIS BEACH RD LOOKING SOUTH/EAST



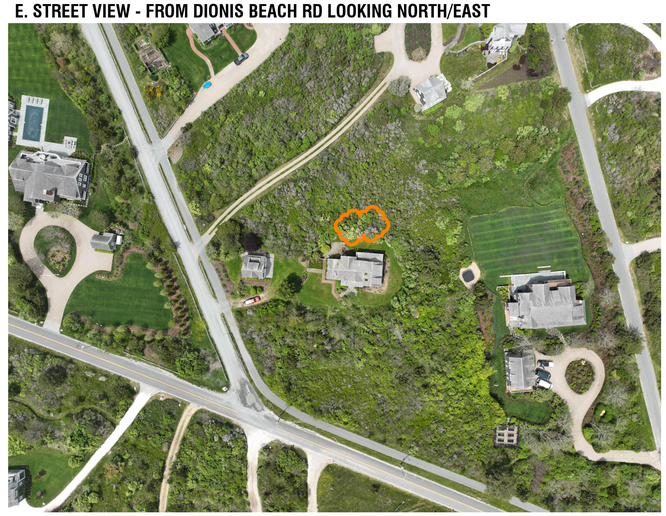
D. STREET VIEW - FROM DIONIS BEACH RD LOOKING EAST



E. STREET VIEW - FROM DIONIS BEACH RD LOOKING NORTH/EAST



AERIAL VIEW - NORTH/WEST



AERIAL VIEW - TOP

ZDG

POOL CABANA

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MEP ENGINEER

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REVISIONS

3	Date 3	Revision 3

SIGN & SEAL

ISSUES

	09/23/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	SSL/AZJ
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EXISTING CONDITIONS

G-002

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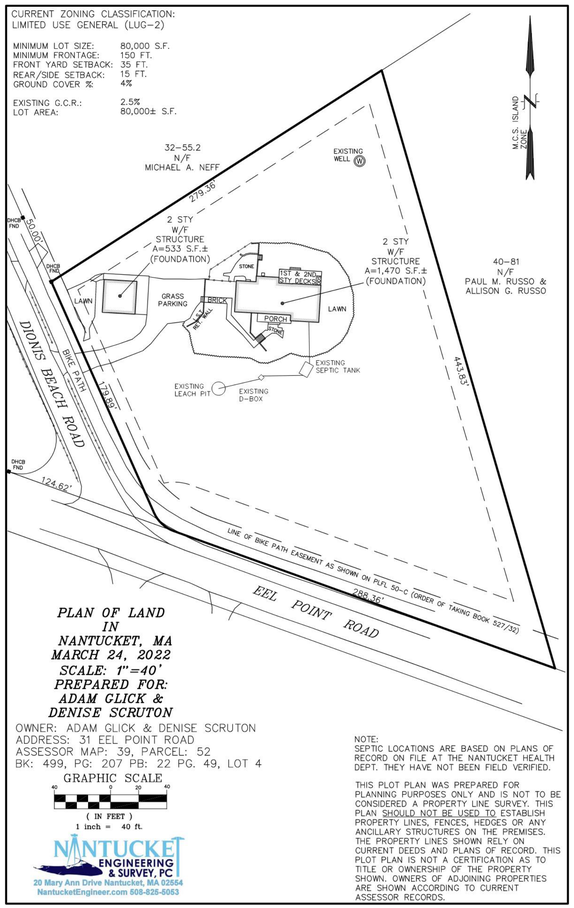

PLAN OF LAND
IN
NANTUCKET, MA
MARCH 24, 2022
SCALE: 1"=40'
PREPARED FOR:
ADAM GLICK &
DENISE SCRUTON

OWNER: ADAM GLICK & DENISE SCRUTON
ADDRESS: 31 EEL POINT ROAD
ASSESSOR MAP: 39, PARCEL: 52
BK: 499, PG: 207 PB: 22 PG. 49, LOT 4

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

NOTE:
SEPTIC LOCATIONS ARE BASED ON PLANS OF RECORD ON FILE AT THE NANTUCKET HEALTH DEPT. THEY HAVE NOT BEEN FIELD VERIFIED.

THIS PLOT PLAN WAS PREPARED FOR PLANNING PURPOSES ONLY AND IS NOT TO BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD. THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

1 EXISTING CONDITIONS SITE SURVEY
1" = 50'-0"



2 SITE PLAN
3/64" = 1'-0"

N

SITE PLAN LEGEND

1. PROPOSED NEW PEASTONE DRIVEWAY (SEE LANDSCAPING DWG.)
2. PROPOSED ZONING SHED, 200 SF (FILED UNDER A SEPARATE APPLICATION)
3. PROPOSED GARAGE/STUDIO WITH 2 (9' X 20') PARKING SPOTS - 576 SF (FILED UNDER A SEPARATE APPLICATION)
4. PROPOSED 2 STORY MAIN HOUSE. 2,326 SF
5. PROPOSED NEW POOL CABANA WITH OUTDOOR SHOWER, 25 SF (FILED UNDER A SEPARATE APPLICATION)
6. PROPOSED POOL AND SPA (SEE LANDSCAPING DWG.)
7. PROPOSED IPE POOL DECK SURROUND
8. PROPOSED FREE-STANDING PERGOLA (FILED UNDER A SEPARATE APPLICATION)
9. PROPOSED STONE RETAINING WALLS (SEE LANDSCAPING DWG.)
10. PROPOSED STEPS AT MUDROOM ENTRYWAY (SEE LANDSCAPING DWG.)
11. PROPOSED STEPS AT MAIN ENTRYWAY (SEE LANDSCAPING DWG.)
12. PROPOSED 6' HIGH SOLID FENCE (SEE LANDSCAPING DWG.)
13. PROPOSED (9' X 20') PARKING SPOT
14. PROPOSED GARDEN (SEE LANDSCAPING DWG.)
15. PROPOSED IPE DECK
16. STONE APRON CURBCUT (MAX 2' RADUIS)
17. CATTLE GRATE
18. PROPOSED SEPTIC SYSTEM

ZDG

POOL CABANA

31 EEL POINT RD, NANTUCKET, MA, 02254

OWNER
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SITE PLAN

L-100

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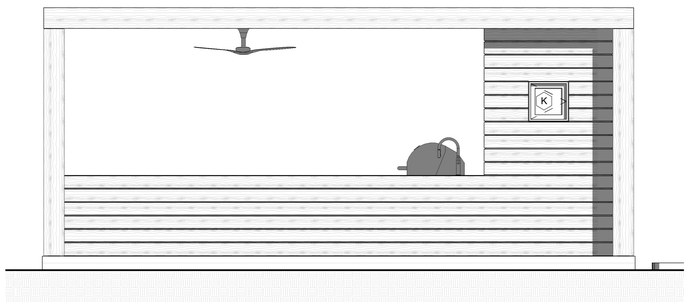
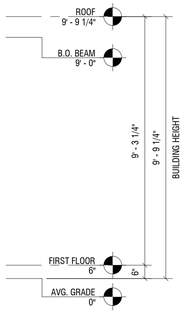
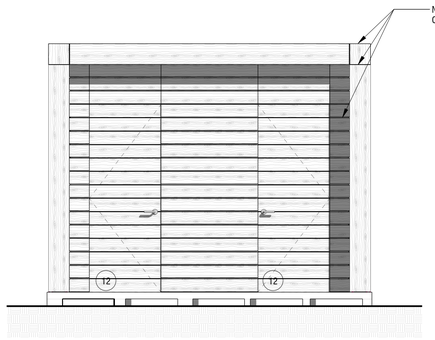
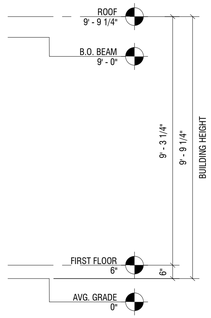




1 EXTERIOR ELEVATION - SOUTH

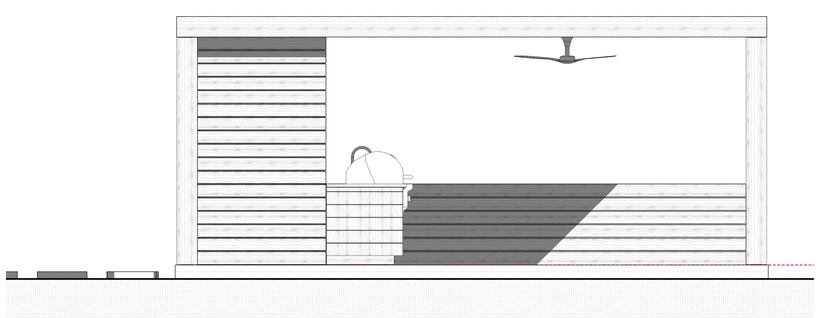
3/8" = 1'-0"

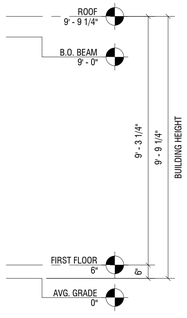




2 EXTERIOR ELEVATION - WEST

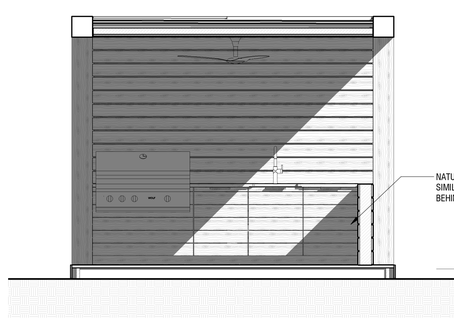
3/8" = 1'-0"

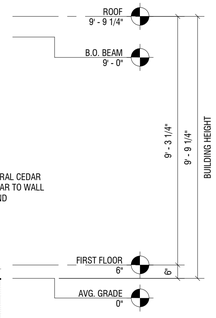




3 EXTERIOR ELEVATION - NORTH

3/8" = 1'-0"





4 EXTERIOR ELEVATION - EAST

3/8" = 1'-0"

ZDG

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OWNER

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BUILDING ELEVATIONS

A-200

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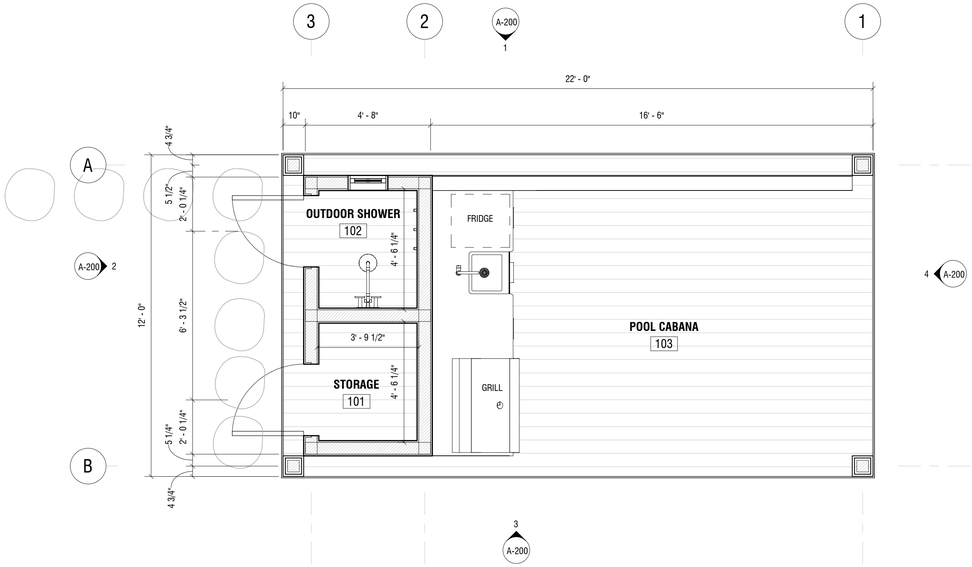
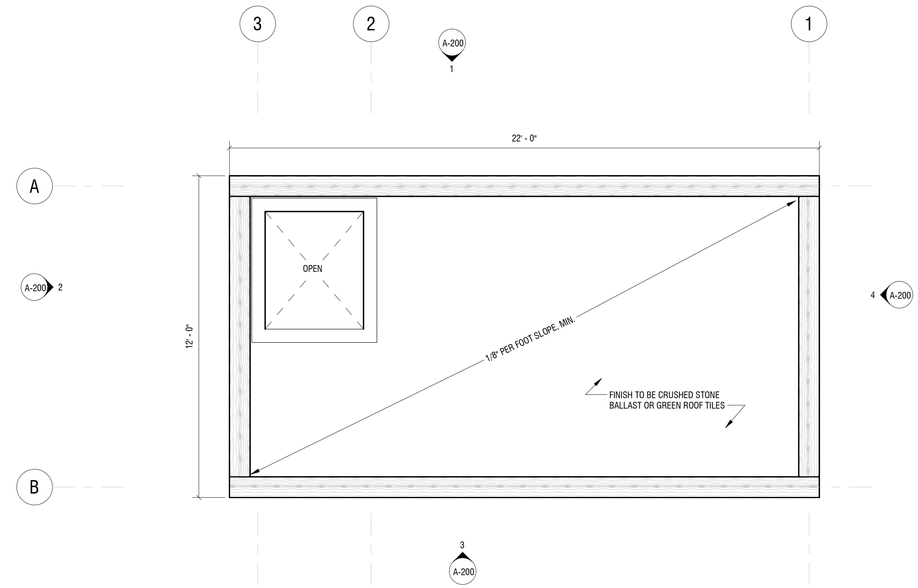


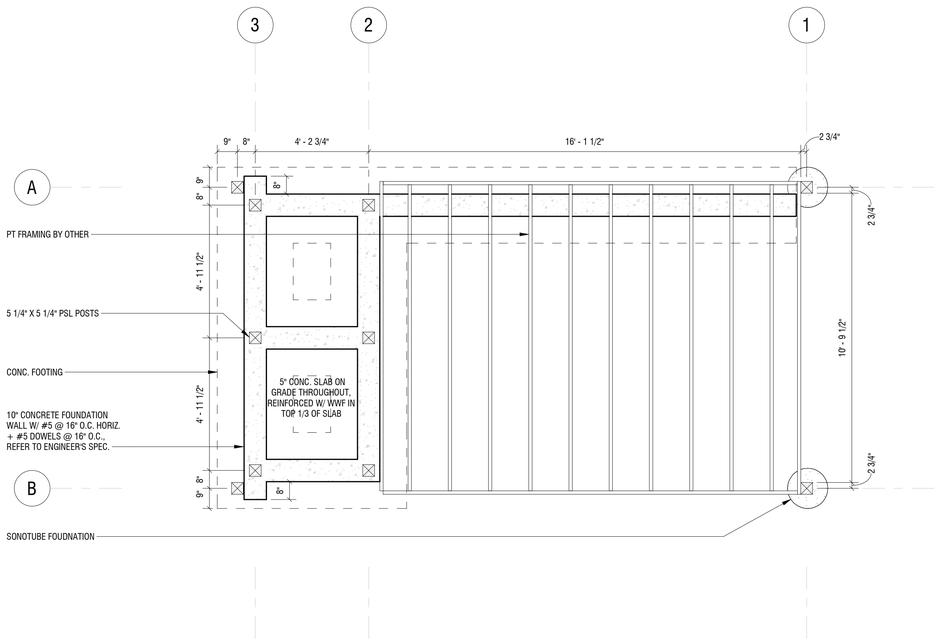
1 FIRST FLOOR - CONSTRUCTION PLAN

3/8" = 1'-0"



2 ROOF PLAN

3/8" = 1'-0"



3 FOUNDATION PLAN

3/8" = 1'-0"

ZDG

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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
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 Andrew Kotchen

AS AGENT FOR Workshop/APD

STREET ADDRESS 31 Eel Point Rd

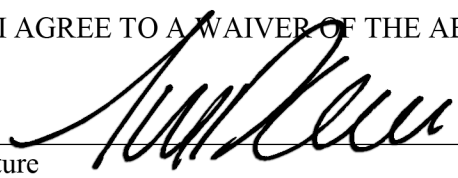
MAP/PARCEL 39/52

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 09/23/2024

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 08/26/2024

Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

ZDG - NEW PERGOLA

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.

ZDG - NEW PERGOLA

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 39 PARCEL N°. 52

Street & Number of Proposed Work: 31 Eel Point Road

Owner of record: ZOE GLICK, 31 EEL POINT ROAD NOMINEE TRUST

Mailing Address: 400 KELBY STREET, STE 1903

FORT LEE, NJ 07024

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 ☐ Landscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other FREE STANDING PERGOLA

Size of Structure or Addition: Length: 12'-8" Sq. Footage 1st floor: 96 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

FILING FEE: $50 Width: 7'-6" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0' South 0' East 0' West 0'

Height of ridge above final finish grade: North 8'-9" South 8'-9" East 8'-9" West 8'-9"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) _____ Roof NATURAL TO WEATHER

Trim _____ Sash _____ Doors _____

Deck 1X4 IPE DECKING Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/23/2024 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...GLICK, ADAM & SCRUTON, DENISE.....

MAILING ADDRESS...400 KELBY ST STE 1903, FORT LEE, NJ 07024.....

PROPERTY LOCATION...31 EEL POINT RD.....

ASSESSORS MAP/PARCEL...39 / 52.....

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.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.08.13 15:55:06 -04'00'

August 13, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 31 EEL POINT RD

Tax Map Number: 39 Parcel Number: 52

Owner of Record: Zoe Glick, as Trustee of the 31 Eel Point Road Nominee Trust

Description of Proposal: Construction of new shed, pool cabana, and pergola

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
32	55	2	NEFF MICHAEL A		5 WEST 86TH STREET	NEW YORK	NY	10024	1 DIONIS BEACH RD
32	63		MCCOLLUM SUSAN B TRST ETAL		48 WEST MORELAND RD	ST LOUIS	MO	63108	35 EEL POINT RD
39	53		BONAFAIR THOMAS H & CYNTHIA J		12416 NEW DAWN RD NE	ALBUQUERQUE	NM	87122	34 EEL POINT RD
39	54		COHEN MARSHALL & BROOKS ELLEN J		5 COUNTRY CLUB DR	LARCHMONT	NY	10538	32 EEL POINT RD
40	44		COHEN STEVEN L TR	28 EPR TRUST	46 HOLLY ROAD	WABAN	MA	02468	28 EEL POINT RD
40	44	1	30 EEL POINT LLC	C/O LATHAM & WATKINS	31 AAVENUE PRINCESSE GRACE	98000 MONACO		MONACO	30 EEL POINT RD
40	81		RUSSO PAUL M & ALLISON G		12 ST LUKES PLACE	NEW YORK	NY	10014	29 EEL POINT RD
Count:	**7**								



Registered No. RE966456197US

Date Stamp: MIDTOWN STATION NEW YORK NY AUG 20 2024 10018 USPS

Postage $1.65 | Extra Services & Fees (continued) 0048 23

Extra Services & Fees: Registered Mail $21.75 | Signature Confirmation $

Return Receipt (hardcopy) $0.00 | Signature Confirmation Restricted Delivery $

Return Receipt (electronic) $0.00 | Total Postage & Fees $23.40

Restricted Delivery $0.00

To Be Completed By Post Office

Customer Must Declare Full Value $0.00 | Received by 08/20/2024

Domestic Insurance up to $50,000 is included based upon the declared value. International indemnity is limited. (See Reverse).

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To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed

FROM: 39 W 38th Street 7th Floor New York, NY 10018

TO: 30 Eel Point LLC C/O Madeleine Watkins 31 Avenue Princesse Grace 98000 Monaco, Monaco

PS Form 3806, Registered Mail Receipt — Copy 1 - Customer

April 2015, PSN 7530-02-000-9051 (See Information on Reverse)

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☐ Return Receipt (electronic) $

☐ Certified Mail Restricted Delivery $

☐ Adult Signature Required $

☐ Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Sent To: RUSSO PAUL M & ALLISON G

Street and Apt.: 12 ST LUKES PLACE

City, State, ZIP: NEW YORK, NY 10014

Postmark Here: MIDTOWN STATION NEW YORK NY AUG 20 2024 10018 USPS

7022 2410 0002 8680 1818

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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☐ Return Receipt (electronic) $

☐ Certified Mail Restricted Delivery $

☐ Adult Signature Required $

☐ Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Sent To: COHEN STEVEN L TR

Street a: 28 EPR TRUST

City, Sta: 46 HOLLY ROAD WABAN, MA 02468

Postmark Here: MIDTOWN STATION NEW YORK NY AUG 20 2024 10018 USPS

7022 2410 0002 8680 1764

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Postage $

Total Postage and Fees $

Sent To: COHEN MARSHALL & BROOKS ELLEN J

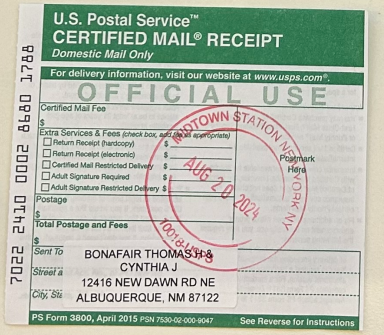
Street ai: 5 COUNTRY CLUB DR

City, Sta: LARCHMONT, NY 10538

Postmark Here: MIDTOWN STATION NEW YORK NY AUG 20 2024 10018 USPS

7022 2410 0002 8680 1771

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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☐ Return Receipt (electronic) $

☐ Certified Mail Restricted Delivery $

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☐ Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Sent To: BONAFAIR THOMAS J & CYNTHIA J

Street a: 12416 NEW DAWN RD NE

City, Sta: ALBUQUERQUE, NM 87122

Postmark Here: MIDTOWN STATION NEW YORK NY AUG 20 2024 10018 USPS

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☐ Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Sent To: MCCOLLUM SUSAN B TRST ETAL

Street and A: 48 WEST MORELAND RD

City, State, Z: ST LOUIS, MO 63108

Postmark Here: MIDTOWN STATION NEW YORK NY AUG 20 2024 10018 USPS

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☐ Return Receipt (electronic) $

☐ Certified Mail Restricted Delivery $

☐ Adult Signature Required $

☐ Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Sent To: NEFF MICHAEL A

Street and Ap: 5 WEST 86TH STREET

City, State, Zi: NEW YORK, NY 10024

Postmark Here: MIDTOWN STATION NEW YORK NY AUG 20 2024 10018 USPS

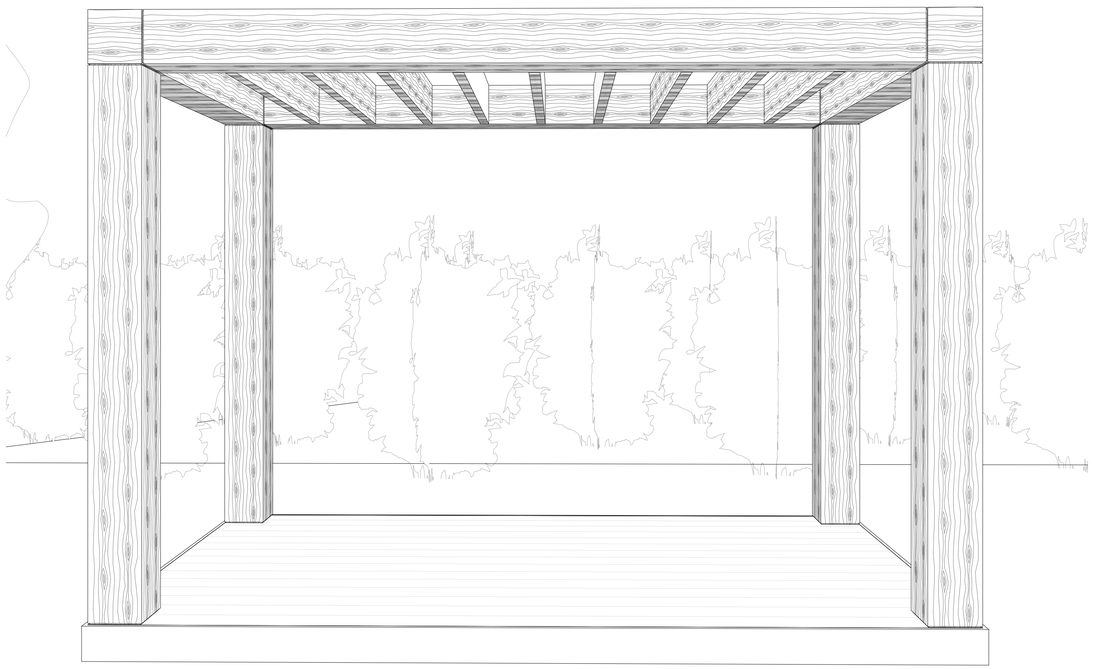
7022 2410 0002 8680 1801

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

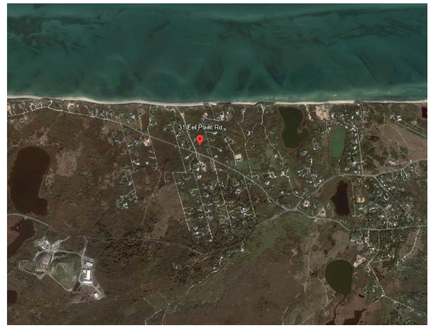
ZDG PERGOLA

HDC SUBMISSION
PERGOLA
09/23/2024

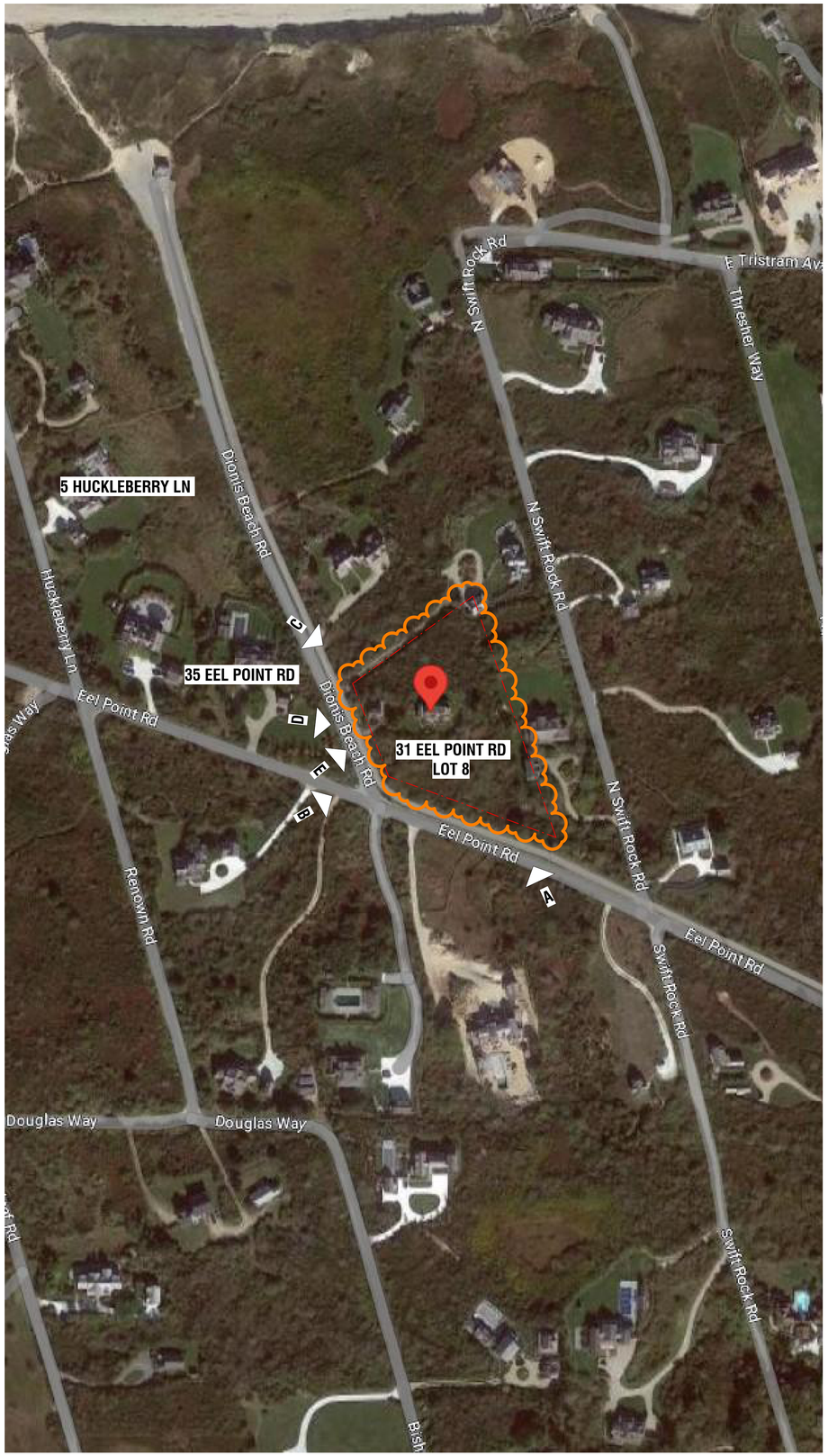
PERSPECTIVE VIEW
3D VIEW SHOWN FOR REFERENCE ONLY








Eel Point Rd
Eel Point Rd
Eel Point Rd



LOCUS PLAN



A. VIEW FROM EEL PT RD LOOKING NORTH/WEST



B. VIEW FROM EEL PT RD LOOKING NORTH/EAST



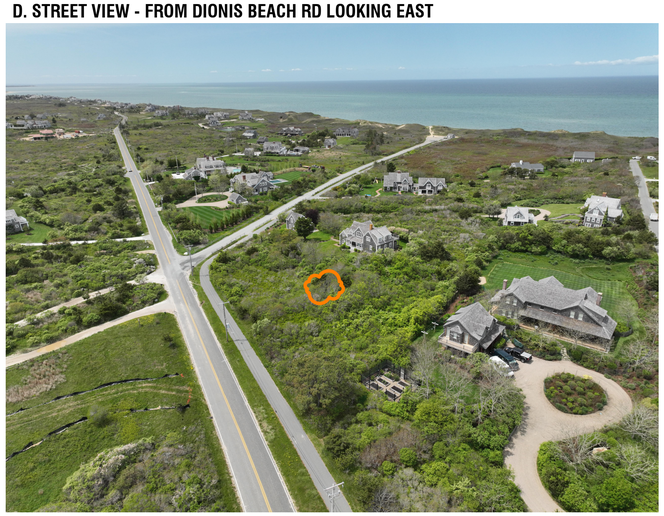
C. VIEW FROM DIONIS BEACH RD LOOKING SOUTH/EAST



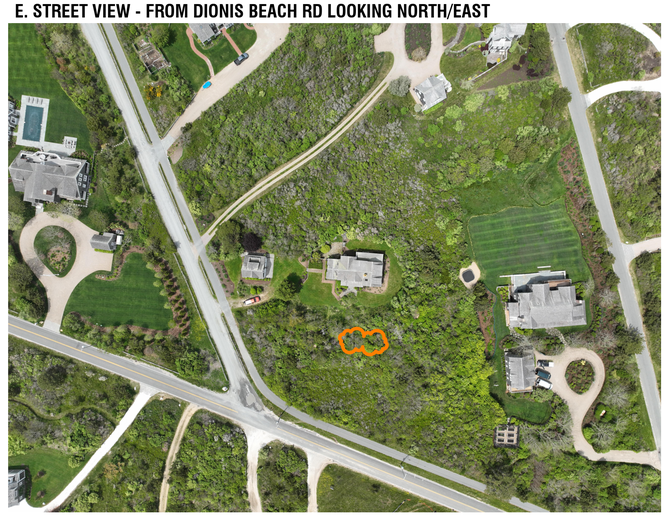
D. STREET VIEW - FROM DIONIS BEACH RD LOOKING EAST



E. STREET VIEW - FROM DIONIS BEACH RD LOOKING NORTH/EAST



AERIAL VIEW - NORTH/WEST



AERIAL VIEW - TOP

ZDG

PERGOLA

31 EEL POINT ROAD, NANTUCKET, MA, 02554

OWNER

ZOE GLICK, AS TRUSTEE OF 31 EEL POINT RD NOMINEE TRUST
400 KELBY ST STE 1903, FORT LEE, NJ 07024

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

LANDSCAPE ARCHITECT

HAYWARD GARDENS
508 MCKINNON RD
PUTNEY, VT 05346
T: (802) 387-4766
GORDONHAYWARD@CONCAST.NET

SURVEYOR

NANTUCKET ENGINEERING & SURVEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
T: (508) 825-5053

CONTRACTOR

DUANE JONES
41 NOBADEER FARM RD
NANTUCKET, MA 02554
T: (508) 221-3838

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 WEST 38TH, 6TH FLR
NEW YORK, NY 10018
T: (646) 912-9867

MEP ENGINEER

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

09/23/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	SSL/AZJ
CHECKED BY:	ADK/ARK/MLW
DATE:	2024.12.08
SCALE:	No Scale
PROJ. NO.	322016

EXISTING CONDITIONS

G-002

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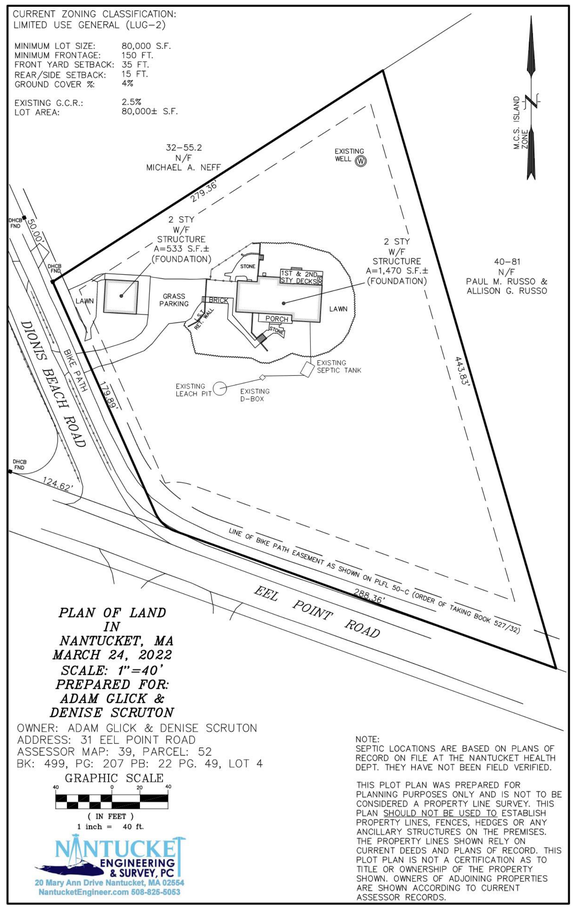

1 EXISTING CONDITIONS SITE SURVEY

1" = 50'-0"



2 SITE PLAN

3/64" = 1'-0"

N

SITE PLAN LEGEND

1. PROPOSED NEW PEASTONE DRIVEWAY (SEE LANDSCAPING DWG.)
2. PROPOSED ZONING SHED, 200 SF (FILED UNDER A SEPARATE APPLICATION)
3. PROPOSED GARAGE/STUDIO WITH 2 (9' X 20') PARKING SPOTS - 576 SF (FILED UNDER A SEPARATE APPLICATION)
4. PROPOSED 2 STORY MAIN HOUSE. 2,326 SF
5. PROPOSED NEW POOL CABANA WITH OUTDOOR SHOWER, 25 SF (FILED UNDER A SEPARATE APPLICATION)
6. PROPOSED POOL AND SPA (SEE LANDSCAPING DWG.)
7. PROPOSED IPE POOL DECK SURROUND
8. PROPOSED FREE-STANDING PERGOLA (FILED UNDER A SEPARATE APPLICATION)
9. PROPOSED STONE RETAINING WALLS (SEE LANDSCAPING DWG.)
10. PROPOSED STEPS AT MUDROOM ENTRYWAY (SEE LANDSCAPING DWG.)
11. PROPOSED STEPS AT MAIN ENTRYWAY (SEE LANDSCAPING DWG.)
12. PROPOSED 6' HIGH SOLID FENCE (SEE LANDSCAPING DWG.)
13. PROPOSED (9' X 20') PARKING SPOT
14. PROPOSED GARDEN (SEE LANDSCAPING DWG.)
15. PROPOSED IPE DECK
16. STONE APRON CURBCUT (MAX 2' RADUIS)
17. CATTLE GRATE
18. PROPOSED SEPTIC SYSTEM

ZDG

PERGOLA

31 EEL POINT ROAD, NANTUCKET, MA, 02554

OWNER

ZOE GLICK, AS TRUSTEE OF 31 EEL POINT RD NOMINEE TRUST
400 KELBY ST STE 1903, FORT LEE, NJ 07024

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

LANDSCAPE ARCHITECT

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508 MCKINNON RD
PUTNEY, VT 05346
T: (802) 387-4766
GORDONHAYWARD@CONCAST.NET

SURVEYOR

NANTUCKET ENGINEERING & SURVEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
T: (508) 825-5053

CONTRACTOR

DUANE JONES
41 NOBADEER FARM RD
NANTUCKET, MA 02554
T: (508) 221-3838

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 WEST 38TH, 6TH FLR
NEW YORK, NY 10018
T: (646) 912-9867

MEP ENGINEER

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

09/23/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	SSL/AZJ
CHECKED BY:	ADK/ARK/MLW
DATE:	2024.12.08
SCALE:	No Scale
PROJ. NO.	322016

SITE PLAN

L-000

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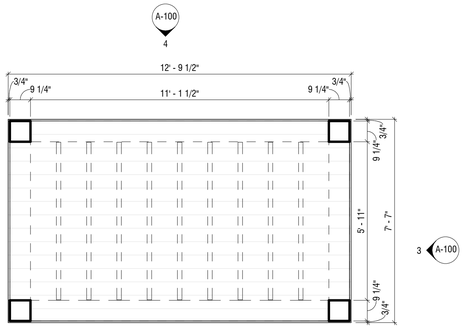
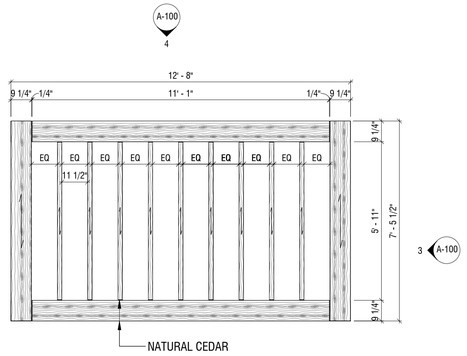


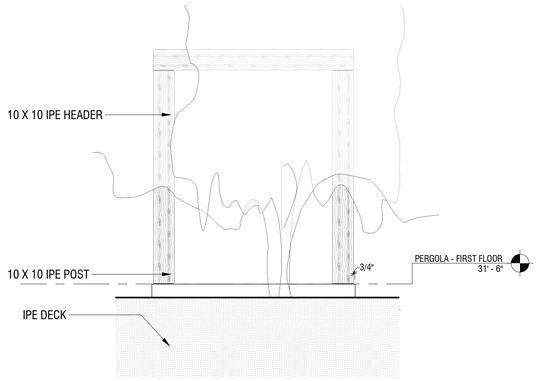


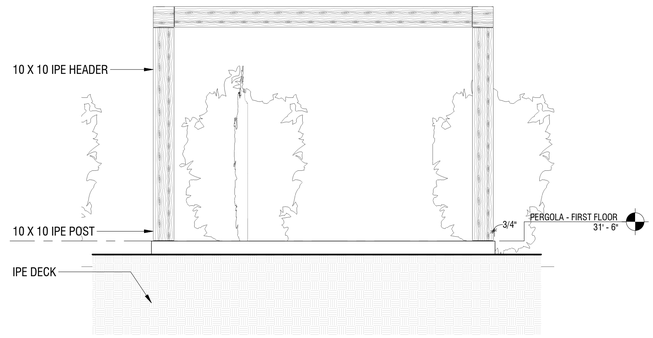
1 FIRST FLOOR - CONSTRUCTION PLAN

3/8" = 1'-0"

2 ROOF PLAN

3/8" = 1'-0"





3 EXTERIOR ELEVATION - EAST

3/8" = 1'-0"

4 EXTERIOR ELEVATION - NORTH

3/8" = 1'-0"

ZDG

PERGOLA

31 EEL POINT ROAD, NANTUCKET, MA, 02554

OWNER

ZOE GLICK, AS TRUSTEE OF 31 EEL POINT RD
NOMINEE TRUST
400 KELBY ST STE 1903, FORT LEE, NJ 07024

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

LANDSCAPE ARCHITECT

HAYWARD GARDENS
508 MCKINNON RD
PUTNEY, VT 05346
T: (802) 387-4766
GORDONHAYWARD@CONCAST.NET

SURVEYOR

NANTUCKET ENGINEERING & SURVEY, PC
20 MARY ANN DRIVE
NANTUCKET, MA 02554
T: (508) 825-5053

CONTRACTOR

DUANE JONES
41 NOBADEER FARM RD
NANTUCKET, MA 02554
T: (508) 221-3838

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 WEST 38TH, 6TH FLR
NEW YORK, NY 10018
T: (646) 912-9867

MEP ENGINEER

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

SIGN & SEAL

ISSUES

09/23/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	SSL/AZJ
CHECKED BY:	ADK/ARK/MLW
DATE:	2024.12.08
SCALE:	No Scale
PROJ. NO.	322016

PLANS, ELEVATIONS & SECTIONS

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

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

AS AGENT FOR HFR 19R ACK LLC

STREET ADDRESS 19R HOOPER FARM ROAD

MAP/PARCEL 55/220

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

9/23/24

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.

Victoria P Eming 9/23/24

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°: 55 PARCEL N°. 220

Street & Number of Proposed Work: 19R HOOPER FARM RD

Owner of record: HFR 19R ACK LLC

Mailing Address: 1636 THIRD AVE STE 314
NEW YORK, NY 10128

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK

Mailing Address: PO BOX 1001
NANTUCKET, MA 02554

Contact Phone #(508) 221-8274 E-mail: LINK02554@GMAIL.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☑ Move Building ON ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other FROM 2 DUKES ROAD MAP 41 PARCEL 187

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 952+/- Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: 403+/- Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North — South — East — West —

Height of ridge above final finish grade: North NO CHANGE South — East — West —

Additional Remarks

Historic Name:

Original Date: 1940

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) NO CHANGE

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☑ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1X8 Rake 1X6 Soffit (Overhang) _____ Corner boards 1X6 Frieze _____
Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NW WCS Clapboard (if applicable) _____ Roof _____
Trim WHITE Sash WHITE Doors WHITE
Deck _____ Foundation GRAY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/23/24 Signature of owner of record Signed under penalties of perjury

Town and County of Nantucket, MA

September 23, 2024



Property Information

Property ID	3419
Location	19R HOOPER FARM RD
Owner	HFR 19R 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.

CURRENT ZONING CLASSIFICATION:
Residential 1 (R-1)

		Existing:
MINIMUM LOT SIZE:	5000 S.F.	17,367 S.F.±
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	10 FT.	SEE PLAN
REAR/SIDE SETBACK:	5 FT.*	SEE PLAN
GROUND COVER % :	30 %	SEE PLAN

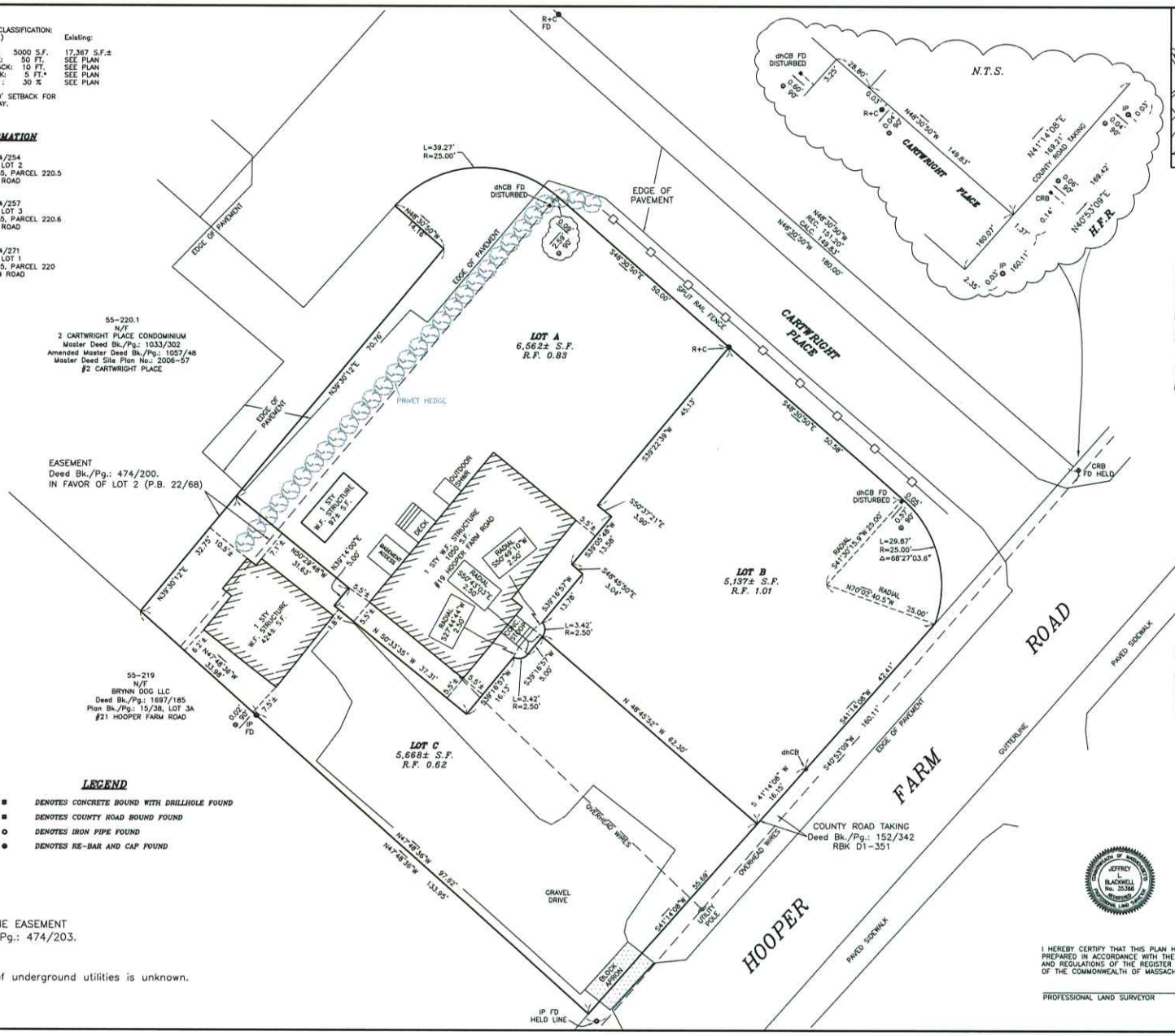
*139-16 C.(3): 10' SETBACK FOR ANY STREET OR WAY.

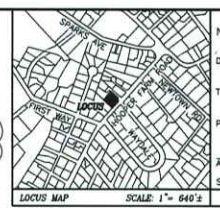
OWNER INFORMATION

HFR 17 ACK LLC
DEED Bk./Pg.: 1954/254
Plan No. 2019-01, LOT 2
ASSESSOR'S MAP 55, PARCEL 220.5
#17 HOOPER FARM ROAD

HFR 19 ACK LLC
DEED Bk./Pg.: 1954/257
Plan No. 2019-01, LOT 3
ASSESSOR'S MAP 55, PARCEL 220.6
#19 HOOPER FARM ROAD

HFR 19R ACK LLC
DEED Bk./Pg.: 1954/271
Plan No. 2019-01, LOT 1
ASSESSOR'S MAP 55, PARCEL 220
#19R HOOPER FARM ROAD





LOCUS MAP SCALE: 1"= 640'±

NANTUCKET REGISTRY OF DEEDS
Date:
Time:
Plan No.:
Attest: Register
SHEET 1 OF 1
RESERVED FOR REGISTRY USE

BEING A DIVISION OF LAND SHOWN ON Plan No. 2019-01

Plan of Land
in
Nantucket, Mass.
Prepared for

HFR 17 ACK LLC
HFR 19 ACK LLC
HFR 19R ACK LLC

Scale: 1"= 10' July 25, 2024

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

NOTE:

LOT(S) A, B, C DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BY-LAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.

Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE SIGNED FILE #

LEGEND

dhCB FD	■	*DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND*
CRB FD	■	*DENOTES COUNTY ROAD BOUND FOUND*
IP FD	○	*DENOTES IRON PIPE FOUND*
R+C FD	●	*DENOTES RE-BAR AND CAP FOUND*

UTILITY LINE EASEMENT
Deed Bk./Pg.: 474/203.

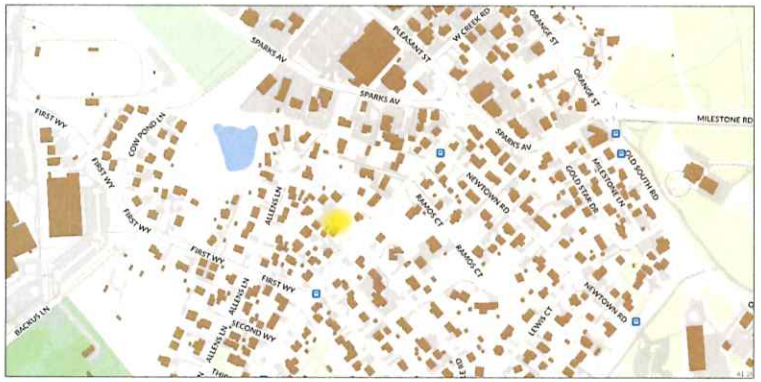
NOTE
Location of underground utilities is unknown.

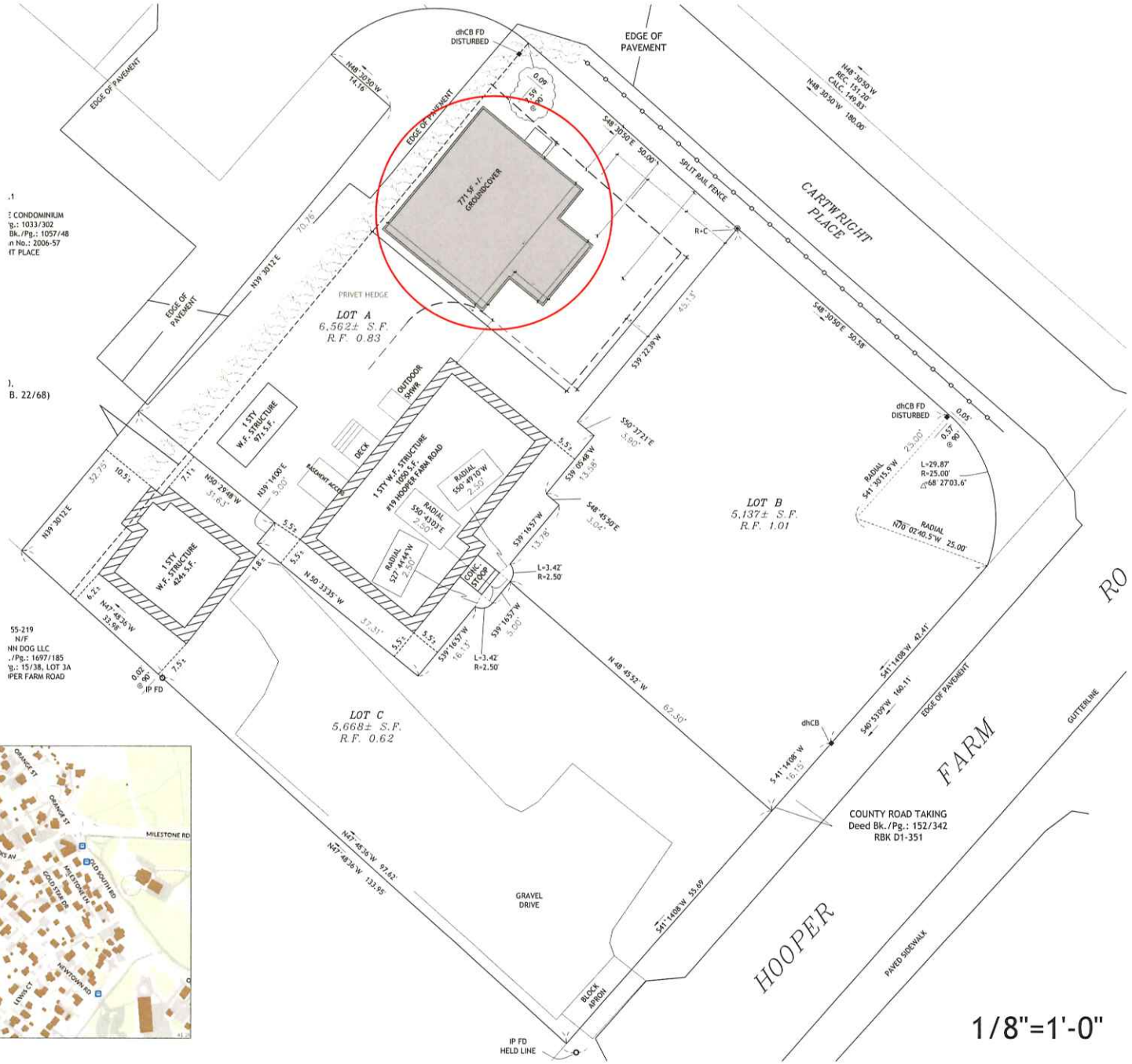
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR DATE

T:\CHRIS 1 JOB 141

B8525



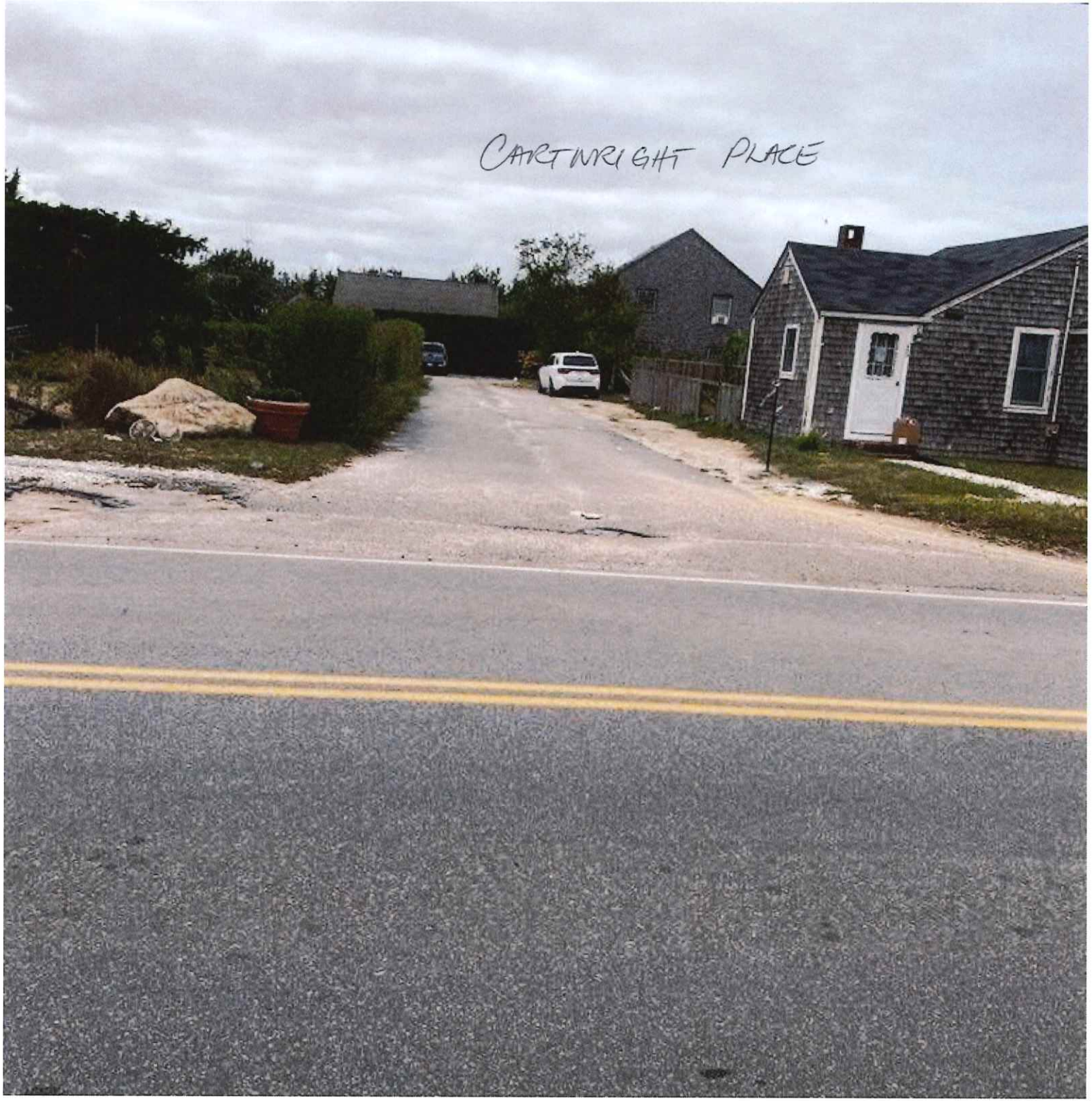


.1
E CONDOMINIUM
'g.: 1033/302
Bk./Pg.: 1057/48
n No.: 2006-57
fT PLACE

).
B. 22/68)

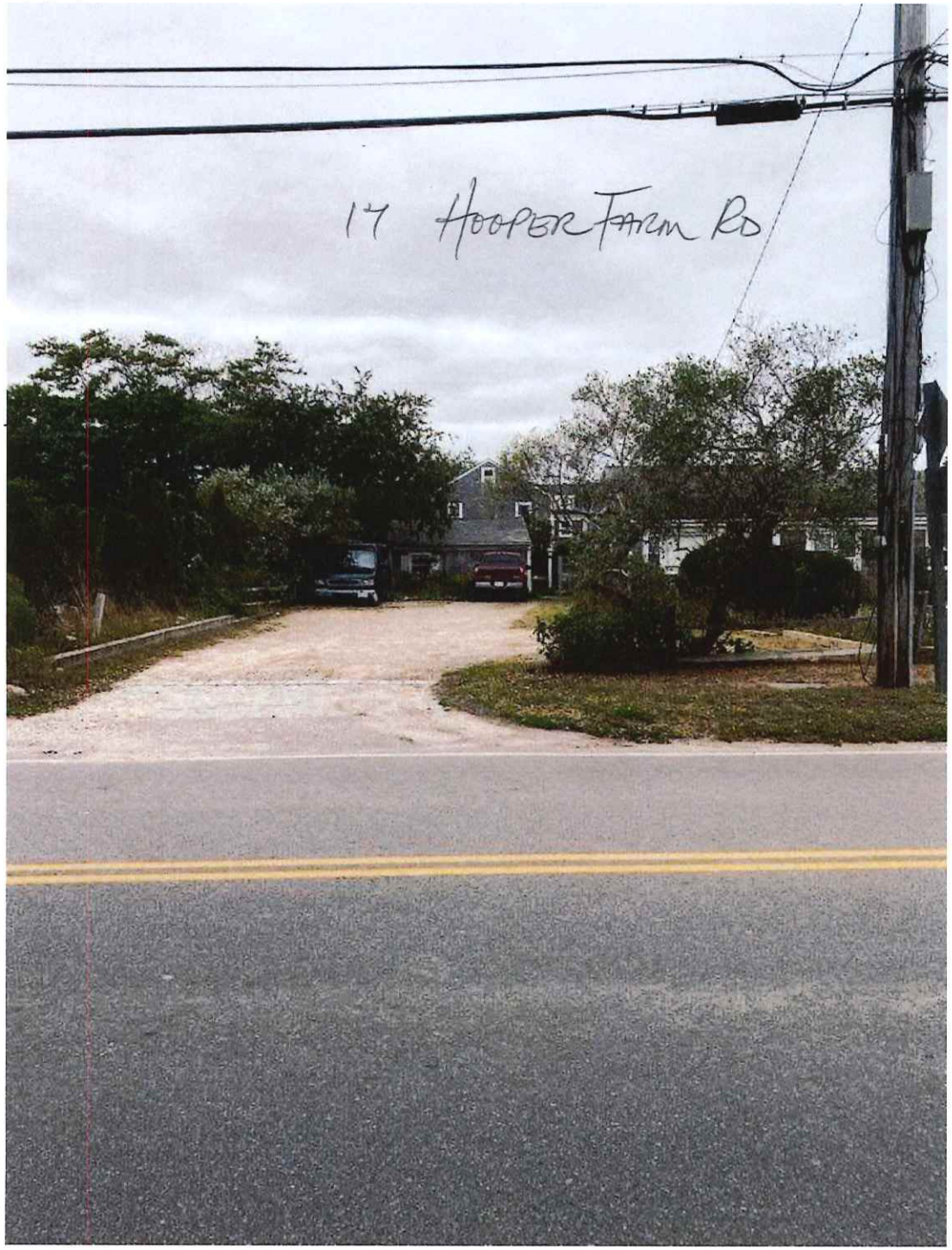
55-219
N/F
NN DOG LLC
./Pg.: 1697/185
'g.: 15/38, LOT 3A
IPER FARM ROAD

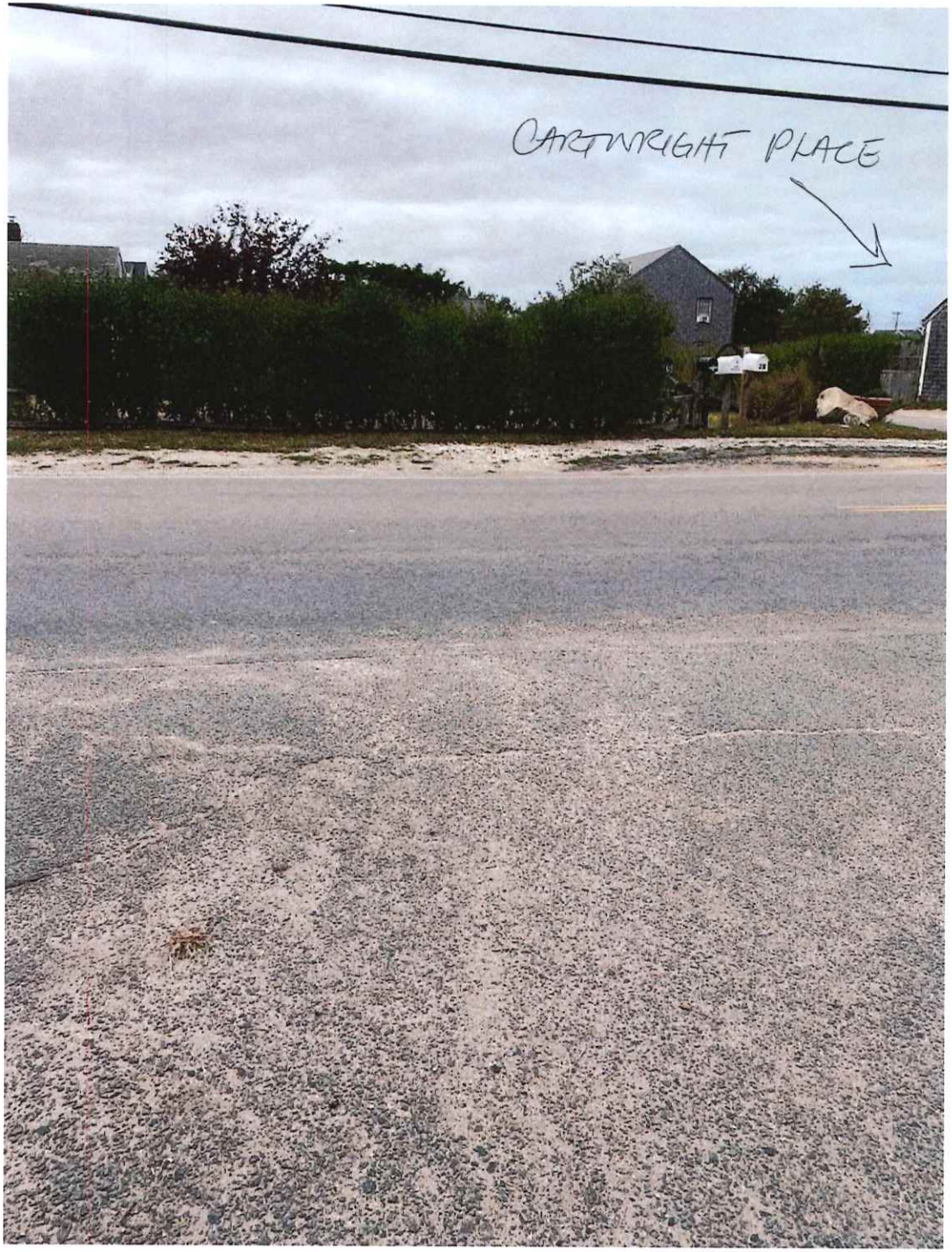

CARTWRIGHT PLACE


CARTWRIGHT PLACE


17
19 Hooper Farm Rd


19 Hooper Farm Rd


17 Hooper Farm Rd


CARTWRIGHT PLACE

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... HFR 19R ACK LLC

MAILING ADDRESS..... 1636 THIRD AVE STE 314, NEW YORK, NY 10128

PROPERTY LOCATION..... 19R HOOPER FARM RD

ASSESSORS MAP/PARCEL..... 55/220

SUBMITTED BY:..... VENESSA MOORE

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: 2024.09.23 08:53:33 -04'00'

SEPTEMBER 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
55	219		BRYNN DOG LLC		PO BOX 3828	NANTUCKET	MA	02584	21 HOOPER FARM RD
55	220	5	HFR LLC		1636 THIRD AVE STE 314	NEW YORK	NY	10128	17 HOOPER FARM RD
55	220	6	HFR 19 ACK LLC		1636 THIRD AVE STE 314	NEW YORK	NY	10128	19 HOOPER FARM RD
55	220	1	CARTWRIGHT BENJAMIN H		12 RUDDER LN	NANTUCKET	MA	02554-4322	2 CARTWRIGHT PL
55	220	2	GUTIERREZ JOSE R		4 CARTWRIGHT PL	NANTUCKET	MA	2554	4 CARTWRIGHT PL
55	221		WELTON MYRNA		15 HOOPER FARM RD	NANTUCKET	MA	02554	15 HOOPER FARM RD

Count: 6

BRYNN DOG LLC
PO BOX 3828
NANTUCKET, MA 02584

HFR LLC
1636 THIRD AVE STE 314
NEW YORK, NY 10128

HFR 19 ACK LLC
1636 THIRD AVE STE 314
NEW YORK, NY 10128

CARTWRIGHT BENJAMIN H
12 RUDDER LN
NANTUCKET, MA 02554-4322

GUTIERREZ JOSE R
4 CARTWRIGHT PL
NANTUCKET, MA 2554

WELTON MYRNA
15 HOOPER FARM RD
NANTUCKET, MA 02554

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 19 R Hooker Farm Rd

Tax Map Number: 55 Parcel Number: 220

Owner of Record: 19R HFRACK LLC

Description of Proposal: Move on 771 sq ft +/- Single family

Anticipated HDC Submission Date: 9/23/24

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

9589 0710 5270 1006 2097 84

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.
Nantucket, MA 02554

Certified Mail Fee $4.85	0056 09
$ $0.00	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $ $0.00	Postmark Here
☐ Return Receipt (electronic) $ $0.00	
☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.73	09/23/2024
$	
Total Postage and Fees $5.58	
$	

Sent To Benjamin Carturight
Street and Apt. No., or PO Box No. 12 Rudder Lane
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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New York, NY 10128

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$ $0.00	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $ $0.00	Postmark Here
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☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.73	09/23/2024
$	
Total Postage and Fees $5.58	
$	

Sent To HFR LLC
Street and Apt. No., or PO Box No. 1636 Third Ave STE3
City, State, ZIP+4® New York, NY 10128

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)	
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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	09/23/2024
$	
Total Postage and Fees $5.58	
$	

Sent To Jose Gutierrez
Street and Apt. No., or PO Box No. 4 Cartwright PL
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 02584

Certified Mail Fee $4.85	0056 09
$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $ $0.00	Postmark Here
☐ 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	09/23/2024
$	
Total Postage and Fees $5.58	
$	

Sent To Bryan Dog LLC
Street and Apt. No., or PO Box No. PO Box 3828
City, State, ZIP+4® Nantucket, MA 02584

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Nantucket, MA 02554

Certified Mail Fee $4.85	0056 09
$ $0.00	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $ $0.00	Postmark Here
☐ Return Receipt (electronic) $ $0.00	
☐ Certified Mail Restricted Delivery $ $0.00	
☐ Adult Signature Required $ $0.00	
☐ Adult Signature Restricted Delivery $	
Postage $0.73	09/23/2024
$	
Total Postage and Fees $5.58	
$	

Sent To Myrna Welton
Street and Apt. No., or PO Box No. 15 Hooper Farm Rd
City, State, ZIP+4® Nantucket, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

BRYNN DOG LLC
PO BOX 3828
NANTUCKET, MA 02584

9589 0710 5270 1006 2097 77

HFR LLC
1636 THIRD AVE STE 314
NEW YORK, NY 10128

9589 0710 5270 1006 2097 46

HFR 19 ACK LLC
1636 THIRD AVE STE 314
NEW YORK, NY 10128

CARTWRIGHT BENJAMIN H
12 RUDDER LN
NANTUCKET, MA 02554-4322

9589 0710 5270 1006 2097 84

GUTIERREZ JOSE R
4 CARTWRIGHT PL
NANTUCKET, MA 2554

9589 0710 5270 1006 2097 60

WELTON MYRNA
15 HOOPER FARM RD
NANTUCKET, MA 02554

9589 0710 5270 1006 2097 53

CERTIFICATE NO: _____ DATE ISSUED: 11/14/23

RUINARY DWELLING) HDC2023-10-9318

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is 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: 10/23/23 Fee Paid: $ 100

Must be acted on by: 12/9/23

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: _____

Member _____

Membe _____

Memb _____

Notes 's - Restrictions - Conditions

N to approve as a move-off only.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 187

Street & Number of Proposed Work: 2 DUKES ROAD

Owner of record: JANNAT ERIC ODDLEIFSON

Mailing Address: 200 ORCHARD HILLS DRIVE ANN ARBOR, MI 48104

Contact Phone #: 508-221-0750 E-mail: DAVID@DBUCKLEYLAW.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

DESCRIPTION OF WORK TO BE P[illegible]

See reverse for required documenta[illegible]

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Hi[illegible] ☐ [illegible]vation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building ☒ ~~Demolition~~ [illegible]ons to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 588

Width: _____ Sq. footage 2nd floor: 243

Sq. footage 3rd floor: _____

Decks/Patio: S[illegible] _____ ☐ 1st floor ☐ 2nd floor

Size[illegible] _____ ☐ 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: 1940

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

DEMO/MOVE PRIMARY DWELLING OFF SITE

Is there an HDC survey form for 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 _____

N/A

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL'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 applica-

	- Regardless of the sequence or other considerations, it was emphasized that HDC approval doesn't necessarily mean having full information about zoning requirements. - Pointed out that zoning matters are not within the HDC's purview, and lack of discussion on zoning doesn't imply approval. - Emphasized that, even if the HDC approves something, it must still conform to the Town's bylaws and codes. - Noted that the relevance of setbacks (25 or 50 feet) is limited to zoning considerations, and any non-compliance would be addressed during the zoning enforcement officer's review, specifically mentioning Marcus Silverstein as the officer in charge of zoning reviews.		
Motion:	**Motion to view and install stakes to delineate the pool and above-grade hardscape elements. (Welch) (1:22:47)**		
Roll-Call Vote:	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver (Aye)	Certificate #	HDC2023 – (as noted)

7. NIR Retail LLC | 4 Harbor Sq. | Structure rev 03-8063 | 42.2.4/1 | WAPD

Concerns: **Application not opened.**
Motion: **No action.**

8. Lisa Morse | 199 Madaket Rd. | Deck stairs | 59/58.1 | NAG

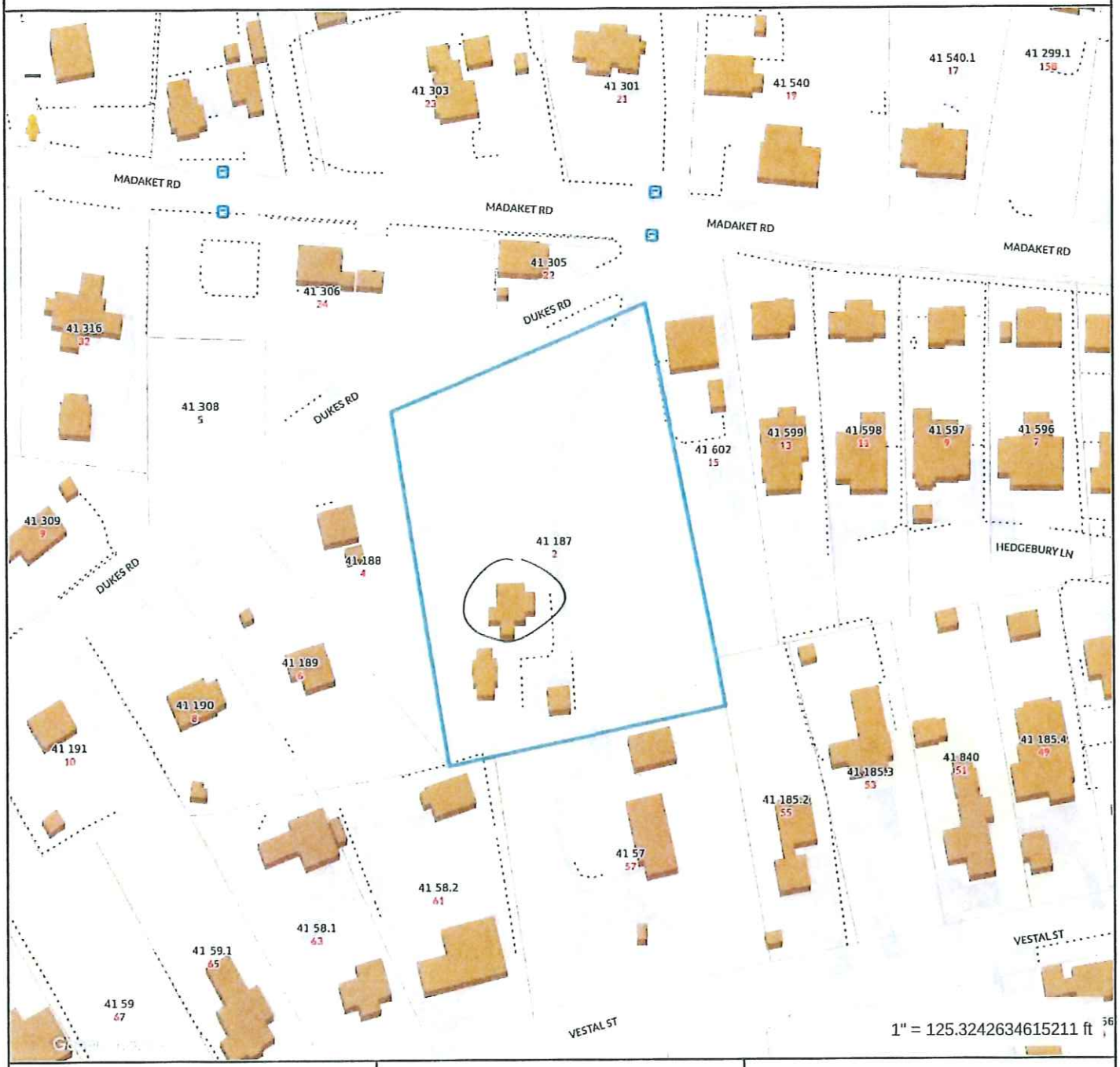
Voting:	Pohl, Welch, Coombs, Oliver, Patten		
Alternates:	Paul		
Recused:	-		
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.		
Representing:	Stephen Theroux, Nantucket Architecture Group		
Staff Comments:	**Backus** - Noted that the structure is a non-contributing one from circa 1985. - Mentioned that the existing location for the external stair was preferable as it wasn't visible, but the new location will make the stairs visible. - Described the contemporary building as having a characteristic Gable forward onto an e-forward main block. - Pointed out that the design standards for this building are very customized compared to typical standards. - Recommended, if the stair can't remain in its current location, that it be screened in some way.		
Public Comments:	None		
Concerns/Questions/ Comments:	**Welch** - No concerns. **Oliver** - No concerns. **Patten** - No concerns. **Coombs** - No concerns.		
Motion:	**Motion to approve as submitted with screening. (Oliver) (1:41:02)**		
Roll-Call Vote:	Carried 5-0 // Pohl, Welch, Coombs, Oliver, Patten (Aye)	Certificate #	HDC2023 – (as noted)

9. Whitney A Gifford, Trust | 32 Pocomo Rd | Gate & fence | 14/77 | Emeritus LTD

Concerns: **Application not opened.**
Motion: **No action. (1:41:37)**

10. Jana Oddleifson | 2 Dukes Rd | Move off /demo dwelling | 41/187 | LFW

Voting:	Pohl, Welch, Coombs, Patten, Paul
Alternates:	-
Recused:	Oliver
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing:	**Linda Williams/ Spencer Cordsten McCombe**
Staff Comments:	**Backus** - Shared the discovery of a 1935 aerial photo, indicating the main dwelling's presence at that time.



Property Information

Property ID	41 187
Location	2 DUKES RD
Owner	ODDLEIFSON JANNA M & ERIC TRS

APPROVED
HDC 2023-10-9318

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.



Property Information

Property ID	41 187
Location	2 DUKES RD
Owner	ODDLEIFSON JANNA M & ERIC TRS

APPROVED
HDC 2023-10-9318
Without HDC Approval

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

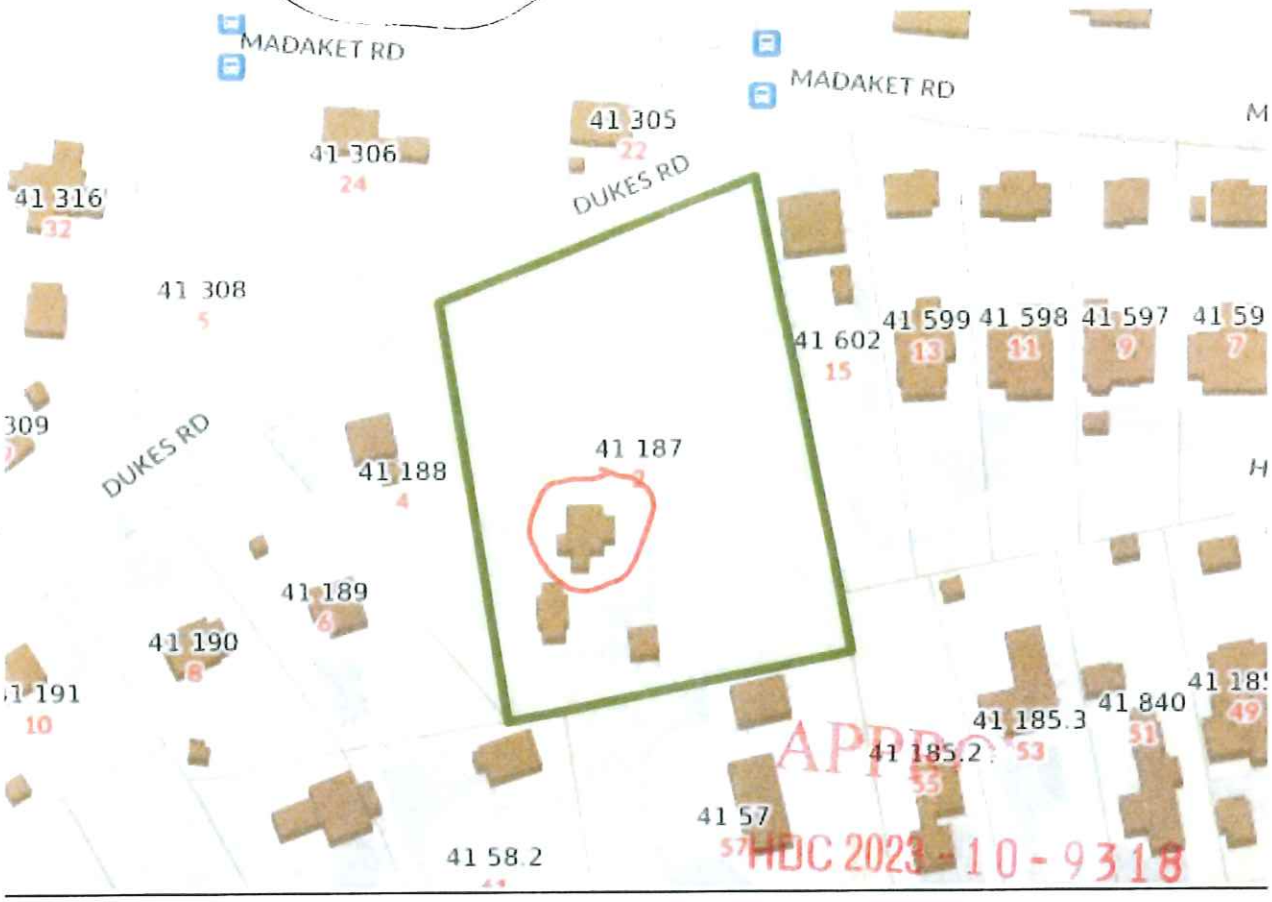
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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.

RECEIVED
OCT 30 2023

2 DUKES ROAD – PRIMARY DWELLING/COTTAGE/GARAGE DEMOLITION/MOVE OFF





RECEIVED
OCT 30 2023
By

PRIMARY DWELLING – 1940

NORTH ELEVATION



SOUTH ELEVATION

HDC 2023-10-9318





EAST ELEVATION

HDC 2023 - 10 - 9318

OCT 30 2023





WEST ELEVATION

RECEIVED
OCT 30 2023





APPROVED

HDC 2023-10-9318







HUC 2023 - 10 - 9318

PRIMARY DWELLING - 1940



HDC 2023 - 10 - 9318



APPROVED

HDC 2023-10-9318

1957 AERIAL PHOTOGRAPH



2 DUKES RD

Location	2 DUKES RD	**Mblu**	41/ / 187/ /
Acct#	00001931	**Owner**	ODDLEIFSON JANNA M & ERIC TRS
Assessment	$1,619,700	**PID**	1931
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$839,700	$780,000	$1,619,700

Owner of Record

Owner	ODDLEIFSON JANNA M & ERIC TRS
Co-Owner	DAISY HILL NOMINEE TRUST
Address	200 ORCHARD HILLS DR ANN ARBOR, MI 48104

Sale Price	$0
Certificate	
Book & Page	00604/0206
Sale Date	12/21/1998
Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
ODDLEIFSON JANNA M & ERIC TRS	$0		00604/0206	99	12/21/1998
ODDLEIFSON JANNA MARTIN	$0		00600/0211	99	11/24/1998
ODDLEIFSON ERIC & JANNA MARTIN	$0		00142/0263		07/01/1973

Building Information

Building 1 : Section 1

Year Built:	1940
Living Area:	1,435
Replacement Cost:	$600,248
Building Percent Good:	80
Replacement Cost Less Depreciation:	$480,200

Building Attributes	
Field	**Description**

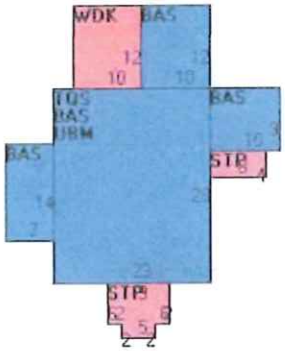
Style:	Colonial
Model	Residential
Grade:	Avg to Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Salt Box
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\02\39\75.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/1931_229

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	952	952
TQS	Three Quarter Story	644	483
STP	Stoop	96	0
UBM	Basement, Unfinished	644	0
WDK	Deck, Wood	120	0
		2,456	1,435

Building 2 : Section 1

Year Built: 1996
Living Area: 831
Replacement Cost: $398,997
Building Percent Good: 88
Replacement Cost Less Depreciation: $351,100

Building Attributes : Bldg 2 of 2	
Field	Description

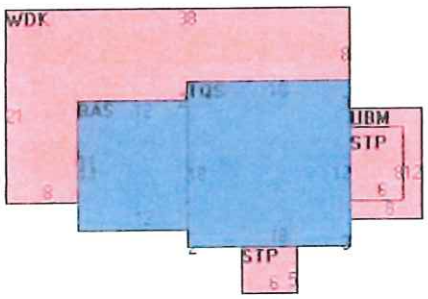
Model	Residential
Grade:	Above Average
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	1 Bedroom
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\39\76.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/1931_229

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	588	588
TQS	Three Quarter Story	324	243
STP	Stoop	78	0
UBM	Basement, Unfinished	96	0
WDK	Deck, Wood	432	0
		1,518	831

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL2	1.5 STORY CHIM	1.00 UNITS	$3,000	1

Land

Land Use

Use Code	1090
Description	MULTI HSES M01
Zone	R20
Neighborhood	450
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	1.70
Frontage	0
Depth	0
Assessed Value	$780,000

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
FGR1	GARAGE-AVE			324.00 S.F.	$5,400	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$839,700	$780,000	$1,619,700
2022	$625,100	$640,300	$1,265,400
2021	$625,100	$662,400	$1,287,500
2020	$658,200	$662,400	$1,320,600
2018	$592,100	$625,200	$1,217,300

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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

AS AGENT FOR Rachel and Caroline Powers

STREET ADDRESS 164 Hummock Pond Rd

MAP/PARCEL 65 / 13.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON September 23, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria Ewing — Signature

Sept 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°: 65 PARCEL N°. 13.1

Street & Number of Proposed Work: 164 Hummock Pond Rd

Owner of record: Rachel Dongors

Mailing Address: 164 Hummock Pond Rd
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK

Mailing Address: PO Box 1691
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 VTEC) ☐ 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: 1965

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

New 30'x14' pool and 7'x7' spa both 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 _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/23/24 Signature of owner of record

Signed under penalties of perjury



Property Information

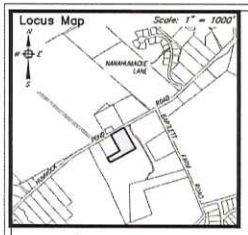
Property ID	4741
Location	164 HUMMOCK POND RD
Owner	POWERS RACHEL & CAROLINE

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

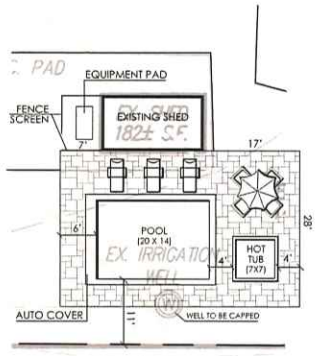
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



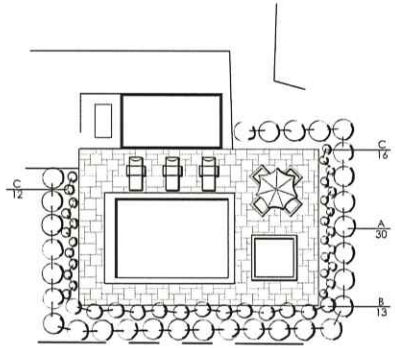
SITE PLAN

SCALE: 1" = 30'

NOTE:
BASE INFORMATION TAKEN FROM "PROPOSED SITE PLAN"
DATED 10-25-17 WITH REVISION DATE OF 12-14-17
BY BRACKEN ENGINEERING, INC. OF NANTUCKET, MA.



LAYOUT PLAN



Plant List:

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE
A	30	Ligustrum ovalifolium	California Privet	4' HT
B	13	Hydrangea macrophylla 'Pia'	Pia Hydrangea	5 GAL
C	28	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Dwf. Fountain Grass	1 GAL

PLANTING PLAN

J.T. Newton & COMPANY
BURLINGTON - OSTERVILLE
339-234-6827
www.jt-newton.co

BLUE CLAW ASSOCIATES INC.
Osterville - Chatham - Nantucket
508-271-7750
www.blueclawassociates.com

DATE: AUGUST 25, 2024

REVISIONS
NUM DATE DESCRIPTION

FRANK H. POWERS
REVOCABLE TRUST
164 HUMMOCK POND ROAD
NANTUCKET, MA

Drawn By: JTN | Checked By:

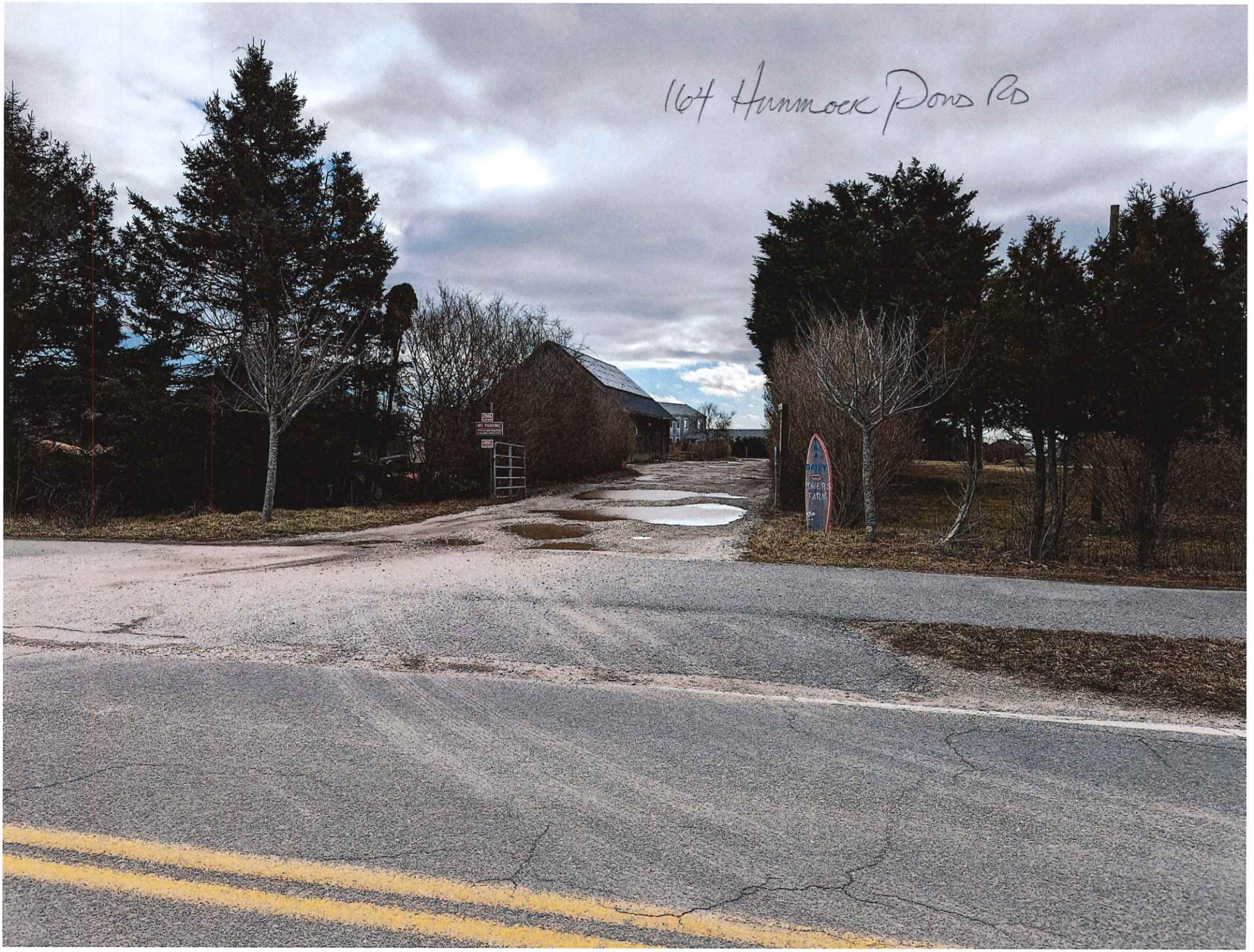
CONCEPTUAL LANDSCAPE PLAN

Scale: 1" = 10'-0"
0 30
SCALE IN FEET

Sheet: L1

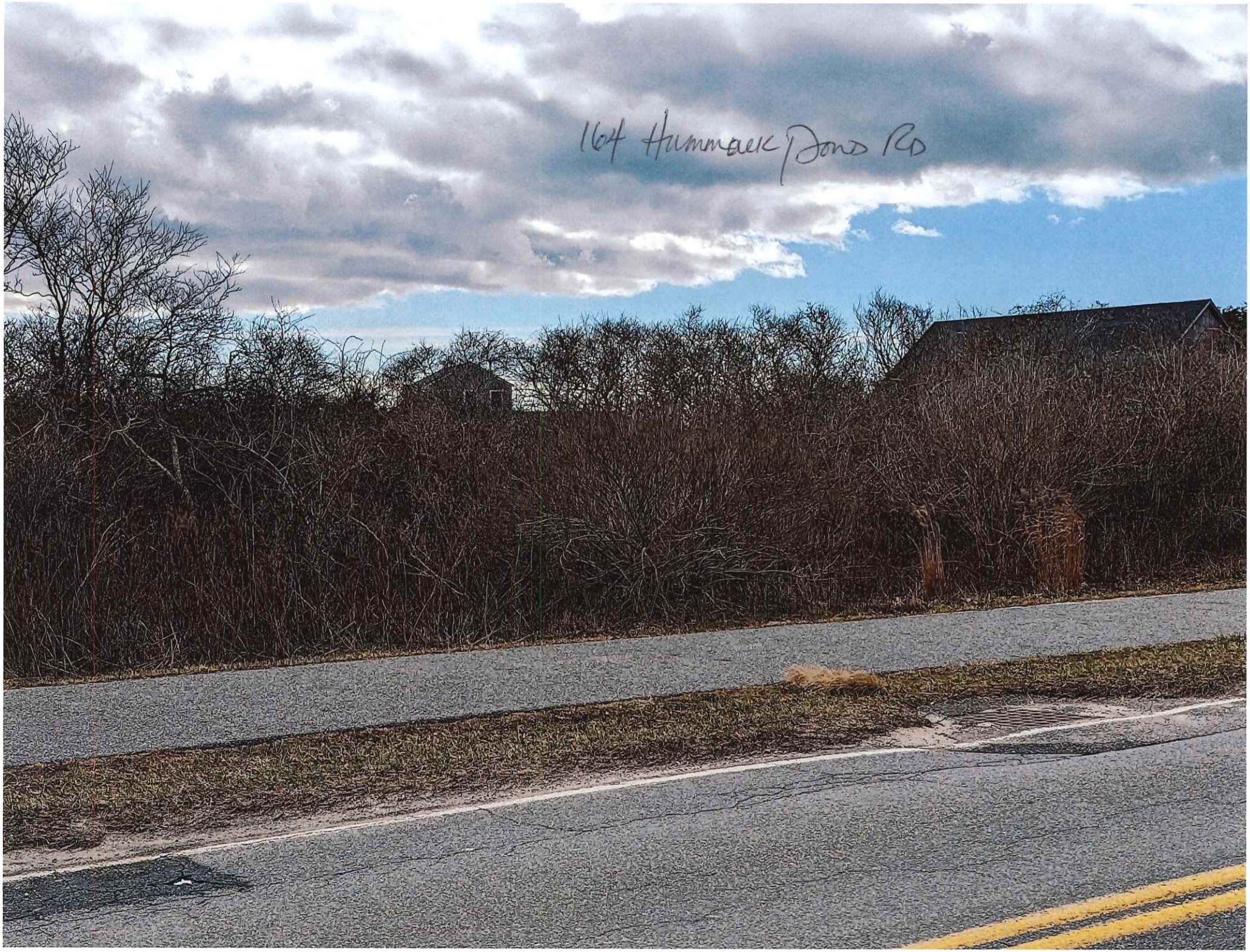

164 Hummock Pond Rd
164
DAILY
DISTRICT
POWERS
FARM


164 Hummock Pond Rd
NO PARKING


164 Hummock Pond Rd


164 Hummock Pond Rd


164 Hummock Pond Rd


164 Hummock Pond Rd

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

CO[illegible]

Ray [illegible]
Chai[illegible]

Dia[illegible]
Vice-Chairman

[illegible]

Abig[illegible]

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 Victoria Ewing c/o Link

AS AGENT FOR E. Sumner c/o HPRNT Aria Parsilla

STREET ADDRESS 46 Hummock Pond Rd

MAP/PARCEL 56/288

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9/23/24

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.

Victoria P Ewing 9/23/24

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°. 288

Street & Number of Proposed Work: 46 Hummock Pond Rd

Owner of record: Eric Sumner c/o HPR Nantucket Trust

Mailing Address: c/o Aria Pardilla 52 Fox Hill Rd

Canton, NJ 07830

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK

Mailing Address: PO Box 1601

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. 2024-07-10774

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size EXTENSION ☑ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1979

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

EXTEND ~~DECK~~ PATIO AREA AND OUTDOOR KITCHEN

Is there an HDC survey form for 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 9/23/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

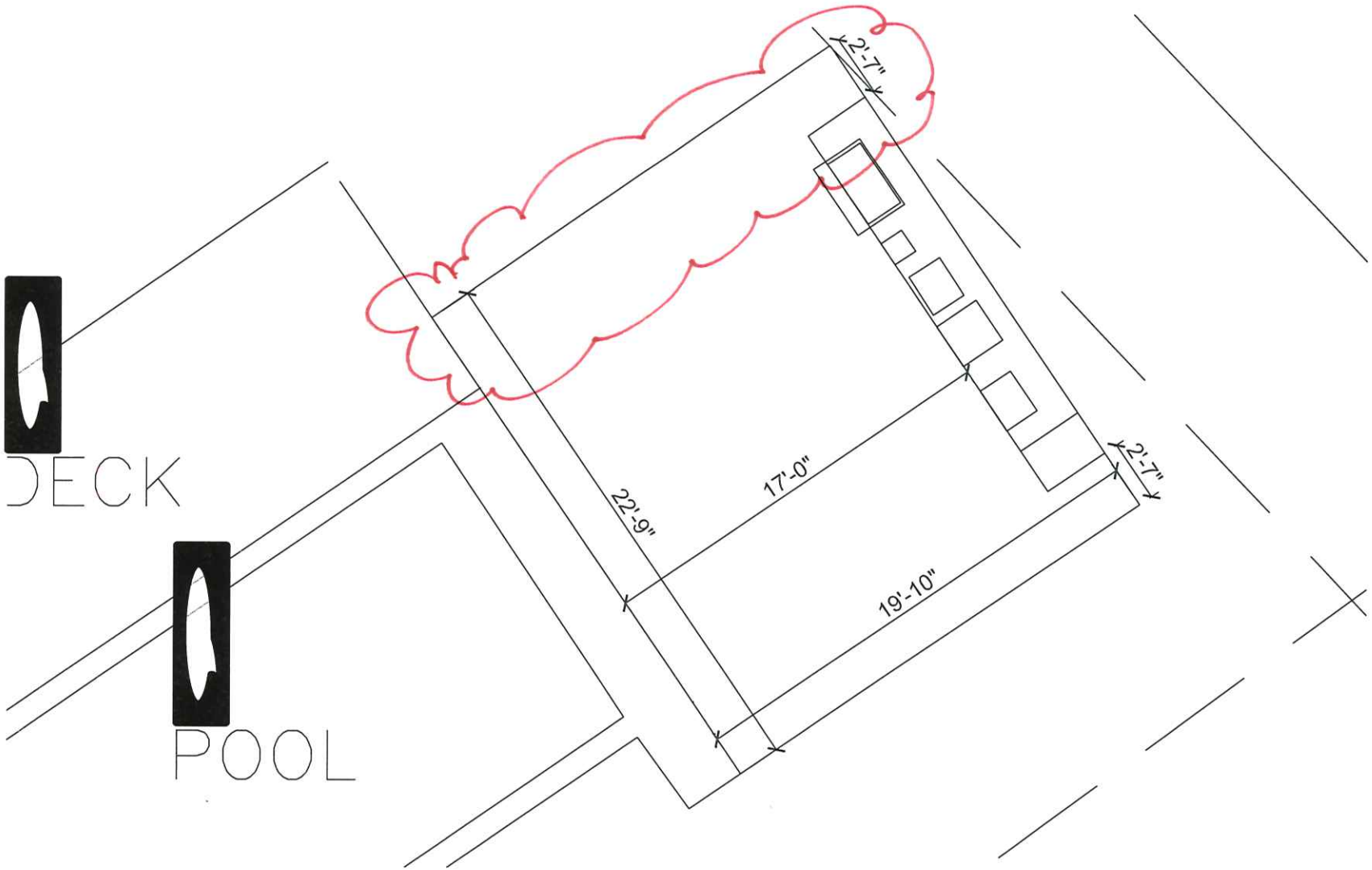
Property ID	4276
Location	46 HUMMOCK POND RD
Owner	SUMNER ERIC C JR TR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 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-

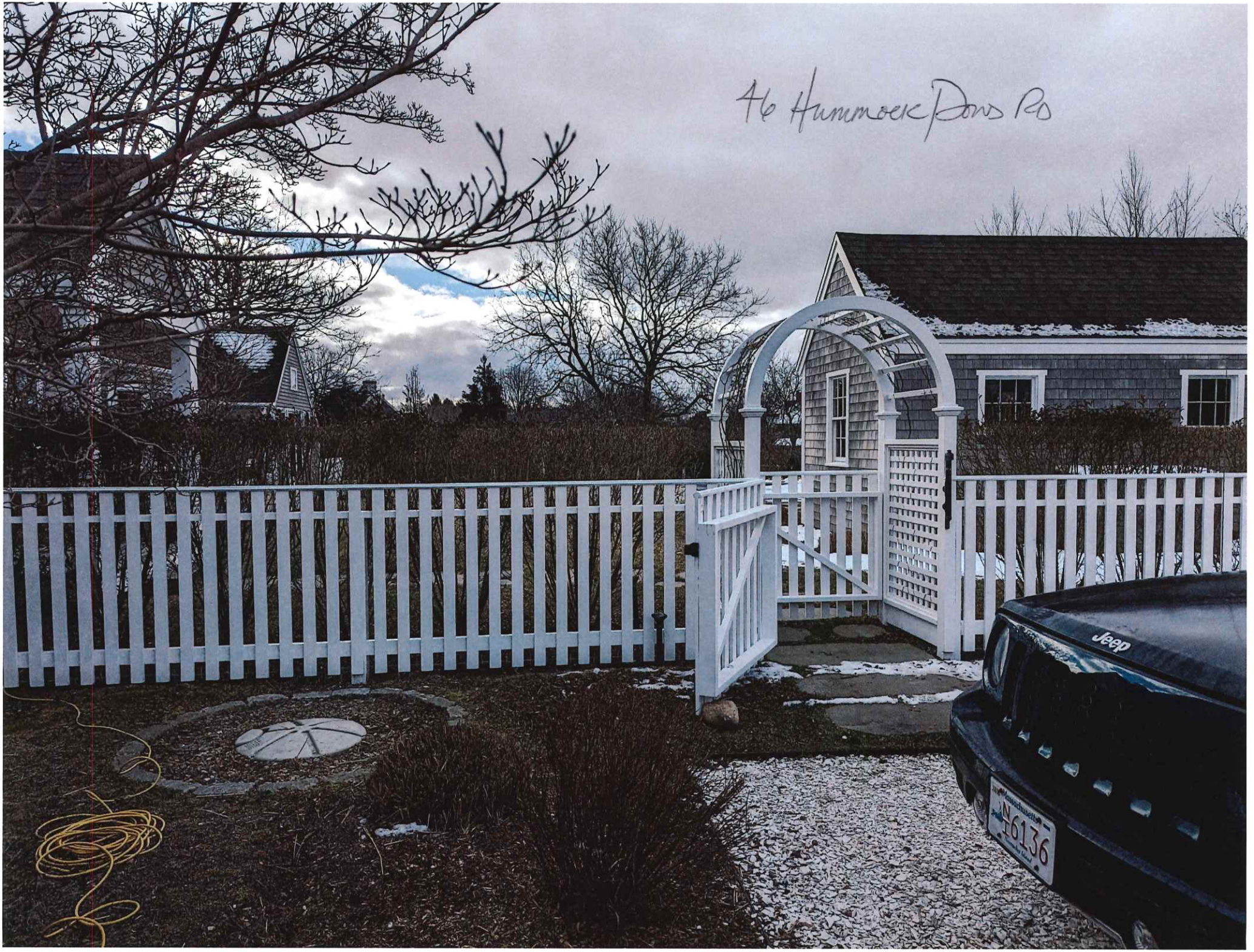
46 Hummock Pond Road

-Drawing-

-Revisions-

2 Enlarged Site Plan

SCALE: 1/4" = 1'-0"

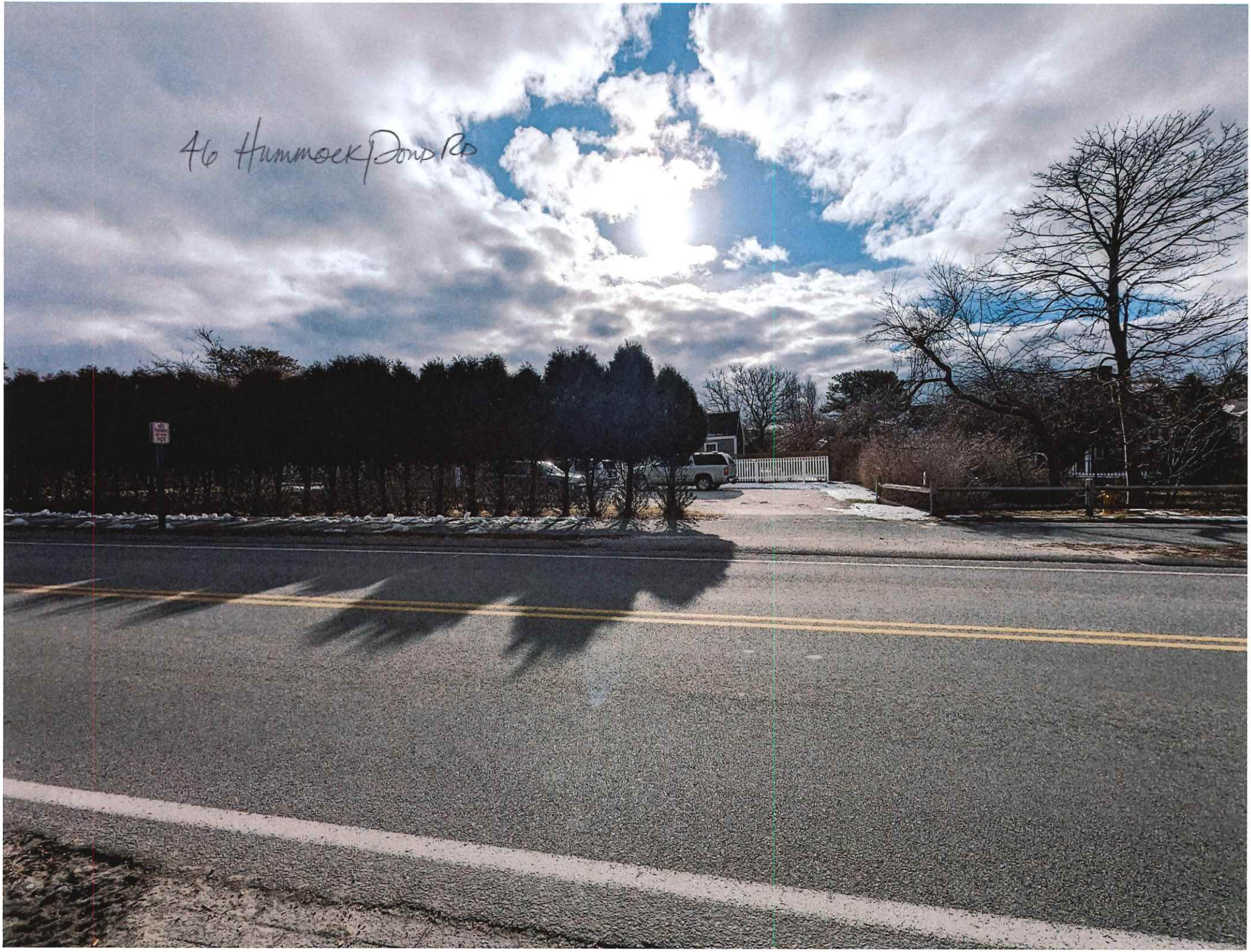

46 Hummock Pond Rd
Jeep
N 6136


46 Hummock Pond Rd


46 Hummock
Pond
Rd


46 Hummock Pond Rd


46 Hummock Pond Rd


46 Hummock Pond Rd

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

AS AGENT FOR Tim & Susan Grell

STREET ADDRESS 21 Fields Ave

MAP/PARCEL 80 / 41

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

9/23/24

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.

Victoria P Ewing — 9/23/24

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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PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 41

Street & Number of Proposed Work: 21 Field Ave

Owner of record: Susan & Timothy Grell

Mailing Address: 1 Emerson Way Apt 331

Short Hills, NJ 07078

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Link

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. 2024-04-10306

☑ Pool (Zoning District WG1) ☐ 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

INCREASE POOL SIZE TO 18'X36' ADD 10'X10' SPA, REDUCE PATIO AREA - MOVE 4' SOLID BOARD FENCE TO PERIMETER PROPERTY LINE

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties of perjury



Property Information

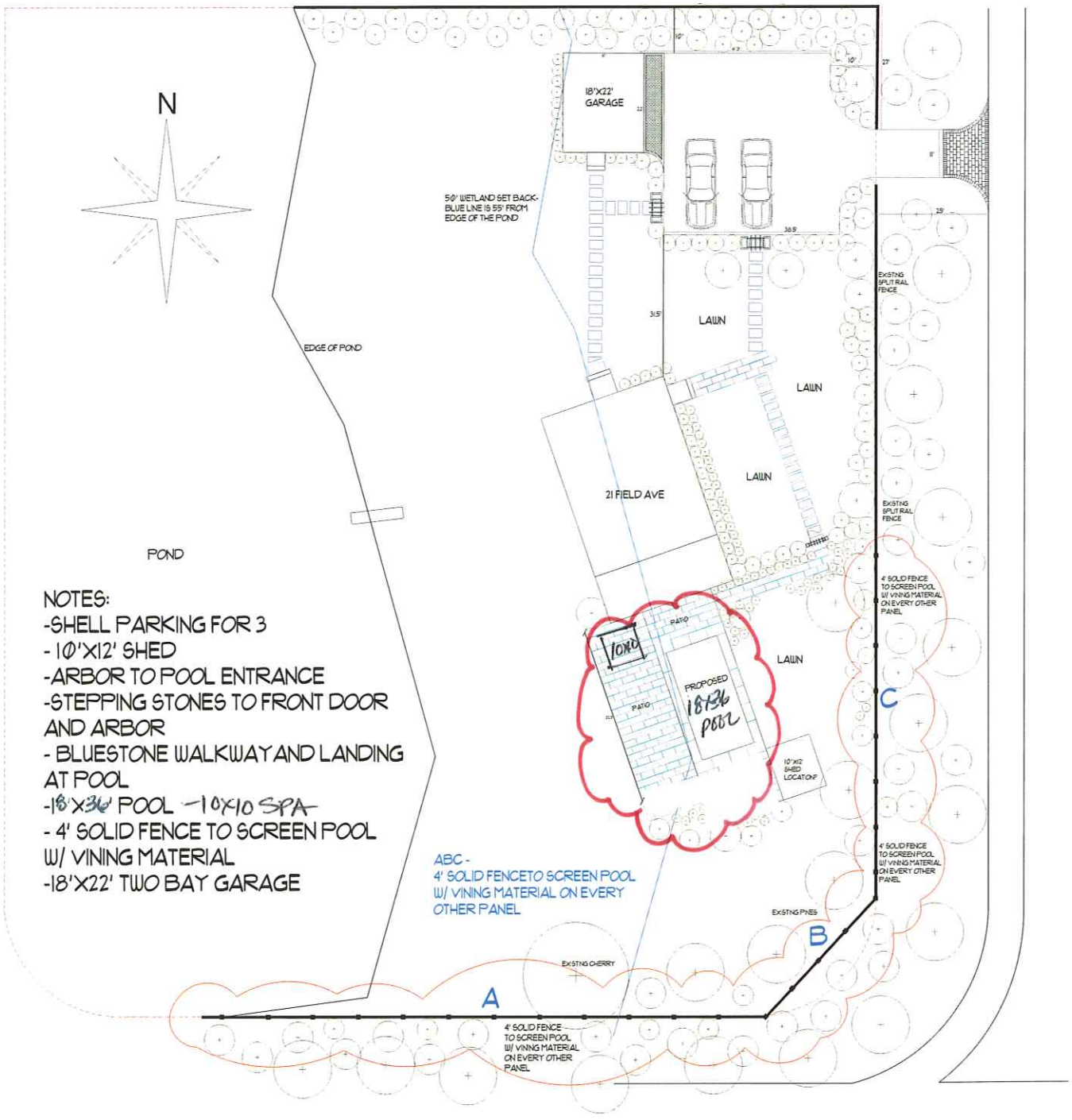
Property ID	7500
Location	21 FIELD AV
Owner	GRELL TIMOTHTY J & SUSAN R

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

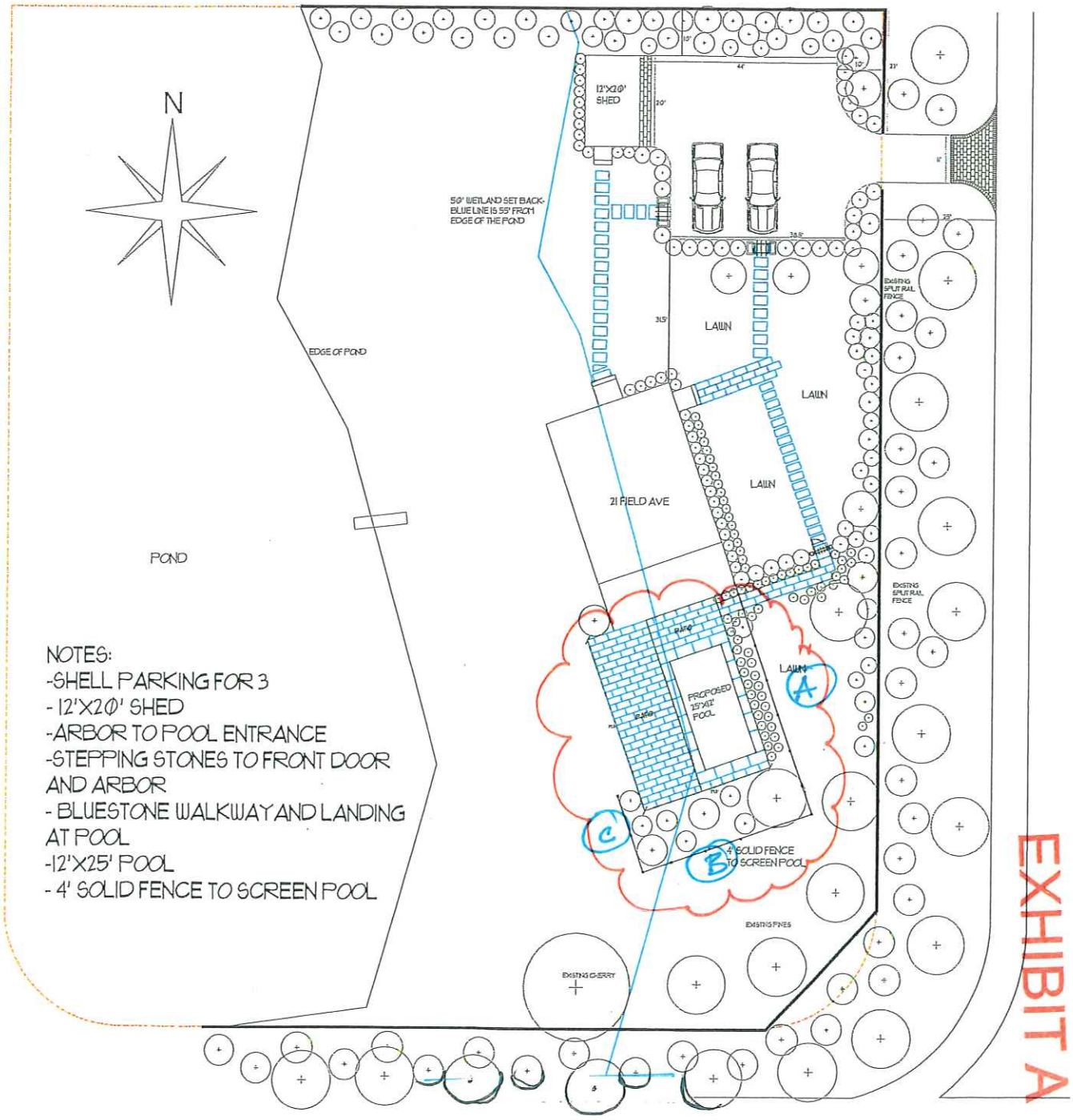
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



NOTES:
-SHELL PARKING FOR 3
- 10'X12' SHED
-ARBOR TO POOL ENTRANCE
-STEPPING STONES TO FRONT DOOR AND ARBOR
- BLUESTONE WALKWAY AND LANDING AT POOL
-18'X36' POOL -10X10 SPA-
- 4' SOLID FENCE TO SCREEN POOL W/ VINING MATERIAL
-18'X22' TWO BAY GARAGE

Revision #: 14	Scale:	Landscape Plan: L1	Landscape Design by: Gkeller
Date: 8/2/2024	1" = 10'	Grell Pool and Patio	Garden Group, Inc.

A, B, C ADD VINING MATERIAL @ ALTERNATE FENCE V SECTIONS



NOTES:
-SHELL PARKING FOR 3
- 12'X20' SHED
-ARBOR TO POOL ENTRANCE
-STEPPING STONES TO FRONT DOOR AND ARBOR
- BLUESTONE WALKWAY AND LANDING AT POOL
-12'X25' POOL
- 4' SOLID FENCE TO SCREEN POOL

Revision #: 14 Date: 5/31/2024	Scale: 1" = 10'	Landscape Plan: L1 Grell Pool and Patio	Landscape Design by: Gkeller Garden Group, Inc.


21 Pleasant Ave


21 Field Av


21 Field Av


21 Field Av


21 FIELD AV


21 Field Av


21 Food
Av




21
Field Av


21 Field Av


24 Head AV

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I MIROSLAVA AHERN

AS AGENT FOR 39 MONOMOY ROAD LLC

STREET ADDRESS 39 MONOMOY ROAD

MAP/PARCEL 54 / 79 & 54 / (PORTION OF) 8

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09/19/2024

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.

MIROSLAVA AHERN — Signature

09/19/2024 — Date

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 9/19/2024
	HDC Case Number (ie HDC2020-05-0265):
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
X	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: MIROSLAVA AHERN Date: 09/19/2024

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 54 PARCEL N°. 79

Street & Number of Proposed Work: 39 MONOMOY ROAD

Owner of record: 39 MONOMOY ROAD LLC

Mailing Address: 34 MAIN ST 3ND FLOOR, NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: MIROSLAVA AHERN LLC

Mailing Address: 6 WINDY WAY NANTUCKET, MA 02554

Contact Phone #: 508-333-5138 E-mail: design@ahernllc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☒ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District LUG1) ☐ Roof ☒ Other 7'x11' SPA

Size of Structure or Addition: Length: 45' Sq. Footage 1st floor: _____ ~~Decks~~/Patio: Size: 700 SF ☐ 1st floor ☐ 2nd floor

POOL: Width: 15' Sq. footage 2nd floor: _____ DECKS Size: 1200 SF ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural ☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways PEASTONE Walkways GRANITE PAVERS Walls PARGED CONCRETE

* Note: Complete door and window schedules are required. APRON: ANTIQUE GRANITE

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck NTW Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list. GATE: NTW

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record Miroslava Ahern Signed under penalties of perjury

HDC Minutes 05/14/2024

Start: 1:44

39 Monomoy Road (M39)

Board: Ray Pohl (Chair), VAL, ABBY, DIANE & STEPHEN

MIRKA: Board had a chance to see pool already – we resent the updated plans, not sure if they are available. Matching what WAPD proposed – the pool and spa didn't change. Updated plans for the main house. Pool is set 3' below the street – doing transitioning of front lot that is in front of shed, then we have an 18' transition from the deck into the main house with the spa integrated, and another 12' transition to the pool and pool cabana. Revised plans are opening the front landscape and I hear your concern re: the screening and bulkiness and love the idea of opening the front even more, especially around the parking and the front arrival. Would still like to keep some privacy aspect because of the pool and everything that is happening in the back. Everything is behind the building, below the street – it will be screened partially with the building and partially with the shed and supporting landscape. Will not be visible at the time of inspection. Grading is shown in detail and the cross-section that shows how we are working with the grading and trying to support the grading. Landscape has already been changed and just want to keep the privacy buffer from street and shed.

Holly: Thank you to Mirka for having more natural vegetation. Concerned re: vegetation along the road – this historic area has been open. Boston Ave. right out front has been open. Wonders how the vegetation will fit to provide buffer as proposed. Site Plan - showing how it has actually changed with the context of the existing structure and how it is going to be moved – would be helpful. Natural, natural, natural and not privet, privet everywhere. We want to see this structure, it's a historic structure and like how they are bringing it back to its natural light.

SANDY: No comment.

ABBY: Wants to make sure we can't see it [pool] from the street. To Holly's point, make it more naturalistic. Would like to see somehow if we can see the pool from the street.

Stephen: Concern with illustration shown earlier – obliteration of the transition space: public space, throght semi-private space, to private space of the house. House is on the corner, had that type of a transition. Appreciate the effort to make modification – introduction of Cypress in that area is inappropriate. Architectural element – and other plant materials – is a different feeling. Limiting or eliminating view of the front of the house is a matter of plant material becoming an architectural element.

VAL: No comment.

DIANE: Would like to see the planting along either side of the house – further Monomoy – looking back at the house – first part where the garage is – for more natural vegetation. That part of Monomoy was a little more relaxed and didn't have formal edges. Particularly where the swimming pool is, which is facing north, use to be a more wide-open field. Would like to see what can be don't so it's not so formal.

RAY: Consensus is to bring back less formal, less architectural landscape.

DIANE: Motion to hold for revisions.

CARRIED UNANIMOUSLY.

END: 1:53

MIROSLAVA AHERN
LANDSCAPE DESIGN STUDIO

Memo

To: Nantucket Historic District Commission

From: Miroslava Ahern, LLC

cc: Holly Backus, Preservation Planner

Date: 6/27/24

Re: HDC COA Application for 39 Monomoy Road [54/79]
39 Monomoy Road, LLC

*Minutes from HDC Meeting 5/14/2024 not available

Dear Mr. Chairman and HDC Board Members:

This COA application was heard 5/14/24. The attached meeting minutes have been generated by this office, as they are not available at the time of this submittal. The changes to the enclosed plans are reflective of the motion made at the 5/14/24 meeting.

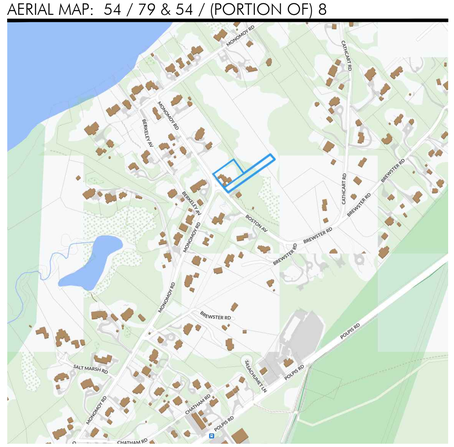
Thank you.

Miroslava Ahern, LLC

GIS MAP: 54 / 79 & 54 / (PORTION OF) 8



AERIAL MAP: 54 / 79 & 54 / (PORTION OF) 8



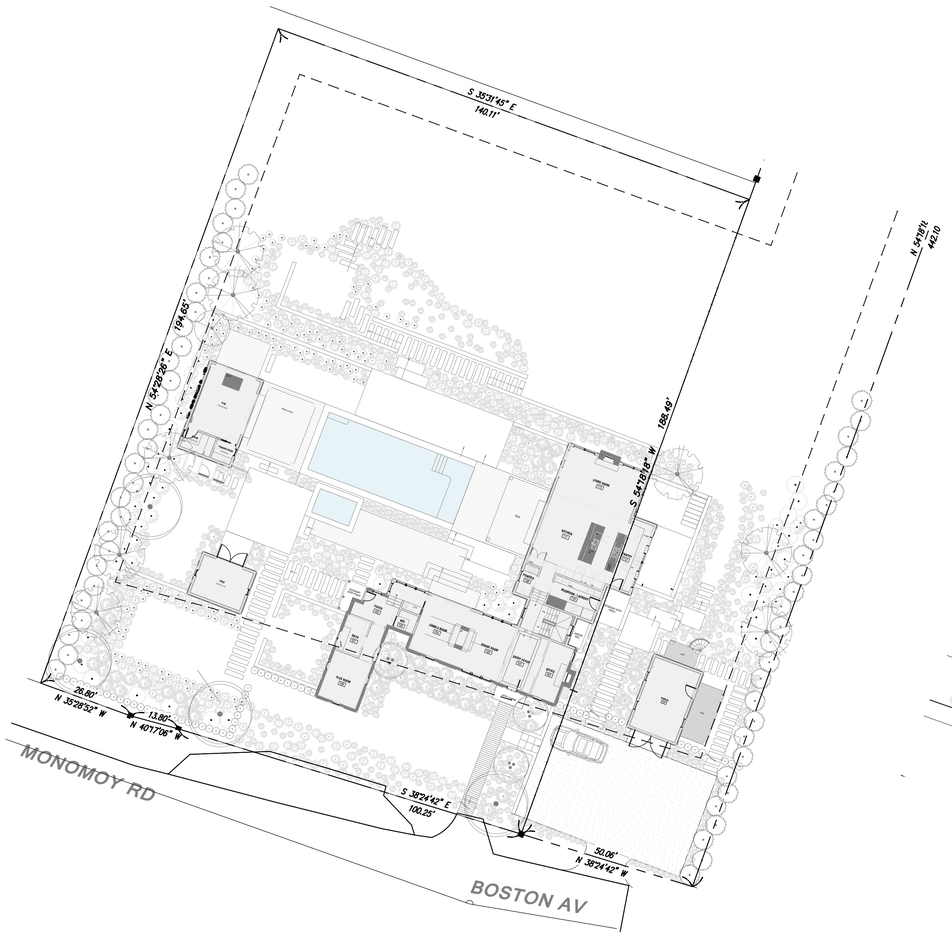
STREET VIEW 1



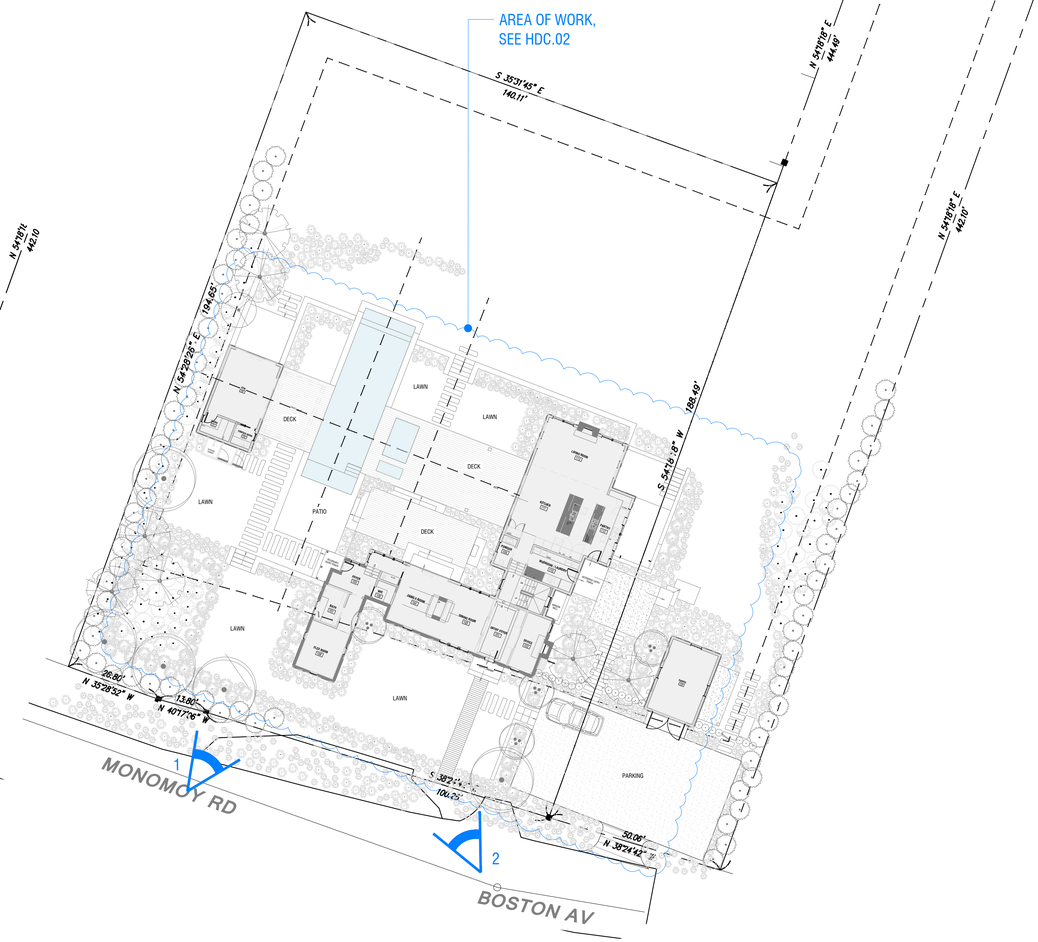
STREET VIEW 2



PREVIOUSLY SUBMITTED SITE PLAN (5/14/2024)



FULL SITE PLAN



AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

M39

39 MONOMOY ROAD, NANTUCKET, MA

OWNER

39 MONOMOY ROAD LLC
34 Main St 2nd FL,
Nantucket, MA 02554

ARCHITECT

WORKSHOP / APD
39 West 38th Street, 7th FL, New York, NY 10018
T (212) 273-9712

SURVEYOR

BRACKEN ENGINEERING, INC.
18 Old South Road Nantucket, MA, 02554
(508) 325 0044

OLD BUSINESS

HDC SUBMISSION
POOL & HARDSCAPE

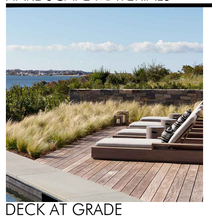
COVER

DRAWING INFO

DATE	SEPTEMBER 19, 2024
SCALE	1:20
DRAWN BY	JH

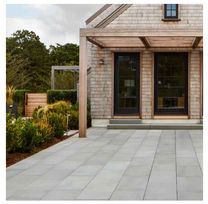
HDC.01

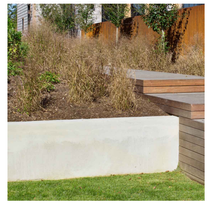
HARDSCAPE MATERIALS


DECK AT GRADE

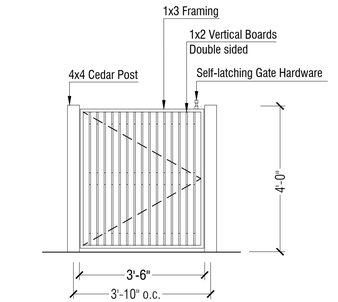

PEASTONE DRIVEWAY


ANTIQUE GRANITE PAVERS


GRANITE PATIO


PARGED WALLS

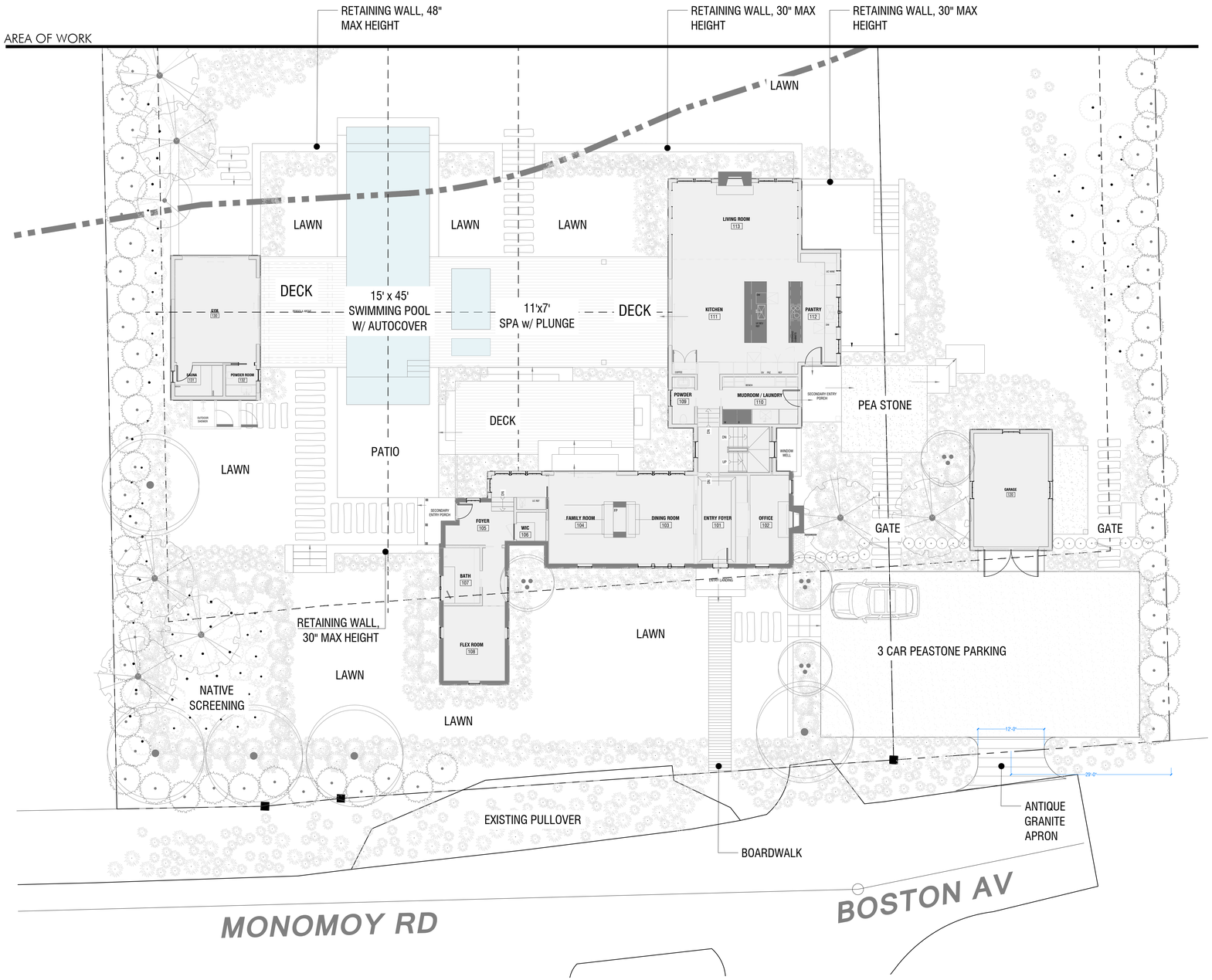
PROPOSED GATE (TYP.) ELEVATION



1 WOODEN GATE: ELEVATION

Scale:1/2" = 1'-0"

AREA OF WORK



MONOMOY RD ILLUSTRATIVE ELEVATION (NTS)



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LANDSCAPE DESIGN STUDIO
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T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

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OLD BUSINESS

HDC SUBMISSION
POOL & HARDSCAPE
LAYOUT PLAN

DRAWING INFO

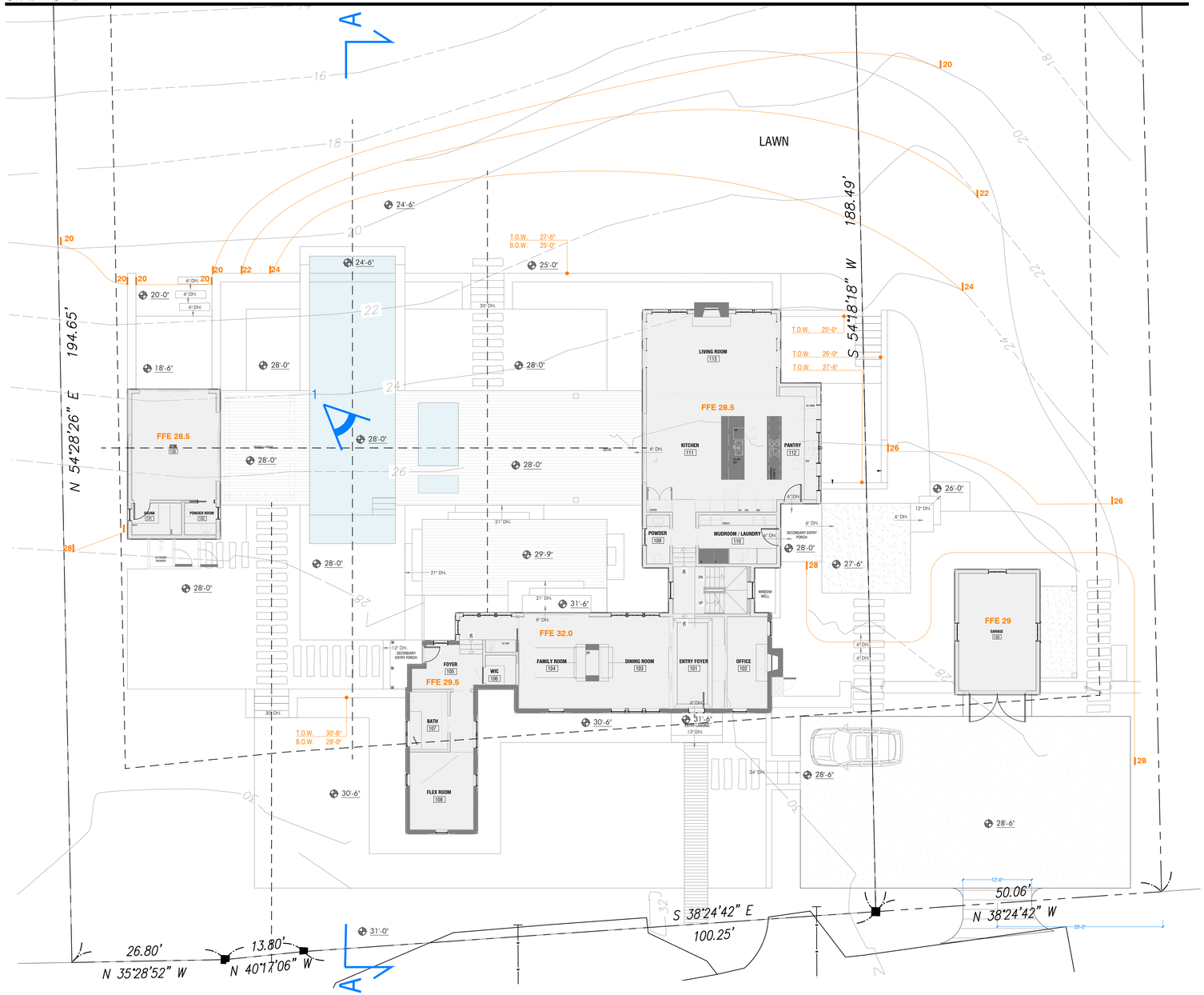
DATE	SEPTEMBER 19, 2024
SCALE	1:10
DRAWN BY	JH

HDC.02

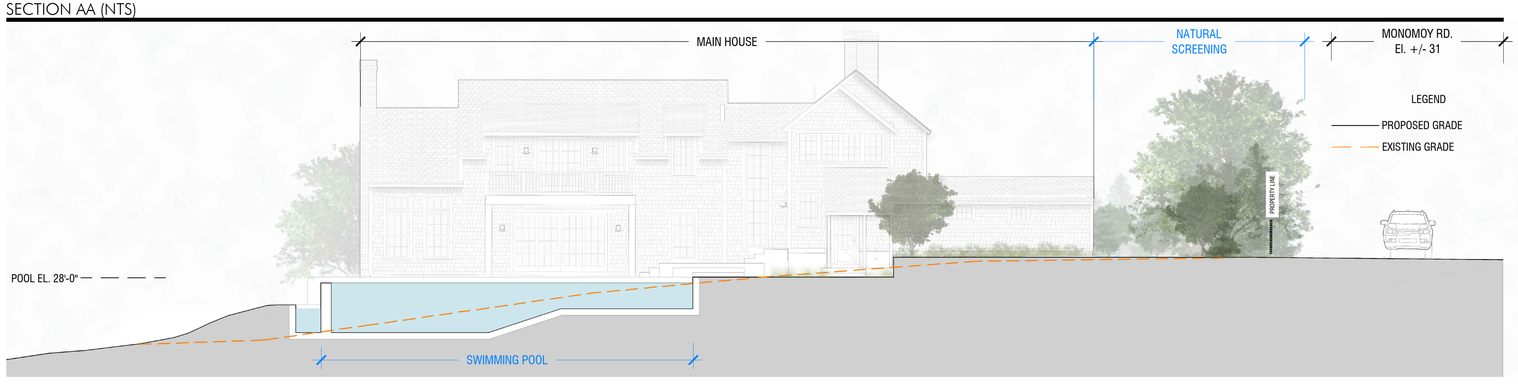
VIEW 1: EXISTING GRADE SLOPE



GRADING PLAN



SECTION AA (NTS)



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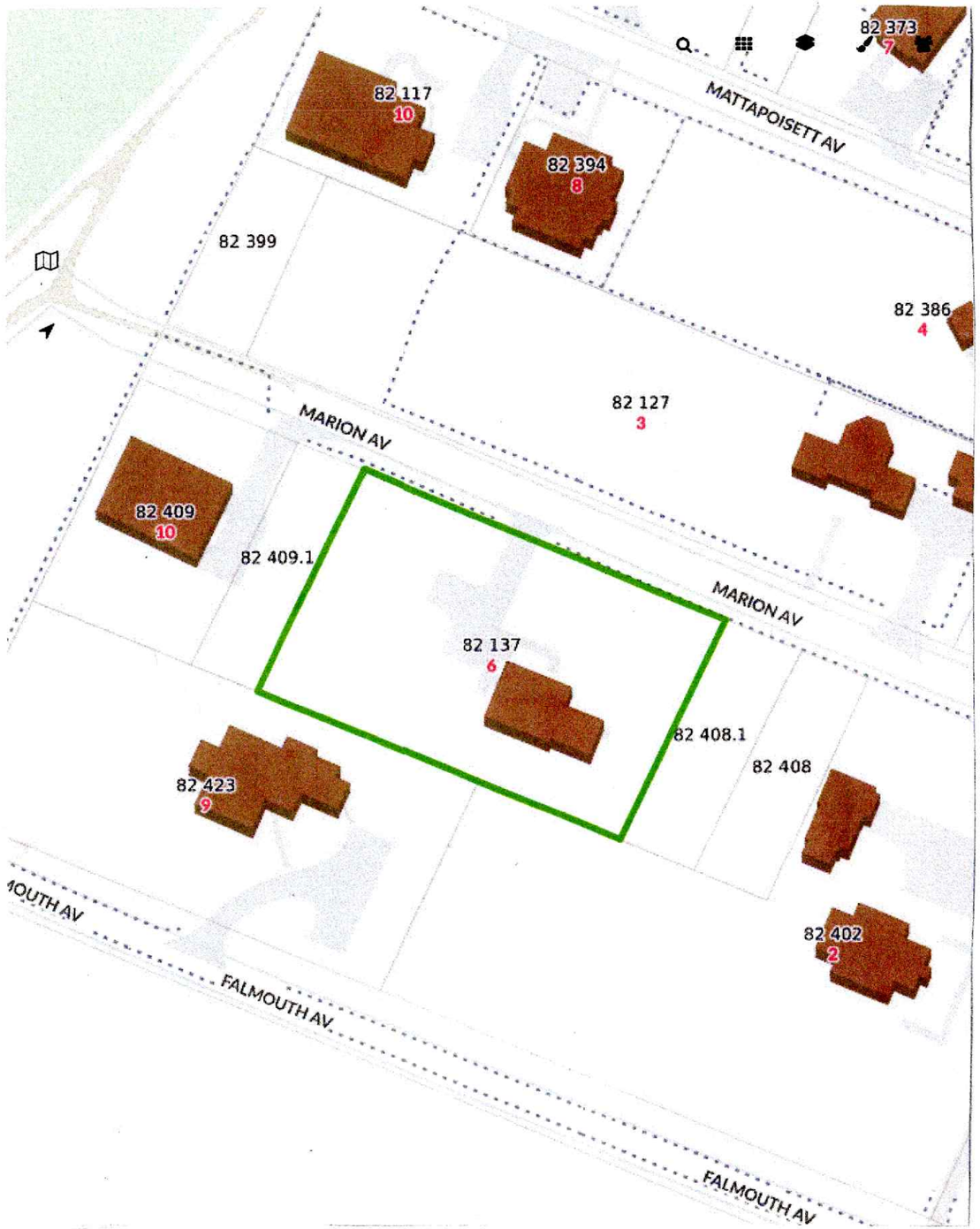
OLD BUSINESS

HDC SUBMISSION
POOL & HARDSCAPE
GRADING PLAN

DRAWING INFO

DATE	SEPTEMBER 19, 2024
SCALE	1:10
DRAWN BY	JH

HDC.03



PROPOSED POOL AND SPA

FOR:

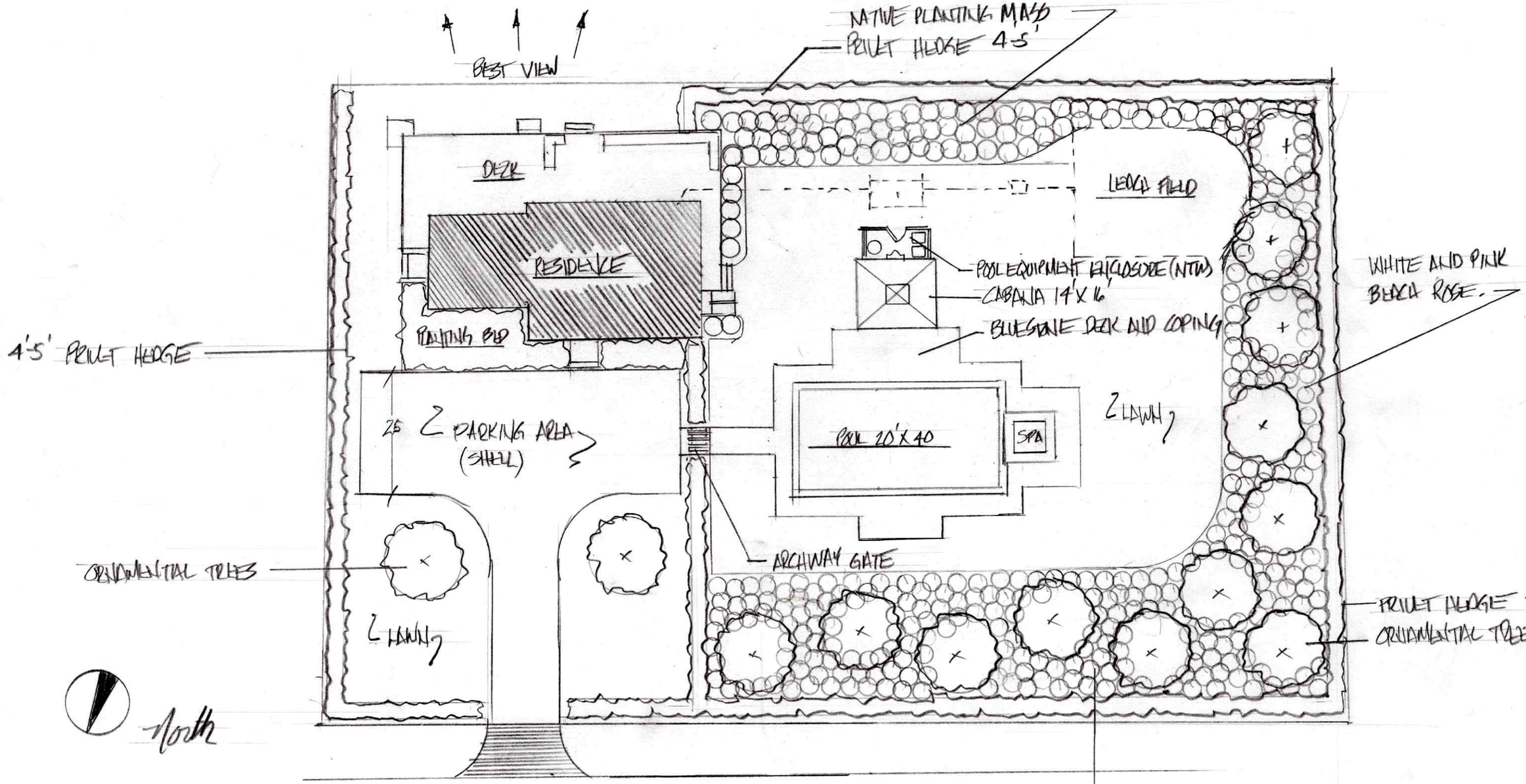
THE BLANEY RESIDENCE

6 MARION LANE

NANTUCKET ISLAND

82-137

PREPARED BY: MARK LOMBARDI 508-325 1695



PROPOSED POOL PLAN

FOR:

THE BLANEY RESIDENCE

MARION AVE

SCALE 1"=20'

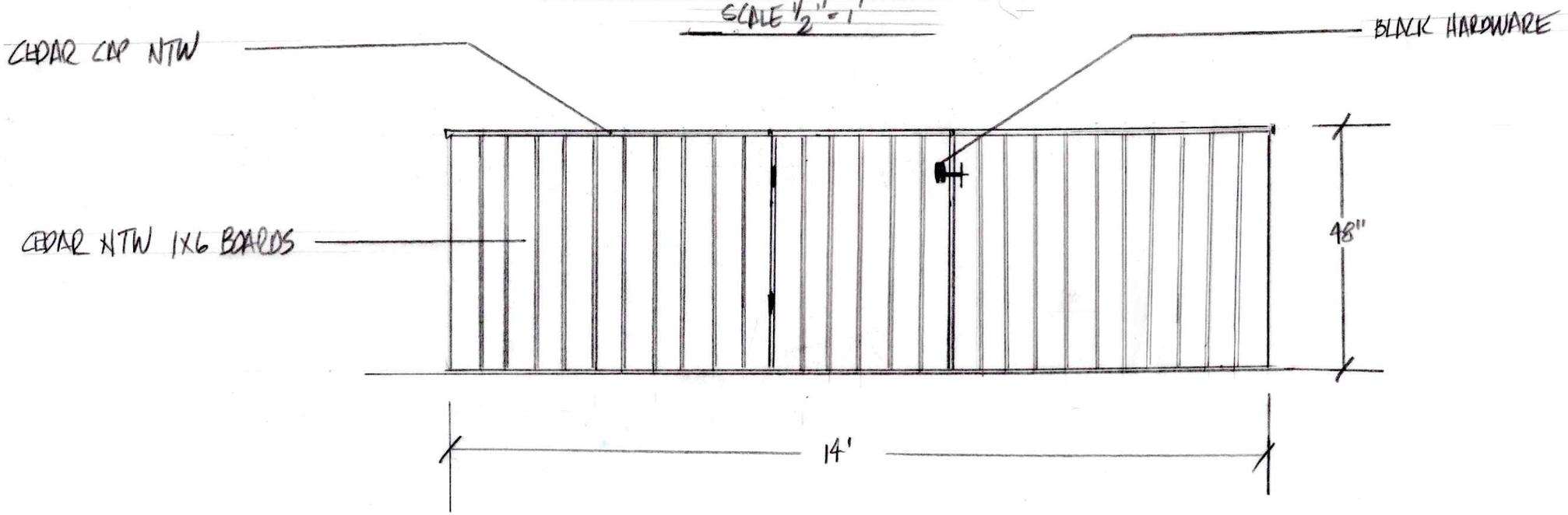
RK LOMBARDI 508.325.1695

- MASS PLANTING OF NATIVE PLANTINGS UNDER ORNAMENTAL TREES.
- * BAYBERRY, ROSA RUGOSA, BEACH PLUM BLUE IRIS, VIBURNUM, BROOM AND NATIVE GRASSES.

PROPOSED POOL EQUIPMENT ENCLOSURE

BLANEY RESIDENCE 6 MARION LANE

SCALE ½" = 1'



PREPARED BY MARK LOMBARDI 559-325-1695

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 82 PARCEL N°. 137

Street & Number of Proposed Work: 6 Marion Avenue

Owner of record: Bernard Blaney

Mailing Address: P.O. Box 3230 Nantucket MA 02554

Contact Phone #: 508 243 6011 E-mail: BernieBlaney@Comcast

AGENT INFORMATION (if applicable)

Name: Ryan Blaney

Mailing Address: P.O. Box 3230 Nantucket MA 02554

Contact Phone #: 781 910 6470 E-mail: Ryan@MaryPeople.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☑ Pool (Zoning District WG2) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 40' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 20' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: *Height Exposed* _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways Patio Blue Stone Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/14/24 Signature of owner of record _____ Signed under penalties of perjury

VII. NEW BUSINESS 07/09/2024

1.	Off Shore Development	6 Tautemo Way	New Dwelling	85/19	Concept Design
2.	Off Shore Development	6 Tautemo Way	Cabana	85/19	Concept Design
3.	Off Shore Development	6 Tautemo Way	Pool	85/19	Concept Design
4.	Giles Gregory	48 York St	addition	55.4.1/55	Link
5.	Orenstein/ Amy Ted	5 Crows Nest Way	Pool	12/22.2	Robert Newman
6.	Blaney, Bernard	6 Marion Ave	Pool hardscape	82/137	Ryan Blaney
7.	NHA Properties Inc	7C Surfside	Solar Rooftop	55/254	Ack Smart
8.	NHA Properties Inc	7D Surfside	Solar Rooftop	55/254	Ack Smart
9.	102 Wauwinet Road Trust	102 Wauwinet Rd	Historic Determination	11/24.2	Botticelli & Pohl
10.	14 Hussey St LLC	14 Hussey St	Front door color change	42.3.4/132	Olson Twombly
11.	Family Ties Ack LLC	11 Alliance Ln	Rev 8521 cottage	39/24.1	Studio Park
12.	Carl Jelleme	29 Quaise Rd	Add Roof inset deck	26/8	MCA
13.	Mary Semjen	39 Pilgrim Rd	Hardscape fence	30/74.3	self
14.	Janice Ellsworth	3 Dennis Dr	Fence	67/369	Drew Arent
15.	450 Green Park LLC	2 Stone Alley	Deck change	43.3.1/102	Ahern LLC
16.	Hristo Rashkov	8 Lewis Ct	Color Change door	67/37	Hristo Rashkov
17.	Holding Christopher & Megan	25A Clifton St	New Dwelling	73.4.1/3.1	Emeritus LTD
18.	Holding Christopher & Megan	25A Clifton St	New Garage	73.4.1/3.1	Emeritus LTD
19.	Jane & Phillip Corwin	32 Flintlock Rd	Guest House Move rotate	75/77	Emeritus LTD
20.	Jane & Phillip Corwin	32 Flintlock Rd	Main House addition new porch	75/77	Emeritus LTD
21.	Smiley 15 N water LLC	15 N Water	Demo rebuild Chimney	42.4.2/50	Normand
22.	29 Jefferson LLC	29 Jefferson Ave	Driveway, hardscape, gate	30/125	LINK
23.	Katie Holohan Adam Kates	12 Pilgrim	New dwelling	41/476	Emeritus LTD
24.	John Manera	15 Morey Ln	Rev Add Door	73.3.1/38	LFW
25.	Elbow Lane Group	7 Elbow Ln	Window replacement	73.2.4/41	Jared Rodgers
26.	NiSHA	1 Evergreen Lot 2	New dwelling	68/727	Emeritus LTD
27.	NiSHA	1 Evergreen Lot 3	New dwelling	68/727	Emeritus LTD
28.	FP 4 N water	4 N Water	Addition	42.4.2/90	Emeritus LTD
29.	Sam & Craig Cordts Pearce	76 Pleasant St	Front Dwelling addition	55/367	Sanne Payne
30.	Sam & Craig Cordts Pearce	76 Pleasant St	New Dwelling in rear	55/367	Sanne Payne
31.	Terry Anne Vigil Trust	26 Somerset Ln	Move Off Demo MH	66/10	LINK
32.	FAE A Perlman LLC	17 SherburneTpk	Cottage Shutters Color	30/172.1	LINK
33.	Jeff Kaschluk	86A/88 Old South Rd	New Commercial Bldg	68/400&419.1	LFW
34.	Jeff Kaschluk	86A/88 Old South Rd	Hardscape	68/400&419.1	LFW
35.	Sharon Fruit	14 Pond View	Entrance gate	81/8	Graham & Grah

VIII. OLD BUSINESS 07/16/2024 - VIEW

1.	Dan Driscoll	15 Madaket Rd	Solar Roof	41/299.3	Ack Smart

- *Commissioners: Pohl, Oliver, Welch, Macleod and Camp-* ***Last heard June 11, 2024***

VIIII. OLD BUSINESS 07/16/2024

	Barnes C Joan Trust	12 Sunset Hill	Lowered Roof & Setback addition	41/450	NAG

Commissioners: Welch, Pohl, Oliver, MacLeod and Patten- ***Last heard June 4, 2024***

Romano	55 Easton St	Hardscape pergola	42.4.1/86	Julie Jordin

Commissioners: Welch, Pohl, Oliver, MacLeod and Camp- ***Last heard June 25, 2024***

Killen, Patience	1 Old N Wharf	Addition	42.3.1/80	Val Oliver

Commissioners: Welch, Pohl, Camp, MacLeod and Thornewill- ***Last heard June 11, 2024***

1 N Swift Rock Trust	1 N Swift Rock	Garage	40/2	Emeritus

Commissioners: Pohl, Oliver, Coombs and Thornewill- Alt: Paul ***Last heard April 30, 2024***

WITHDRAWN PER APPLICANT 7/29/24

Holby Elizabeth	19 Low Beach Cottage	Solar Roof		Ack Smart

Commissioners: Pohl, MacLeod, Camp, Paul and Patten- ***Last heard June 25, 2024***

Candle House 2 LLC	2 Candle House	Rev Hardscape	55.4.1/1.1	LFW

Commissioners: Welch, Paul, and Thornewill Alt: Patten- ***Last heard July 2, 2024***

X. NEW BUSINESS 07/23/2024

e Tirone	25 Honey Suckle Dr	Roof top solar	68/389	Isaksen S

ADDRESS: 6 Marion
DATE HEARD: 7/30
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: 6/21/2024
✓	Address & HDC Case Number (ie HDC2020-05-0265): 2024-06-1072 6Marion
✓	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

ADDRESS: 10 SILVER STREET

DATE HEARD: 9/10/2024

SITTING BOARD: WELCH, MCVICAR, CAMP
PATTEN, PAUL

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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If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 09/19/2024
	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: Miroslava Ahern Date: 09/18/2024

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°: 55.4.1 PARCEL N°. 187

Street & Number of Proposed Work: 10 SILVER ST

Owner of record: DOBER RICHARD P TRUST

Mailing Address: 82 OXFORD RD, NEWTON, MA 02459

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

* 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 08/12/2024 Signature of owner of record Miroslava Ahern Signed under penalties of perjury

MIROSLAVA AHERN
LANDSCAPE DESIGN STUDIO

Memo

To: Nantucket Historic District Commission

From: Miroslava Ahern, LLC

cc: Holly Backus, Preservation Planner

Date: 9/19/2024

Re: HDC COA Application for 10 Silver Street [55.4.1 / 187]
ACK MWG, LLC

*Minutes from HDC Meeting 9/10/2024 not available

Dear Mr. Chairman and HDC Board Members:

This COA application was heard 9/10/2024. 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 09/10/2024

Start: 4:25

10 Silver Street [55.4.1/187]

STEPHEN (Chair), ANGUS, ABBY, CONNIE & JOE

MIRKA: L le project on Silver Street. Architecture was approved. Main house in front, guest house in back. Followed the concept already proposed with double o street parking. The grade really slopes down from eleva 26' to 18'. Dropping a few feet to the parking, smaller retaining wall in cross sec mall series of retaining approximately 2'. Very open site. Looking to preserve tree to right of telephone pole next to exis g parking. L le shed in the back. Materials: Cobblestone apron, NEFS, Goshen pavers pa in back and T2 gate. Grading the apron to the parking w/a wall facing to the house and a li le se n to transi o the backyard, following natural grade. The guest house is already dropped down. Proposing a natural privet hedge because of the limits of the site. Not much space to hardscape. Evergreen screening on the East side of the property. The original idea was for green space in front of the house and not being able to see the cars. Will come back with a plan that is usable friendly and zoning complaint that will give you a view of the house.

HOLLY: In ll typical Nantucket that was proposed before you. Lot created 8 Silver Street – sh lots of subdivision laid out in 1717. Clar d outdoor shower was included in the Architects applica Con rmed tree on the corner is being retained. Appreciate what is being proposed, feels a bit more impervious than should be proposed. Very familiar with area and is in the 2% area of ooding. Requested more vegeta on to break up the impervious areas.

MARY LONGACRE (PUBLIC): Backs up Holly's point re: Poten al for ooding in this area. Water just runs down Pine Street and onto these prop ope that they address this and more absorbability and impervious is preferred. Cla id the tree is going to stay regardless of if it is iden a Town Tree or not. Stated proper approach is to contact the Tree Board to con rm if it is a Town Tree or not.

STEPHEN: Clar d the smaller plan gs to the back of the property and in the front are hedgy privet row like hydrangeas, like a downtown garden (18" height). Clar d parking proposal for gravel area and that parking will be needed for more than one car. Would rather have a clear shot at the house to see the house and side of the cars vs. taking up the width of the house and seeing the back of the cars. Concern is that plan will require two parking spaces and leaning towards the two parking spaces where plan gs that will not obscure the front yard and cars will not block view of house with plants blocking yard space.

MICKY (SAB): The parking area in front of the house is not appropriate. Typical driveways in the OHD driveways are single car width with parking not in front of the house. The driveway should be single car roughly 12' wide. Silver Street is not a busy street and there shouldn't be a turnaround there. The other concern is the retaining walls – a 2' retaining wall is pre y high – the driveway should slope down to grade as much as possible requiring minimal retaining.

ANGUS: Main concern was parking in front of the house. Would like the grade followed as closely as possible to reduce retaining. Reten f the tree is important to everybody. Preserving green space

towards the street feels right. Sequester front to back parking and give view down the street and through underneath the tree to see the house. House seems all about screening the cars parking in front of the house, it is an atypical core district detail.

JOE: This is an interes g design problem for sure. The earliest itera on of this property and the amount of impervious root surface that is here. Feels like there is a bit of pervious material – appreciate the organic pathway here. In order to m gate the height, the house ended up being situated at a lower eleva hich jus es that usage of the retaining wall. Can see how the retaining wall came about and appreciate that the tree and vegeta around it is bu ering the property away from the street. The retaining wall will mostly be out of site as vegeta on will s up above it. Wonder if the gravel parking area doesn't extend all the way to the front stoop – and maybe a single car turn-o instead of what looks like a car and a half. Given this is the tran on area, maybe having a parking space in front might be okay with some diminishing of the gravel parking area. Granite pa and 12" retaining wall, I'm okay with the rest of it. Prefers narrower curb cut.

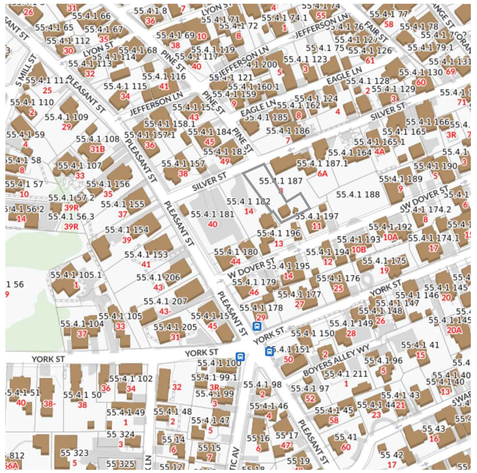
CONNIE: Nothing further to add. In agreement with the parking concerns.

ABBY: Like that the smaller driveway drawn in looks much be er. Didn't like the way it went past the house before. Understand why there is a stone wall and is okay with that. Wish the column of trees were more like groups of varying vegeta on rather than a soldier line of trees. A smaller driveway as shown is much more appropriate.

STEPHEN: Mo to hold for revisions with add onal informa on rela ve to parking.

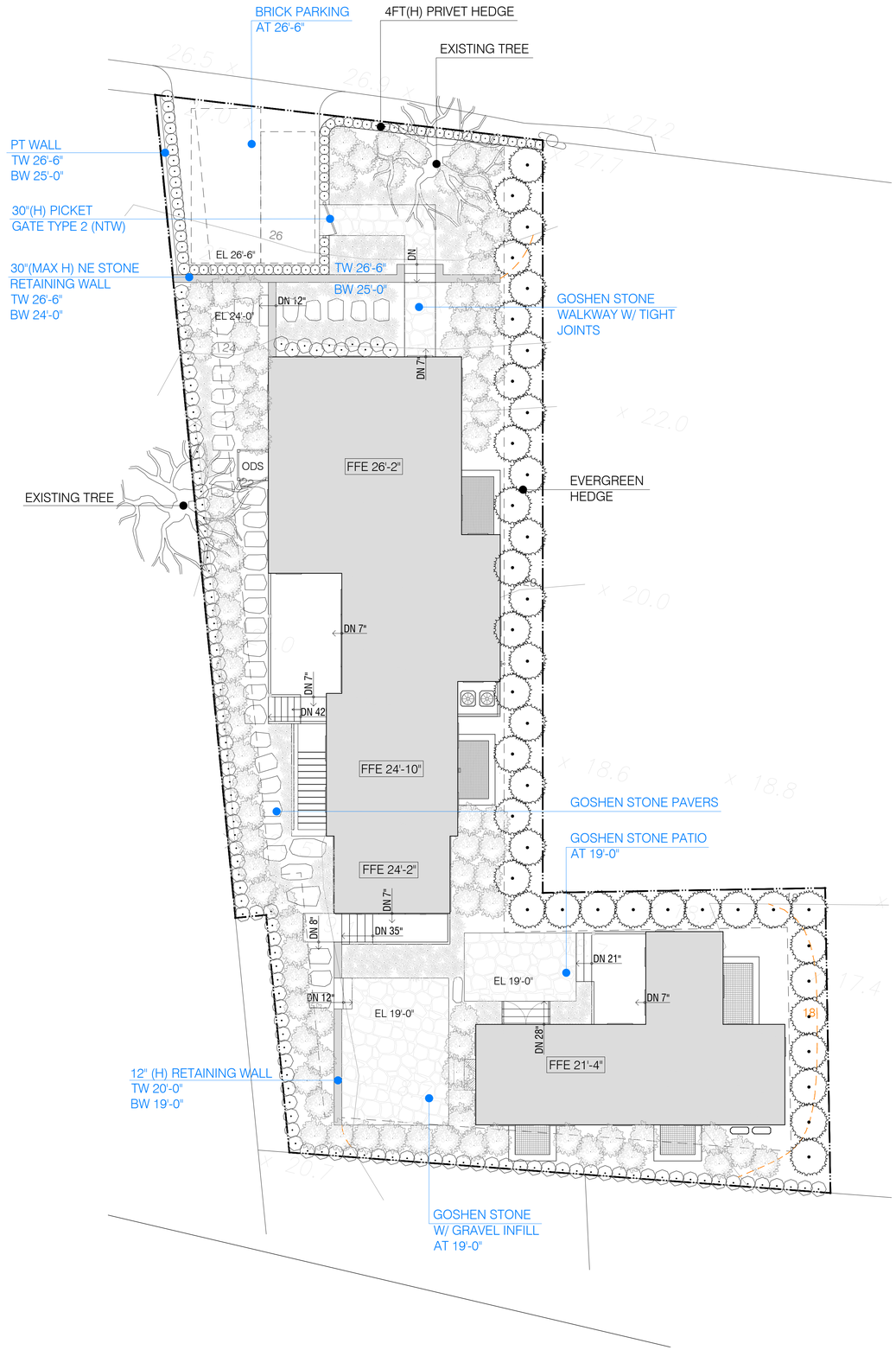
END: 4:46

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	SEPTEMBER 18, 2024
SCALE	1/8"=1'-0"
DRAWN BY	VS

ISSUES

DATE	SET NAME

HDC-01



1 WEST ELEVATION

Scale: 3/16" = 1'-0"

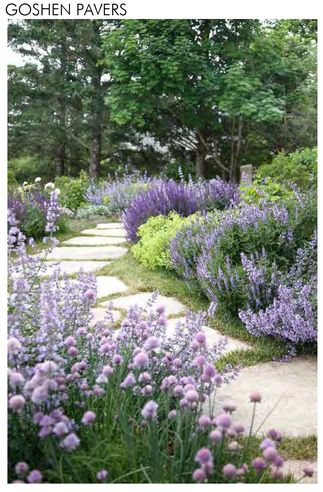
BRICK PARKING



NE STONE WALL



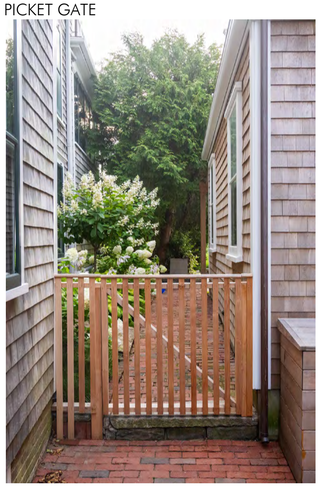
GOSHEN PAVERS



PATIO W/ GRAVEL INFILL



PICKET GATE



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PROJECT

MURRAY RESIDENCE

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OWNER

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ARCHITECT

ETHAN McMORROW
DESIGNS

SURVEYOR

PROPERTY INFO

ZONE:
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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

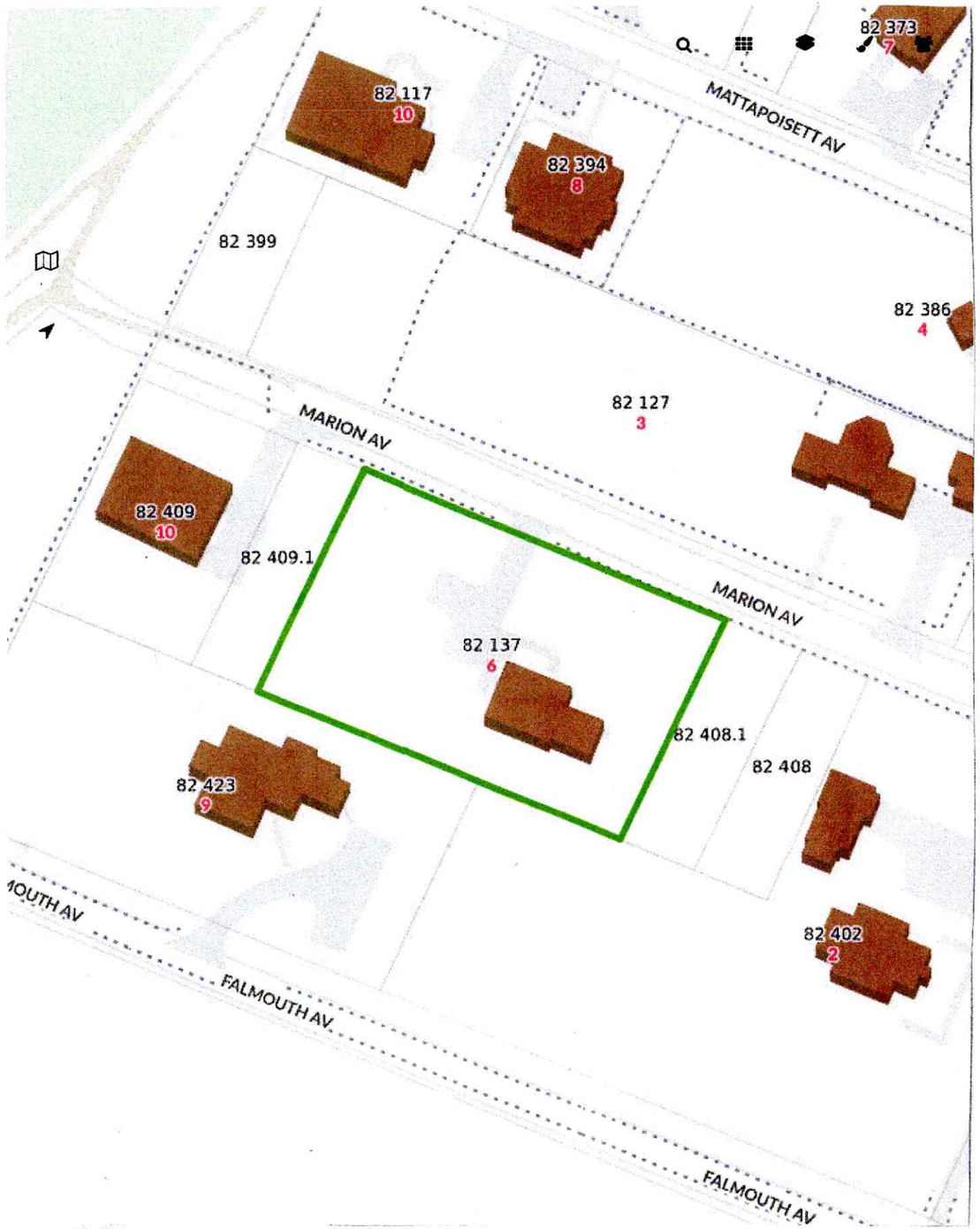
DRAWING INFO

DATE	SEPTEMBER 18, 2024
SCALE	3/16"=1'-0"
DRAWN BY	VS

ISSUES

DATE	SET NAME

HDC-02



PROPOSED POOL AND SPA

FOR:

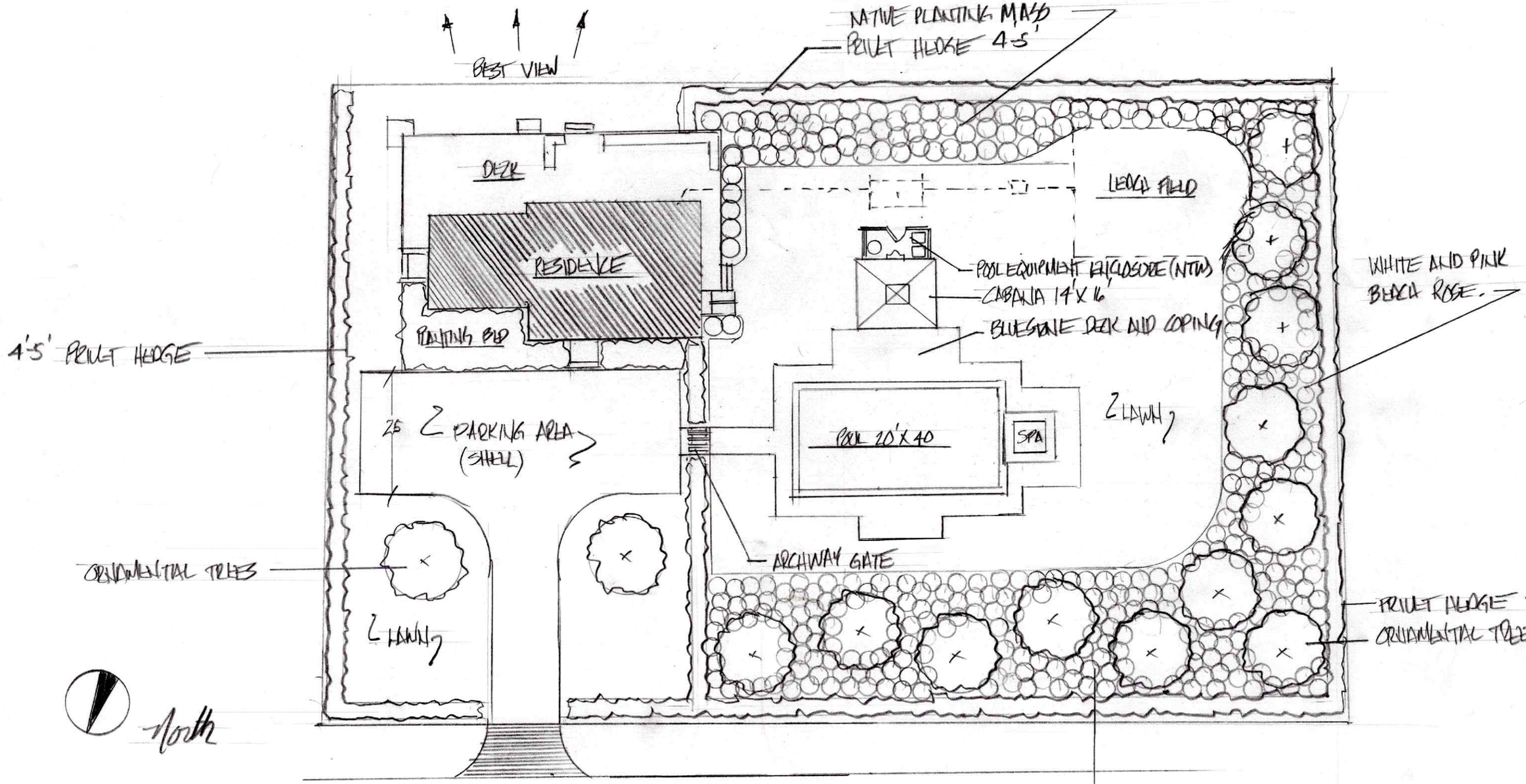
THE BLANEY RESIDENCE

6 MARION LANE

NANTUCKET ISLAND

82-137

PREPARED BY: MARK LOMBARDI 508-325 1695



PROPOSED POOL PLAN

FOR:

THE BLANEY RESIDENCE

MARION AVE

SCALE 1"=20'

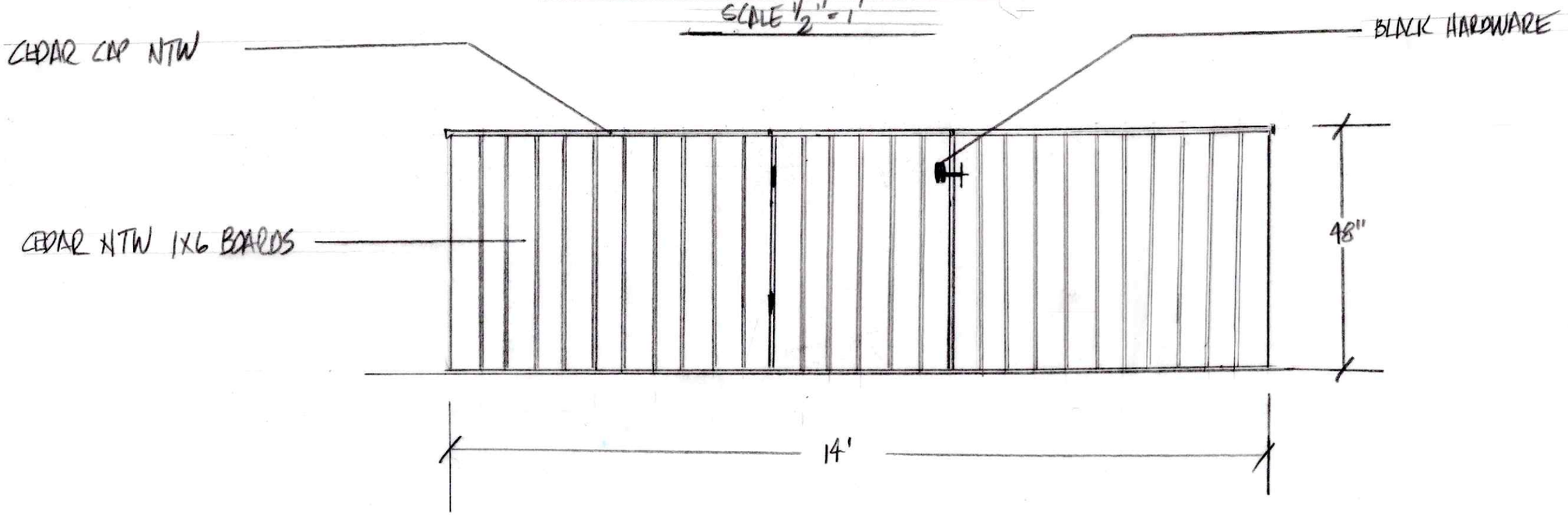
RK LOMBARDI 508.325.1695

- MASS PLANTING OF NATIVE PLANTINGS UNDER ORNAMENTAL TREES.
- * BAYBERRY, ROSA RUGOSA, BEACH PLUM BLUE IRIS, VIBURNUM, BROOM AND NATIVE GRASSES.

PROPOSED POOL EQUIPMENT ENCLOSURE

BLANEY RESIDENCE 6 MARION LANE

SCALE ½" = 1'



PREPARED BY MARK LOMBARDI 559-325-1695

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 82 PARCEL N°. 137

Street & Number of Proposed Work: 6 Marion Avenue

Owner of record: Bernard Blaney

Mailing Address: P.O. Box 3230 Nantucket MA 02554

Contact Phone #: 508 243 6011 E-mail: BernieBlaney@Comcast

AGENT INFORMATION (if applicable)

Name: Ryan Blaney

Mailing Address: P.O. Box 3230 Nantucket MA 02554

Contact Phone #: 781 910 6470 E-mail: Ryan@MaryPeople.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☑ Pool (Zoning District WG2) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 40' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 20' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: *Height Exposed* _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways Patio Blue Stone Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/14/24 Signature of owner of record _____ Signed under penalties of perjury

VII. NEW BUSINESS 07/09/2024

1.	Off Shore Development	6 Tautemo Way	New Dwelling	85/19	Concept Design
2.	Off Shore Development	6 Tautemo Way	Cabana	85/19	Concept Design
3.	Off Shore Development	6 Tautemo Way	Pool	85/19	Concept Design
4.	Giles Gregory	48 York St	addition	55.4.1/55	Link
5.	Orenstein/ Amy Ted	5 Crows Nest Way	Pool	12/22.2	Robert Newman
6.	Blaney, Bernard	6 Marion Ave	Pool hardscape	82/137	Ryan Blaney
7.	NHA Properties Inc	7C Surfside	Solar Rooftop	55/254	Ack Smart
8.	NHA Properties Inc	7D Surfside	Solar Rooftop	55/254	Ack Smart
9.	102 Wauwinet Road Trust	102 Wauwinet Rd	Historic Determination	11/24.2	Botticelli & Pohl
10.	14 Hussey St LLC	14 Hussey St	Front door color change	42.3.4/132	Olson Twombly
11.	Family Ties Ack LLC	11 Alliance Ln	Rev 8521 cottage	39/24.1	Studio Park
12.	Carl Jelleme	29 Quaise Rd	Add Roof inset deck	26/8	MCA
13.	Mary Semjen	39 Pilgrim Rd	Hardscape fence	30/74.3	self
14.	Janice Ellsworth	3 Dennis Dr	Fence	67/369	Drew Arent
15.	450 Green Park LLC	2 Stone Alley	Deck change	43.3.1/102	Ahern LLC
16.	Hristo Rashkov	8 Lewis Ct	Color Change door	67/37	Hristo Rashkov
17.	Holding Christopher & Megan	25A Clifton St	New Dwelling	73.4.1/3.1	Emeritus LTD
18.	Holding Christopher & Megan	25A Clifton St	New Garage	73.4.1/3.1	Emeritus LTD
19.	Jane & Phillip Corwin	32 Flintlock Rd	Guest House Move rotate	75/77	Emeritus LTD
20.	Jane & Phillip Corwin	32 Flintlock Rd	Main House addition new porch	75/77	Emeritus LTD
21.	Smiley 15 N water LLC	15 N Water	Demo rebuild Chimney	42.4.2/50	Normand
22.	29 Jefferson LLC	29 Jefferson Ave	Driveway, hardscape, gate	30/125	LINK
23.	Katie Holohan Adam Kates	12 Pilgrim	New dwelling	41/476	Emeritus LTD
24.	John Manera	15 Morey Ln	Rev Add Door	73.3.1/38	LFW
25.	Elbow Lane Group	7 Elbow Ln	Window replacement	73.2.4/41	Jared Rodgers
26.	NiSHA	1 Evergreen Lot 2	New dwelling	68/727	Emeritus LTD
27.	NiSHA	1 Evergreen Lot 3	New dwelling	68/727	Emeritus LTD
28.	FP 4 N water	4 N Water	Addition	42.4.2/90	Emeritus LTD
29.	Sam & Craig Cordts Pearce	76 Pleasant St	Front Dwelling addition	55/367	Sanne Payne
30.	Sam & Craig Cordts Pearce	76 Pleasant St	New Dwelling in rear	55/367	Sanne Payne
31.	Terry Anne Vigil Trust	26 Somerset Ln	Move Off Demo MH	66/10	LINK
32.	FAE A Perlman LLC	17 SherburneTpk	Cottage Shutters Color	30/172.1	LINK
33.	Jeff Kaschluk	86A/88 Old South Rd	New Commercial Bldg	68/400&419.1	LFW
34.	Jeff Kaschluk	86A/88 Old South Rd	Hardscape	68/400&419.1	LFW
35.	Sharon Fruit	14 Pond View	Entrance gate	81/8	Graham & Grah

VIII. OLD BUSINESS 07/16/2024 - VIEW

1.	Dan Driscoll	15 Madaket Rd	Solar Roof	41/299.3	Ack Smart

- *Commissioners: Pohl, Oliver, Welch, Macleod and Camp-* ***Last heard June 11, 2024***

VIIII. OLD BUSINESS 07/16/2024

	Barnes C Joan Trust	12 Sunset Hill	Lowered Roof & Setback addition	41/450	NAG

Commissioners: Welch, Pohl, Oliver, MacLeod and Patten- ***Last heard June 4, 2024***

Romano	55 Easton St	Hardscape pergola	42.4.1/86	Julie Jordin

Commissioners: Welch, Pohl, Oliver, MacLeod and Camp- ***Last heard June 25, 2024***

Killen, Patience	1 Old N Wharf	Addition	42.3.1/80	Val Oliver

Commissioners: Welch, Pohl, Camp, MacLeod and Thornewill- ***Last heard June 11, 2024***

1 N Swift Rock Trust	1 N Swift Rock	Garage	40/2	Emeritus

Commissioners: Pohl, Oliver, Coombs and Thornewill- Alt: Paul ***Last heard April 30, 2024***

WITHDRAWN PER APPLICANT 7/29/24

Holby Elizabeth	19 Low Beach Cottage	Solar Roof		Ack Smart

Commissioners: Pohl, MacLeod, Camp, Paul and Patten- ***Last heard June 25, 2024***

Candle House 2 LLC	2 Candle House	Rev Hardscape	55.4.1/1.1	LFW

Commissioners: Welch, Paul, and Thornewill Alt: Patten- ***Last heard July 2, 2024***

X. NEW BUSINESS 07/23/2024

e Tirone	25 Honey Suckle Dr	Roof top solar	68/389	Isaksen S

ADDRESS: 6 Marion
DATE HEARD: 7/30
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: 6/21/2024
✓	Address & HDC Case Number (ie HDC2020-05-0265): 2024-06-1072 6Marion
✓	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

ADDRESS: 61 Center St
DATE HEARD: 08.27.24
SITTING BOARD: Oliver, Pohl, MacLeod, Camp, Welch

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587
This checklist MUST be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

☑	Date submitted to 2 Fairgrounds Road: 09.19.24
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☑	Copy of Minutes (application item circled)
☑	Reduced (8 ½ x 11) copy of application
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☑	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
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☑	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: HDC2024 B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: HDC2024 B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: Alex Bagmets Date: 09.19.24

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 8/27/24

FP Martin House LLC / 61 Center St

Emeritus LTD

42.4.3 / 67

Rev stairs accessible lift

Sitting Board: Oliver, Pohl, MacLeod, Camp

Chair: Welch Alternate: N/A

Backus: Appreciates the changes; does feel that although the design retains the character defining feature of the center portico/entry, is not sure this is what he structure needs

Rowland: Feels the friendship stair solves the problem and feels appropriate. Suggests removing center post on landing and pushing back one or two stair treads to give more room in front to soften the edge on sidewalk

Pohl: Agrees with Rowland

Camp: Agrees with Rowland.

MacLeod: Leans toward approving as submitted

Oliver: Agrees with Rowland. Suggests cutting top stair into deck

Welch: Agrees Rowland & Oliver. Suggests placing handrail on interior of post rather than a double rail

Motion to Hold for Revisions (MacLeod) –Can be consent if the following changes are made (per Welch)

- **Inset step on existing primary landing which will allow the new proposed assembly to move toward the house the depth of a stair tread**
- **Eliminate center post on landing**
- **Redraw railing and baluster system**
- **Run pilasters through deck**

Carried 5-0

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.3 PARCEL N°. 67

Street & Number of Proposed Work: 61 Center St.

Owner of record: FP Martin House LLC

Mailing Address: 61 CENTER St.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other Revised Stairs & Accessible Lift

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: Early 19th C.

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Match existing
Trim Match existing Sash _____ Doors Match existing
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/3/24 Signature of owner of record _____ Signed under penalties of perjury

Martin House Inn

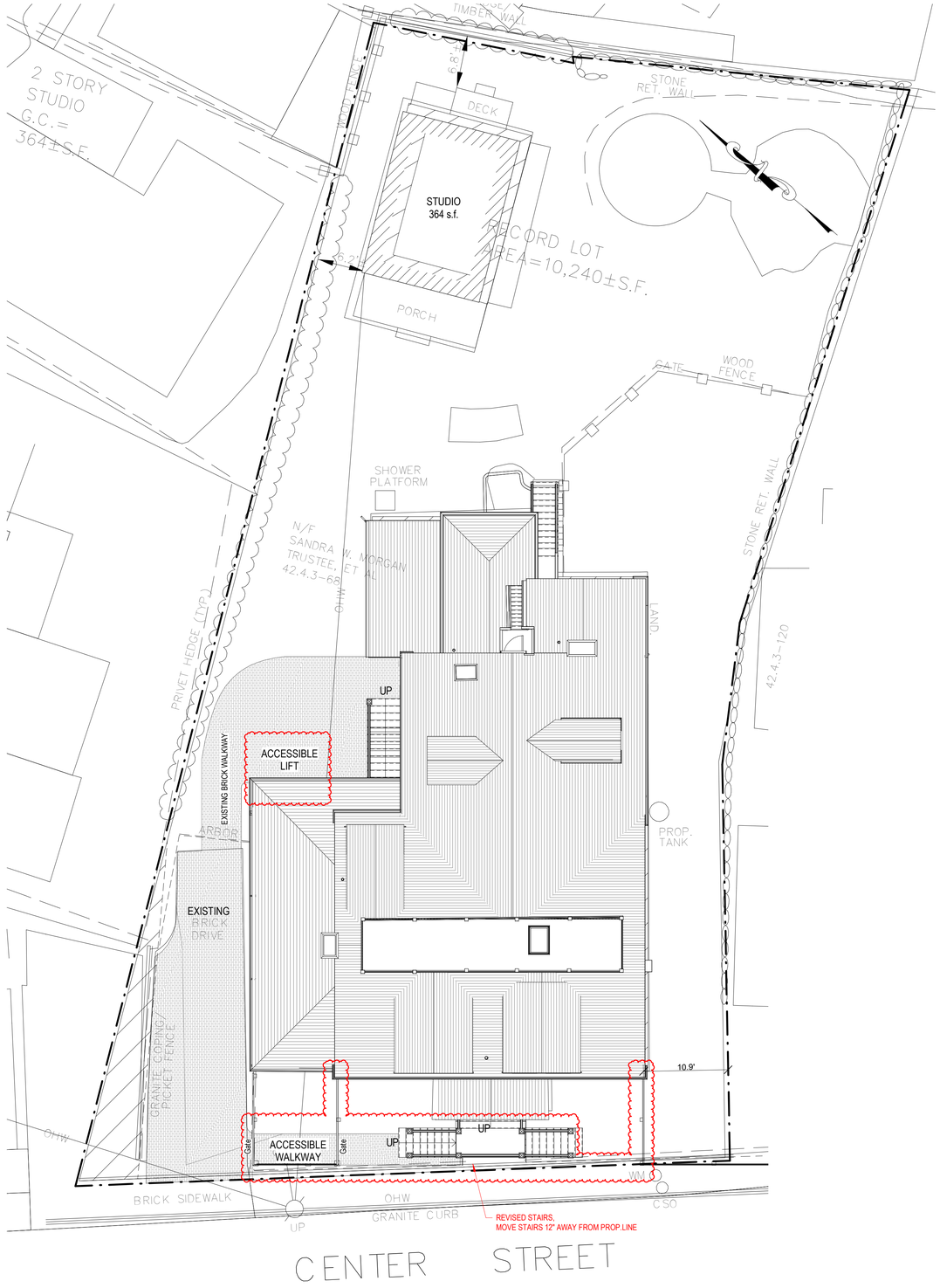
61 Center Street
Nantucket, MA

09.19.24

HDC SUBMISSION



1 LOCUS
1 1/2" = 1'-0"



2 SITE PLAN
1/8" = 1'-0"

2205

Martin House Inn

61 Center Street
Nantucket, MA

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	42.4.3 / 67
Current Zoning:	ROH
Minimum Frontage:	50 ft.
Front Setback:	0 ft.
Side/Rear Setback:	5 ft.
Lot Size:	10,182 sq. ft.
Min. Lot Size:	5,000 sq. ft.
Allowable G.C.:	40%
Existing G.C.:	2,813 sq. ft.
Proposed G.C.:	0 sq. ft.
Total Proposed G.C.:	2,813 sq. ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

A.201	EXTERIOR ELEVATIONS
A.202	EXTERIOR ELEVATIONS
D.301	PERSPECTIVE VIEWS
G.101	Cover Sheet
A.1.1	Basement, First & Second Floor Plans
A.1.2	Second Floor Plan
A.1.3	Third Floor Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations

Revisions

Revision 1	Date 1

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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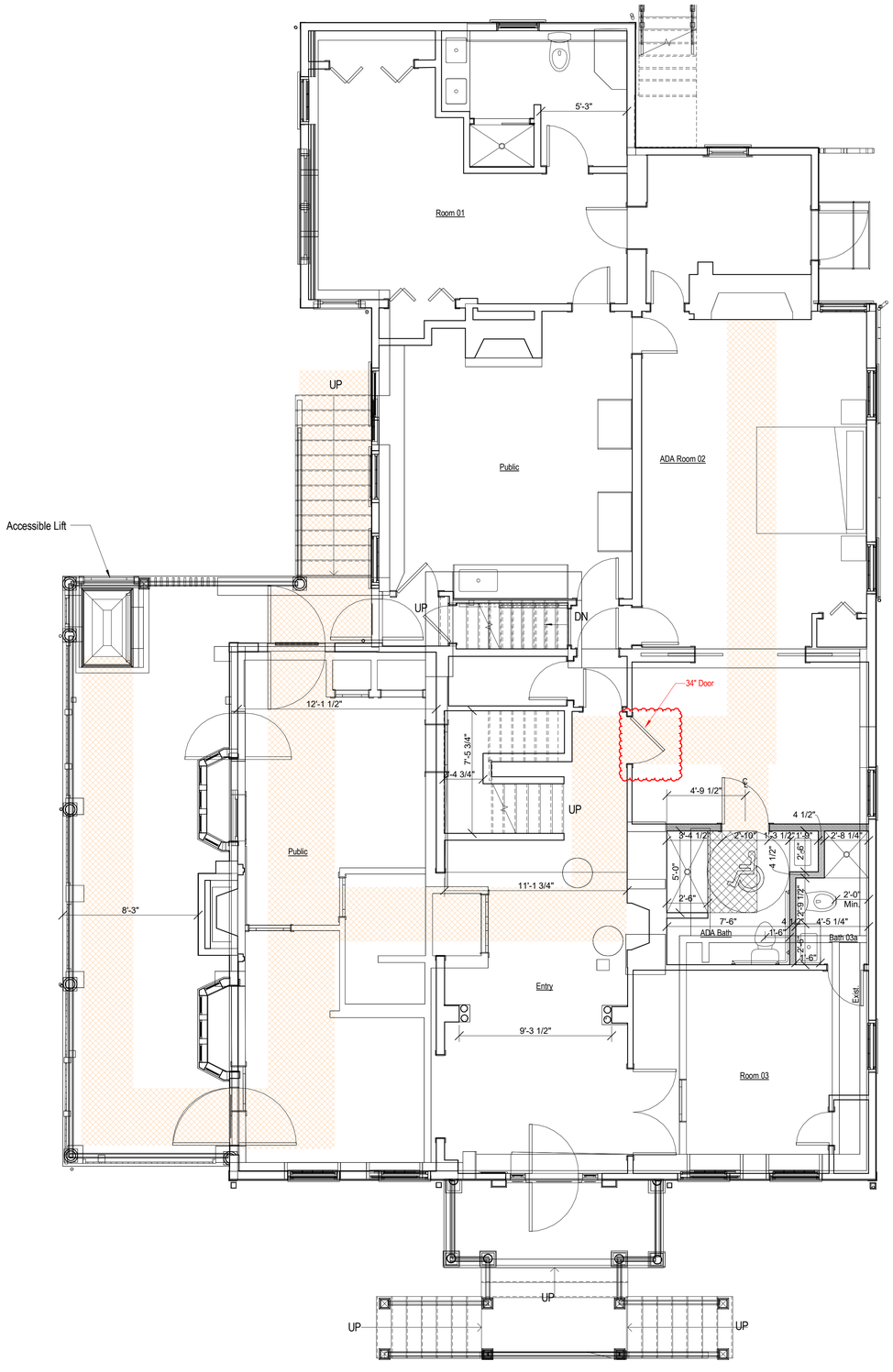
G.101

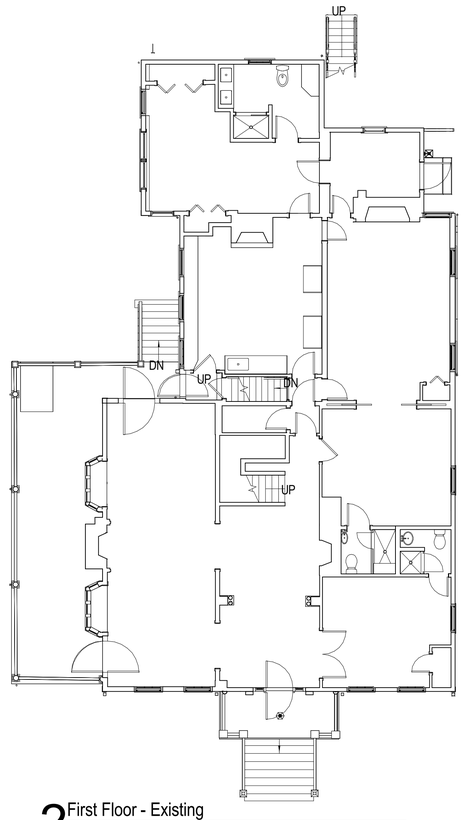
2205

09.19.24

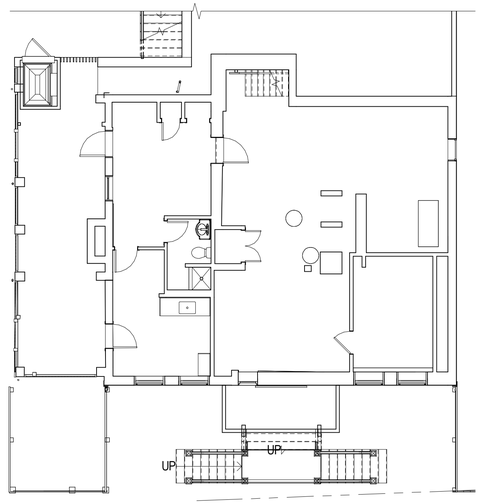
HDC SUBMISSION



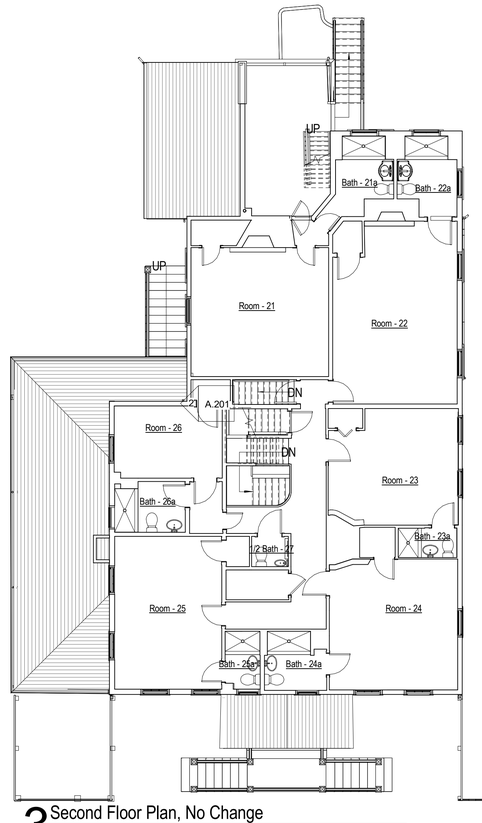
1 First Floor Plan - Proposed
1/4" = 1'-0"



2 First Floor - Existing
1/8" = 1'-0"



4 Basement Plan, No Change
1/8" = 1'-0"



3 Second Floor Plan, No Change
1/8" = 1'-0"

2205

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emeritus
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Nantucket, MA 02554
508.325.4995
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Basement, First & Second Floor Plans

Site Information

Map & Parcel:	42.4.3 / 67
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A.1.2 Second Floor Plan
A.1.3 Third Floor Plan
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A.2.2 Exterior Elevations

Revisions

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A.1.1
2205

09.19.24

HDC SUBMISSION



1 Proposed South Elevation
1/4" = 1'-0"



Existing South Elevation
1/8" = 1'-0"



Existing East Elevation
1/8" = 1'-0"



2 Proposed East Elevation
1/4" = 1'-0"

2205

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EXTERIOR ELEVATIONS

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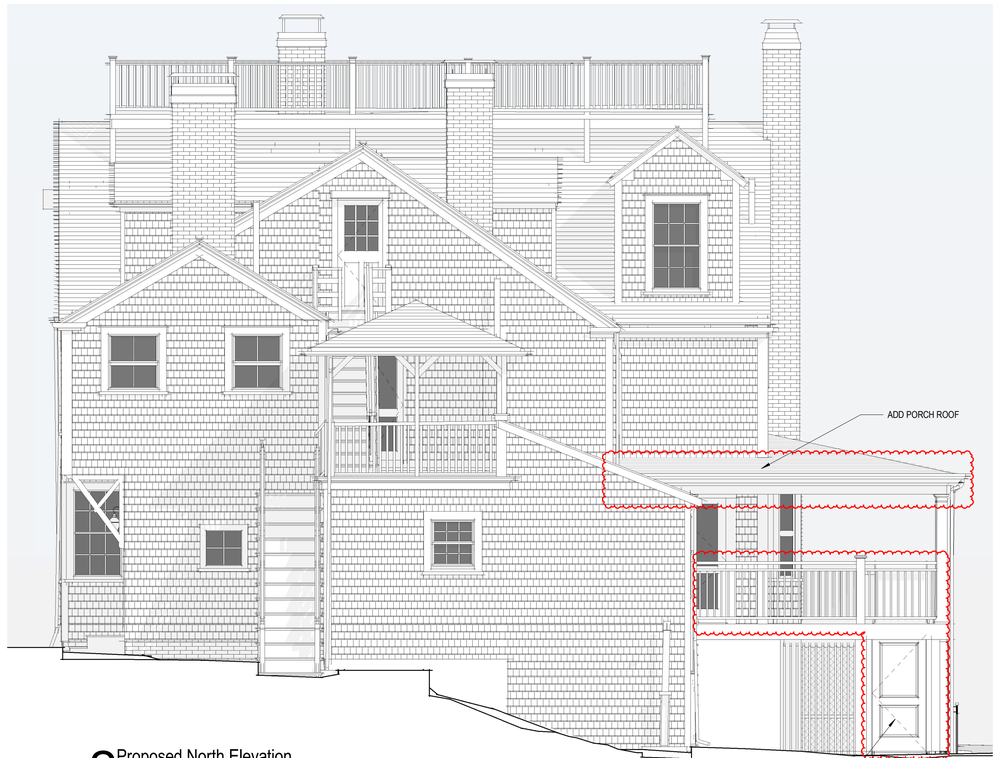
A.201
2205

09.19.24

HDC SUBMISSION



1 Proposed West Elevation
1/4" = 1'-0"



2 Proposed North Elevation
1/4" = 1'-0"



North Elevation
1/8" = 1'-0"



West Elevation
1/8" = 1'-0"

2205

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EXTERIOR ELEVATIONS

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A.202
2205

09.19.24

HDC SUBMISSION



3D View A



3D View B



3D View C



3D View D

2205

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PERSPECTIVE VIEWS

Site Information

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Revisions

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D.301

2205

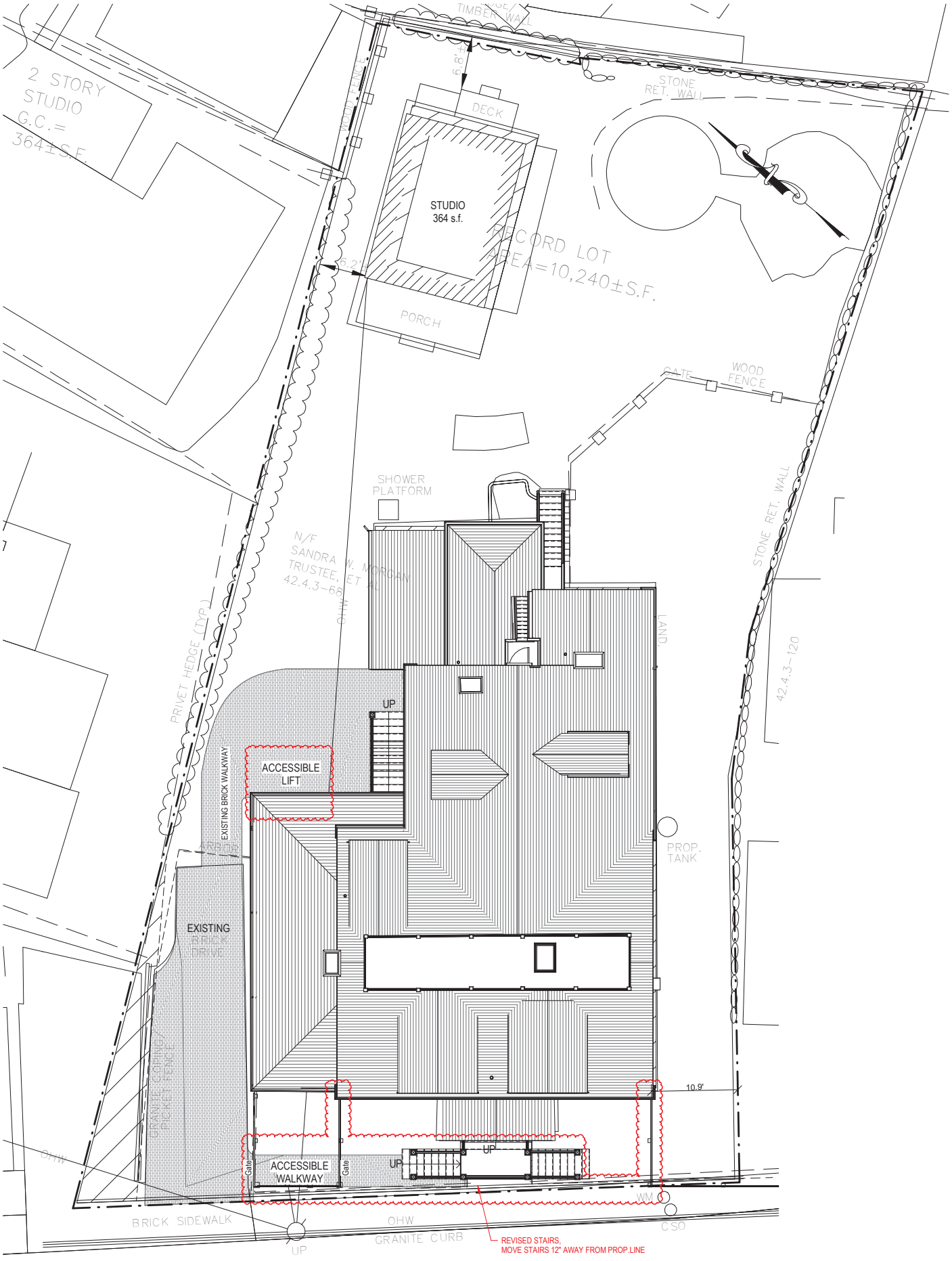
Martin House Inn

61 Center Street
Nantucket, MA



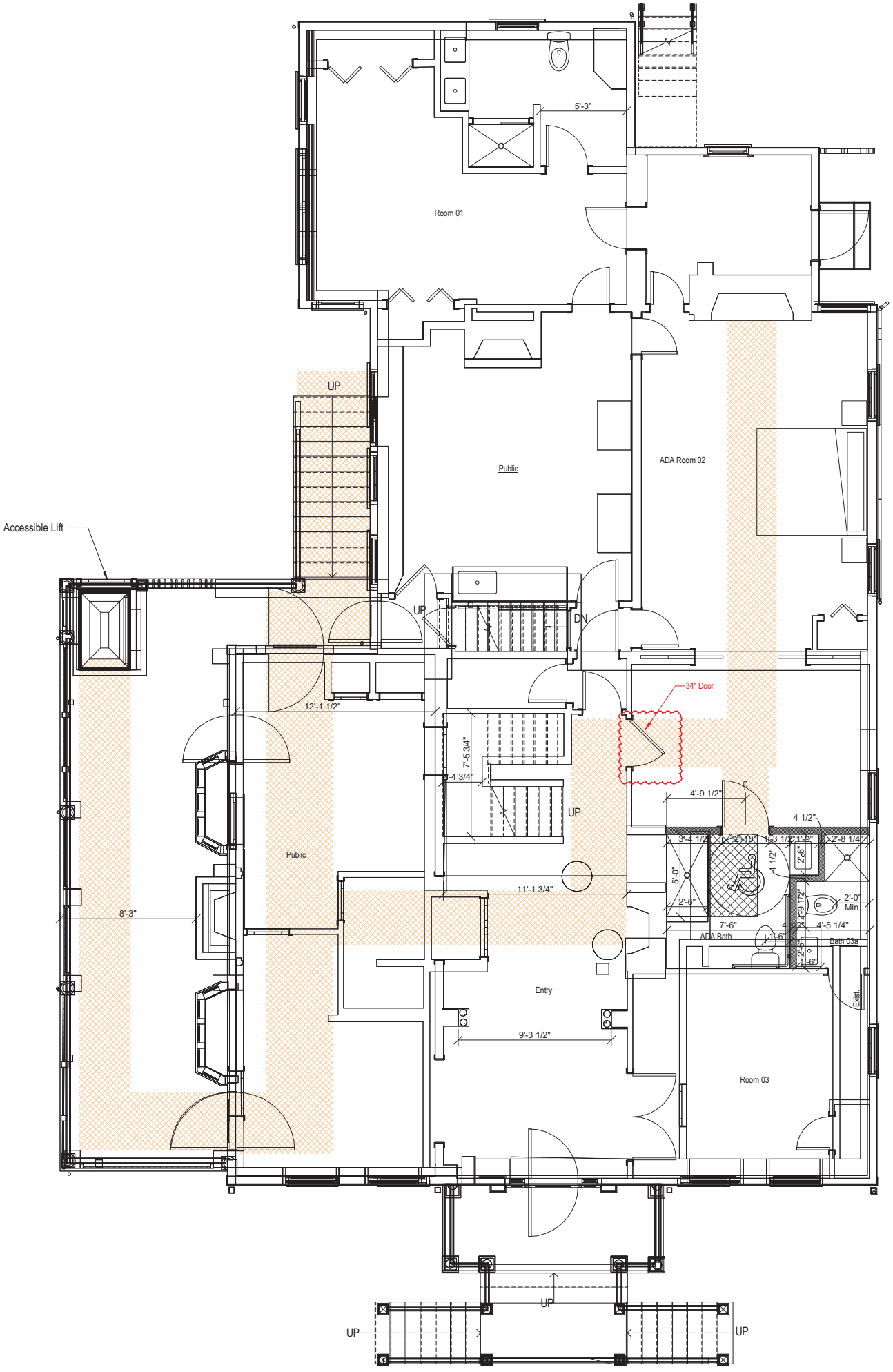
1 LOCUS

1 1/2" = 1'-0"



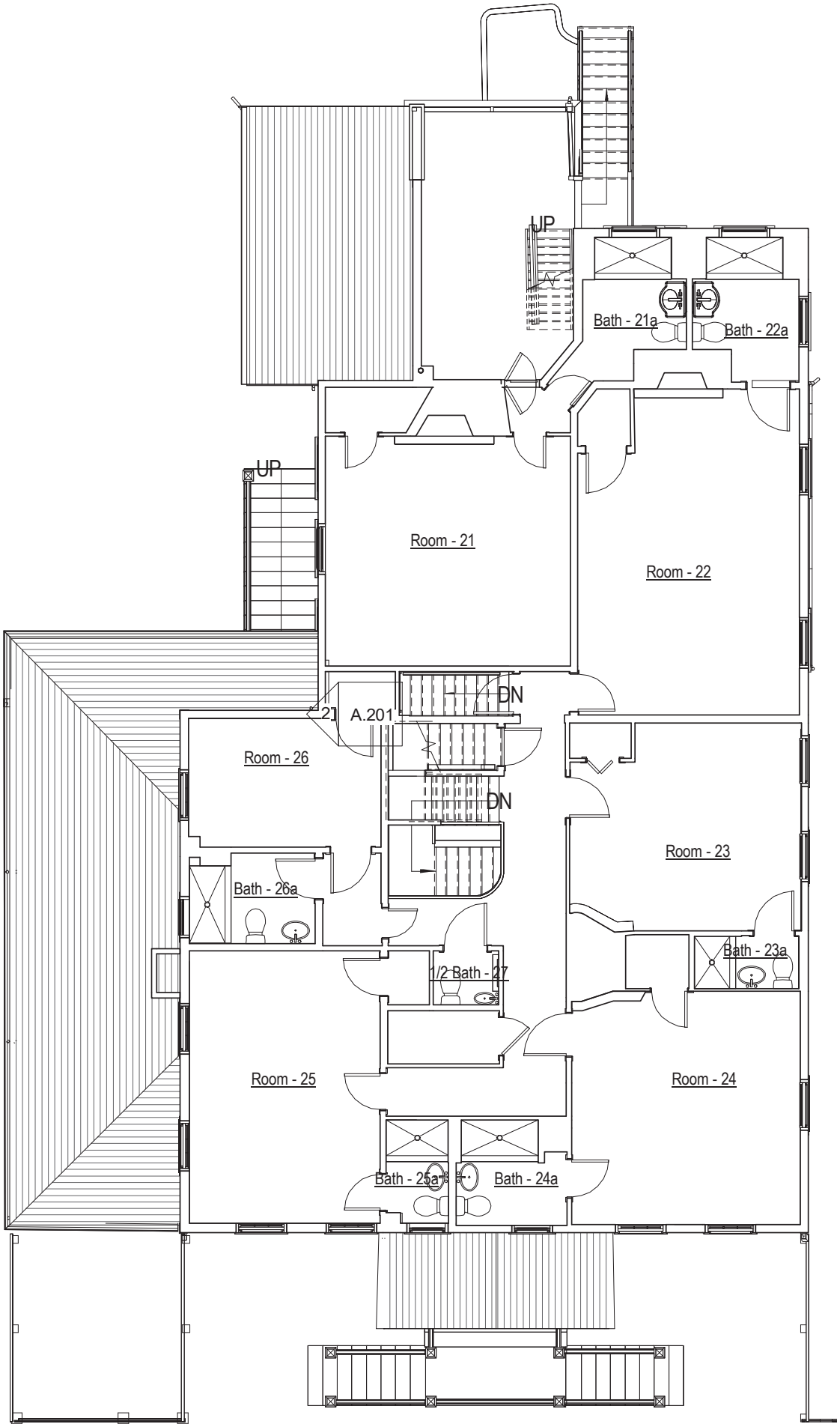
2 SITE PLAN

1/8" = 1'-0"



1 First Floor Plan - Proposed

1/4" = 1'-0"



3 Second Floor Plan, No Change

1/8" = 1'-0"



1 Proposed South Elevation

1/4" = 1'-0"



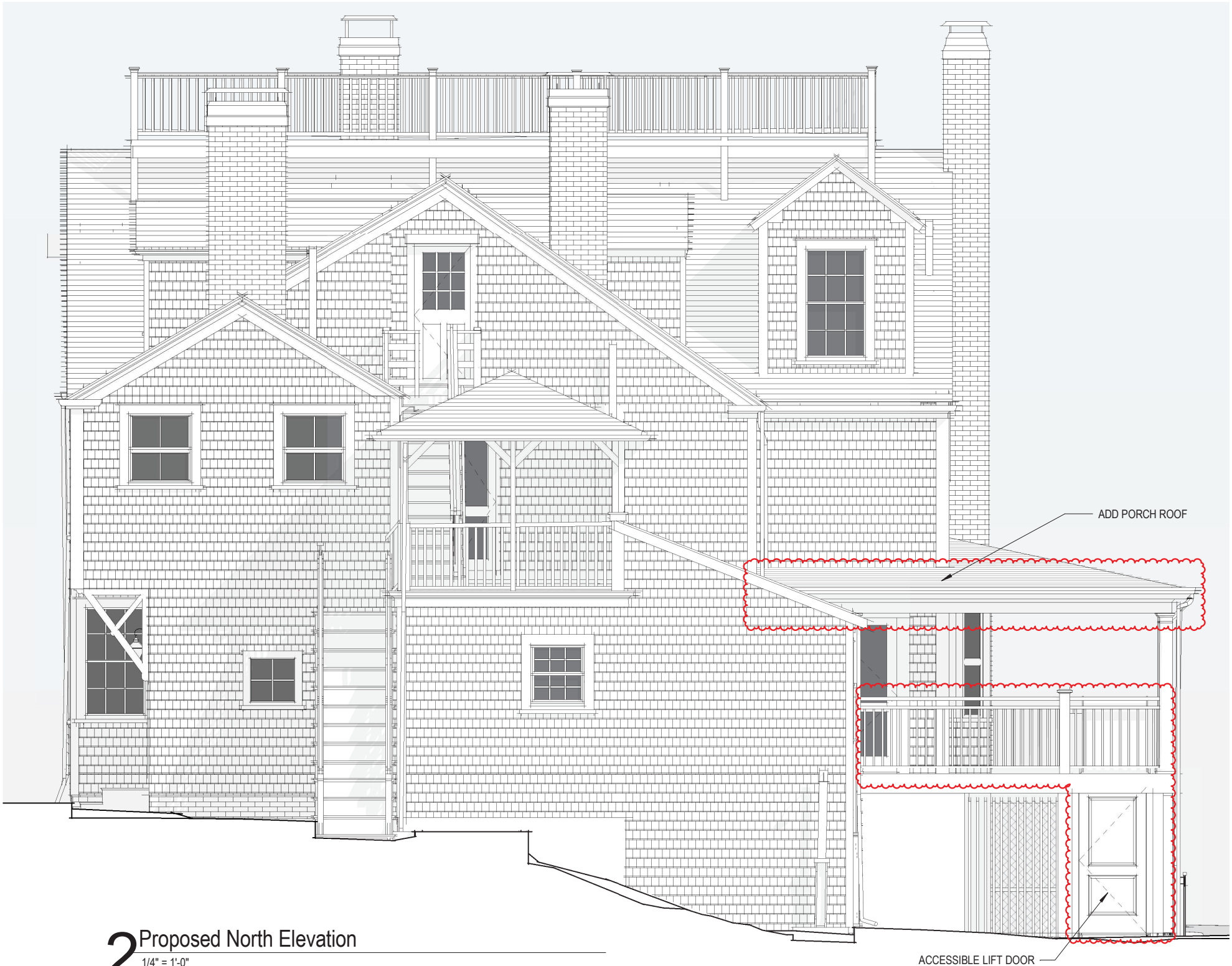
2 Proposed East Elevation
1/4" = 1'-0"



1 Proposed West Elevation

1/4" = 1'-0"

1/4" = 1'-0"



2 Proposed North Elevation

1/4" = 1'-0"

ADDRESS: 48 York St.
DATE HEARD: 7/30/2024
SITTING BOARD: Ray P., Steve W., Angus M., Joe P., Connie P.

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

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If your application was HOLD FOR REVISIONS:

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✓	Address & HDC Case Number (ie HDC2020-05-0265): 48 York St. HDC 2024-07-10745
✓	Copy of Minutes (application item circled) N/AVAILABLE
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✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.) SITE VIEW, CONTEXT, MOVE AWAY FROM GAMBREL, REAR DORMER, TOP OF PLATE / DECK OF FIRST FLOOR
✓	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
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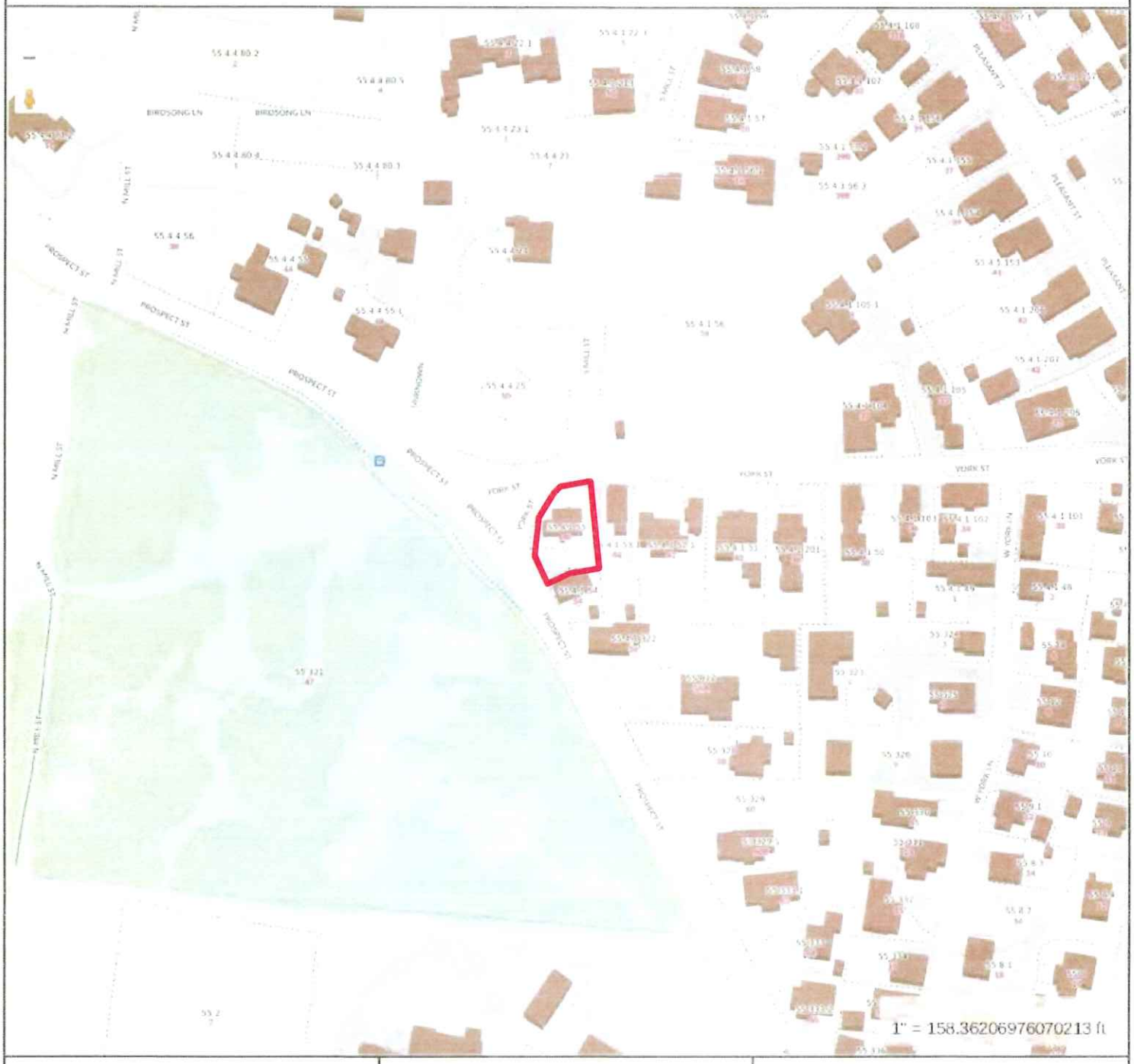
** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: Victoria P Ewing Date: 9/19/24



Property Information

Property ID	55 4 1 55
Location	48 YORK ST
Owner	GILES GREGORY

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/03/2023
Data updated Jan 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

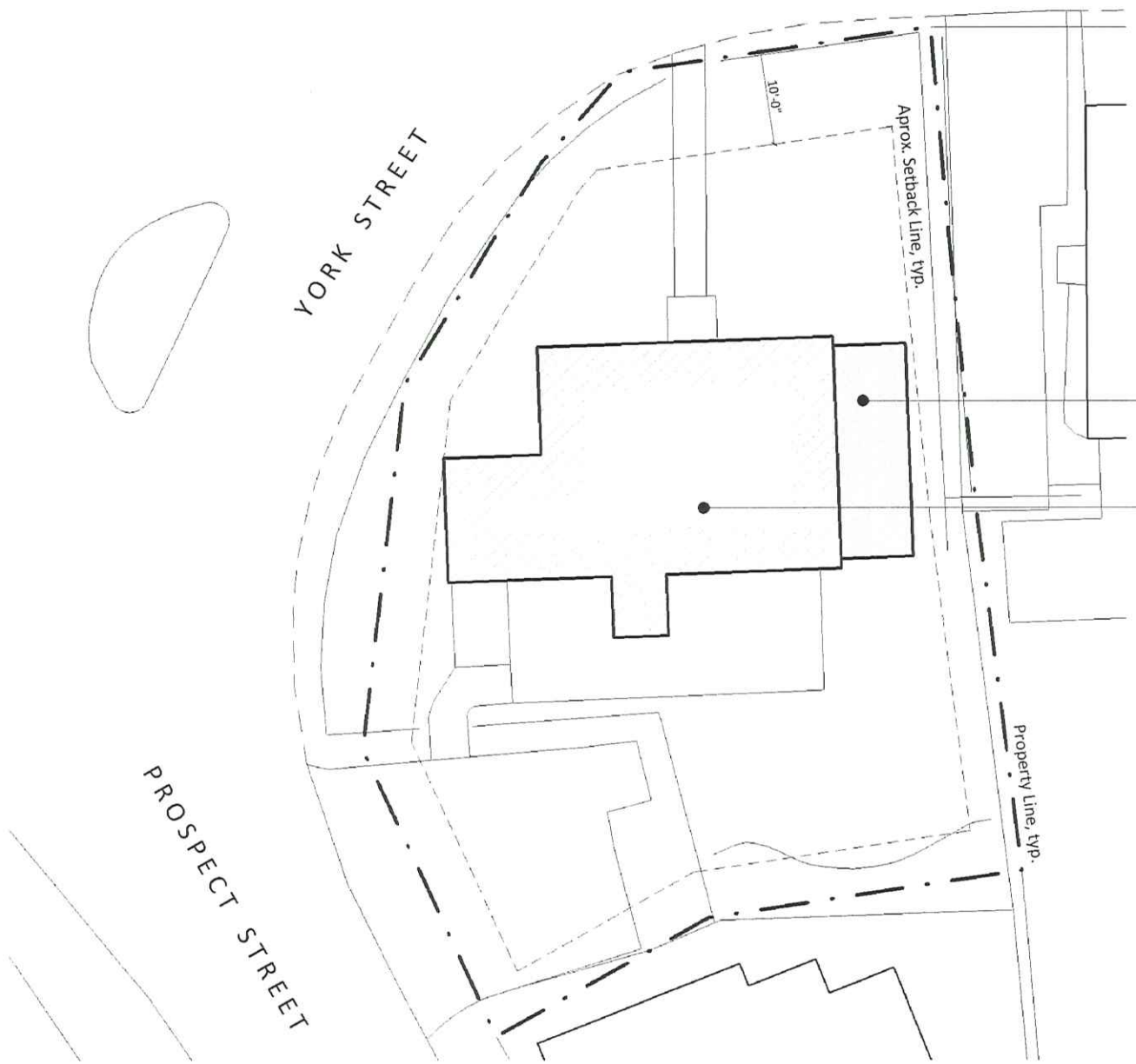


Google Map - Aerial View



Street Views





2 Site plan

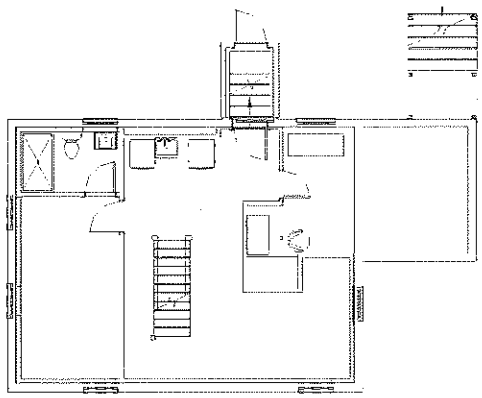
1" = 10'-0"

48 York Street / New Addition

Cover Page

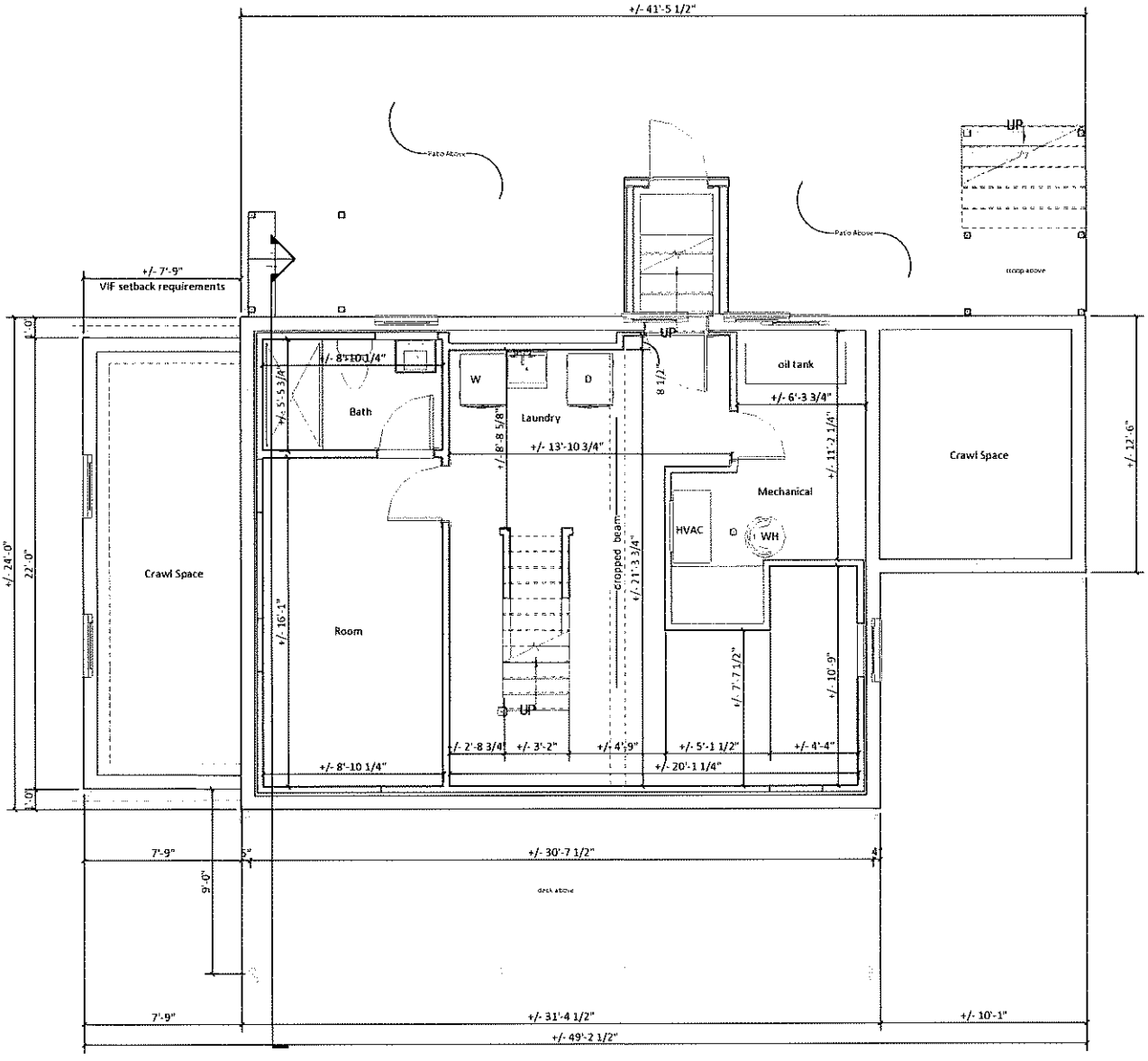
Sheet List

L-101	Cover Page
A-100	Floor Plans
A-101	Floor Plans
A-201	Exterior Elevations
A-202	Exterior Elevations
L-103	3D Views



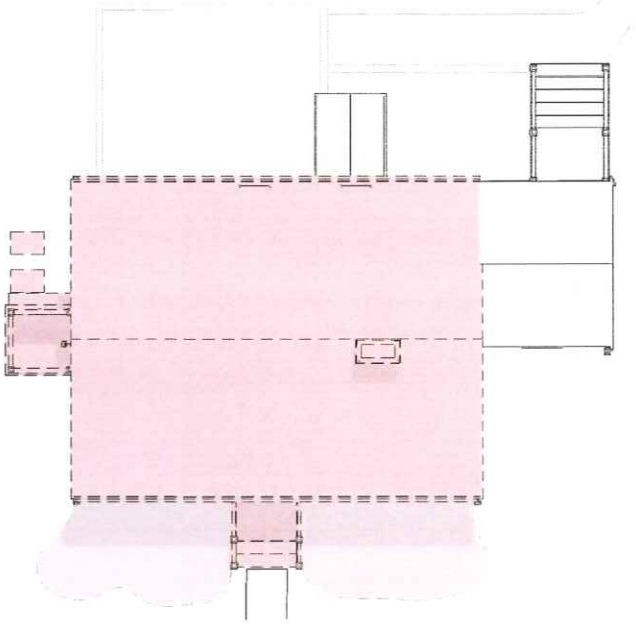
1e Basement Floor Plan - Existing / Demo

1/8" = 1'-0"



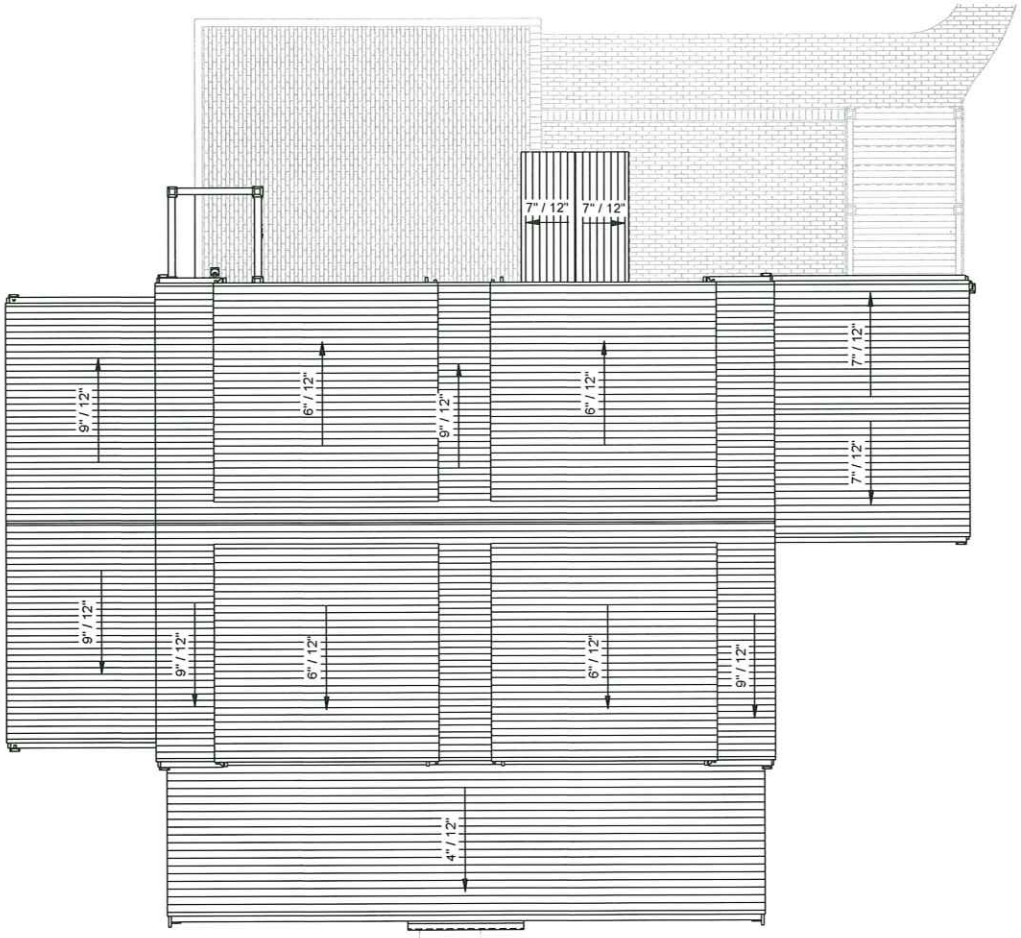
1 Basement Floor Plan

1/4" = 1'-0"



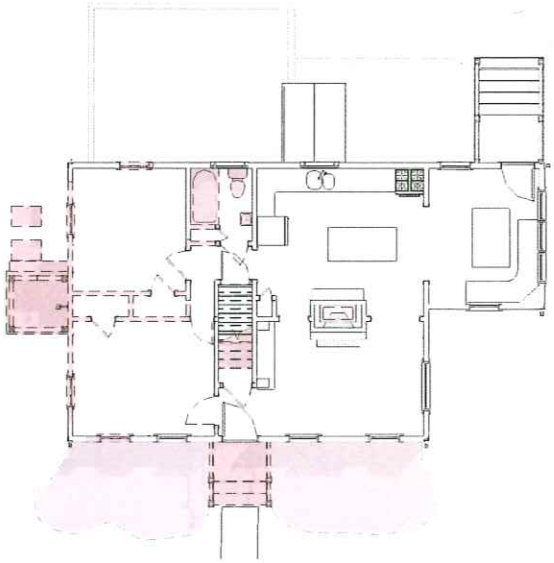
2e Roof Plan - Existing / Demo

1/8" = 1'-0"



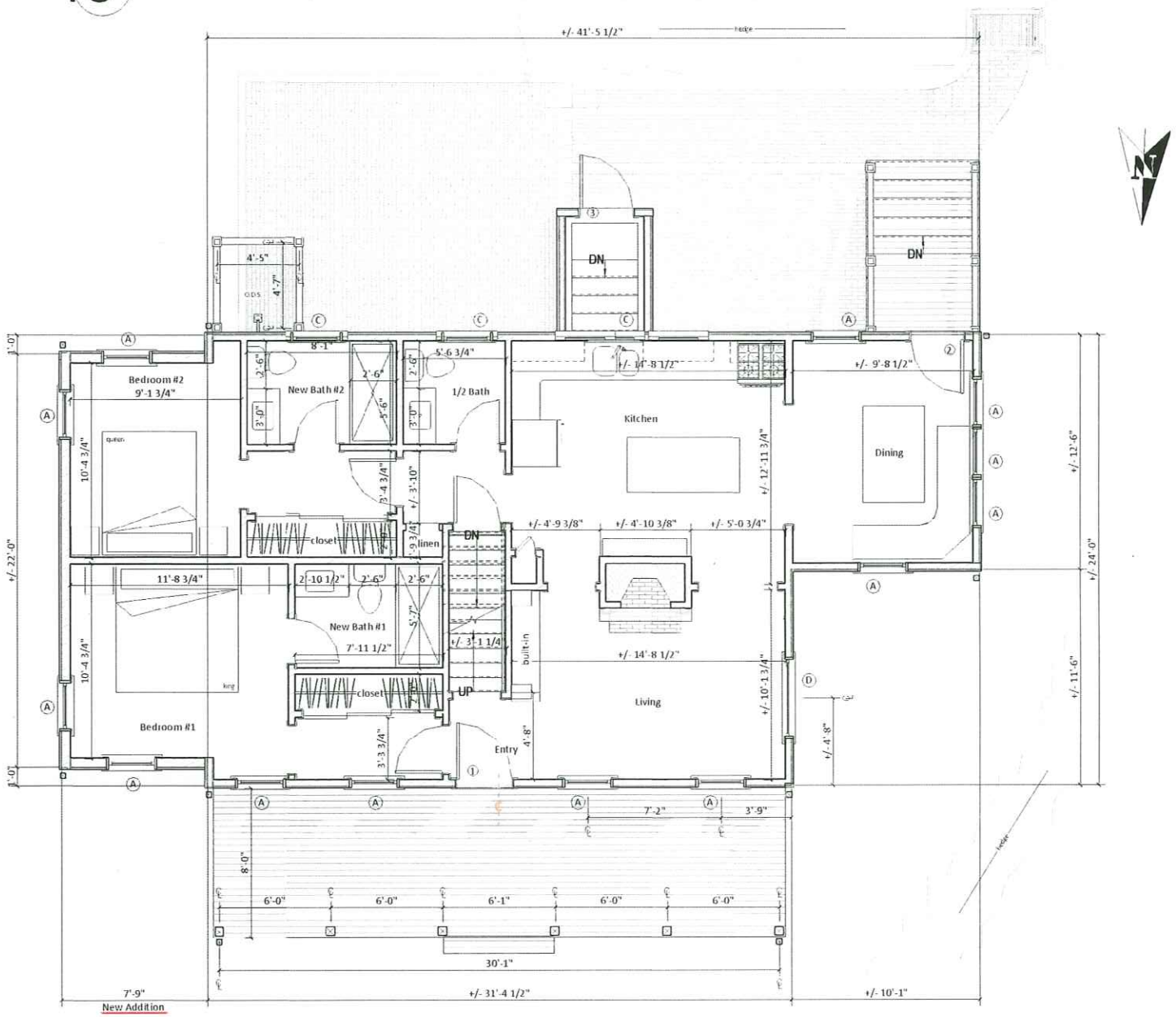
2 Roof Plan

3/16" = 1'-0"



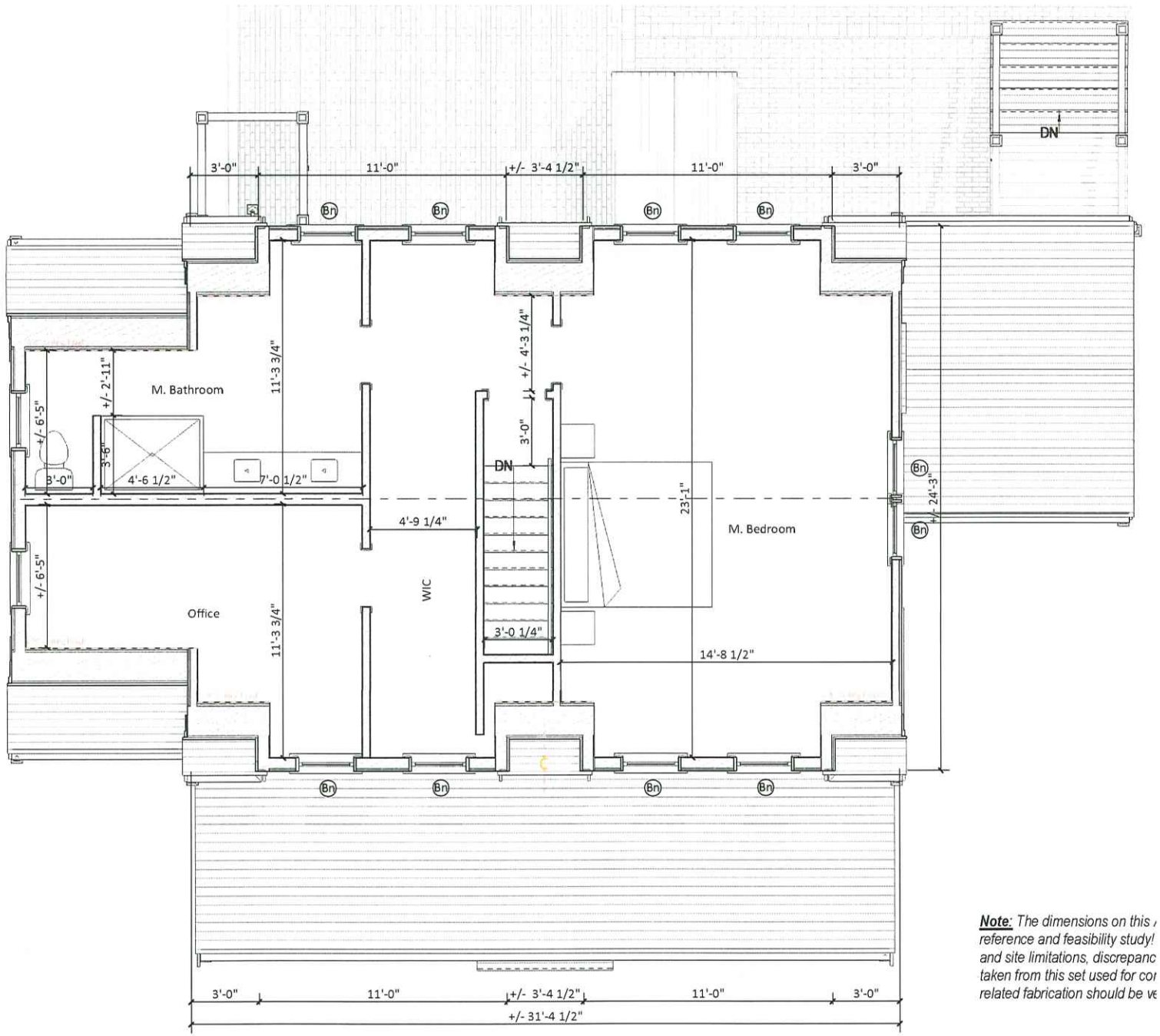
1e First Floor Plan - Existing / Demo

1/8" = 1'-0"



1 First Floor Plan

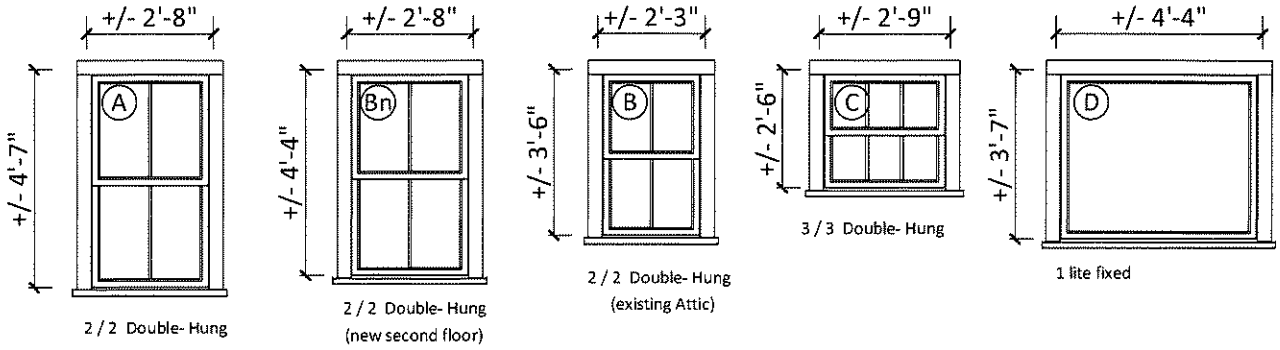
1/4" = 1'-0"



Note: *The dimensions on this a reference and feasibility study! and site limitations, discrepanc taken from this set used for co related fabrication should be ve*

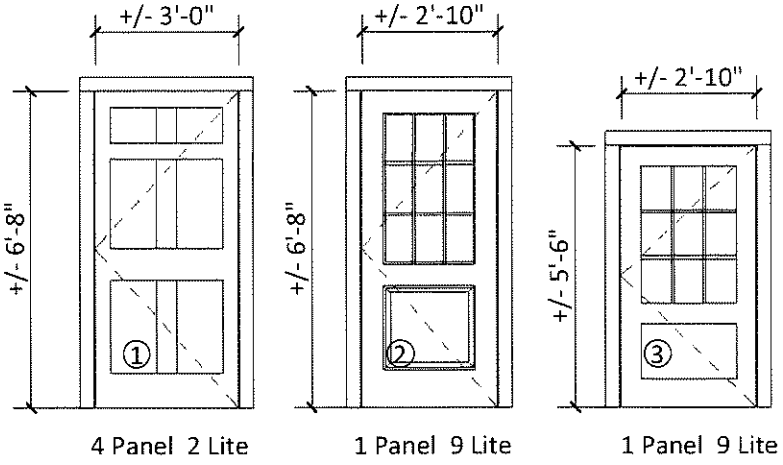
2 Second Floor Plan

1/4" = 1'-0"



3 Window Legend

1/4" = 1'-0"



WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT
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D	1	4'-4"	3'-7"

Window & Door Legend Note: *All provided dimensions should be used only as a general design guide or feesability study! Verifl cation in field is required prior to any construction work or window / door order!*

4 Door Legend

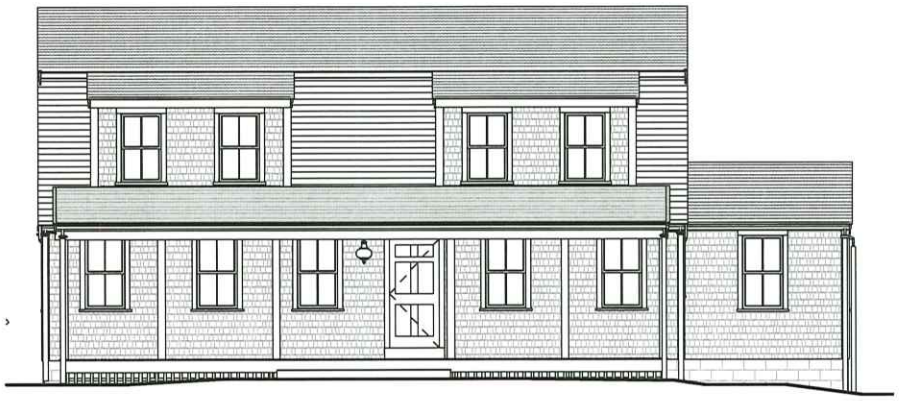
1/4" = 1'-0"

DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT
1	1	3'-0"	6'-8"
2	1	2'-10"	6'-8"
3	1	2'-10"	5'-6"
74	2	7'-0"	6'-8"



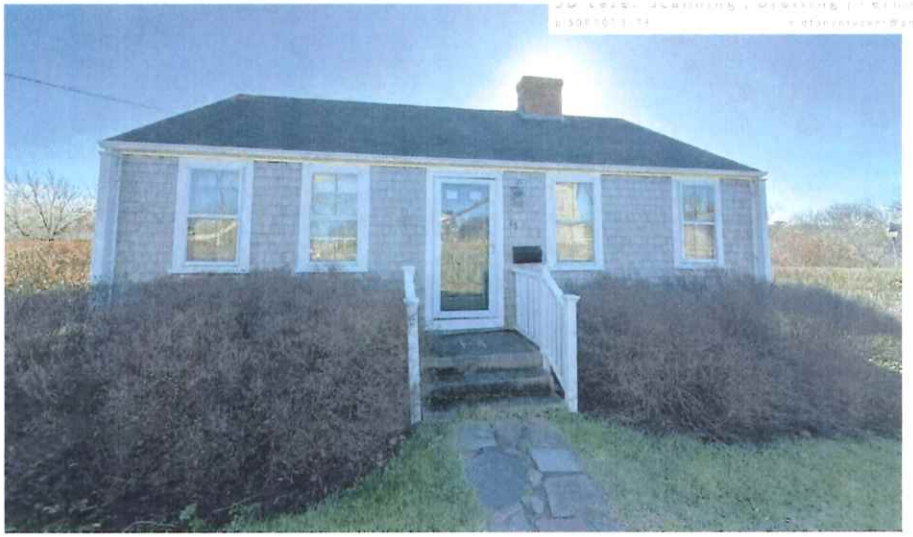
1 Proposed North Elevation

1/4" = 1'-0"



1p Previous North Elevation

1/8" = 1'-0"

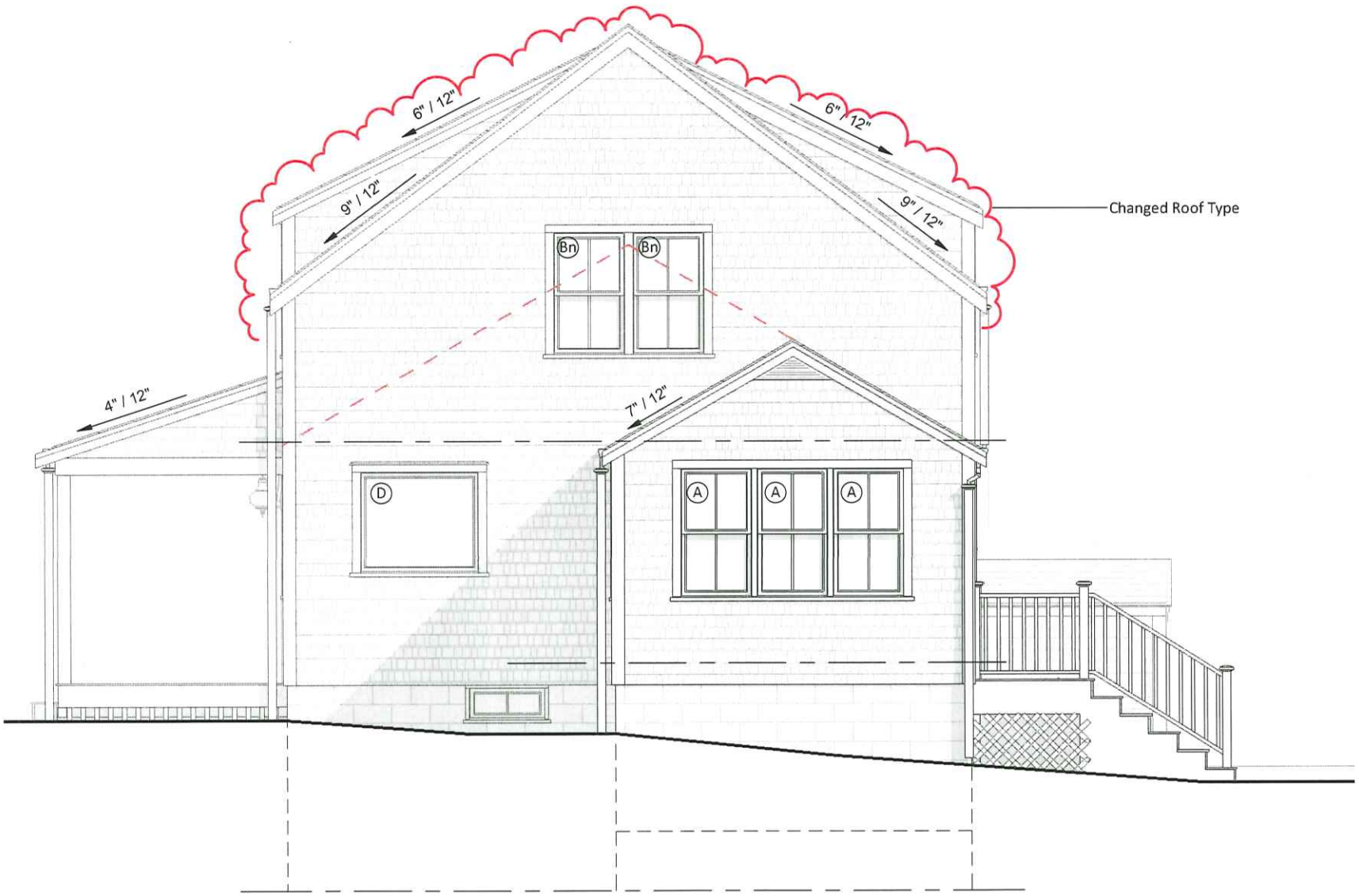


Existing North



1e Existing/Demo North Elevation

1/8" = 1'-0"



2 Proposed West Elevation

1/4" = 1'-0"



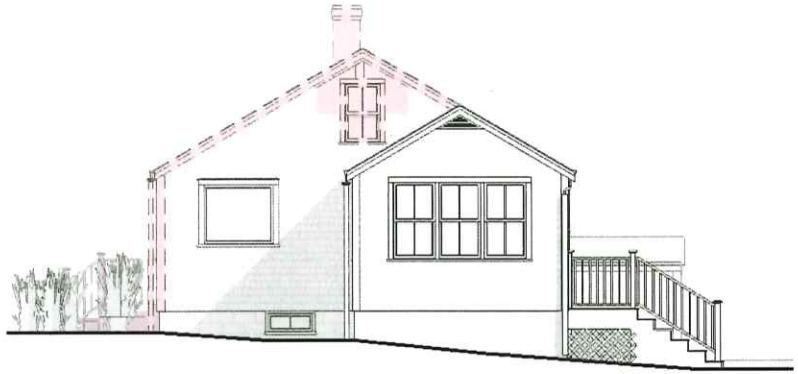


Existing West



2p Previous West Elevation

1/8" = 1'-0"



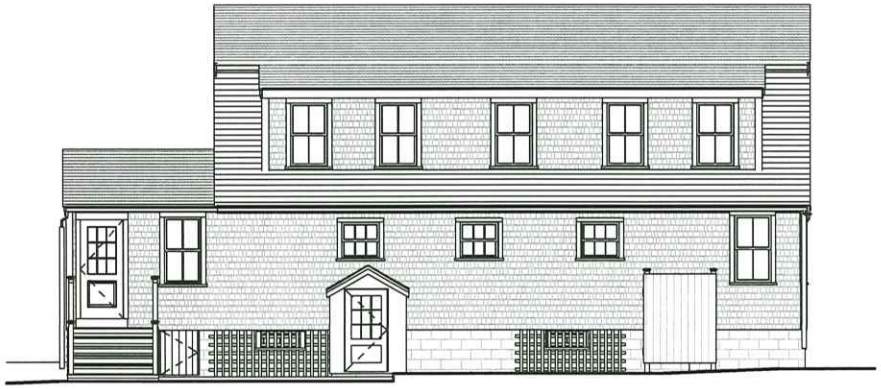
2e Existing/Demo West Elevation

1/8" = 1'-0"



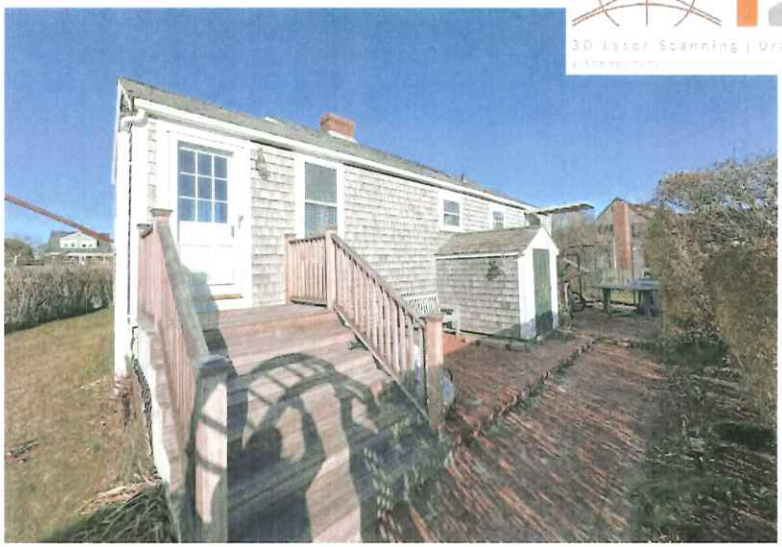
1 Proposed South Elevation

1/4" = 1'-0"

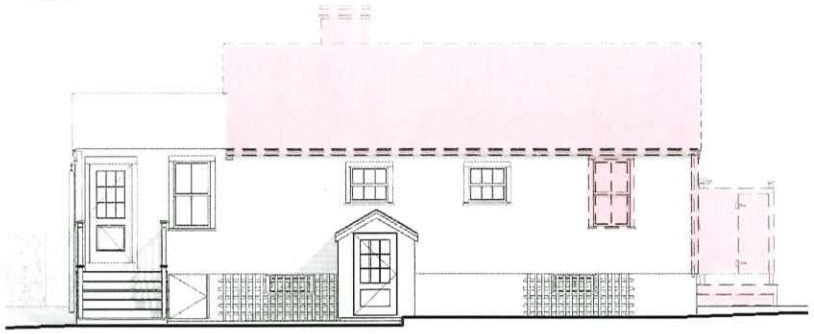


1p Previous South Elevation

1/8" = 1'-0"



Existing South



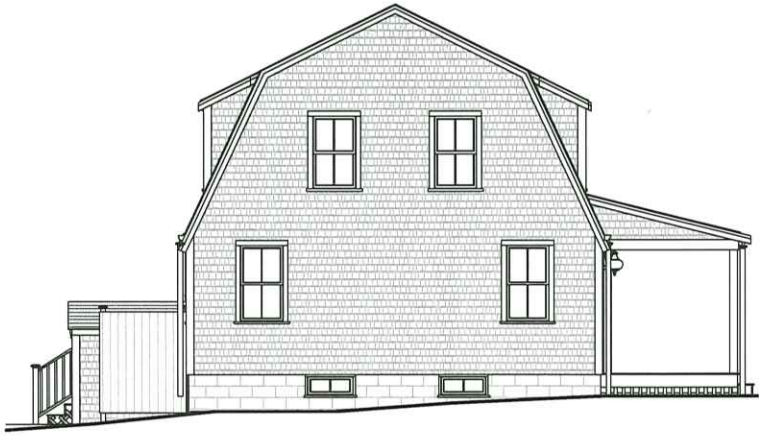
1e Existing/Demo South Elevation

1/8" = 1'-0"



2 Proposed East Elevation

1/4" = 1'-0"

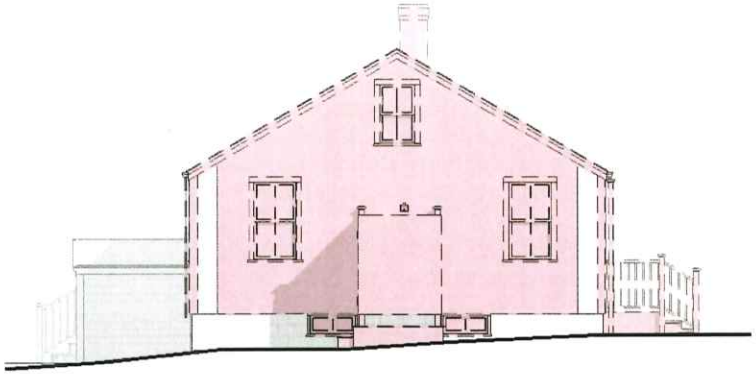


2p Previous East Elevation

1/8" = 1'-0"



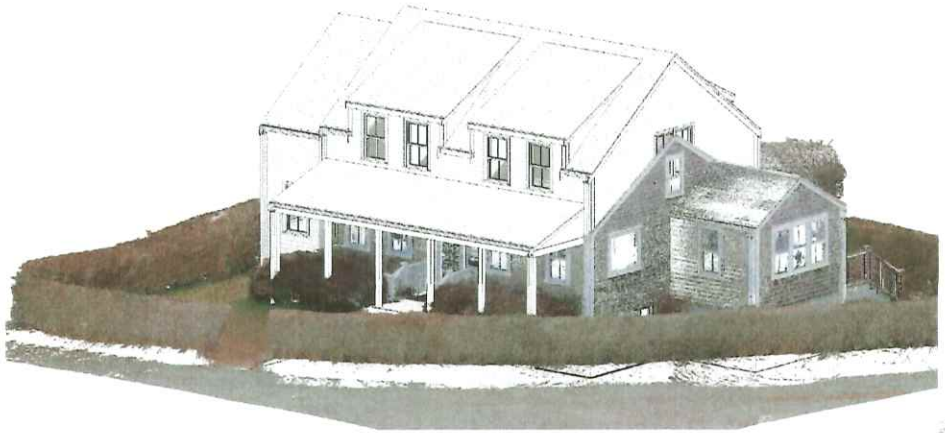
Existing East



2e Existing/Demo East Elevation

1/8" = 1'-0"

48 York Street / New Addition



3D Scan & 3D Model / Existing Conditions - 1



3D Model / Existing Conditions



3D Scan & 3D Model / Existing Conditions - 2



3D Scan & 3D Model / Existing Conditions - 3

48 York Street / New Addition

3D Views

Sheet List

L-101	Cover Page
A-100	Floor Plans
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A-201	Exterior Elevations
A-202	Exterior Elevations
L-101	3D Views

Property & Zonning info

District - R-1
Min. Lot Size - 5,000 sq ft
Frontage - 50 ft
Ground Cover Ratio - 30 %
Front Setback - 10 ft
Side & Rear Setback - 5 ft & 5 ft

Map & Parcel - 55-4-1 / 55
Lot Area - ± 5,783 sq ft
Allowable G.C. - ± 1,735 sq ft
Existing G.C. - ± 908 sq ft
Available G.C. - ± 827 sq ft

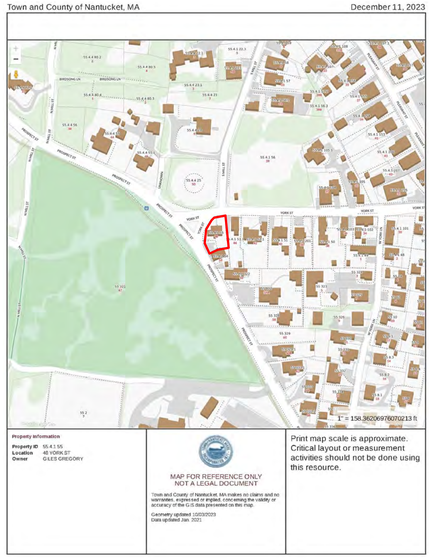
Note: The information presented as text and/or drawings is taken from the Nantucket GIS record. It serves only as a general design guide and project location/ verification from Registered Land Surveyor is required prior to any construction work!

Revisions

HDC Submission 09.19.2024

L-103

48 York Street / New Addition

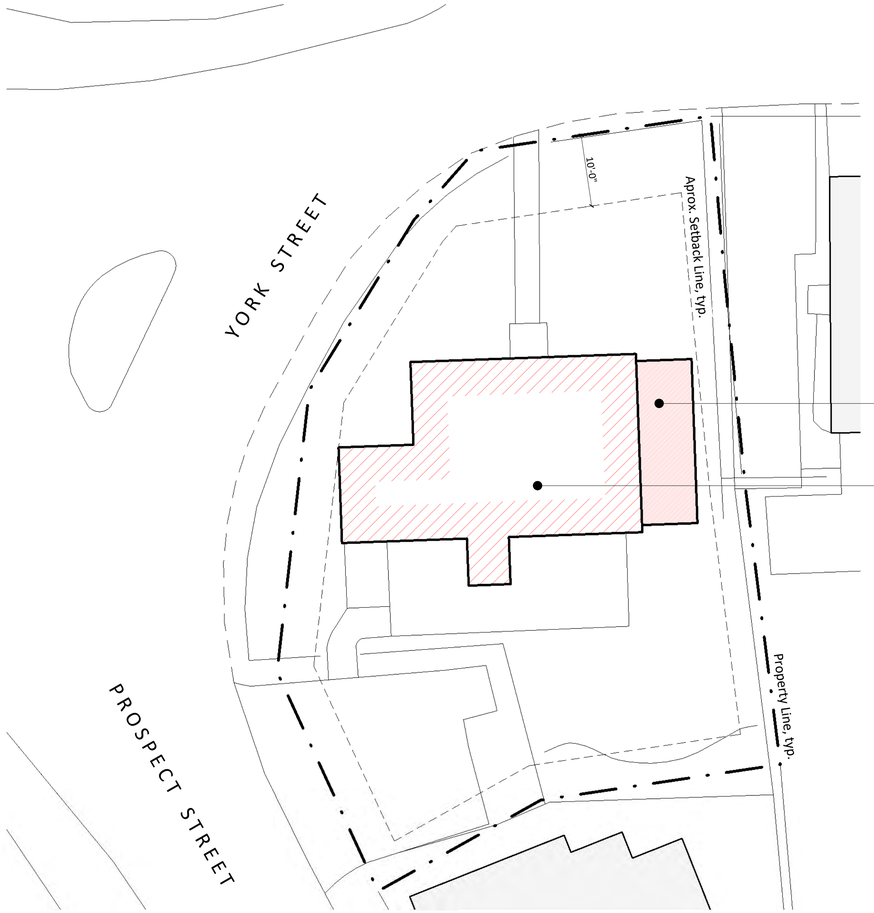


1 Locus Map

Not to Scale



Google Map - Aerial View



2 Site plan

1" = 10'-0"

Street Views





3 3D Scan & 3D Model

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e. dtananytucket@gmail.com

48 York Street / New Addition

Cover Page

Sheet List

L-101	Cover Page
A-100	Floor Plans
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Revisions

HDC Submission 09.19.2024

L-101

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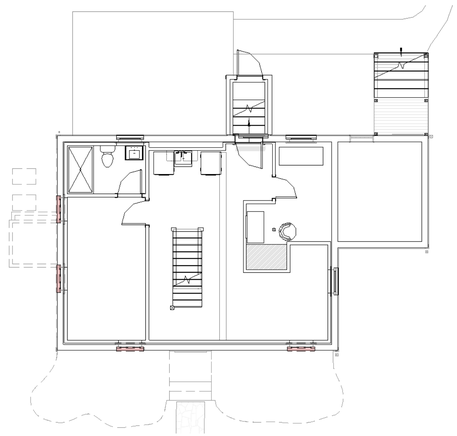
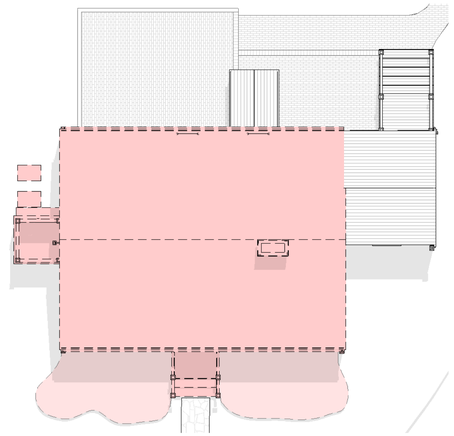
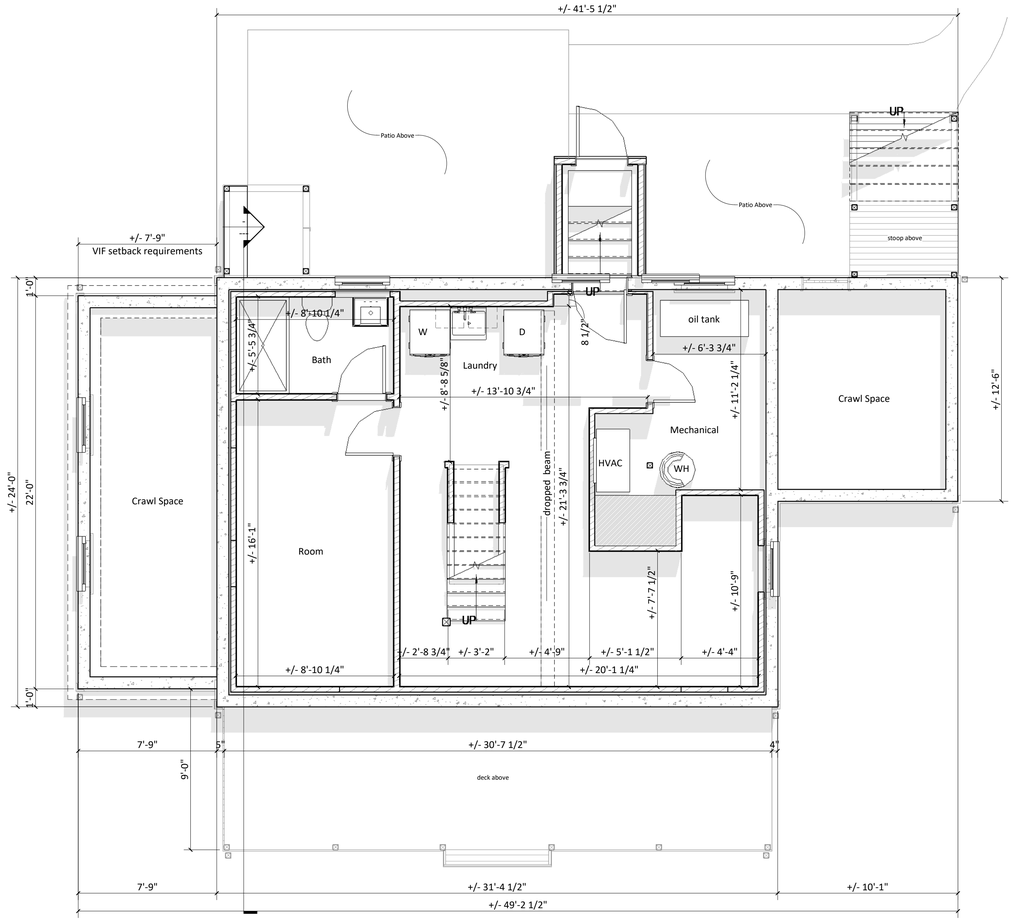
48 York Street / New Addition



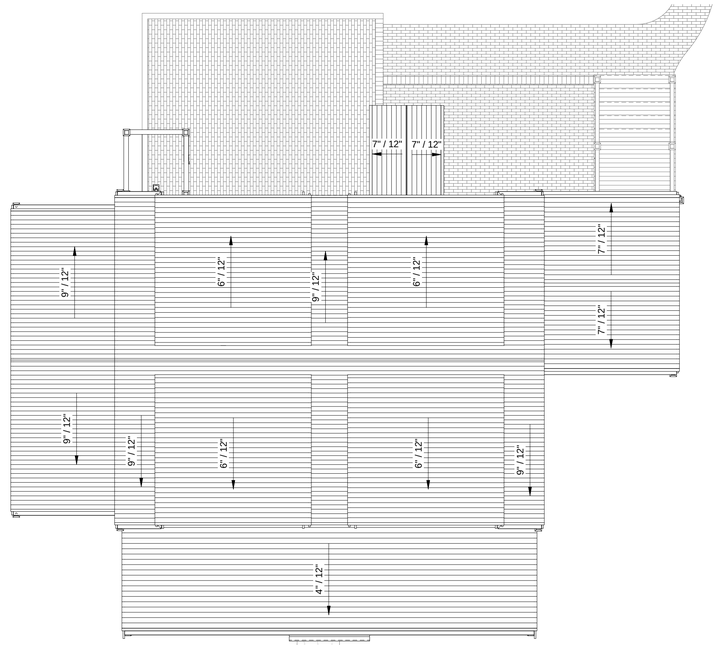
1e Basement Floor Plan - Existing / Demo
1/8" = 1'-0"



2e Roof Plan - Existing / Demo
1/8" = 1'-0"



1 Basement Floor Plan
1/4" = 1'-0"



2 Roof Plan
3/16" = 1'-0"

48 York Street / New Addition

Floor Plans

Sheet List

L-101	Cover Page
A-100	Floor Plans
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Revisions

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HDC Submission 09.19.2024

A-100

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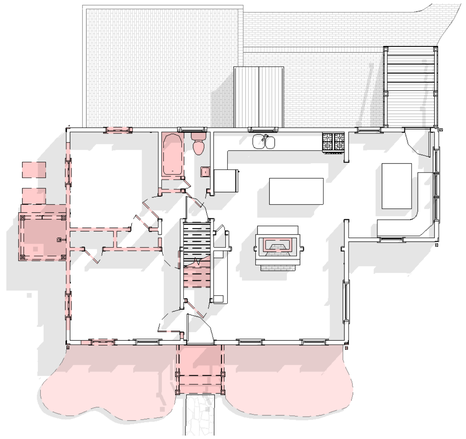
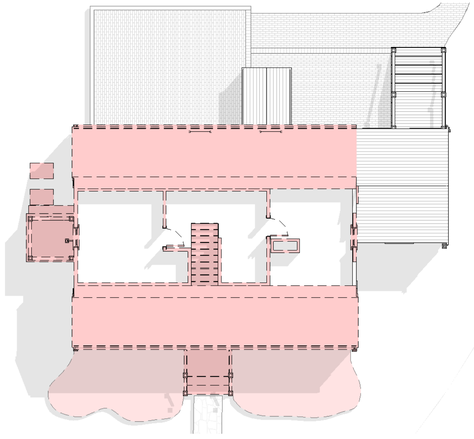
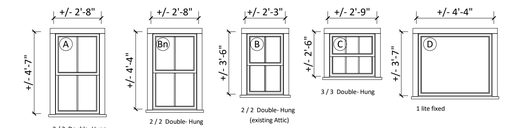
48 York Street / New Addition



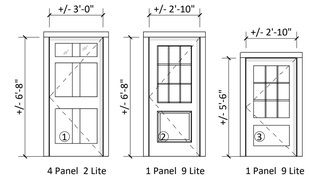
1e First Floor Plan - Existing / Demo
1/8" = 1'-0"



2e Second Floor Plan - Existing / Demo
1/8" = 1'-0"



3 Window Legend
1/4" = 1'-0"



WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT
A	13	2'-8"	4'-7"
Bn	12	2'-8"	4'-4"
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Window & Door Legend Note: *All provided dimensions should be used only as a general design guide or feesability study! Verification in field is required prior to any construction work or window / door order!*

4 Door Legend
1/4" = 1'-0"

DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT
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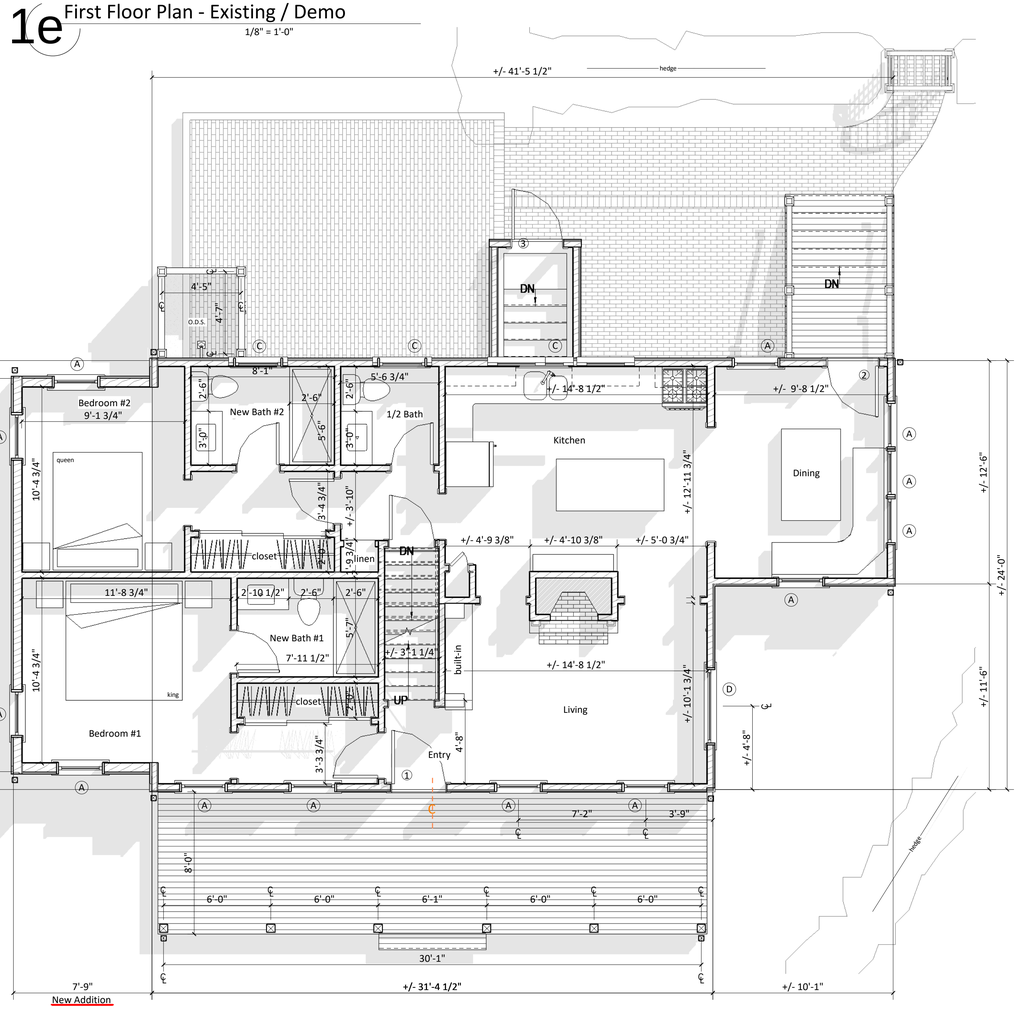
3	1	2'-10"	5'-6"
74	2	7'-0"	6'-8"



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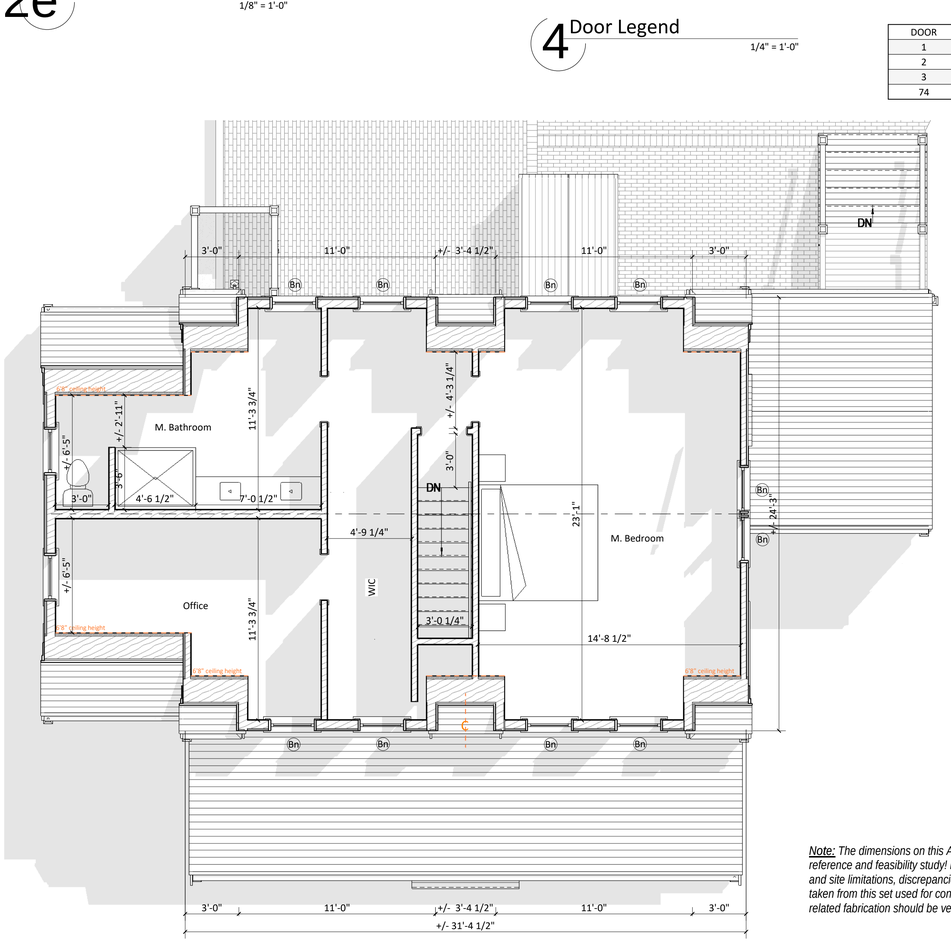
1/4" = 1'-0"



2 Second Floor Plan
1/4" = 1'-0"

48 York Street / New Addition

Floor Plans

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L-101	Cover Page
A-100	Floor Plans
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Property & Zonning Info

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HDC Submission *09.19.2024*

A-101

48 York Street / New Addition



1 Proposed North Elevation
1/4" = 1'-0"



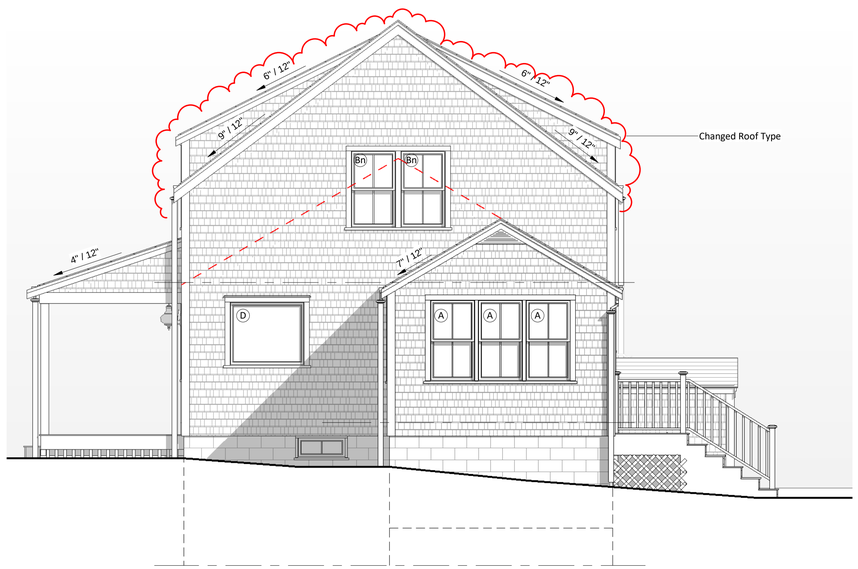
1p Previous North Elevation
1/8" = 1'-0"



Existing North



1e Existing/Demo North Elevation
1/8" = 1'-0"



2 Proposed West Elevation
1/4" = 1'-0"

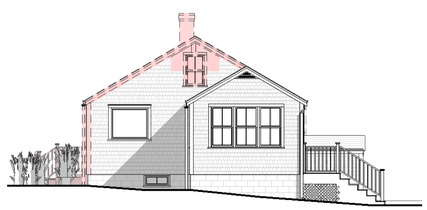




Existing West



2p Previous West Elevation
1/8" = 1'-0"



2e Existing/Demo West Elevation
1/8" = 1'-0"

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e. dtanantucket@gmail.com

48 York Street / New Addition

Exterior Elevations

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L-101	Cover Page
A-100	Floor Plans
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Revisions

HDC Submission 09.19.2024

A-201

48 York Street / New Addition



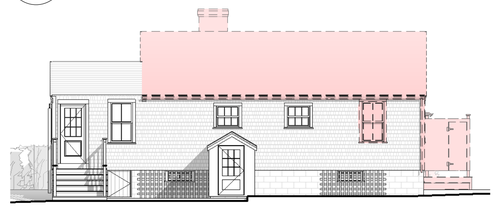
1 Proposed South Elevation
1/4" = 1'-0"



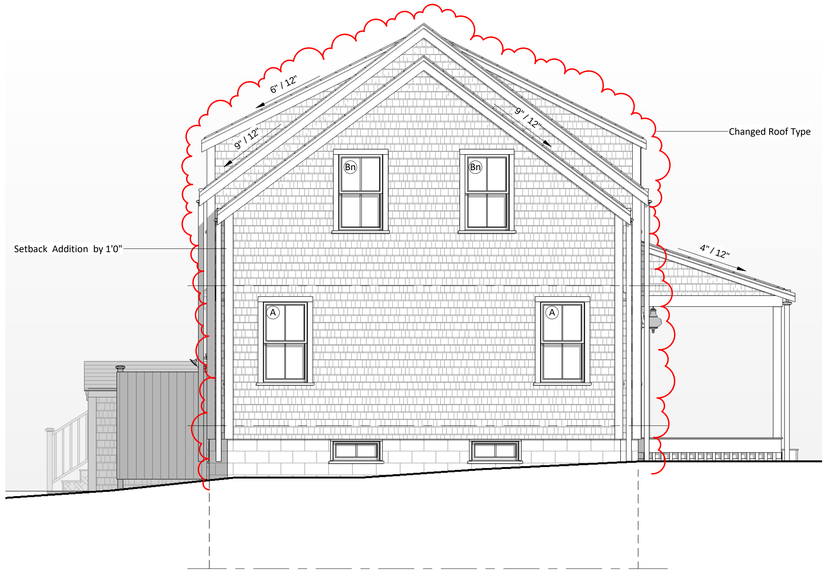
1p Previous South Elevation
1/8" = 1'-0"



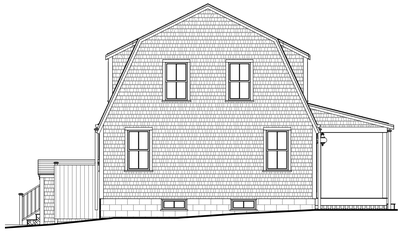
Existing South



1e Existing/Demo South Elevation
1/8" = 1'-0"



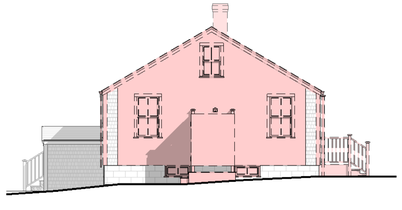
2 Proposed East Elevation
1/4" = 1'-0"



2p Previous East Elevation
1/8" = 1'-0"



Existing East



2e Existing/Demo East Elevation
1/8" = 1'-0"

HDC Submission *09.19.2024*

3D Laser Scanning | Drafting | Permitting
p. 508.901.3173
e. dtananytucket@gmail.com

48 York Street / New Addition

Exterior Elevations

Sheet List

L-101	Cover Page
A-100	Floor Plans
A-101	Floor Plans
A-201	Exterior Elevations
A-202	Exterior Elevations
L-103	3D Views

Property & Zonning Info

District - R-1
Min. Lot Size - 5,000 sq.ft.
Frontage - 50 ft.
Ground Cover Ratio - 30 %
Front Setback - 10 ft.
Side & Rear Setback - 5 ft. & 5 ft.

Map & Parcel - 55.4.1 / 55
Lot Area - ± 5,783 sq.ft.
Allowable G.C. - ± 1,735 sq.ft.
Existing G.C. - ± 908 sq.ft.
Available G.C. - ± 827 sq.ft.

Note: *The information presented as text and/or drawings is taken from the Nantucket GIS record, it serves only as a general design guide and project location! Verifiction from Registered Land Surveyor is required prior to any construction work!*

Revisions

A-202

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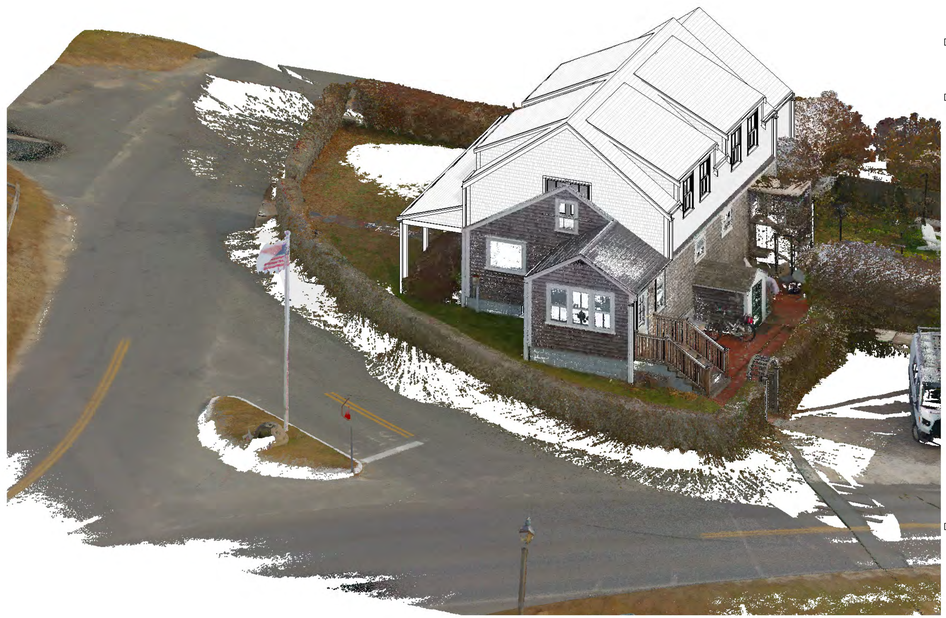
3D Scan & 3D Model / Existing Conditions - 1



3D Model / Existing Conditions



3D Scan & 3D Model / Existing Conditions - 2



3D Scan & 3D Model / Existing Conditions - 3

48 York Street / New Addition

3D Views

Sheet List

L-101	Cover Page
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Revisions

HDC Submission 09.19.2024

L-103