1. NEW BUSINESS FROM 10/01/2024

    Documents:

        14 MEADOW LN WINDOW CHANGE.PDF

2. OLD BUSINESS 09/24/2024

    Documents:

        OB 39 MONOMOY RD POOL HARDSCAPE.PDF
        OB 4 MARINER WY POOL.PDF
        OB 4 MARINER 1.PDF
        OB 4 MARINER 2.PDF
        OB 4 MARINER 3.PDF
        OB 6 MARINER 2.PDF
        OB 6 MARINER WAY POOL 1.PDF
        OB 6 MARINER WAY POOL 2.PDF
        OB 6 MARINER WAY POOL 3.PDF
        OB 10 SILVER ST HARDSCAPE.PDF
        OB 6 MARIONS POOL.PDF
        OB 61 CENTER ST STAIRS.PDF
        OB 48 YORK ST ADDITION.PDF

3. OLD BUSINESS 10/08/2024

    Documents:

        OB 92 WASHINGTON ST SHED.PDF
        OB 92 WASHINGTON ST GARAGE.PDF
        OB 92 WASHINGTON ST DWELLING.PDF
        OB 85 ORANGE ADDITION MH (1).PDF
        85 ORANGE FRONT HARDSCAPE.PDF
        OB 85 ORANGE DORMER RENI REAR HOUSE.PDF
        85 ORANGE REAR HARDSCAPE.PDF
        OB 85 ORANGE RENO GARAGE.PDF
        OB 12 PILGRIM RD NEW DWELLING.PDF
        OB 3 ASTER CT SOLAR HELD FOR VIEW.PDF
        OB 106 SQUAM SHED.PDF
        OB 12A PEQUOT DETACHED GARAGE.PDF
        OB 13 NANCY ANN LANE MIXED USE.PDF

4. NEW BUSINESS 09/03/2024

    Documents:

        5 MATTAPOISETT DECK EXPANSIONS.PDF
        5 CROWS NEST DOOR WINDOW REVISION.PDF
        81 CLIFF GARAGE.PDF
        81 CLIFF HARDSCAPE.PDF
        76 ORANGE ST CURB CUT.PDF
        12 NEW ST FENCE.PDF
        7A NEW LANE SPA BLUESTONE STONEWALL FENCE.PDF
        32 HINSDALE RD SHED.PDF
        134 MIACOMET RD CABANA.PDF
        7 BREWSTER RD NEW DWELLING.PDF

5. NEW BUSINESS 09/17/2024

Documents:

50 WANOMA NEW DWELLING.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
32 NORTH LIBERTY REVISIONS.PDF
44 SKYLINE DR MOVE ON FROM 20 GREGLEN AVE.PDF
20 GREGLEN MOVE OFF DWELLING TO 44 SKYLINE.PDF

6. NEW BUSINESS 10/01/2024

Documents:

15 LIBERTY RAMP.PDF
24 DERRYMORE RD ADDITION.PDF
7 LAURETTA LN REV SPA PATIO FIREPIT.PDF
88 POCOMO RD MAIN DWELLING DEMO 092324 (INCL PHOTOS).PDF
116 POLPIS PICKLEBALL COURT.PDF
27 OSPREY WY DECK.PDF
1 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.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
32 CANNONBURY MAINHOUSE.PDF
2 STONE ALLEY REV 8882 ALTERATIONS.PDF
2 STONE ALLEY HDC DECK PICTURES 9.18.2024.PDF
10 LINCOLN AVE MH OMIT CHIMNEY.PDF
3 POCHICK DEMO CABANA.PDF
3 POCHICK DEMO EXISTING SHED (1).PDF

64 66 BAXTER RD NEW MH.PDF
64 66 BAXTER RD NEW GH.PDF
21 FIELD AVE POOL SPA PATIO REVS TO COA.PDF

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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) BARELY USABLE FROM MEADOW LANE

Original Date:

Original Builder:

REVISIONS*

1. East Elevation window change from 8/8 to 6/1 remove door (relocate)
2. South Elevation wind change to 6/1, move casement 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

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

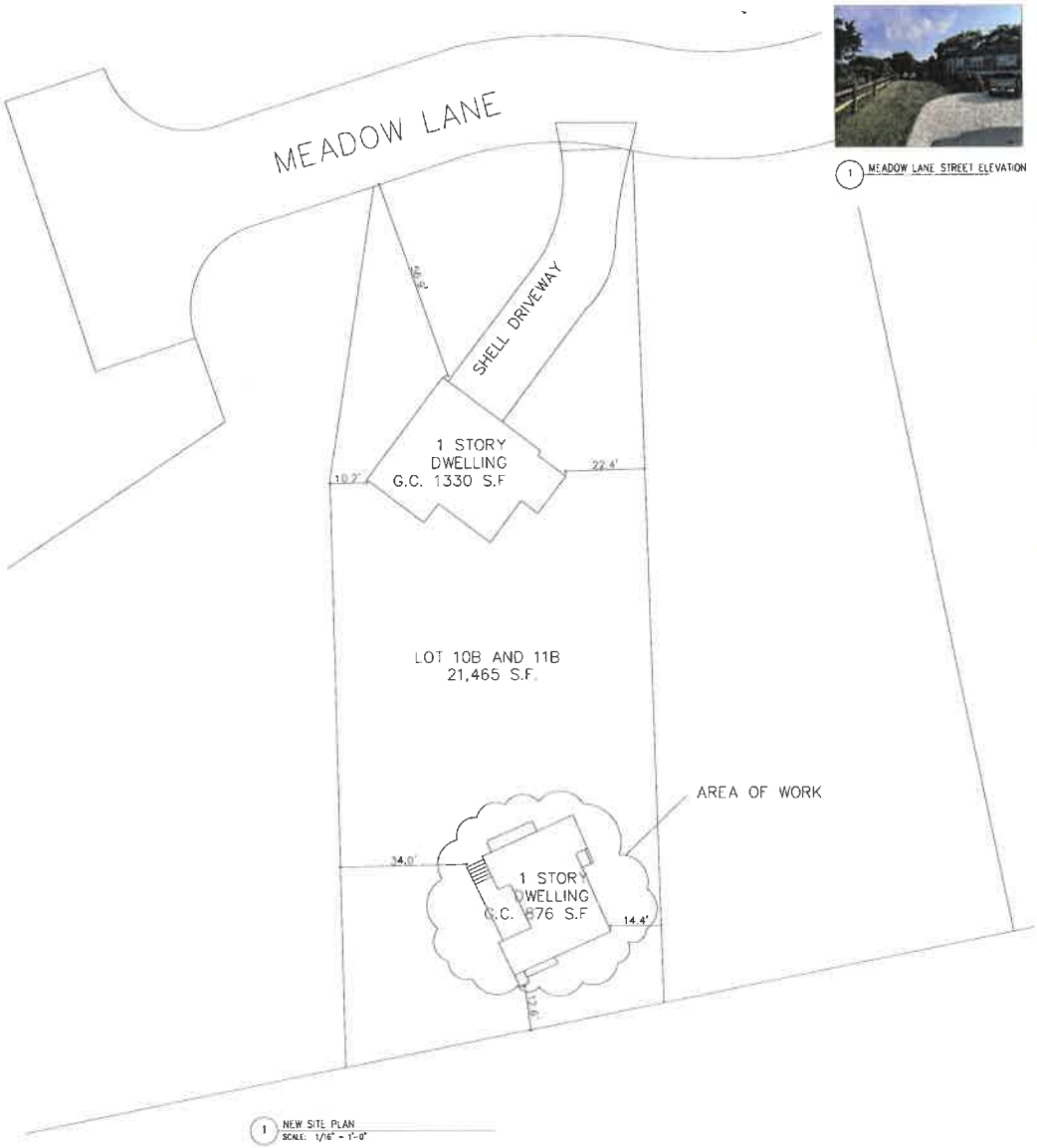
Bessey Construction, Inc.

8 Square Rigger Rd

Nantucket, MA 02554

508-825-9920

www.besseyconstruction.com



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

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:	2206 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/4 LIGHT	ANDERSEN	---	3'-0" x 6'-8"
2	12 LIGHT	ANDERSEN	---	3'-0" x 6'-8"
3	12 LIGHT	ANDERSEN	---	6'-0" x 6'-8"

WINDOW SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
A	6/1 LIGHT DH	ANDERSEN	---	3'-0" x 3'-10"
B	6/1 LIGHT DH	ANDERSEN	---	2'-4" x 3'-0"
C	6/1 LIGHT AWNING	ANDERSEN	---	2'-4" x 2'-0"



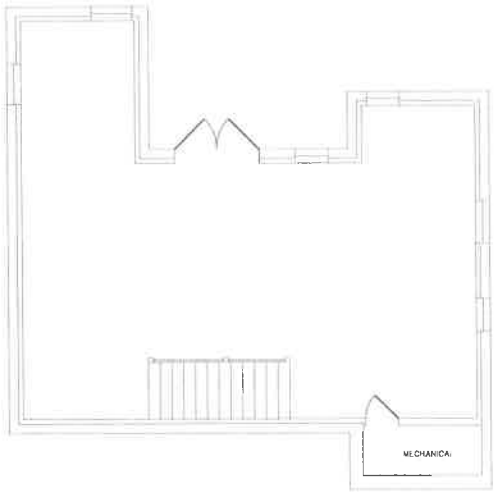
14 MEADOW LANE LLC
14 MEADOW LANE REAR HOUSE
NANTUCKET MA 02554

Date: 8.26.24 HDC SUBMITTAL
10.3.24 HDC SUBMITTAL
Revisions:

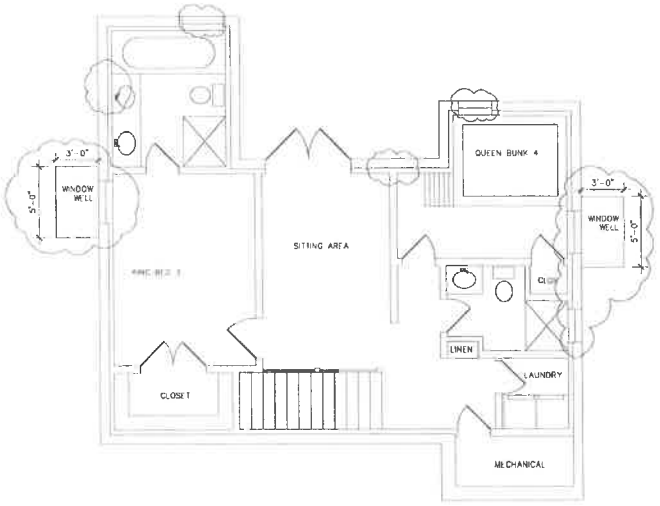
Drawn By: SP
Project No.: SWH
Scale: NOTED

SITE

A1.1



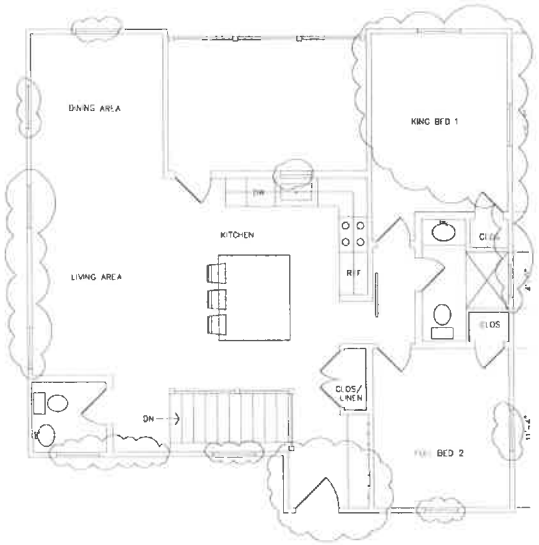
1 EXISTING BASEMENT PLAN
SCALE: 1/4" = 1'-0"



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"

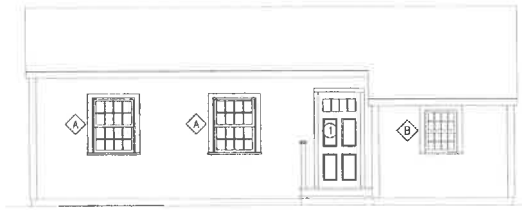
14 MEADOW LANE LLC
14 MEADOW LANE REAR HOUSE
NANTUCKET MA 02554

Date: 8.26.24 HDC SUBMITTAL
10.3.24 HDC SUBMITTAL
Revisions

Drawn By: SP
Project No.: Smrt
Scale: NOTED

FLOOR PLAN

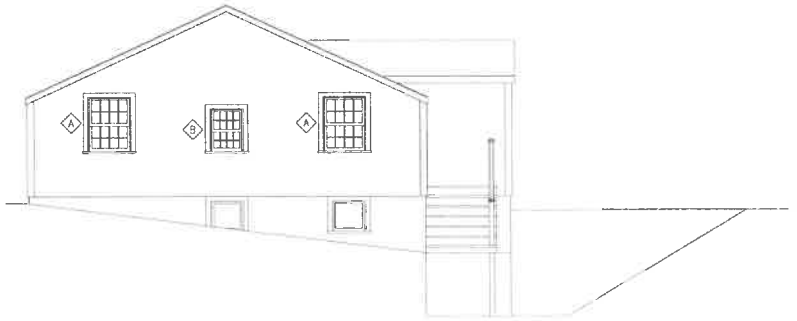
A2.1



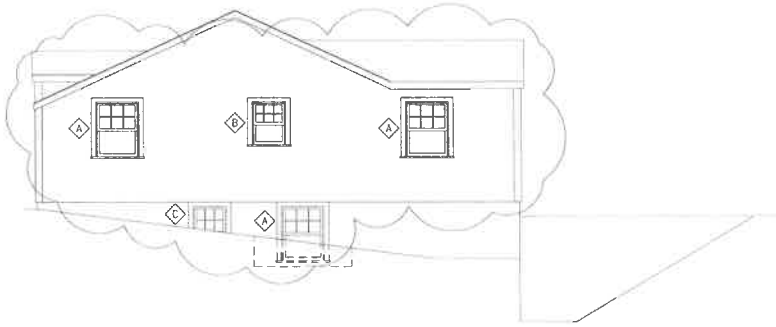
1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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

Date: 8.26.24 HDC SUBMITTAL
10.3.24 HDC SUBMITTAL
Revisions:

Drawn By: SP
Project No.: SWFT
Scale: NOTED

ELEVATIONS

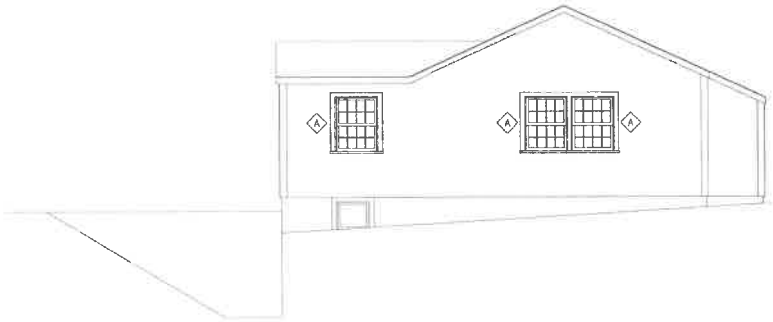
A3.1



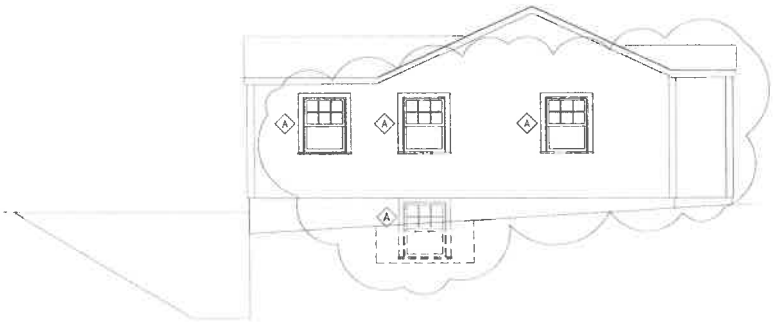
1 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



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"

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

Date: 8.26.24 HDC SUBMITTAL
10.3.24 HDC SUBMITTAL
Revisions:

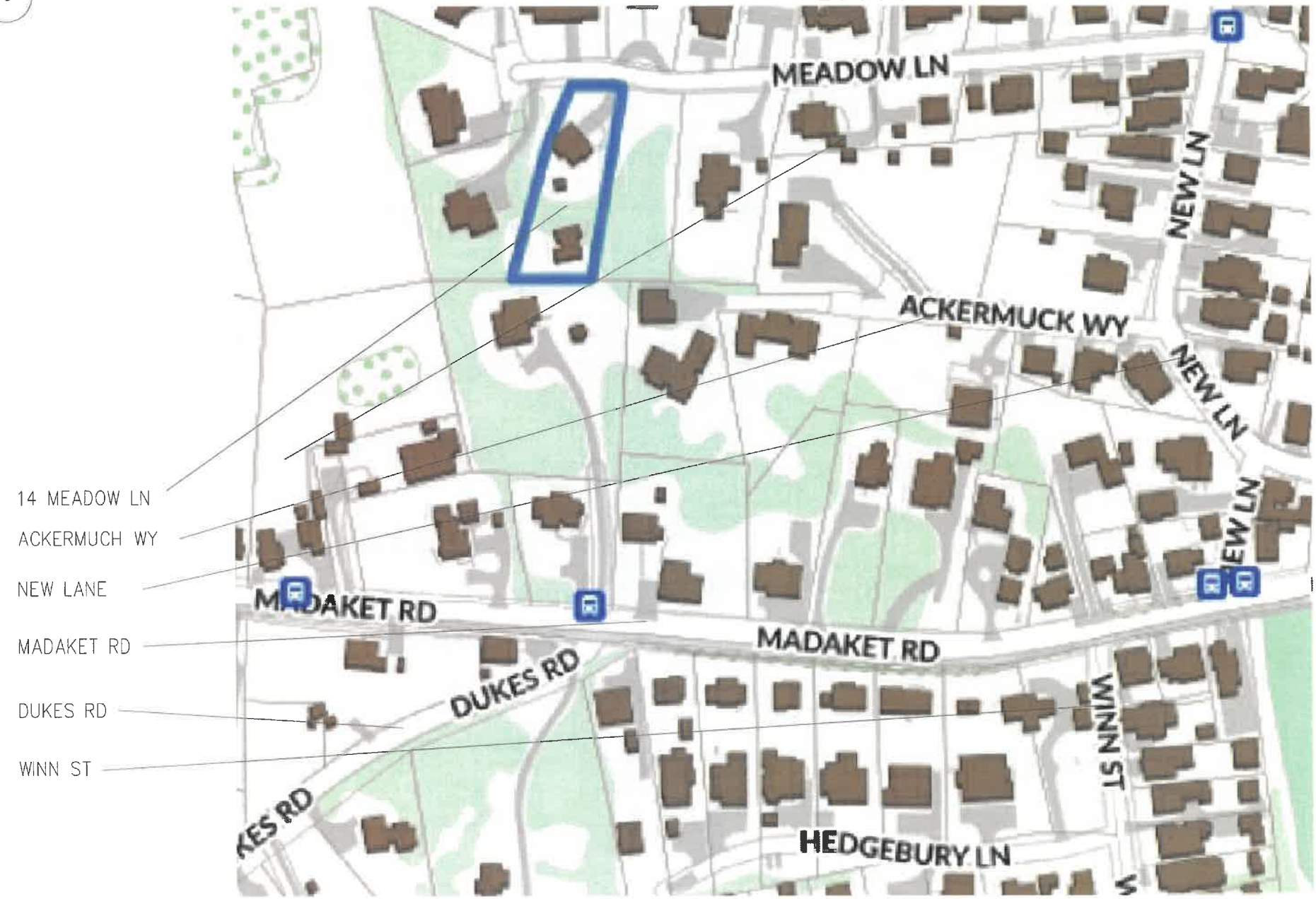
Drawn By:
SP
Project No.:
Sheet
Scale:
NOTED

ELEVATIONS

A3.2

5 SOUTH ELEVATION

LOCUS



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



2 WEST ELEVATION



3 NORTH ELEVATION



4 EAST ELEVATION



5 SOUTH ELEVATION

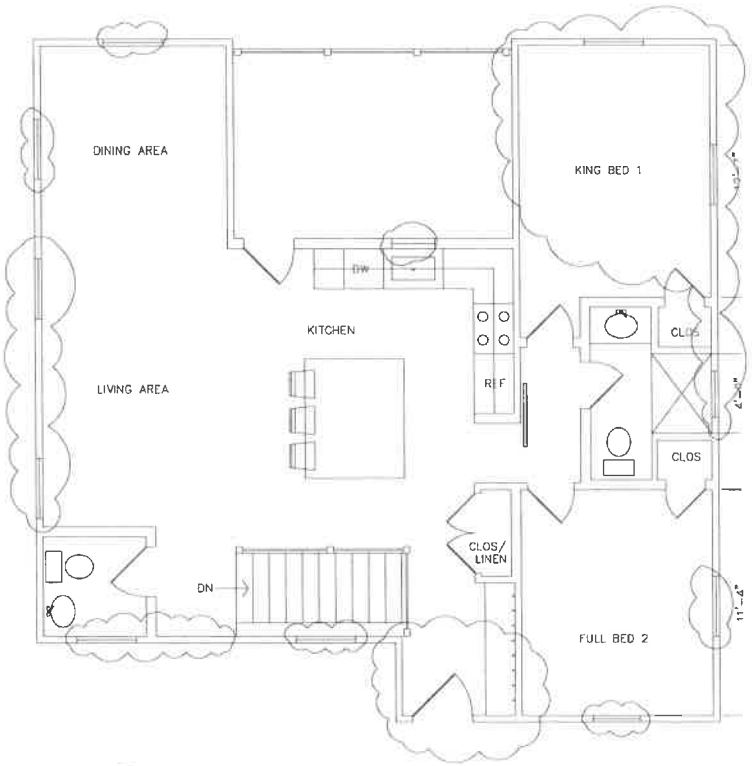


1 MEADOW LANE STREET ELEVATION

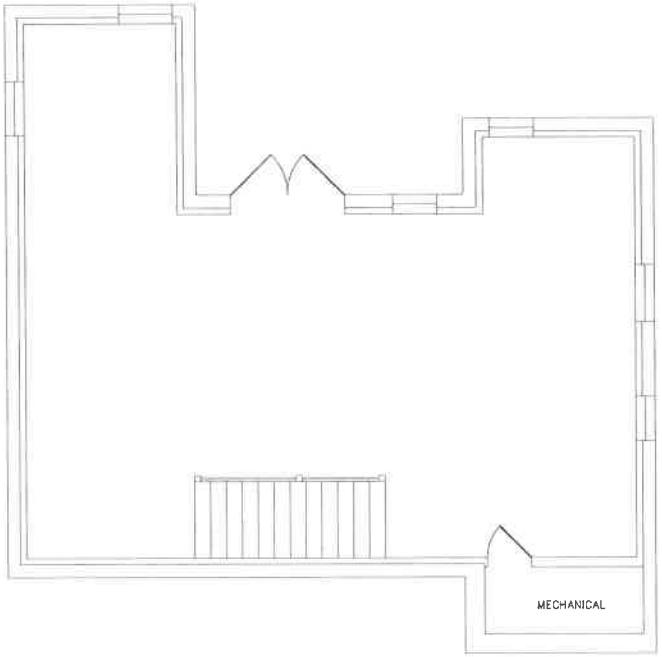
1 NEW SITE PLAN
SCALE: 1/16" = 1'-0"



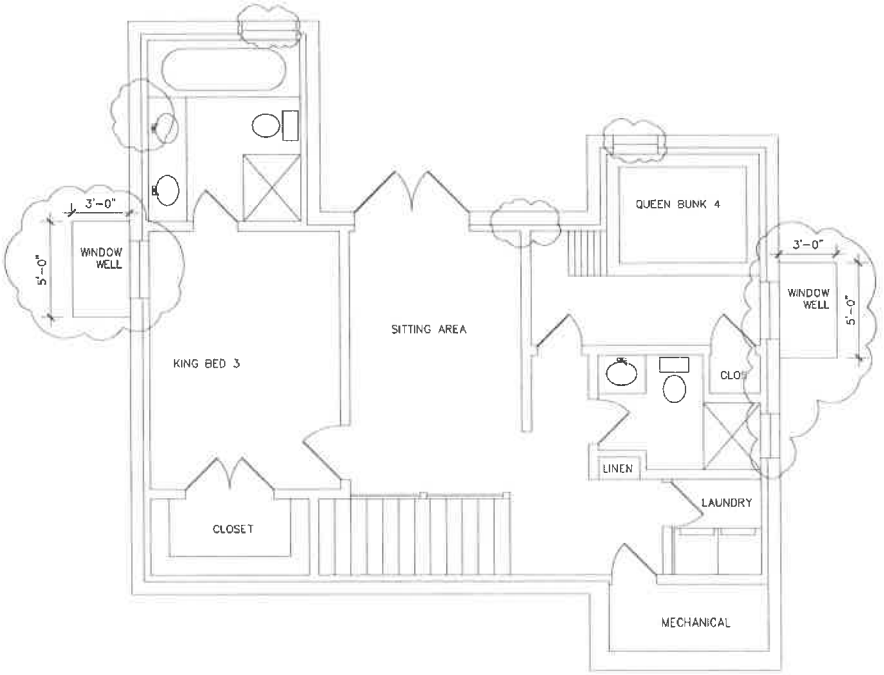
3 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



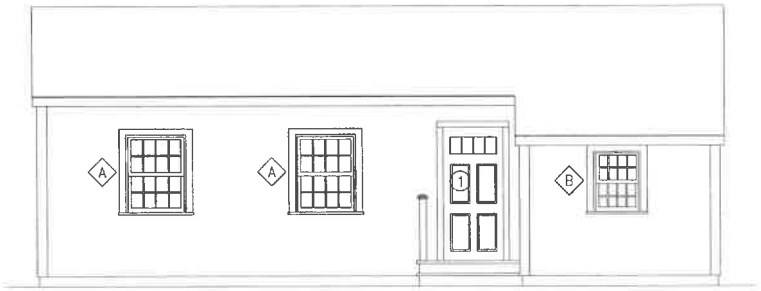
4 NEW FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



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



1 EXISTING WEST ELEVATION
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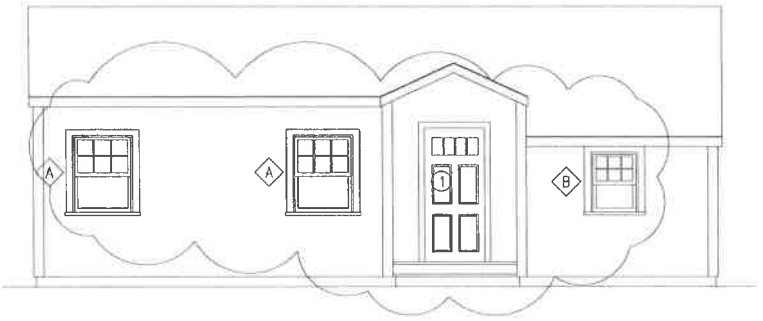
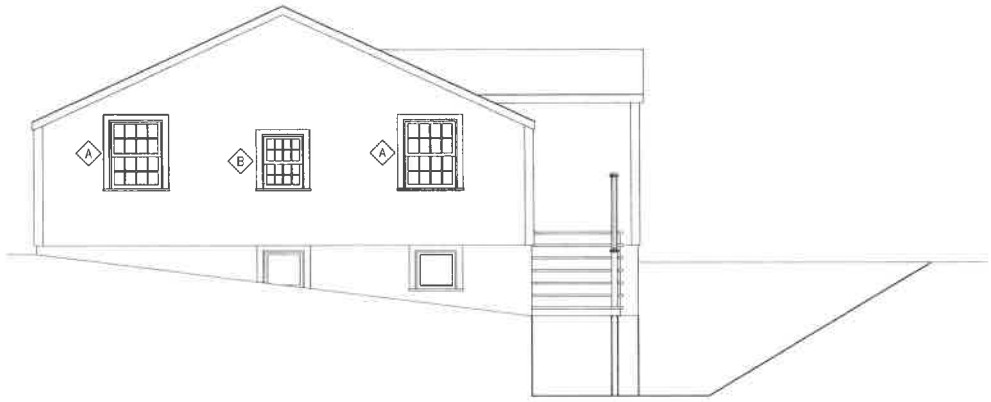
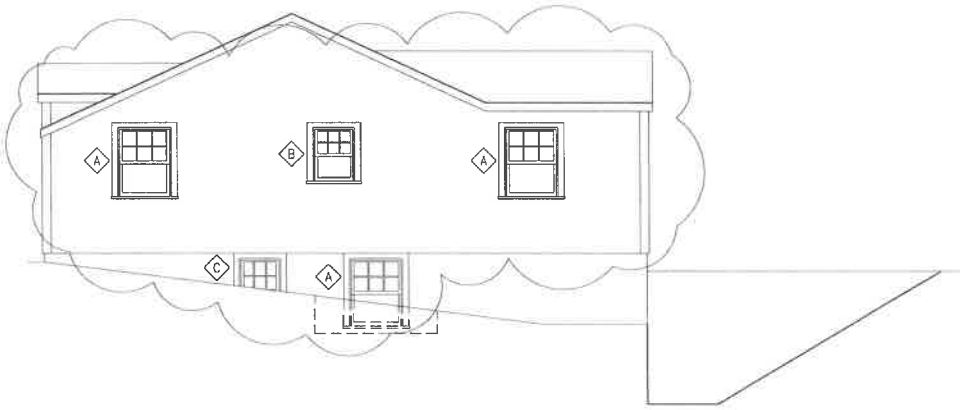


2 NEW WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



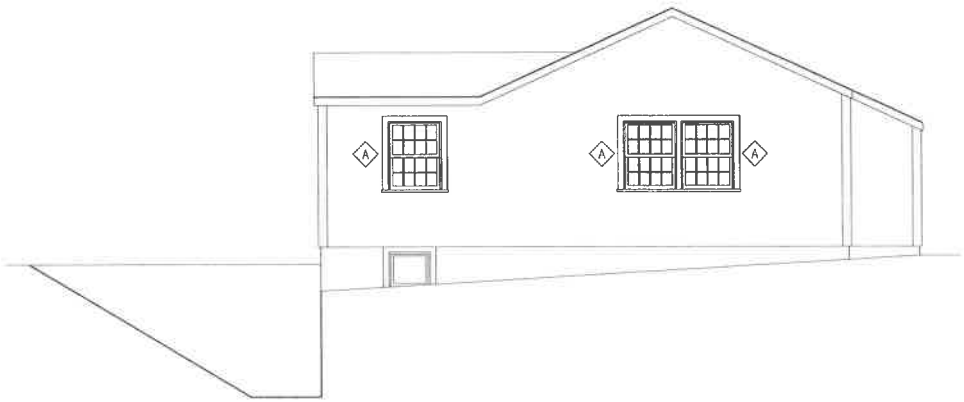
4 NEW NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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"

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.

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

The certificate is valid for three years from 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.

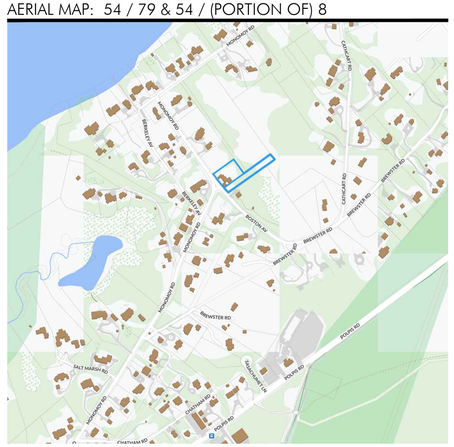
Thank you.

Miroslava Ahern, LLC

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



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



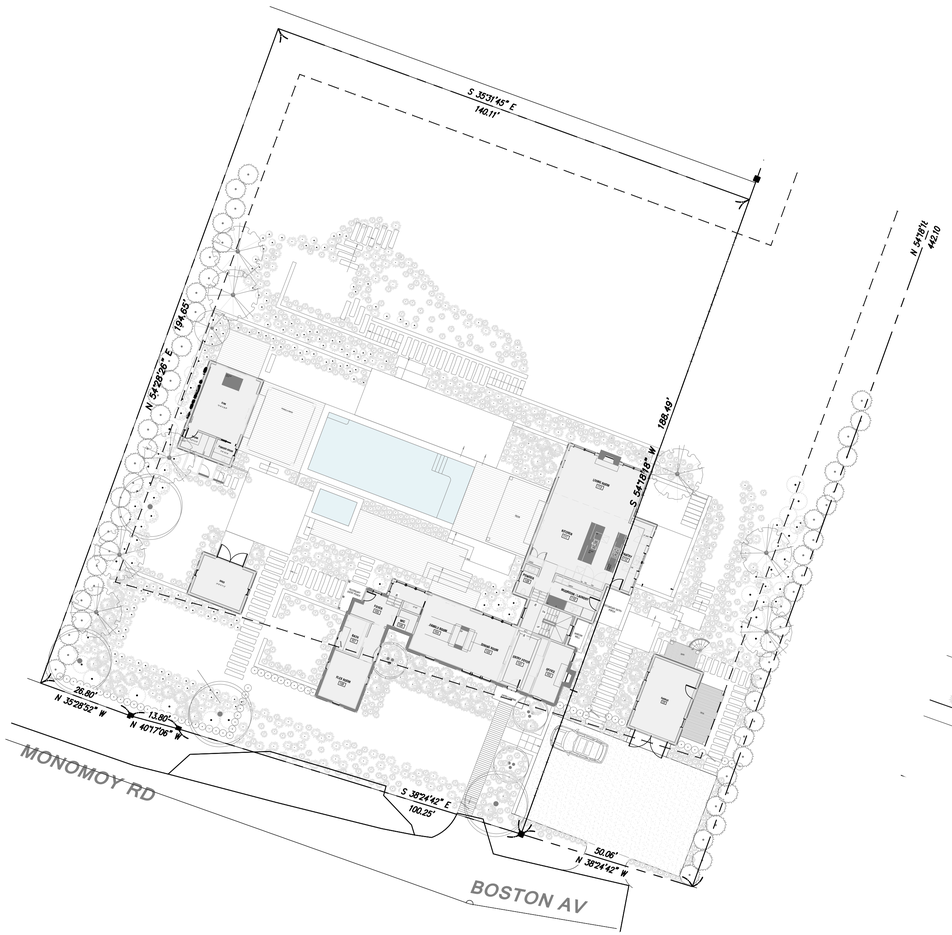
STREET VIEW 1



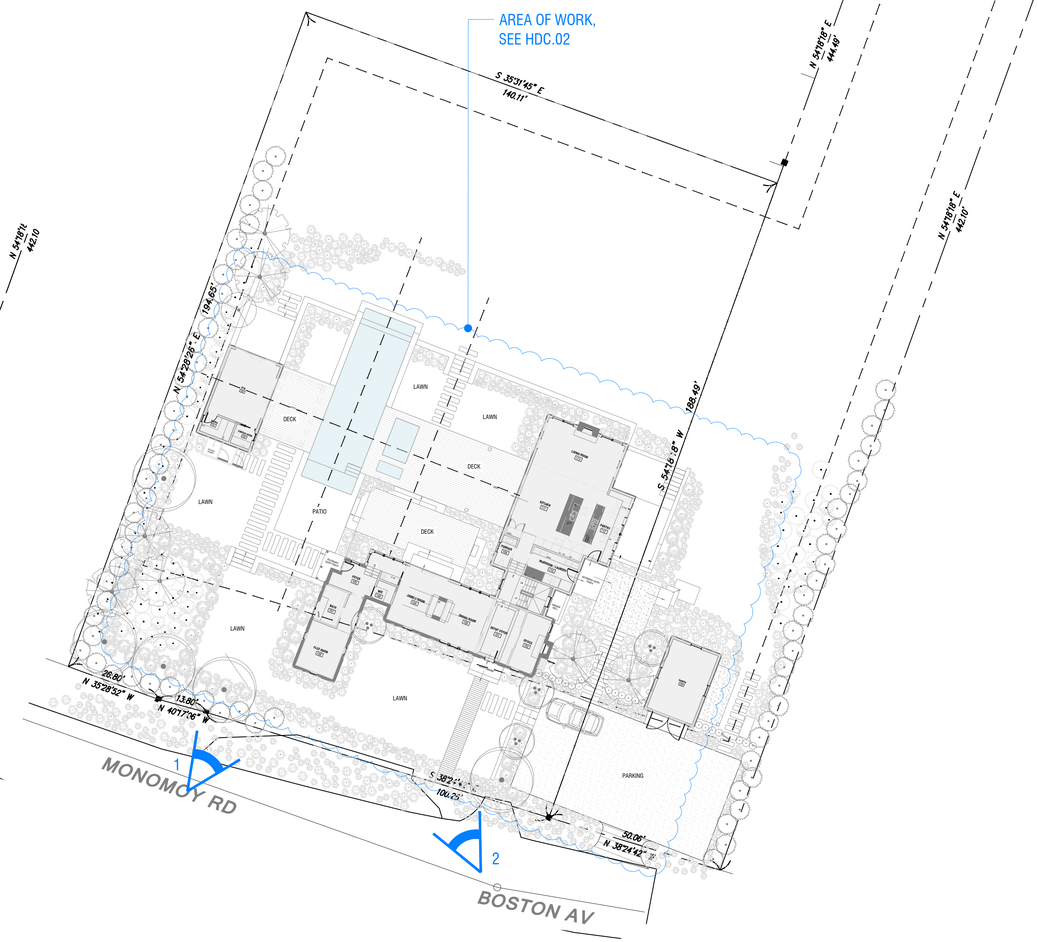
STREET VIEW 2



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

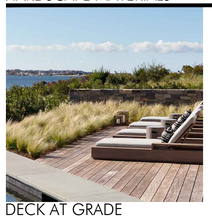
COVER

DRAWING INFO

DATE	SEPTEMBER 19, 2024
SCALE	1:20
DRAWN BY	JH

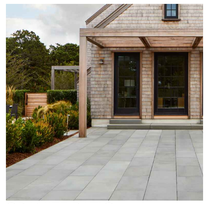
HDC.01

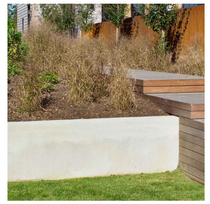
HARDSCAPE MATERIALS


DECK AT GRADE

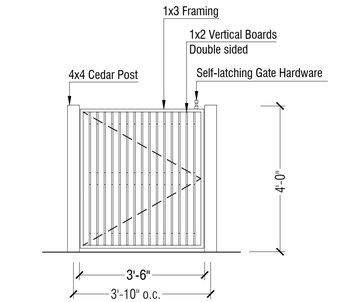

PEASTONE DRIVEWAY


ANTIQUE GRANITE PAVERS


GRANITE PATIO


PARGED WALLS

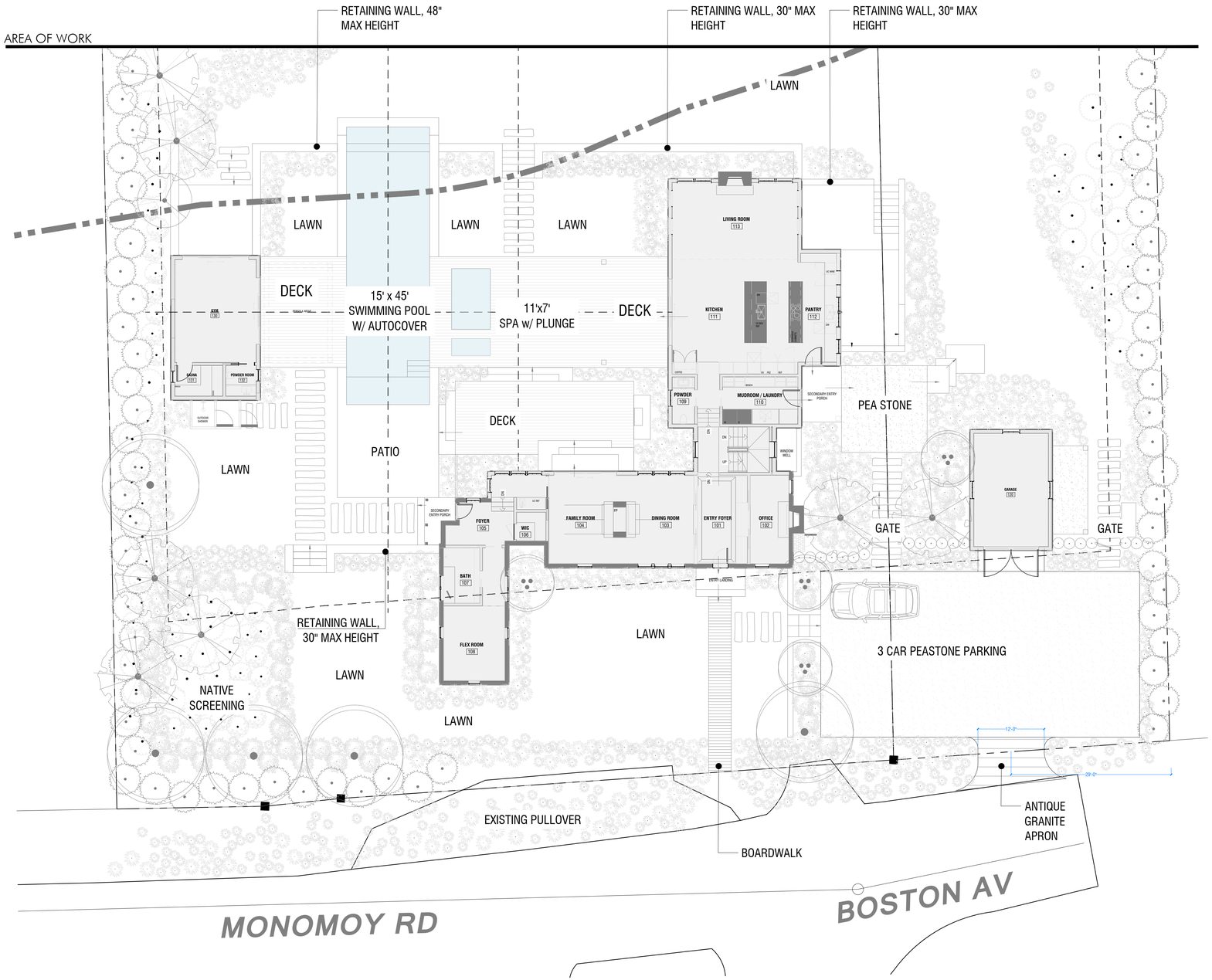
PROPOSED GATE (TYP.) ELEVATION



1 WOODEN GATE: ELEVATION

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

AREA OF WORK



MONOMOY RD ILLUSTRATIVE ELEVATION (NTS)



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

PROJECT

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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
LAYOUT PLAN

DRAWING INFO

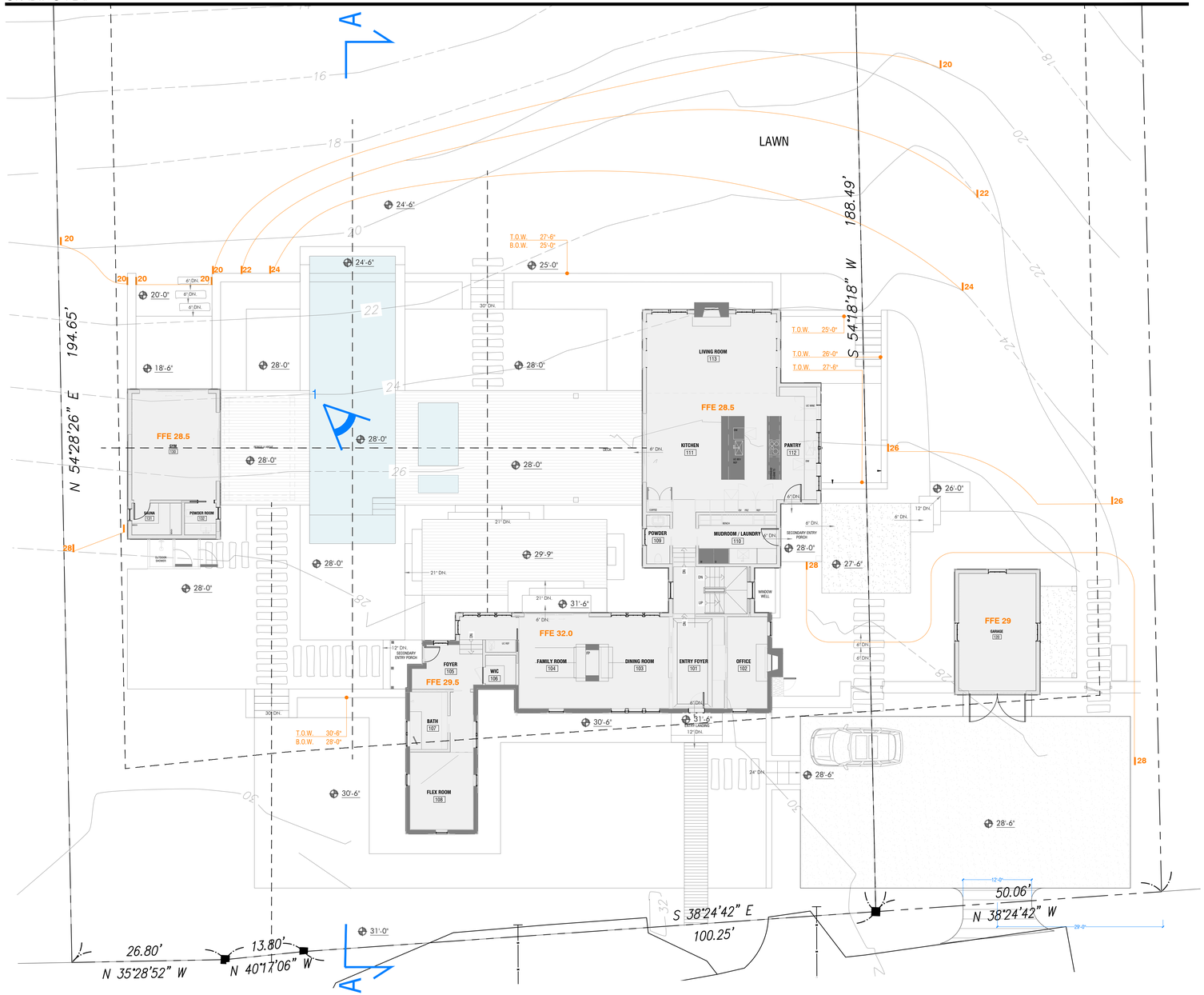
DATE	SEPTEMBER 19, 2024
SCALE	1:10
DRAWN BY	JH

HDC.02

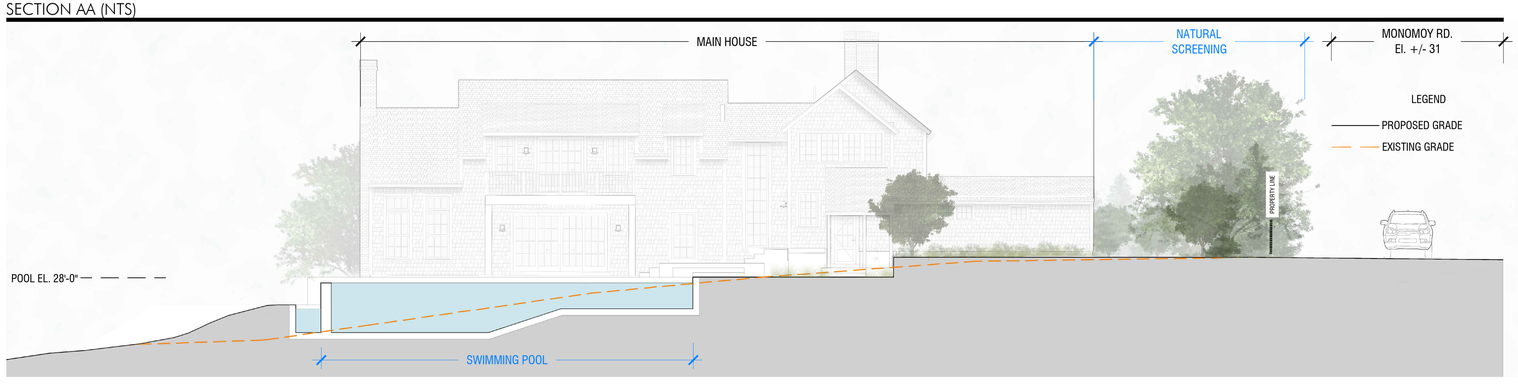
VIEW 1: EXISTING GRADE SLOPE



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

ADDRESS: 4 Mariner Way (HDC2023-12-9707)
DATE HEARD: 8/27/2024
SITTING BOARD: Pohl, Welch, Camp, Oliver & Thornewill

Historic District Commission
OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

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	Date submitted to 2 Fairgrounds Road: 9/19/2024 (Supplement to 6/13/2024 & 8/22/2024)
	Address & HDC Case Number (ie HDC2020-05-0265): 4 Mariner Way (HDC2023-12-9707)
N/A	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps 55.1.4-72
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.) Landscaping Detail
	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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	Signed Affidavit: see below

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Affidavit Certifying Completeness of Old Business submission

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

Signature: Paul V. Santo Date: 9/19/24

Nantucket Surveyors, LLC
HDC Minutes
Tuesday August 27, 2024

NSL File No. NS11450 – 4 Mariner Way

Doherty ACK LLC: 2, 4, 6 Mariner Way Pool Revisions

Voting for 4 Mariner Way: Pohl, Welch, Camp, Oliver, Thornewill

Representative: Paul J. Santos

Staff Comments:

Holly Backus, Preservation Planner - Landscaping plan is appreciated, happy to see a variety of plantings. Encourages more bayberry if possible. Happy that Paul is using vegetation on the approved ConCom list. Would like to see more of an organic feel with the vegetation.

Public Comments:

- **Micky Rowland**, Historic Structure Advisory Group - Same comments from 2 Mariner, plus he's not sure this won't be visible from Washington Street Extension
- **Amy Keohane**, Abutter, 76 Union Street

Concerns:

Oliver – Finds it hard to visualize what this looks like. Agrees with Holly and Micky's vegetation comments. Believes vegetation should be pushed closer to the pool and not have the vegetation lined up like solders. Wants to see the elevations before giving a final decision.

Welch – "I think this can be appropriately fenced". Would like to see the rear yard fence vegetated at minimum per the HDC guidelines, which is vining material every alternating 8th panel. The pool could possibly be approved with a fence plus vegetation.

Thornewill – Agrees that a fence could be utilized and agrees that the pool will probably be visible from Washington Street Extension. States that naturalized clusters of plantings will be very important. "It's very important to screen it naturally".

Camp – Believes this pool is more egregious than 2 Mariner Way. "Reads as a development rather than just another historic building". Believes fencing and screening are just artificial and don't read as something that would be seen in an organic landscape. The development seems out of place.

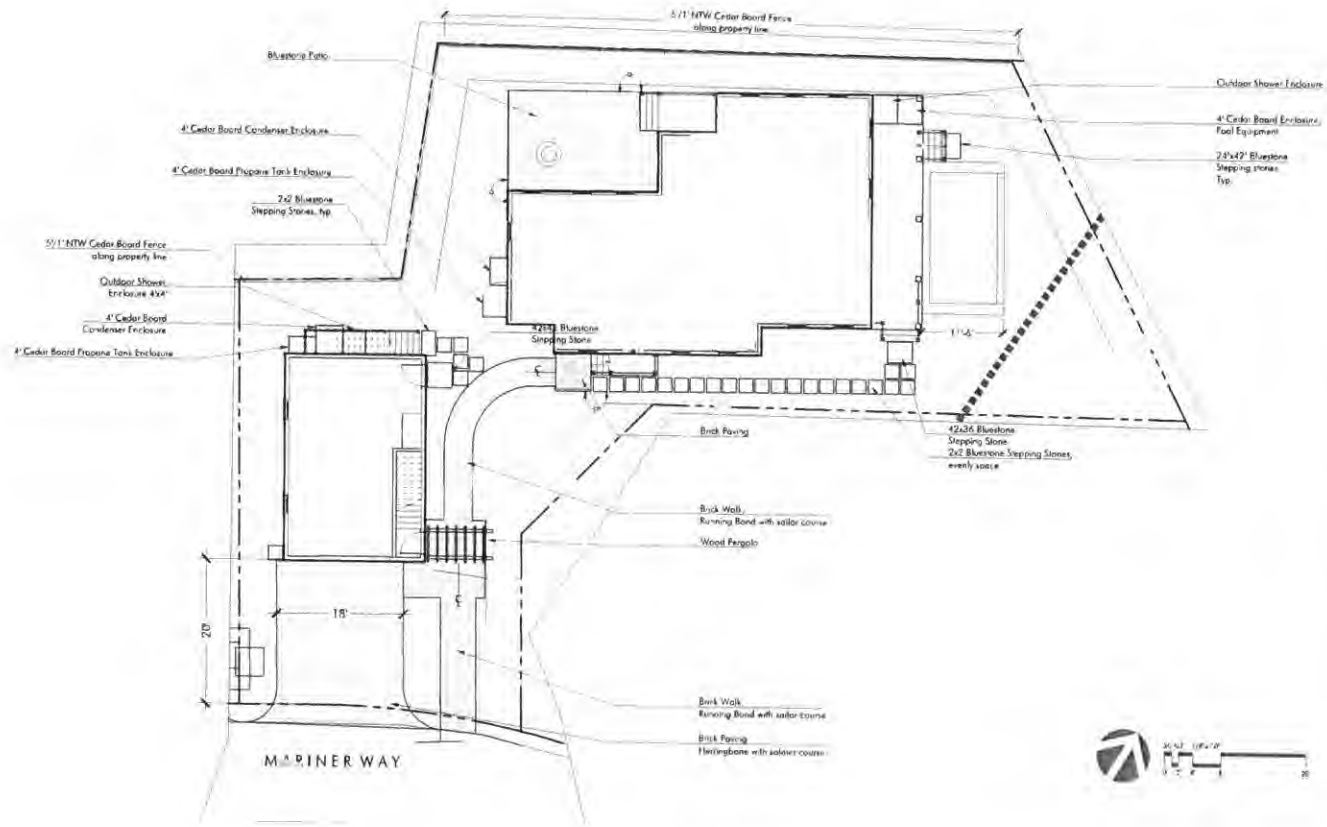
Pohl – Believes that the abutting wetland has vegetation that is high and can't be touched. If there was any visibility from Mariner Way, there is another building between the pool and Mariner Way.

Paul - Requests to continue 4 Mariner

Welch – Believes that this is worth hearing. Would like to see the full packet due to questions in memberships mind as to what specifically is proposed with respect to the architectural elements. Believes its worth Paul having the opportunity to consider the Commissions comments and modifying the screening. Motions to hold for revisions, all in favor.

Prepared By:

Paul J. Santos PLS
Nantucket Surveyors, LLC





LAYOUT LEGEND:

℄	CENTERLINE
	NEW
P.O.B.	POINT OF BEGINNING
8'-4"	DIMENSION
R5'	RADIUS = 5'
TYP.	TYPICAL
EQ.	EQUAL
V.I.F.	VERIFY IN FIELD

LAYOUT AND MATERIALS NOTES:

1. Contractor shall lay out paths, walls and site improvements for review by the Architect prior to proceeding with the work. Make adjustments to layout as directed. Provide proposed grades at all corners and site features as directed.
2. All pedestrian walkways and patios on one level plane. Flush condition between all changes in paver/paving styles.
3. The locations of existing underground utilities shown are approximate and have not been independently verified by the Owner or its representatives. The contractor shall field verify the size and exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.
4. Contractor shall verify all conditions in the field and report any discrepancies to the architect prior to starting work.
5. Contractor shall notify digsafe 1-888-dig-safe and verify underground utilities prior to excavation.
6. Contractor is responsible for repairing any damage caused to roads, walks, utilities, site improvements, existing or proposed, damaged by the project.
7. Items indicated as "relocated" are salvaged and stored from existing site are to be installed by the general contractor.
8. Contractor shall coordinate location of all utilities (lines, ducts, conduits, sleeves, footings, etc.) with locations of proposed landscape elements (walls, tree rootballs, proposed lighting footings, etc.). contractor shall report any discrepancies to the architect prior to continuing work.
9. All lines are parallel or perpendicular to lines from which they are measured, unless otherwise noted. dimensions are to face of wall, to face of curb, to edge of pavement, to edge of improvement or as otherwise noted.
10. All pedestrian walkways and patios on one level plane. Flush condition between all changes in pave/paving styles.

IRRIGATION NOTES

1. Permanent irrigation systems required for all planting areas. Provide irrigation sleeves below hardscape elements to reach all planting areas. See specifications.

VERDANT
LANDSCAPE ARCHITECTURE
617.736.1180

4 MARINER WAY
NANTUCKET, MA

REVISIONS	
DATE	DESCRIPTION
07/01/24	CONSTRAINTS SD
08/09/24	Terms Revisions
08/19/24	HDC SUPM Revisions
08/30/24	HDC SUPM Revisions 2

DRAWING INFORMATION

DATE: 7/1/24
SCALE: AS NOTED

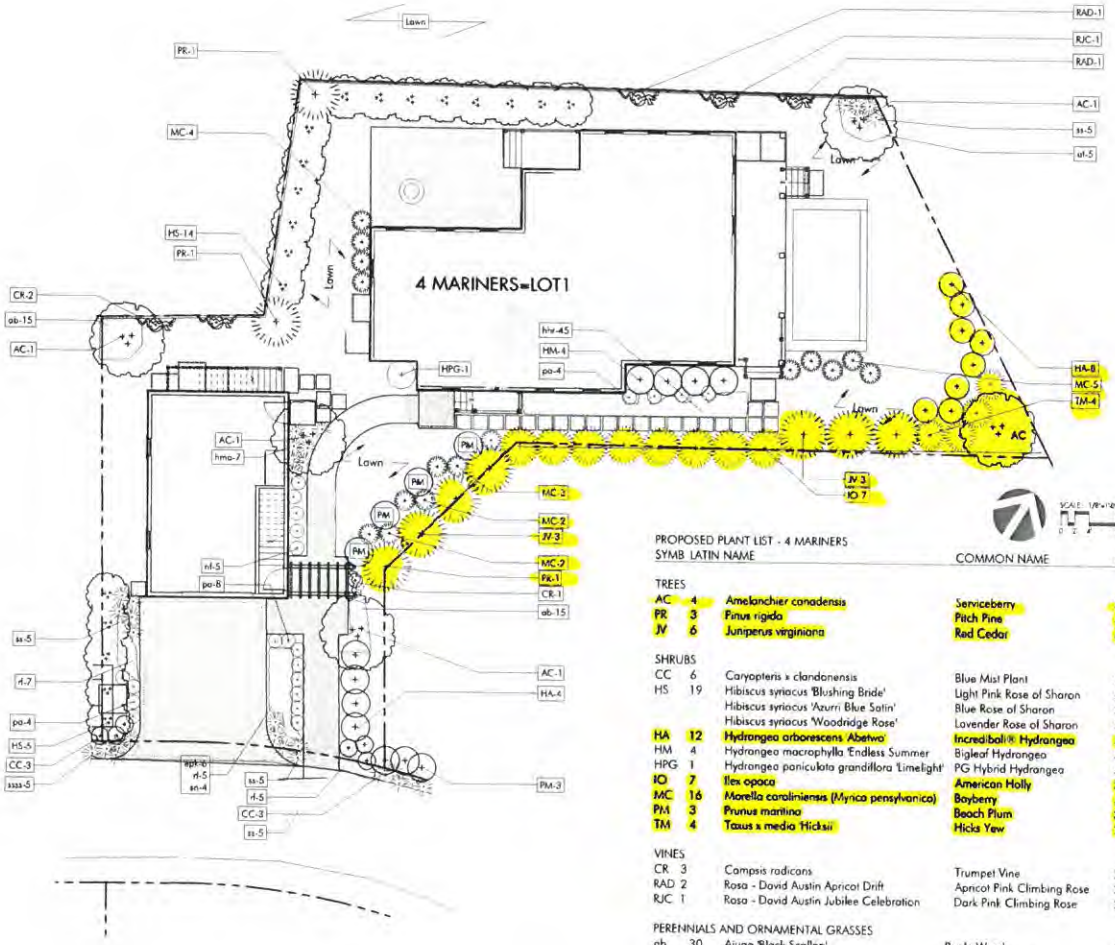
PROJECT NUMBER
DRAWN BY: JW
CHECKED BY: SH

DRAWING TITLE
4 MARINER
MATERIALS + LAYOUT
PLAN

DRAWING NUMBER
L1.2

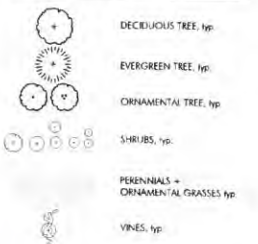
© Verdant Landscape Architecture

\\server\Projects\mariners site\CAD\MAIN_4_MAT.dwg





LEGEND: SEE PLANT SCHEDULE



PROPOSED PLANT LIST - 4 MARINERS

SYMB		LATIN NAME	COMMON NAME	MIN.SIZE	NOTES
TREES					
AC	4	Amelanchier canadensis	Serviceberry	8'-10' ht.	b&b
PR	3	Pinus rigida	Pitch Pine	8'-10' ht.	b&b
JV	6	Juniperus virginiana	Red Cedar	6'-7' ht.	
SHRUBS					
CC	6	Caryopteris x clandonensis	Blue Mist Plant	3 gal.	
HS	19	Hibiscus syriacus 'Blushing Bride'	Light Pink Rose of Sharon	5'-6' ht.	b&b
		Hibiscus syriacus 'Azurri Blue Satin'	Blue Rose of Sharon	5'-6' ht.	b&b
		Hibiscus syriacus 'Woodridge Rose'	Lavender Rose of Sharon	5'-6' ht.	b&b
HA	12	Hydrangea arborescens 'Abetwo'	Incrediball® Hydrangea	3 gal.	pots
HM	4	Hydrangea macrophylla 'Endless Summer	Bigleaf Hydrangea	3 gal.	pots
HPG	1	Hydrangea paniculata grandiflora 'Limelight'	PG Hybrid Hydrangea	5 gal.	pots
IO	7	Ilex opaca	American Holly	30'-36' ht.	
MC	16	Morella caroliniensis (Myrica pensylvanica)	Bayberry	5 gal.	Space 5' o.c.
PM	3	Prunus maritima	Beach Plum	36"	
TM	4	Taxus x media 'Hicksii	Hicks Yew	24"-30"	pots
VINES					
CR	3	Campsis radicans	Trumpet Vine	2 gal.	pots
RAD	2	Rosa - David Austin Apricot Drift	Apricot Pink Climbing Rose	2 gal.	pots
RJC	1	Rosa - David Austin Jubilee Celebration	Dark Pink Climbing Rose	2 gal.	pots
PERENNIALS AND ORNAMENTAL GRASSES					
ab	30	Ajuga 'Black Scallop'	Bugle Weed	1 qt.	
at	5	Asclepias tuberosa	Butterfly Milkweed	1 gal.	
epk	6	Echinacea purpurea 'Kim's Knee High'	Low Growing Coneflower	1 gal	
hhr	45	Hemmerocallis x 'Happy Returns'	Yellow everblooming day lily	2 gal.	
hma	7	Hakonechloa macra 'All Gold'	All Gold Japanese Forest Grass	1 gal	
nf	5	Nepeta fassenii 'Blue Wonder	Persian Catmint	1 gal.	
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ss	20	Schizachyrium scoparium 'The Blues'	Little Bluestem	2 gal.	
ssss	5	Schizachyrium scoparium 'Smoke Signal'	'Smoke Signal' Little Bluestem	2 gal	

LAYOUT AND MATERIALS NOTES

1. Contractor shall lay out paths, walls and site improvements for review by the Architect prior to proceeding with the work. Make adjustments to layout as directed. Provide proposed grades at all corners and site features as directed.
2. All pedestrian walkways and patios on one level plane: flush condition between all changes in paver/paving styles.
3. The locations of existing underground utilities shown are approximate and have not been independently verified by the Owner or it's representatives. The contractor shall field verify the site and exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.
4. Contractor shall verify all conditions in the field and report any discrepancies to the architect prior to start-ng work.
5. Contractor shall notify digsafe 1-888-dig-safe and verify underground utilities prior to excavation.
6. Contractor is responsible for repairing any damage caused to roads, walks, utilities, site improvements, existing or proposed, damaged by this project.
7. Items indicated as 'relocated' are salvaged and stored from existing site are to be installed by the general contractor.
8. Contractor shall coord.nate location of all utilities (lines, ducts, conduits, sleeves, footings, etc.) with locations of proposed landscape elements (walls, tree rootballs, proposed lighting footings, etc.) contractor shall report any discrepancies to the architect prior to continuing work.
9. All lines are parallel or prependicular to lines from which they are measured, unless otherwise noted. dimensions are to face of wall, to face of curb, to edge of pavement, to edge of improvement or as otherwise noted.
10. All pedestrian walkways and patios on one level plane: flush condition between all changes in paver/paving styles.

IRRIGATION NOTES

1. Permanent irrigation systems required for all planting areas. Provide irrigation sleeves below hardscape elements to reach all planted areas. See specifications.

VERDANT
LANDSCAPE ARCHITECTURE
617.736.1180

4 MARINER WAY
NANTUCKET, MA

REVISIONS

DATE	DESCRIPTION
07/17/24	CONFORMATION
08/09/24	Permit Revisions
08/19/24	ROC Buffer Revisions
09/30/24	ROC II Revisions 2

DRAWING INFORMATION
DATE: 7/17/24
SCALE: AS NOTED

PROJECT MANAGER:
DRAWN BY: EH
CHECKED BY: EH

DRAWING TITLE
4 MARINER
PLANTING PLAN

DRAWING NUMBER
L2.2

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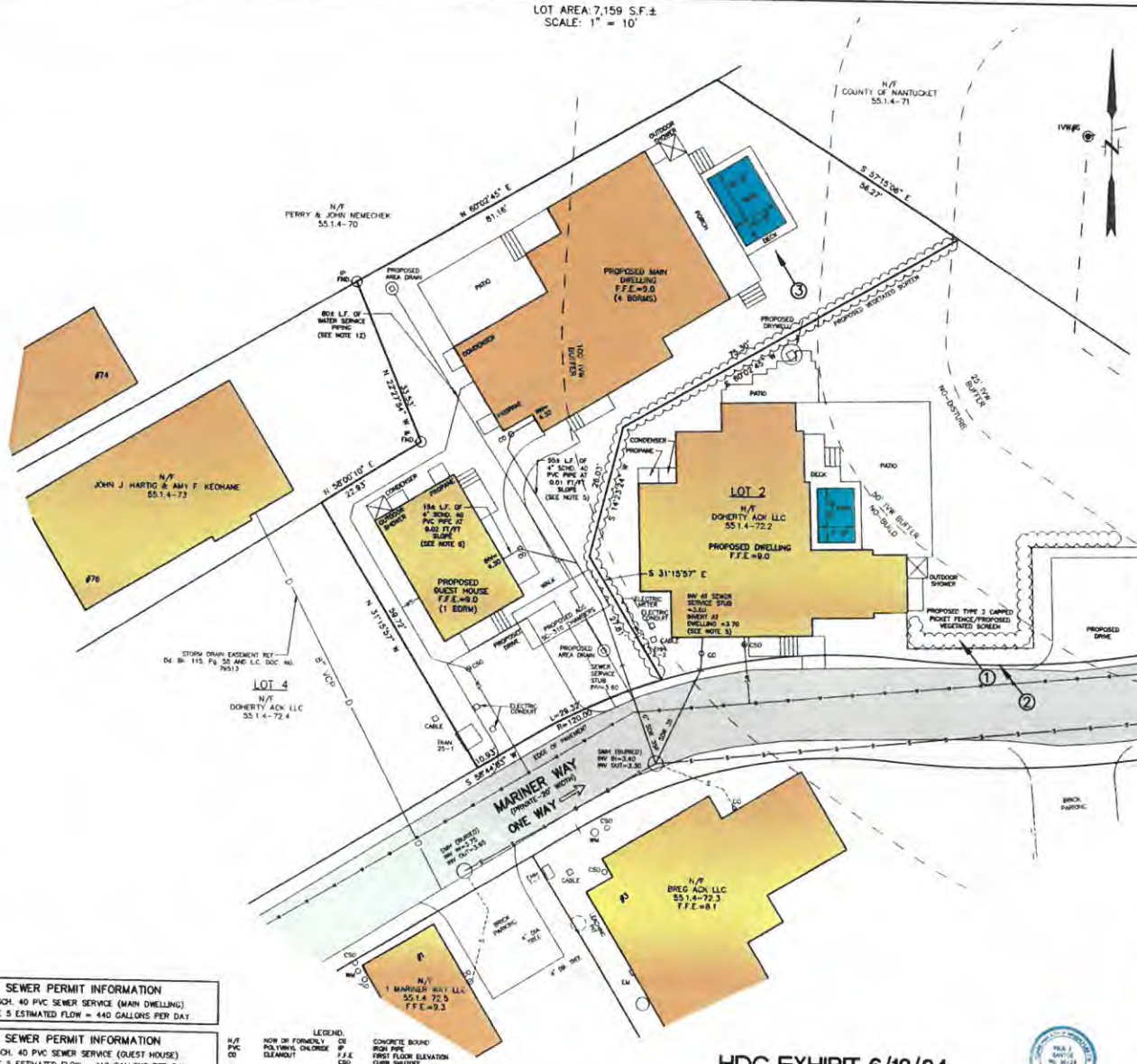
SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 7,159 S.F.±
SCALE: 1" = 10'



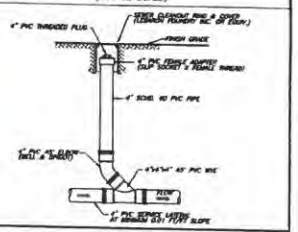
LOCUS MAP

SCALE: 1" = 150'±



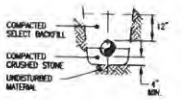
SEWER CLEANOUT DETAIL

(NOT TO SCALE)



PIPE BEDDING DETAIL

(NOT TO SCALE)



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6. SEE (AR) APPROVAL PLANNING BOARD FILE #7770, Dd. Bk. 1512, Pg. 40. (ZONING RESIDENTIAL COMMERCIAL-RC)
7. SEE ORDER OF CONDITIONS SE 45-3512, Dd. Bk. 1868, Pg. 189. MINOR MODIFICATION APPROVED 9/28/2023.
8. FLOOD ZONE AE (EL=8) (EL=7.7 FIS PROFILE) FEMA MAP NUMBER 25019C0008G, EFFECTIVE DATE JUNE 9, 2014.
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11. SEE GRANT OF EASEMENT TO NANTUCKET ELECTRIC COMPANY DEED BOOK 1564 PAGE 175.
12. MINIMUM SIZE FOR WATER SERVICE PIPING SHALL BE THE SAME AS FROM THE MAIN TO THE CURB SHUTOFF. WATER SERVICE PIPING SHALL BE "K" GRADE COPPER OR 200 PSI POLYETHYLENE. NYLON FITTINGS ARE PROHIBITED FOR UNDERGROUND USE.

SEWER PERMIT INFORMATION
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TITLE 5 ESTIMATED FLOW = 440 GALLONS PER DAY

SEWER PERMIT INFORMATION
4" SCH. 40 PVC SEWER SERVICE (GUEST HOUSE)
TITLE 5 ESTIMATED FLOW = 110 GALLONS PER DAY

LEGEND:
N/F NOW OR FORMERLY
PVC POLYVINYL CHLORIDE
CO CLEANOUT
CSO CONCRETE BOUND
IP IRON PIPE
F.F.E. FIRST FLOOR ELEVATION
CSO CURB SHUTOFF
EXISTING SPOT GRADE

HDC EXHIBIT 6/13/24

① → PHOTO EXHIBIT LOCATION

DESIGN BY	H/E & DATE	ASSESSORS MAP & PARCEL	DEED	PLAN	OWNER	# BEDROOMS	WELL #	CHECKED BY
KGS		MAP 55.1.4 PARCEL 72	Dd. Bk. 1897 Pg.81	L.C.PL #2016-4	DOHERTY ACK LLC	5	N-11450	PJS/DMK

BENCHMARK INFORMATION

BENCHMARK:
X-CUT IN TIE BOLT OF HYDRANT ON WASHINGTON STREET ENTRANCE
ELEVATION = 7.51
NAVD88 DATUM

PROPOSED SCHEDULE OF ELEVATIONS

F.F.E. MAIN DWELLING	9.0
F.F.E. GUEST HOUSE	9.0
INVERT AT MAIN DWELLING	3.30
INVERT AT GUEST HOUSE	4.30
INVERT AT STUB	3.60

(SEE NOTE 1)

PAUL J. SANTOS No. 36124 REGISTERED PROFESSIONAL ENGINEER
6/13/24

SEWER & WATER CONNECTION PLAN
#4 MARINER WAY
NANTUCKET, MASSACHUSETTS
(ASSESSOR'S MAP 55.1.4 PARCEL 72)
PREPARED FOR:
DOHERTY ACK LLC
DATE: OCTOBER 4, 2023 SCALE: AS NOTED
REVISED: DECEMBER 22, 2023
POOL & DECK ADDED
REVISED: MARCH 21, 2024 DRAINAGE ADDED

NANTUCKET SURVEYORS, LLC
5 WINDY WAY, NANTUCKET, MA 02554

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N-11450

Existing Conditions of 1 and 3 Mariner Way, Nantucket, MA



View of 1 Mariner Way from Mariner Way showing fencing and landscape screening



View of 1 Mariner Way from Union Street showing fencing



View of 3 Mariner Way from Mariner Way showing fencing and landscape screening



View of 3 Mariner Way from Mariner Way showing fencing and landscape screening

ADDRESS: 4 Mariner Way (HDC2023-12-9707)
DATE HEARD: 7/23/2024
SITTING BOARD: Pohl, Welch, Camp, Oliver & Thornewill

Historic District Commission
OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 8/22/2024 (Supplement to 6/13/2024)
	Address & HDC Case Number (ie HDC2020-05-0265): 4 Mariner Way (HDC2023-12-9707)
N/A	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps 55.1.4-72
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.) Landscaping Detail
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) (a.) Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: Paul L Santo Date: 8/22/24

Nantucket Surveyors, LLC
HDC Minutes
Tuesday July 23, 2024

NSL File No. NS11449 – 2 Mariner Way (Heard on July 16, 2024)
NSL File No. NS11450 – 4 Mariner Way
NSL File No. NS11451 – 6 Mariner Way

Doherty ACK LLC: 4 & 6 Mariner Way Pool Revisions

Voting for 4 Mariner Way: Pohl, Welch, Camp, Oliver, Thornewill

Voting for 6 Mariner Way: Pohl, Welch, Camp, Oliver, Paul

Representative: Paul J. Santos

Staff Comments:

Holly Backus, Preservation Planner - Doesn't believe 4 Mariner pool is appropriate as featured with "Building with Nantucket in mind". Would like to see lattice fencing as well as vegetation to help hide the pool. Location is a concern as the other pools are secluded and hidden away from view.

Public Comments:

- **Micky Rowland**, Historic Structure Advisory Group - Agreed with Holly, mentions vegetative screening needs to be tall, robust and year-round to conceal the entire deck as the deck doesn't seem to be in an appropriate location.
- **Diane Coombs**, 44 Union Street
- **Amy Keohane**, Abutter, 76 Union Street

Concerns:

1. Oliver – Read a prepared statement "Alternative solutions should be proposed that would somehow screen and integrate the pools without being obvious". Responded to Pohl comment, "not a matter of being invisible its what you create to mitigate the view that's not anomalous".

2. Thornewill – Agrees with Oliver, stating that pools are very difficult to hide, even when flush, not in favor with the way these are proposed

3. Camp – Agreed with Oliver and Thornewill, Streetscape Historic District in the wetland area and setting a bad precedence

4. Welch – Questions to representative regarding Con-Com regulations. Agreed with comments that have been made by Oliver, Thornewill and Camp. Responded to Pohl comments.

5. Pohl –The mandate covers visibility from a publicly traveled way. "If the applicant can prove that the pool is invisible from a publicly traveled way, I don't see how we can legally deny it". Example of 22 Easton Street, approval provided. The HDC has nothing to do with acoustical landscape or landscape as perceived by the neighbors.

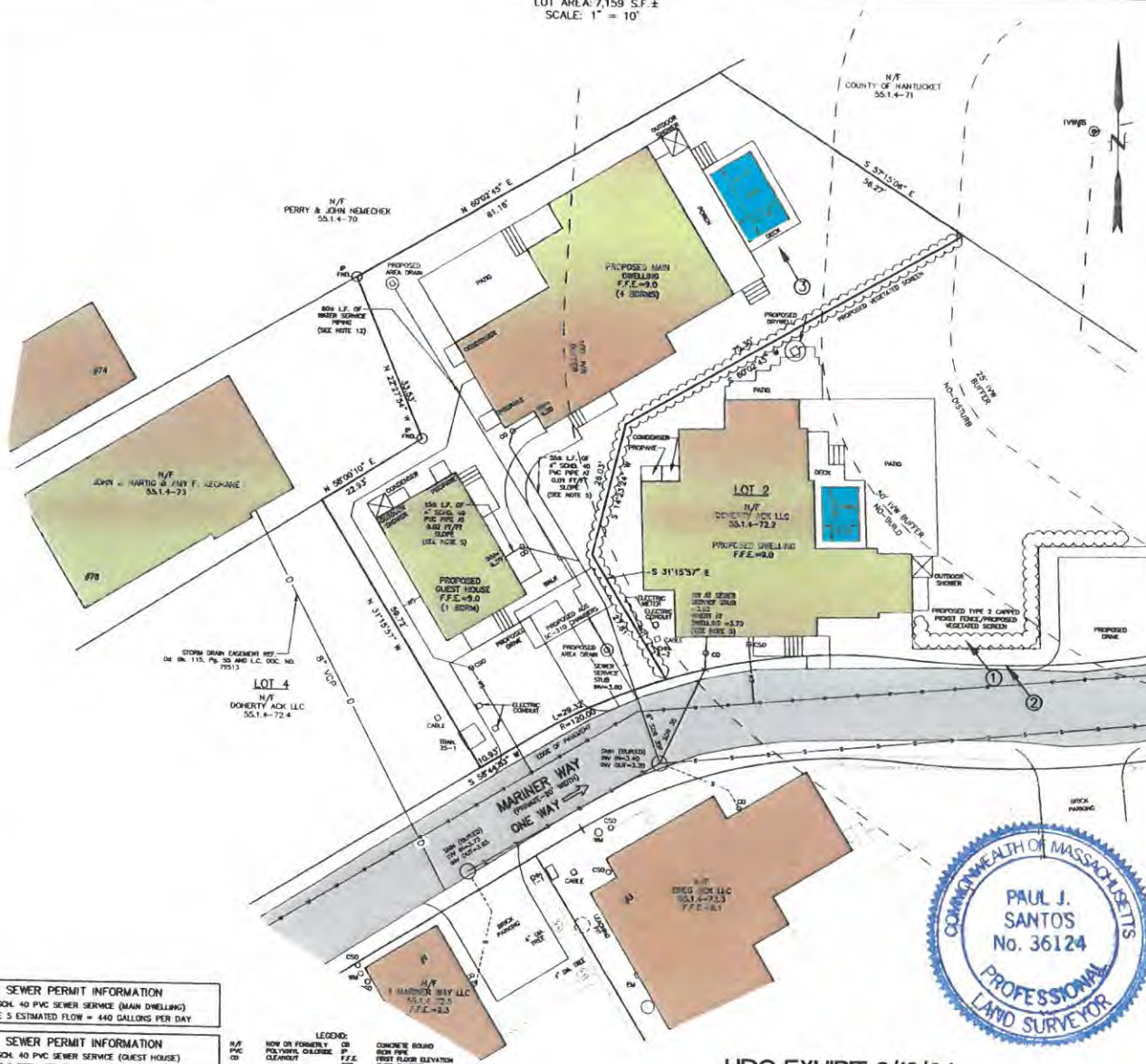
Hold for revisions, track 2, 4 & 6 together

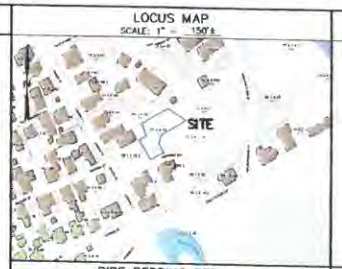
Prepared By:

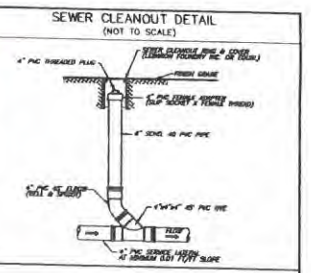
Paul J. Santos PLS
Nantucket Surveyors, LLC

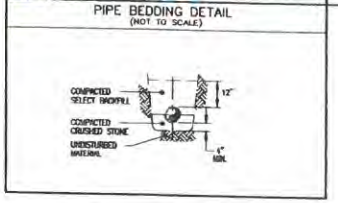
SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 7,159 S.F.±
SCALE: 1" = 10'









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CSO CURB SHUTOFF
CONCRETE BOUND
IRON PIPE
EXISTING SPOT GRADE

COMMONWEALTH OF MASSACHUSETTS
PAUL J. SANTOS
No. 36124
PROFESSIONAL LAND SURVEYOR

HDC EXHIBIT 6/13/24

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KGS		MAP 55.1.4 PARCEL 72	Dd. Bk. 1897 Pg.81	L.C.PL.#2016-4	DOHERTY ACK LLC	5	N-11450	PJS/DMK

SEWER & WATER CONNECTION PLAN
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NANTUCKET, MASSACHUSETTS
(ASSESSOR'S MAP 55.1.4 PARCEL 72)
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DOHERTY ACK LLC
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NANTUCKET SURVEYORS, LLC
5 WINDY WAY, NANTUCKET, MA 02554

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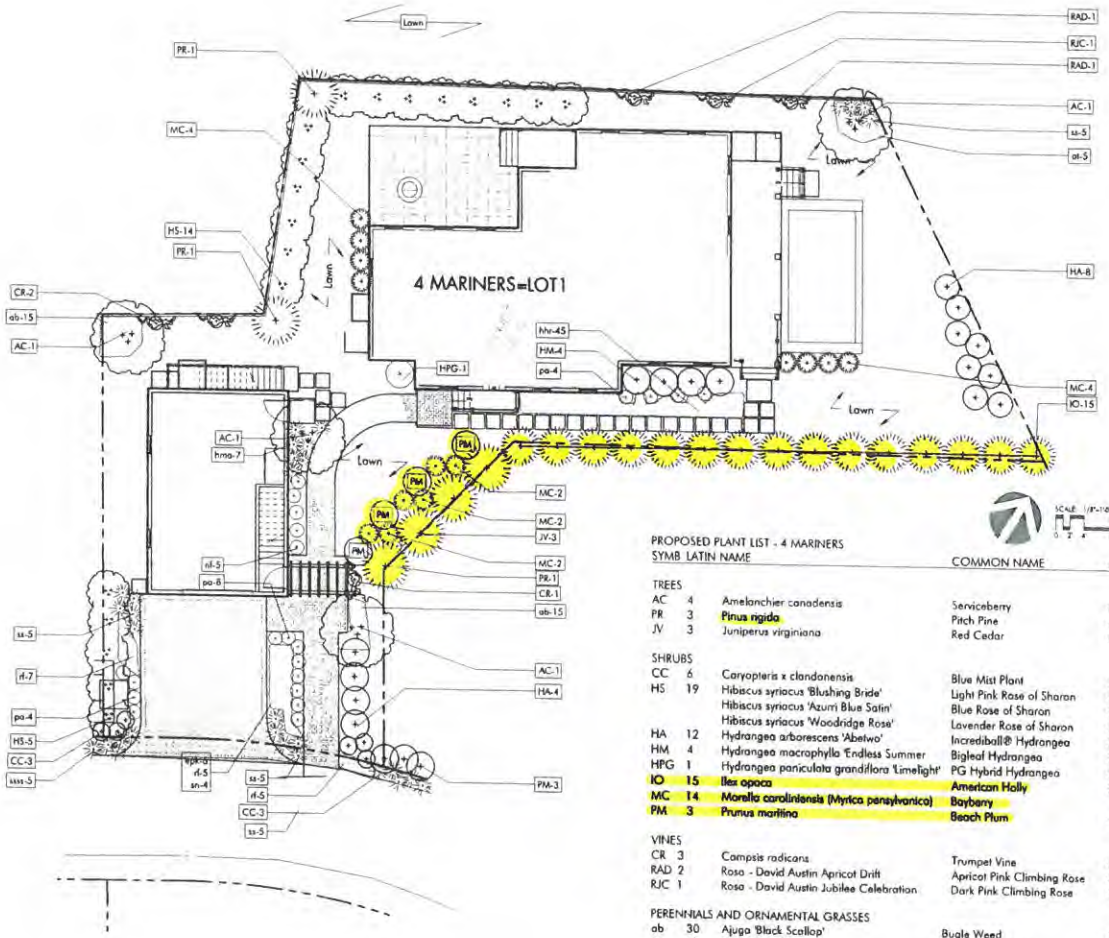
N-11450





LEGEND: SEE PLANT SCHEDULE

DECIDUOUS TREE, typ

EVERGREEN TREE, typ

ORNAMENTAL TREE, typ

SHRUBS, typ

PERENNIALS + ORNAMENTAL GRASSES typ

VINES, typ

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

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ssss	5	Schizachyrium scoparium 'Smoke Signal'	'Smoke Signal' Little Bluestem	2 gal	

LAYOUT AND MATERIALS NOTES

1. Contractor shall lay out paths, walls and site improvements for review by the Architect prior to proceeding with the work. Make adjustments to layout as directed. Provide proposed grades at all corners and site features as directed.
2. All pedestrian walkways and patios on one level plane: flush condition between all changes in paver/paving styles.
3. The locations of existing underground utilities shown are approximate and have not been independently verified by the Owner or it's representatives. The contractor shall field verify the size and exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.
4. Contractor shall verify all conditions in the field and report any discrepancies to the architect prior to starting work.
5. Contractor shall notify digsafe 1-888-dig-safe and verify underground utilities prior to excavation.
6. Contractor is responsible for repairing any damage caused to roads, walks, utilities, site improvements, existing or proposed, damaged by this project.
7. Items indicated as "relocated" are salvaged and stored from existing site are to be installed by the general contractor.
8. Contractor shall coordinate location of all utilities (lines, ducts, conduits, sleeves, footings, etc.) with locations of proposed landscape elements (walls, tree rootballs, proposed lighting footings, etc.). contractor shall report any discrepancies to the architect prior to continuing work.
9. All lines are parallel or perpendicular to lines from which they are measured, unless otherwise noted. dimensions are to face of wall, to face of curb; to edge of pavement; to edge of improvement or as otherwise noted.
10. All pedestrian walkways and patios on one level plane: flush condition between all changes in paver/paving styles

IRRIGATION NOTES

1. Permanent irrigation systems required for all planting areas. Provide irrigation sleeves below hardscape elements to reach all planted areas. See specifications.

VERDANT
LANDSCAPE ARCHITECTURE
617.735.1180

4 MARINER WAY
NANTUCKET, MA

REVISIONS	
DATE	DESCRIPTION
7/17/24	CONFORMANCE SET
04/09/24	Permit Revisions
09/19/24	HDC Submittal Revisions

DRAWING INFORMATION
DATE: 7/17/24
SCALE: AS NOTED

PROJECT NUMBER
DRAWN BY: BH
CHECKED BY: BH

DRAWING TITLE
4 MARINER
PLANTING PLAN

DRAWING NUMBER
L2.2

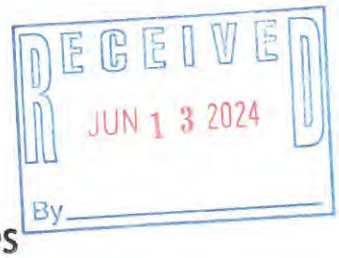
© Verdant Landscape Architecture

Y:\Mariners Lots\CAD\MARI_4_PL.dwg

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021





Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 6/13/2024
	Address & HDC Case Number (ie HDC2020-05-0265): 4 Mariner Way (HDC2023-12-9707)
N/A	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps 55.1.4-72
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) (a.) Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 6/13/24

Nantucket Surveyors, LLC
HDC Minutes
Tuesday May 21, 2024

NSL File No. NS11449-2 Mariner Way
NSL File No. NS11450-4 Mariner Way
NSL File No. NS11451-6 Mariner Way

Doherty ACK LLC: 2,4,6 Mariner Way Pool Revisions

Voting: Pohl, Welch, Camp, Coombs, Oliver

Representative: Paul J. Santos PLS

Staff Comments:
Holly Backus, Preservation Planner- Shingle feature of decks not consistent with "Building With Nantucket In Mind." Requests a Landscape Plan, Read letter from Nantucket Preservation Trust echoing same comment regarding shingle feature.

Public Comment:

- **Amy Keohane**, Abutter, 76 Union Street
- **John Hartig**, Abutter, 76 Union Street
- **Brian Rawson**, Abutter, 3 Mariner Way
- **Mickey Rowland**, Historic Structure Advisory Group-Solid single deck railing is not appropriate in the Old Historic District

Concerns:
Pohl-Agrees single deck rail is not appropriate
Welch-Need to see prior approvals and minutes
Camp-Shingles inappropriate. Pool applications are essentially a new application
Coombs-Pools are not allowed in the OHD. Chairman Pohl explained grandfathering as it relates to Zoning
Oliver-Agrees with Commissioner Welch request, understands frustration of neighbors regarding public notice, however pools were always shown on plans at the time of dwelling approvals.

Prepared By:
Paul J. Santos PLS
Nantucket Surveyors, LLC



Property Information

Property ID	10855
Location	4 MARINER WY
Owner	DOHERTY ACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

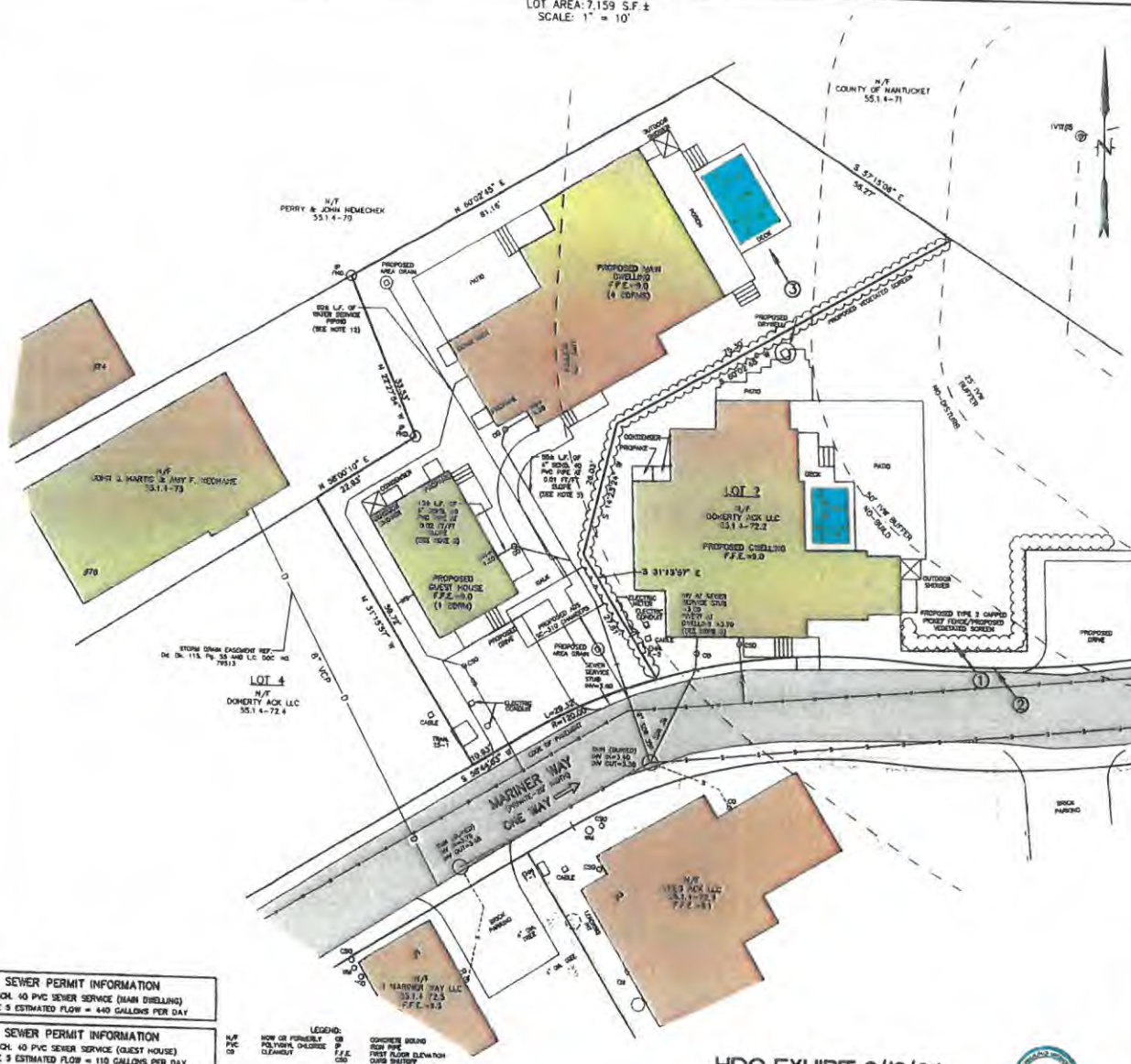
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

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

SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 7,159 S.F. ±
SCALE: 1" = 10'



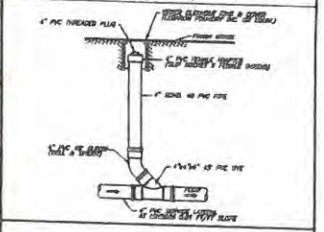
LOCUS MAP

SCALE: 1" = 150'±



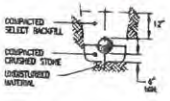
SEWER CLEANOUT DETAIL

(NOT TO SCALE)



PIPE BEDDING DETAIL

(NOT TO SCALE)



NOTES

1. APPROXIMATE BUILDING SEWER STUB LOCATION SHOWN, EXACT LOCATION UNKNOWN. CONTRACTOR TO VERIFY LOCATION AND INVERT AT BUILDING SEWER STUB.
2. NO SEWER PIPE JOINTS WITHIN 10' OF WATER LINE CROSSING.
3. BUILDING SEWER SHALL INCREASE TO 6" PRIOR TO CONNECTION TO SEWER STUB.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTORS ARE TO CHECK AND VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-888-344-7233.
5. PROPOSED BUILDING SEWER SHALL BE 4-INCH SCHEDULE 40 PVC PIPE AT 0.01 FT/FT MINIMUM SLOPE. GRADING SHALL BE ADJUSTED TO ENSURE AT LEAST 1-FOOT OF COVER OVER THE LENGTH OF THE BUILDING SEWER.
6. SEE (AR) APPROVAL PLANNING BOARD FILE #7770, Dd. Bk. 1512, Pg. 40. (ZONING RESIDENTIAL COMMERCIAL-RC)
7. SEE ORDER OF CONDITIONS SE 48-3512, Dd. Bk. 1688, Pg. 159, MINOR MODIFICATION APPROVED 9/28/2023.
8. FLOOD ZONE AE (EL=8) (EL=7.7 FIS PROFILE) FEMA MAP NUMBER 25019C0089G, EFFECTIVE DATE JUNE 4, 2014.
9. VERTICAL DATUM NAVD 88.
10. WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE ALL LOCATED IN MARINER WAY.
11. SEE GRANT OF EASEMENT TO NANTUCKET ELECTRIC COMPANY DEED BOOK 1584 PAGE 179.
12. MINIMUM SIZE FOR WATER SERVICE PIPING SHALL BE THE SAME AS FROM THE MAIN TO THE CURB SHUTOFF. WATER SERVICE PIPING SHALL BE "K" GRADE COPPER OR 200 PSI POLYETHYLENE. NYLON FITTINGS ARE PROHIBITED FOR UNDERGROUND USE.

SEWER PERMIT INFORMATION

4" SCH. 40 PVC SEWER SERVICE (MAIN DWELLING)
TITLE 5 ESTIMATED FLOW = 440 GALLONS PER DAY

SEWER PERMIT INFORMATION

4" SCH. 40 PVC SEWER SERVICE (GUEST HOUSE)
TITLE 5 ESTIMATED FLOW = 110 GALLONS PER DAY

LEGEND:
W/F PVC CO — NOW OR FORMERLY / POLYVINYL CHLORIDE / CLEANOUT
CB IP F.F.E. CBS — CONCRETE BOUND / IRON PIPE / FIRST FLOOR ELEVATION / CURB SHUTOFF / EXISTING SPOT GRADE

HDC EXHIBIT 6/13/24

① → PHOTO EXHIBIT LOCATION

6/13/24

DESIGN BY	H/B & DATE	ASSESSORS MAP & PARCEL	DEED	PLAN	OWNER	# BEDROOMS	HSE/LE #	CHECKED BY
KGS		MAP 55.1.4 PARCEL 72	Dd. Bk. 1897 Pg.81	L.C.PL.#2016-4	DOHERTY ACK LLC	5	N-11450	P.JS/DMK

BENCHMARK INFORMATION

BENCHMARK:
X-CUT IN THE BOLT OF HYDRANT ON WASHINGTON STREET ENTRANCE
ELEVATION = 7.51
NAVD88 DATUM

PROPOSED SCHEDULE OF ELEVATIONS

F.F.E. MAIN DWELLING	9.0
F.F.E. GUEST HOUSE	9.0
INVERT AT MAIN DWELLING	4.30
INVERT AT GUEST HOUSE	5.30
INVERT AT STUB	1.60

(SEE NOTE 1)

SEWER & WATER CONNECTION PLAN

#4 MARINER WAY
NANTUCKET, MASSACHUSETTS
(ASSESSOR'S MAP 55.1.4 PARCEL 72)
PREPARED FOR:
DOHERTY ACK LLC
DATE: OCTOBER 4, 2023 SCALE: AS NOTED
REVISED: DECEMBER 22, 2023
POOL & DECK ADDED
REVISED: MARCH 21, 2024 DRAINAGE ADDED

NANTUCKET SURVEYORS, LLC
5 WINDY WAY, NANTUCKET, MA 02554

© COPYRIGHT 2023 NANTUCKET SURVEYORS, LLC

N-11450

4 Mariner Way, Nantucket, MA
Applicant: Doherty ACK LLC



1 View of Property from Mariner Way

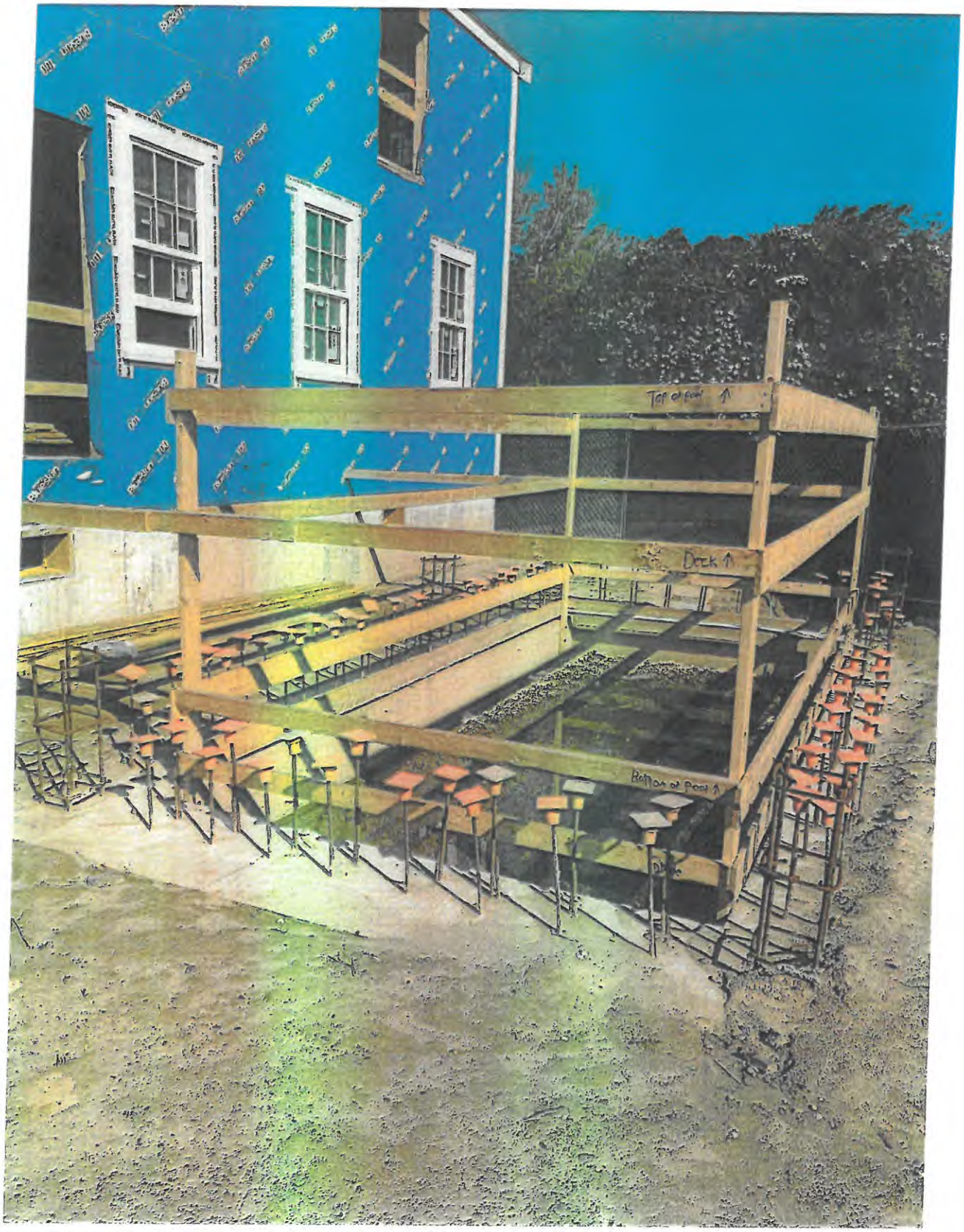


2 View of Property from Mariner Way

3

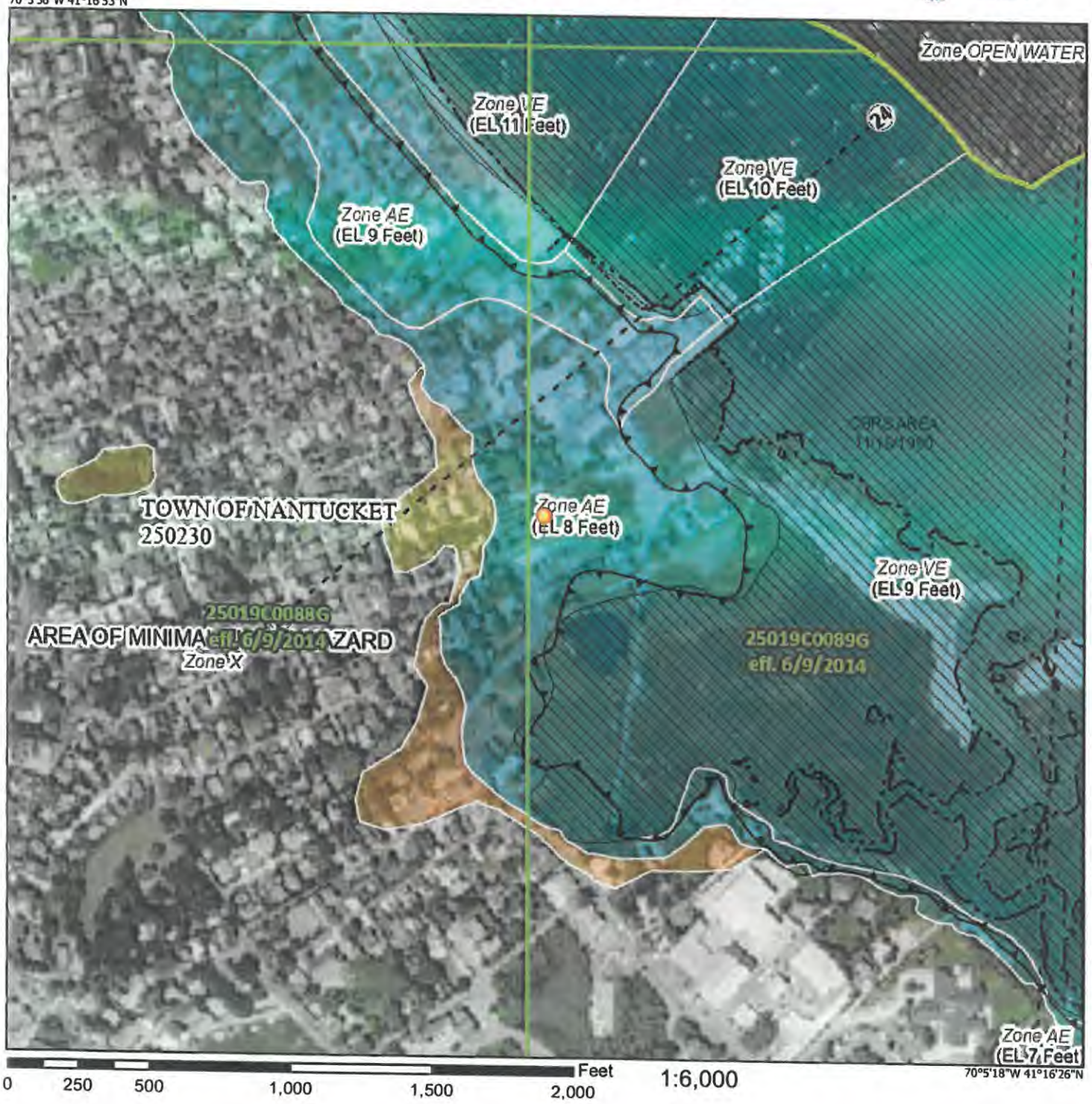
Pool Mock Up

4 Mariner Way



- Top of Pool
- Deck
- Bottom of Pool
- Grade

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainag areas of less than one square mile Zone
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represe an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/10/2024 at 1:58 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

CERTIFICATE NO: _____ DATE ISSUED: 4/18/23

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

HDC2022-08-6943

CERTIFICATE OF APPROPRIATENESS

for structural work.

Staff

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55.1.4 PARCEL N°: 702

Street & Number of Proposed Work: 4 MARINER WAY

Owner of record: DOHERTY ACK LLC

Mailing Address: C/O KEMS HOLDING CORP
100 CONIFER HILL DR UNIT 304
DANVERS, MA 01923

Contact Phone #: 978-360-0955 E-mail: EDOHERTY@KEMSCORP.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: 8/29/22 Fee Paid: $ 200.00

Must be acted on by: ~~10/28/22~~ ~~12/27/22~~ 6/30/23

Extended to: _____

Approved: ☒ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

ITEM: STAFF RELOCATE BRICK WALK TO ALIGN IT'S RIGHT SIDE W/ RIGHT SIDE OF BRICK LANDING/PATIO, APPROX 6' FROM PROPERTY LINE, FIELD VERIFY @ TIME OF INSPECTION OR THEREAFTER

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☒ Pool (Zoning District R-C-1-H) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 28'X10' ☐ 1st floor ☐ 2nd floor

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name: POOL USE PROTECTED (describe)

Original Date: BY A PERIMETER PLAN THROUGH PLANNING BOARD

Original Builder: UNDER R-C ZONING

REVISIONS*

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

POOL - AUTO COVER 8' X 16' 11. 10'X 15'

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: ~~6'~~ 4' NEW BOARDS
Type: _____
Length: 137'

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

Manufacturer _____ Rough Opening _____ Size _____ Location 8'X4 X8'H

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveway PEASTONE / BELGIAN BLOCK Walkways BRICK / BLUE STONE Walls _____

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

COLORS

Siding PO/D/S - 4'X6'X6' Clapboard (if applicable) _____ Roof _____

Trim POOL EQUIP - NEW - 4X4X4 Sash 2 - A/C ENCL - 4X4X4 Doors NEW

Deck PREFABRICATED ENCL - 4X4X4 Foundation _____ Fence _____ Shutters _____

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

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

Date 8/29/22 Signature of owner of record _____ Signature of agent _____

IV. OLD BUSINESS 03/21/23

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. K22s LLC 08-5944	126 Main St	Main house rev	42.3.3/98	Linda Williams

Voting	Pohl, Welch, Coombs, Camp, Oliver
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams
Public	None
Concerns	None
Motion	**Motion to approve through staff subject to review of the drawings with respect to completeness, including with respect to commissions consensus requests and incorporation of photo and photo laser images of the brick and stone masonry and front facade final set. Also subject to replication of the masonry painted quaker gray with a mockup on site prior to final construction. (Welch)**
Roll-call Vote	Carried 3-2 // Welch, Camp, Pohl-aye// Coombs, Oliver-nay Certificate # **HDC2023-03-5944**

2. Doherty ACK LLC 08-6939	4 Mariner Way	New dwelling	55.1.4/72	Linda Williams

Voting	Pohl, Welch, Coombs, Oliver, Patten
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams/ Rebecca Berry
Public	None
Concerns	None
Motion	**Motion to approve through staff making the chimney more typical and appropriate for this part of town, wider and not as tall. On the north elevation add a false corner board to delineate that secondary massing. Decrease the second-floor deck on the ease elevation to the edge of the door on the right. Including an elevation certificate. (Oliver)**
Roll-call Vote	Welch, Coombs, Oliver, Patten and Pohl-aye Certificate # **HDC2022-08-6939**

3. Doherty ACK LLC 08-6941	4 Mariner Way	Garage	55.1.4/72	Linda Williams

APPROVED
HDC2022.08.6943

Voting	Pohl, Welch, Coombs, Oliver, Patten
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams/ Rebecca Berry
Public	None
Concerns	None
Motion	**Motion to hold for revisions. (Coombs)**
Roll-call Vote	Welch, Coombs, Oliver, Patten and Pohl-aye Certificate # **HDC2022-08-6941**

NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

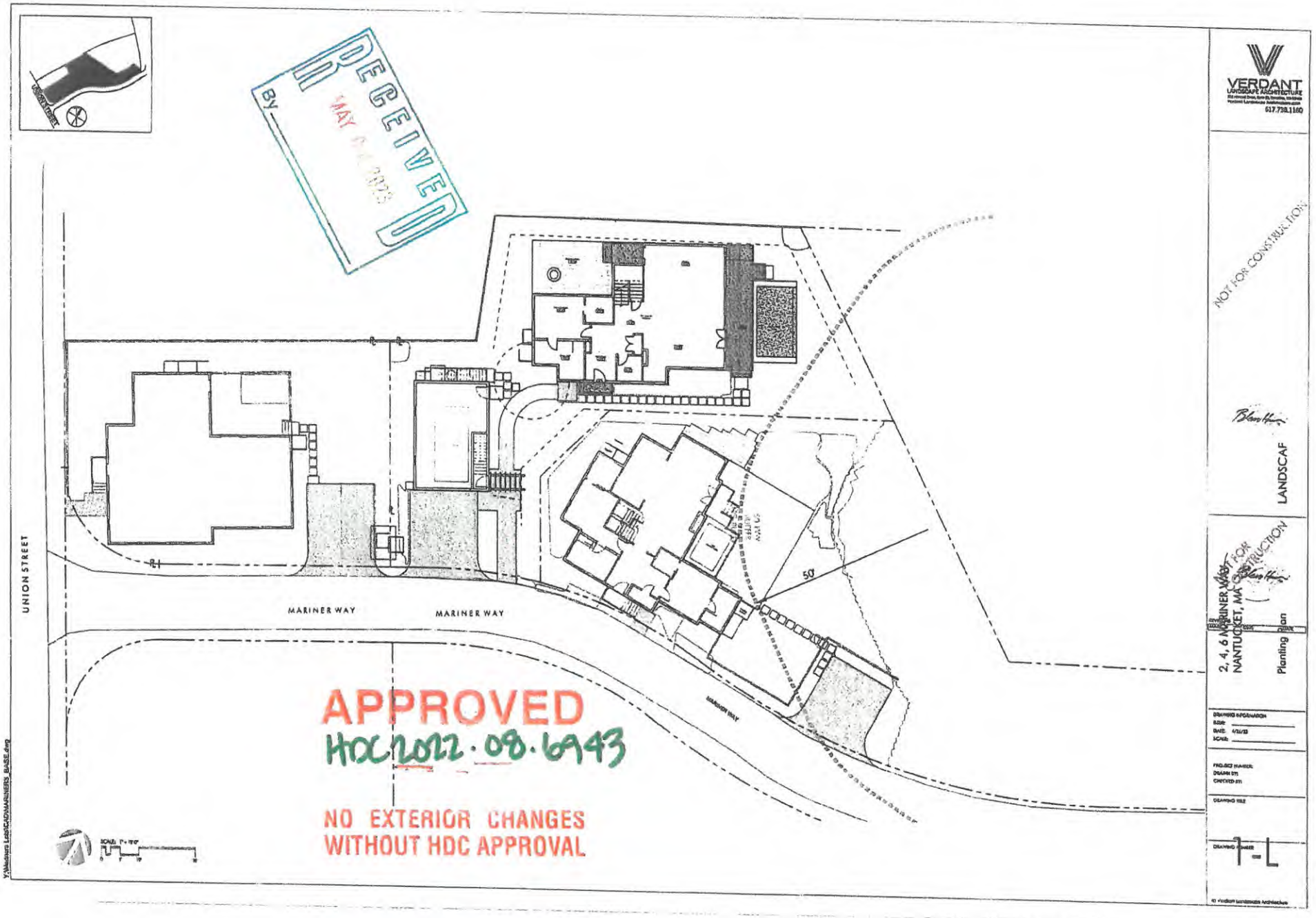
4. Doherty ACK LLC 08-6943	4 Mariner Way	Hardscape	55.1.4/72	Linda Williams

Voting	Pohl, Welch, Coombs, Oliver, Patten
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams
Public	None
Concerns	None
Motion	**Motion to approve through staff subject to the brick walkway moving to the east of the patio extension. (Welch)**
Roll-call Vote	Carried 4-1 // Welch, Oliver, Patten and Pohl-aye //Coombs-nay Certificate # HDC2022-08-6943

AND POOL TO BE INVISIBLE IN PERSPECTIVE

5. Doherty ACK LLC 08-6930	6 Mariner Way	New dwelling	55.1.4/72.3	Linda Williams

Voting	Pohl, Welch, Coombs, Oliver, Patten
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams
Public	None
Concerns	None
Motion	**Motion to approve through staff subject to modifying the chimney to more typical proportions and relocating it to an alternate location as opposed to 4 Mariner, the east elevation changing the first story mass roof pitch from a 7/12 to a 4/12 and putting a number two window above it and the Juliet balcony to be removed and replaced with a dealer's choice window and the north shed structure will have a 4/12 pitch also. Per exhibit A. (Welch)**
Roll-call Vote	Welch, Coombs, Oliver, Patten and Pohl-aye Certificate # **HDC2022-08-6930**


UNION STREET
MARINER WAY
MARINER WAY
50'
RECEIVED
By
MAY
APPROVED
HDC2022.08.6943
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL
VERDANT
LANDSCAPE ARCHITECTURE
617.738.1160
NOT FOR CONSTRUCTION
LANDSCAF
2, 4, 6 MARINER WAY
NANTUCKET, MA
Planting
L-1

CERTIFICATE NO: _____ DATE ISSUED: 4/18/23

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC2022-08-6939 Staff

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55.1.4 PARCEL N°. 72

Street & Number of Proposed Work: 4 MARINER WAY

Owner of record: DOHERTY ACK LLC

Mailing Address: C/O KEMS HOLDING CORP 100 CENTER HILL DR - UNIT 304 DANVERS, MA 01923

Contact Phone #: 978-360-0955 E-mail: EDOHERTY@KEMSCORP.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: 4/4/23 Fee Paid: $524.80

Must be acted on by: ~~10/1/23~~ ~~12/31/23~~ 6/30/23

Extended to: _____

Approved: 8 Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions FINISH STAIR (1) PROVIDE CERTIFICATE FOR WINDOWS; (2) CHIMNEY MODIFIED TO MORE TYPICAL SIZE/LOCATION; (3) SIDEWALK 2ND FLOOR DECK TO BALCONY OF DECK ON RIGHT.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

*RESIDENT NANTUCKET AGE

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

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

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

Size of Structure or Addition: Length: 68' Sq. Footage 1st floor: 1331 SF Decks/Patio: Size: 10'X33' ☒ 1st floor ☐ 2nd floor

Width: 30'9" Sq. footage 2nd floor: 1293 SF Size: 27X8' ☐ 1st floor ☒ 2nd floor

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 30'6" South 30'6" East 30'6" West 30'6"

Additional Remarks * VOLUME 2716 REVISIONS* 1. East Elevation

Historic Name: (describe) 2. South Elevation NEW SINGLE-FAMILY DWELLING

Original Date: 3. West Elevation

Original Builder: 4. North Elevation

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

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 1'6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 10/12 Secondary Mass 10/12 ~~Dormer~~ 7/12 Other 4/12 + 5/12 CONNECTOR

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

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): BOXED ALUMINUM 2"

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

☐ Other _____

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

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

C. Dimensions: Fascia 1X12+1X6 Rake 1X12 Soffit (Overhang) _____ Corner boards 1X6 Frieze _____

Window Casing 1X5 Door Frame FRONT 1X8 REST-1X5 Columns/Posts: Round _____ Square 6"X6" UNWRAPPED REAR DECK 8"X8"

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

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer MARVIN ULTIMATE WOOD 9/16 HOLT

Doors* (type and material): ☐ TDL ☒ SDL Front 6 PANEL Rear 12LT/KICK PANEL Side 12LT/KICK PANEL

Garage Door(s): Type _____ Material 3LT SIDE LITES

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NEW Clapboard (if applicable) _____ Roof CHARCOAL BLACK

Trim QUAKER GRAY Sash BLACK Doors FRONT-HAMILTON BLUE

Deck NEW Foundation GRAY-PARGED Fence RAILING QUAKER GRAY Shutters _____

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

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

Date 8/24/2022 Signature of owner of record _____ Signed under penalties of perjury

Roll-call Vote	Failed 3-2//Coombs and Camp-aye // Welch, Oliver, Pohl-nay	Certificate #	
Motion	**Motion to Amend Something Previous Approved, previously stated as "to retain the historic elements as shown in the demolition plan, subject to a site plan review and approval of its relocation on the property". (Welch)**		
Roll-call Vote	Carried 4-1 // Welch, Oliver, Coombs, Pohl-aye //Camp-nay	Certificate #	**HDC2023-02-7909**
Motion	**Motion to retain important historic elements as shown in the demolition plan—i.e., those portions in the plans not shown for demolition—subject to Commission site plan review and approval of its relocation on the property. (Welch)**		
Roll-call Vote	Carried 3-2 // Welch, Oliver, Pohl-aye// Camp, Coombs-nay	Certificate #	**HDC2023-02-7909**

APPROVED
HDC2022.08.6939

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

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JUN 2 2023
By

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JUN 2 2023
By

IV. OLD BUSINESS 03/21/23

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. K22s LLC 03-5944	126 Main St	Main house rev	42.3.3/98	Linda Williams

Voting	Pohl, Welch, Coombs, Camp, Oliver
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams
Public	None
Concerns	None
Motion	**Motion to approve through staff subject to review of the drawings with respect to completeness, including with respect to commissions consensus requests and incorporation of photo and photo laser images of the brick and stone masonry and front facade final set. Also subject to replication of the masonry painted quaker gray with a mockup on site prior to final construction. (Welch)**
Roll-call Vote	Carried 3-2 // Welch, Camp, Pohl-aye// Coombs, Oliver-nay — Certificate # **HDC2023-03-5944**

2. Doherty ACK LLC 08-6939	4 Mariner Way	New dwelling	55.1.4/72	Linda Williams

Voting	Pohl, Welch, Coombs, Oliver, Patten
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams/ Rebecca Berry
Public	None
Concerns	None
Motion	**Motion to approve through staff making the chimney more typical and appropriate for this part of town, wider and not as tall. On the north elevation add a false corner board to delineate that secondary massing. Decrease the second-floor deck on the east elevation to the edge of the door on the right. Including an elevation certificate. (Oliver)**
Roll-call Vote	Welch, Coombs, Oliver, Patten and Pohl-aye — Certificate # **HDC2022-08-6939**

3. Doherty ACK LLC 08-6941	4 Mariner Way	Garage	55.1.4/72	Linda Williams

Voting	Pohl, Welch, Coombs, Oliver, Patten
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams/ Rebecca Berry
Public	None
Concerns	None
Motion	**Motion to hold for revisions. (Coombs)**



4 Mariner - Locus Map

APPROVED
HDC2022.08.6939

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



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

RECEIVED
JUN 2 2023
By

Finegold Alexander Architects

PROJECT NAME

Owners:
KEMS Corporation
230 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2290

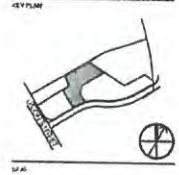
Civil Engineer
Nantucket Surveyors,
5 Whitty Way,
Nantucket, MA 02554
(508) 228-9240

Structural Engineer
Rosene And Gaenzelina LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 628-1700 x 202

Landscape Architect
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

Energy Rater
Wire Energy Raters LLC,
Mills, MA 02054
(508) 631-6633

KEY PLAN



SEAL

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT INFORMATION
4 Mariner Way | Lot 1

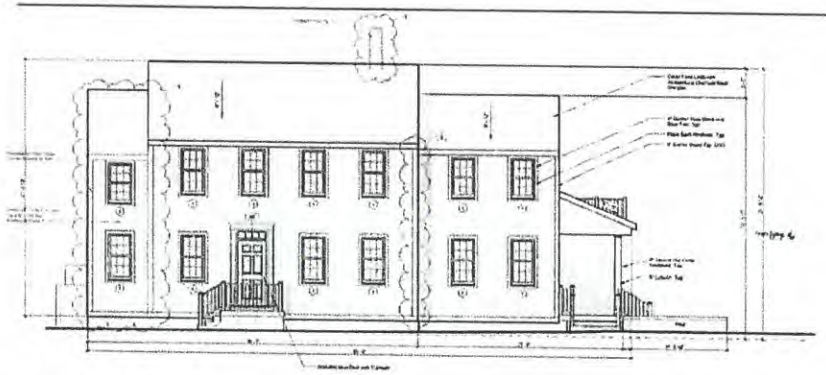
PROJECT #: PG7702
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: BS
CHECKED BY: RB

SHEET NAME
Main House - Site Plan

DRAWING HISTORY

NO.	DATE	DESCRIPTION

SHEET #
4-A1



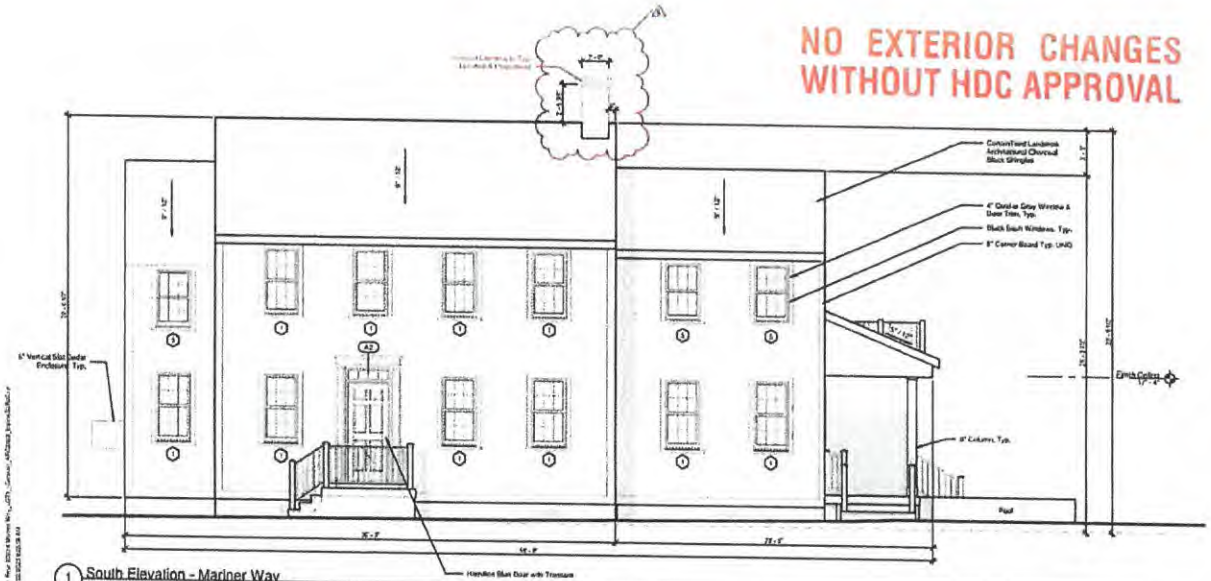
Previous South Elevation - 03/21/2023

MODIFICATIONS | 23.04.18

- Revised Chimney Location and Size

APPROVED
HDC2022-08-6939

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



1 South Elevation - Mariner Way
1/4" = 1'-0"

Window Schedule

Type Mark	Width	Height	Lines	Window Type	Manufacturer	Series	Model	Frame
1	2' 7 3/8"	6' 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH3626	Wood
2	2' 7 3/8"	3' 9"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2618	Wood
4	2' 2"	2' 4 1/16"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWAWN2626	Wood
5	2' 7 3/8"	4' 5"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2632	Wood

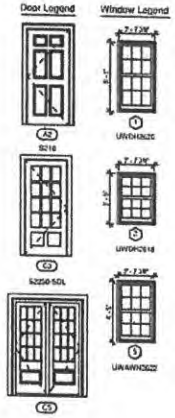
Door Schedule

Type Mark	Width	Height	Lines	Panels	Manufacturer	Series	Model	Material
A2	3' 0"	7' 0"	8	6	Thermia Tru Ltd	Smooth Star	S218	Fiberglass
B	3' 0"	7' 0"	9	2	Thermia Tru Ltd	Smooth Star	S262 SDL	Fiberglass
C3	5' 0"	7' 0"	12	1	Thermia Tru Ltd	Smooth Star	S2250-SDL	Fiberglass
C4	2' 0"	7' 0"	12	1	Thermia Tru Ltd	Smooth Star	S2250 SDL	Fiberglass
D	11' 0"	8' 0"	6	6	Overhead Door Corporation	Parkes	9000 PPG	Anticlinal Wood

Materials Legend

Material	Manufacturer	Product Line	Color	Dimensions
Front Entry Door	Thermia Tru	Smooth Star	Hamilton Blue - PS415	Refer to Door Sched
Auxiliary Doors	Thermia Tru	Smooth Star	Black	Refer to Door Sched
Outdoor Shapes			Natural Cedar	6" Vertical Planks
Wood	CertainTeed	Landmark Architectural	Charcoal Black	Full Frame
Shingles			Natural Cedar	
Trim			Quaker Gray	1x4
Windows	Marvin	Ultimate Wood	Black Sash	Refer to Window Sched

Door Legend



Window Legend

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By

Finegold Alexander Architects

PROJECT TEAM

OWNER
KEMS Corporation
290 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2946

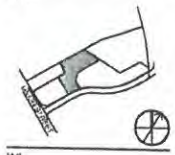
Civil Engineer
Montucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer
Rooms And Guarnaccino LLC.
380 Trade Center, Suite 2540
Woburn, MA 01801
(617) 426-1700 x 202

Landscape Architect
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617) 735-1180

Energy Rater
Hers Energy Raters LLC.
Nitlis, MA 02254
(508) 631-6833

KEY PLAN



SHEET

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION
4 Mariner Way | Lot 1

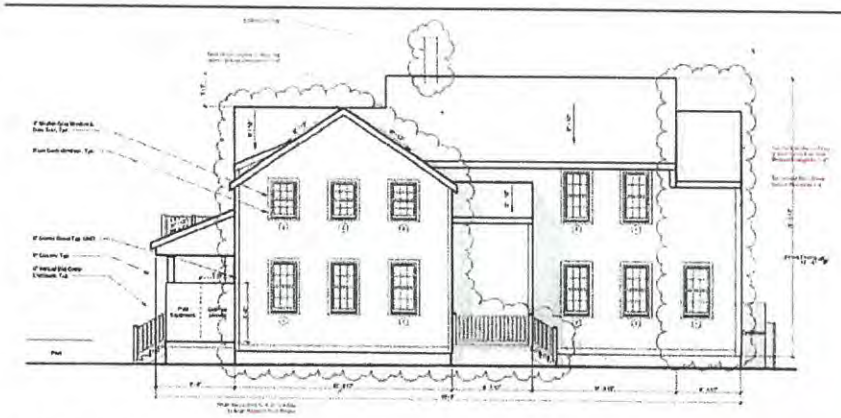
PROJECT #: P02/0.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: BS
CHECKED BY: RB

SHEET NAME
Main House - Exterior Elevations

DRAWING HISTORY

NO.	DATE	DESCRIPTION
1	22.11.10	HDC Resubmit
2	22.12.20	HDC Resubmit
4	23.01.26	HDC Resubmit, RB
5	23.03.21	HDC Resubmit, RB
6	23.04.18	HDC Resubmit, RT

SHEET #
4-A4



Previous North Elevation - 03/21/2023

MODIFICATIONS | 23.04.18

- Revised Chimney Location and Size

APPROVED
HDC 2022.08.6939

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



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

Window Schedule

Type Mark	Width	Height	Lines	Window Type	Manufacturer	Series	Model	Frame
1	2' - 7 3/8"	5' - 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDHD628	Wood
2	2' - 7 3/8"	2' - 9"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDHD618	Wood
4	2' - 2"	2' - 4 1/16"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWAWND628	Wood
5	2' - 7 3/8"	4' - 9"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDHD622	Wood

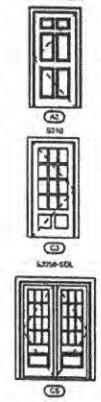
Door Schedule

Type Mark	Width	Height	Lines	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	7' - 0"	9	6	Therma Tru Ltd.	Smooth Star	S210	Fiberglass
B	3' - 0"	7' - 0"	9	2	Therma Tru Ltd.	Smooth Star	S252 SDL	Fiberglass
C2	3' - 0"	7' - 0"	12	1	Therma Tru Ltd.	Smooth Star	S2250 SDL	Fiberglass
C3	3' - 0"	7' - 0"	12	1	Therma Tru Ltd.	Smooth Star	S2250 SDL	Fiberglass
E	14' - 0"	8' - 3"	6	6	Overhead Door Corporation	Pumps	9360 PPD	Insulated Wood

Materials Legend

Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma Tru	Smooth Star	Hardwire Blue - PS415	Refer to Door Schedule
Auxiliary Doors	Therma Tru	Smooth Star	Black	Refer to Door Schedule
Outdoor Shower			Natural Cedar	8" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Charcoal Black	Tall Fiberglass
Shingles			Natural Cedar	
Tom			Quaker Gray	Tall
Windows	Marvin	Ultimate Wood	Black Sash	Refer to Window Schedule

Door Legend



Window Legend



Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMS Corporation
200 Broadway Suite #151
Lynnfield, MA 01940
(781) 842-2904

Civil Engineer:
Hanlocket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Rooms And Guarnerius LLC,
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 629-1700 x 232

Landscape Architect:
Vandaal Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)738-1183

Energy Rater:
Hero Energy Raters LLC,
Millis, MA 02054
(508) 631-6633

KEY PLAN



TITLE

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION

4 Mariner Way | Lot 1

PROJECT #: P2218.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: BS
CHECKED BY: RB

SHEET NAME

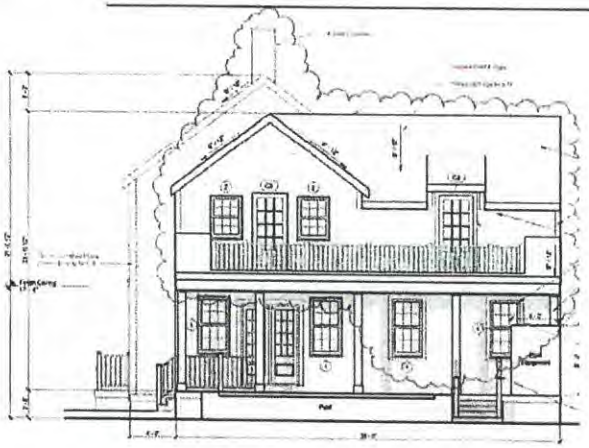
Main House - Exterior Elevations

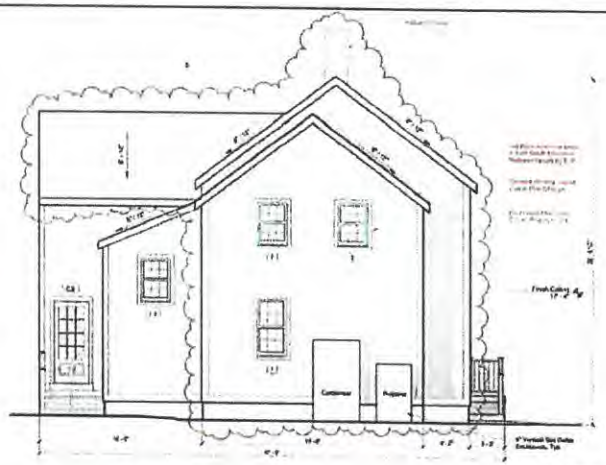
DRAWING HISTORY

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
3	22.01.09	HDC Revisions, Rd 2
4	23.01.20	HDC Revisions, Rd
5	23.03.21	HDC Revisions, Rd
6	23.04.18	HDC Revisions, Rd

SHEET #

4-A5





Previous East & West Elevations - 03/21/2022

Window Schedule

Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Frame
1	2' 7 5/8"	5' 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH52628	Wood
2	1' 7 5/8"	3' 9"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH3938	Wood
4	3' 0"	2' 4 1/8"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWWH3628	Wood
5	1' 7 5/8"	4' 5"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH4752	Wood

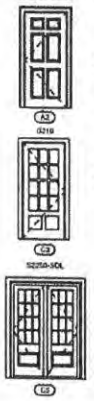
Door Schedule

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' 0"	7' 0"	8	6	Therma Tru Ltd.	Smooth Star	6210	Fiberglass
B	3' 0"	7' 0"	9	9	Therma Tru Ltd.	Smooth Star	5260 SDL	Fiberglass
C2	5' 0"	7' 0"	12	1	Therma Tru Ltd.	Smooth Star	6250d SDL	Fiberglass
C3	3' 0"	7' 0"	12	1	Therma Tru Ltd.	Smooth Star	6250d SDL	Fiberglass
E	10' 0"	8' 0"	8	4	Overhead Door Corporation	Traditon	Wood 4150	Recycled Wood

Materials Legend

Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma Tru	Smooth Star	Harmful Blue - HB615	Refer to Door Sched
Rear Entry Door	Therma Tru	Smooth Star	Black	Refer to Door Sched
Clapboard Siding			Natural Cedar	6" Vertical Planks
Wood	CertainTeed	Landmark Architectural	Charcoal Black	1x6 Fascia
Shingles			Natural Cedar	
Trim			Graphite Gray	Trim
Windows	Marvin	Ultimate Wood	Black Sash	Refer to Window Sched

Door Legend



Window Legend

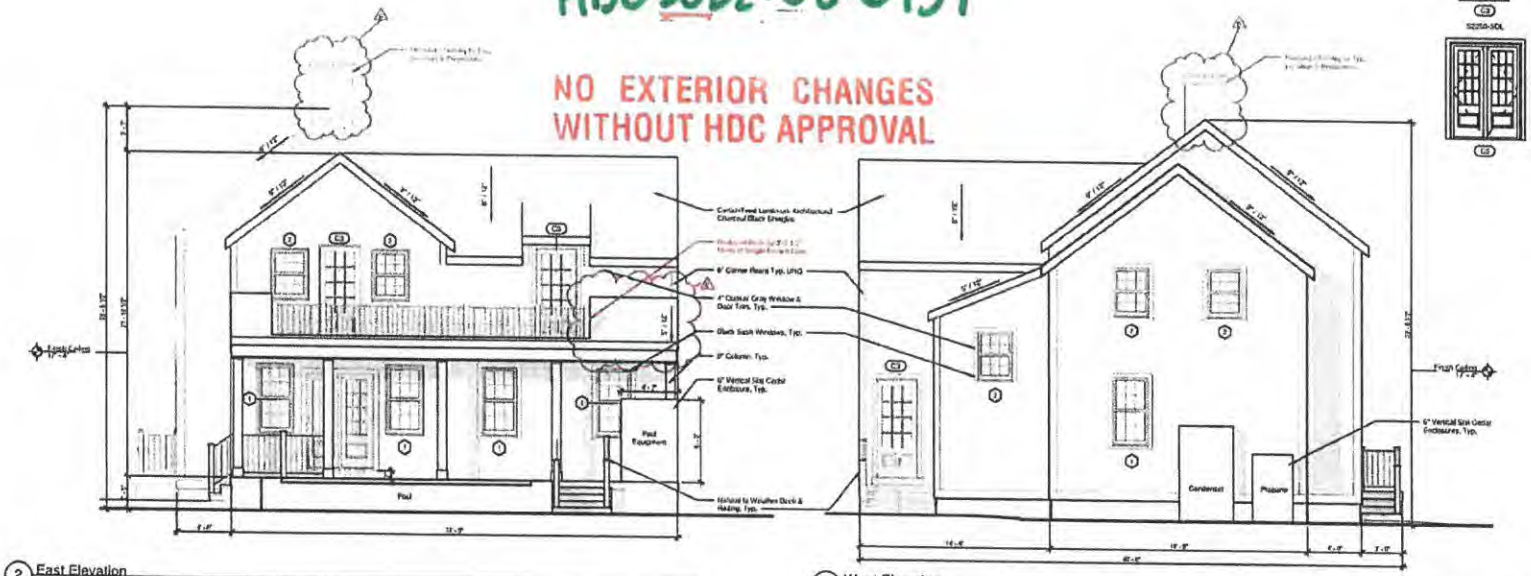


MODIFICATIONS | 23.04.18

- Reduced Deck by 3'-5 1/2" North of Single French Door
- Revised Chimney Location and Size

APPROVED
HDC2022.08.6939

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



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

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

Finegold Alexander Architects

OWNER
KEMB Corporation
230 Bradbury Suite #103
Lynnfield, MA 01940
(781) 643-2266

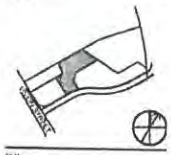
Civil Engineer
Hancock Surveyors,
5 Wesley Way
Hamilton, MA 01954
(508) 229-0240

Structural Engineer
Rocco and Geotrouna LLC.
288 Trade Center, Suite 3540
Woburn, MA 01801
(617) 426-1784 x 210

Landscape Architect
Verdant Landscape Architecture
319 Harvard Street, Suite 2F
Brookline MA 02446
(617)735-1185

Energy Rater
Hers Energy Raters LLC.
Malden, MA 02054
(508) 621-4403

KEY PLAN



PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT INFORMATION
4 Mariner Way | Lot 1

PROJECT #: P2270.B
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: BS
CHECKED BY: RB

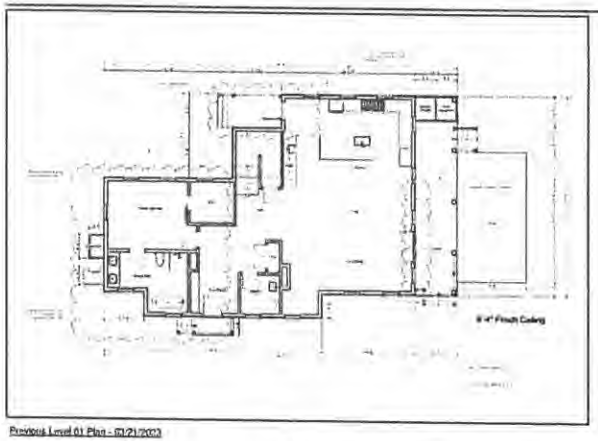
SHEET NAME:
Main House - Exterior Elevations

DRAWING HISTORY

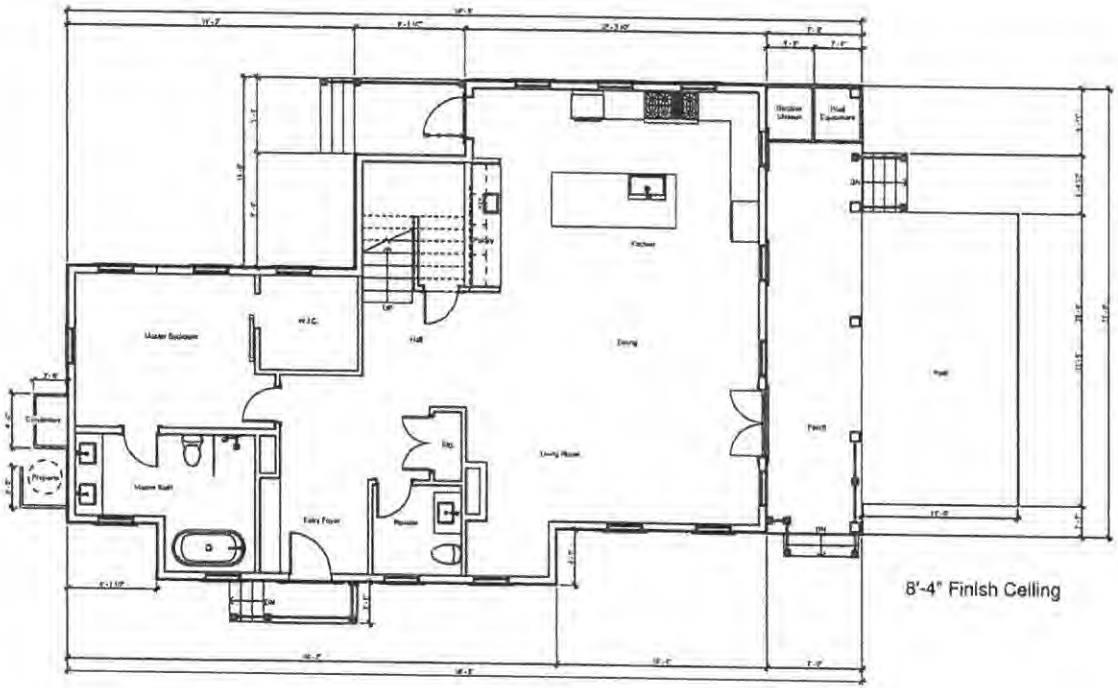
NO.	DATE	DESCRIPTION
1	08.11.22	HDC Revisions
2	02.12.23	HDC Revisions
3	03.01.23	HDC Revisions
4	23.03.06	HDC Revisions, PB
5	23.03.21	HDC Revisions, PB
6	23.04.18	HDC Revisions, PB

SHEET #

4-A6



Previous Level 01 Plan - 03/21/2023



1 Main House - Level 1
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT NAME

OWNER
KEMS Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 848-2026

Civil Engineer
Nantucket Surveyors
5 Windy Way
Nantucket, MA 02554
(508) 228-0242

Structural Engineer
Rosario And Goncrocha LLC
305 Trade Center, Suite 3346
Woburn, MA 01801
(617) 326-1705 x 202

Landscape Architect
Verdant Landscape Architecture
318 Harbor Street, Suite 2A
Brookline MA 02446
(617)738-1180

Energy Rater
Hero Energy Raters LLC
Millis, MA 02054
(508) 631-4003

KEY PLAN



SITE

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NEGRIGATION
4 Mariner Way | Lot 1

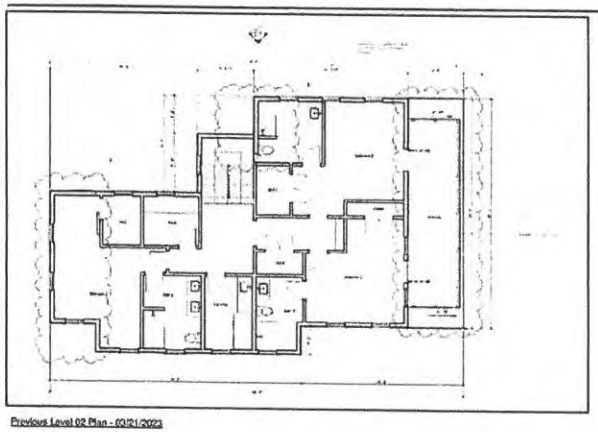
PROJECT #: PS270.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: BS
CHECKED BY: RD

SHEET NAME
Main House - Level 1 Plan

DRAWING HISTORY

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.28	HDC Revisions
3	22.01.09	HDC Revisions, Rd. 3
4	23.01.24	HDC Revisions, Rd.
5	23.03.21	HDC Revisions, Rd.

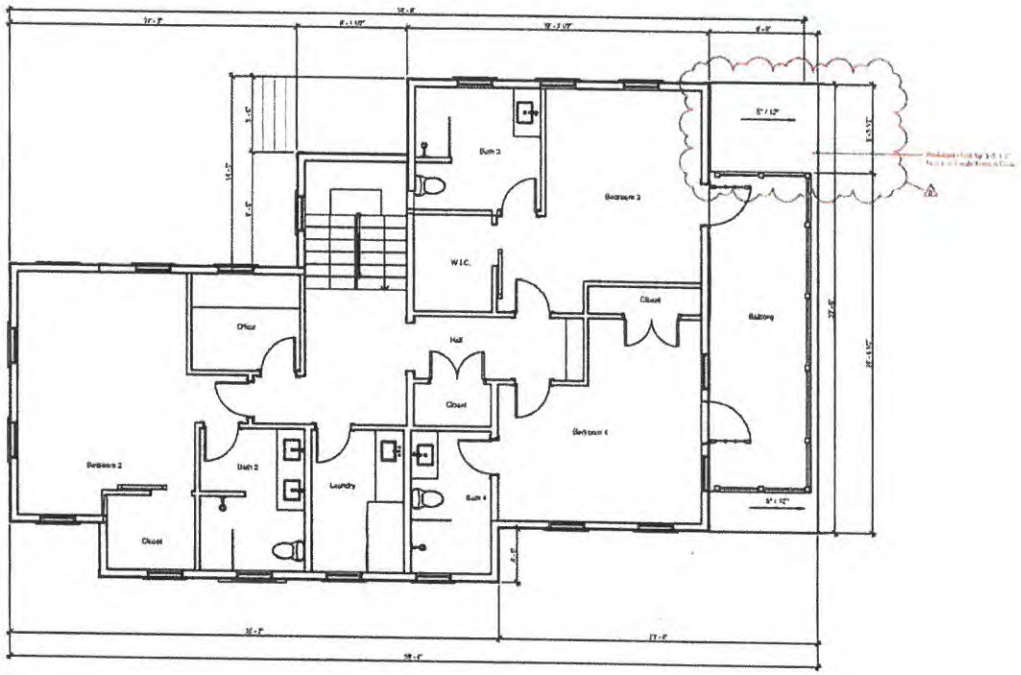
SHEET #
4-A2



Previous Level 02 Plan - 03/21/2023

MODIFICATIONS | 23.04.18

- Reduced Deck by 3'-5 1/2" North of Single French Door



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

Finegold Alexander Architects

PROJECT NAME

OWNER
KEMS Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2996

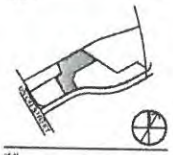
Civil Engineer
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer
Roome And Guarracino LLC.
300 Trade Center, Suite 2640
Woburn, MA 01801
(617) 628-1700 x 202

Landscape Architect
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

Energy Rater
Hera Energy Raters LLC.
Mills, MA 02054
(508) 631-6833

KEY PLAN



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION
4 Mariner Way | Lot 1

PROJECT #: P0270.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: BS
CHECKED BY: RB

SHEET NAME
Main House - Level 2 Plan

DRAWING HISTORY

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
3	23.01.09	HDC Revisions R4.2
4	23.01.26	HDC Revisions R5
5	23.03.21	HDC Revisions R6
6	23.04.18	HDC Revisions R7

SHEET #
4-A3

CERTIFICATE NO: _____ DATE ISSUED: 7/11/23

HDC22-08-6941 Staff

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55.1.4 PARCEL N°. 112

Street & Number of Proposed Work: 4 MARINER WAY

Owner of record: DOHERTY ACK LLC

Mailing Address: 40 KEM 9 HOLDING CORP 100 CONIFER HILL DR-UNIT 304 DANVERS, MA 01923

Contact Phone #: 978-360-0955 E-mail: EDOHERTY@KEMSCORP.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: 8/24/22 Fee Paid: $224.40

Must be acted on by: ~~11/30/22~~ ~~12/31/23~~ 12/31/24 ~~EXT~~

Extended to: _____

Approved: [signature] Disapproved: _____

Chairman: [signature]

Member: [signature]

Member: [signature]

Member: [signature]

Member: _____

Notes - Comments ~~Restrictions - Conditions~~

TURN STATE GRANEL GRAY TRIM NO BLACK; #3 WINDOWS TO BE #1 OF PREVIOUS SUBMISSION; 4-PANEL FRONT DOOR WITHOUT ~~DUTCH~~ ~~FRONTES / PANEL MOLDING~~

RESILIENT NANTUCKET - INFILL

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: ~~[illegible]~~ 27'11" x 24' Sq. Footage 1st floor: ~~[illegible]~~ 486 Decks/Patio: Size: ~~6'x18'~~ ☐ 1st floor ☐ 2nd floor

Width: 522 Sq. footage 2nd floor: 522 Size: 4'x8' Steps ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____ 4'x8' " "

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

Height of ridge above final finish grade: North 26'8" South 26'8" East 26'8"22' West 26'8"22'

Additional Remarks 221 REVISIONS* 1. East Elevation

Historic Name: (describe) 2. South Elevation

Original Date: IN-FILL IN OHD 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.

~~NEW GARAGE & APARTMENT~~

Cottage no garage

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 9 /12 Secondary Mass ____/12 Dormer 4 /12 Other ~~9/12 [illegible]~~

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

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

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): 2" BOXED ALUMINUM

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

☐ Other _____

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

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

C. Dimensions: Fascia 1X12/1X6 Rake 1X12 Soffit (Overhang) _____ Corner boards 1X6 Frieze _____

Window Casing 1X5 Door Frame 1X5 Columns/Posts: Round ____ Square ____

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

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer MARVIN ULTIMATE wood C/C

Doors* (type and material): ☐ TDL ☒ SDL Front ~~SEE GARAGE C/H~~ Rear ~~SEE WOOD FRENCH~~ Side ~~6 PANEL + SLT~~ 4P

Garage Door(s): Type ~~C/H GARAGE DOORS~~ Material ~~WOOD~~ NTW

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~~ CHARCOAL BLACK Doors GARAGE NTW / BLACK

Deck NTW Foundation GRAY Fence ~~RAILINGS~~ WHITE Shutters _____

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

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

Date 8/24/2022 Signature of owner of record [signature] Signed under penalties of perjury

4. Doherty ACK LLC **08-6993**	4 Mariner way	Garage revision	55.1.4/72	Linda Williams

Voting	Pohl, Welch, Camp, Coombs, Oliver
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing	**Linda Williams**
Public	**Mickey Rowland** – The front of the building on the south elevation should have a proper front door rather than a 9 lite door to add a little bit more character to the front somehow. The gable window at the top is a little small. The other windows on the first floor are tall and narrow.
Concerns	**Holly Backus** – One story window seems to be very slender on the west elevation. Recommends revising the COA so it reflects the change in the architecture and the structure itself. Would want the structure FEMA verified. **Camp** – Agrees with the comments about the windows being a bit vertical. **Coombs** – On the west elevation the first-floor window on the left side should be moved over under the dormers left side window. The front door would be good if it became a 4 panel rather than the 9 lite that's proposed. On the north elevation the windows should be a little farther apart if the outdoor shower wasn't there. **Oliver** – Main concern is the front not looking like the front, agrees it should have a standard front door with more trim. Agrees with what's been said about the windows. **Welch** – Make the windows a little wider and make proper adjustments to the front door.
Motion	**Motion to approve through staff making the front the door on the south elevation into a 4-panel door with more of a frontispiece by enhancing the trim around it, widen all the double hung windows, the windows labeled 3 on the plans change to 1s as on the previous submission, trims to be quaker gray. (Welch)**
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver-aye — Certificate # **HDC2022-08-6993**

08-6941

5. Nantucket Develop LLC **04-8363**	8 Sconset Ave	Addition & Renovation	49.3.2/28	LINK

Voting	Welch, Pohl, Camp, Coombs, Patten
Alternates	Dutra
Recused	Oliver
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing	**Victoria Ewing**
Public	-
Concerns	**Holly Backus** – The flush dormers in the façade are not appropriate and should be the traditional shed and dormers. On the south the dormer needs to come off the ridge as required in BWNIM. The web for the north dormers should not run into that wall. The plans should show the structures' existing conditions. **Camp** – The gang dormers on the front are overwhelming. Windows on the first floor should be smaller. **Coombs** – On the south elevation the dormer should drop down from the roof and the windows on it should be separated. Agrees with Abby on the windows. The front looks busy, would make the either single windows or split them apart and make them a little wider. Perhaps the dormers should not be flushed. **Patten** – Just concerned about the dormers and the number of French doors.
Motion	**Motion to hold for revisions. (Camp)**
Roll-call Vote	Carried 5-0 // Welch, Pohl, Camp, Coombs, Patten-aye — Certificate # **HDC2023-04-8363**

APPROVED
HDC2022-08-6941
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

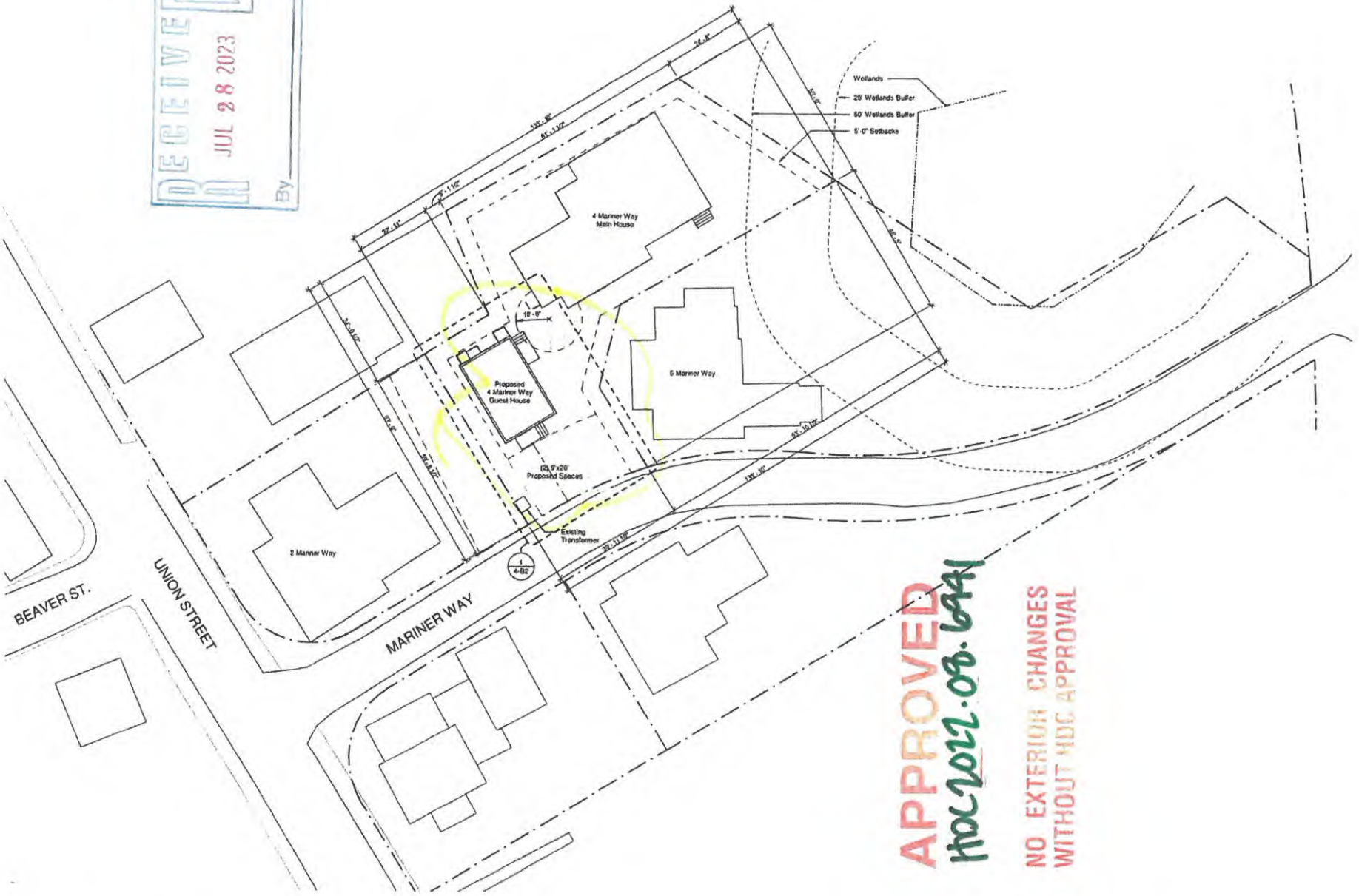
6. Town of Nantucket	20 South Water	Windows	42.4.2/29	SMRT

Voting	Pohl, Welch, Camp, Coombs, Oliver
Alternates	Patten, Paul
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing	**Linda Williams**
Public	Brook Meerbergen
Concerns	-
Motion	**Motion to hold for a view, installing a Green Mountain SDL window into any existing window aperture of the applicants choosing on this structure. (Coombs)**
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver-aye — Certificate # **HDC2023-**

APPROVED

REC'D JUL 2 3 2023
By

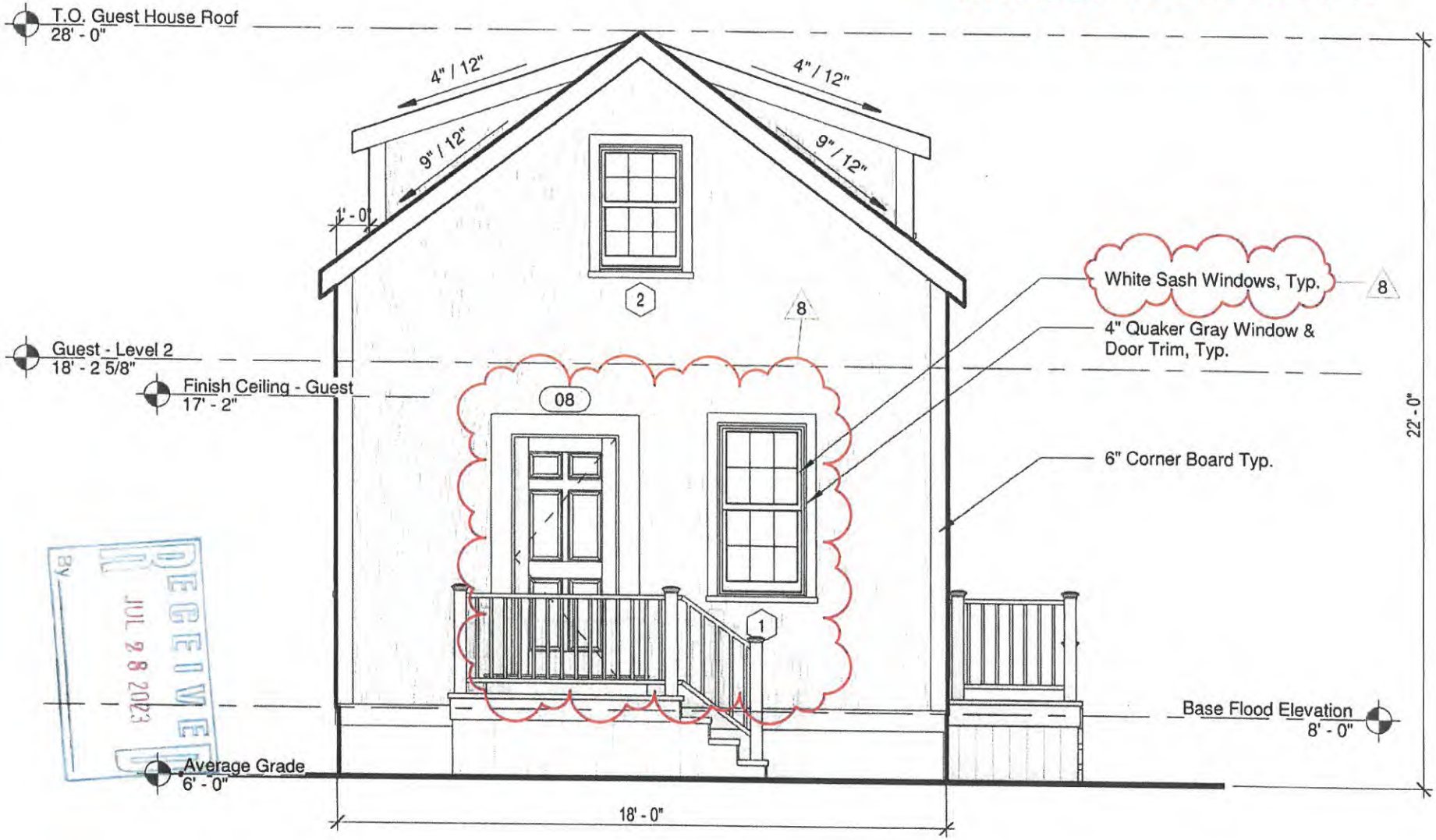
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



4 Mariner Way - Guest House - Site Plan

07/19/2023 - HDC R10

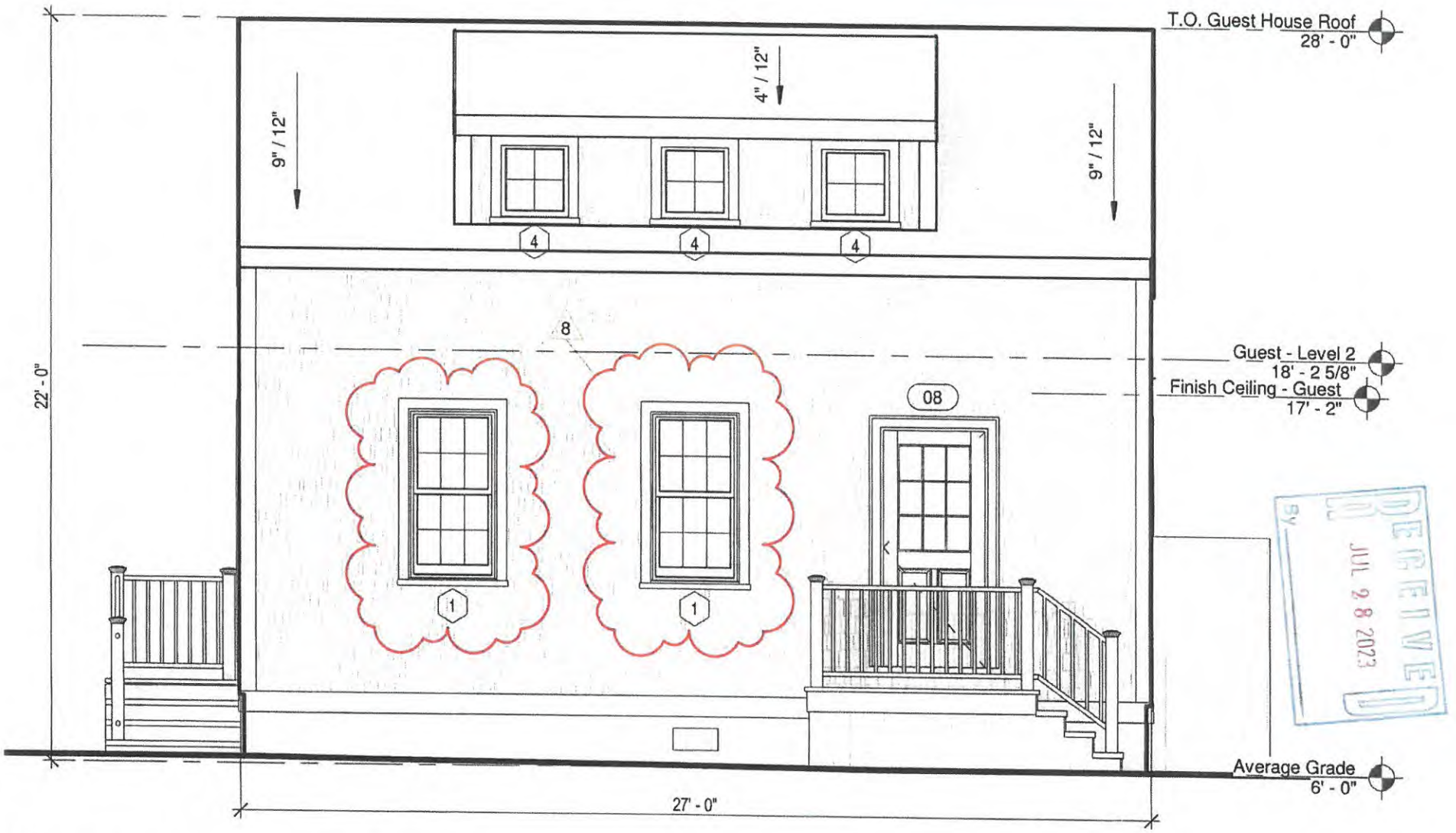
APPROVED
HDC2022-08-6941
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



RECEIVED
JUL 28 2023
By

4 Mariner Way - Guest House - South Elevation

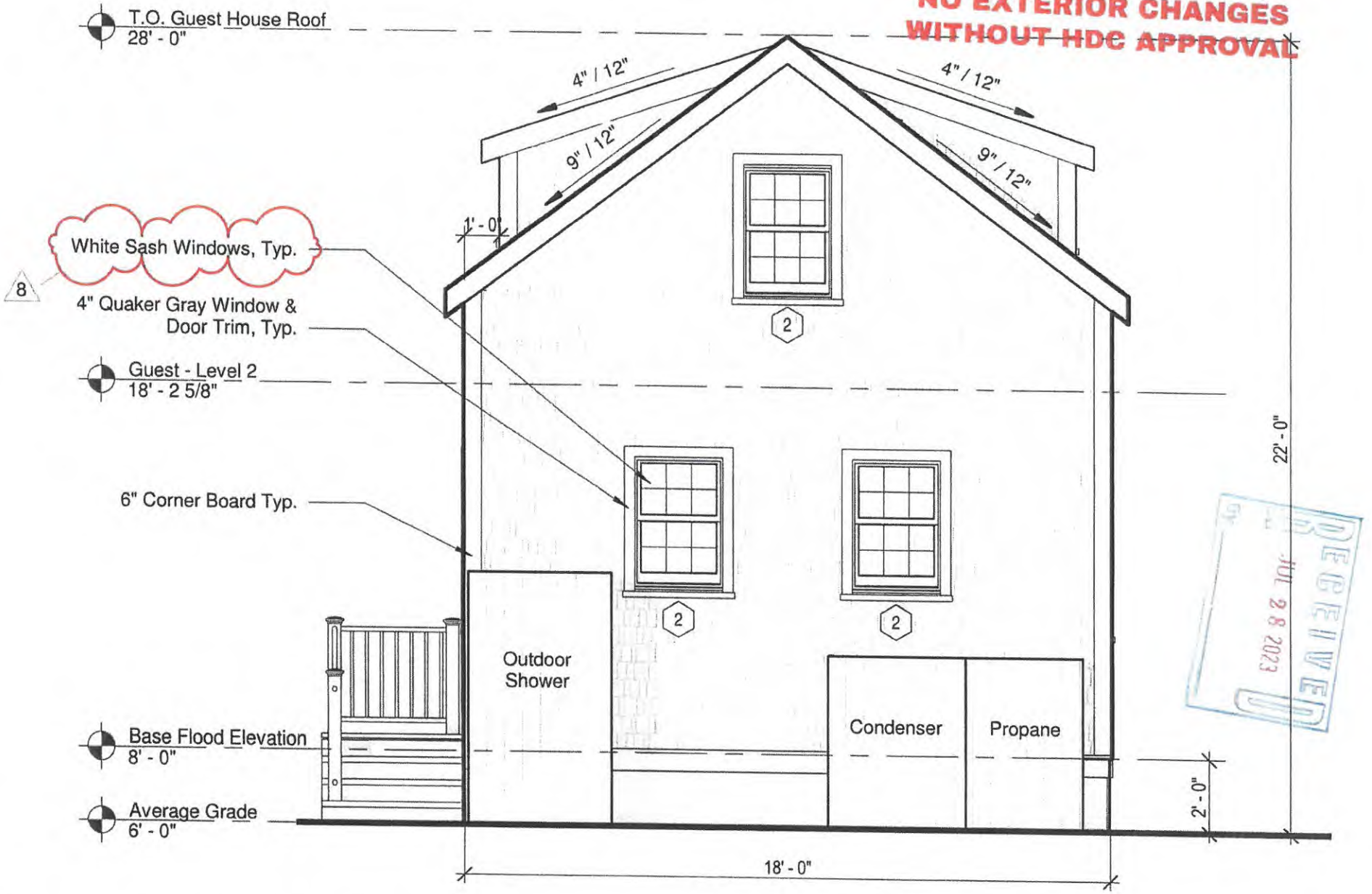
APPROVED
HDC 2022.08.6941
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



RECEIVED
JUL 28 2023
By

4 Mariner Way - Guest House - East Elevation

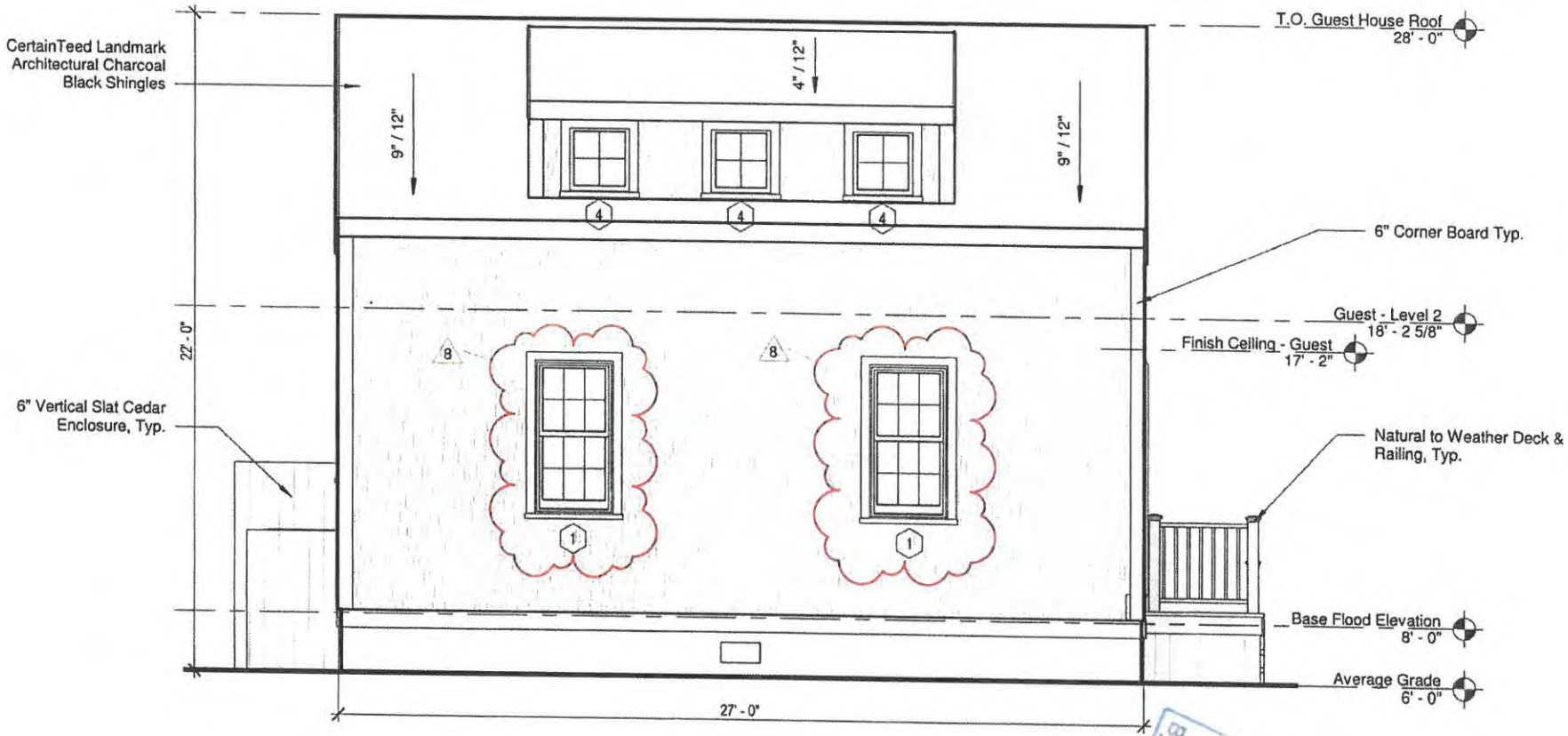
APPROVED
HDC2022.09.6941
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



RECEIVED
JUL 28 2023

4 Mariner Way - Guest House - North Elevation

APPROVED
HDC2022.08.6941
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



RECEIVED
JUL 28 2023
BY

4 Mariner Way - Guest House - East Elevation



4 Mariner - Locus Map

Window Schedule

Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Frame
1	2' - 7 3/8"	5' - 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2626	Wood
2	2' - 7 3/8"	3' - 9"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2618	Wood
4	2' - 2"	2' - 4 1/16"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWAWN2628	Wood
5	2' - 7 3/8"	4' - 5"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2422	Wood

Door Schedule

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material	Function
Exterior									
01	3' - 0"	7' - 0"	0	6	Therma-Tru Ltd.	Smooth-Star	S210	Fiberglass	Exterior
02	3' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass	Exterior
03	5' - 0"	7' - 0"	24	2	Therma-Tru Ltd.	Smooth-Star	S92-SDL	Fiberglass	Exterior
08	3' - 0"	7' - 0"	9	2	Therma-Tru Ltd.	Smooth-Star	S262-SDL	Fiberglass	Exterior
Interior									
04	2' - 6"	6' - 8"	0	1	Masonite	Solid Core	Logan	MDF	Interior
05	2' - 6"	7' - 0"	0	1	Masonite	Solid Core	Logan	MDF	Interior
06	3' - 0"	7' - 0"	0	1	Masonite	Solid Core	Logan	MDF	Interior
07	4' - 0"	7' - 0"	0	1	Masonite	Solid Core	Logan	MDF	Interior

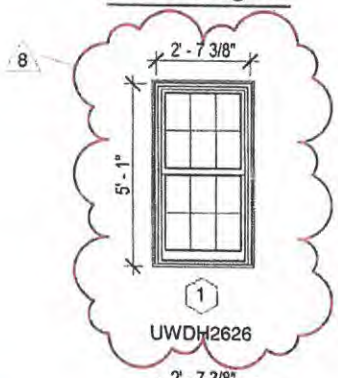
Materials Legend

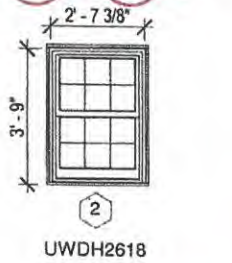
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma Tru	Smooth Star	Hamilton Blue - P5415	Refer to Door Sched.
Ancillary Doors	Therma Tru	Smooth Star	Black	Refer to Door Sched.
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Charcoal Black	1x8 Fascia
Shingles			Natural Cedar	
Trim			Quaker Gray	1x4
Windows	Marvin	Ultimate Wood	Quaker Grey	Refer to Window Sched.

MODIFICATIONS | 23.07.17

- Window Type '3' from Last Submission Changed to a Slightly Wider Type '1' to Match Main House
- West Elevation Window Shifted to Align with Dormer Above
- Window Sashes changed from Black to White
- 9-Lite Front Door revised to Match other Mariner Structures with Frontise Trim

Window Legend





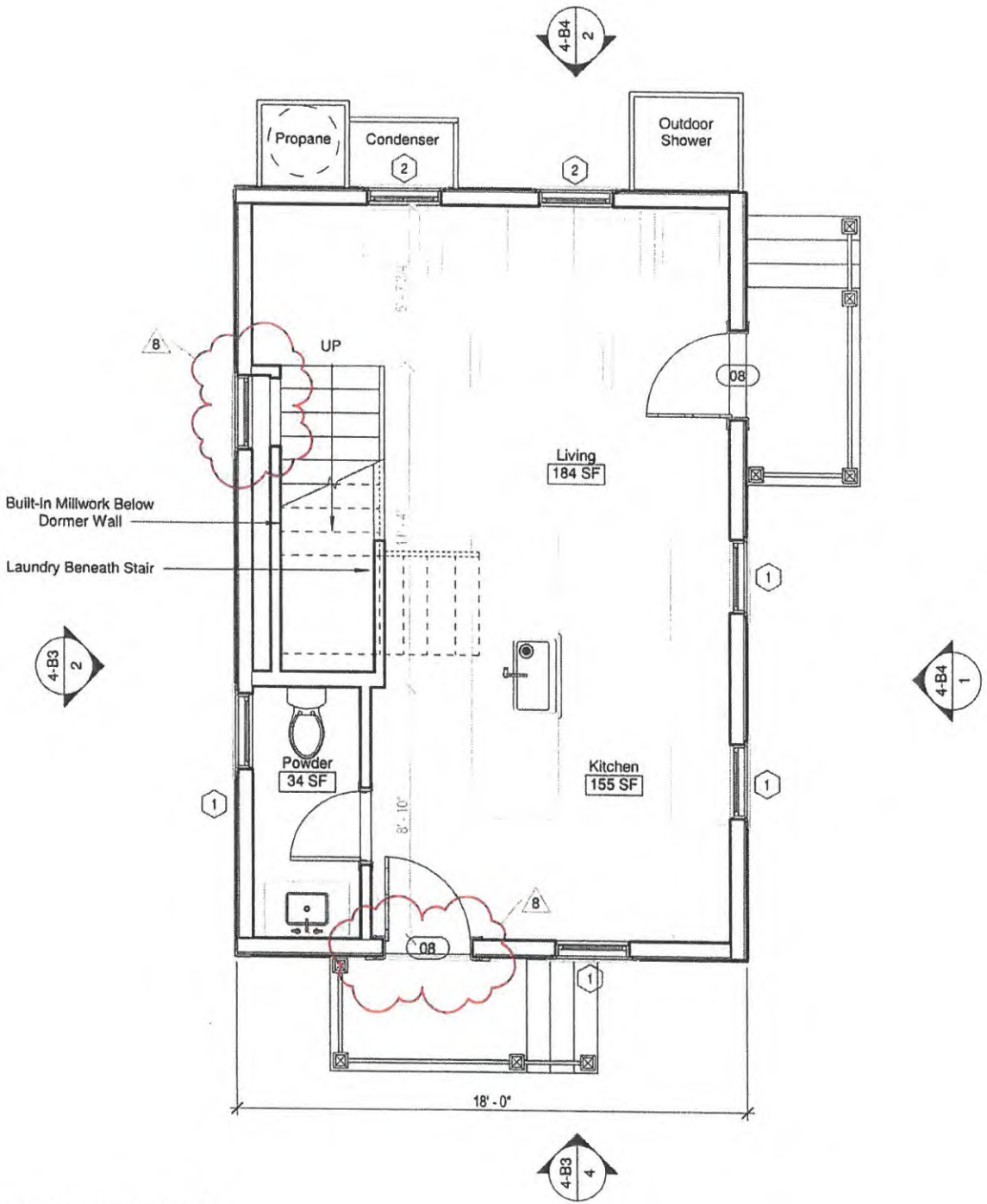




APPROVED
HDC2022.08.6941
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

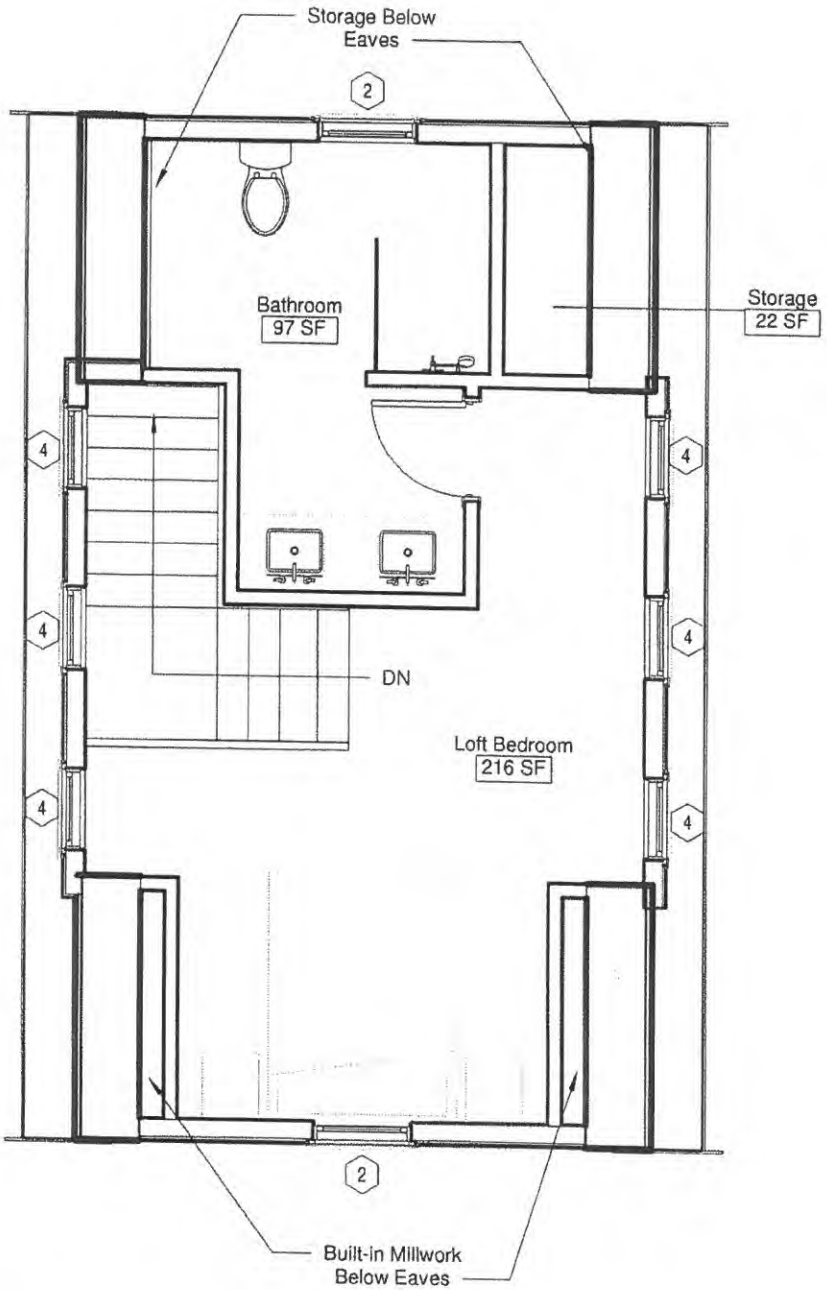
4 Mariner Way - Guest House - Schedules/Legends

07/19/2023 - HDC R10



4 Mariner Way - Guest House - First Floor Plan

07/19/2023 - HDC R10



4 Mariner Way - Guest House - Second Floor Plan

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for 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°: 55.1.4 PARCEL N°: 72

Street & Number of Proposed Work: 4 MARINER WAY

Owner of record: DOHERTY ACK LLC

Mailing Address: 100 CONIFER HILL DR # 304
DANVERS, MA 01923

Contact Phone #: 978-360-9588 E-mail: EDOHERTY@KEMS CORP.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2022-08-6939
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

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

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

ENCLOSE APPROVED SPLASH POOL IN EXPANSION OF THE APPROVED RAISED DECK - AUTO - COVER - EXPAND DECK RAILING AS WELL

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck NTW/ TIME APPROVED Foundation _____ Fence NTW RAILING Shutters _____

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

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

Date 12/7/2023 Signature of owner of record [signature] Signed under penalties of perjury

Town and County of Nantucket, MA

December 21, 2023



Property Information

Property ID	55.1.4 72
Location	4 MARINER WY
Owner	DOHERTY ACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/03/2023
Data updated Jan. 2021

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

Town and County of Nantucket, MA

December 18, 2023



Property Information

Property ID	55.1.4 72
Location	4 MARINER WY
Owner	DOHERTY ACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

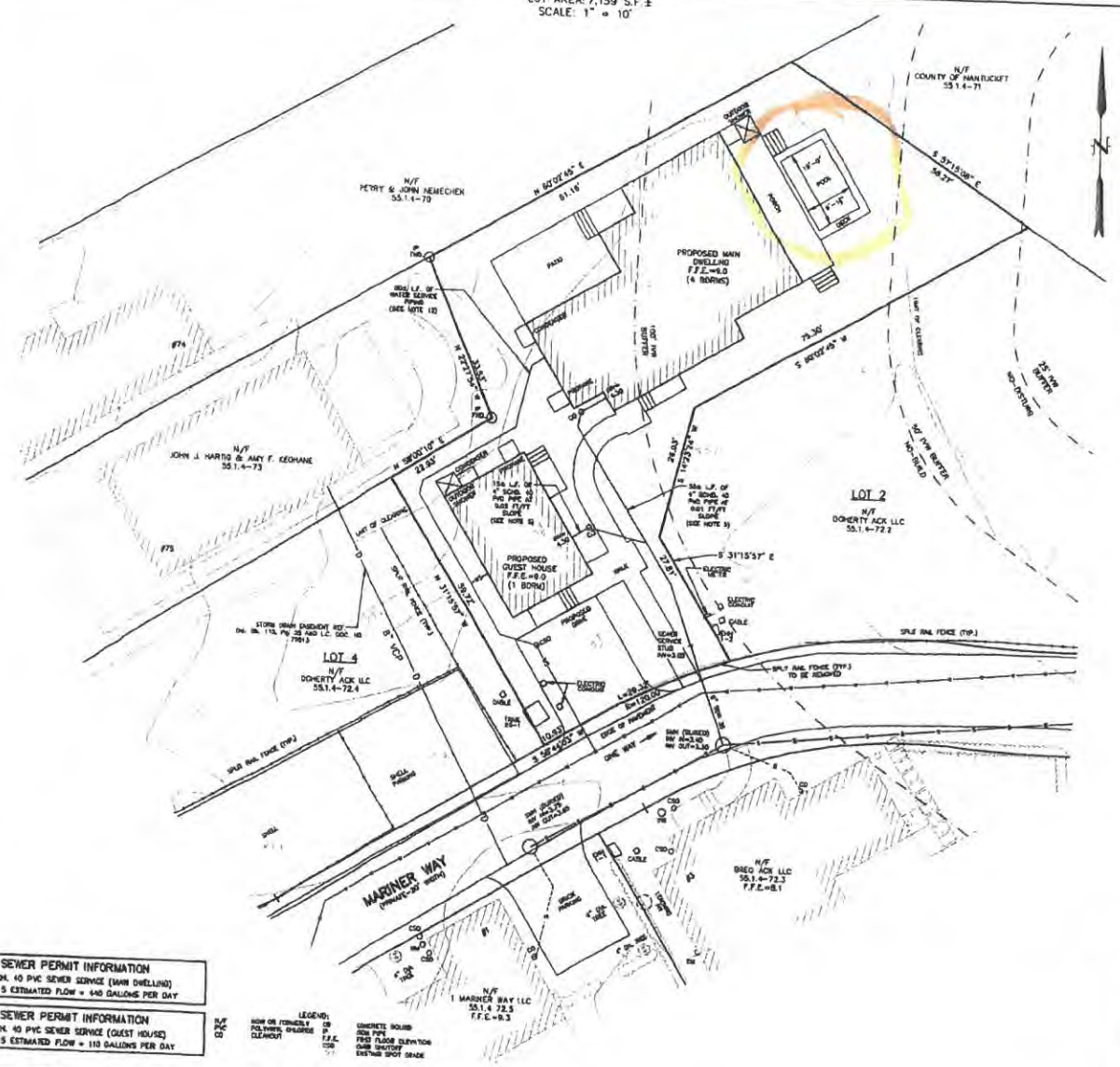
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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.

SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 7,159 S.F.±
SCALE: 1" = 10'

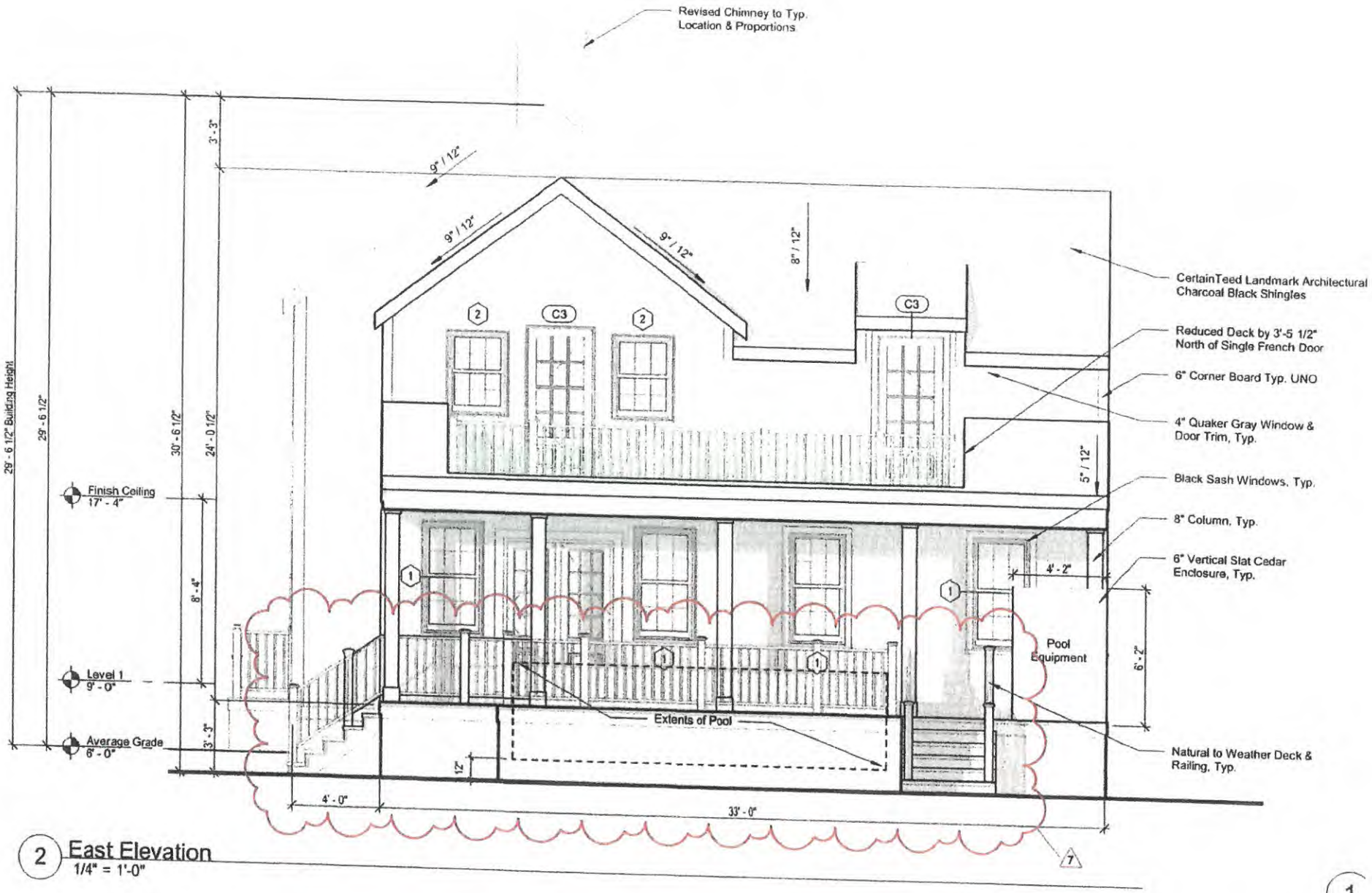

N/F
COUNTY OF NANTUCKET
55.1.4-71
N/F
PERRY & JOHN NEMECHEK
55.1.4-79
PROPOSED MAIN DWELLING
F.F.E.=8.0
(4 BDRMS)
PROPOSED GUEST HOUSE
F.F.E.=8.0
(1 BDRM)
LOT 2
N/F
DOHERTY ACK LLC
55.1.4-72.2
LOT 4
N/F
DOHERTY ACK LLC
55.1.4-72.4
N/F
JOHN J. HARTIG & AMY F. KEOHANE
55.1.4-73
N/F
BREQ ACK LLC
55.1.4-72.3
F.F.E.=8.1
N/F
1 MARINER WAY LLC
55.1.4 72.5
F.F.E.=9.3
MARINER WAY
(PRIVATE-30' WIDE)
SITE
SPLIT RAIL FENCE (TYP.)
LIMIT OF CLEARING
50' TPW BUFFER
25' WPR BUFFER
NON-DISTURB
STORM DRAIN EASEMENT REF.
Dkt. Bk. 113, Pg. 35 AND LC. DOC. NO. 7391
ONE WAY
DRIVEWAY
PROPOSED DRIVE
SEWER SERVICE STUB INV=3.00
ELECTRIC MANHOLE
CABLE
TRANSFORMER
CONCRETE
PAVED
GRASS
SHED
PROPANE
AC
FOUNDATION
PORCH
POOL
DECK
CB
DMH
SMH
WV
FH
GAS
SEPTIC TANK
SEPTIC LEACHING AREA
SEPTIC TANK MANHOLE
SEPTIC TANK MANHOLE
SEPTIC TANK MANHOLE



1 South Elevation - Mariner Way
1/4" = 1'-0"



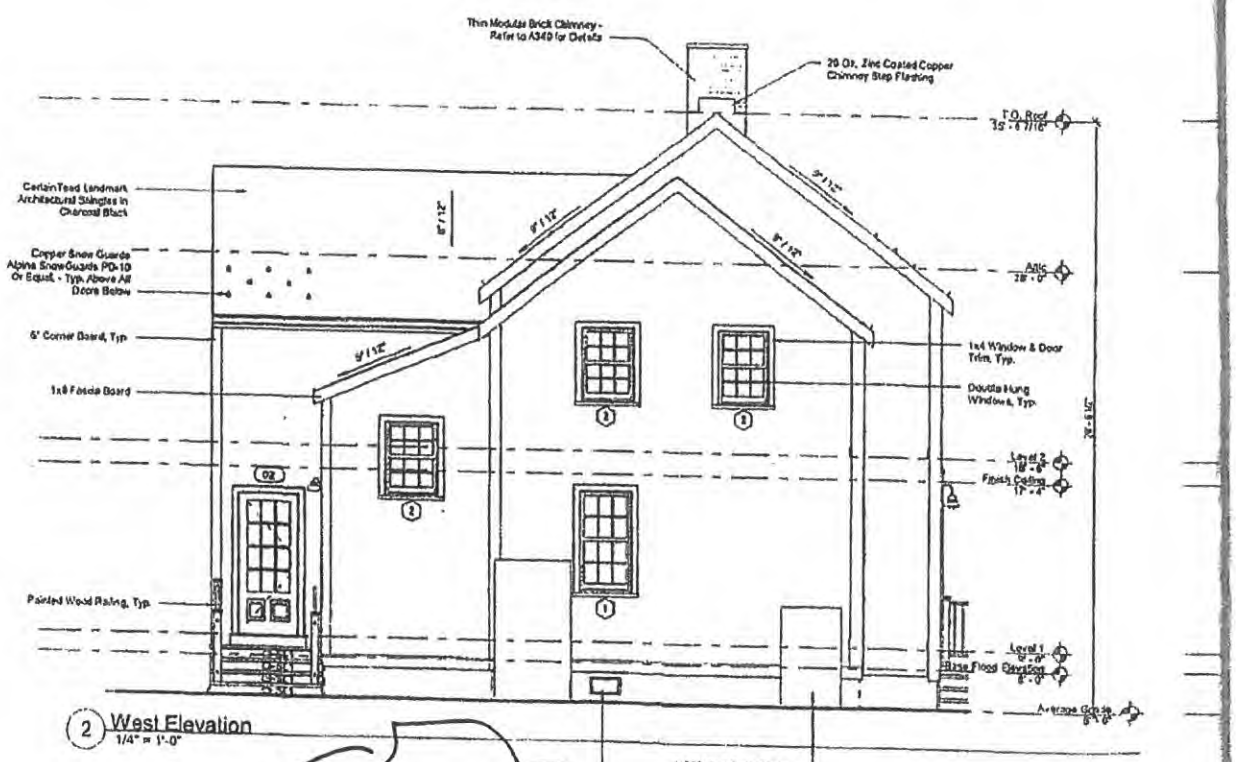
1 North Elevation
1/4" = 1'-0"



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

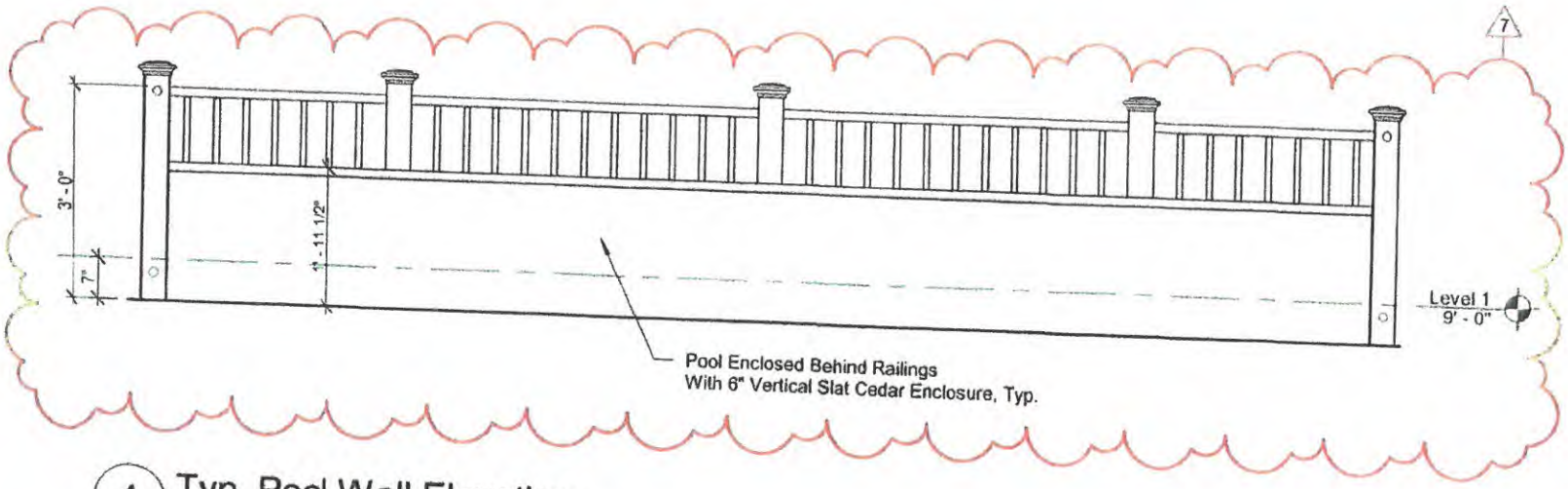
1

4 Guest House - West Elevation
1/4" = 1'-0"

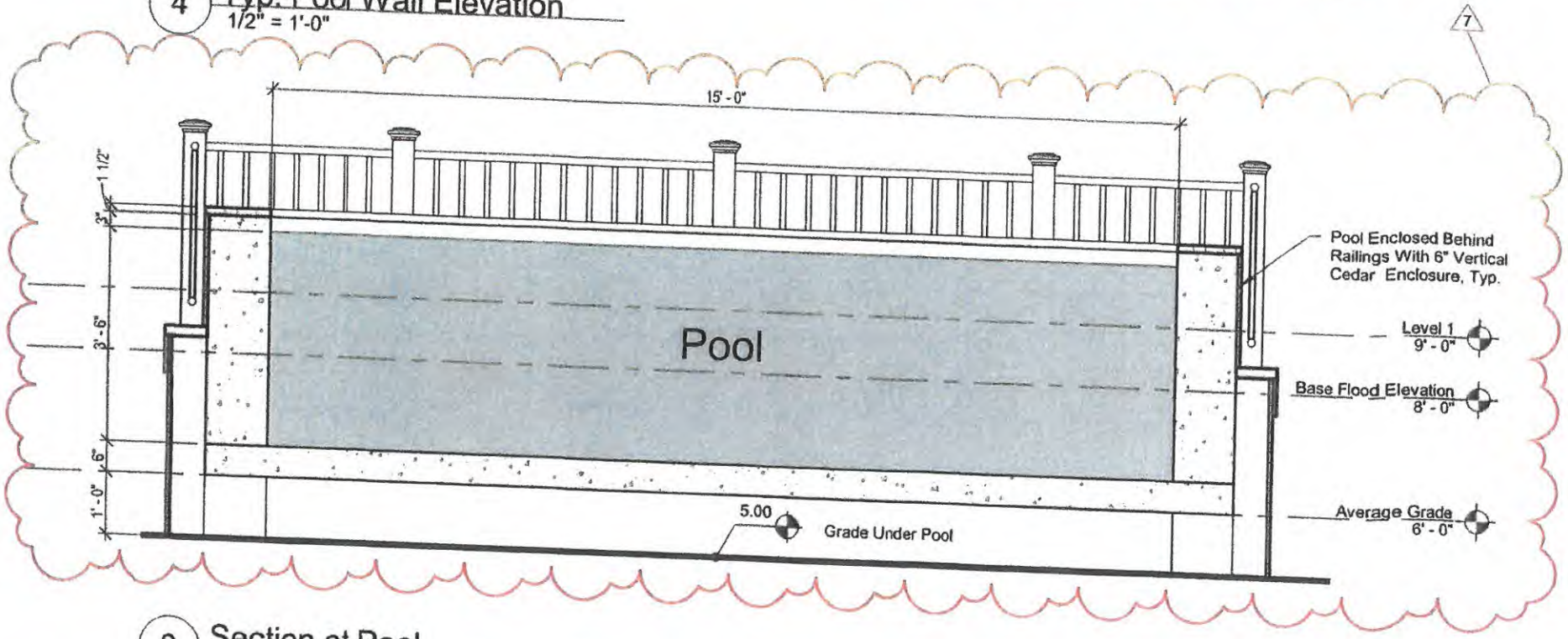


2 West Elevation
1/4" = 1'-0"

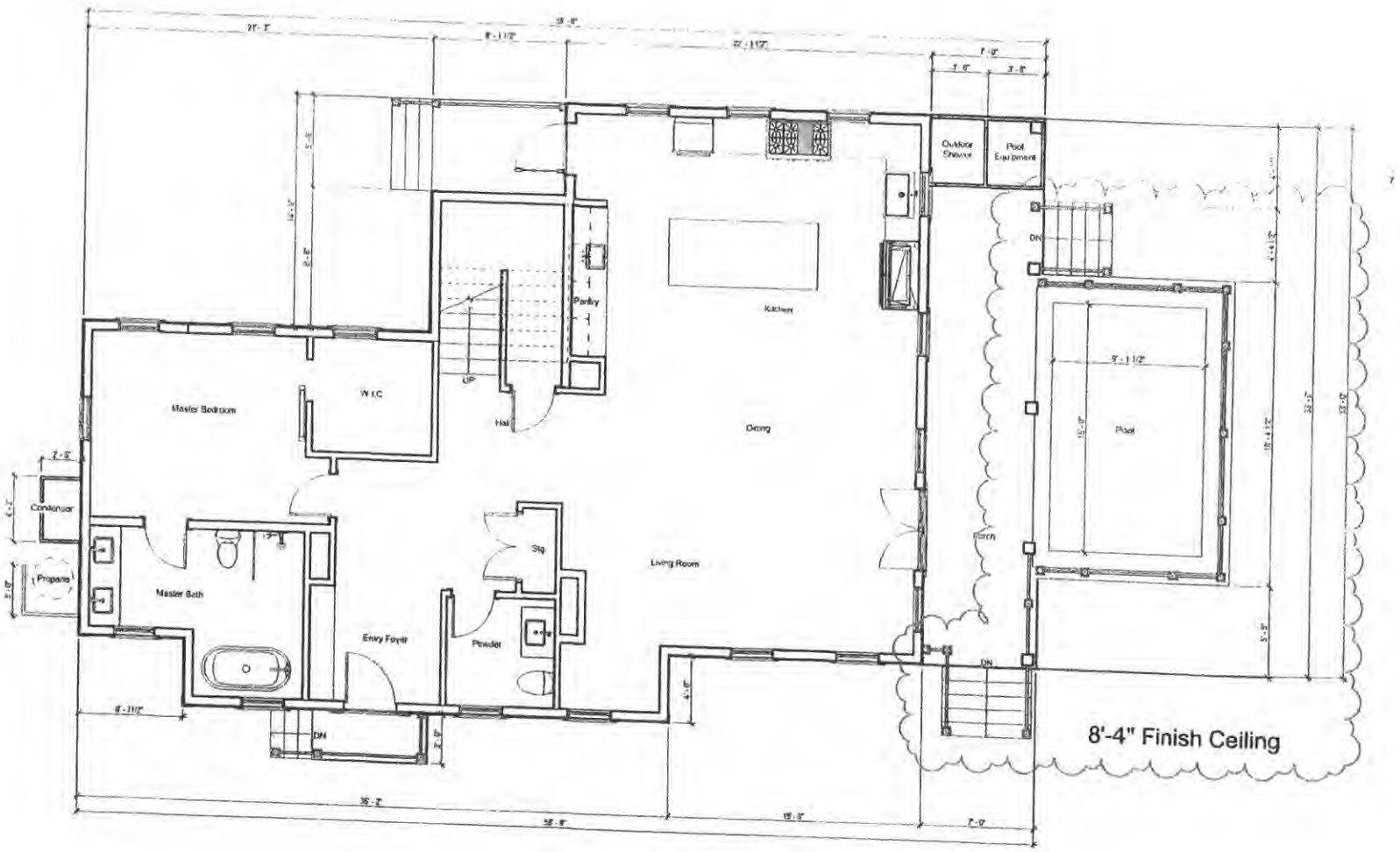
NO CHANGE



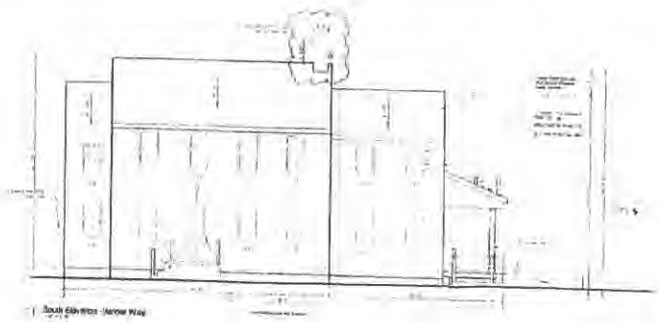
4 Typ. Pool Wall Elevation
1/2" = 1'-0"



3 Section at Pool
1/2" = 1'-0"



1 Main House - Level 1
1/4" = 1'-0"



1 South Elevation - Mariner Way

Previous South Elevation - 05/08/2023

MODIFICATIONS | 23.12.26

- Revised Pool Per ConComm Approval W/ Bottom of Pool Set at 12" Above Grade & Pool Fully Captured By Deck

Window Schedule

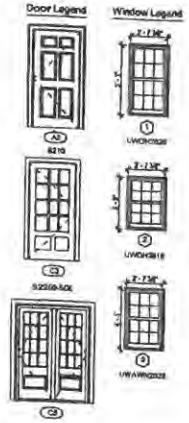
Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Frame
1	2'-7 3/8"	3'-1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH3626	Wood
2	2'-7 3/8"	3'-9"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH3818	Wood
4	2'-2"	3'-4 1/2"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWAWR2636	Wood
5	2'-7 3/8"	4'-5"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH3422	Wood

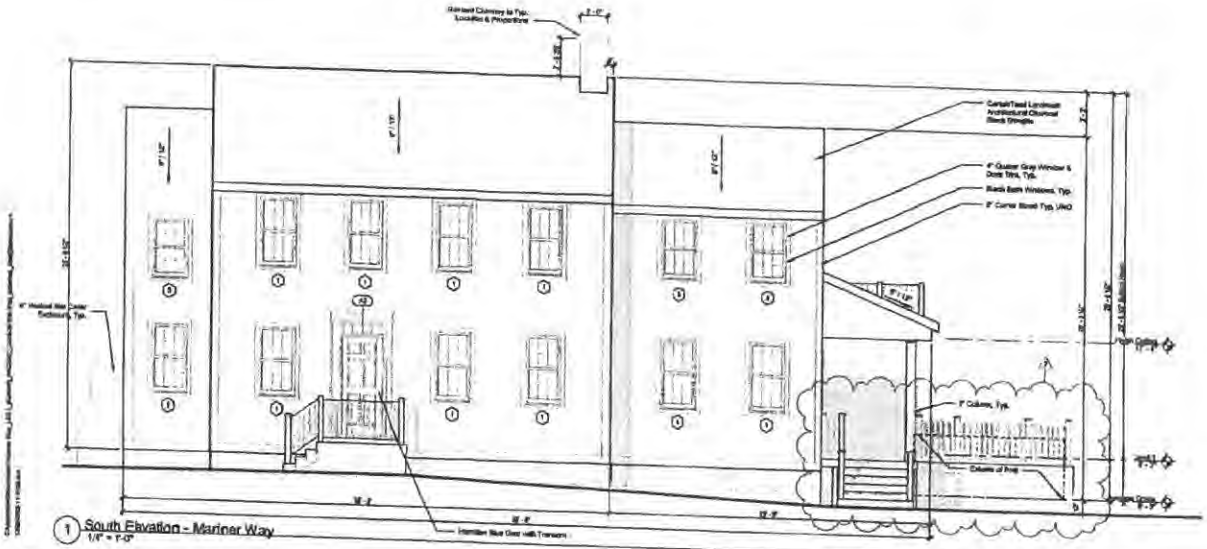
Door Schedule

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3'-0"	7'-0"	6	6	Therma-Tru Ltd.	Smooth-Star	S210	Fiberglass
B	3'-0"	7'-0"	6	7	Therma-Tru Ltd.	Smooth-Star	S250-SDL	Fiberglass
C2	3'-0"	7'-0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass
C3	3'-0"	7'-0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass
3	12'-0"	6'-6"	6	6	Overhead Door Corporation	Pancon	2550-PRO	Insulated Wood

Materials Legend

Material	Manufacturer	Product Line	Color	Dimensions
Front Entry Door	Therma Tru	Smooth Star	Hamilton Blue - PS415	Refer to Door Sched.
Auxiliary Doors	Therma Tru	Smooth Star	Black	Refer to Door Sched.
Outdoor Stones			Natural Cedar	8" Vertical Planks
Roof	Cedar/Tree	Landmark Architectural	Charcoal Black	1x8 Fascia
Shingles			Natural Cedar	
Trim			Cluster Gray	Tail
Windows	Marvin	Ultimate Wood	Black Sink	Refer to Window Sched.





1 South Elevation - Mariner Way
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM

OWNER:
[illegible] Corporation
[illegible]
Lynnfield, MA 01940
(781) 643-[illegible]

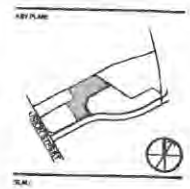
Civil Engineer:
Montecito Surveyors,
6 Whaly Way,
Manchester, MA 02556
(508) 228-[illegible]

Structural Engineer:
Rosens And Guarnaccia LLC
[illegible] Trade Center, Suite 3540
Woburn, MA 01801
(617) 678-1700 x 202

Landscape Architect:
Vertical Landscape Architecture
[illegible] Harvard Street, Suite 29
Brookline MA 02446
(617) 735-1150

Energy Rater:
Pure Energy Raters LLC
Mills, MA 02054
(508) 631-[illegible]

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
4 Mariner Way | Lot 1

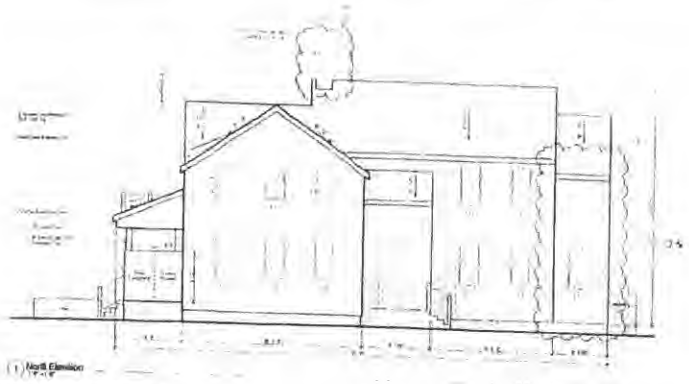
PROJECT #: P0270.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: BS
CHECKED BY: RB

SHEET NAME:
Main House - Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	23.12.05	HDC Revisions
4	23.01.26	HDC Revisions_36
5	23.03.21	HDC Revisions_48
6	23.04.18	HDC Revisions_47
7	23.12.26	HDC Pool Revision

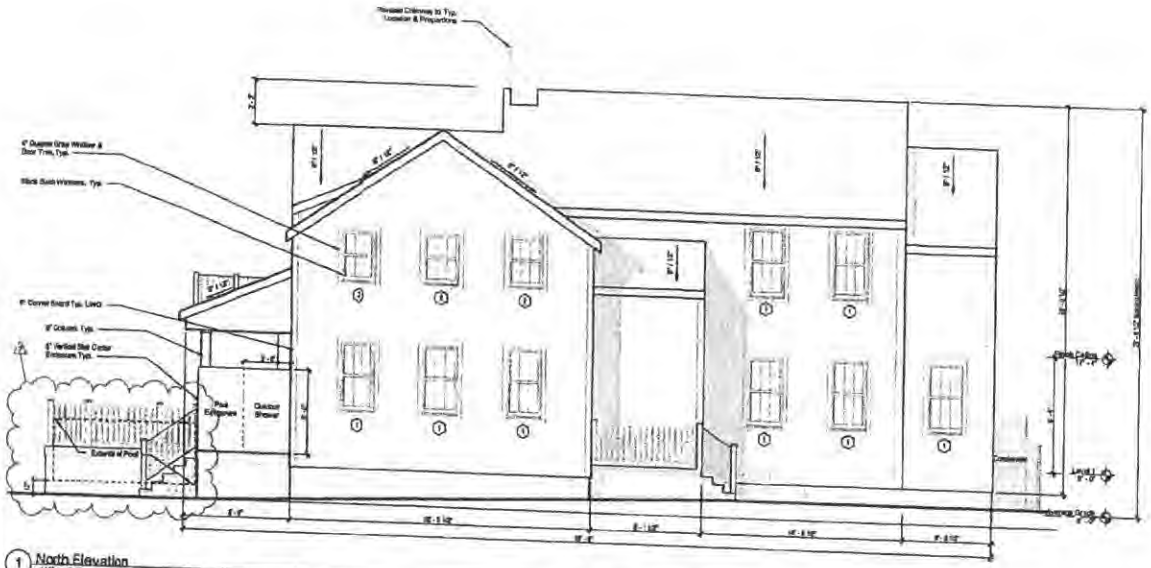
SHEET #:
4-A4



1 North Elevation

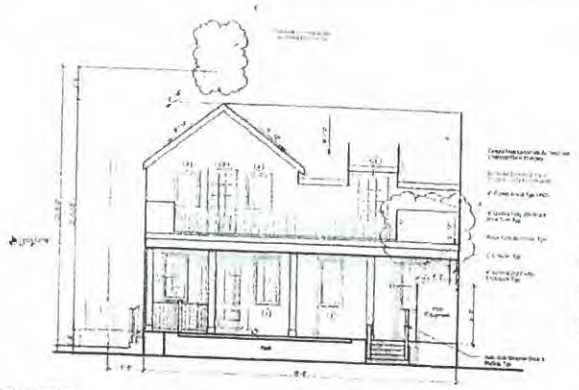
Previous North Elevation - 05/05/2023

MODIFICATIONS | 23.12.26
- Revised Pool Per ConComm Approval
W/ Bottom of Pool Set at 12" Above Grade
& Pool Fully Captured By Deck


Revised Chimney to Typ. Location & Proportions
6" Dupont Grey Window & Door Trim, Typ.
Black Sash Windows, Typ.
6" Corner Board Typ. Unno.
8" Column, Typ.
6" Vertical Slat Cedar Enclosure, Typ.
Pool Equipment
Outdoor Shower
Extents of Pool
Deck Below
Landing Below
Finished Grade Below
8'-1 1/2"
8'-1 1/2"
8'-1 1/2"

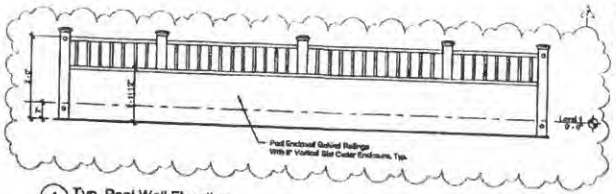
MODIFICATIONS | 23.12.26

- Revised Pool Per ConComm Approval W/ Bottom of Pool Set at 12" Above Grade & Pool Fully Captured By Deck

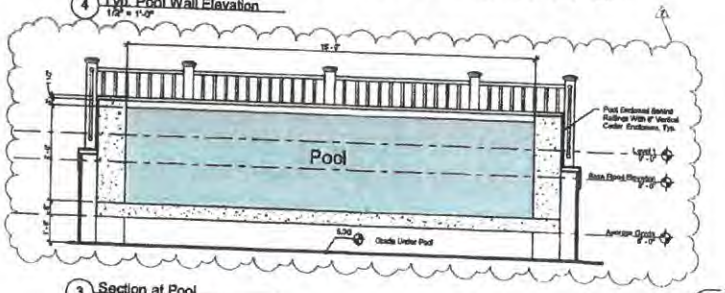


2 East Elevation
1/4" = 1'-0"

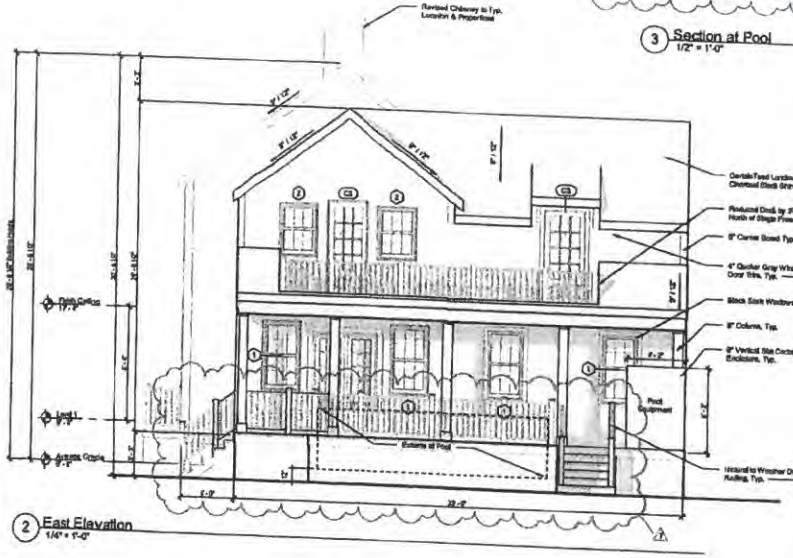
Previous East & West Elevations - 03/21/2023



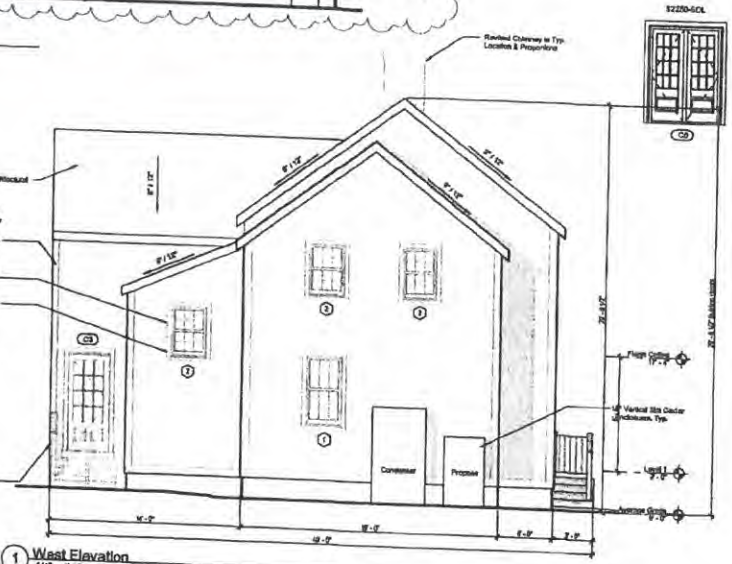
4 Typ. Pool Wall Elevation
1/2" = 1'-0"



3 Section at Pool
1/2" = 1'-0"



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



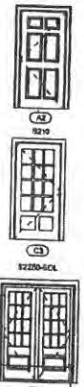
1 West Elevation
1/4" = 1'-0"

Window Schedule								
Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Frame
1	2'-7 3/8"	3'-1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2628	Wood
2	2'-7 3/8"	7'-1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH3016	Wood
4	7'-3"	3'-1 1/8"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWAWH3628	Wood
5	2'-7 3/8"	5'-1"	6	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2432	Wood

Door Schedule								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A3	3'-7"	7'-0"	6	6	Therma-Tru Ltd.	Smooth-Star	S210	Fiberglass
B	3'-0"	7'-0"	9	2	Therma-Tru Ltd.	Smooth-Star	S262-SDL	Fiberglass
C2	6'-0"	7'-0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass
C3	6'-0"	7'-0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass
E	16'-0"	8'-0"	6	6	Overhead Door Corporation	Panorn	9160-PRS	Insulated Wood

Materials Legend					
Material	Manufacturer	Product Line	Color	Dimension	
Front Entry Door	Therma Tru	Smooth Star	Hamilton Blue - SW 6510	Refer to Door Sched.	
Ancillary Doors	Therma Tru	Smooth Star	Black	Refer to Door Sched.	
Outdoor Shower				Refer to Door Sched.	
Roof	CertainTeed	Landmark Architectural	Rustical Cedar	6" Vertical Planks	
Shingles			Charcoal Black	Tall Fences	
Trim			Natural Cedar		
Windows	Ultimate	Ultimate Wood	Quaker Gray	Tile	
			Black Sash	Refer to Window Sched.	

Door Legend



Window Legend



Finegold Alexander Architects

PROJECT TEAM

Owners:
ICEBB Corporation
200 Broadway, Suite #103
Lynnfield, MA 01940
(781) 842-2999

Civil Engineer
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0340

Structural Engineer
Rosens And Associates LLC.
320 Turnpike Center, Suite 3540
Woburn, MA 01801
(617) 426-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
315 Harvard Street, Suite 25
Brookline MA, 02446
(617)735-1190

Energy Rater:
Home Energy Raters LLC.
Mills, MA 02054
(508) 831-8833

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION

4 Mariner Way | Lot 1

PROJECT #:	70270.0
ISSUE DATE:	04/18/2023
PROJECT STATUS:	HDC Submission
DRAWN BY:	SS
CHECKED BY:	RS

SHEET NAME:

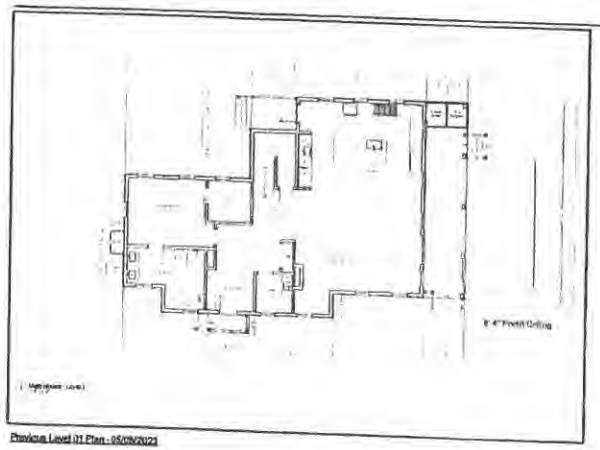
Main House - Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	23.11.02	HDC Revisions
2	23.12.20	HDC Revisions
4	24.01.26	HDC Revisions_RS
5	23.03.21	HDC Revisions_RS
6	23.04.18	HDC Revisions_RS
7	23.12.26	HDC Pool Revision

SHEET #:

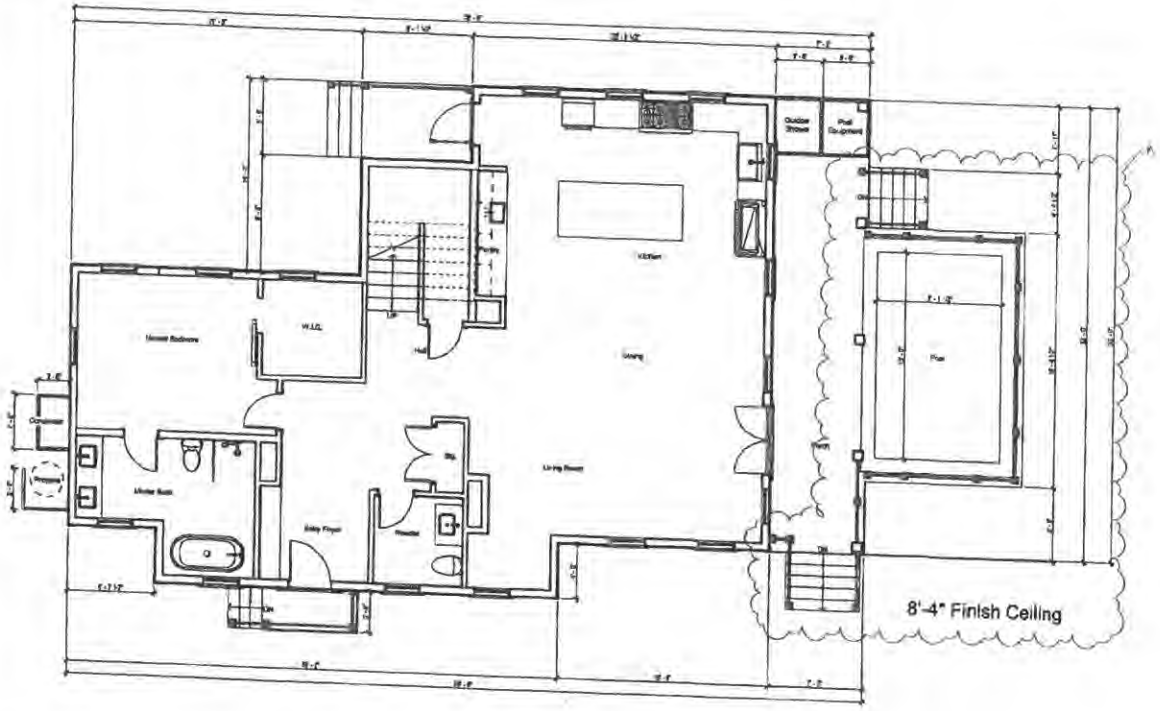
4-A6



Previous Level 01 Plan - 05/09/2023

MODIFICATIONS | 23.12.26

- Revised Pool Per ConComm Approval W/ Bottom of Pool Set at 12" Above Grade & Pool Fully Captured By Deck



1 Main House - Level 1
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM:

OWNER:
KEBB Corporation
200 Broadway Suite #101
Lynnfield, MA 01940
(781) 643-2898

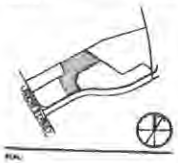
Civil Engineer:
Nantucket Surveyors,
6 Whaly Way,
Nantucket, MA 02554
(508) 328-0343

Structural Engineer:
Bacon And Guarnacino LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 526-1708 x 302

Landscape Architect:
Vanderli Landscape Architecture
318 Harvard Street, Suite 15
Brookline MA 02446
(617)738-1180

Living Roof:
Here Energy Bakers LLC.
Mills, MA 02054
(508) 631-0833

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
4 Mariner Way | Lot 1

PROJECT #: P0279.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: SB
CHECKED BY: RB

SHEET NAME:
Main House - Level 1 Plan

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	23.11.02	HDC Revisions
2	23.12.20	HDC Revisions
3	23.01.09	HDC Revisions_RM.2
4	23.01.09	HDC Revisions_RB
5	23.02.21	HDC Revisions_RB
7	23.12.26	HDC Pool Revision

SHEET #
4-A2

MARINER WAY – SUPPORT PICTURES FOR POOLS

2/4/6 MARINER WAY



REAR – EAST ELEVATION OF 2 MARINER WAY



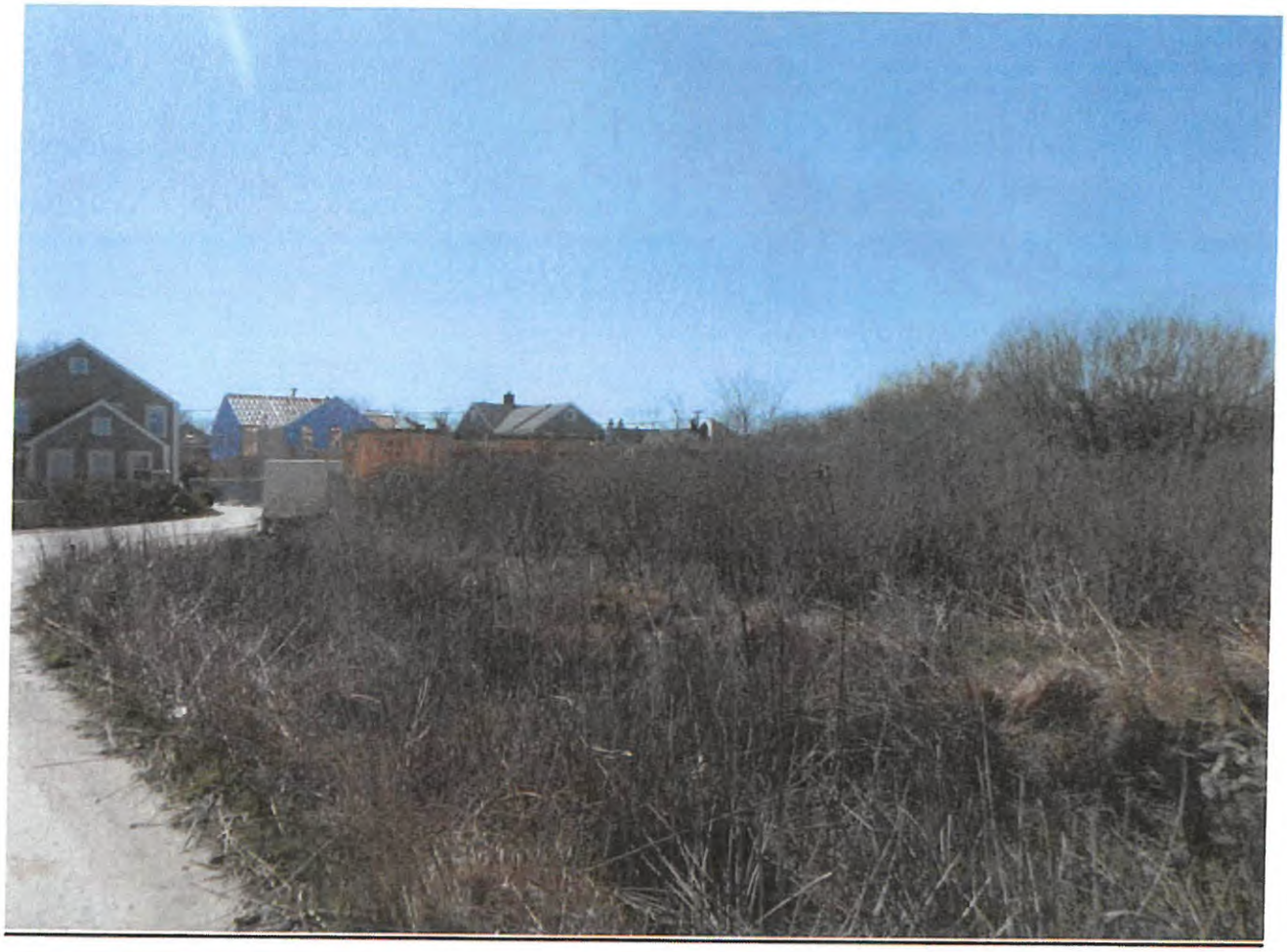
FRONT - SOUTH ELEVATION OF 4 MARINER WAY – WEST ELEVATION OF 6 MARINER WAY



TOWARDS REAR – EAST ELEVATIONS OF 6 ON THE LEFT AND 4 ON THE RIGHT MARINER WAY



VIEW FROM WASHINGTON STREET EXTENSION UP MARINER WAY – NO DISTURB BUFFER





CLOSE UP





CLOSE UP



NO DISTURB LINE MARKED IN RED



Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 4/1/2024
	HDC Case Number (ie HDC2020-05-0265): 2023-12-72 Address : 4 MARINER WAY
N/A	~~Copy of Minutes~~ (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps 55.1.4 - 72
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Three (3) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below



4 Mariner - Locus Map

MODIFICATIONS | 24.03.27

- No Site Plan Modifications



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

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KSMS Corporation
208 Broadway Suite #103
Lynnfield, MA 01940
(781) 942-2998

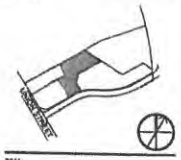
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Rooms And Quarrucine LLC.
300 Trade Center, Suite 3540
Watsons, MA 01801
(617) 928-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

Energy Rater:
Hors Energy Raters LLC.
Millis, MA 02054
(508) 831-6633

KEY PLAN



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
4 Mariner Way | Lot 1

PROJECT #: P0270.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: BS
CHECKED BY: RB

SHEET NAME:
Main House - Site Plan

DRAWING HISTORY:

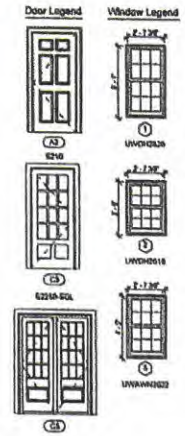
NO.	DATE	DESCRIPTION

SHEET #
4-A1

Window Schedule								
Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Frame
1	2' - 7 3/8"	3' - 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2826	Wood
2	2' - 7 3/8"	3' - 8"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2818	Wood
4	2' - 2"	2' - 8 3/16"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWAWN2829	Wood
5	2' - 7 3/8"	4' - 1"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2422	Wood

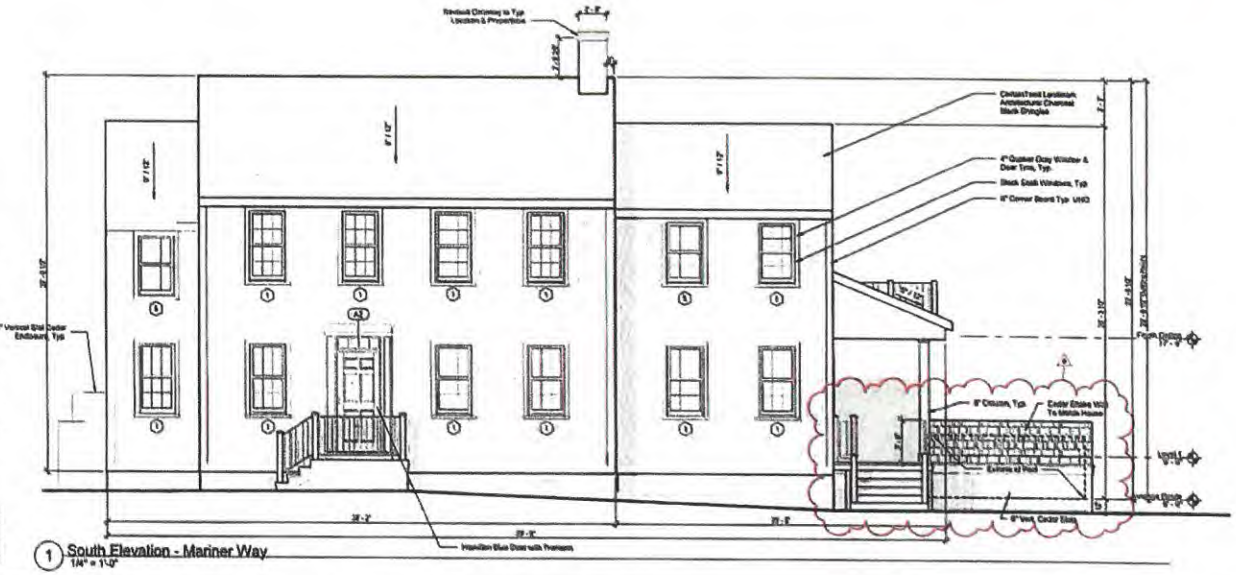
Door Schedule								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	7' - 9"	9	6	Therma-Tru Ltd.	Smooth-Star	S210	Fiberglass
B	3' - 0"	7' - 9"	9	2	Therma-Tru Ltd.	Smooth-Star	S202-SDL	Fiberglass
C2	6' - 0"	7' - 9"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass
C3	3' - 0"	7' - 9"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass
E	12' - 0"	8' - 0"	9	8	Overhead Door Corporation	Parson	0000-FW3	Insulated Wood

Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma Tru	Smooth Star	Hamilton Blue - P5415	Refer to Door Sched
Anchorage Doors	Therma Tru	Smooth Star	Black	Refer to Door Sched
Customer Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Charcoal Black	1x8 Fascia
Shingles			Natural Cedar	
Trim			Quaker Gray	1x4
Windows	Marvin	Ultimate Wood	Black Sash	Refer to Window Sched



MODIFICATIONS | 24.03.27

- Revised Pool Railing To Solid Cedar Shake Wall To Conseal Pool From View
- Added Sloped Ledge Around Pool To Prevent Sitting / Climbing



1 South Elevation - Mariner Way
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMS Corporation
208 Broadway Suite 8103
Lynnfield, MA 01940
(781) 942-2898

Civil Engineer:
Nonbasket Surveyors,
5 Windy Way,
Hornbrook, MA 02554
(508) 228-0240

Structural Engineer:
Roberts And Guerrazzino LLC.
303 Trade Center, Suite 3540
Woburn, MA 01801
(617) 926-1703 x 202

Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)738-1162

Energy Rater:
Hero Energy Raters LLC.
Mills, MA 02054
(508) 931-4033

KEY PLAN



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
4 Mariner Way | Lot 1

PROJECT #: P0270.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: SS
CHECKED BY: RB

SHEET NAME:
Main House - Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions, R5
5	23.03.21	HDC Revisions, R6
6	23.04.18	HDC Revisions, R7
7	23.12.26	HDC Pool Revision
8	24.03.27	ConCorsin Pool

SHEET #
4-A4

Window Schedule

Type Mark	Width	Height	Litns	Window Type	Manufacturer	Series	Model	Frame
1	2' - 7 3/8"	5' - 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH7029	Wood
2	2' - 7 3/8"	3' - 9"	10	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH3518	Wood
4	2' - 2"	2' - 4 1/16"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWWAN2628	Wood
5	2' - 7 3/8"	4' - 1"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2422	Wood

Door Schedule

Type Mark	Width	Height	Litns	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	7' - 0"	0	6	Therma-Tru Ltd.	Smooth-Star	S316	Fiberglass
B	3' - 0"	7' - 0"	0	3	Therma-Tru Ltd.	Smooth-Star	S362-SDL	Fiberglass
C3	6' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth-Star	S3250-SDL	Fiberglass
C5	5' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth-Star	S3250-SDL	Fiberglass
E	10' - 0"	8' - 0"	0	8	Overhead Door Corporation	Person	8082-PWS	Insulated Wood

Materials Legend

Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma Tru	Smooth Star	Hawken Blue - PS416	Refer to Door Sched.
Ancillary Doors	Therma Tru	Smooth Star	White	Refer to Door Sched.
Outdoor Shower			Natural Cedar	4" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Charcoal Black	1x6 Fascia
Shingles			Natural Cedar	
Trim			Quaker Gray	1x4
Windows	Marvin	Ultimate Wood	Black Sash	Refer to Window Sched.

MODIFICATIONS | 24.03.27

- Revised Pool Railing To Solid Cedar Shake Wall To Conseal Pool From View
- Added Sloped Ledge Around Pool To Prevent Sitting / Climbing

Door Legend



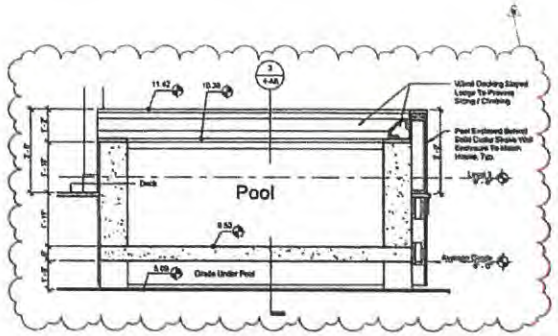
Window Legend



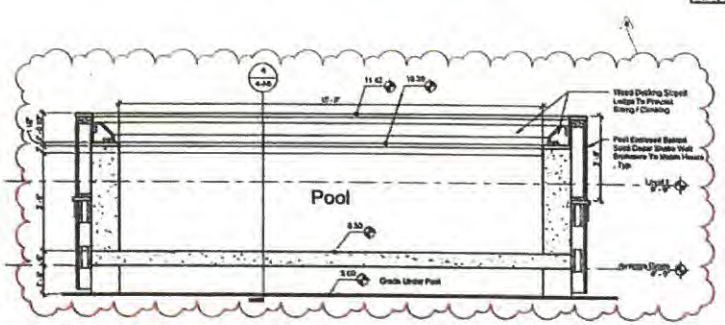

Revised Chimney to Typ Location & Proportions
6" Quaker Gray Window & Door Trim, Typ
Black Sash Windows, Typ.
5" Corner Board Typ. UNO
5" Casings, Typ
6" Vertical Slat Cedar Enclosure, Typ.
Cedar Shake Solid Wall To Match House
Pool Equipment
Outdoor Shower
Extents of Pool
6" Vertical Cedar Slats
Ridge Chimney 37' - 1 1/2"
Typ Eave 27' - 6"
Typ Gable 31' - 6

MODIFICATIONS | 24.03.27

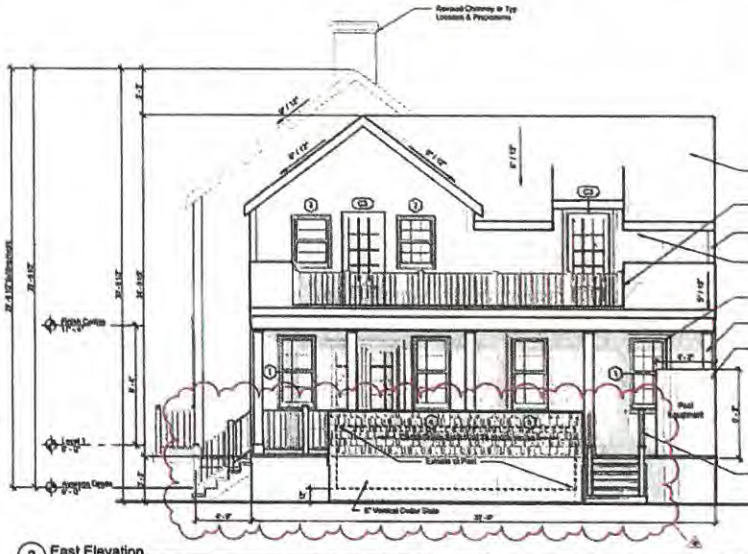
- Revised Pool Railing To Solid Cedar Shake Wall To Conseal Pool From View
- Added Sloped Ledge Around Pool To Prevent Sitting / Climbing



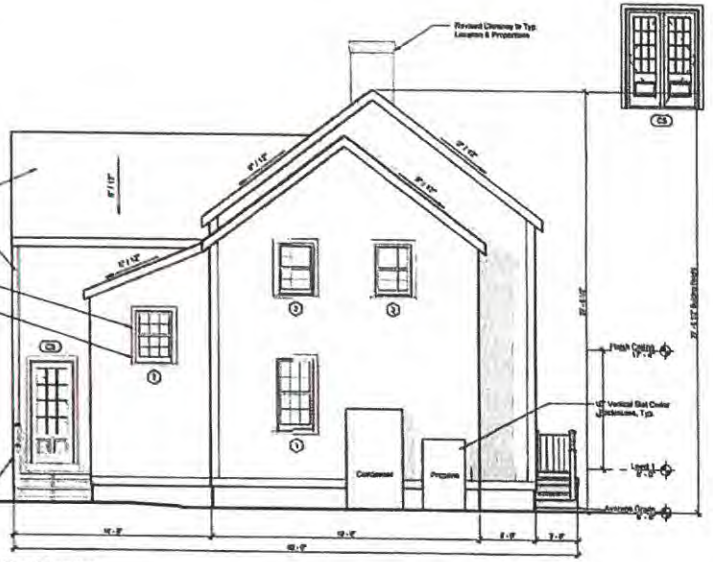
4 Short Section at Pool
1/2" = 1'-0"



3 Long Section at Pool
1/4" = 1'-0"



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



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

Window Schedule

Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Frame
1	2'-2 3/8"	5'-1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH3626	Wood
2	2'-1 3/8"	3'-0"	10	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH3018	Wood
3	2'-0"	2'-1 3/8"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2620	Wood
5	2'-1 3/8"	4'-3"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2422	Wood

Door Schedule

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3'-0"	7'-0"	9	6	Therma-Tru Ltd.	Smooth-Star	S218	Fiberglass
B	3'-0"	7'-0"	6	2	Therma-Tru Ltd.	Smooth-Star	S282-SDL	Fiberglass
C2	5'-0"	7'-0"	12	1	Therma-Tru Ltd.	Smooth-Star	S3250-SDL	Fiberglass
C3	5'-0"	7'-0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2760-SDL	Fiberglass
E	9'0" - 0"	9'-0"	8	6	Overhead Door Corporation	Person	8462-PW1	Pressed Wood

Materials Legend

Material	Manufacturer	Product Line	Color	Dimensions
Front Entry Door	Therma Tru	Smooth Star	Hamilton Blue - PS416	Refer to Door Sched
Ancillary Doors	Therma Tru	Smooth Star	Black	Refer to Door Sched
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Charcoal Black	1x6 Fascia
Shingles			Natural Cedar	
Trim			Quaker Gray	Typ
Windows	Marvin	Ultimate Wood	Black Black	Refer to Window Sched

Door Legend



Window Legend



Finegold Alexander Architects

PROJECT TEAM:

OWNER:
KEMA Cooperative
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 942-2000

Civil Engineer:
Nantasket Surveyors,
8 Windy Way,
Hanover, MA 02554
(508) 228-0240

Structural Engineer:
Rosenau And Associates LLC.
339 Trade Center, Suite 3540
Woburn, MA 01801
(617) 528-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)738-1180

Energy Rater:
Horn Energy Raters LLC.
Hull, MA 02054
(508) 631-6053

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
4 Mariner Way | Lot 1

PROJECT #: P0278.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: RS
CHECKED BY: RB

SHEET NAME:
Main House - Exterior Elevations

DRAWING HISTORY:

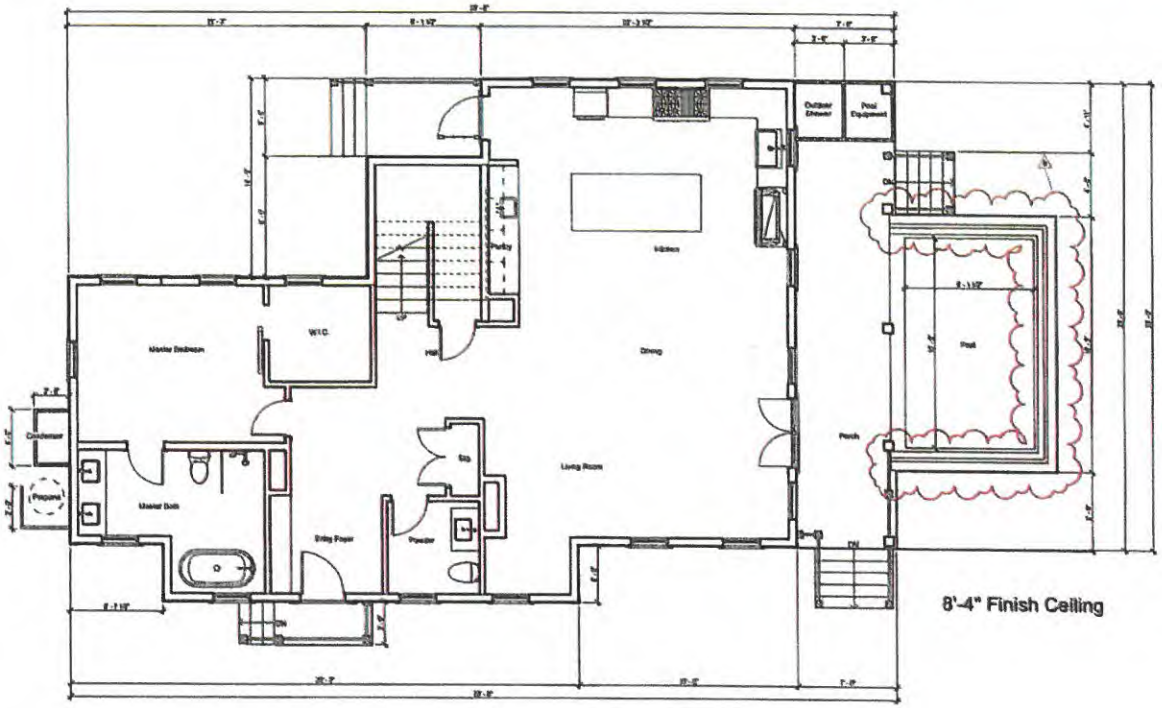
NO	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
3	23.01.26	HDC Revisions, RS
4	23.03.21	HDC Revisions, RB
5	23.04.19	HDC Revisions, RS
6	24.03.27	ConCretion Pool

SHEET #:

4-A6

MODIFICATIONS | 24.03.27

- Revised Pool Railing To Solid Cedar Shake Wall To Conseal Pool From View
- Added Sloped Ledge Around Pool To Prevent Sitting / Climbing



8'-4" Finish Ceiling

1 Main House - Level 1
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM

OWNER:
RESIS Corporation
203 Broadway Suite 6103
Lynnfield, MA 01940
(781) 842-2086

Civil Engineer:
Nantucket Surveyors,
8 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Rooms And Guarnerius LLC.
308 Trade Center, Suite 3340
Woburn, MA 01801
(617) 928-1700 x 202

Landscape Architect:
Ventura Landscape Architecture
310 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

Energy Rater:
Hero Energy Raters LLC.
Milton, MA 02054
(508) 631-0033

KEY PLAN



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION

4 Mariner Way | Lot 1

PROJECT #: 06276.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: BS
CHECKED BY: RB

SHEET NAME:

Main House - Level 1 Plan

DRAWING HISTORY:

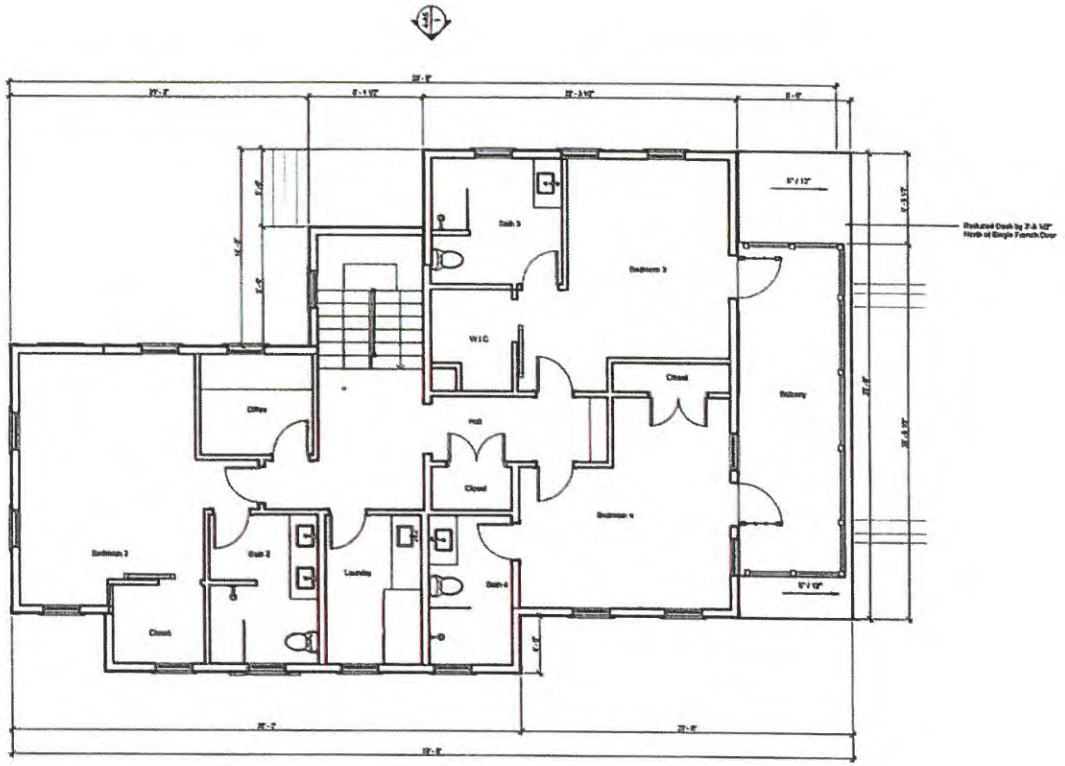
NO.	DATE	DESCRIPTION
1	22.11.08	HDC Revisions
2	22.12.20	HDC Revisions
3	23.01.09	HDC Revisions, No 2
4	23.01.20	HDC Revisions, R6
5	23.03.21	HDC Revisions, R6
6	24.03.27	ConCom's Pool

SHEET #

4-A2

MODIFICATIONS | 24.03.27

- No Level 02 Plan Modifications



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

Finegold Alexander Architects

PROJECT TEAM

OWNER
KEMS Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2098

Civil Engineer
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 229-0249

Structural Engineer
Reeves And Gearrasine LLC.
303 Trees Center, Suite 3540
Woburn, MA 01801
(617) 626-1703 x 202

Landscape Architect
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Cambridge MA 02446
(617)735-1180

Energy Rater
Mass Energy Raters LLC.
Millis, MA 02054
(508) 631-0833

KEY PLAN



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION
4 Mariner Way | Lot 1

PROJECT #: PG270.0
ISSUE DATE: 04/19/2023
PROJECT STATUS: HDC Submission
DRAWN BY: BS
CHECKED BY: RB

SHEET NAME:
Main House - Level 2 Plan

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	23.12.20	HDC Revisions
3	23.01.09	HDC Revisions_R4.2
4	23.01.26	HDC Revisions_R5
5	23.03.21	HDC Revisions_R6
6	23.04.18	HDC Revisions_R7

SHEET #
4-A3

HISTORIC DISTRICT COMMISSION

REGULAR MEETING

4 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Raymond Pohl (Chair), Stephen Welch (Vice-chair), Abby Camp, Diane Coombs, Vallorie Oliver,
Associate Commissioners: Connie Patten, Joe Paul, Carrie Thornewill

~ ~ MINUTES ~ ~
Tuesday, January 16, 2024

Community Room, 4 Fairgrounds Road & Remote Participation via Zoom

CALL TO ORDER at 4:01p.m. and announcements by Chair Pohl	
Staff in Attendance:	**Esmeralda Martinez**, Land Use Specialist, **Adrian Rodriguez**, Administrative Specialist & **Fiona Johnson**, Administrative Specialist, **Holly Backus**, Preservation Planner
Attending Members:	Pohl, Welch, Camp, Oliver, Thornewill, Patten
Remote Participants:	Coombs, Paul
Absent Members:	-
Late Arrivals:	-
Early Departures:	-

ADOPTION OF AGENDA	
Motion:	**Motion to approve agenda. (Made by: Coombs)**
Vote:	Carried 5-0 // Pohl, Welch, Coombs, Camp, Oliver (Aye)

COMMISSIONER COMMENTS	
Comments:	**Oliver** - Raised concerns about the proliferation of deer fencing on the island, noting its significant increase. - Acknowledged that some deer fencing applications come before the Commission, but most do not. - Observed the widespread visibility of deer fencing, including instances where posts are painted black, indicating a preference for less obtrusive designs. **Welch** - Agreed to include it under "other business items" for further discussion.

I. CONSENT

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	Kevin & Kelly Purcell	32 Dukes Rd	Fenestration changes	56/188	Topham Designs	AC
2.	Peter & Sarah Gersky	78 Baxter Rd	Roof replacement	49/41	Jeff Booms	rp
3.	CNV Surf LLC	68 Shawkemo St	Addition	44/5	EMDA	rp
4.	TPG Hotels	20 N Water St	Change door & window	42.4.2/46	EMDA	rp
5.	7 Cannonbury LLC	7 Cannonbury Lane	Door change	74/29	EMDA	rp
6.	7 Cannonbury LLC	7 Cannonbury Lane	Rear porch	74/29	EMDA	rp

Voting:	Pohl, Welch, Coombs, Camp, Oliver
Alternates:	Patten, Paul, Thornewill
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Motion:	**Motion to approve items on Consent. (Made by: Coombs) (00:05:32)**
Roll-Call Vote:	Carried – 5:0 // Welch, Coombs, Camp, Patten, Thornewill
	Certificate # HDC2024 – (as noted)

	- Highlighted concern that the garage's current height competes with that of the main house, suggesting a need to lower it for a better architectural relationship. - Questioned if there could be a way to adjust the structure's height to ensure it sits below the gable line, aiming to mitigate the appearance of competition between the two structures. - Mentioned the presence of two shed dormers, further emphasizing the overall concern that the proposed structure's height appears to be too imposing and competes with the main house. **Welch** - Agreed with Joe's perspective that, despite some concerns, the proposal could enhance the appearance of the existing structures. - Suggested that for this improvement to occur, the building needs to be reduced by six inches in height on the first floor and feature a 6-inch centered lattice on the Derrymore side to soften the elevation. - Proposed an alternative of a complete redesign that emphasizes the first floor over the second and attaches the structure more directly to the main building, utilizing ground space to reduce overall height. - Expressed belief that the project could be approved with the initial modifications, citing neighborhood precedents for such design elements. - Specifically focused on improving the East Elevation by reducing the first floor's height by six inches and adding lattice, aiming to significantly enhance its appearance. - Urged for consistency in the application of design and architectural standards across different projects and locations to ensure fairness and adherence to established guidelines. **Paul** - Shared Val's viewpoint on the project, focusing on the elevation with two gable dormers visible from Derrymore, emphasizing the need for aesthetic adjustments. - Suggested that the interior should feature a straight run stair to facilitate centering the Juliet balcony and the door on the gable for symmetry. - Supported the idea of lowering the structure by six inches if possible to improve proportions. - Expressed strong support for incorporating lattice as a design element to enhance the appearance. - Highlighted a specific design issue with the door and balcony being off-center on the gable, describing it as particularly bothersome and calling for adjustments to achieve a balanced look.
Motion:	**Motion to approve, with Exhibit A (through staff), subject to specific conditions:** **A six-inch reduction in the building's height.** **Installation of lattice between the gable windows on the East Elevation.** **Adjustments on the North Elevation to center the fenestration and balcony for improved symmetry. (Made by: Paul) (03:36:48)**
Roll-Call Vote:	Carried – 3:2 // Welch, Coombs, Paul (Aye) Oliver (Nay), Camp (Abstain)
	Certificate # HDC2024 – (as noted)

24. Doherty Ack LLC	2 Mariner Way	Pool rev	55.1.4/72	LFW
Voting:	Pohl, Welch, Camp, Coombs, Oliver			
Alternates:	Paul, Patten, Thornewill			
Recused:	-			
Representative:	Linda Williams			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	**Holly Backus**, Preservation Planner			

	- Identified the project as an infill subdivision within the Old Historic District (OMD), noting that the use was established through a zoning freeze with the planning board. - Expressed concern about the aesthetic impact of a 6-inch vertical slat cedar enclosure intended to screen an 18-inch elevated pool from public view. - Questioned the effectiveness of the proposed screening, especially considering the potential visibility over a typical railing or deck. - Sought clarification on how the pool will be adequately screened in perpetuity, factoring in both the proposed enclosure and any front vegetation. - Acknowledged the Coastal Zone Management (ConCom) requirement for elevation due to flooding and FEMA flood zone considerations but remained focused on how the pool will remain hidden from public view to satisfy HDC requirements. **Williams** - Clarified that the previously approved pools are not visible from the street side because they are located behind the buildings and not on the Mariner Way, Union Street, or Washington Street Extension sides. - Mentioned that one of the pools is situated within the L of the building, making it invisible from public vantage points. - Noted that the pools are designed to be installed with adequate drainage solutions and are positioned over 100 feet away from Washington Street Extension, further reducing visibility. - Explained that the pools are enclosed within decks that have railings around them, ensuring they remain hidden from view at the time of inspection and in compliance with the principle that they cannot be seen from public ways. - Affirmed that the pools will maintain their original locations, dimensions, and screening behind the buildings, with the only change being a 6-inch elevation from the ground to address drainage and flooding concerns, ensuring continued compliance with visibility and aesthetic guidelines.
Public Comments:	**Mickey Rowland,** Historic Structure Advisory Group - Referenced the project drawings, noting that the top of the pool is indicated to be 25 and a half inches above the deck level, which suggests that the side of the pool would be visible through the railings. - Expressed concern that the visibility of the pool's side through the railings would appear unusual and inappropriate within the context of the Old Historic District. - Asserted that swimming pools have historically not been part of the Old Historic District and argued that they should not be permitted due to their potential to negatively impact the historic character of the neighborhood. **Amy Keohane**, Abutter **(03:48:21)** - Voiced opposition to the above-ground pools proposed at 2, 4, and 6 Mariner Way on behalf of themselves and nine other property owners in the vicinity, including a direct abutter of 6 Mariner Way, who also participated in the call. - Stated that none of the abutters received certified letters in August 2021 when the original HDC applications for the structures were submitted, with the first notice of planned work coming from ConCom approvals in April 2023. - Expressed concern that the proposed development, including the revised plans for above-ground pools after ConCom rejected in-ground pools in a flood zone, is incongruous with the neighborhood's character. - Highlighted the technical conformity of the pools with outdated wetland regulations despite objections from the community and the Nantucket Land and Water Council, describing it as a tragedy given recent flooding events.

	- Argued that the presence of three pools in a sensitive area near wetlands, the harbor, and Goose Pond is excessive and inconsistent with the principles of "Building with Nantucket in Mind," which emphasizes preserving the natural landscape and fostering a sense of place. - Appealed to the HDC to reconsider the approval of the pools and the overall development plan, emphasizing the need to respect the natural beauty and tranquility of the neighborhood and to build in harmony with the land rather than dominating it. - Urged the HDC to reject the plans, relying on the commission to uphold its values and support development that enhances rather than detracts from the natural setting. **Glen Wood**, Attorney for the Applicants - Emphasized the need to focus on the visibility issue, suggesting that if the pools are not visible, the Historic District Commission (HDC) may not have jurisdiction over them. - Mentioned that the revised plans were created to gain approval from the Conservation Commission (ConCom), and all three projects have been approved without appeal, granting them active permits. - Stated the revisions were aimed at making the pools non-visible to address HDC concerns, implying visibility is the primary criterion for HDC's consideration. - Responded to opposition comments by affirming compliance with the Wetlands Protection Act and local Wetlands bylaw, indicating environmental concerns have been adequately addressed. - Clarified that the HDC reviews projects individually, not cumulatively, focusing on visibility and impact within their jurisdiction. - Suggested requesting a continuance to further refine the plans in response to HDC's concerns, indicating a willingness to adjust the proposal to meet HDC criteria.
Concerns:	**Pohl** - Clarified that the topic, while not directly within the purview of the discussion, has been researched, relating to the ability to have pools in the Mariners Way subdivision. - Explained that when a subdivision is created, there is a "freeze" on zoning changes, and Mariners Way was within such a freeze period when zoning changes occurred, allowing certain provisions like pools that would not be allowed under new zoning. - Specified that this situation is not about being grandfathered in or a plan freeze under State subdivision control, but a common occurrence in zoning practices. - Mentioned that zoning freezes have led to complications in the past, referencing the failure of the building permit cap initiative 15 years ago as an example of unintended consequences from such freezes. - Noted that previous pool approvals were granted on the basis that the pools were flush with the deck, maintaining a low profile. - Highlighted a concern with the current project drawings, which depict a significant wall right behind the railing, diverging from the previously approved flush design. **Oliver** - Requested clarification on the actual height of the structure, noting concerns about it being 25 and a half inches high, which could potentially allow visibility through the railing, similar to a picket fence. - Expressed interest in understanding how the structure will be screened effectively, suggesting that a shingled wall railing might be necessary for adequate screening. - Acknowledged that the projects have already received approval from the Conservation Commission (ConCom), implying that the Historic District Commission (HDC)'s scope is limited to discussing the visual aspects rather than regulatory approvals. - Emphasized the focus should be on the appearance of the structure, expressing a desire not to see the pools if they are visible through the railing, in line with HDC's jurisdiction over the visual impact within the historic district.

Welch

- Pointed out that the projects are being discussed collectively, whereas they are separate applications with varying degrees of visibility.
- Suggested that it would be more appropriate to evaluate each application individually based on its unique characteristics and merits.

Coombs

- Clarified that HDC decisions do not have to align with Conservation Commission approvals, emphasizing the commission's autonomy in its considerations.
- Expressed concern about the unprecedented situation of having three pools within 100 feet of each other, elevated 24-25 inches above ground, highlighting this as a deviation from the island's norms.
- Questioned the rationale behind approving elevated pools, especially in flood-prone areas, and whether there are specific regulations mandating such elevations for pools in these locations.
- Argued that if a property is in a flood zone, it does not automatically justify the installation of an elevated pool, suggesting alternative considerations or restrictions could be applied.
- Focused on the application for unit two, stating that an above-ground pool is inappropriate and contradicts established HDC guidelines for pools to be in-ground.
- Emphasized the importance of preserving the character of the Old Historic District and viewed the proposed elevated pools as a significant departure from HDC standards.
- Shared personal experience and familiarity with the area, using this to underscore the proposed development's inappropriateness and potential negative impact on the neighborhood's character and environment.

Camp

- Expressed confusion over how the project received approval from the Conservation Commission (ConCom), suggesting that, despite any grandfathering or technical compliance, the proposal remains inappropriate for the historic district.
- Highlighted concerns about the project's impact on the streetscape and its proximity to the beach, emphasizing that constructing such features in these locations seems highly unsuitable.
- Criticized the idea of pouring cement and installing pools in a sensitive area right on the beach, pointing out the disconnect between the proposal and the environmental and historical values of the district.

Welch

- Highlighted a concern with the detail of cladding adjacent to the railing, noting that as drawn, it may not be constructible in a way that allows for proper maintenance.
- Acknowledged that while maintenance isn't typically within HDC's purview, approving a design that cannot be maintained, potentially exposing concrete, would be problematic for HDC standards.
- Suggested that this issue, though not entirely relevant to this specific application, is similar to issues in other applications where it will be more pertinent.
- Advised that the applicant and their agent reconsider and rectify this detail for the project's success.
- Emphasized the need to clarify the exact height of the structure, suggesting it should be certified and, if relevant, included in the ConCom's order of conditions.
- Stressed that any changes to the deck's height from previously approved plans should be clearly stated to avoid raising it further than initially allowed.
- Concluded that for this specific location, the lack of visibility due to existing structures and plant materials is acceptable, indicating that these elements are appropriately used to shield the pool from public view.

	Pohl - Expressed concern about the deviation from the previously approved pool design, which was flush with the deck, noting that the current design involves a portion of the railing being backed by boards. - Highlighted the maintenance challenge with these boards, as pointed out by Steven, noting that accessing them for maintenance would require removing the entire railing. - Raised a safety concern regarding the potential hazard posed by the pool's elevated wall, especially for children sitting on the parapet wall who could fall backwards, questioning the compliance of this design with safety codes. **Welch** - Expressed concerns about barrier and safety requirements, indicating doubts that these critical aspects are adequately addressed in the current project drawings. - Clarified that the primary concern is not the presence of an automatic pool cover but whether the drawings fully represent all elements required to comply with building code requirements. - Emphasized the importance of ensuring the Historic District Commission (HDC) reviews complete plans that include all necessary architectural elements for compliance. - Highlighted the HDC's jurisdiction over architectural features, stressing the need for comprehensive plans to accurately assess and rule on the proposed construction. **Pohl** - Highlighted a key difference from previously approved pools, noting that these pools are elevated rather than flush with the deck, which presents a unique challenge. - Pointed out that the elevated pools are immediately adjacent to the railing, compromising the railing's appearance and potentially its function. - Raised concerns about maintenance issues due to the close proximity of the pools to the railings, suggesting that this design might hinder proper upkeep and longevity of the railing structure.
Motion:	**Motion to hold for additional information, which includes:** • **Clarifications and construction details of the cladding, both without and with the railing cross-section.** • **Confirmation that all elements required for construction and to receive a building permit are depicted in the drawings.** • **Include a request for clarification on the height of the pool relative to the deck and grade, specifically referencing the order of conditions.** **The aim is to ensure the HDC can accurately assess and make decisions based on the architectural elements presented in the proposal. (Made by: Welch) (04:05:59)**
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Camp, Coombs, Oliver (Aye)
	Certificate # HDC2024 – (as noted)

25. Doherty Ack LLC 4 Mariner Way Pool rev 55.1.4/72 LFW

Voting:	Pohl, Welch, Camp, Coombs, Oliver
Alternates:	Paul, Patten, Thornewill
Recused:	-
Representative:	Linda Williams
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	**Holly Backus**, Preservation Planner - Expressed similar concerns as previously mentioned, particularly focusing on how the structure will be screened since it is not flush with the deck.
Public Comments:	**Mickey Rowland,** Historic Structure Advisory Group - Mentioned a relevant precedent where a pool application was denied in the Mill Hill area due to concerns about preserving the historic character of the location.

	- Suggested that similar considerations regarding the historic character should be applied to the current application.
Concerns:	**Welch** - Stressed the importance of comparing previously approved drawings with the proposed changes to clearly understand any modifications, a common request in the review process. - Highlighted inconsistencies in the presentation, noting discrepancies between claims that nothing has changed and indications that both decks and pool elevations have been altered. - Emphasized the need for complete information, especially given the contentious nature of the application and the potential for an appeal, underscoring the commission's responsibility to review applications thoroughly and to standard. - Called for additional information, including: - Clarification of what was previously approved, with changes clearly marked. - Detailed information on the proposed modifications. - Clear details on the heights of structures, referencing the order of conditions for accuracy. - Reserved commentary on the architectural merits of the proposal until the requested information is provided, focusing on the need for clarity and completeness in the submission. **Camp** - Highlighted the openness of the landscape in the area under discussion, noting the visibility from Mariner Way down to Washington Street, emphasizing the area's marshland character. - Stressed that the openness and natural features of the location should be key factors in considerations about visibility and the potential impact of any development. **Coombs** - Emphasized the original marshland character of the area, noting the presence of small, scalloped shacks and the lack of significant vegetation or tall trees, which impacts visibility. - Raised concerns about what can be seen from Washington Street and Washington Street Extension, highlighting the need to assess views from these public roads. - Stressed that the Historic District Commission (HDC) should make decisions based on comprehensive information provided by applicants, not influenced by external directives. - Called for more detailed information on the proposed development at number 4, including its placement on the property and potential visibility from various perspectives, such as from Duck Pond and other vantage points. - Urged applicants to submit thorough views and information for evaluation, specifically before proceeding to review additional applications like number 6, to ensure informed decision-making. **Pohl** - Highlighted a scenario involving a porch with a roof at 72 Main, overlooking a small park on Fair Street, and posed a hypothetical addition of a deck with a railing-backed wall covering two-thirds of it, questioning its appropriateness in the Old Historic District (OHD). - Answered the hypothetical scenario with a strong negative, stating such a modification would not be historically appropriate in the OHD. **Welch** - Affirmed the addition of the deck and enclosure. - Raised concerns about visibility.

	- Deemed Marshland vegetation as screening ineffective. - Believed that the deck will be visible and inappropriate. - Expressed similar concerns regarding an unspecified aspect numbered six.
Motion:	**Motion to hold for additional definitive information of all elements required. (Made by: Welch) (04:19:49)**
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Camp, Coombs, Oliver
	Certificate # HDC2024 – (as noted)

26. Doherty Ack LLC	6 Mariner Way	Pool rev	55.1.4/72	LFW

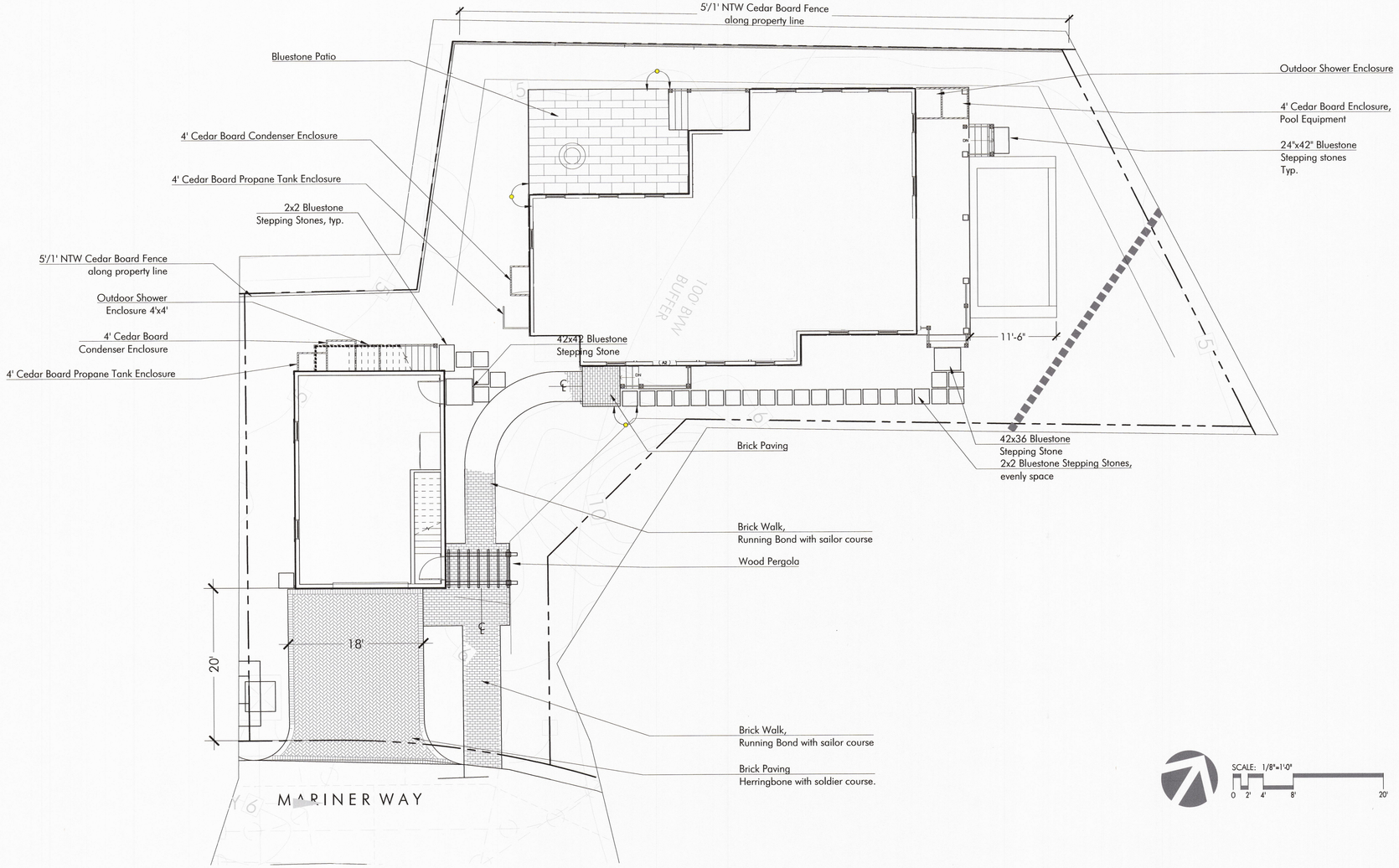
Voting:	Pohl, Welch, Camp, Coombs, Oliver
Alternates:	Paul, Patten, Thornewill
Recused:	-
Representative:	Linda Williams
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	**Holly Backus**, Preservation Planner - Suggested that this aspect may be the only one masked by the building itself. - Recommended consistency in screening requirements across all aspects. - Example given of using shingled railing instead of actual railing, suggesting consistency in such decisions across the board.
Public Comments:	**Mickey Rowland,** Historic Structure Advisory Group - Pointed out potential visibility from Washington Street Extension and Mariner Way - Advised checking for visibility from that specific location.
Concerns:	**Welch** - Noted that this aspect is likely to be visible from Washington Street Extension. - Highlighted the Marshland as the only barrier between the aspect and the structure from Washington Street Extension. - Mentioned restrictions on planting in that area. - Expressed concern about requesting vegetation consistent with Marshland if planting is allowed. - Emphasized the need for vegetation to match Marshland characteristics rather than creating a permanent wall-like screening. - Referred to the aspect as a foreign element in the historic setting.
Motion:	**Motion to hold for additional definitive information of all elements required, including the location of the pool equipment. (Made by: Welch) (04:25:18)**
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Camp, Coombs, Oliver
	Certificate # HDC2024 – (as noted)

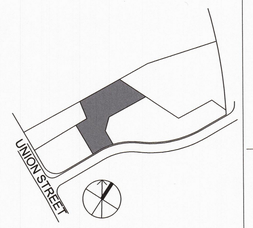
The following Items were not discussed and no action was taken.

27.	PACT LLC	41 Orange St	Fenestration revisions	42.3.2/224	LFW
28.	SeaHero LLCC	12 Pilgrim Rd	Hardscape & pool	41/476	LFW
29.	Leslie Johnson	281 Madaket Rd	Pool & hardscape	59.4/292	LFW
30.	Bertryl Johnson	250 Madaket Rd	New dwelling	59.4/213	LFW
31.	Town of Nantucket	20 S. Water St	Replace windows	42.4.2/29	LFW

IV. OLD BUSINESS 01/02/2024

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	61 Fairgrounds Rd LLC **11-9505**	61 Fairgrounds Rd Lot D	Main house revisions	67/173.2	JB Studio
	• *Commissioners: Welch, Oliver, Coombs, Thornewill, Patten, Alternates: Paul; Recused: None.* ***Last heard 12/12/23***				
2.	61 Fairgrounds Rd LLC **11-9506**	61 Fairgrounds Rd Lot D	Pool & hardscape	67/173.2	JB Studio
	• *Commissioners: Welch, Oliver, Coombs, Thornewill, Patten; Alternates: Paul; Recused: None.* ***Last heard 12/12/23***				
3.	61 Fairgrounds Rd LLC **11-9507**	61 Fairgrounds Rd Lot C	Pool & hardscape	67/173.1	JB Studio
	• *Commissioners: Welch, Oliver, Coombs, Thornewill, Patten, Alternates: Paul; Recused: None.* ***Last heard 12/12/23***				





LAYOUT LEGEND:

℄	CENTERLINE
	ALIGN
P.O.B.	POINT OF BEGINNING
8'	DIMENSION
R5'	RADIUS = 5'
TYP.	TYPICAL
EQ.	EQUAL
V.I.F.	VERIFY IN FIELD

LAYOUT AND MATERIALS NOTES

1. Contractor shall lay out paths, walls and site improvements for review by the Architect prior to proceeding with the work. Make adjustments to layout as directed. Provide proposed grades at all corners and site features as directed.
2. All pedestrian walkways and patios on one level plane: flush condition between all changes in paver/paving styles.
3. The locations of existing underground utilities shown are approximate and have not been independently verified by the Owner or it's representatives. The contractor shall field verify the size and exact location of all existing utlities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.
4. Contractor shall verify all conditions in the field and report any discrepancies to the architect prior to starting work.
5. Contractor shall notify digsafe 1-888-dig-safe and verify underground utilities prior to excavation.
6. Contractor is responsible for repairing any damage caused to roads, walks, utilities, site improvements, existing or proposed, damaged by this project.
7. Items indicated as "relocated" are salvaged and stored from existing site are to be installed by the general contractor.
8. Contractor shall coordinate location of all utilities (lines, ducts, conduits, sleeves, footings, etc.) with locations of proposed landscape elements (walls, tree rootballs, proposed lighting footings, etc.). contractor shall report any discrepancies to the architect prior to continuing work..
9. All lines are parallel or perpendicular to lines from which they are measured, unless otherwise noted. dimensions are to face of wall, to face of curb; to edge of pavement; to edge of improvement or as otherwise noted.
10. All pedestrian walkways and patios on one level plane: flush condition between all changes in paver/paving styles.

IRRIGATION NOTES

1. Permanent irrigation systems required for all planting areas. Provide irrigation sleeves below hardscape elements to reach all planted areas. See specifications.

SCALE: 1/8"=1'-0"
0 2' 4' 8' 20'

VERDANT
LANDSCAPE ARCHITECTURE
318 Harvard Street, Suite 25, Brookline, MA 02446
Verdant Landscape Architecture.com
617.735.1180

4 MARINER WAY
NANTUCKET, MA

REVISIONS

DATE	DESCRIPTION
01/11/24	CONFORMED SET
04/09/24	Fence Revisions
08/19/24	HDC Buffer Revisions
08/30/24	HDC Buffer Revisions 2

DRAWING INFORMATION

DATE: 7/17/23
SCALE: AS NOTED

PROJECT NUMBER:
DRAWN BY: EH
CHECKED BY: BH

DRAWING TITLE
4 MARINER
MATERIALS + LAYOUT
PLAN

DRAWING NUMBER

L1.2

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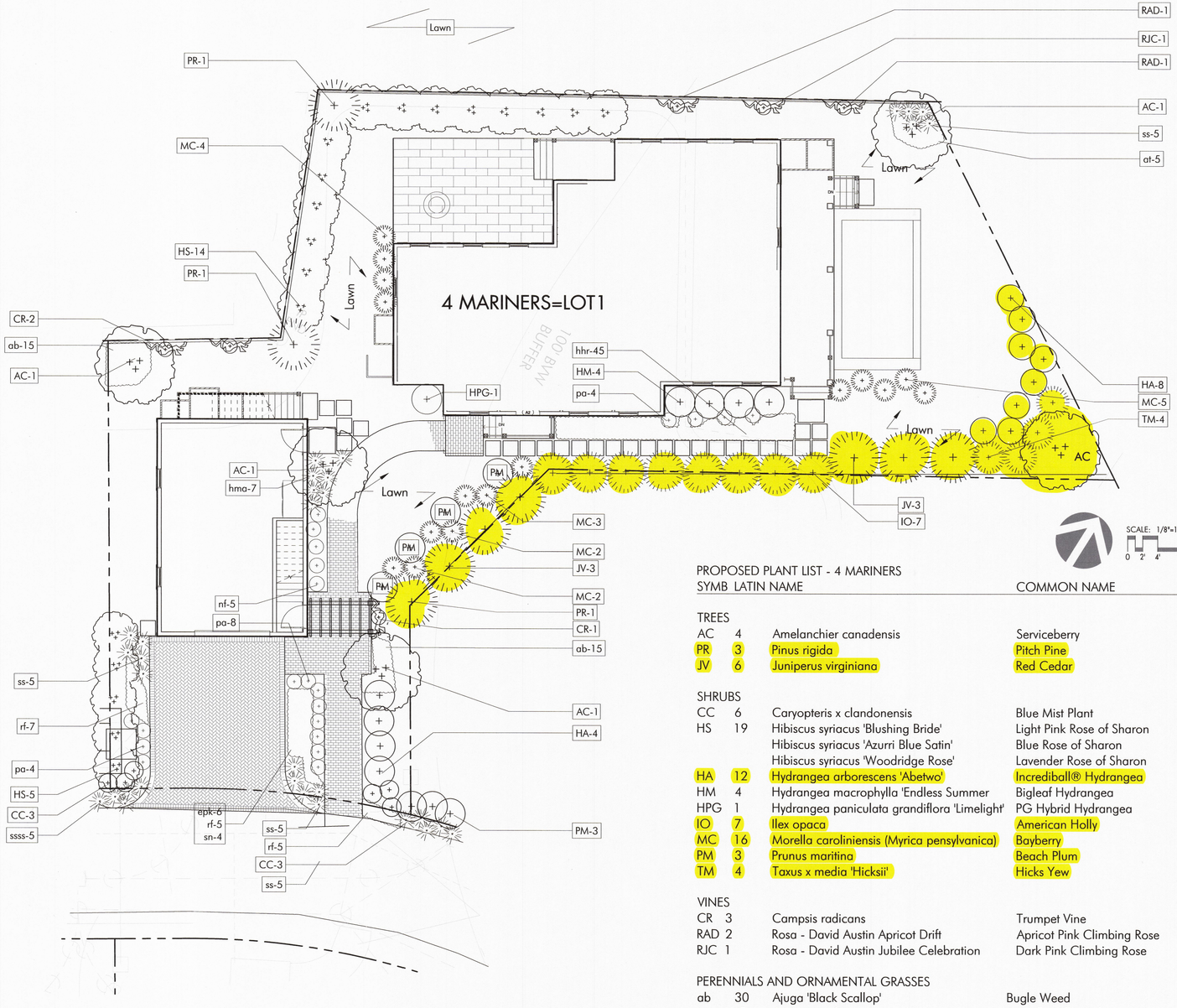

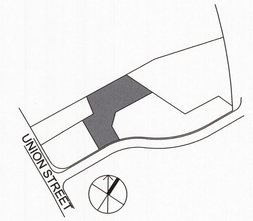

LEGEND: SEE PLANT SCHEDULE

- DECIDUOUS TREE, typ.
- EVERGREEN TREE, typ.
- ORNAMENTAL TREE, typ.
- SHRUBS, typ.
- PERENNIALS + ORNAMENTAL GRASSES typ.
- VINES, typ.

SCALE: 1/8"=1'-0"
0 2' 4' 8' 20'

PROPOSED PLANT LIST - 4 MARINERS

SYMB	LATIN NAME	COMMON NAME	MIN.SIZE	NOTES
TREES				
AC 4	Amelanchier canadensis	Serviceberry	8'-10' ht.	b&b
PR 3	Pinus rigida	Pitch Pine	8'-10' ht.	b&b
JV 6	Juniperus virginiana	Red Cedar	6'-7' ht.	
SHRUBS				
CC 6	Caryopteris x clandonensis	Blue Mist Plant	3 gal.	
HS 19	Hibiscus syriacus 'Blushing Bride'	Light Pink Rose of Sharon	5'-6' ht.	b&b
	Hibiscus syriacus 'Azurri Blue Satin'	Blue Rose of Sharon	5'-6' ht.	b&b
	Hibiscus syriacus 'Woodridge Rose'	Lavender Rose of Sharon	5'-6' ht.	b&b
HA 12	Hydrangea arborescens 'Abetwo'	Incrediball® Hydrangea	3 gal.	pots
HM 4	Hydrangea macrophylla 'Endless Summer	Bigleaf Hydrangea	3 gal.	pots
HPG 1	Hydrangea paniculata grandiflora 'Limelight'	PG Hybrid Hydrangea	5 gal.	pots
IO 7	Ilex opaca	American Holly	30"-36"ht.	
MC 16	Morella caroliniensis (Myrica pensylvanica)	Bayberry	5 gal.	Space 5' o.c.
PM 3	Prunus maritina	Beach Plum	36"	
TM 4	Taxus x media 'Hicksii'	Hicks Yew	24"-30"	pots
VINES				
CR 3	Campsis radicans	Trumpet Vine	2 gal.	pots
RAD 2	Rosa - David Austin Apricot Drift	Apricot Pink Climbing Rose	2 gal.	pots
RJC 1	Rosa - David Austin Jubilee Celebration	Dark Pink Climbing Rose	2 gal.	pots
PERENNIALS AND ORNAMENTAL GRASSES				
ab 30	Ajuga 'Black Scallop'	Bugle Weed	1 qt..	
at 5	Asclepias tuberosa	Butterfly Milkweed	1 gal.	
epk 6	Echinacea purpurea 'Kim's Knee High'	Low Growing Coneflower	1 gal	
hhr 45	Hemmerocalis x 'Happy Returns'	Yellow everblooming day lily	2 gal.	
hma 7	Hakonechloa macra 'All Gold'	All Gold Japanese Forest Grass	1 gal	
nf 5	Nepeta fassenii 'Blue Wonder	Persian Catmint	1 gal.	
pa 16	Perovskia atriplicigolia ' Lacy Blue'	Dwarf Russian Sage	2 gal.	
rf 27	Rudbekia fulgida 'Goldstrum'	Black-eyed-Susan	1 gal.	
sn 4	Salvia nemorosa 'Caradonna'	Sage	2 gal.	
ss 20	Schizachyrium scoparium 'The Blues'	Little Bluestem	2 gal.	
ssss 5	Schizachyrium scoparium 'Smoke Signal'	'Smoke Signal' Little Bluestem	2 gal	

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4 MARINER WAY
NANTUCKET, MA

REVISIONS

DATE	DESCRIPTION
01/11/24	CONFORMED SET
04/09/24	Fence Revisions
08/19/24	HDC Buffer Revisions
08/30/24	HDC Buffer Revisions 2

DRAWING INFORMATION

DATE: 7/17/23
SCALE: AS NOTED

PROJECT NUMBER:
DRAWN BY: EH
CHECKED BY: BH

DRAWING TITLE

4 MARINER
PLANTING PLAN

DRAWING NUMBER

L2.2

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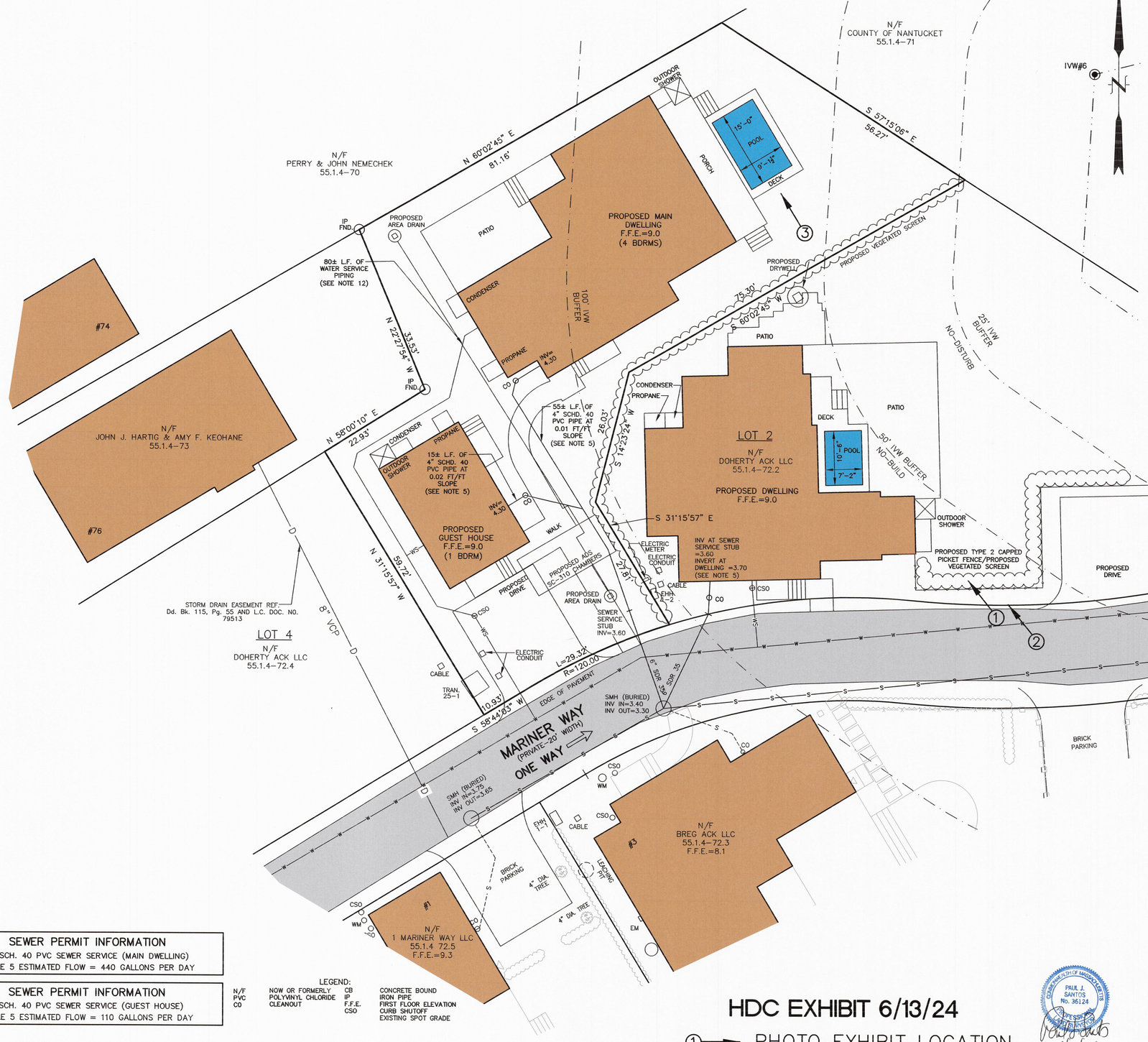
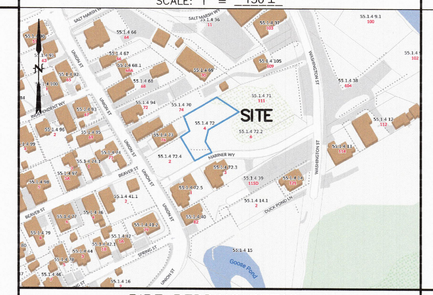
SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 7,159 S.F.±
SCALE: 1" = 10'



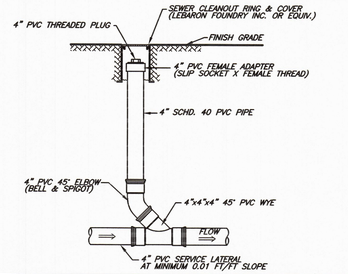
LOCUS MAP

SCALE: 1" = 150'±



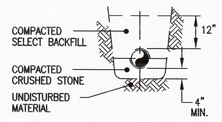
SEWER CLEANOUT DETAIL

(NOT TO SCALE)



PIPE BEDDING DETAIL

(NOT TO SCALE)



NOTES

1. APPROXIMATE BUILDING SEWER STUB LOCATION SHOWN, EXACT LOCATION UNKNOWN. CONTRACTOR TO VERIFY LOCATION AND INVERT AT BUILDING SEWER STUB.
2. NO SEWER PIPE JOINTS WITHIN 10' OF WATER LINE CROSSING.
3. BUILDING SEWER SHALL INCREASE TO 6" PRIOR TO CONNECTION TO SEWER STUB.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTORS ARE TO CHECK AND VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1–888–344–7233.
5. PROPOSED BUILDING SEWER SHALL BE 4–INCH SCHEDULE 40 PVC PIPE AT 0.01 FT/FT MINIMUM SLOPE. GRADING SHALL BE ADJUSTED TO ENSURE AT LEAST 1–FOOT OF COVER OVER THE LENGTH OF THE BUILDING SEWER.
6. SEE (AR) APPROVAL PLANNING BOARD FILE #7770, Dd. Bk. 1512, Pg. 40. (ZONING RESIDENTIAL COMMERCIAL–RC)
7. SEE ORDER OF CONDITIONS SE 48–3512, Dd. Bk. 1888, Pg. 189, MINOR MODIFICATION APPROVED 9/28/2023.
8. FLOOD ZONE AE (EL=8) (EL=7.7 FIS PROFILE) FEMA MAP NUMBER 25019C0089G, EFFECTIVE DATE JUNE 9, 2014.
9. VERTICAL DATUM NAVD 88.
10. WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE ALL LOCATED IN MARINER WAY.
11. SEE GRANT OF EASEMENT TO NANTUCKET ELECTRIC COMPANY DEED BOOK 1564 PAGE 179.
12. MINIMUM SIZE FOR WATER SERVICE PIPING SHALL BE THE SAME AS FROM THE MAIN TO THE CURB SHUTOFF. WATER SERVICE PIPING SHALL BE "K" GRADE COPPER OR 200 PSI POLYETHYLENE. NYLON FITTINGS ARE PROHIBITED FOR UNDERGROUND USE.

SEWER PERMIT INFORMATION
4" SCH. 40 PVC SEWER SERVICE (MAIN DWELLING)
TITLE 5 ESTIMATED FLOW = 440 GALLONS PER DAY

SEWER PERMIT INFORMATION
4" SCH. 40 PVC SEWER SERVICE (GUEST HOUSE)
TITLE 5 ESTIMATED FLOW = 110 GALLONS PER DAY

LEGEND:

N/F	NOW OR FORMERLY	CB	CONCRETE BOUND
PVC	POLYVINYL CHLORIDE	IP	IRON PIPE
CO	CLEANOUT	F.F.E.	FIRST FLOOR ELEVATION
		CSO	CURB SHUTOFF
			EXISTING SPOT GRADE

HDC EXHIBIT 6/13/24

① → PHOTO EXHIBIT LOCATION

DESIGN BY	N/B & DATE	ASSESSORS MAP & PARCEL	DEED	PLAN	OWNER	# BEDROOMS	NSLLC #	CHECKED BY
KGS		MAP 55.1.4 PARCEL 72	Dd. Bk. 1897 Pg.81	L.C.PL.#2016–4	DOHERTY ACK LLC	5	N–11450	PJS/DMK

BENCHMARK INFORMATION

BENCHMARK:
X–CUT IN TIE BOLT OF HYDRANT ON WASHINGTON STREET ENTRANCE
ELEVATION = 7.51
NAVD88 DATUM

PROPOSED SCHEDULE OF ELEVATIONS

F.F.E. MAIN DWELLING	9.0
F.F.E. GUEST HOUSE	9.0
INVERT AT MAIN DWELLING	4.30
INVERT AT GUEST HOUSE	4.30
INVERT AT STUB	3.60

(SEE NOTE 1)

COMMONWEALTH OF MASSACHUSETTS — PAUL J. SANTOS — No. 36124 — REGISTERED PROFESSIONAL LAND SURVEYOR — 6/13/24

COMMONWEALTH OF MASSACHUSETTS — DALE MACKINNON — CIVIL — No. 34575 — REGISTERED PROFESSIONAL ENGINEER

SEWER & WATER CONNECTION PLAN
#4 MARINER WAY
NANTUCKET, MASSACHUSETTS
(ASSESSOR'S MAP 55.1.4 PARCEL 72)
PREPARED FOR:
DOHERTY ACK LLC
DATE: OCTOBER 4, 2023 SCALE: AS NOTED
REVISED: DECEMBER 22, 2023
POOL & DECK ADDED
REVISED: MARCH 21, 2024 DRAINAGE ADDED

NANTUCKET SURVEYORS, LLC
5 WINDY WAY, NANTUCKET, MA 02554

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N–11450

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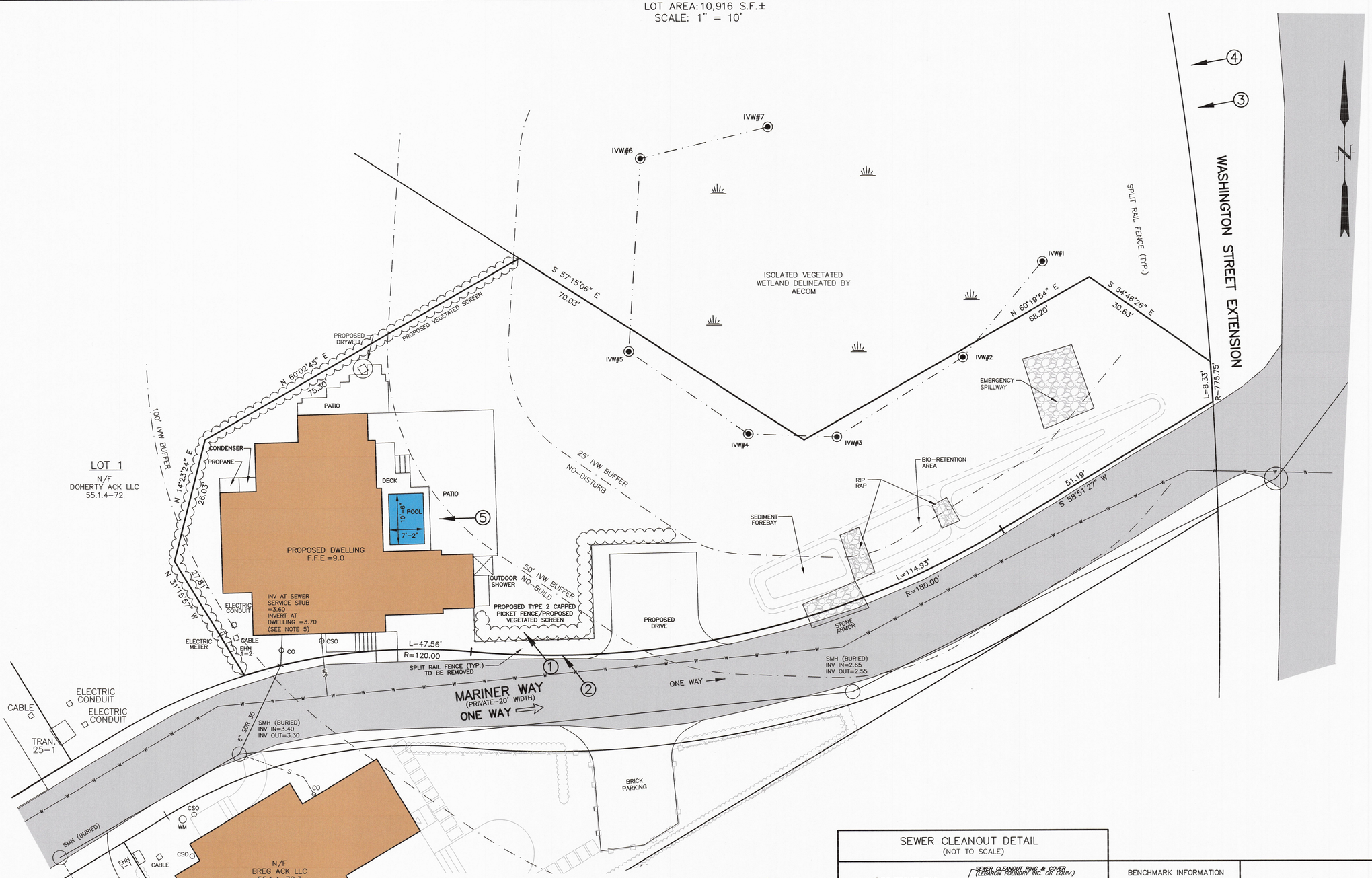
SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 10,916 S.F.±
SCALE: 1" = 10'



SEWER PERMIT INFORMATION

4" SCH. 40 PVC SEWER SERVICE
TITLE 5 ESTIMATED FLOW = 550 GALLONS PER DAY

LEGEND:

N/F	NOW OR FORMERLY	CB	CONCRETE BOUND
PVC	POLYVINYL CHLORIDE	IP	IRON PIPE
CO	CLEANOUT	F.F.E.	FIRST FLOOR ELEVATION
		CSO	CURB SHUTOFF
			EXISTING SPOT GRADE

DESIGN BY	N/B & DATE	ASSESSORS MAP & PARCEL	DEED	PLAN	OWNER	# BEDROOMS	NSLLC #	CHECKED BY
KGS		MAP 55.1.4 PARCEL 72.2	Dd. Bk. 1897 Pg.81	L.C.PL.#2016-4	DOHERTY ACK LLC	5	N-11451	PJS/DMK

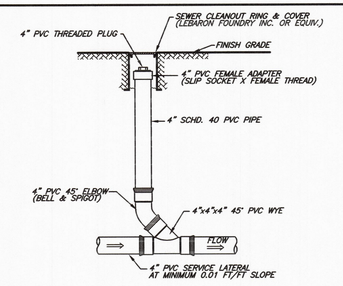
PAUL J. SANTOS No. 36124 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS
6/13/24

HDC EXHIBIT 6/13/24

① → PHOTO EXHIBIT LOCATION

SEWER CLEANOUT DETAIL

(NOT TO SCALE)



BENCHMARK INFORMATION

BENCHMARK:
X-CUT IN TIE BOLT OF HYDRANT ON WASHINGTON STREET ENTRANCE
ELEVATION = 7.51
NAVD88 DATUM

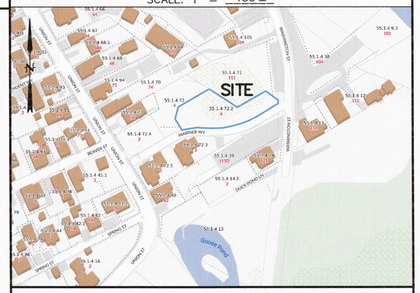
PROPOSED SCHEDULE OF ELEVATIONS

F.F.E.	9.0
INVERT AT DWELLING	3.70
INVERT AT STUB	3.60

(SEE NOTE 1)

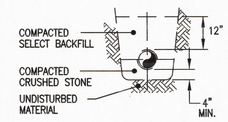
LOCUS MAP

SCALE: 1" = 150'±



PIPE BEDDING DETAIL

(NOT TO SCALE)



NOTES

1. APPROXIMATE BUILDING SEWER STUB LOCATION SHOWN, EXACT LOCATION UNKNOWN. CONTRACTOR TO VERIFY LOCATION AND INVERT AT BUILDING SEWER STUB.
2. NO SEWER PIPE JOINTS WITHIN 10' OF WATER LINE CROSSING.
3. BUILDING SEWER SHALL INCREASE TO 6" PRIOR TO CONNECTION TO SEWER STUB.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTORS ARE TO CHECK AND VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-888-344-7233.
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6. SEE (AR) APPROVAL PLANNING BOARD FILE #7770, Dd. Bk. 1512, Pg. 40. (ZONING RESIDENTIAL COMMERCIAL-RC)
7. SEE ORDER OF CONDITIONS SE 48-3513, Dd. Bk. 1888, Pg. 207, MINOR MODIFICATION APPROVED 9/28/2023
8. FLOOD ZONE AE (EL=8) (EL=7.7 FIS PROFILE) FEMA MAP NUMBER 25019C0089G, EFFECTIVE DATE JUNE 9, 2014.
9. VERTICAL DATUM NAVD 88.
10. WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE ALL LOCATED IN MARINER WAY.
11. SEE GRANT OF EASEMENT TO NANTUCKET ELECTRIC COMPANY DEED BOOK 1564 PAGE 179.

DALE MACKINNON CIVIL No. 34575 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

SEWER & WATER CONNECTION PLAN

#6 MARINER WAY
NANTUCKET, MASSACHUSETTS
(ASSESSOR'S MAP 55.1.4 PARCEL 72.2)
PREPARED FOR:
DOHERTY ACK LLC

DATE: OCTOBER 4, 2023 SCALE: AS NOTED
REVISED DATE: DECEMBER 22, 2023 POOL ADDED
REVISED DATE: MARCH 21, 2024 DRAINAGE ADDED

NANTUCKET SURVEYORS, LLC
5 WINDY WAY, NANTUCKET, MA 02554

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N-11451

\\CIVIL 11000-12999\11000\11400-11499\11455-11139\11451ACAD\DWG\11451 Sewer Connection Plot & MARKERS (JOCKE) 2-21-2024 ARENA, CVERDA (Arch) 1:1

ADDRESS: 6 Mariner Way (HDC2023-12-9706)
DATE HEARD: 8/27/2024
SITTING BOARD: Pohl, Welch, Camp, Oliver & Paul

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: 9/19/2024 (Supplement to 6/13/2024 & 8/22/2024)
	Address & HDC Case Number (ie HDC2020-05-0265): 6 Mariner Way (HDC2023-12-9706)
N/A	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps 55.1.4-72.2
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.) Landscaping Detail
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) (a.) Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

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.
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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: Paul L Santos Date: 9/19/24

Nantucket Surveyors, LLC
HDC Minutes
Tuesday August 27, 2024

NSL File No. NS11451 – 6 Mariner Way

Doherty ACK LLC: 2, 4 & 6 Mariner Way Pool Revisions

Voting for 6 Mariner Way: Pohl, Welch, Camp, Oliver, Paul

Representative: Paul J. Santos

Staff Comments:

Holly Backus, Preservation Planner – Believes this property has the least amount of visibility. The vegetation being considered should help but would recommend additional plantings to get away from the single file line of plants. Would like a more natural feel. Highly recommends a vegetation plan.

Public Comments:

- **Micky Rowland**, Historic Structure Advisory Group - Has nothing more to say than what's already been said for 2 and 4 Mariner.
- **Amy Keohane**, Abutter, 76 Union Street

Concerns:

Oliver – The cedars are once again all in a single file line. Vegetation could be pushed closer to the pool. The property needs to be more naturalized.

Paul – Having a natural landscape buffer closer to the house would feel like an extension of the wetland plants is critical. Anything within the 50 foot buffer zone should feel like an extension of the wetland in order to be approved. This property is the most concerning of the 3 properties. Believes this pool could be one of the most visible ones. Proposed fencing would block the view of the wetland, so there would have to be plantings. Would like a visual of the height of the plants. Would like to conduct a site visit in order to see the density of the wetland plants

Camp – States that this property is even closer to the 25ft Do Not Disturb line and looks even more artificial than the others. Doesn't understand still why the applicant even wants to put a pool in this location.

Welch – Believes that a mix of fencing and vegetation could be appropriate for this property. Would like to see a fence or lattice material along the pool perpendicular to Mariner Way, with something that can withstand the flooding. Fencing in this area could be appropriately done. A trellis by the patio is very popular and appropriate in this area.

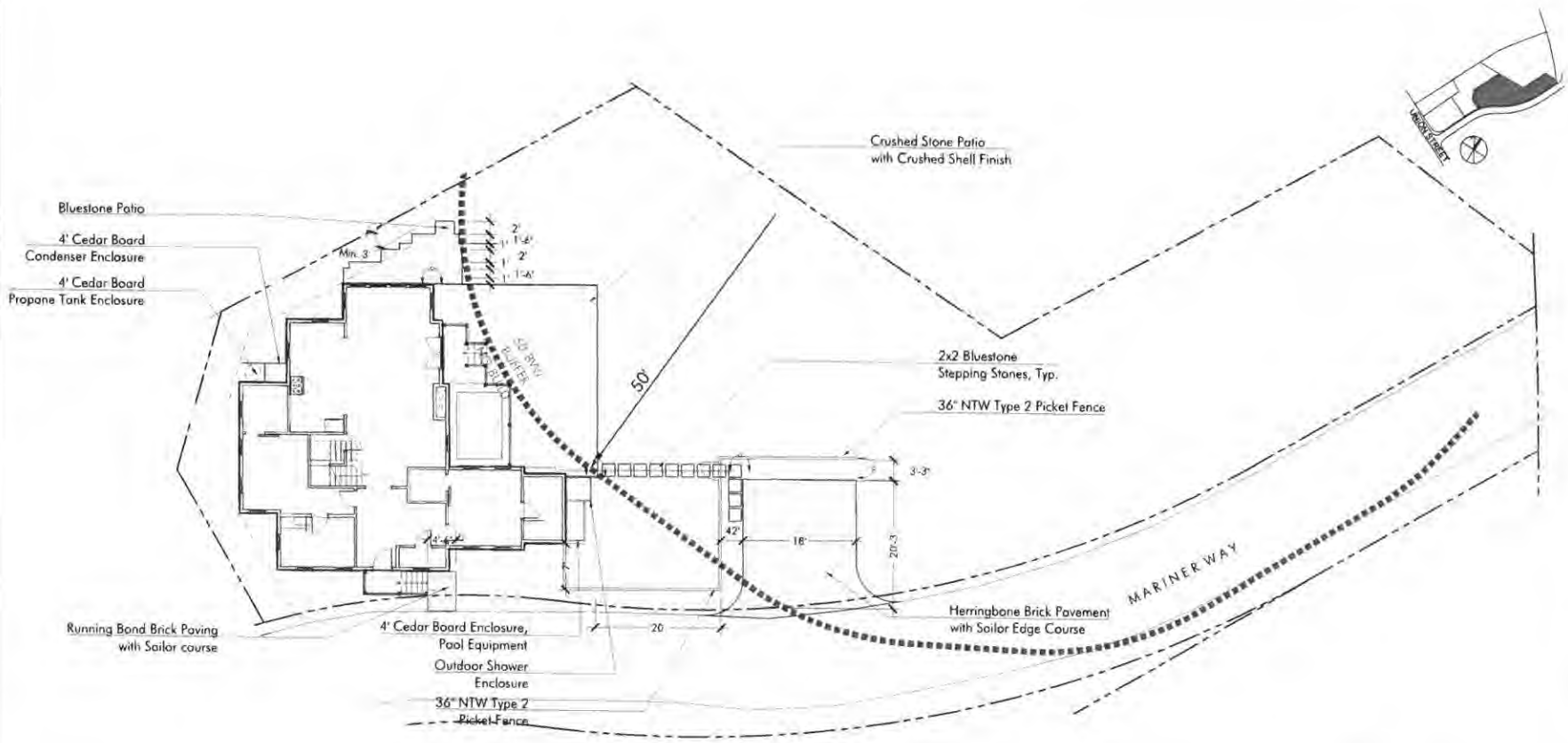
Pohl – Comments are basically the same as the other 2 projects.

Welch - motion would like to move this to the last one so they can get a full packet, make any modifications and would like to add a view.

All in favor, hold for revisions

Prepared By:

Paul J. Santos PLS
Nantucket Surveyors, LLC



LAYOUT AND MATERIALS NOTES

1. Contractor shall lay out paths, walls and site improvements for review by the Architect prior to proceeding with the work. Make adjustments in layout as directed. Provide proposed grades at all corners and site features as directed.
2. All pedestrian walkways and patios on one level plane. Flush condition between all changes in paver/paving styles.
3. The locations of existing underground utilities shown are approximate and have not been independently verified by the Owner or it's representatives. The contractor shall field verify the size and exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.
4. Contractor shall verify all conditions in the field and report any discrepancies to the architect prior to starting work.
5. Contractor shall notify dig-safe 1 888-dig-safe and verify underground utilities prior to excavation.
6. Contractor is responsible for repairing any damage caused to roads, walks, utilities, site improvements, existing or proposed, damaged by this project.
7. Items indicated as "relocated" are salvaged and stored from existing site are to be installed by the general contractor.
8. Contractor shall coordinate location of all utilities (lines, ducts, conduits, sleeves, footings, etc.) with locations of proposed landscape elements (walls, tree rootballs, proposed lighting footings, etc.). Contractor shall report any discrepancies to the architect prior to continuing work.
9. All lines are parallel or perpendicular to lines from which they are measured, unless otherwise noted. dimensions are to face of wall, to face of curb, to edge of pavement, to edge of improvement or as otherwise noted.
10. All pedestrian walkways and patios on one level plane. Flush condition between all changes in paver/paving styles.

IRRIGATION NOTES

1. Permanent irrigation systems required for all planting areas. Provide irrigation sleeves below landscape elements to reach all planted areas. See specifications.

LAYOUT LEGEND:

℄	CENTERLINE
	ARCH
P.O.B.	POINT OF BEGINNING
8"	DIMENSION
RS	RADIUS = 5
TYP	TYPICAL
EQ	EQUAL
V.I.F.	VERIFY IN FIELD

VERDANT
LANDSCAPE ARCHITECTURE
617.735.1180

6 MARINER WAY
NANTUCKET, MA

REVISIONS

DATE	DESCRIPTION
01/11/24	[illegible]
04/09/24	[illegible]
08/19/24	[illegible]
08/30/24	[illegible]

DRAWING INFORMATION

DATE: 7/17/23
SCALE: AS NOTED

PROJECT NUMBER
DRAWN BY: TH
CHECKED BY: [illegible]

DRAWING TITLE
6 MARINER
MATERIALS + LAYOUT
PLAN

DRAWING NUMBER
L1.3

© Verdant Landscape Architecture

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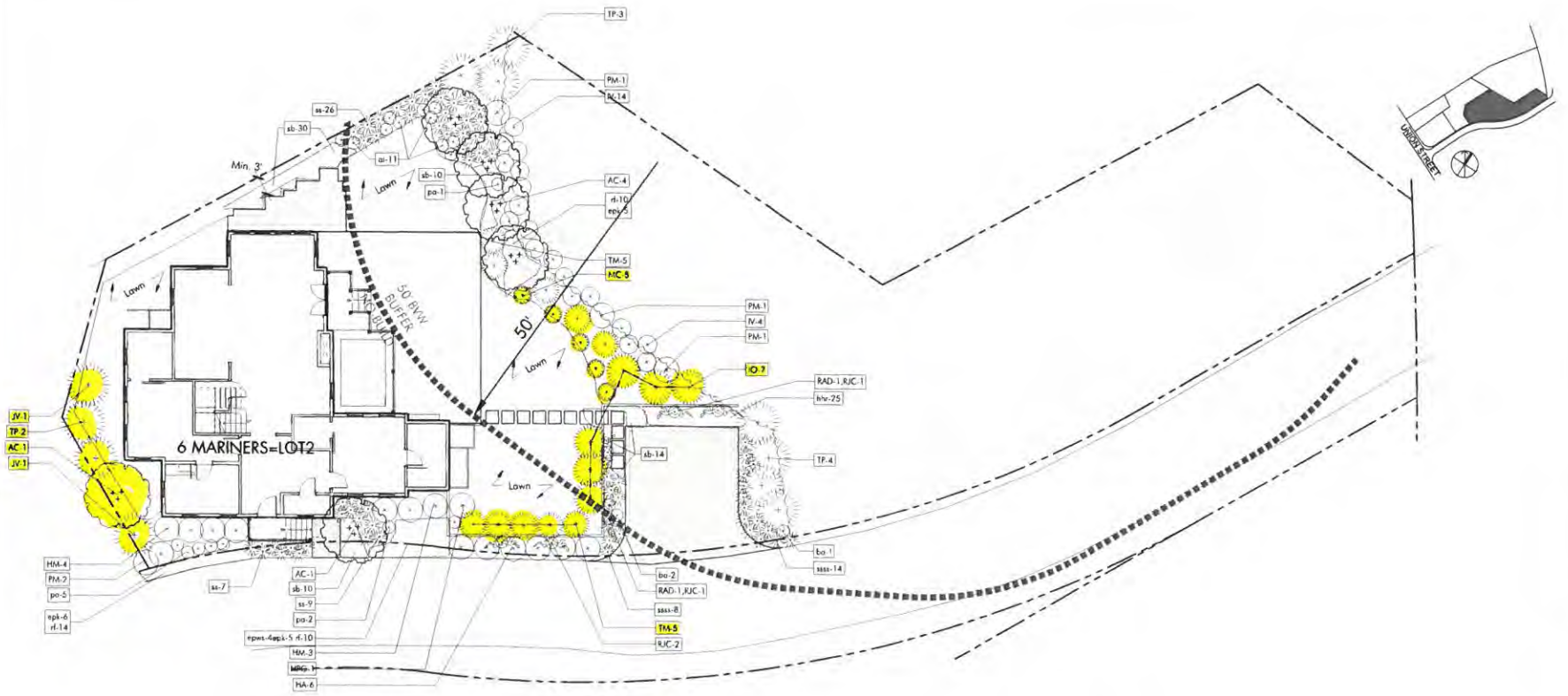


PROPOSED PLANT LIST - 6 MARINER

SYMB		LATIN NAME	COMMON NAME	MIN SIZE	NOTES
TREES					
AC	6	Amelanchier canadensis	Serviceberry	8-10 ht	b&b
JV	2	Juniperus virginiana	Red Cedar	6-7 ht	b&b
TP	9	Thuja plicata 'Green Giant'	Green Giant Cedar	8-10 ht	b&b
SHRUBS					
HA	6	Hydrangea arborescens 'Abetwo'	Incrediball® Hydrangea	3 gal	pots
HM	7	Hydrangea macrophylla	'Endless Summer' Bigleaf Hydrangea	3 gal	pots
HPG	1	Hydrangea paniculata grandiflora	'Limelight' PG Hybrid Hydrangea	5 gal	pots
IO	7	Ilex opaca	American Holly	3.4'ht	
IV	16	Ilex verticillata 'Sparkleberry'	Winterberry Holly	3'-4' ht	
MC	5	Morella caroliniensis (Myrica pensylvanica)	Bayberry	5 gal	Space 5 o.c
PM	4	Prunus maritima	Beach Plum	36"	
TM	10	Taxus x media 'Hicksii'	Hicks Yew	24"-30"	pots
VINES					
RAD	2	Rosa - David Austin Apricot Drift	Apricot Pink Climbing Rose	2 gal	pots
RJC	4	Rosa - David Austin Jubilee Celebration	Dark Pink Climbing Rose	2 gal	pots
PERENNIALS AND ORNAMENTAL GRASSES					
at	11	Asclepias tuberosa	Butterfly Milkweed	1 gal	
ba	3	Baptisia australis	False Indigo	2 gal	
epus	4	Echinacea purpurea 'White Swan'	White Swan Coneflower	1 gal	
epk	6	Echinacea purpurea 'Kim's Knee High'	Low Growing Coneflower	1 gal	
hhr	25	Hemmerocallis x 'Happy Returns'	Yellow everblooming day lily	2 gal	
po	8	Perovskia atriplicifolia 'Lacy Blue'	Dwarf Russian Sage	2 gal	
rl	34	Rudbeckia fulgida 'Goldstrum'	Black-eyed-Susan	1 gal	
ss	42	Schizachyrium scoparium 'The Blues'	Little Bluestem	2 gal	
sass	22	Schizachyrium scoparium 'Smoke Signal'	Smoke Signal Little Bluestem	2 gal	
sb	64	Stachys byzantina 'Big Ears'	Lambs Ear	2 gal	

PLANTING NOTES

1. The Landscape Subcontractor shall coordinate with the General Contractor and Site Subcontractor all the requirements for subsoil testing and preparation and testing and placing of approved topsoil and planting soil mixes as described in the specifications. Failure of the site or General Contractor to perform required testing, subsoil and topsoil preparation does not relieve the Landscape Contractor from the requirements of the work as set forth in the specifications.
2. All plant material shall be approved by the Landscape Architect prior to arrival on the site.
3. All plant material shall conform to the American Standard for Nursery Stock established by "American Hort" americanhort.org
4. No invasive plants as per the Massachusetts Prohibited Plant List shall be used on the site.
5. Plantings shall be installed in such a way that when mature they will remain at least 18 inches away from the structure of the building.
6. No substitution of plant species will be allowed without the written approval of the Landscape Architect. Any proposed substitutions of plant species shall be a plant of equivalent overall form, height and branching habit, flower, leaf and fruit, color and time of bloom.
7. The Contractor shall locate and verify all utility line locations prior to excavation for tree pits and report any conflicts to the Landscape Architect.
8. All plants shall be placed in their approximate location by the Contractor. The Contractor shall adjust the locations as required by the Landscape Architect. Trees shall be placed first, then shrubs, then perennials and last, groundcovers. Final locations must be approved by the Landscape Architect prior to planting.
9. The rootballs of trees: Soil should be carefully removed from the top of the root ball to expose the root flare. Tree should be set so that the root flare is at finished grade.
10. The rootballs of shrubs shall be planted 1" above adjacent finished grade. The rootflare of perennials shall be set at the level at which the plant was growing.
11. All planting to be done under the full time supervision of a certified arborist, nurseryman or licensed Landscape Architect.
12. ***All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.***

IRRIGATION NOTES

1. Permanent irrigation systems required for all planting areas including planters. Provide irrigation sleeves below hardscape elements to reach all planted areas. See specifications.

LEGEND: SEE PLANT SCHEDULE

- DECIDUOUS TREE, typ.
- EVERGREEN TREE, typ.
- ORNAMENTAL TREE, typ.
- SHRUBS, typ.
- PERENNIALS + ORNAMENTAL GRASSES typ.
- VINES, typ.
- Lawn — LAWN, typ. See specifications

VERDANT LANDSCAPE ARCHITECTURE
617.795.1180

6 MARINER WAY
NANTUCKET, MA

REVISIONS	
DATE	DESCRIPTION
5/17/24	CONFORMED SET
06/19/24	Terrace Revisions
08/19/24	HDC Buffer Revisions
10/3/24	HDC Buffer Revisions 2

DRAWING INFORMATION
DATE: 5/17/24
SCALE: AS NOTED
PROJECT NUMBER
DRAWN BY: BH
CHECKED BY: BH

DRAWING TITLE
6 MARINER
PLANTING PLAN

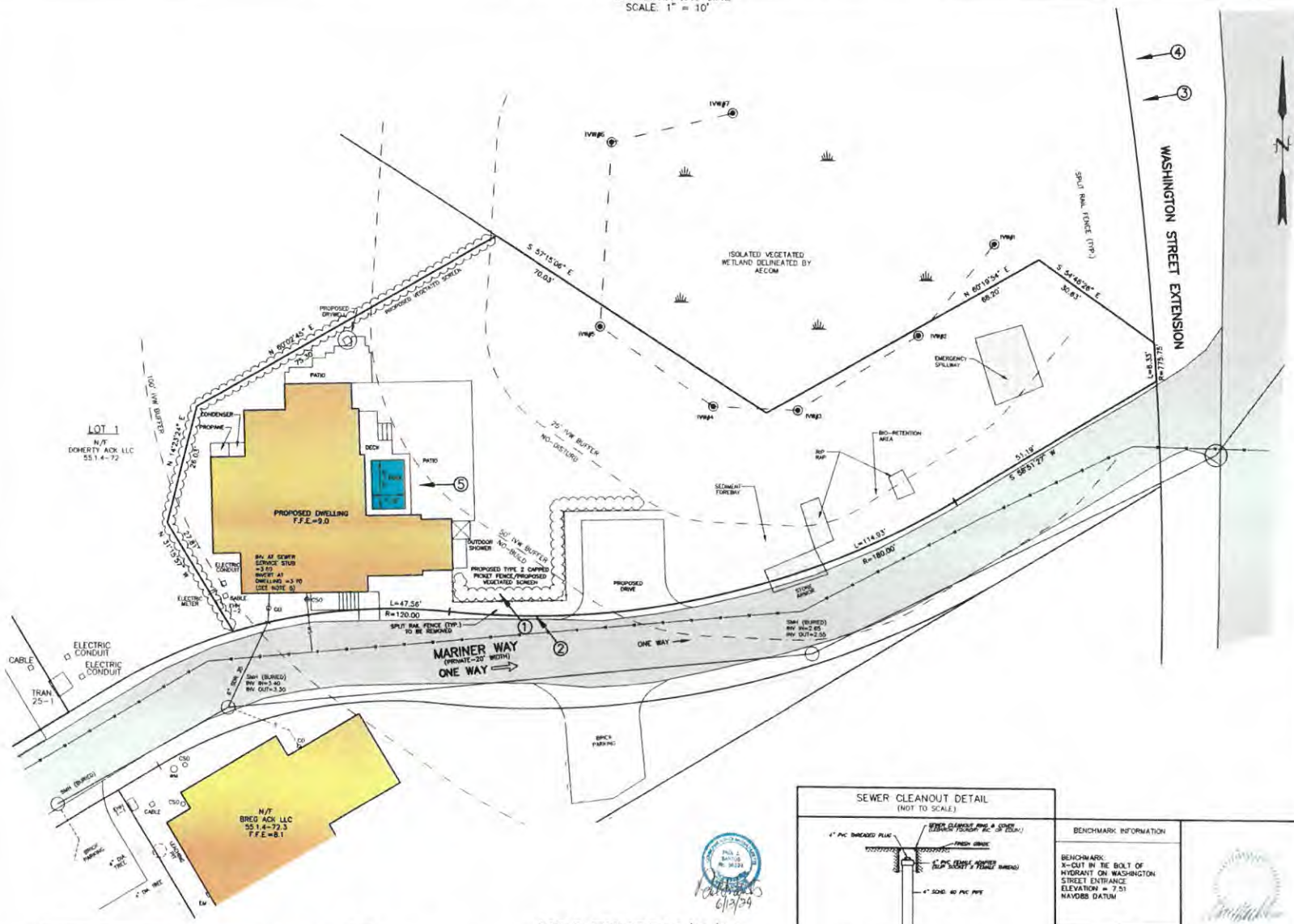
DRAWING NUMBER
L2.3

© Verdant Landscape Architecture

\\server\Projects\mariners lots\CAD\MARI_6_PL.dwg

SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 10,916 S.F.±
SCALE: 1" = 10'



SEWER PERMIT INFORMATION

4" SCH. 40 PVC SEWER SERVICE
TITLE 5 ESTIMATED FLOW = 550 GALLONS PER DAY

LEGEND:
N/F NOW OR FORMERLY
PVC POLYVINYL CHLORIDE
CO CLEANOUT
CB CONCRETE BOUND
IP IRON PIPE
F.F.E. FIRST FLOOR ELEVATION
CSO CURB SHUTOFF
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DESIGN BY	N/B & DATE	ASSESSORS MAP & PARCEL	DEED	PLAN	OWNER	# BEDROOMS	WLLC #	CHECKED BY
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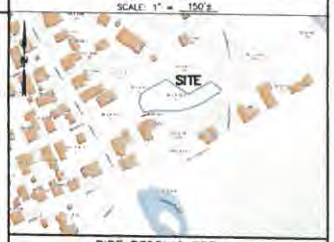

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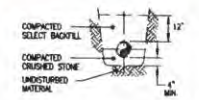

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SEWER & WATER CONNECTION PLAN

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NANTUCKET, MASSACHUSETTS
(ASSESSOR'S MAP 55.1.4 PARCEL 72.2)
PREPARED FOR:
DOHERTY ACK LLC

DATE: OCTOBER 4, 2023 SCALE: AS NOTED
REVISED DATE: DECEMBER 22, 2023 POOL ADDED
REVISED DATE: MARCH 21, 2024 DRAINAGE ADDED

NANTUCKET SURVEYORS, LLC
5 WINDY WAY, NANTUCKET, MA 02554

© COPYRIGHT 2023 NANTUCKET SURVEYORS, LLC

N-11451

Existing Conditions of 1 and 3 Mariner Way, Nantucket, MA



View of 1 Mariner Way from Mariner Way showing fencing and landscape screening



View of 1 Mariner Way from Union Street showing fencing



View of 3 Mariner Way from Mariner Way showing fencing and landscape screening



View of 3 Mariner Way from Mariner Way showing fencing and landscape screening

ADDRESS: 6 Mariner Way (HDC2023-12-9706)
DATE HEARD: 7/23/2024
SITTING BOARD: Pohl, Welch, Camp, Oliver & Paul

Historic District Commission
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	Signed Affidavit: see below

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: Paul J Santos Date: 8/22/24

Nantucket Surveyors, LLC
HDC Minutes
Tuesday July 23, 2024

NSL File No. NS11449 – 2 Mariner Way (Heard on July 16, 2024)
NSL File No. NS11450 – 4 Mariner Way
NSL File No. NS11451 – 6 Mariner Way

Doherty ACK LLC: 4 & 6 Mariner Way Pool Revisions

Voting for 4 Mariner Way: Pohl, Welch, Camp, Oliver, Thornewill

Voting for 6 Mariner Way: Pohl, Welch, Camp, Oliver, Paul

Representative: Paul J. Santos

Staff Comments:

Holly Backus, Preservation Planner - Doesn't believe 4 Mariner pool is appropriate as featured with "Building with Nantucket in mind". Would like to see lattice fencing as well as vegetation to help hide the pool. Location is a concern as the other pools are secluded and hidden away from view.

Public Comments:

- **Micky Rowland**, Historic Structure Advisory Group - Agreed with Holly, mentions vegetative screening needs to be tall, robust and year-round to conceal the entire deck as the deck doesn't seem to be in an appropriate location.
- **Diane Coombs**, 44 Union Street
- **Amy Keohane**, Abutter, 76 Union Street

Concerns:

1. Oliver – Read a prepared statement "Alternative solutions should be proposed that would somehow screen and integrate the pools without being obvious". Responded to Pohl comment, "not a matter of being invisible its what you create to mitigate the view that's not anomalous".

2. Thornewill – Agrees with Oliver, stating that pools are very difficult to hide, even when flush, not in favor with the way these are proposed

3. Camp – Agreed with Oliver and Thornewill, Streetscape Historic District in the wetland area and setting a bad precedence

4. Welch – Questions to representative regarding Con-Com regulations. Agreed with comments that have been made by Oliver, Thornewill and Camp. Responded to Pohl comments.

5. Pohl –The mandate covers visibility from a publicly traveled way. "If the applicant can prove that the pool is invisible from a publicly traveled way, I don't see how we can legally deny it". Example of 22 Easton Street, approval provided. The HDC has nothing to do with acoustical landscape or landscape as perceived by the neighbors.

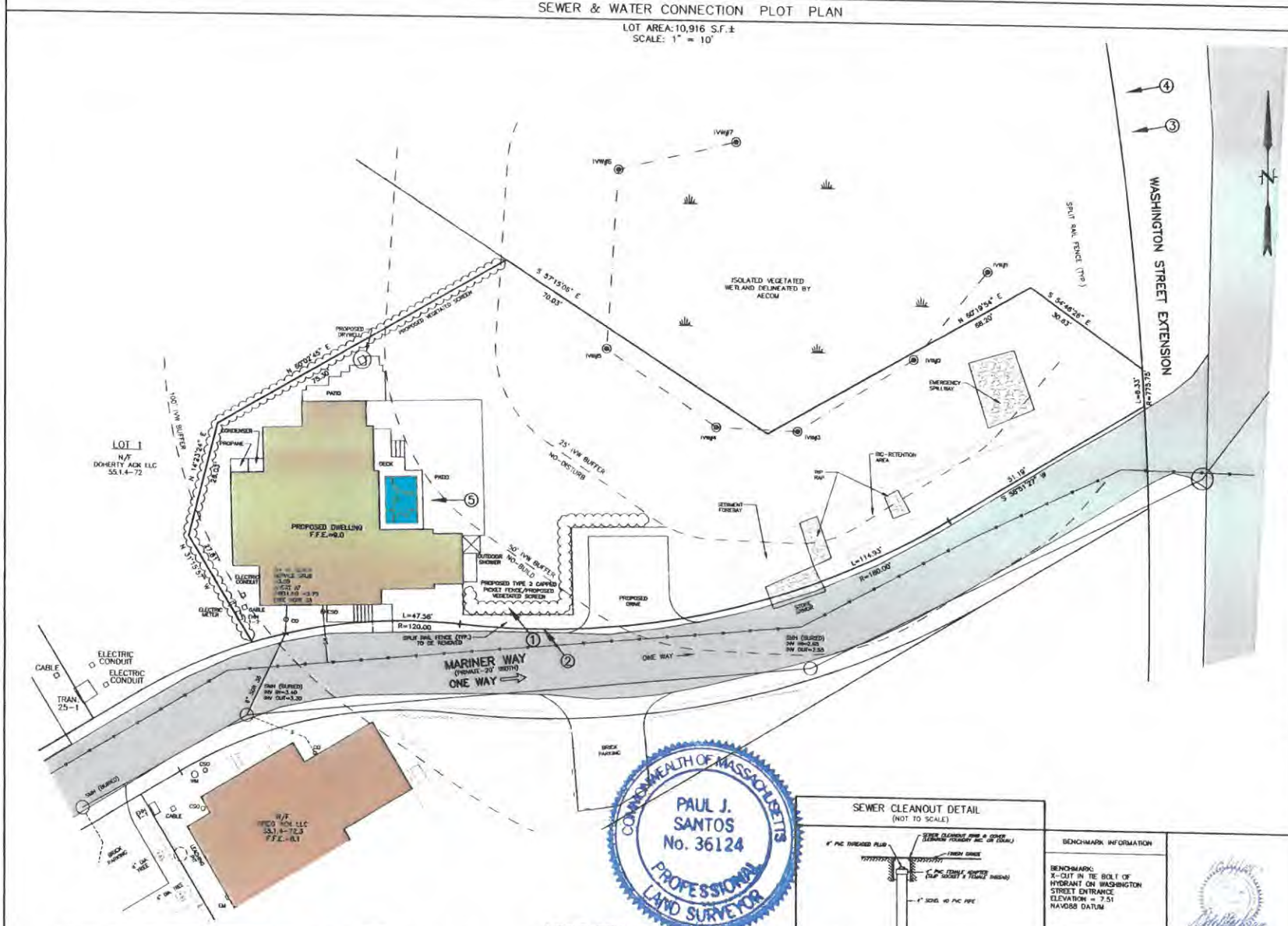
Hold for revisions, track 2, 4 & 6 together

Prepared By:

Paul J. Santos PLS
Nantucket Surveyors, LLC

SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 10,916 S.F.±
SCALE: 1" = 10'



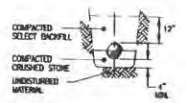
LOCUS MAP

SCALE: 1" = 150'±



PIPE BEDDING DETAIL

(NOT TO SCALE)



NOTES

1. APPROXIMATE BUILDING SEWER STUB LOCATION SHOWN. EXACT LOCATION UNKNOWN. CONTRACTOR TO VERIFY LOCATION AND INVERT AT BUILDING SEWER STUB.
2. NO SEWER PIPE JOINTS WITHIN 10' OF WATER LINE CROSSING.
3. BUILDING SEWER SHALL INCREASE TO 6" PRIOR TO CONNECTION TO SEWER STUB.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTORS ARE TO CHECK AND VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-888-344-7233.
5. PROPOSED BUILDING SEWER SHALL BE 7± LINEAR FEET OF 4-INCH SCHEDULE 40 PVC PIPE AT 0.01 FT/FT MINIMUM SLOPE. GRADING SHALL BE ADJUSTED TO ENSURE AT LEAST 1-FOOT OF COVER OVER THE LENGTH OF THE BUILDING SEWER.
6. SEE (AR) APPROVAL PLANNING BOARD FILE #7770, Dd. Bk. 1512, Pg. 40. (ZONING RESIDENTIAL COMMERCIAL-RC)
7. SEE ORDER OF CONDITIONS SE 48-3513, Dd. Bk. 1888, Pg. 207, MINOR MODIFICATION APPROVED 9/28/2023
8. FLOOD ZONE AE (EL=8) (EL=7.7 FIS PROFILE) FEMA MAP NUMBER 25019C0089G, EFFECTIVE DATE JUNE 9, 2014.
9. VERTICAL DATUM NAVD 88.
10. WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE ALL LOCATED IN MARINER WAY.
11. SEE GRANT OF EASEMENT TO NANTUCKET ELECTRIC COMPANY DEED BOOK 1564 PAGE 179.

SEWER CLEANOUT DETAIL

(NOT TO SCALE)

BENCHMARK INFORMATION

BENCHMARK:
X-CUT IN TIE BOLT OF HYDRANT ON WASHINGTON STREET ENTRANCE
ELEVATION = 7.51
NAVD88 DATUM

PROPOSED SCHEDULE OF ELEVATIONS

F.F.E.	9.0
INVERT AT DWELLING	3.70
INVERT AT STUB	3.80

(SEE NOTE 1)

SEWER PERMIT INFORMATION

4" SCH. 40 PVC SEWER SERVICE
TITLE 5 ESTIMATED FLOW = 550 GALLONS PER DAY

LEGEND:
N/F NOW OR FORMERLY
PVC POLYVINYL CHLORIDE
CO CLEANOUT
CB CATCH BASIN
F F.F.E. FIRST FLOOR ELEVATION
CSO CURB SHUTOFF
CONCRETE BOUND
IRON PIPE
EXISTING SPOT GRADE

COMMONWEALTH OF MASSACHUSETTS
PAUL J. SANTOS
No. 36124
PROFESSIONAL LAND SURVEYOR

HDC EXHIBIT 6/13/24

① → PHOTO EXHIBIT LOCATION

DESIGN BY	H/B & DATE	ASSESSORS MAP & PARCEL	DEED	PLAN	OWNER	# BEDROOMS	HOUSE #	CHECKED BY
KGS		MAP 55.1.4 PARCEL 72.2	Dd. Bk. 1897 Pg.81	L.C.PL.#2018-4	DOHERTY ACK LLC	5	N-11451	PJS/DMK

SEWER & WATER CONNECTION PLAN

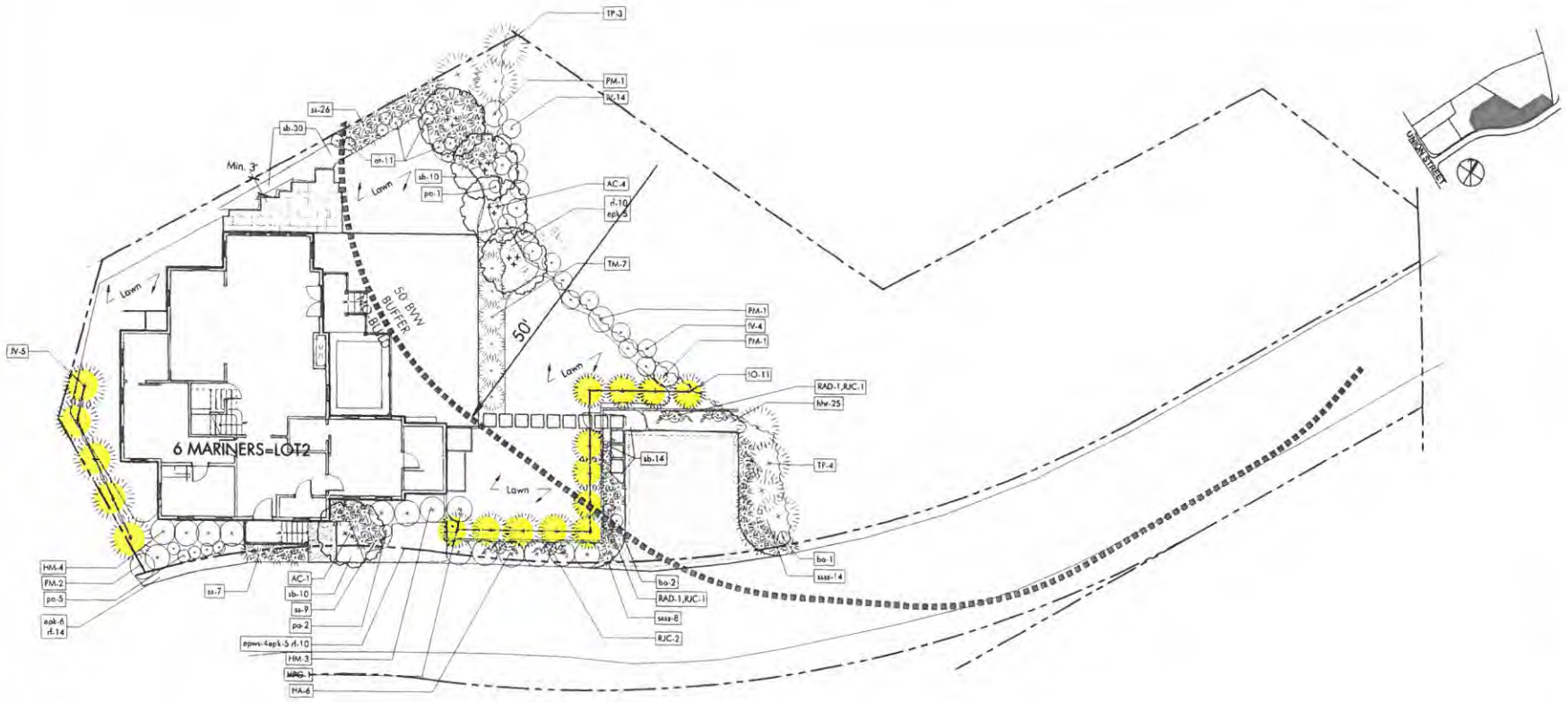
#6 MARINER WAY
NANTUCKET, MASSACHUSETTS
(ASSESSOR'S MAP 55.1.4 PARCEL 72.2)
PREPARED FOR:
DOHERTY ACK LLC

DATE: OCTOBER 4, 2023 SCALE: AS NOTED
REVISED DATE: DECEMBER 22, 2023 POOL ADDED
REVISED DATE: MARCH 21, 2024 DRAINAGE ADDED

NANTUCKET SURVEYORS, LLC
5 WINDY WAY, NANTUCKET, MA 02554

© COPYRIGHT 2023 NANTUCKET SURVEYORS, LLC

N-11451



PROPOSED PLANT LIST - 6 MARINER

SYMB		LATIN NAME	COMMON NAME	MIN SIZE	NOTES
TREES					
AC	5	Amelanchier canadensis	Serviceberry	8'-10' ht	b&b
JV	5	Juniperus virginiana	Red Cedar	6'-7' ht.	b&b
TP	7	Thuja plicata 'Green Giant'	Green Giant Cedar	8'-10' ht.	b&b
SHRUBS					
HA	6	Hydrangea arborescens 'Abetwo'	Incrediball® Hydrangea	3 gal	pots
HM	7	Hydrangea macrophylla	'Endless Summer' Bigleaf Hydrangea	3 gal	pots
HPG	1	Hydrangea paniculata grandiflora	'Limelight PG' Hybrid Hydrangea	5 gal.	pots
IO	12	Ilex opaca	American Holly	3'-4'ht.	
IV	16	Ilex verticillata 'Sparkleberry'	Winterberry Holly	3'-4' ht.	
PM	4	Prunus maritima	Beach Plum	36"	
TM	7	Taxus x media 'Hicksii'	Hicks Yew	24"-30"	pots
VINES					
RAD	2	Rosa - David Austin Apricot Drift	Apricot Pink Climbing Rose	2 gal	pots
RJC	4	Rosa - David Austin Jubilee Celebration	Dark Pink Climbing Rose	2 gal	pots
PERENNIALS AND ORNAMENTAL GRASSES					
at	11	Asclepias tuberosa	Butterfly Milkweed	1 gal.	
ba	3	Baptisia australis	False Indigo	2 gal	
epws	4	Echinacea purpurea 'White Swan'	White Swan Coneflower	1 gal	
epk	6	Echinacea purpurea 'Kim's Knee High'	Low Growing Coneflower	1 gal.	
hhr	25	Hemerocallis x 'Happy Returns'	Yellow everblooming day lily	2 gal	
pa	8	Perovskia atriplicifolia ' Lacy Blue'	Dwarf Russian Sage	2 gal	
rl	34	Rudbeckia fulgida 'Goldstrum'	Black-eyed-Susan	1 gal.	
ss	42	Schizachyrium scoparium 'The Blues'	Little Bluestem	2 gal	
ssss	22	Schizachyrium scoparium 'Smoke Signal'	Smoke Signal' Little Bluestem	2 gal	
sb	64	Stachys byzantina 'Big Ears'	Lambs Ear	2 gal	

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

PLANTING NOTES

1. The Landscape Subcontractor shall coordinate with the General Contractor and Site Subcontractor all the requirements for subsoil testing and preparation and testing and placing of approved topsoil and planting soil mixes as described in the specifications. Failure of the site or General Contractor to perform required testing, subsoil and topsoil preparation does not relieve the Landscape Contractor from the requirements of the work as set forth in the specifications.
2. All plant material shall be approved by the Landscape Architect prior to arrival on the site.
3. All plant material shall conform to the American Standard for Nursery Stock established by "American Hort" americanhort.org
4. No invasive plants as per the Massachusetts Prohibited Plant List shall be used on the site.
5. Plantings shall be installed in such a way that when mature they will remain at least 18 inches away from the structure of the building.
6. No substitution of plant species will be allowed without the written approval of the Landscape Architect. Any proposed substitutions of plant species shall be a plant of equivalent overall form, height and branching habit, flower, leaf and fruit, color and time of bloom.
7. The Contractor shall locate and verify all utility line locations prior to excavation for tree pits and report any conflicts to the Landscape Architect.
8. All plants shall be placed in their approximate location by the Contractor. The Contractor shall adjust the locations as required by the Landscape Architect. Trees shall be placed first, then shrubs, then perennials and last, groundcovers. Final locations must be approved by the Landscape Architect prior to planting.
9. The rootballs of trees: Soil should be carefully removed from the top of the root ball to expose the root flare. Tree should be set so that the root flare is at finished grade.
10. The rootballs of shrubs shall be planted 1" above adjacent finished grade. The rootflare of perennials shall be set at the level at which the plant was growing.
11. All planting to be done under the full time supervision of a certified arborist, nurseryman or licensed Landscape Architect
12. ***All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.***

IRRIGATION NOTES

1. Permanent irrigation systems required for all planting areas including planters. Provide irrigation sleeves below hardscape elements to reach all planted areas. See specifications.

LEGEND: SEE PLANT SCHEDULE

DECIDUOUS TREE, typ.

EVERGREEN TREE, typ.

ORNAMENTAL TREE, typ.

SHRUBS, typ.

PERENNIALS + ORNAMENTAL GRASSES typ.

VINES, typ.

Lawn — LAWN, typ. See specifications

VERDANT
LANDSCAPE ARCHITECTURE
828 Harvard Street, Suite 20, Brookline, MA 02446
Verdant Landscape Architecture.com
617.735.1180

6 MARINER WAY
NANTUCKET, MA

REVISIONS

DATE	DESCRIPTION
07/11/24	CONFORMED SET
10/08/24	Fence Revisions
10/21/24	HDC Buffer Updates

DRAWING INFORMATION

DATE: 7/11/23
SCALE: AS NOTED

PROJECT NUMBER
DRAWN BY: BH
CHECKED BY: BH

DRAWING TITLE
6 MARINER
PLANTING PLAN

DRAWING NUMBER
L2.3

© Verdant Landscape Architecture

Y:\Mariners Lots\CAD\MARI_8_PL.dwg

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

RECEIVED
JUN 13 2024
By

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 6/13/2024
	Address & HDC Case Number (ie HDC2020-05-0265): 6 Mariner Way (HDC2023-12-9706)
N/A	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps 55.1.4-72.2
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) (a.) Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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Signature: Paul L Santo Date: 6/13/24

Nantucket Surveyors, LLC
HDC Minutes
Tuesday May 21, 2024

NSL File No. NS11449-2 Mariner Way
NSL File No. NS11450-4 Mariner Way
NSL File No. NS11451-6 Mariner Way

Doherty ACK LLC: 2,4,6 Mariner Way Pool Revisions

Voting: Pohl, Welch, Camp, Coombs, Oliver

Representative: Paul J. Santos PLS

Staff Comments:
Holly Backus, Preservation Planner- Shingle feature of decks not consistent with "Building With Nantucket In Mind." Requests a Landscape Plan, Read letter from Nantucket Preservation Trust echoing same comment regarding shingle feature.

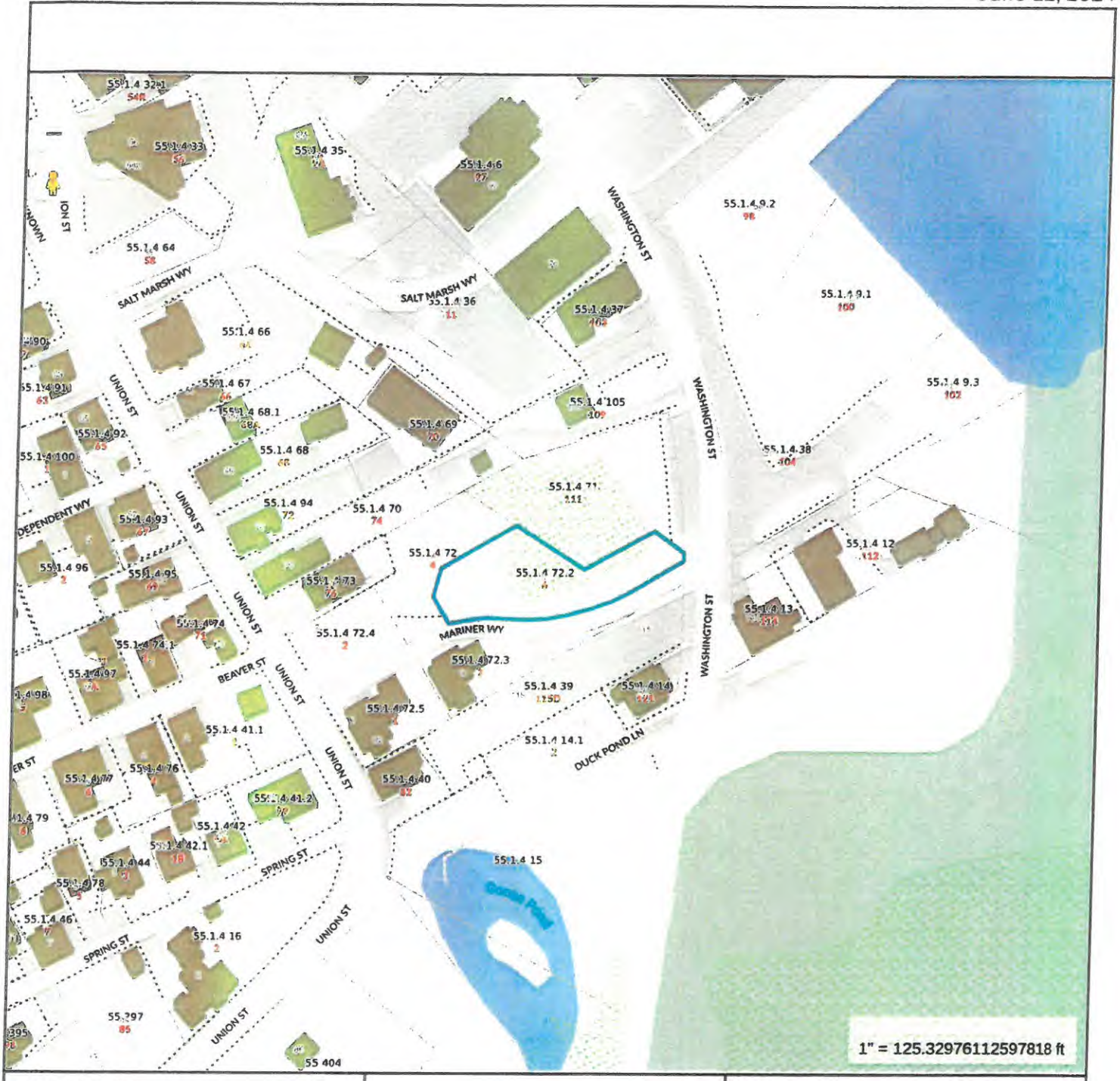
Public Comment:

- **Amy Keohane**, Abutter, 76 Union Street
- **John Hartig**, Abutter, 76 Union Street
- **Brian Rawson**, Abutter, 3 Mariner Way
- **Mickey Rowland**, Historic Structure Advisory Group-Solid single deck railing is not appropriate in the Old Historic District

Concerns:
Pohl-Agrees single deck rail is not appropriate
Welch-Need to see prior approvals and minutes
Camp-Shingles inappropriate. Pool applications are essentially a new application
Coombs-Pools are not allowed in the OHD. Chairman Pohl explained grandfathering as it relates to Zoning
Oliver-Agrees with Commissioner Welch request, understands frustration of neighbors regarding public notice, however pools were always shown on plans at the time of dwelling approvals.

Prepared By:

Paul J. Santos PLS
Nantucket Surveyors, LLC



Property Information

Property ID	189808
Location	6 MARINER WY
Owner	DOHERTY ACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

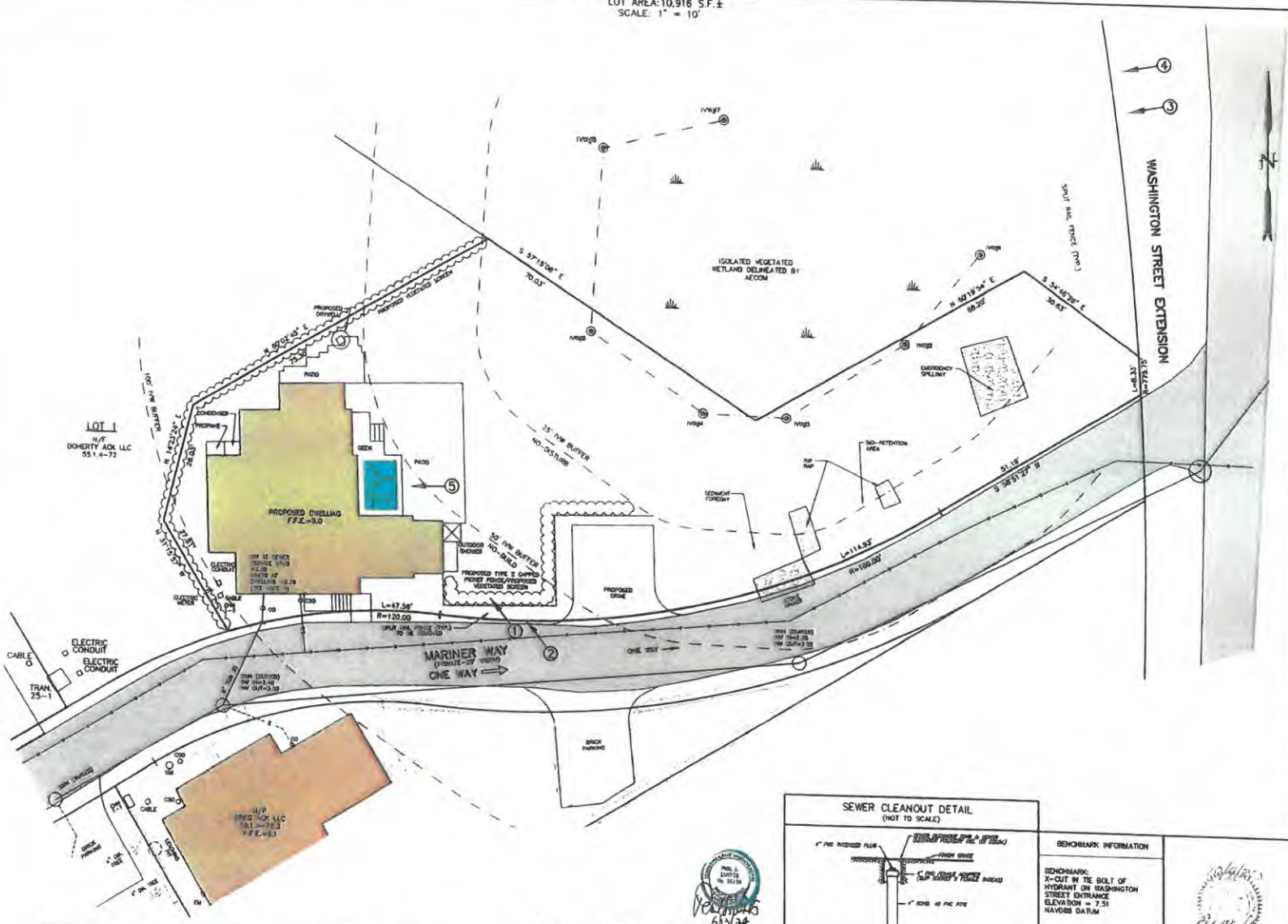
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

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

SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 10,916 S.F.±
SCALE: 1" = 10'


WASHINGTON STREET EXTENSION
MARINER WAY
(PRIVATE-20' WIDTH)
ONE WAY
LOT 1
N/F
DOHERTY ACK LLC
55.1.4-72
PROPOSED DWELLING
F.F.E.=9.0
PROPOSED TYPE 2 CAPPED PICKET FENCE/ESPOSED VEGETATED SCREEN
ISOLATED VEGETATED WETLAND DELINEATED BY AECOM
SPLIT RAIL FENCE (TYP.)
EMERGENCY SPILLWAY
SED-RETENTION AREA
SEDIMENT FOREBAY
PROPOSED DRIVE
BRICK PARKING
PATIO
DECK
OUTDOOR SHOWER
ELECTRIC METER
ELECTRIC CONDUIT
CABLE
TRANS. 25-1
N/F
DOHERTY ACK LLC
55.1.4-72.2
F.F.E.=8.1
L=47.56'
R=120.00
L=114.93'
R=160.00'
S 57°15'08" E
70.03'
S 34°16'26" E
30.63'
N 60°19'34" E
68.20'
S 36°51'22" W
51.18'
N 57°15'08" W
27.87'
N 32°43'52" E
100' NVW BUFFER
35' NVW BUFFER NO-DISTURB
5' NVW BUFFER NO-BUILD
4" SCH. 40 PVC SEWER SERVICE
70' @ 2.00%
SEWER CLEANOUT
SEWER MANHOLE
ELECTRIC CONDUIT
CABLE
ELECTRIC CONDUIT
TRANS. 25-1
CABLE
ELECTRIC METER
BRICK PARKING
CABLE
ELECTRIC CONDUIT
N/F
DOHERTY ACK LLC
55.1.4-72.3
F.F.E.=8.1
BRICK PARKING
4" ON GRADE
4" ON GRADE
CABLE
ELECTRIC CONDUIT
EM
CABLE
CABLE
ELECTRIC CONDUIT
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CABLE
ELECTRIC CONDUIT
EM
CABL

6 Mariner Way, Nantucket, MA
Applicant: Doherty ACK LLC



1 View of Property from Mariner Way



2 View of Property from Mariner Way



3 View of property from Washington Street Extension

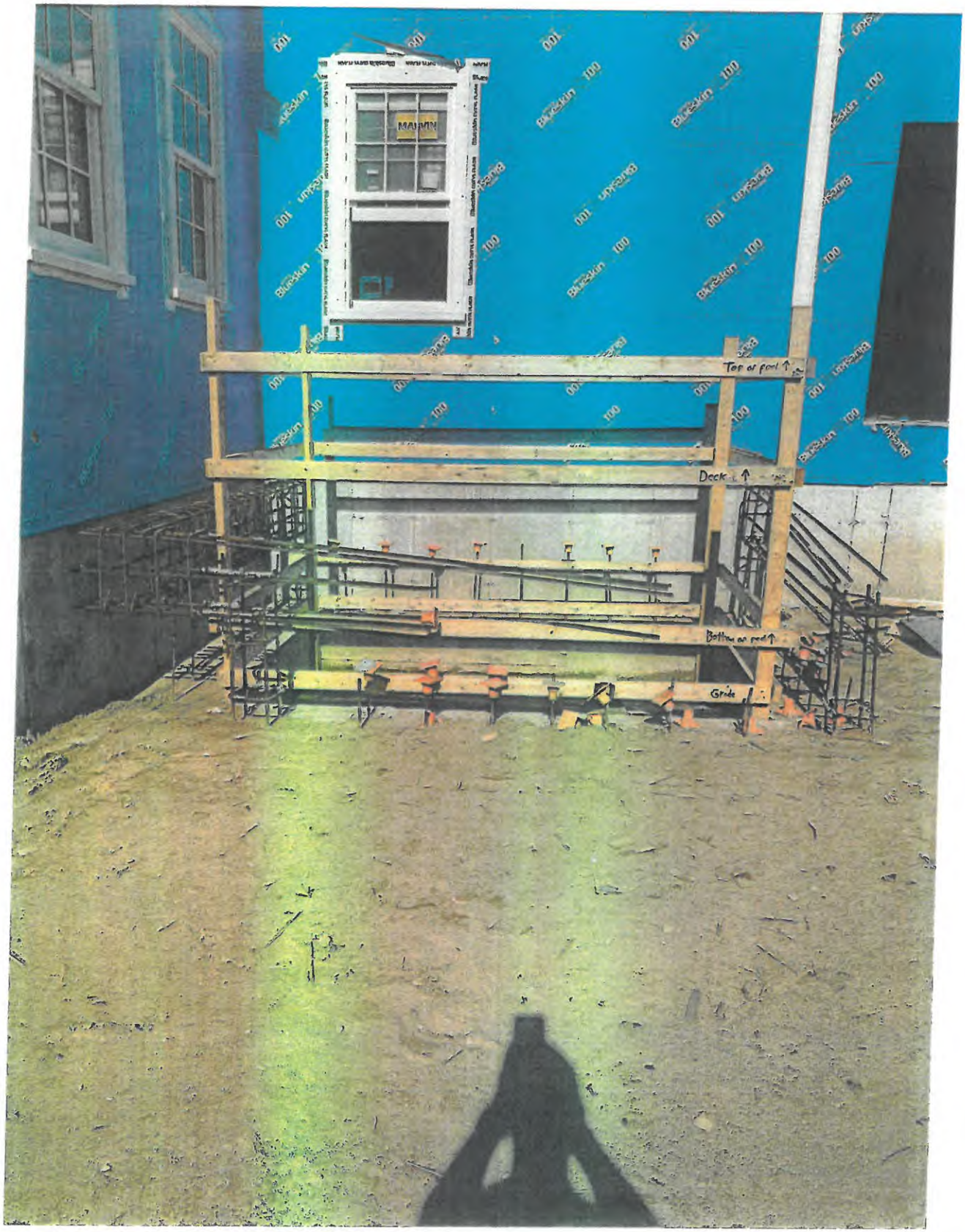


4 View of property from Washington Street Extension

5

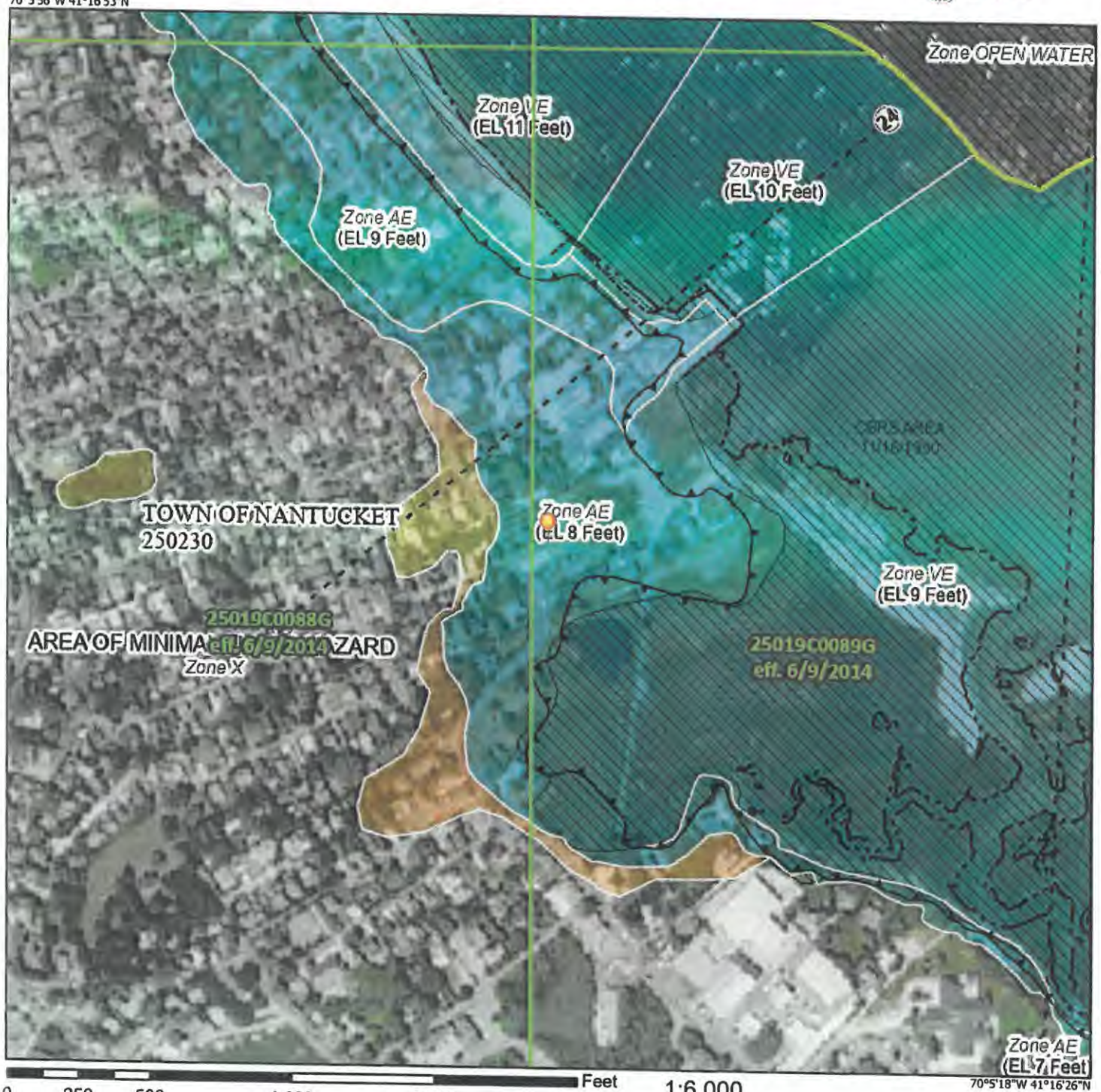
Pool Mock Up

6 Mariner Way



- Top of Pool
- Deck
- Bottom of Pool
- Grade

National Flood Hazard Layer FIRMette



FEMA

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainag areas of less than one square mile Zone
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represe an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/10/2024 at 1:58 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

CERTIFICATE NO: _____ DATE ISSUED: 4/18/23

HDC2022-08-6931 Staff

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

FOR OFFICE USE ONLY

Date application received: 8/24/22 Fee Paid: $ 200.00

Must be acted on by: ~~10/21/22~~ 12/21/22

Extended to: _____

Approved: _____ Disapproved: 6/30/23

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - ~~Restrictions~~ - Conditions

POOL NOT VISIBLE @ TIME OF INSPECTION OR THEREAFTER

PROPERTY DESCRIPTION

TAX MAP N°: 55.1.4 PARCEL N°. 72.2

Street & Number of Proposed Work: 60 MARINER WAY

Owner of record: DOHERTY ACK LLC c/o KEMS HOLDING Corp

Mailing Address: 100 CONIFER HILL DR-UNIT 304 DANVERS, MA 01923

Contact Phone #: 978-360-0955 E-mail: EDOHERTY@KEMSCORP.COM

AGENT INFORMATION (If applicable)

Name: LIANA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

Contact Phone #: 508-221-4132 E-mail: CZARINALINNA@COMCAST.NET

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 15X18 ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: 12X8 ☒ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name: POOL USE PROTECTED BY A PERIMETER PLAN THROUGH PLANNING BOARD UNDER R-C ZONING

Original Date:

Original Builder:

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

HARDSCAPE/DRIVEWAY/WALKS ~~Deck 18'3" x 5'10"~~ 10' x 17' - AUTOCOVER

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: 36" Type: TYPE II CAPPICKET Length: 145'

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways PERMEABLE/BELGIAN Walkways BRICK/BLUESTONE Walls PATIO-BLUESTONE

* Note: Complete door and window schedules are required. / BLOCK

COLORS

Sidewall C/D NEW SHEDIR 4X4X6 Clapboard (if applicable) _____ Roof _____

Trim PROPANE TANK - 4X4X4 Sash _____ Doors _____

Deck A/C END - 4X4X4 NEW Foundation _____ Fence _____ Shutters _____

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

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

Date 8/24/22 Signature of owner of record _____ Signed under penalties of perjury

STAFF

6. Doherty ACK LLC 08-6931	6 Mariner Way	Hardscape	55.1.4/72.3	Linda Williams

Voting	Pohl, Welch, Coombs, Oliver, Patten
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams
Public	None
Concerns	None
Motion	**Motion to approve through staff not being visible at time of inspection or thereafter. (Welch)**
Roll-call Vote	Welch, Coombs, Oliver, Patten and Pohl-aye Certificate # **HDC2022-08-6931**

7. Brett Fodiman **10-7279** 111 Surfside Rd As-built MH shingles 80/70 Slacktide

APPROVED
HDC2022-08-6931

Voting	Pohl, Coombs, Camp, Oliver, Thornewill
Alternates	Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Timothy Rogovich
Public	None
Concerns	None
Motion	**Motion to Approve with screening, and screening to be maintained in perpetuity. (Oliver)**
Roll-call Vote	Carried 4-1 // Coombs, Oliver, Thornewill and Pohl-aye //Camp-nay Certificate # **HDC2022-10-7279**

NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

8. Brett Fodiman **10-7281** 111 Surfside Rd As-built GH shingles 80/70 Slacktide

Voting	Pohl, Coombs, Camp, Oliver, Thornewill
Alternates	Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Timothy Rogovich
Public	None
Concerns	None
Motion	**Motion to Approve with screening, and screening to be maintained in perpetuity. (Oliver)**
Roll-call Vote	Carried 4-1 // Coombs, Oliver, Thornewill and Pohl-aye //Camp-nay Certificate # **HDC2022-10-7281**

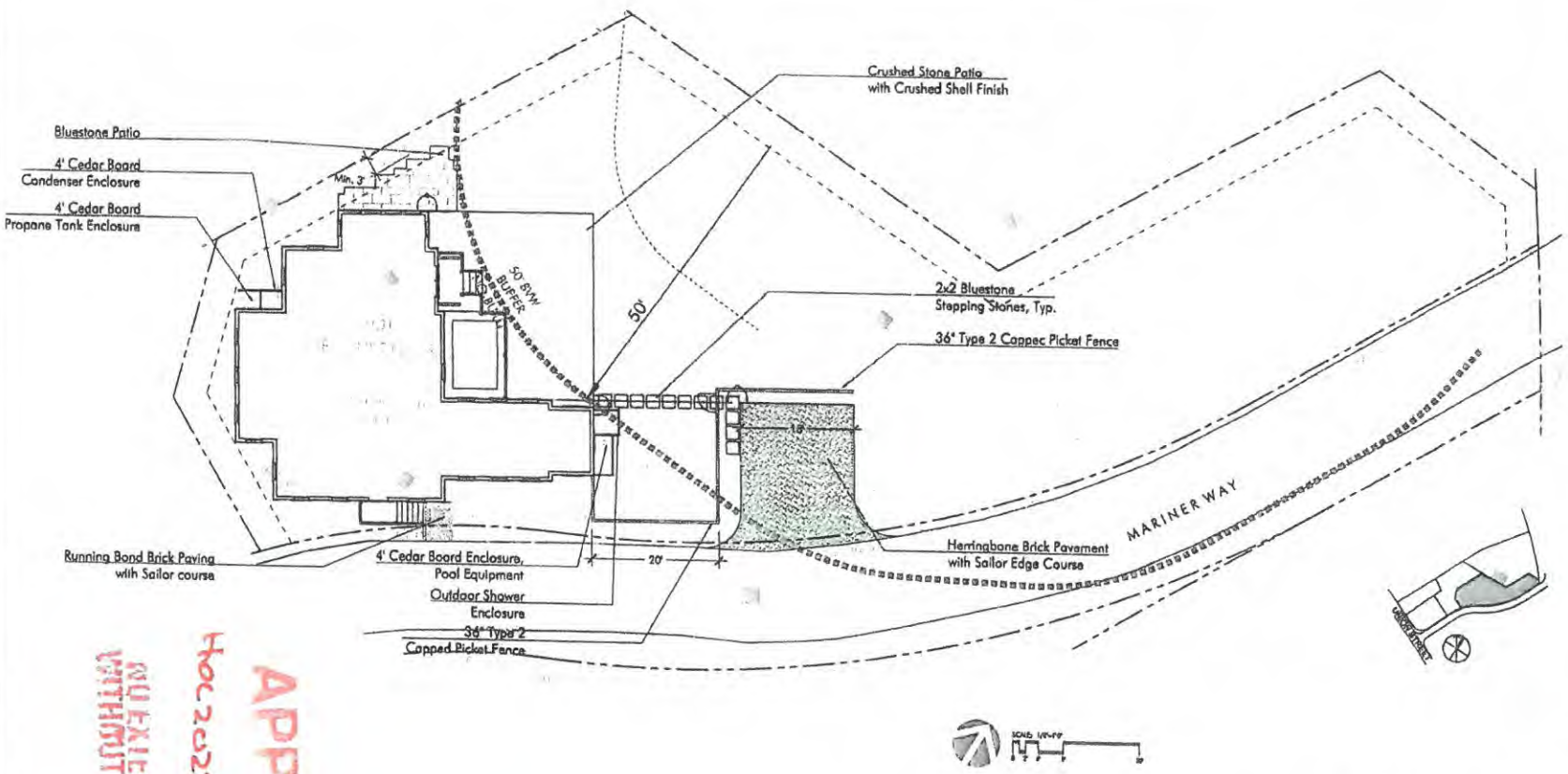
9. Brett Fodiman **10-7280** 111 Surfside Rd As built garage shingles 80/70 Slacktide

Voting	Pohl, Coombs, Camp, Oliver, Thornewill
Alternates	Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Timothy Rogovich
Public	None
Concerns	None
Motion	**Motion to Approve with screening, and screening to be maintained in perpetuity. (Oliver)**
Roll-call Vote	Carried 4-1 // Coombs, Oliver, Thornewill and Pohl-aye //Camp-nay Certificate # **HDC2022-10-7280**

V. NEW BUSINESS 03/28/23

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. 450 Green Park LLC 01-7772	2 Stone Alley	Hardscape	39/24.1	Ahern

Voting	Pohl, Coombs, Camp, Oliver, Thornewill
Alternates	Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Ahern
Public	None
Concerns	Application not opened.
Motion	**No action.**
Roll-call Vote	Camp, Coombs, Oliver, Thornewill and Pohl-aye Certificate # **HDC2023-01-7772**



LAYOUT AND MATERIALS NOTES

1. Contractor shall lay out paths, walls and site improvements for review by the Architect prior to proceeding with the work. Make adjustments to layout as directed. Provide proposed grades at all corners and site features as directed.
2. All pedestrian walkways and patios on one level plane: flush condition between all changes in paver/paving styles.
3. The locations of existing underground utilities shown are approximate and have not been independently verified by the Owner or its representatives. The contractor shall field verify the size and exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be accelerated by the contractor's failure to exactly locate and preserve any and all underground utilities.
4. Contractor shall verify all conditions in the field and report any discrepancies to the architect prior to starting work.
5. Contractor shall notify digsafe 1-888-dig-safe and verify underground utilities prior to excavation.
6. Contractor is responsible for repairing any damage caused to roads, walks, utilities, site improvements, existing or proposed, damaged by this project.
7. Items indicated as "relocated" are salvaged and stored from existing site are to be installed by the general contractor.
8. Contractor shall coordinate location of all utilities (lines, ducts, conduits, sleeves, footings, etc.) with locations of proposed landscape elements (walls, tree rootballs, proposed lighting footings, etc.). contractor shall report any discrepancies to the architect prior to continuing work.
9. All lines are parallel or perpendicular to lines from which they are measured, unless otherwise noted. dimensions are to face of wall, to face of curb; to edge of pavement; to edge of improvement or as otherwise noted.
10. All pedestrian walkways and patios on one level plane: flush condition between all changes in paver/paving styles.

IRRIGATION NOTES

1. Permanent irrigation systems required for all planting areas. Provide irrigation sleeves below hardscape elements to reach all planted areas. See specifications.

LAYOUT LEGEND:

— ℄ —	CENTERLINE
⌒	ARCH
P.O.B.	POINT OF BEGINNING
8'	DIMENSION
R5'	RADIUS = 5'
TYP.	TYPICAL
EQ.	EQUAL
V.I.F.	VERIFY IN FIELD

APPROVED
Hoc2023 08-6931
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

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APR 14 2023
By

VERDANT
LANDSCAPE ARCHITECTURE
617.738.1180

6 MARINER WAY
NANTUCKET, MA

LANDSCAPE SERIES

NOT FOR CONSTRUCTION

REVISIONS
MARK | SIZE | DATE

DRAWING INFORMATION
ISSUE:
DATE: 4/10/23
SCALE:

PROJECT NUMBER:
DRAWN BY:
CHECKED BY:

DRAWING TITLE
6 MARINER
MATERIALS PLAN

DRAWING NUMBER
L1

© Verdant Landscape Architecture

V:\Mariners Lane\CAD\MARI_8_MAT.dwg

CERTIFICATE NO: _____ DATE ISSUED: 4/18/23

HDC2022-08-6930

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

Staff

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55.1.4 PARCEL N°. 72.2

Street & Number of Proposed Work: 6 MARINER WAY

Owner of record: DOHERTY ACK LLC,

Mailing Address: C/O KENS HOLDING CORP
100 CONIFER HILL DR - UNIT 304
DANVERS, MA 01923

Contact Phone #: 978-360-0955 E-mail: EDOHERTY@ESMSCORP.COM

AGENT INFORMATION (if applicable)

Name: ZINA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: 8/24/22 Fee Paid: $ 563.20

Must be acted on by: 10/24/22 ~~12/31/22~~

Extended to: 6/30/23

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

EXHIBIT A - THRU STAFF (4 PAGES)
(NOTHING REQUIRED REVISIONS ARE ONLY THOSE HIGHLIGHTED IN GREEN)

RESILIENT NANTUCKET - AE8

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length 60' 10" Sq. Footage 1st floor: 1443 SF Decks/Patio: Size: 24X7 ☒ 1st floor ☐ 2nd floor
Width: 45' 3" Sq. footage 2nd floor: 1373 SF Size: 8X4 ☐ 1st floor ☒ 2nd floor
Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 32' 2" South 32' 2" East 32' 2" West 32' 2"

Additional Remarks 29' 2 1/2" COLUMN

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

Historic Name:

Original Date:

Original Builder:

NEW SINGLE-FAMILY DWELLING + POOL - 10'X17' IN ATTACHED RAISED 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 1' 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 9 /12 Secondary Mass 9 /12 Dormer ____/12 Other 5/12 - ADDITION/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): BOXED IN ALUMINUM

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

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1X12 + 1X6 Rake 1X12 Soffit (Overhang) _____ Corner boards 1X6 Frieze 1X4
Window Casing 1X5 Door Frame FRONT 1X8 Columns/Posts: Round ____ Square 6"X6" WRAPPED

Windows*: ☒ Double Hung ☒ Casement ☒ All Wood ☐ Other REST 1X5
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer C/C + CAST - MARVIN ULTIMATE WOOD

Doors* (type and material): ☐ TDL ☒ SDL Front CORNER Rear 12 LT W/KICK Side 12 LT W/KICK PANEL
Garage Door(s): Type 3 LT SIDE HS Material PANEL

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NAVY Clapboard (if applicable) _____ Roof PEWTER WOOD
Trim WHITE Sash WHITE Doors FRONT BLACK
Deck NAVY Foundation GRAY-(PARGED) Fence _____ Shutters _____

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

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

Date 8/21/2022 Signature of owner of record _____ Signed under penalties of perjury

Roll-call Vote	Welch, Coombs, Oliver, Patten and Pohl-aye			Certificate #	**HDC2022-08-6941**
4. Doherty ACK LLC 08-6943	**4 Mariner Way**	**Hardscape**		**55.1.4/72**	**Linda Williams**
Voting	Pohl, Welch, Coombs, Oliver, Patten				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns	None				
Motion	**Motion to approve through staff subject to the brick walkway moving to the east of the patio extension. (Welch)**				
Roll-call Vote	Carried 4-1 // Welch, Oliver, Patten and Pohl-aye //Coombs-nay			Certificate #	**HDC2022-08-6943**
5. Doherty ACK LLC 08-6930	**6 Mariner Way**	**New dwelling**		**55.1.4/72.3**	**Linda Williams**
Voting	Pohl, Welch, Coombs, Oliver, Patten				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns	None				
Motion	**Motion to approve through staff subject to modifying the chimney to more typical proportions and relocating it to an alternate location as opposed to 4 Mariner, the east elevation changing the first story mass roof pitch from a 7/12 to a 4/12 and putting a number two window above it and the Juliet balcony to be removed and replaced with a dealer's choice window and the north shed structure will have a 4/12 pitch also. Per exhibit A. (Welch)**				
Roll-call Vote	Welch, Coombs, Oliver, Patten and Pohl-aye			Certificate #	**HDC2022-08-6930**
6. Doherty ACK LLC 08-6931	**6 Mariner Way**	**Hardscape**		**55.1.4/72.3**	**Linda Williams**
Voting	Pohl, Welch, Coombs, Oliver, Patten				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns	None				
Motion	**Motion to approve through staff not being visible at time of inspection or thereafter. (Welch)**				
Roll-call Vote	Welch, Coombs, Oliver, Patten and Pohl-aye			Certificate #	**HDC2022-08-6931**
7. Brett Fodiman **10-7279**	111 Surfside Rd	As-built MH shingles		80/70	Slacktide
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Timothy Rogovich				
Public	None				
Concerns	None				
Motion	**Motion to Approve with screening, and screening to be maintained in perpetuity. (Oliver)**				
Roll-call Vote	Carried 4-1 // Coombs, Oliver, Thornewill and Pohl-aye //Camp-nay			Certificate #	**HDC2022-10-7279**
8. Brett Fodiman **10-7281**	111 Surfside Rd	As-built GH shingles		80/70	Slacktide
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Timothy Rogovich				
Public	None				
Concerns	None				
Motion	**Motion to Approve with screening, and screening to be maintained in perpetuity. (Oliver)**				
Roll-call Vote	Carried 4-1 // Coombs, Oliver, Thornewill and Pohl-aye //Camp-nay			Certificate #	**HDC2022-10-7281**
9. Brett Fodiman **10-7280**	111 Surfside Rd	As built garage shingles		80/70	Slacktide
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Timothy Rogovich				

APPROVED
HDC2022-08-6930

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

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JUN 2 2023
By

Vicinity Map



APPROVED
HDC 2022.08.0930

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



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

RECEIVED
JUN 2 2023
By

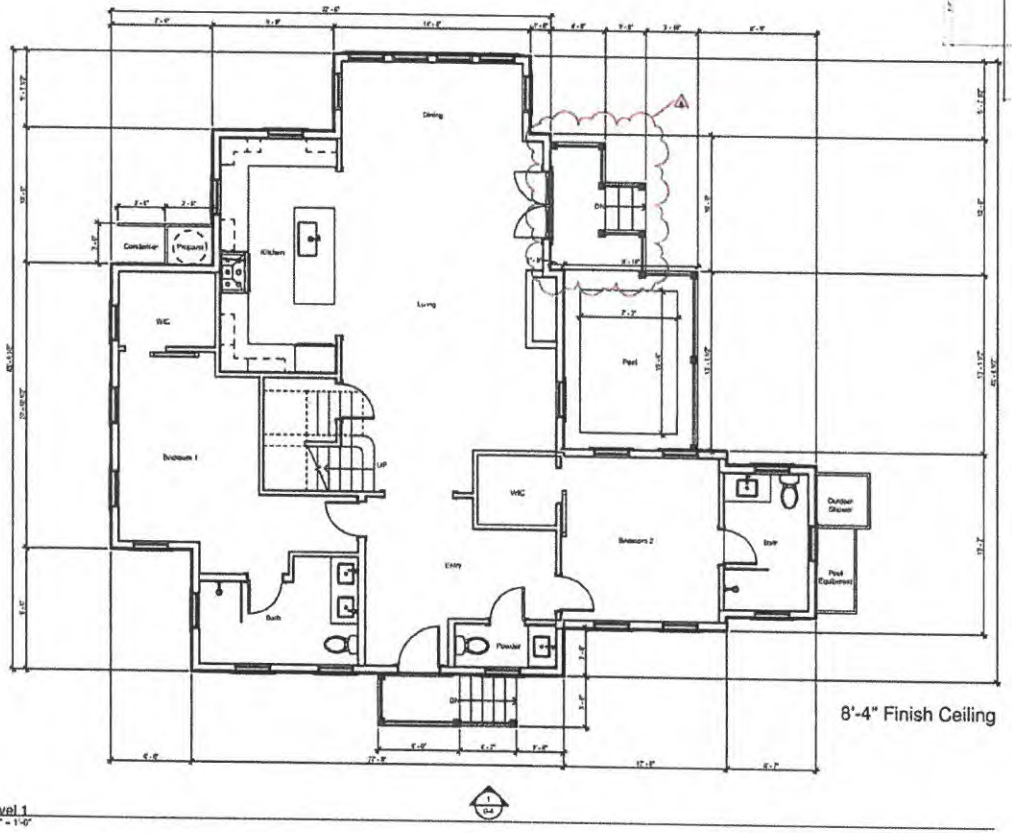
Finegold Alexander Architects

PRELIMINARY
NOT FOR
CONSTRUCTION

6 Mariner Way | Lot 2

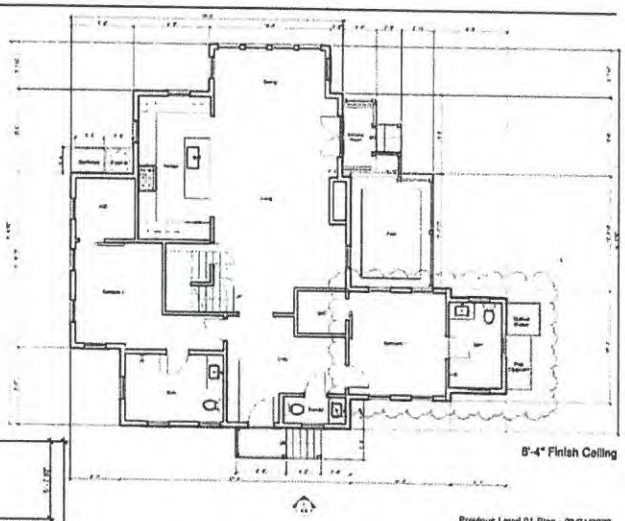
Site Plan

6-1



8'-4" Finish Ceiling

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



8'-4" Finish Ceiling

Previous Level 01 Plan - 03/21/2023

MODIFICATIONS | 23.04.18

- Removed Balcony Above Northeast Porch

Finegold Alexander Architects

PROJECT TEAM

OWNER
KDMA Corporation
200 Broadway, Suite #102
Lynnfield, MA 01940
(781) 842-0999

Civil Engineer
Hanlocket Surveyors
6 Windy Way,
Nantucket, MA 02554
(508) 770-0240

Structural Engineer
Roome And Guarracino LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 638-1700 x 202

Landscape Architect
Verdant Landscape Architecture
318 Harvard Street, Suite 2F,
Brookline MA 02446
(617)735-1180

Energy Rater
Hera Energy Raters LLC.
Milky, MA 02054
(508)831-6633

KEY PLAN



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION

6 Mariner Way | Lot 2

PROJECT #: P0270.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, DS
CHECKED BY: RB

SHEET NAME

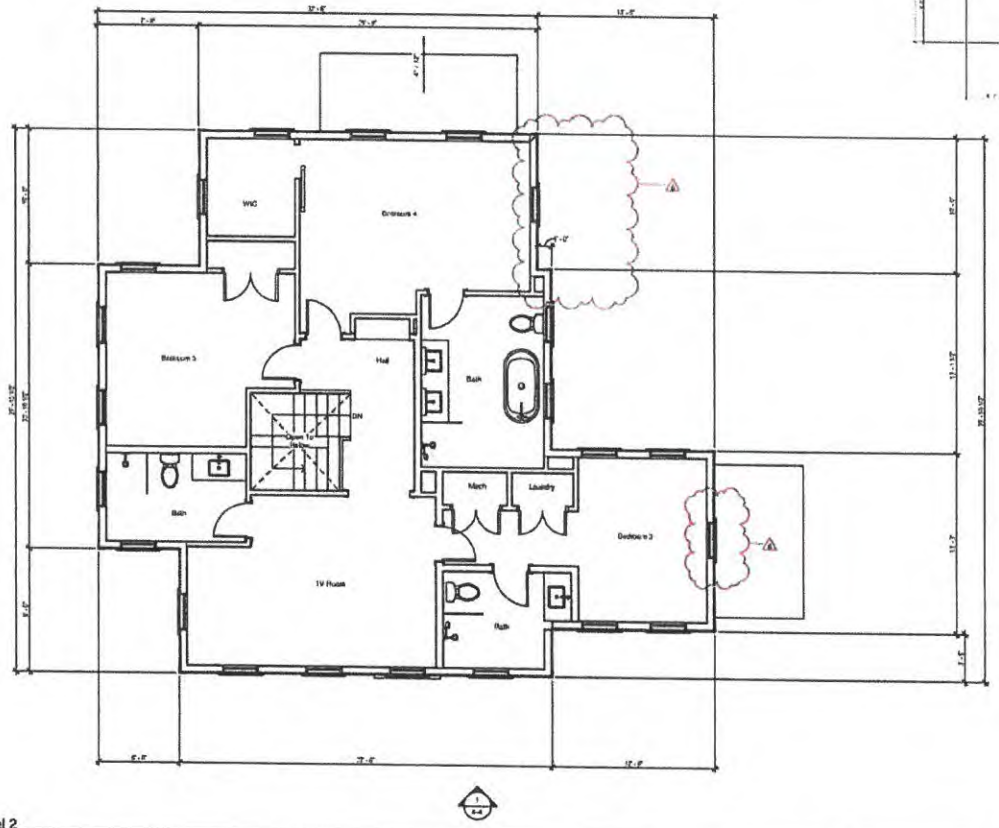
Level 1 Plan

DRAWING HISTORY

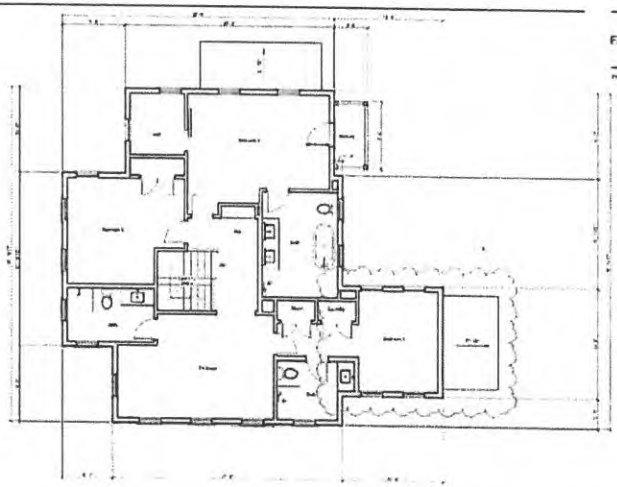
NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.24	HDC Revisions, R5
5	23.03.21	HDC Revisions, R6
6	23.04.18	HDC Revisions, R7

SHEET #

6-2



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



Previous Level 02 Plan - 03/21/2023

MODIFICATIONS | 23.04.18

- Removed Balcony in Bedroom 4
- Changed French Door to Type 2 Window in Bedroom 4
- Added Type 2 Window to Bathroom 3

Finegold Alexander Architects

PROJECT TEAM

OWNER:
Kettle Corporation
200 Broadway, Suite #103
Lynnfield, MA 01940
(781) 942-2004

Civil Engineer
Nantucket Surveyors
5 Windy Way,
Nantucket, MA 02554
(508) 228-0249

Structural Engineer
Rooms And Quarterline LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 526-1700 x 202

Landscape Architect
Vanderd Landscape Architecture
110 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

Energy Rater
Hera Energy Raters LLC.
Mills, MA 02054
(520)631-6633

KEY PLAN



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION
6 Mariner Way | Lot 2

PROJECT #:	P02/02.0
ISSUE DATE:	04/10/2023
PROJECT STATUS:	HDC Submission
DRAWN BY:	CD, BS
CHECKED BY:	RB

SHEET NAME
Level 2 Plan

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.28	HDC Revisions
4	23.01.26	HDC Revisions, R5
5	23.03.21	HDC Revisions, R6
6	23.04.18	HDC Revisions, R7

SHEET #
6-3



Previous South Elevation - 03/21/2023

Window Schedule

Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	3' 7 3/8"	5' 1"	12	Simulated Divided	Marvin Windows and Doors	Ultrex/a	UWDH2610	Vinyl
2	2' 7 3/8"	3' 9"	expo-sed	Casement	Marvin Windows and Doors	Ultrex/a	UWDH2515	Wood
3	2' 7 3/8"	4' 5"	12	Simulated Divided	Marvin Windows and Doors	Ultrex/a	UWDH2622	Wood

Door Schedule - Exterior

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' 0"	7' 0"	0	6	Therma-Tru Ltd.	Smooth Star	S210	Fiberglass
C2	5' 0"	7' 0"	12	1	Therma-Tru Ltd.	Smooth Star	S2240 SDL	Fiberglass

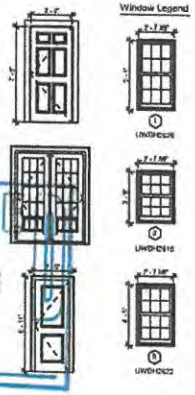
Materials Legend

Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma-Tru Ltd.	Smooth Star	Black	Refer to Door Sched.
Outdoor Shower			Natural Cedar	10' Wall Lat Planks
Roof	CertainTeed	Landmark Architectural	Weathered	Ind Fascia
Windows			Natural Cedar	
Trim & Ancillary Doors			White	1x5
Windows	Marvin	Ultrex/a Wood	White Rock	Refer to Window Sched.

MODIFICATIONS | 23.04.18

- Revised Chimney to Typ. Proportions & Location
- Revised Single-Story Masses to a 4"/12" Slope

Window Legend



APPROVED
HDC2022.08.6930

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

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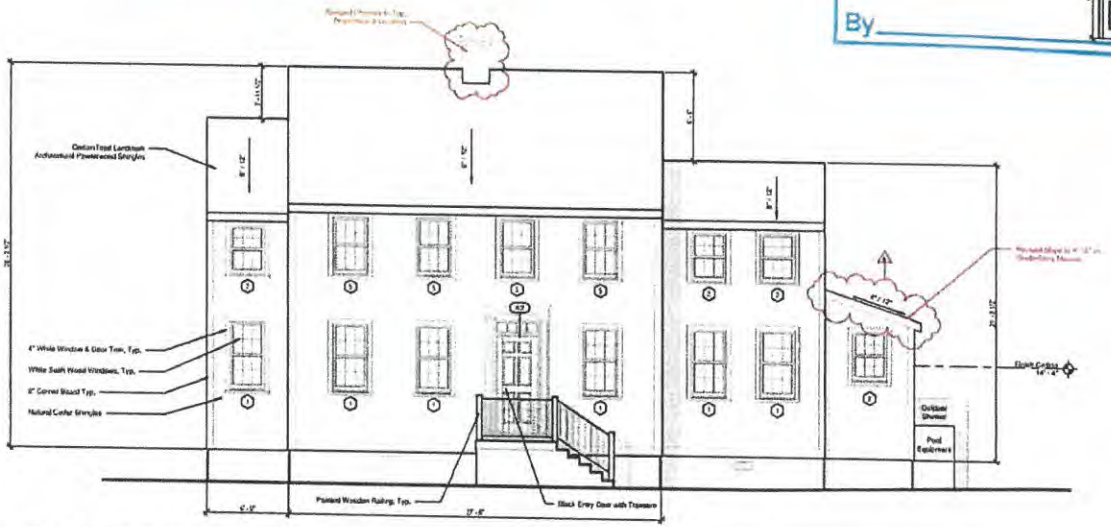
JUN 2 2023
By



1 South Elevation - Mariner Way
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM

OWNER:
RESAL Corporation
295 Broadway, Suite #183
Lynnfield, MA 01940
(781) 842-2800

Civil Engineer:
Manhasset Surveyors
6 Windy Way,
Manhasset, MA 02554
(508) 339-0245

Structural Engineer:
Rogers and Gusmorino LLC.
295 Trade Center, Suite 2040
Woburn, MA 01801
(617) 829-1700 x 202

Landscape Architect
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)739-1188

Energy Rater:
Mark Energy Raters LLC.
Millis, MA 02054
(508)831-4033

KEY PLAN



PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
6 Mariner Way | Lot 2

PROJECT #: P22108
ISSUE DATE: 04/07/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, DS
CHECKED BY: FG

SHEET NAME:
Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
3	23.01.26	HDC Revisions PH
4	23.03.21	HDC Revisions PH
5	23.04.18	HDC Revisions RT

SHEET #:
6-4



Previous North Elevation - 03/21/2023

Window Schedule								
Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2' 7 3/8"	3' 1"	10	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2626	Wood
2	2' 7 3/8"	3' 6"	<VIN #1>	<VIN #2>	Marvin Windows and Doors	Ultimate	UWDH2616	Wood
3	2' 7 3/8"	4' 3"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2622	Wood

Door Schedule - Exterior								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	2' 6"	7' 0"	6	6	Therma Tru Ltd.	Smooth Star	S2N6	Fiberglass
C3	5' 0"	7' 0"	12	1	Therma Tru Ltd.	Smooth Star	S2N6 ROL	Fiberglass

Materials Legend				
Material	Manufacturer	Product Line	Color	Dimensions
Front Entry Door	Therma Tru Ltd	Smooth Star	Black	Refer to Door Schedule
Outdoor Shower			Natural Cedar	6" Vertical Planks
Wood	Certain Teed	Landmark Architectural	Pleistocene	Tab Fence
Shingles			Natural Cedar	
Trim & Ancillary Doors			White	Tab
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Schedule

MODIFICATIONS | 23.04.18

- Revised Chimney to Typ. Proportions & Location
- Revised Single-Story Masses to a 4"/12" Slope
- Removed Balcony above Northeast Porch

APPROVED
HDC2022.08.6930

NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

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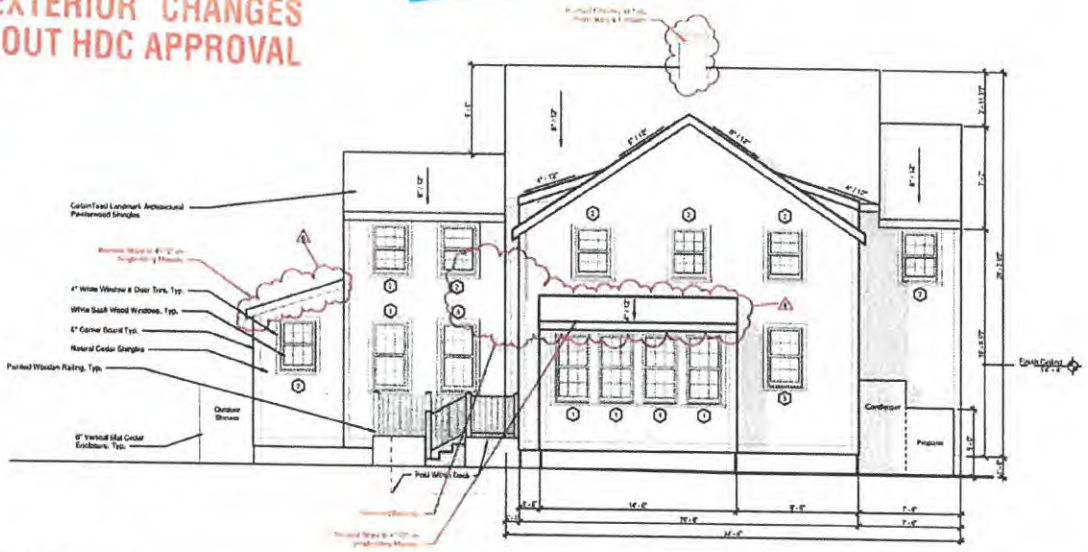
JUN 2 2023
By

Window Legend





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

Finegold Alexander Architects

PROJECT TEAM

Owner
KEMs Corporation
203 Broadway, Suite 4103
Lynnfield, MA 01940
(781) 943-2906

Civil Engineer
Hartnett Surveyors
6 Windy Way,
Hartnett, MA 02554
(508) 228-0248

Structural Engineer
Rooms And Guarracino LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 628-1700 x 202

Landscape Architect
Vendetti Landscape Architecture
218 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1188

Energy Rater
Hers Energy Raters LLC.
Mills, MA 02054
(508)831-6633

KEY PLAN



PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION
6 Marinor Way | Lot 2

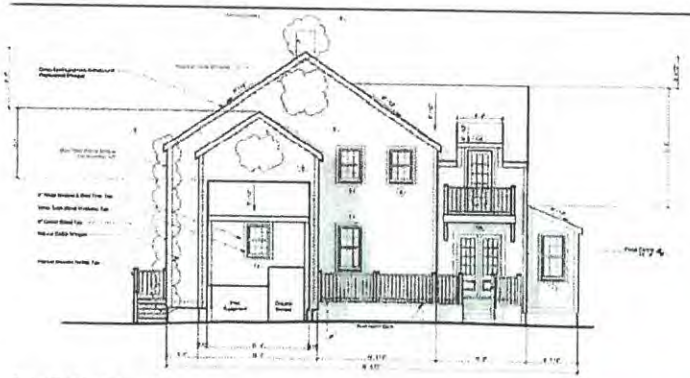
PROJECT #: PE2103.0
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, BS
CHECKED BY: RR

SHEET NAME
Exterior Elevations

DRAWING HISTORY

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.09	HDC Revisions
4	23.01.26	HDC Revisions, RR
5	23.03.21	HDC Revisions, PM
6	23.04.18	HDC Revisions, RT

SHEET #
6-6



Previous East Elevation - 03/21/2023

Window Schedule

Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2' 7 3/8"	5' 1"	12	6 Insulated Double	Marvin Windows and Doors	Ultimate	UWDH2X5	Wood
2	2' 7 3/8"	3' 8"	<NW> Max	<PRIVACY>	Marvin Windows and Doors	Ultimate	UWDH2838	Wood
3	2' 7 3/8"	4' 5"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2852	Wood

Door Schedule - Exterior

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' 0"	7' 0"	8	6	Therma Tru Ltd	Smooth-Star	3218	Fiberglass
D2	5' 0"	7' 0"	12	1	Therma Tru Ltd	Smooth-Star	82269 5/8L	Fiberglass

Materials Legend

Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma Tru Ltd	Smooth-Star	Black	Refer to Shop Submit
Cabinet Hardware			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Weathered Wood	1x8 Fascia
Skylights			Natural Cedar	
Trim & Ancillary Items			White	1x6
Windows	Marvin	Ultimate Wood	White Sand	Refer to Window Schedule

MODIFICATIONS | 23.04.18

- Revised Chimney to Typ. Proportions & Location
- Revised Single-Story Masses to a 4"/12" Slope
- Removed Balcony above Northeast Porch
- Changed French Door to Type 2 Window
- Added Type 2 Window above Single Story Mass (Left)

Window Legend



APPROVED
HDC2022.08.6930

NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

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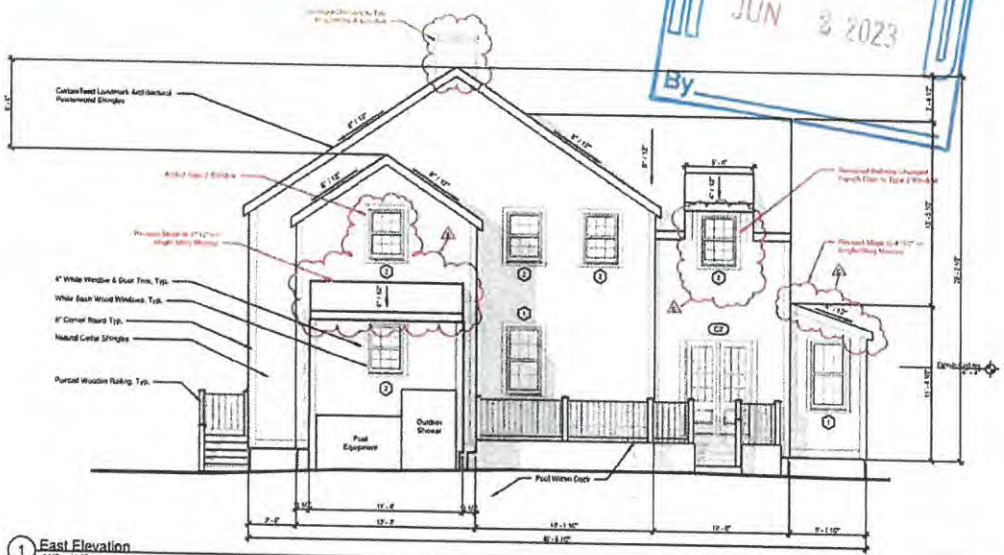
By



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

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMa Corporation
200 Broadway, Suite #103
Lynnfield, MA 01940
(781) 842-2500

Civil Engineer:
Nantucket Surveyors
6 Windy Way
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Rosone And Counselire LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 426-1700 x 200

Landscape Architect:
Verdant Landscape Architecture
344 Harvard Street, Suite 29
Brookline MA 02446
(617)735-1188

Energy Rater:
Hers Energy Raters LLC.
Mdc, MA 02054
(508)431-8433

KEY PLAN



PRELIMINARY NOT FOR CONSTRUCTION

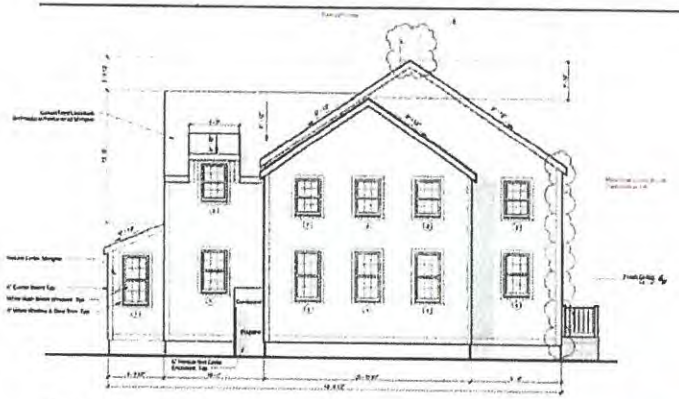
PROJECT INFORMATION:
6 Mariner Way | Lot 2

PROJECT #: P6270.D
PLAN DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, BS
CHECKED BY: RB

SHEET NAME:
Exterior Elevations

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions RB
5	23.03.21	HDC Revisions TN
6	23.04.18	HDC Revisions RF

SHEET #:
6-7



Previous West Elevation - 03/21/2023

Window Schedule								
Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2' - 7 3/8"	5' - 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2626	Wood
2	2' - 7 3/8"	3' - 0"	[illegible]	[illegible]	Marvin Windows and Doors	Ultimate	UWDH2618	Wood
3	2' - 7 3/8"	4' - 5"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2622	Wood

Door Schedule - Exterior								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	7' - 0"	0	6	Thermo Tru Ltd	Smooth Star	S210	Fiberglass
C2	5' - 0"	7' - 0"	12	1	Thermo Tru Ltd	Smooth Star	S2050 SDL	Fiberglass

Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Thermo Tru Ltd	Smooth Star	Mark	Refer to Door Sched
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Pharmacist	Tall Fence
Shingles			Natural Cedar	
Trim & Ant Sets Doors			White	1x5
Shadows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched

MODIFICATIONS | 23.04.18

- Revised Chimney to Typ. Proportions & Location
- Revised Single-Story Masses to a 4"/12" Slope

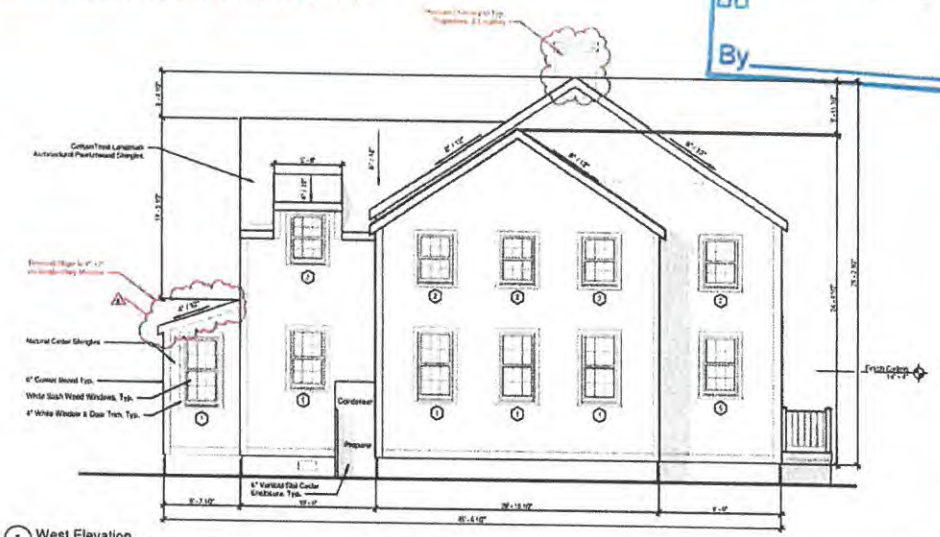
APPROVED
HDC2022-08-6930

NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

RECEIVED
[illegible] 2023
By

Window Legend





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

Finegold Alexander Architects

PROJECT TITLE

OWNER:
KEMs Corporation
200 Boundary, Suite #153
Lynnfield, MA 01940
(781) 842-2996

Civil Engineer:
Neddocket Surveyors
8 Windy Way,
Rockwood, MA 02554
(508) 228-0240

Structural Engineer:
Rooms And Geometrics LLC.
300 Trade Center, Suite 2540
Woburn, MA 01801
(617) 629-1701 x 202

Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1160

Energy Rater:
Hera Energy Raters LLC.
Mills, MA 02054
(508)631-0633

KEY PLAN



LINE

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION

6 Mariner Way | Lot 2

PROJECT #: FG270.0
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, BS
CHECKED BY: RB

SHEET NAME

Exterior Elevations

DRAWING HISTORY

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
3	23.01.26	HDC Revisions, RB
5	23.03.21	HDC Revisions, RB
6	23.04.18	HDC Revisions, RB

SHEET #

6-5

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55.1.4 PARCEL N°. 72.2

Street & Number of Proposed Work: 6 MARINER WAY

Owner of record: DOHERTY ACK LLC

Mailing Address: 100 CONIFER HILL DR #304
DANVERS, MA 01923

Contact Phone #: 978-316-9558 E-mail: JDOHERTY@KENSCORP.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-6432 E-mail: ZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2022-08-6931

☒ Pool (Zoning District RC) ☐ Porch ☐ 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: ELEVATE POOL OFF GROUND AS REQUIRED BY CONSERVATION COMMISSION 18" ABOVE DECK LEVEL NO CHANGE IN SIZE OR LOCATION CONTINUES NOT TO BE VISIBLE

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 NO

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

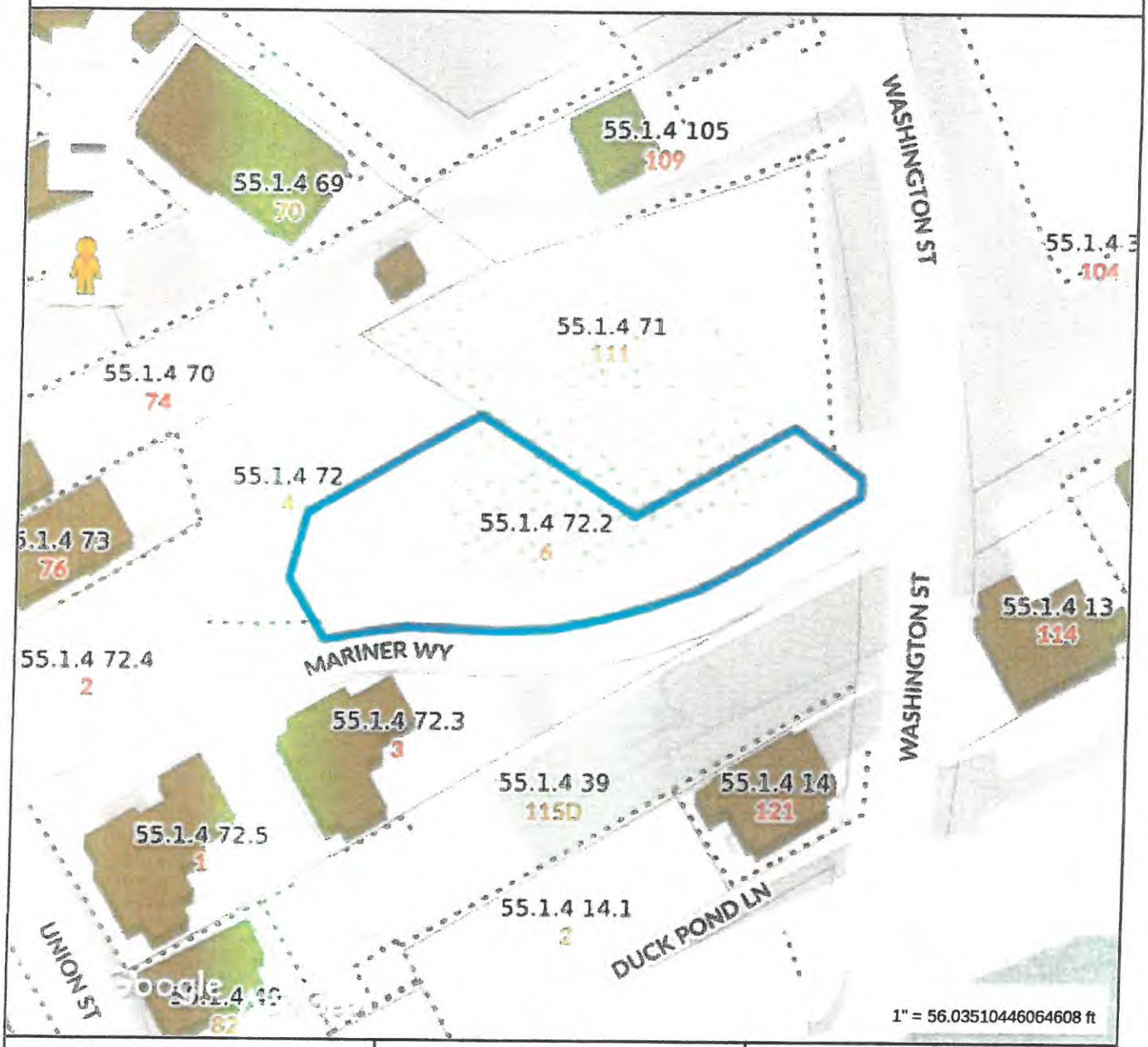
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 12/17/2023 Signature of owner of record _____ Signed under penalties of perjury



Property information

Property ID	55.1.4 72.2
Location	6 MARINER WY
Owner	DOHERTY ACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 10/03/2023
Data updated Jan. 2021

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



Property Information

Property ID	55.1.4 72.2
Location	6 MARINER WY
Owner	DOHERTY ACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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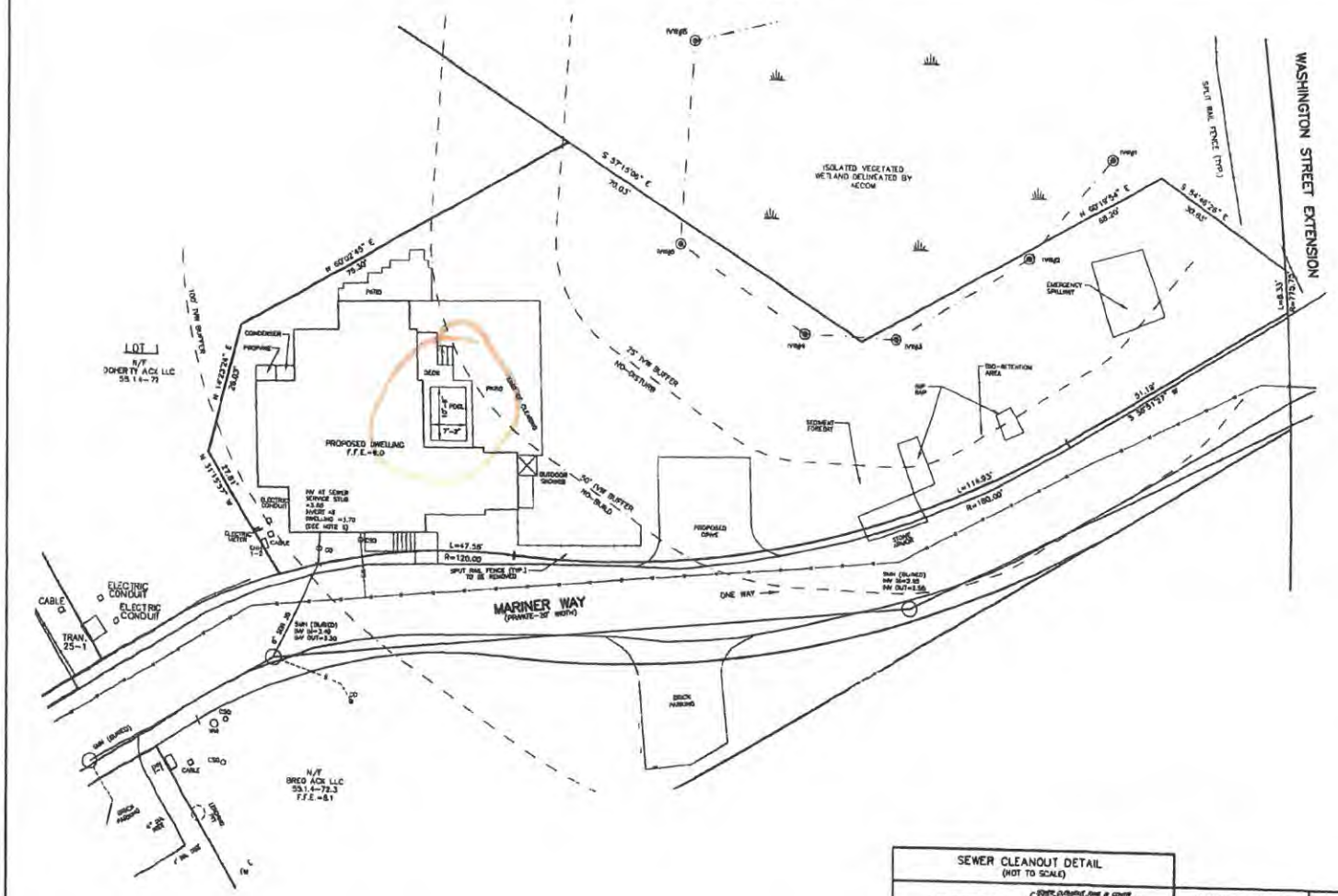
Geometry updated 10/03/2023
Data updated Jan. 2021

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

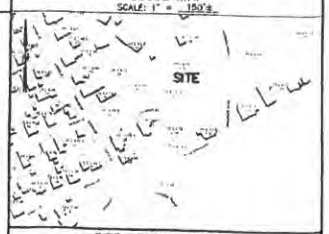
SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 10,916 S.F.±
SCALE: 1" = 10'



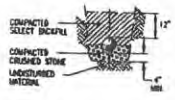
LOCUS MAP

SCALE: 1" = 150'±



PIPE BEDDING DETAIL

(NOT TO SCALE)

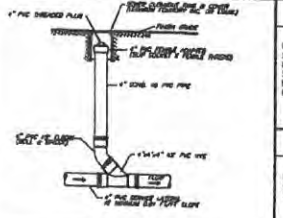


NOTES

1. APPROXIMATE BUILDING SEWER STUB LOCATION SHOWN, EXACT LOCATION UNKNOWN. CONTRACTOR TO VERIFY LOCATION AND INVERT AT BUILDING SEWER STUB.
2. NO SEWER PIPE JOINTS WITHIN 10' OF WATER LINE CROSSING.
3. BUILDING SEWER SHALL INCREASE TO 6" PRIOR TO CONNECTION TO SEWER STUB.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTORS ARE TO CHECK AND VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-888-344-7233.
5. PROPOSED BUILDING SEWER SHALL BE 72 LINEAR FEET OF 4-INCH SCHEDULE 40 PVC PIPE AT 0.01 FT./FT. MINIMUM SLOPE. GRADING SHALL BE ADJUSTED TO ENSURE AT LEAST 1-FOOT OF COVER OVER THE LENGTH OF THE BUILDING SEWER.
6. SEE (NP) APPROVAL PLANNING BOARD FILE #7770, Qd. Bk. 1512, Pg. 10, (ZONING RESIDENTIAL COMMERCIAL-RC)
7. SEE ORDER OF CONDITIONS SE 48-3513, Qd. Bk. 1886, Pg. 207, MINOR MODIFICATION APPROVED 9/28/2023
8. FLOOD ZONE AE (EL=8) (EL=7.7 FIS PROFILE) FEMA MAP NUMBER 25019C0006H, EFFECTIVE DATE JUNE 5, 2014
9. VERTICAL DATUM NAVD 88.
10. WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE ALL LOCATED IN MARINER WAY.
11. SEE GRANT OF EASEMENT TO NANTUCKET ELECTRIC COMPANY DEED BOOK 1364 PAGE 179.

SEWER CLEANOUT DETAIL

(NOT TO SCALE)



SEWER PERMIT INFORMATION

4" SCH. 40 PVC SEWER SERVICE
TITLE 5 ESTIMATED FLOW = 350 GALLONS PER DAY

LEGEND:
- N/F = NOW OR FORMERLY
- PVC = POLYVINYL CHLORIDE
- CO = CLEANOUT
- CB = CONCRETE BOUND
- SBF = STONE BEND PIPE
- F.F.E. = FINISH FLOOR ELEVATION
- CSO = CLASS SANITARY
- EXISTING SPOT GRADE

DESIGN BY	S/B & DATE	ASSESSORS MAP & PARCEL	DEED	PLAN	OWNER	# BEDROOMS	WELL #	CHECKED BY
KLS		MAP 55.1.4 PARCEL 72.2	Qd. Bk. 1887 Pg.81	L.C.PL.#9516-K	DOHERTY ACK LLC	3	N-11451	P.S./DME

BENCHMARK INFORMATION

BENCHMARK:
X-CUT IN THE BOLT OF HYDRANT ON WASHINGTON STREET ENTRANCE
ELEVATION = 7.31
NAVD88 DATUM

PROPOSED SCHEDULE OF ELEVATIONS

F.F.E.	9.0
INVERT AT DWELLING	3.70
INVERT AT STUB	3.60
(SEE NOTE 1)	

SEWER & WATER CONNECTION PLAN

#6 MARINER WAY
NANTUCKET, MASSACHUSETTS
(ASSESSOR'S MAP 55.1.4 PARCEL 72.2)
PREPARED FOR:
DOHERTY ACK LLC
DATE: OCTOBER 4, 2023 SCALE: AS NOTED
REVISED DATE: DECEMBER 22, 2023 POOL ADDED

NANTUCKET SURVEYORS, LLC
5 WINDY WAY, NANTUCKET, MA 02554

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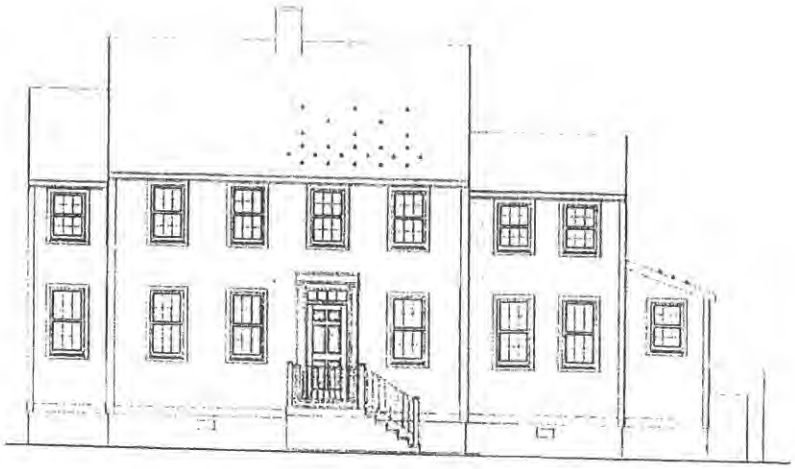
N-11451

6 Mariner Way | Lot 2

KEMS Corporation
200 Conifer Hill Drive, Suite 304
Danvers, MA 01923



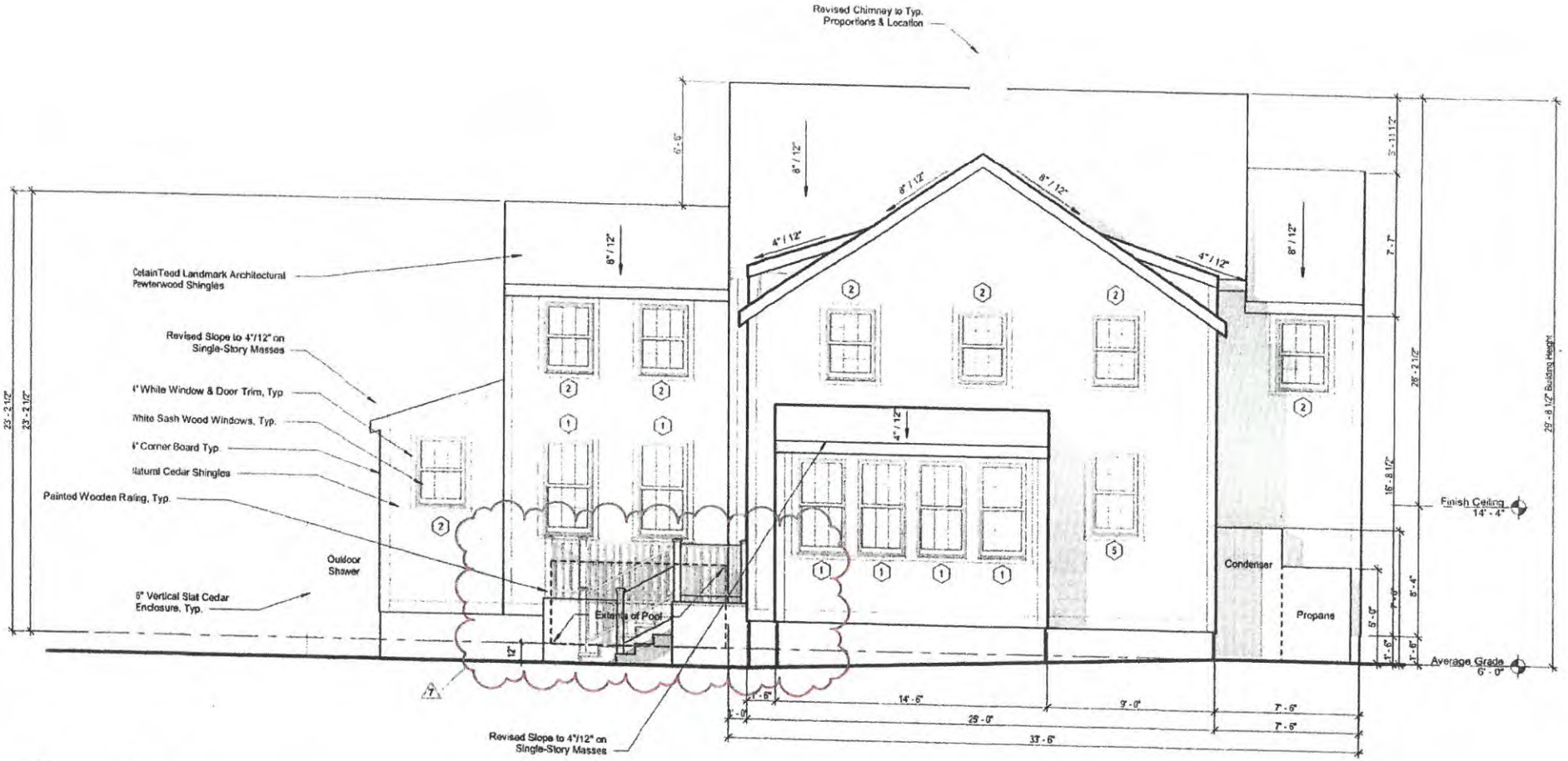
NO CHANGE - SOUTH ELEVATION

Finegold Alexander Architects
77 North Washington St
Boston, MA 02114
T 617 227 9272
F 617 227 5032
w www.faainc.com

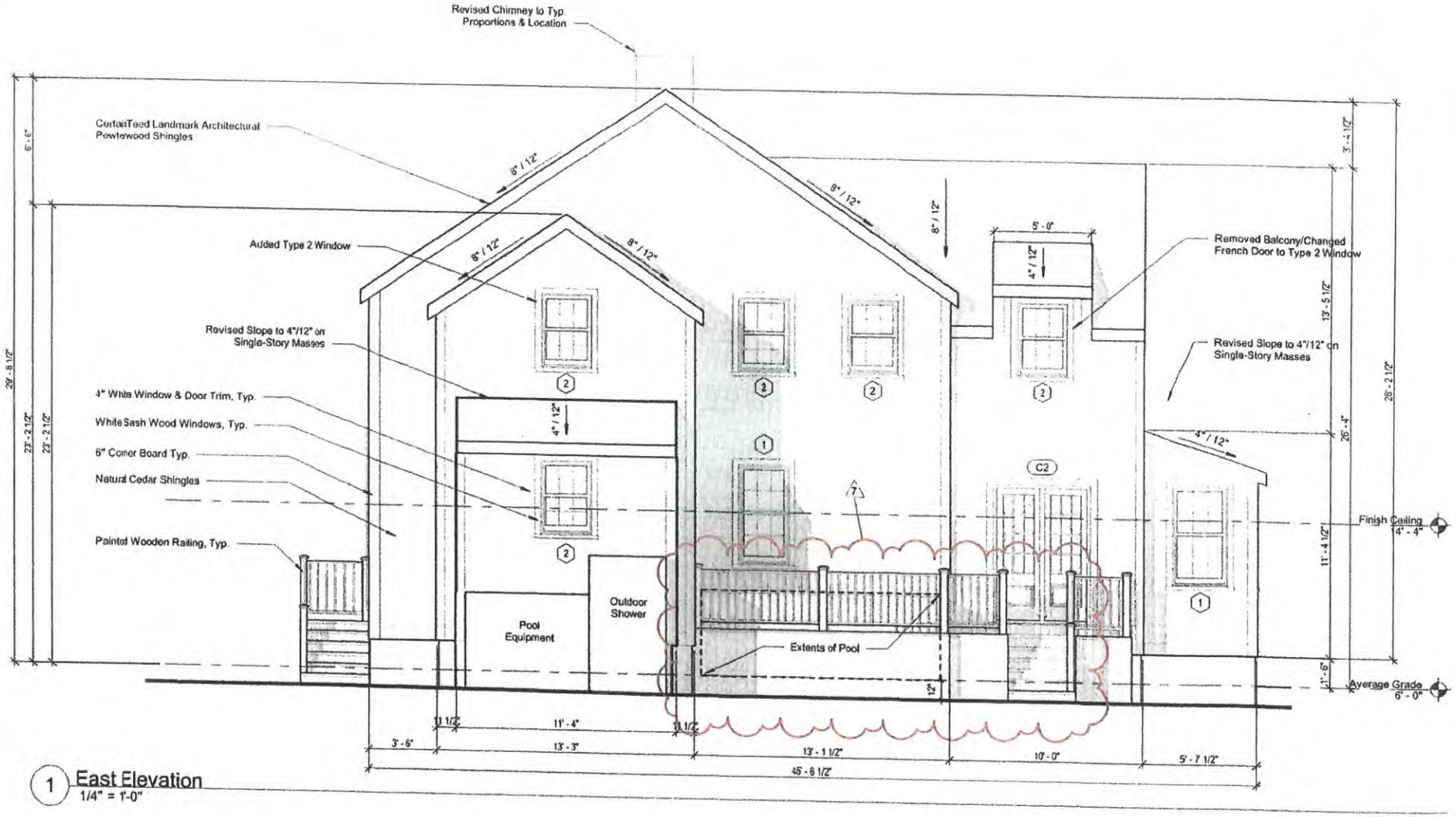
CONSULTANTS:

12/5/2023 - COMPILED SET THRU 6-BN-003

Project No.P0270.0
08/15/2023
Construction Documents



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



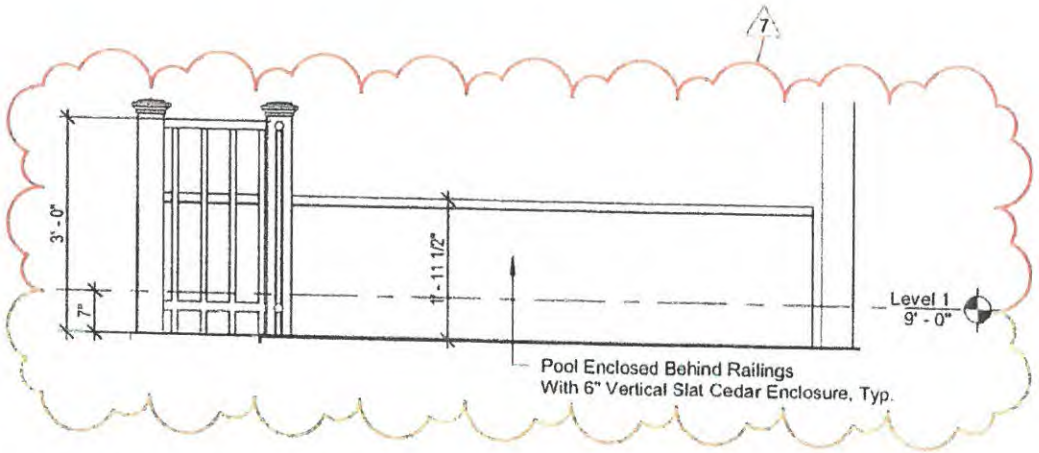
1 East Elevation
1/4" = 1'-0"

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

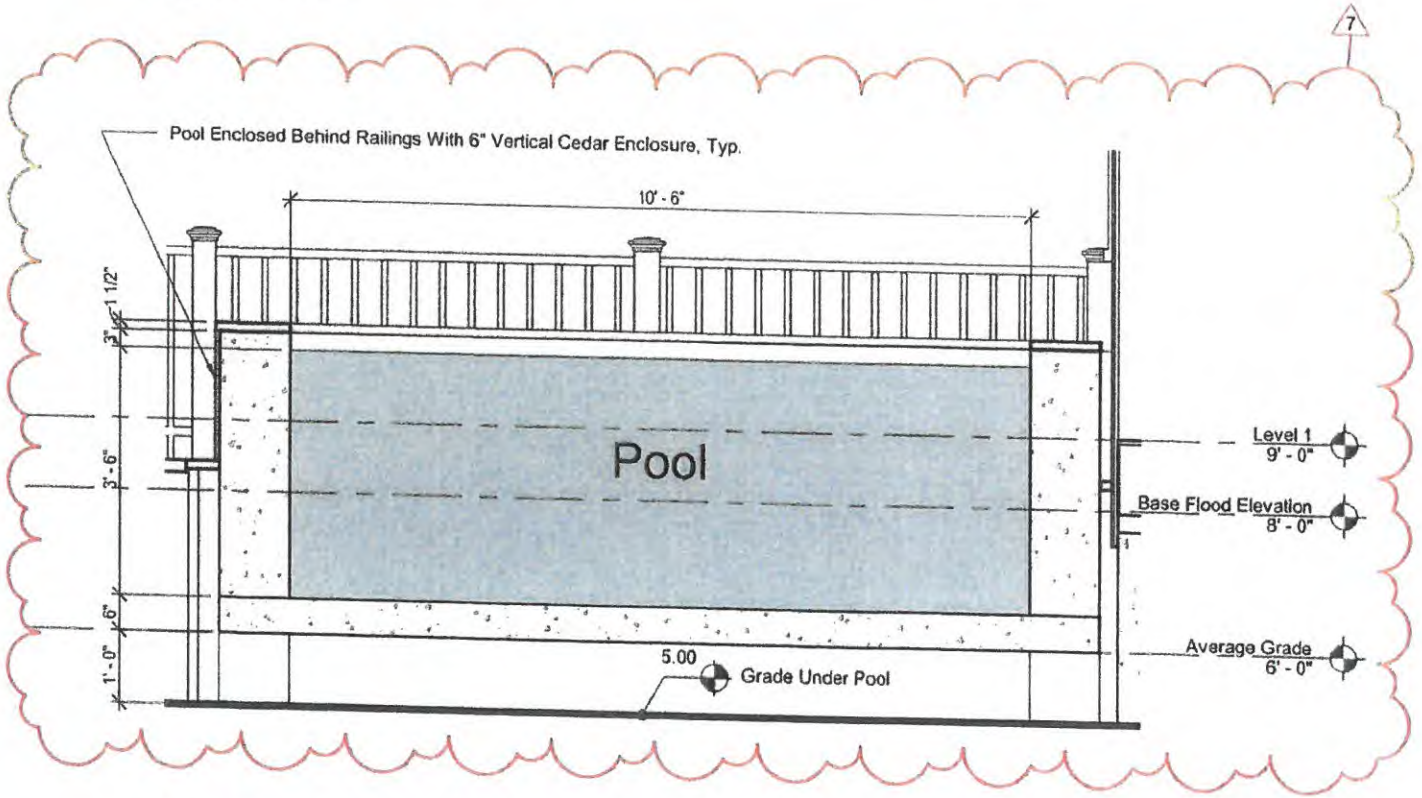


2 West Elevation
1/4" = 1'-0"

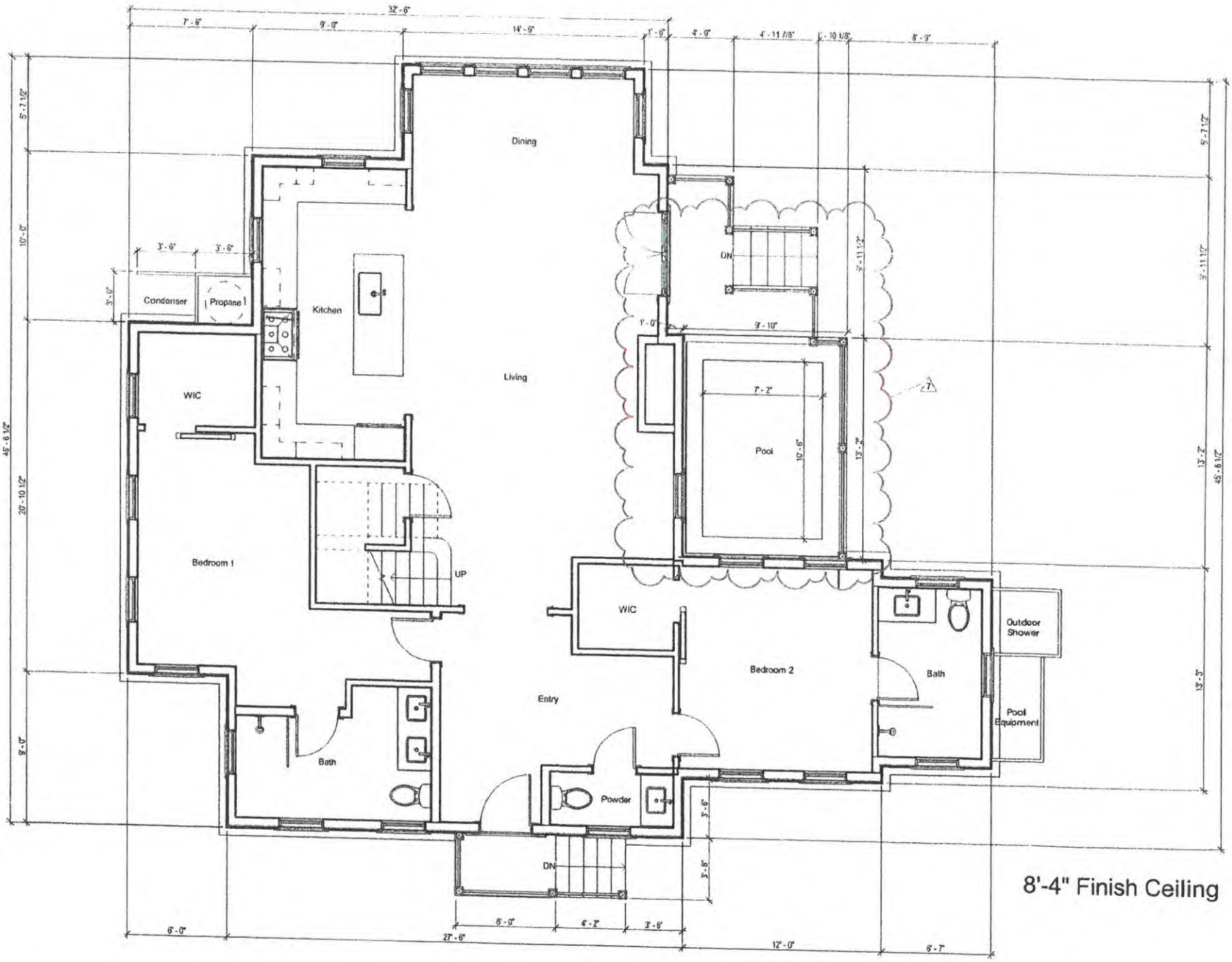
NO CHANGE



3 Typ. Pool Wall Elevation
1/2" = 1'-0"

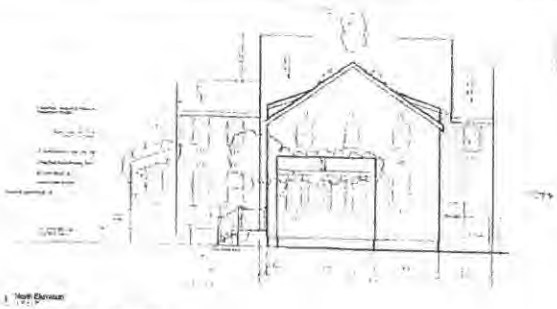


2 Section at Pool
1/2" = 1'-0"



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

1
6-4



1 North Elevation

Previous North Elevation - 05/08/2023

Window Schedule								
Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2' - 7 3/8"	3' - 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2628	Wood
2	2' - 7 3/8"	3' - 9"	Total Art	"Wrap"	Marvin Windows and Doors	Ultimate	UWDH2616	Wood
3	2' - 7 3/8"	6' - 9"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2622	Wood

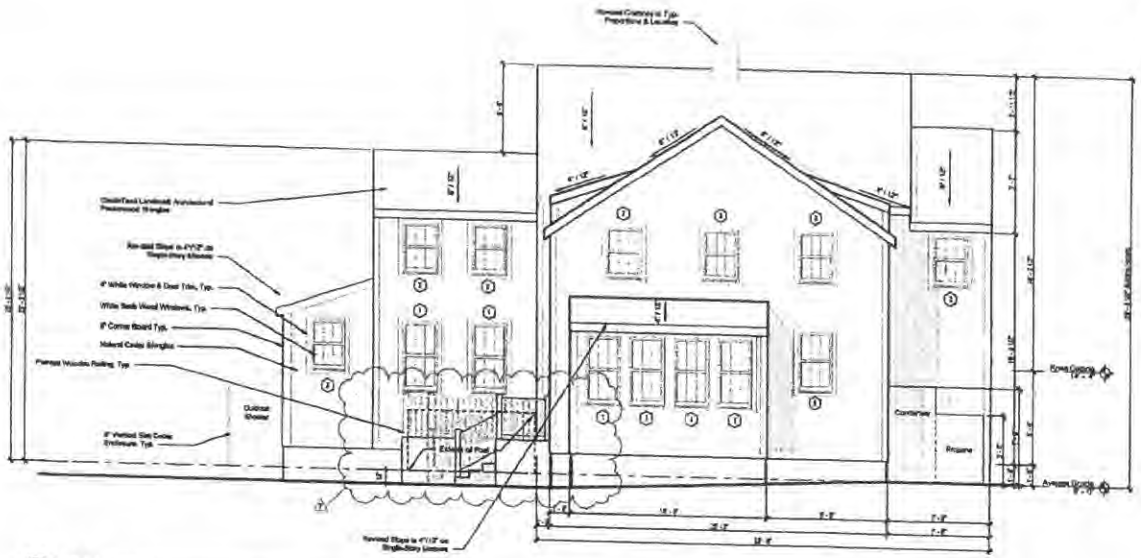
Door Schedule - Exterior								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A3	3' - 0"	7' - 0"	0	6	Thermo-Tru Ltd.	Smooth-Star	6310	Fiberglass
C2	3' - 0"	7' - 0"	12	1	Thermo-Tru Ltd.	Smooth-Star	62260-SDL	Fiberglass

Materials Legend				
Material	Manufacturer	Product Line	Color	Dimensions
Pure Entry Door	Thermo-Tru Ltd.	Smooth Star	Black	Refer to Door Sched.
Outdoor Shower			Natural Cedar	8" Vertical Planks
Roof	CedarTred	Landmark Architectural	Predominant	Tall Fields
Shingles			Natural Cedar	
Trim & Ancillary Doors			White	6x6
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched.

Window Legend



MODIFICATIONS | 23.12.26
Revised Pool Per ConComm Approval
W/ Bottom of Pool Set at 12" Above Grade
& Pool Fully Captured By Deck



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

Finegold Alexander Architects

PROJECT TEAM

OWNER:
RBMo Corporation
200 Broadway, Suite #103
Lynnfield, MA 01940
(781) 942-2888

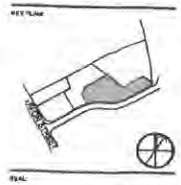
Civil Engineer
Nantucket Surveyors
6 Windy Way,
Nantucket, MA 02554
(508) 228-4240

Structural Engineer
Regina And Geometrica LLC
200 Trade Center, Suite 108
Woburn, MA 01801
(617) 826-1700 x 100

Landscape Architect
Vertical Landscape Architecture
318 Harvard Street, Suite D
Brookline MA 02446
(617)735-1182

Energy Assist
Here Energy Rehab LLC
Millis, MA 02054
(508)831-0831

KEY PLAN



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION
6 Mariner Way | Lot 2

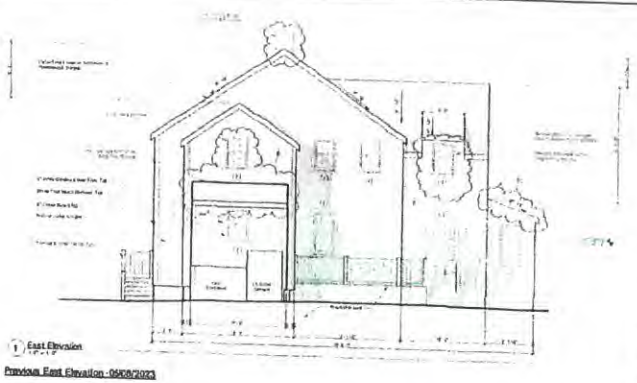
PROJECT #: P7270.3
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: DG, SB
CHECKED BY: RB

SHEET TITLE
Exterior Elevations

DRAWING HISTORY

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
3	23.01.26	HDC Revisions, RB
4	23.03.27	HDC Revisions, RB
5	23.04.16	HDC Revisions, RB
6	23.12.26	HDC Pool Revision

SHEET #
6-6

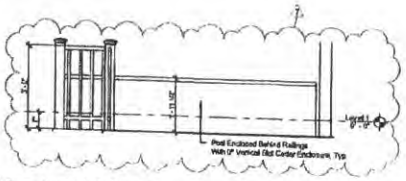


1 East Elevation
1/4" = 1'-0"

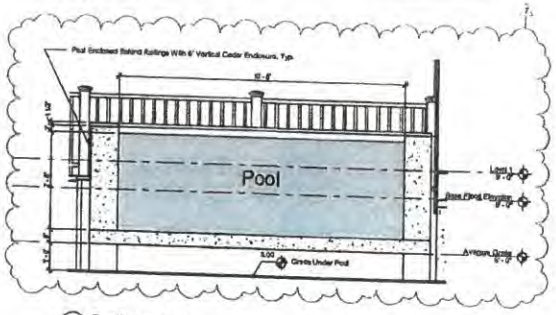
Previous East Elevation - 05/08/2023

MODIFICATIONS | 23.12.26

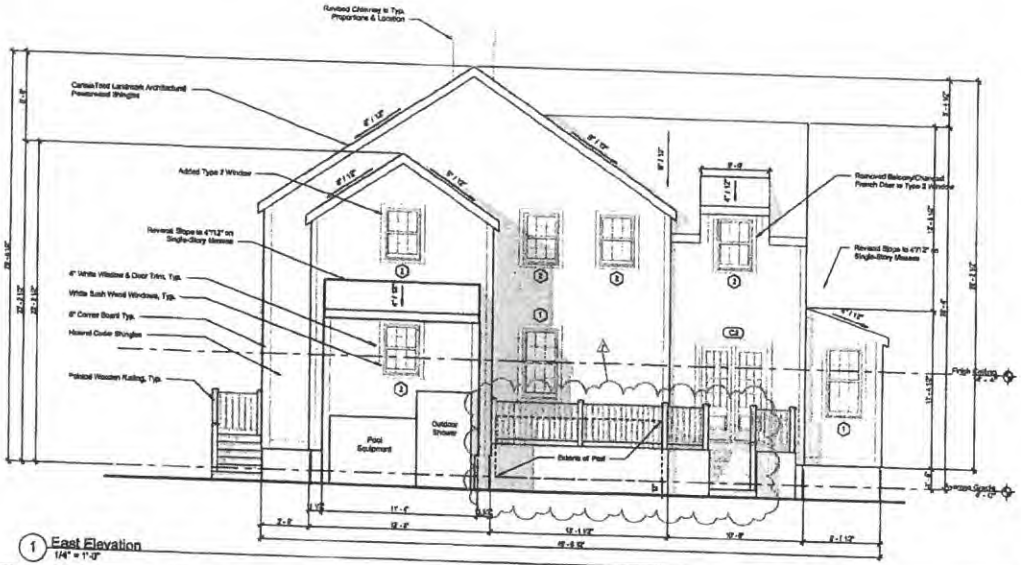
- Revised Pool Per ConComm Approval W/ Bottom of Pool Set at 12" Above Grade & Pool Fully Captured By Deck



3 Typ. Pool Wall Elevation
1/2" = 1'-0"



2 Section at Pool
1/2" = 1'-0"



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

Window Schedule

Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2'-7 3/8"	5'-1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2626	Wood
2	2'-7 3/8"	3'-9"	1 and 6	*varied*	Marvin Windows and Doors	Ultimate	UWDH2618	Wood
3	2'-7 3/8"	4'-5"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2622	Wood

Door Schedule - Exterior

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	7'-0"	7'-0"	0	6	Thermo-Tru Ltd.	Smooth-Star	S210	Fiberglass
C2	8'-0"	7'-0"	12	1	Thermo-Tru Ltd.	Smooth-Star	S2250-SGL	Fiberglass

Materials Legend

Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Thermo-Tru Ltd.	Smooth Star	Black	Refer to Door Sched.
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	Certain Teed	Landmark Architectural	Powerwood	Tall Fiberglass
Shingles			Natural Cedar	
Trim & Ancillary Doors			White	1x5
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched.

Window Legend



Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEBIA Corporation
200 Broadway, Suite #103
Lynnfield, MA 01940
(781) 642-2898

Civil Engineer:
Nantucket Surveyors
8 Windy Way,
Nantucket, MA 02654
(508) 228-0240

Structural Engineer:
Rooms And Guarracino LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 428-1700 x 202

Landscape Architect:
Vordust Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)736-1180

Energy Rater:
Hers Energy Raters LLC.
Millis, MA 02054
(508)831-6633

KEY PLAN



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
8 Mariner Way | Lot 2

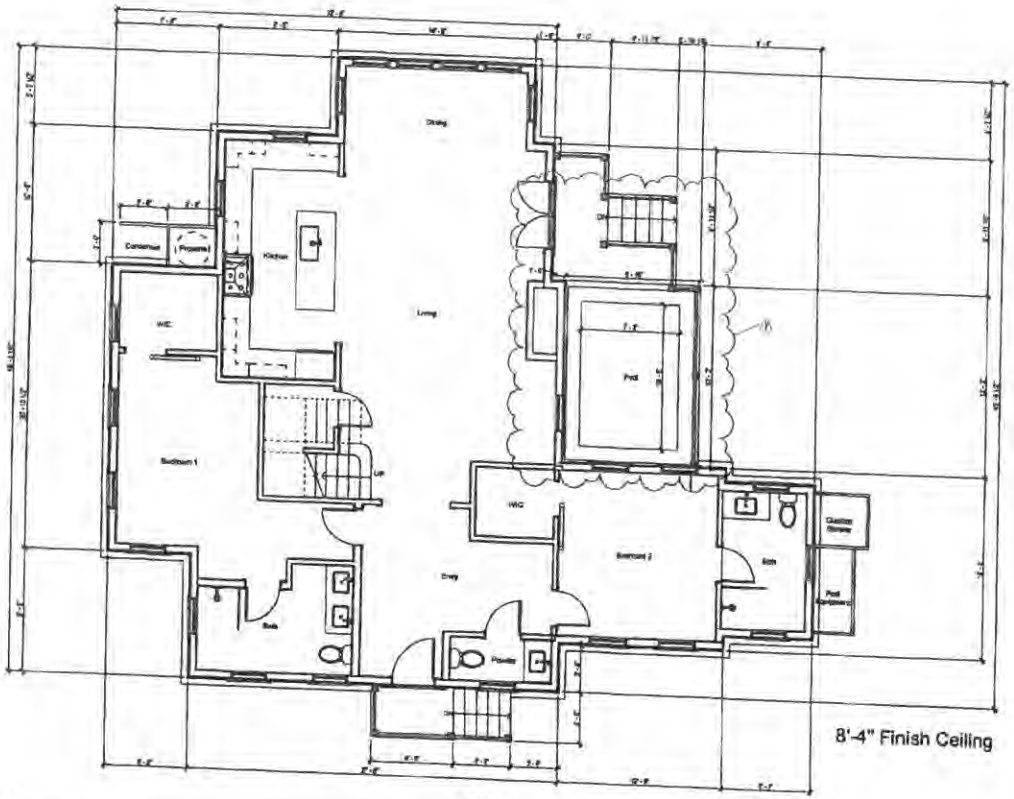
PROJECT #: PD270.0
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, SS
CHECKED BY: RS

SHEET NAME:
Exterior Elevations

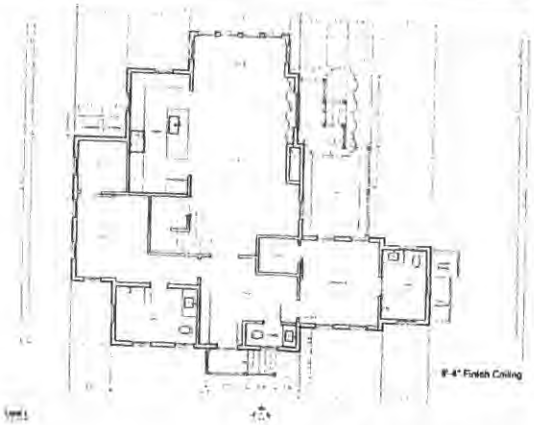
DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
3	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions_R0
5	23.03.21	HDC Revisions_R0
6	23.04.18	HDC Revisions_R7
7	23.12.26	HDC Pool Revision

SHEET #:
6-7



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



Previous Level 01 Plan - 05/08/2023

MODIFICATIONS | 23.12.26

- Revised Pool Per ConComm Approval W/ Bottom of Pool Set at 12" Above Grade & Pool Fully Captured By Deck

Finegold Alexander Architects

PROJECT TEAM

OWNER
Kittle Corporation
200 Broadway, Suite #103
Lynnfield, MA 01940
(781) 342-2996

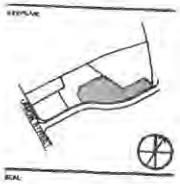
Civil Engineer
Nantucket Surveyors
8 Windy Way
Nantucket, MA 02554
(508) 228-0240

Structural Engineer
Rosens And Guerrucino LLC
309 Trade Center, Suite 3540
Woburn, MA 01801
(617) 629-1700 x 202

Landscape Architect
Verdiell Landscape Architecture
219 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

Energy Rater
Hers Energy Raters LLC
Mills, MA 02054
(508)831-0533

KEYPLANE



SCALE

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION
8 Mariner Way | Lot 2

PROJECT #: P1070.2
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, EB
CHECKED BY: RB

SHEET NAME
Level 1 Plan

DRAWING HISTORY

NO.	DATE	DESCRIPTION
1	23.11.02	HDC Revisions
2	23.12.10	HDC Revisions
4	23.01.26	HDC Revisions, RB
5	23.03.21	HDC Revisions, RB
6	23.04.18	HDC Revisions, RB
7	23.12.26	HDC Pool Revisions

SHEET #
6-2

MARINER WAY – SUPPORT PICTURES FOR POOLS

2/4/6 MARINER WAY



REAR – EAST ELEVATION OF 2 MARINER WAY



FRONT - SOUTH ELEVATION OF 4 MARINER WAY – WEST ELEVATION OF 6 MARINER WAY



TOWARDS REAR – EAST ELEVATIONS OF 6 ON THE LEFT AND 4 ON THE RIGHT MARINER WAY



VIEW FROM WASHINGTON STREET EXTENSION UP MARINER WAY – NO DISTURB BUFFER





CLOSE UP





CLOSE UP



NO DISTURB LINE MARKED IN RED



Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

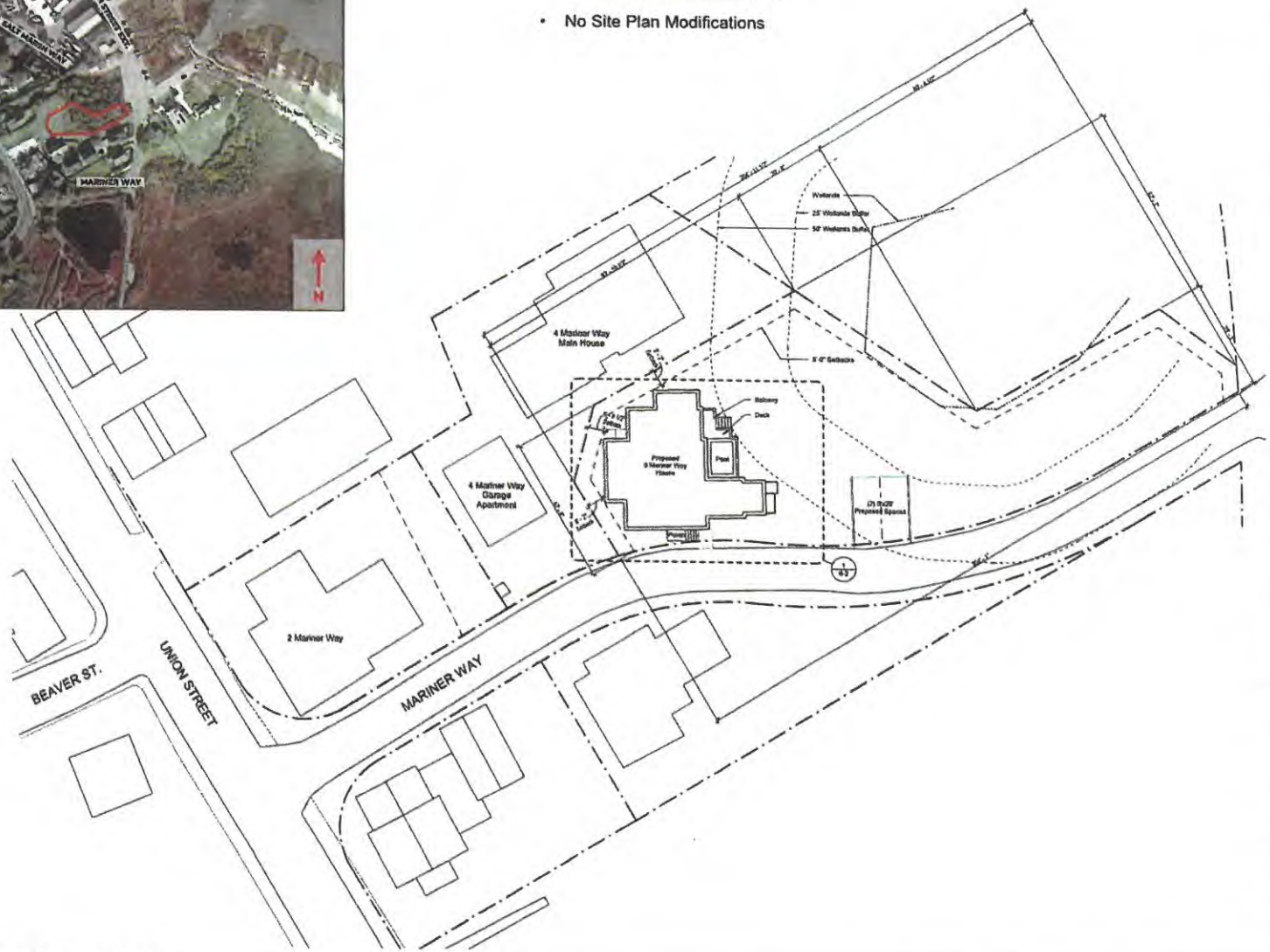
	Date submitted to 2 Fairgrounds Road: 4/1/2024
	HDC Case Number (ie HDC2020-05-0265): 2023-12-9700 Address: 6 MARINA WAY
N/A	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps 55.14-72.2
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Three (3) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

Vicinity Map



MODIFICATIONS | 24.03.27

- No Site Plan Modifications



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

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMa Corporation
200 Broadway, Suite 0103
Lynnfield, MA 01940
(781) 942-2998

Civil Engineer:
Nantucket Surveyors
6 Windy Way,
Nantucket, MA 02554
(508) 228-0246

Structural Engineer:
Rooms And Guerrocino LLC.
300 Trade Center, Suite 2540
Woburn, MA 01801
(617) 828-1700 x 202

Landscape Architect:
Vanderd Landscape Architecture
319 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

Energy Rater:
Hare Energy Raters LLC.
Mills, MA 02054
(508)631-6633

KEY PLAN



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
6 Mariner Way | Lot 2

PROJECT #: P0270.0
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, BS
CHECKED BY: RB

SHEET NAME
Site Plan

DRAWING HISTORY:

NO	DATE	DESCRIPTION

SHEET #
6-1

Window Schedule

Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2'-7 3/8"	5'-1"	12	Simulated Divided	Marvin Windows and Doors	Ultrex	UWDH2626	Wood
2	2'-7 3/8"	3'-5"	<varies>	<varies>	Marvin Windows and Doors	Ultrex	UWDH2618	Wood
5	2'-7 3/8"	4'-1 5"	12	Simulated Divided	Marvin Windows and Doors	Ultrex	UWDH2622	Wood

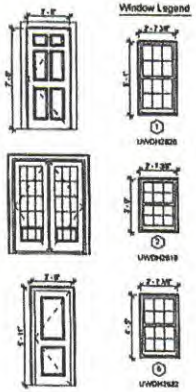
Door Schedule - Exterior

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3'-0"	7'-0"	0	6	Thermo-Tru Ltd.	Smooth-Star	8219	Fiberglass
C2	5'-0"	7'-0"	1/2	1	Thermo-Tru Ltd.	Smooth-Star	83230-624	Fiberglass

Materials Legend

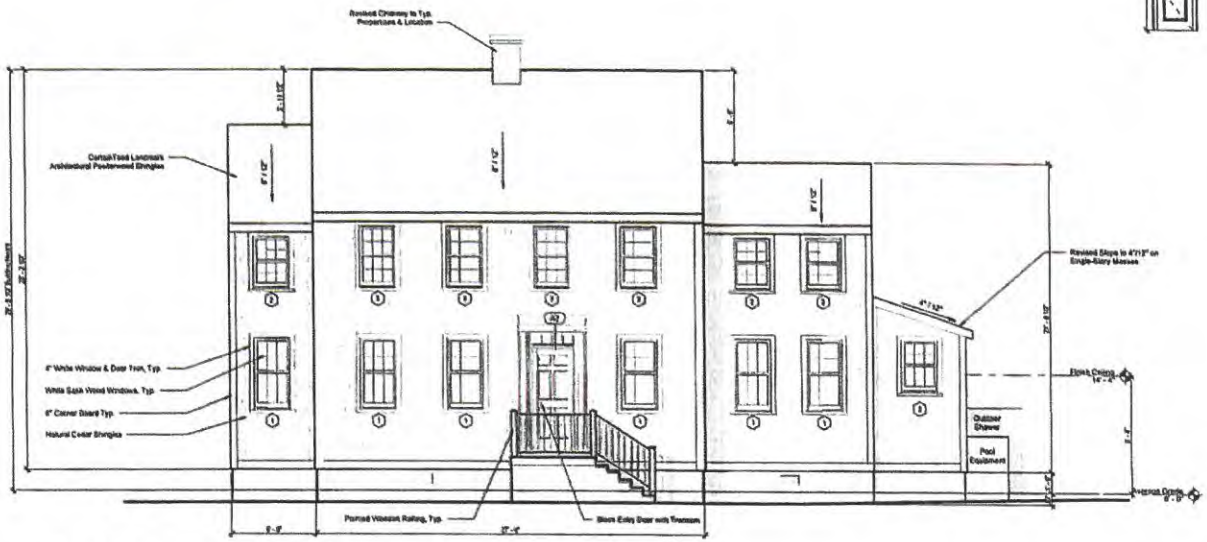
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Thermo-Tru Ltd.	Smooth Star	Black	Refer to Door Sched.
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Pewterwood	1x6 Resaw
Shingles			Natural Cedar	
Trim & Ancillary Items			White	Tall
Windows	Marvin	Ultrex Wood	White Sash	Refer to Window Sched.

Window Legend



MODIFICATIONS | 24.03.27

- No South Elevation Modifications



1 South Elevation - Mariner Way
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM:

OWNER:
Nikita Carpentikov
200 Broadway, Suite #103
Lynnfield, MA 01940
(781) 842-2998

Civil Engineer:
Nantucket Surveyors
6 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Rosario And Associates LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 878-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1190

Energy Rater:
Here Energy Raters LLC.
Millis, MA 02054
(703)831-4633

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:

8 Mariner Way | Lot 2

PROJECT #	PH278.5
ISSUE DATE	04/10/2023
PROJECT STATUS	HDC Submission
DRAWN BY:	CD, BS
CHECKED BY:	RB

SHEET NAME:

Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.28	HDC Revisions
4	23.01.20	HDC Revisions, RS
5	23.03.21	HDC Revisions, RS
6	23.04.10	HDC Revisions, R7

SHEET #:

6-4

Window Schedule								
Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2' - 7 3/8"	1' - 7"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2626	Wood
2	2' - 7 3/8"	3' - 6"	[illegible]	[illegible]	Marvin Windows and Doors	Ultimate	UWDH2618	Wood
3	2' - 7 3/8"	4' - 5"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2622	Wood

Door Schedule - Exterior								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	7' - 0"	0	6	Therma-Tru Ltd.	Smooth-Star	8210	Fiberglass
C3	5' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth-Star	8210-SDL	Fiberglass

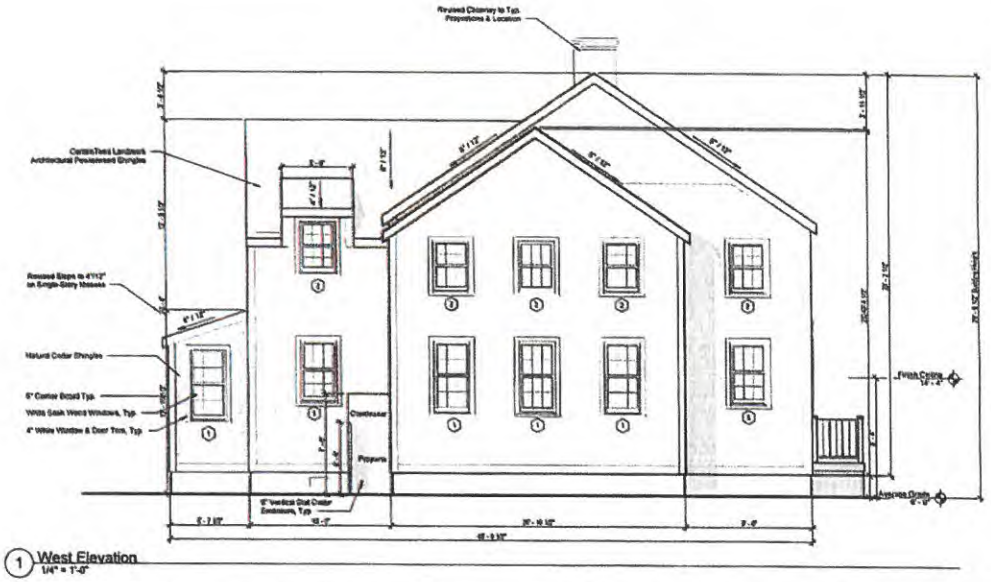
Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma-Tru Ltd.	Smooth Star	Stain	Refer to Door Sched
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Pewtersmoke	1x8 Fascia
Shingles			Natural Cedar	
Trim & Ancillary Doors			White	1x8
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched

Window Legend



MODIFICATIONS | 24.03.27

- No West Elevation Modifications



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

Finegold Alexander Architects

PROJECT TEAM

Owner:
Kibbie Corporation
200 Broadway, Suite 8103
Lynnfield, MA 01940
(781) 842-2998

Civil Engineer:
Nantucket Surveyors
8 Windy Way,
Nantucket, MA 02554
(508) 228-0248

Structural Engineer:
Rowan And Guarrasino LLC.
302 Trade Center, Suite 3840
Woburn, MA 01801
(617) 826-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
218 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1100

Energy Rater:
Hers Energy Raters LLC.
Mills, MA 02054
(508)631-4633

KEY PLAN



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:

8 Mariner Way | Lot 2

PROJECT #: P0270.0
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, BS
CHECKED BY: RB

SHEET NAME:

Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions, R5
5	23.03.21	HDC Revisions, R6
6	23.06.19	HDC Revisions, R7

SHEET #

6-5

Window Schedule								
Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2' - 7 3/8"	5' - 7"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDHD926	Wood
2	2' - 7 3/8"	3' - 9"	[illegible]	[illegible]	Marvin Windows and Doors	Ultimate	UWDHD918	Wood
3	2' - 7 3/8"	4' - 5"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDHD922	Wood

Door Schedule - Exterior								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	7' - 0"	0	6	Thermo-Tru Ltd.	Smooth-Star	6210	Fiberglass
C2	5' - 0"	7' - 0"	12	1	Thermo-Tru Ltd.	Smooth-Star	6220-SDL	Fiberglass

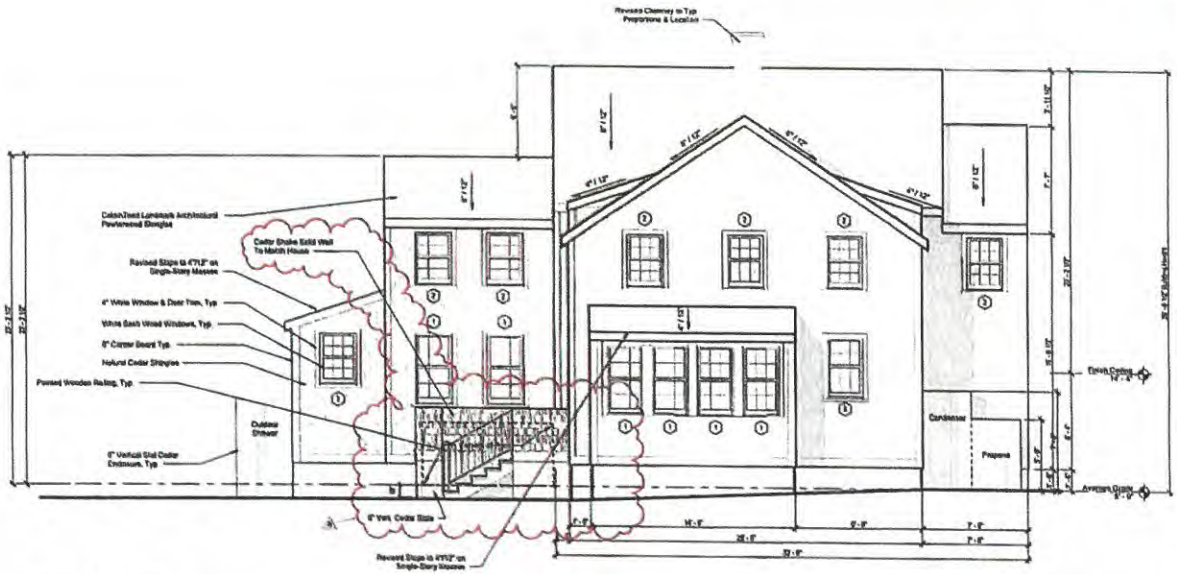
Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Thermo-Tru Ltd.	Smooth Star	Black	Refer to Door Sched.
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CedarTwood	Landmark Architectural	Powderwood	1x6 Fascia
Shingles			Natural Cedar	
Trim & Anxiety Doors			White	1x6
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched.

Window Legend



MODIFICATIONS | 24.03.27

- Revised Pool Railing To Solid Cedar Shake Wall To Conseal Pool From View
- Added Sloped Ledge Around Pool To Prevent Sitting / Climbing



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

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMS Corporation
250 Broadway, Suite #103
Lynnfield, MA 01940
(781) 842-2808

Civil Engineer
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Structural Engineer
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Woburn, MA 01801
(617) 626-1790 x 202

Landscape Architect
Vertical Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

Energy Rater
Here Energy Raters LLC.
Hilton, MA 02064
(508)831-6633

KEY PLAN



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
6 Mariner Way | Lot 2

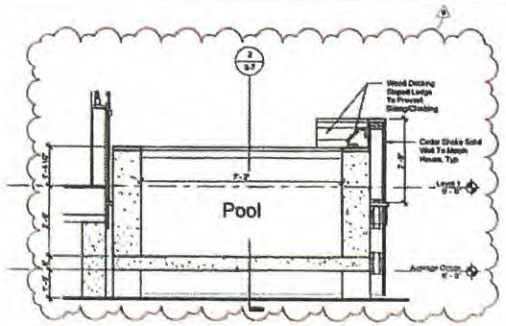
PROJECT #: P0270.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, RS
CHECKED BY: RB

SHEET NAME:
Exterior Elevations

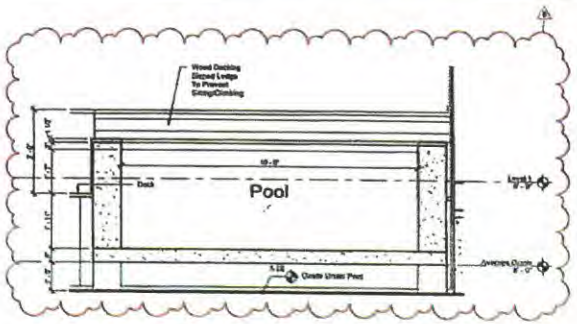
DRAWING HISTORY:

NO	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions, R5
5	23.03.21	HDC Revisions, R6
6	23.04.18	HDC Revisions, R7
7	23.12.06	HDC Pool Revision
8	24.03.27	CondComm Pool

SHEET #
6-6



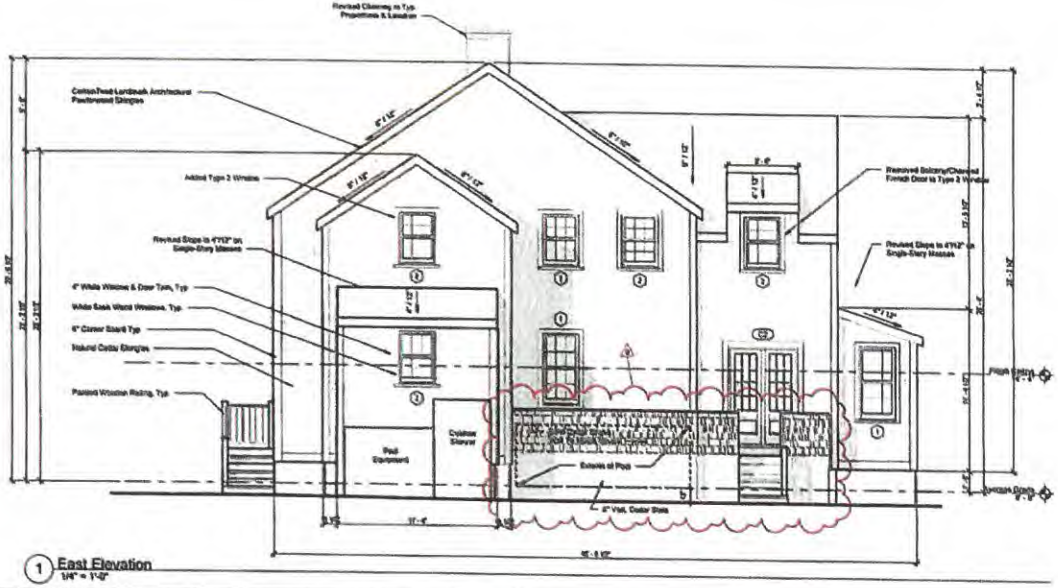
3 Short Section at Pool
1/2" = 1'-0"



2 Long Section at Pool
1/2" = 1'-0"

MODIFICATIONS | 24.03.27

- Revised Pool Railing To Solid Cedar Shake Wall To Conseal Pool From View
- Added Sloped Ledge Around Pool To Prevent Sitting / Climbing



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

Window Schedule

Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2'-7 3/8"	5'-1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2929	Wood
2	2'-7 3/8"	2'-8"	max bar	<value>	Marvin Windows and Doors	Ultimate	UWDH2918	Wood
3	2'-7 3/8"	4'-5"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2922	Wood

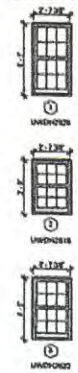
Door Schedule - Exterior

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3'-0"	7'-0"	0	6	Thermo-Tru Ltd.	Smooth-Star	S219	Fiberglass
C2	5'-0"	7'-0"	12	1	Thermo-Tru Ltd.	Smooth-Star	S2260-SEL	Fiberglass

Materials Legend

Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Thermo-Tru Ltd.	Smooth Star	Black	Refer to Door Sched.
Outdoor Storage			Natural Cedar	6" Vertical Planks
Roof	Cotton Tree	Landmark Architectural	Pawtowood	1x8 Panels
Shingles			Natural Cedar	
Type & Anchory Doors			White	1x8
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched.

Window Legend



Finegold Alexander Architects

PROJECT TEAM

OWNER:
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209 Broadway, Suite #103
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(781) 842-2908

Civil Engineer:
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KEY PLAN



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
6 Mariner Way | Lot 2

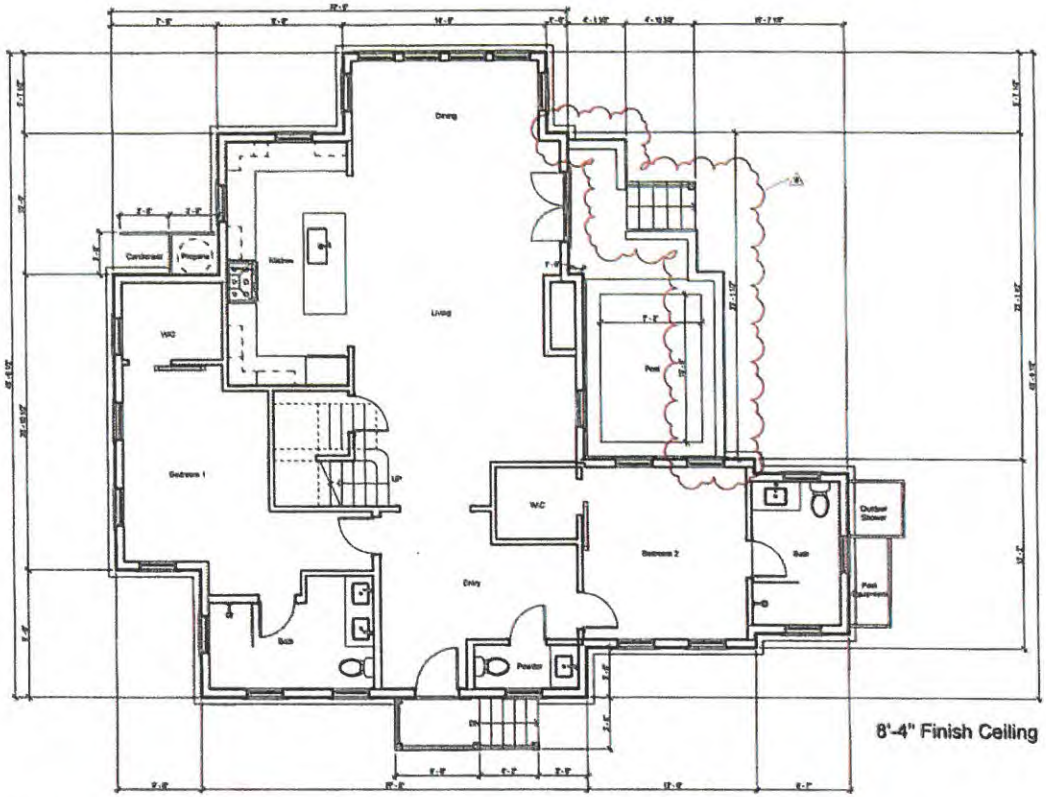
PROJECT #: PG270.9
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, BS
CHECKED BY: RB

SHEET NAME:
Exterior Elevations

DRAWING HISTORY

NO	DATE	DESCRIPTION
1	23.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions, RB
5	23.03.21	HDC Revisions, RB
6	23.04.18	HDC Revisions, RT
8	24.03.27	Conceive Pool

SHEET #
6-7



8'-4" Finish Ceiling

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

MODIFICATIONS | 24.03.27

- Revised Pool Railing To Solid Cedar Shake Wall To Conseal Pool From View
- Added Sloped Ledge Around Pool To Prevent Sitting / Climbing

Finegold Alexander Architects

PROJECT TEAM

OWNER
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Mills, MA 02054
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KEY PLAN



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION
8 Mariner Way | Lot 2

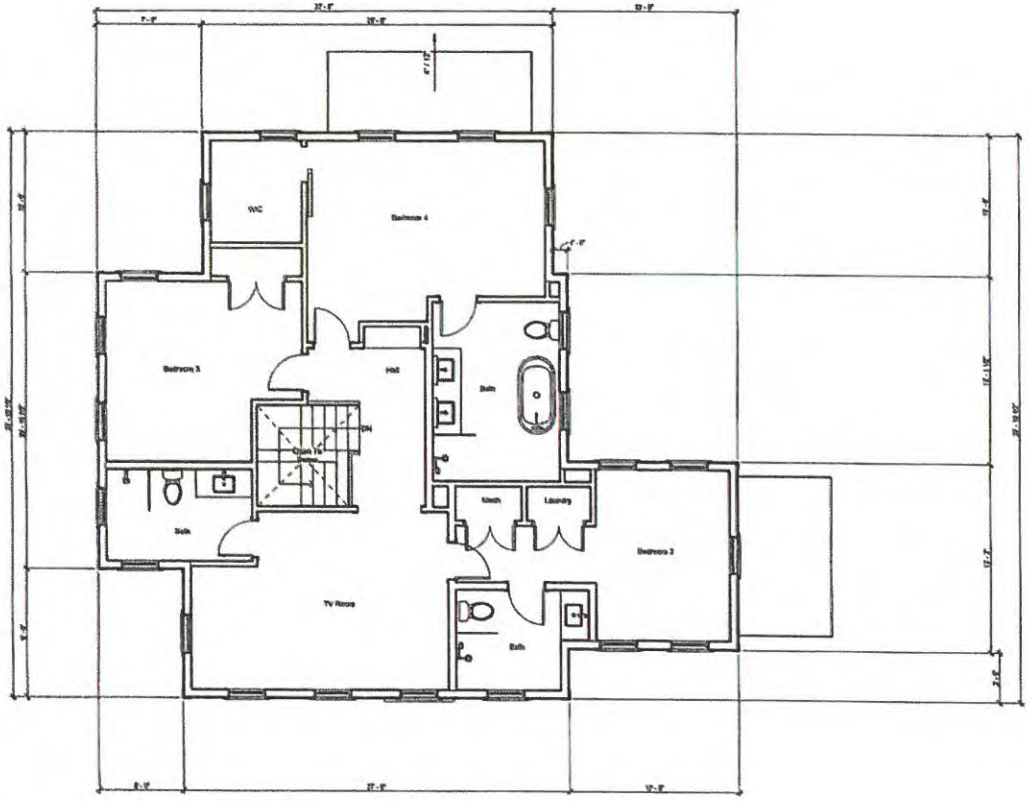
PROJECT #: P0278.0
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, BS
CHECKED BY: RB

SHEET NAME
Level 1 Plan

DRAWING HISTORY

NO	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.24	HDC Revisions, R5
5	23.03.21	HDC Revisions, R6
6	23.04.19	HDC Revisions, R7
8	24.03.27	ConCoors Pool

SHEET #
6-2



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

Previous Level 02 Plan - 03/21/2023

MODIFICATIONS | 24.03.27

- No Level 02 Plan Modifications

Finegold Alexander Architects

PROJECT TEAM

OWNER:
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209 Broadway, Suite #183
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(781) 842-2206

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Landscape Architect
Vertical Landscape Architecture
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Brookline MA 02446
(617)738-1160

Energy Rating
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Mills, MA 02054
(508)831-5633

KEY PLAN



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION
8 Mariner Way | Lot 2

PROJECT #: P0278.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, SS
CHECKED BY: RB

SHEET NAME:
Level 2 Plan

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	23.11.02	HDC Revisions
2	23.12.20	HDC Revisions
4	23.01.26	HDC Revisions_R5
5	23.03.21	HDC Revisions_R6
6	23.04.18	HDC Revisions_R7

SHEET #
6-3

HISTORIC DISTRICT COMMISSION

REGULAR MEETING

4 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Raymond Pohl (Chair), Stephen Welch (Vice-chair), Abby Camp, Diane Coombs, Vallorie Oliver,
Associate Commissioners: Connie Patten, Joe Paul, Carrie Thornewill

~ ~ MINUTES ~ ~
Tuesday, January 16, 2024

Community Room, 4 Fairgrounds Road & Remote Participation via Zoom

CALL TO ORDER at 4:01p.m. and announcements by Chair Pohl	
Staff in Attendance:	**Esmeralda Martinez**, Land Use Specialist, **Adrian Rodriguez**, Administrative Specialist & **Fiona Johnson**, Administrative Specialist, **Holly Backus**, Preservation Planner
Attending Members:	Pohl, Welch, Camp, Oliver, Thornewill, Patten
Remote Participants:	Coombs, Paul
Absent Members:	-
Late Arrivals:	-
Early Departures:	-

ADOPTION OF AGENDA	
Motion:	**Motion to approve agenda. (Made by: Coombs)**
Vote:	Carried 5-0 // Pohl, Welch, Coombs, Camp, Oliver (Aye)

COMMISSIONER COMMENTS	
Comments:	**Oliver** - Raised concerns about the proliferation of deer fencing on the island, noting its significant increase. - Acknowledged that some deer fencing applications come before the Commission, but most do not. - Observed the widespread visibility of deer fencing, including instances where posts are painted black, indicating a preference for less obtrusive designs. **Welch** - Agreed to include it under "other business items" for further discussion.

I. CONSENT

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	Kevin & Kelly Purcell	32 Dukes Rd	Fenestration changes	56/188	Topham Designs	AC
2.	Peter & Sarah Gersky	78 Baxter Rd	Roof replacement	49/41	Jeff Booms	rp
3.	CNV Surf LLC	68 Shawkemo St	Addition	44/5	EMDA	rp
4.	TPG Hotels	20 N Water St	Change door & window	42.4.2/46	EMDA	rp
5.	7 Cannonbury LLC	7 Cannonbury Lane	Door change	74/29	EMDA	rp
6.	7 Cannonbury LLC	7 Cannonbury Lane	Rear porch	74/29	EMDA	rp

Voting:	Pohl, Welch, Coombs, Camp, Oliver
Alternates:	Patten, Paul, Thornewill
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Motion:	**Motion to approve items on Consent. (Made by: Coombs) (00:05:32)**
Roll-Call Vote:	Carried – 5:0 // Welch, Coombs, Camp, Patten, Thornewill
	Certificate # HDC2024 – (as noted)

	- Highlighted concern that the garage's current height competes with that of the main house, suggesting a need to lower it for a better architectural relationship. - Questioned if there could be a way to adjust the structure's height to ensure it sits below the gable line, aiming to mitigate the appearance of competition between the two structures. - Mentioned the presence of two shed dormers, further emphasizing the overall concern that the proposed structure's height appears to be too imposing and competes with the main house. **Welch** - Agreed with Joe's perspective that, despite some concerns, the proposal could enhance the appearance of the existing structures. - Suggested that for this improvement to occur, the building needs to be reduced by six inches in height on the first floor and feature a 6-inch centered lattice on the Derrymore side to soften the elevation. - Proposed an alternative of a complete redesign that emphasizes the first floor over the second and attaches the structure more directly to the main building, utilizing ground space to reduce overall height. - Expressed belief that the project could be approved with the initial modifications, citing neighborhood precedents for such design elements. - Specifically focused on improving the East Elevation by reducing the first floor's height by six inches and adding lattice, aiming to significantly enhance its appearance. - Urged for consistency in the application of design and architectural standards across different projects and locations to ensure fairness and adherence to established guidelines. **Paul** - Shared Val's viewpoint on the project, focusing on the elevation with two gable dormers visible from Derrymore, emphasizing the need for aesthetic adjustments. - Suggested that the interior should feature a straight run stair to facilitate centering the Juliet balcony and the door on the gable for symmetry. - Supported the idea of lowering the structure by six inches if possible to improve proportions. - Expressed strong support for incorporating lattice as a design element to enhance the appearance. - Highlighted a specific design issue with the door and balcony being off-center on the gable, describing it as particularly bothersome and calling for adjustments to achieve a balanced look.
Motion:	**Motion to approve, with Exhibit A (through staff), subject to specific conditions:** **A six-inch reduction in the building's height.** **Installation of lattice between the gable windows on the East Elevation.** **Adjustments on the North Elevation to center the fenestration and balcony for improved symmetry. (Made by: Paul) (03:36:48)**
Roll-Call Vote:	Carried – 3:2 // Welch, Coombs, Paul (Aye) Oliver (Nay), Camp (Abstain)
	Certificate # HDC2024 – (as noted)

24. Doherty Ack LLC	2 Mariner Way	Pool rev	55.1.4/72	LFW
Voting:	Pohl, Welch, Camp, Coombs, Oliver			
Alternates:	Paul, Patten, Thornewill			
Recused:	-			
Representative:	Linda Williams			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	**Holly Backus**, Preservation Planner			

	- Identified the project as an infill subdivision within the Old Historic District (OMD), noting that the use was established through a zoning freeze with the planning board. - Expressed concern about the aesthetic impact of a 6-inch vertical slat cedar enclosure intended to screen an 18-inch elevated pool from public view. - Questioned the effectiveness of the proposed screening, especially considering the potential visibility over a typical railing or deck. - Sought clarification on how the pool will be adequately screened in perpetuity, factoring in both the proposed enclosure and any front vegetation. - Acknowledged the Coastal Zone Management (ConCom) requirement for elevation due to flooding and FEMA flood zone considerations but remained focused on how the pool will remain hidden from public view to satisfy HDC requirements. **Williams** - Clarified that the previously approved pools are not visible from the street side because they are located behind the buildings and not on the Mariner Way, Union Street, or Washington Street Extension sides. - Mentioned that one of the pools is situated within the L of the building, making it invisible from public vantage points. - Noted that the pools are designed to be installed with adequate drainage solutions and are positioned over 100 feet away from Washington Street Extension, further reducing visibility. - Explained that the pools are enclosed within decks that have railings around them, ensuring they remain hidden from view at the time of inspection and in compliance with the principle that they cannot be seen from public ways. - Affirmed that the pools will maintain their original locations, dimensions, and screening behind the buildings, with the only change being a 6-inch elevation from the ground to address drainage and flooding concerns, ensuring continued compliance with visibility and aesthetic guidelines.
Public Comments:	**Mickey Rowland,** Historic Structure Advisory Group - Referenced the project drawings, noting that the top of the pool is indicated to be 25 and a half inches above the deck level, which suggests that the side of the pool would be visible through the railings. - Expressed concern that the visibility of the pool's side through the railings would appear unusual and inappropriate within the context of the Old Historic District. - Asserted that swimming pools have historically not been part of the Old Historic District and argued that they should not be permitted due to their potential to negatively impact the historic character of the neighborhood. **Amy Keohane**, Abutter **(03:48:21)** - Voiced opposition to the above-ground pools proposed at 2, 4, and 6 Mariner Way on behalf of themselves and nine other property owners in the vicinity, including a direct abutter of 6 Mariner Way, who also participated in the call. - Stated that none of the abutters received certified letters in August 2021 when the original HDC applications for the structures were submitted, with the first notice of planned work coming from ConCom approvals in April 2023. - Expressed concern that the proposed development, including the revised plans for above-ground pools after ConCom rejected in-ground pools in a flood zone, is incongruous with the neighborhood's character. - Highlighted the technical conformity of the pools with outdated wetland regulations despite objections from the community and the Nantucket Land and Water Council, describing it as a tragedy given recent flooding events.

	- Argued that the presence of three pools in a sensitive area near wetlands, the harbor, and Goose Pond is excessive and inconsistent with the principles of "Building with Nantucket in Mind," which emphasizes preserving the natural landscape and fostering a sense of place. - Appealed to the HDC to reconsider the approval of the pools and the overall development plan, emphasizing the need to respect the natural beauty and tranquility of the neighborhood and to build in harmony with the land rather than dominating it. - Urged the HDC to reject the plans, relying on the commission to uphold its values and support development that enhances rather than detracts from the natural setting. **Glen Wood**, Attorney for the Applicants - Emphasized the need to focus on the visibility issue, suggesting that if the pools are not visible, the Historic District Commission (HDC) may not have jurisdiction over them. - Mentioned that the revised plans were created to gain approval from the Conservation Commission (ConCom), and all three projects have been approved without appeal, granting them active permits. - Stated the revisions were aimed at making the pools non-visible to address HDC concerns, implying visibility is the primary criterion for HDC's consideration. - Responded to opposition comments by affirming compliance with the Wetlands Protection Act and local Wetlands bylaw, indicating environmental concerns have been adequately addressed. - Clarified that the HDC reviews projects individually, not cumulatively, focusing on visibility and impact within their jurisdiction. - Suggested requesting a continuance to further refine the plans in response to HDC's concerns, indicating a willingness to adjust the proposal to meet HDC criteria.
Concerns:	**Pohl** - Clarified that the topic, while not directly within the purview of the discussion, has been researched, relating to the ability to have pools in the Mariners Way subdivision. - Explained that when a subdivision is created, there is a "freeze" on zoning changes, and Mariners Way was within such a freeze period when zoning changes occurred, allowing certain provisions like pools that would not be allowed under new zoning. - Specified that this situation is not about being grandfathered in or a plan freeze under State subdivision control, but a common occurrence in zoning practices. - Mentioned that zoning freezes have led to complications in the past, referencing the failure of the building permit cap initiative 15 years ago as an example of unintended consequences from such freezes. - Noted that previous pool approvals were granted on the basis that the pools were flush with the deck, maintaining a low profile. - Highlighted a concern with the current project drawings, which depict a significant wall right behind the railing, diverging from the previously approved flush design. **Oliver** - Requested clarification on the actual height of the structure, noting concerns about it being 25 and a half inches high, which could potentially allow visibility through the railing, similar to a picket fence. - Expressed interest in understanding how the structure will be screened effectively, suggesting that a shingled wall railing might be necessary for adequate screening. - Acknowledged that the projects have already received approval from the Conservation Commission (ConCom), implying that the Historic District Commission (HDC)'s scope is limited to discussing the visual aspects rather than regulatory approvals. - Emphasized the focus should be on the appearance of the structure, expressing a desire not to see the pools if they are visible through the railing, in line with HDC's jurisdiction over the visual impact within the historic district.

Welch

- Pointed out that the projects are being discussed collectively, whereas they are separate applications with varying degrees of visibility.
- Suggested that it would be more appropriate to evaluate each application individually based on its unique characteristics and merits.

Coombs

- Clarified that HDC decisions do not have to align with Conservation Commission approvals, emphasizing the commission's autonomy in its considerations.
- Expressed concern about the unprecedented situation of having three pools within 100 feet of each other, elevated 24-25 inches above ground, highlighting this as a deviation from the island's norms.
- Questioned the rationale behind approving elevated pools, especially in flood-prone areas, and whether there are specific regulations mandating such elevations for pools in these locations.
- Argued that if a property is in a flood zone, it does not automatically justify the installation of an elevated pool, suggesting alternative considerations or restrictions could be applied.
- Focused on the application for unit two, stating that an above-ground pool is inappropriate and contradicts established HDC guidelines for pools to be in-ground.
- Emphasized the importance of preserving the character of the Old Historic District and viewed the proposed elevated pools as a significant departure from HDC standards.
- Shared personal experience and familiarity with the area, using this to underscore the proposed development's inappropriateness and potential negative impact on the neighborhood's character and environment.

Camp

- Expressed confusion over how the project received approval from the Conservation Commission (ConCom), suggesting that, despite any grandfathering or technical compliance, the proposal remains inappropriate for the historic district.
- Highlighted concerns about the project's impact on the streetscape and its proximity to the beach, emphasizing that constructing such features in these locations seems highly unsuitable.
- Criticized the idea of pouring cement and installing pools in a sensitive area right on the beach, pointing out the disconnect between the proposal and the environmental and historical values of the district.

Welch

- Highlighted a concern with the detail of cladding adjacent to the railing, noting that as drawn, it may not be constructible in a way that allows for proper maintenance.
- Acknowledged that while maintenance isn't typically within HDC's purview, approving a design that cannot be maintained, potentially exposing concrete, would be problematic for HDC standards.
- Suggested that this issue, though not entirely relevant to this specific application, is similar to issues in other applications where it will be more pertinent.
- Advised that the applicant and their agent reconsider and rectify this detail for the project's success.
- Emphasized the need to clarify the exact height of the structure, suggesting it should be certified and, if relevant, included in the ConCom's order of conditions.
- Stressed that any changes to the deck's height from previously approved plans should be clearly stated to avoid raising it further than initially allowed.
- Concluded that for this specific location, the lack of visibility due to existing structures and plant materials is acceptable, indicating that these elements are appropriately used to shield the pool from public view.

	Pohl - Expressed concern about the deviation from the previously approved pool design, which was flush with the deck, noting that the current design involves a portion of the railing being backed by boards. - Highlighted the maintenance challenge with these boards, as pointed out by Steven, noting that accessing them for maintenance would require removing the entire railing. - Raised a safety concern regarding the potential hazard posed by the pool's elevated wall, especially for children sitting on the parapet wall who could fall backwards, questioning the compliance of this design with safety codes. **Welch** - Expressed concerns about barrier and safety requirements, indicating doubts that these critical aspects are adequately addressed in the current project drawings. - Clarified that the primary concern is not the presence of an automatic pool cover but whether the drawings fully represent all elements required to comply with building code requirements. - Emphasized the importance of ensuring the Historic District Commission (HDC) reviews complete plans that include all necessary architectural elements for compliance. - Highlighted the HDC's jurisdiction over architectural features, stressing the need for comprehensive plans to accurately assess and rule on the proposed construction. **Pohl** - Highlighted a key difference from previously approved pools, noting that these pools are elevated rather than flush with the deck, which presents a unique challenge. - Pointed out that the elevated pools are immediately adjacent to the railing, compromising the railing's appearance and potentially its function. - Raised concerns about maintenance issues due to the close proximity of the pools to the railings, suggesting that this design might hinder proper upkeep and longevity of the railing structure.
Motion:	**Motion to hold for additional information, which includes:** • **Clarifications and construction details of the cladding, both without and with the railing cross-section.** • **Confirmation that all elements required for construction and to receive a building permit are depicted in the drawings.** • **Include a request for clarification on the height of the pool relative to the deck and grade, specifically referencing the order of conditions.** **The aim is to ensure the HDC can accurately assess and make decisions based on the architectural elements presented in the proposal. (Made by: Welch) (04:05:59)**
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Camp, Coombs, Oliver (Aye)
	Certificate # HDC2024 – (as noted)

25. Doherty Ack LLC	4 Mariner Way	Pool rev	55.1.4/72	LFW

Voting:	Pohl, Welch, Camp, Coombs, Oliver
Alternates:	Paul, Patten, Thornewill
Recused:	-
Representative:	Linda Williams
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	**Holly Backus**, Preservation Planner - Expressed similar concerns as previously mentioned, particularly focusing on how the structure will be screened since it is not flush with the deck.
Public Comments:	**Mickey Rowland,** Historic Structure Advisory Group - Mentioned a relevant precedent where a pool application was denied in the Mill Hill area due to concerns about preserving the historic character of the location.

	- Suggested that similar considerations regarding the historic character should be applied to the current application.
Concerns:	**Welch** - Stressed the importance of comparing previously approved drawings with the proposed changes to clearly understand any modifications, a common request in the review process. - Highlighted inconsistencies in the presentation, noting discrepancies between claims that nothing has changed and indications that both decks and pool elevations have been altered. - Emphasized the need for complete information, especially given the contentious nature of the application and the potential for an appeal, underscoring the commission's responsibility to review applications thoroughly and to standard. - Called for additional information, including: - Clarification of what was previously approved, with changes clearly marked. - Detailed information on the proposed modifications. - Clear details on the heights of structures, referencing the order of conditions for accuracy. - Reserved commentary on the architectural merits of the proposal until the requested information is provided, focusing on the need for clarity and completeness in the submission. **Camp** - Highlighted the openness of the landscape in the area under discussion, noting the visibility from Mariner Way down to Washington Street, emphasizing the area's marshland character. - Stressed that the openness and natural features of the location should be key factors in considerations about visibility and the potential impact of any development. **Coombs** - Emphasized the original marshland character of the area, noting the presence of small, scalloped shacks and the lack of significant vegetation or tall trees, which impacts visibility. - Raised concerns about what can be seen from Washington Street and Washington Street Extension, highlighting the need to assess views from these public roads. - Stressed that the Historic District Commission (HDC) should make decisions based on comprehensive information provided by applicants, not influenced by external directives. - Called for more detailed information on the proposed development at number 4, including its placement on the property and potential visibility from various perspectives, such as from Duck Pond and other vantage points. - Urged applicants to submit thorough views and information for evaluation, specifically before proceeding to review additional applications like number 6, to ensure informed decision-making. **Pohl** - Highlighted a scenario involving a porch with a roof at 72 Main, overlooking a small park on Fair Street, and posed a hypothetical addition of a deck with a railing-backed wall covering two-thirds of it, questioning its appropriateness in the Old Historic District (OHD). - Answered the hypothetical scenario with a strong negative, stating such a modification would not be historically appropriate in the OHD. **Welch** - Affirmed the addition of the deck and enclosure. - Raised concerns about visibility.

	- Deemed Marshland vegetation as screening ineffective. - Believed that the deck will be visible and inappropriate. - Expressed similar concerns regarding an unspecified aspect numbered six.
Motion:	**Motion to hold for additional definitive information of all elements required. (Made by: Welch) (04:19:49)**
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Camp, Coombs, Oliver
	Certificate # HDC2024 – (as noted)

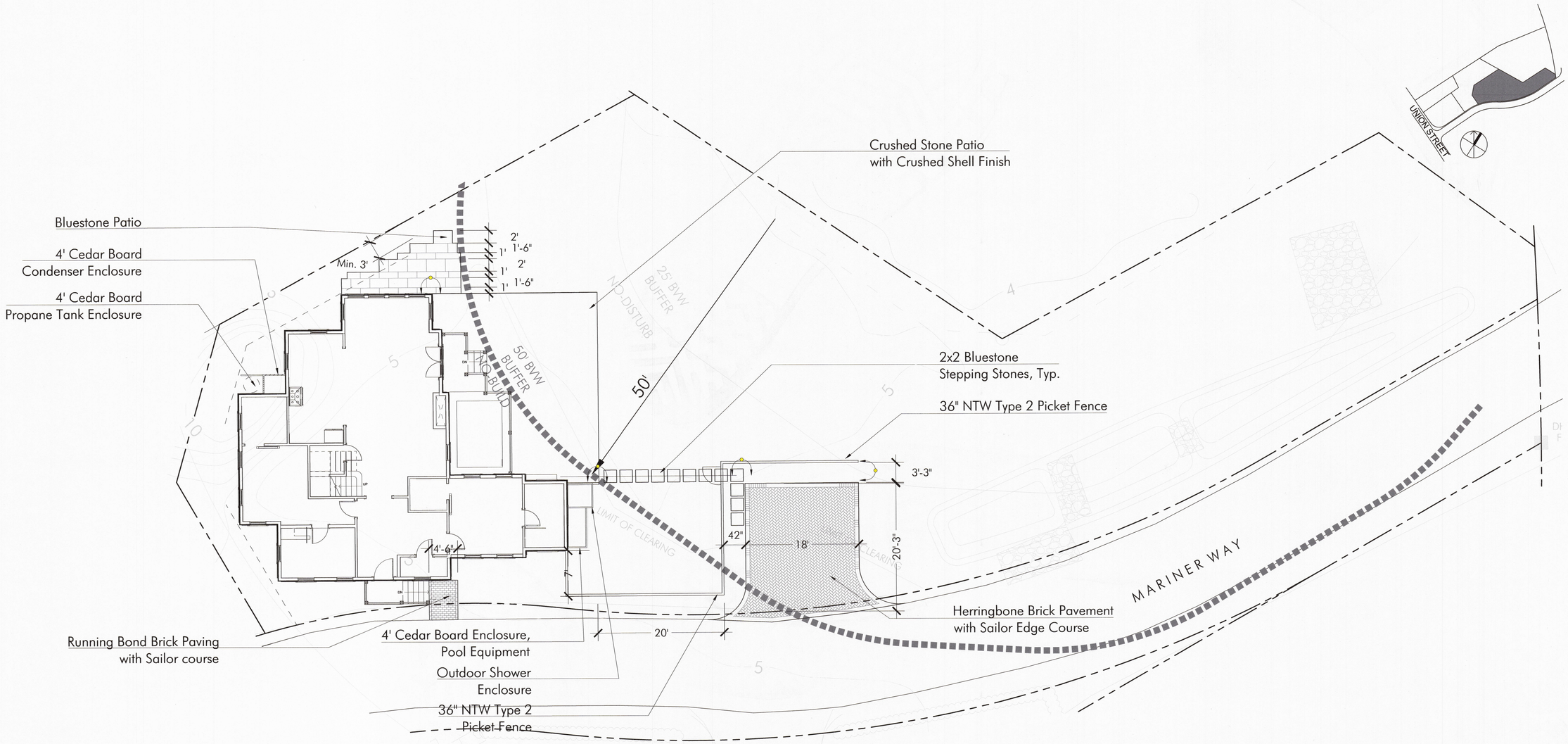
26. Doherty Ack LLC	6 Mariner Way	Pool rev	55.1.4/72	LFW
Voting:	Pohl, Welch, Camp, Coombs, Oliver			
Alternates:	Paul, Patten, Thornewill			
Recused:	-			
Representative:	Linda Williams			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	**Holly Backus**, Preservation Planner - Suggested that this aspect may be the only one masked by the building itself. - Recommended consistency in screening requirements across all aspects. - Example given of using shingled railing instead of actual railing, suggesting consistency in such decisions across the board.			
Public Comments:	**Mickey Rowland,** Historic Structure Advisory Group - Pointed out potential visibility from Washington Street Extension and Mariner Way - Advised checking for visibility from that specific location.			
Concerns:	**Welch** - Noted that this aspect is likely to be visible from Washington Street Extension. - Highlighted the Marshland as the only barrier between the aspect and the structure from Washington Street Extension. - Mentioned restrictions on planting in that area. - Expressed concern about requesting vegetation consistent with Marshland if planting is allowed. - Emphasized the need for vegetation to match Marshland characteristics rather than creating a permanent wall-like screening. - Referred to the aspect as a foreign element in the historic setting.			
Motion:	**Motion to hold for additional definitive information of all elements required, including the location of the pool equipment. (Made by: Welch) (04:25:18)**			
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Camp, Coombs, Oliver			
	Certificate # HDC2024 – (as noted)			

The following Items were not discussed and no action was taken.

27.	PACT LLC	41 Orange St	Fenestration revisions	42.3.2/224	LFW
28.	SeaHero LLCC	12 Pilgrim Rd	Hardscape & pool	41/476	LFW
29.	Leslie Johnson	281 Madaket Rd	Pool & hardscape	59.4/292	LFW
30.	Bertryl Johnson	250 Madaket Rd	New dwelling	59.4/213	LFW
31.	Town of Nantucket	20 S. Water St	Replace windows	42.4.2/29	LFW

IV. OLD BUSINESS 01/02/2024

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	61 Fairgrounds Rd LLC 11-9505	61 Fairgrounds Rd Lot D	Main house revisions	67/173.2	JB Studio
	• *Commissioners: Welch, Oliver, Coombs, Thornewill, Patten; Alternates: Paul; Recused: None.* ***Last heard 12/12/23***				
2.	61 Fairgrounds Rd LLC 11-9506	61 Fairgrounds Rd Lot D	Pool & hardscape	67/173.2	JB Studio
	• *Commissioners: Welch, Oliver, Coombs, Thornewill, Patten; Alternates: Paul; Recused: None.* ***Last heard 12/12/23***				
3.	61 Fairgrounds Rd LLC 11-9507	61 Fairgrounds Rd Lot C	Pool & hardscape	67/173.1	JB Studio
	• *Commissioners: Welch, Oliver, Coombs, Thornewill, Patten; Alternates: Paul; Recused: None.* ***Last heard 12/12/23***				



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

0 2' 4' 8' 20'

LAYOUT AND MATERIALS NOTES

1. Contractor shall lay out paths, walls and site improvements for review by the Architect prior to proceeding with the work. Make adjustments to layout as directed. Provide proposed grades at all corners and site features as directed.
2. All pedestrian walkways and patios on one level plane: flush condition between all changes in paver/paving styles.
3. The locations of existing underground utilities shown are approximate and have not been independently verified by the Owner or it's representatives. The contractor shall field verify the size and exact location of all existing utlities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.
4. Contractor shall verify all conditions in the field and report any discrepancies to the architect prior to starting work.
5. Contractor shall notify digsafe 1-888-dig-safe and verify underground utilities prior to excavation.
6. Contractor is responsible for repairing any damage caused to roads, walks, utilities, site improvements, existing or proposed, damaged by this project.
7. Items indicated as "relocated" are salvaged and stored from existing site are to be installed by the general contractor.
8. Contractor shall coordinate location of all utilities (lines, ducts, conduits, sleeves, footings, etc.) with locations of proposed landscape elements (walls, tree rootballs, proposed lighting footings, etc.). contractor shall report any discrepancies to the architect prior to continuing work..
9. All lines are parallel or perpendicular to lines from which they are measured, unless otherwise noted. dimensions are to face of wall, to face of curb; to edge of pavement; to edge of improvement or as otherwise noted.
10. All pedestrian walkways and patios on one level plane: flush condition between all changes in paver/paving styles.

IRRIGATION NOTES

1. Permanent irrigation systems required for all planting areas. Provide irrigation sleeves below hardscape elements to reach all planted areas. See specifications.

LAYOUT LEGEND:

℄	CENTERLINE
	ALIGN
P.O.B.	POINT OF BEGINNING
8'	DIMENSION
R5'	RADIUS = 5'
TYP.	TYPICAL
EQ.	EQUAL
V.I.F.	VERIFY IN FIELD

VERDANT
LANDSCAPE ARCHITECTURE
318 Harvard Street, Suite 25, Brookline, MA 02446
Verdant Landscape Architecture.com
617.735.1180

6 MARINER WAY NANTUCKET, MA

REVISIONS

DATE	DESCRIPTION
01/11/24	CONFORMED SET
04/09/24	Fence Revisions
08/19/24	HDC Buffer Revisions
08/30/24	HDC Buffer Revisions 2

DRAWING INFORMATION

DATE: 7/17/23
SCALE: AS NOTED

PROJECT NUMBER:
DRAWN BY: EH
CHECKED BY: BH

DRAWING TITLE

6 MARINER
MATERIALS + LAYOUT
PLAN

DRAWING NUMBER

L1.3

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

0 2' 4' 8' 20'

PROPOSED PLANT LIST - 6 MARINER

SYMB		LATIN NAME	COMMON NAME	MIN.SIZE	NOTES
TREES					
AC	6	Amelanchier canadensis	Serviceberry	8'-10' ht.	b&b
JV	2	Juniperus virginiana	Red Cedar	6'-7' ht.	b&b
TP	9	Thuja plicata 'Green Giant'	Green Giant Cedar	8'-10' ht.	b&b
SHRUBS					
HA	6	Hydrangea arborescens 'Abetwo'	Incrediball® Hydrangea	3 gal.	pots
HM	7	Hydrangea macrophylla	'Endless Summer Bigleaf Hydrangea	3 gal.	pots
HPG	1	Hydrangea paniculata grandiflora	'Limelight' PG Hybrid Hydrangea	5 gal.	pots
IO	7	Ilex opaca	American Holly	3'-4'ht.	
IV	16	Ilex verticillata 'Sparkleberry'	Winterberry Holly	3'-4' ht.	
MC	5	Morella caroliniensis (Myrica pensylvanica)	Bayberry	5 gal.	Space 5' o.c
PM	4	Prunus maritina	Beach Plum	36"	
TM	10	Taxus x media 'Hicksii'	Hicks Yew	24"-30"	pots
VINES					
RAD	2	Rosa - David Austin Apricot Drift Apricot Pink Climbing Rose		2 gal.	pots
RJC	4	Rosa - David Austin Jubilee Celebration Dark Pink Climbing Rose		2 gal.	pots
PERENNIALS AND ORNAMENTAL GRASSES					
at	11	Asclepias tuberosa	Butterfly Milkweed	1 gal.	
ba	3	Baptisia australis	False Indigo	2 gal.	
epws	4	Echinacea purpurea 'White Swan'	White Swan Coneflower	1 gal	
epk	6	Echinacea purpurea 'Kim's Knee High'	Low Growing Coneflower	1 gal	
hhr	25	Hemmerocalis x 'Happy Returns'	Yellow everblooming day lily	2 gal.	
pa	8	Perovskia atriplicigolia ' Lacy Blue'	Dwarf Russian Sage	2 gal.	
rf	34	Rudbekia fulgida 'Goldstrum'	Black-eyed-Susan	1 gal.	
ss	42	Schizachyrium scoparium 'The Blues'	Little Bluestem	2 gal.	
ssss	22	Schizachyrium scoparium 'Smoke Signal'	'Smoke Signal' Little Bluestem	2 gal	
sb	64	Stachys byzantina 'Big Ears'	Lambs Ear	2 gal.	

PLANTING NOTES

1. The Landscape Subcontractor shall coordinate with the General Contractor and Site Subcontractor all the requirements for subsoil testing and preparation and testing and placing of approved topsoil and planting soil mixes as described in the specifications. Failure of the site or General Contractor to perform required testing, subsoil and topsoil preparation does not relieve the Landscape Contractor from the requirements of the work as set forth in the specifications.
2. All plant material shall be approved by the Landscape Architect prior to arrival on the site.
3. All plant material shall conform to the American Standard for Nursery Stock established by "American Hort" americanhort.org
4. No invasive plants as per the Massachusetts Prohibited Plant List shall be used on the site.
5. Plantings shall be installed in such a way that when mature they will remain at least 18 inches away from the structure of the building.
6. No substitution of plant species will be allowed without the written approval of the Landscape Architect. Any proposed substitutions of plant species shall be a plant of equivalent overall form, height and branching habit, flower, leaf and fruit, color and time of bloom.
7. The Contractor shall locate and verify all utility line locations prior to excavation for tree pits and report any conflicts to the Landscape Architect.
8. All plants shall be placed in their approximate location by the Contractor. The Contractor shall adjust the locations as required by the Landscape Architect. Trees shall be placed first, then shrubs, then perennials and last, groundcovers. Final locations must be approved by the Landscape Architect prior to planting.
9. The rootballs of trees: Soil should be carefully removed from the top of the root ball to expose the root flare. Tree should be set so that the root flare is at finished grade.
10. The rootballs of shrubs shall be planted 1" above adjacent finished grade. The rootflare of perennials shall be set at the level at which the plant was growing.
11. All planting to be done under the full time supervision of a certified arborist, nurseryman or licensed Landscape Architect.
12. ***All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.***

IRRIGATION NOTES

1. Permanent irrigation systems required for all planting areas including planters. Provide irrigation sleeves below hardscape elements to reach all planted areas. See specifications.

LEGEND: SEE PLANT SCHEDULE

- DECIDUOUS TREE, typ.
- EVERGREEN TREE, typ.
- ORNAMENTAL TREE, typ.
- SHRUBS, typ.
- PERENNIALS + ORNAMENTAL GRASSES typ.
- VINES, typ.
- Lawn — LAWN, typ. See specifications

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6 MARINER WAY
NANTUCKET, MA

REVISIONS

DATE	DESCRIPTION
01/11/24	CONFORMED SET
04/09/24	Fence Revisions
08/19/24	HDC Buffer Revisions
08/30/24	HDC Buffer Revisions 2

DRAWING INFORMATION

DATE: 7/17/23
SCALE: AS NOTED

PROJECT NUMBER:
DRAWN BY: EH
CHECKED BY: BH

DRAWING TITLE

6 MARINER
PLANTING PLAN

DRAWING NUMBER

L2.3

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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.

*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: 09/19/2024
	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.

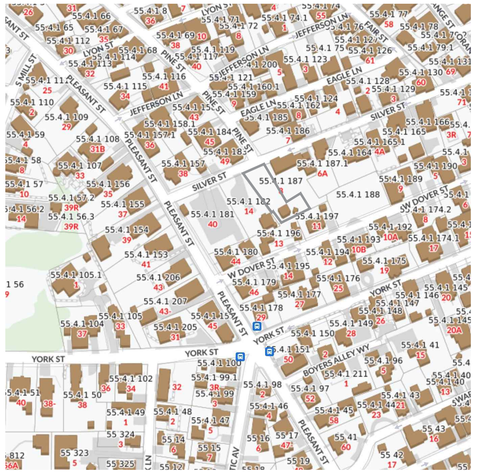
CONNIE: Nothing further to add. In agreement with the parking concerns.

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.

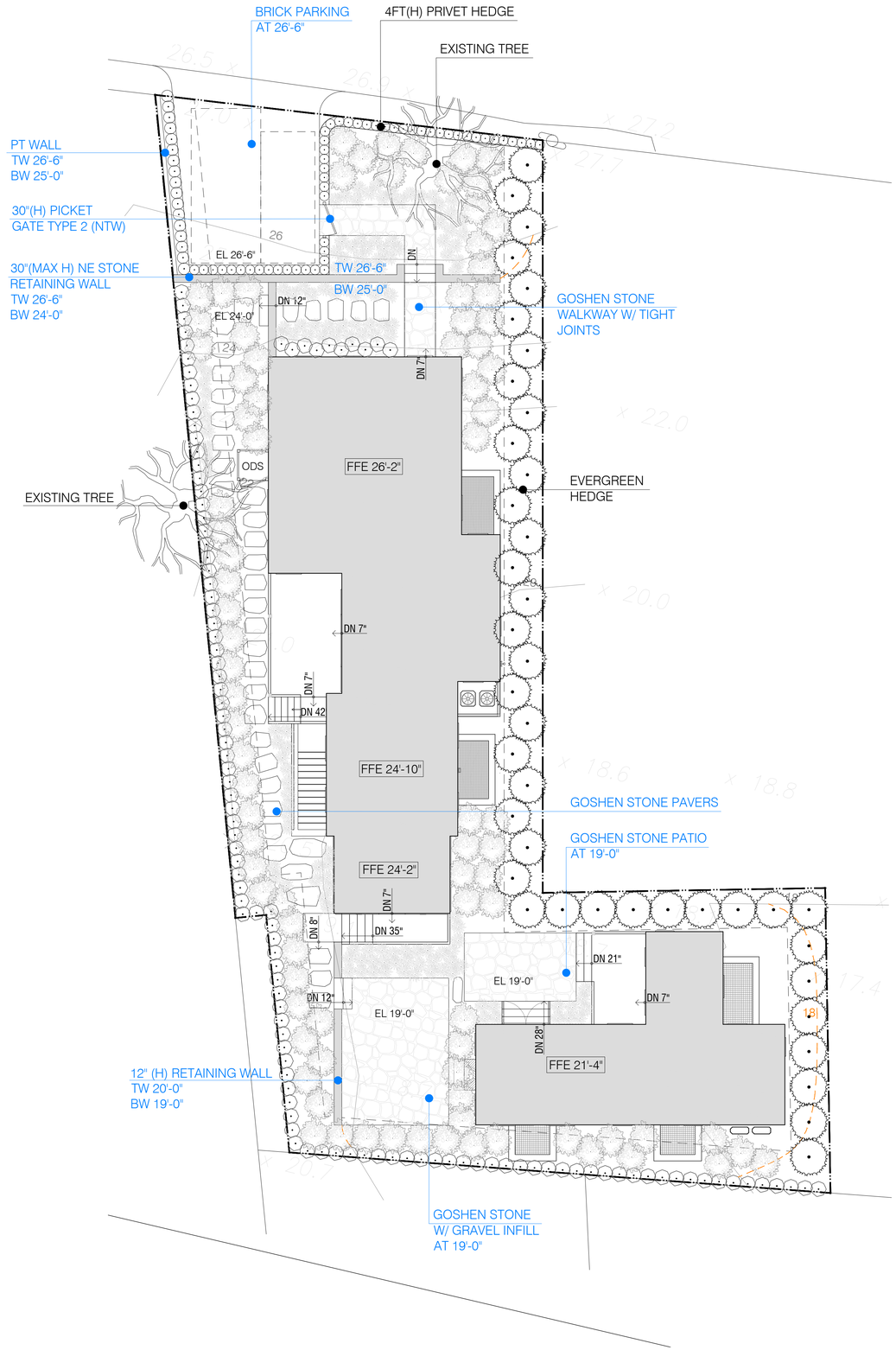
END: 4:46

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"

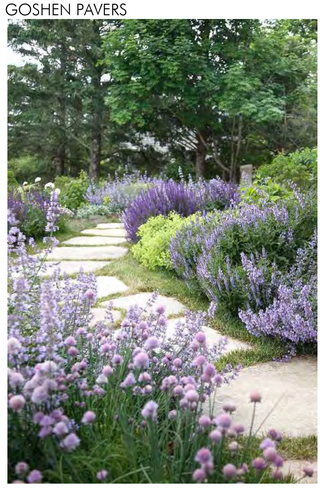
BRICK PARKING



NE STONE WALL



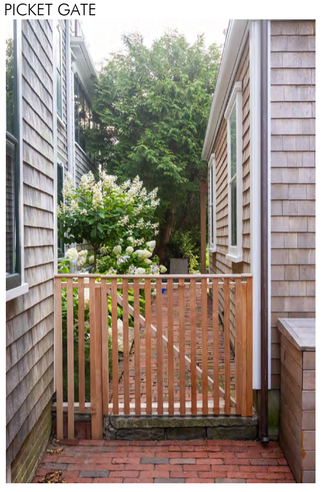
GOSHEN PAVERS



PATIO W/ GRAVEL INFILL



PICKET GATE



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

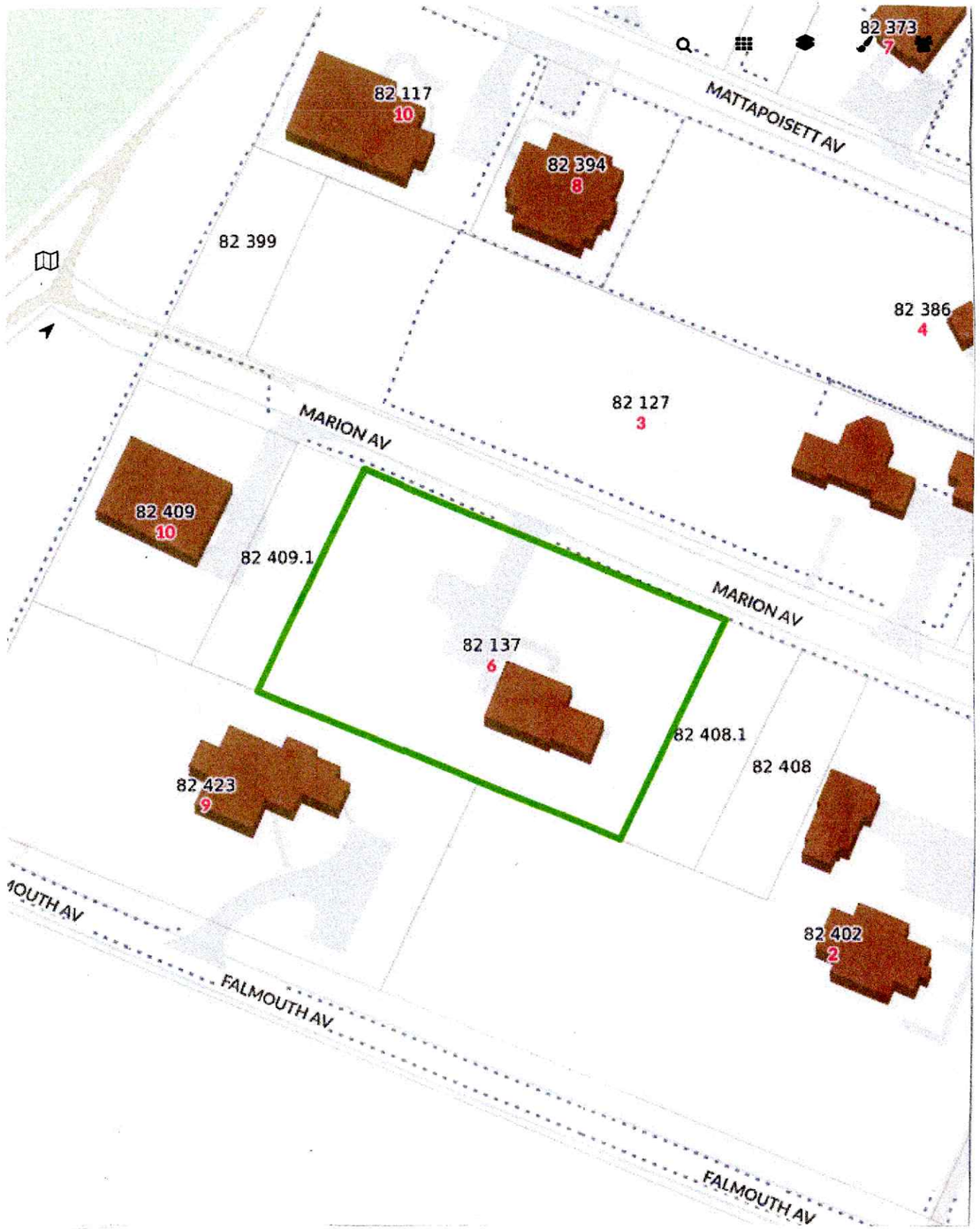
DRAWING INFO

DATE	SEPTEMBER 18, 2024
SCALE	3/16"=1'-0"
DRAWN BY	VS

ISSUES

DATE	SET NAME

HDC-02



PROPOSED POOL AND SPA

FOR:

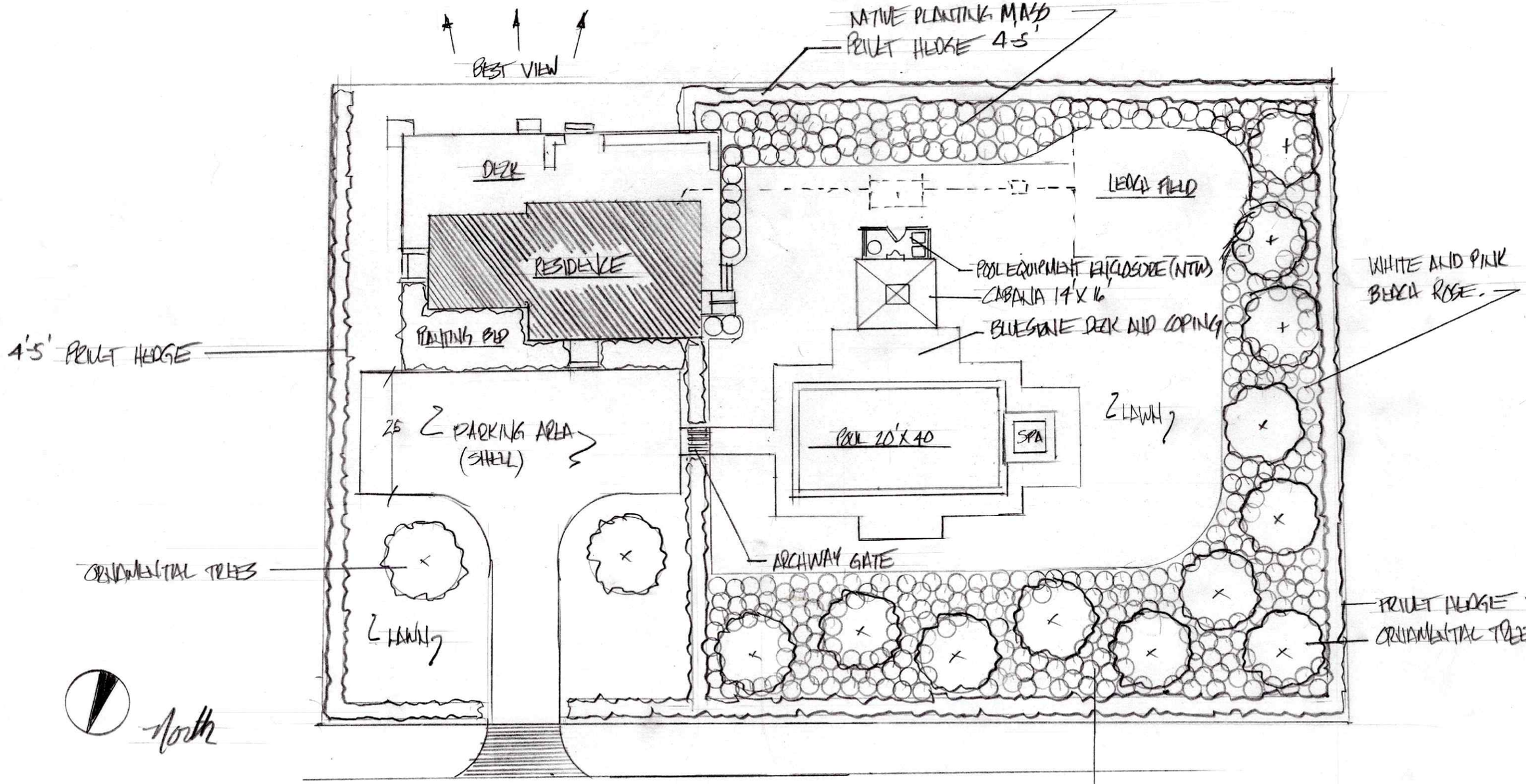
THE BLANEY RESIDENCE

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'

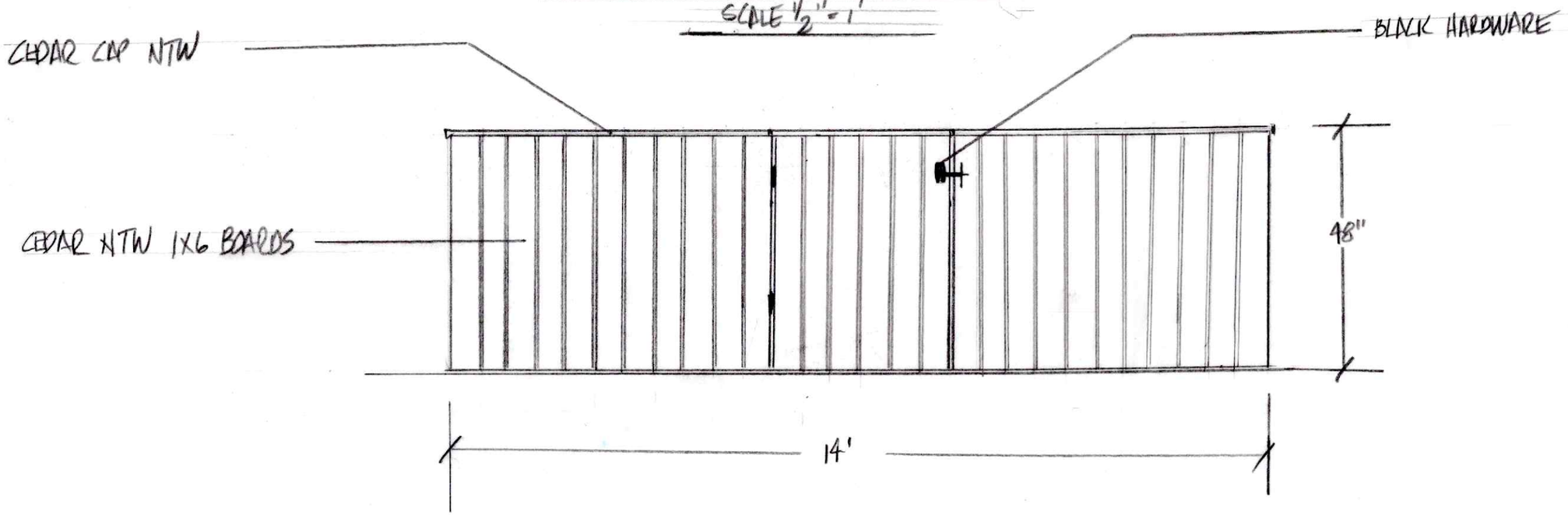
RK LOMBARDI 508.325.1695

- 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
☑	Address & HDC Case Number (ie HDC2020-05-0265): 61 Center St
☑	Copy of Minutes (application item circled)
☑	Reduced (8 ½ x 11) copy of application
☑	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
☑	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
☑	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
☑	One set reduced plans: 8 ½ x11
☑	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
☑	Submit documents to PLUS at 2 Fairgrounds Road
☑	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: HDC2024 B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: HDC2024 B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: Alex Bagmets Date: 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

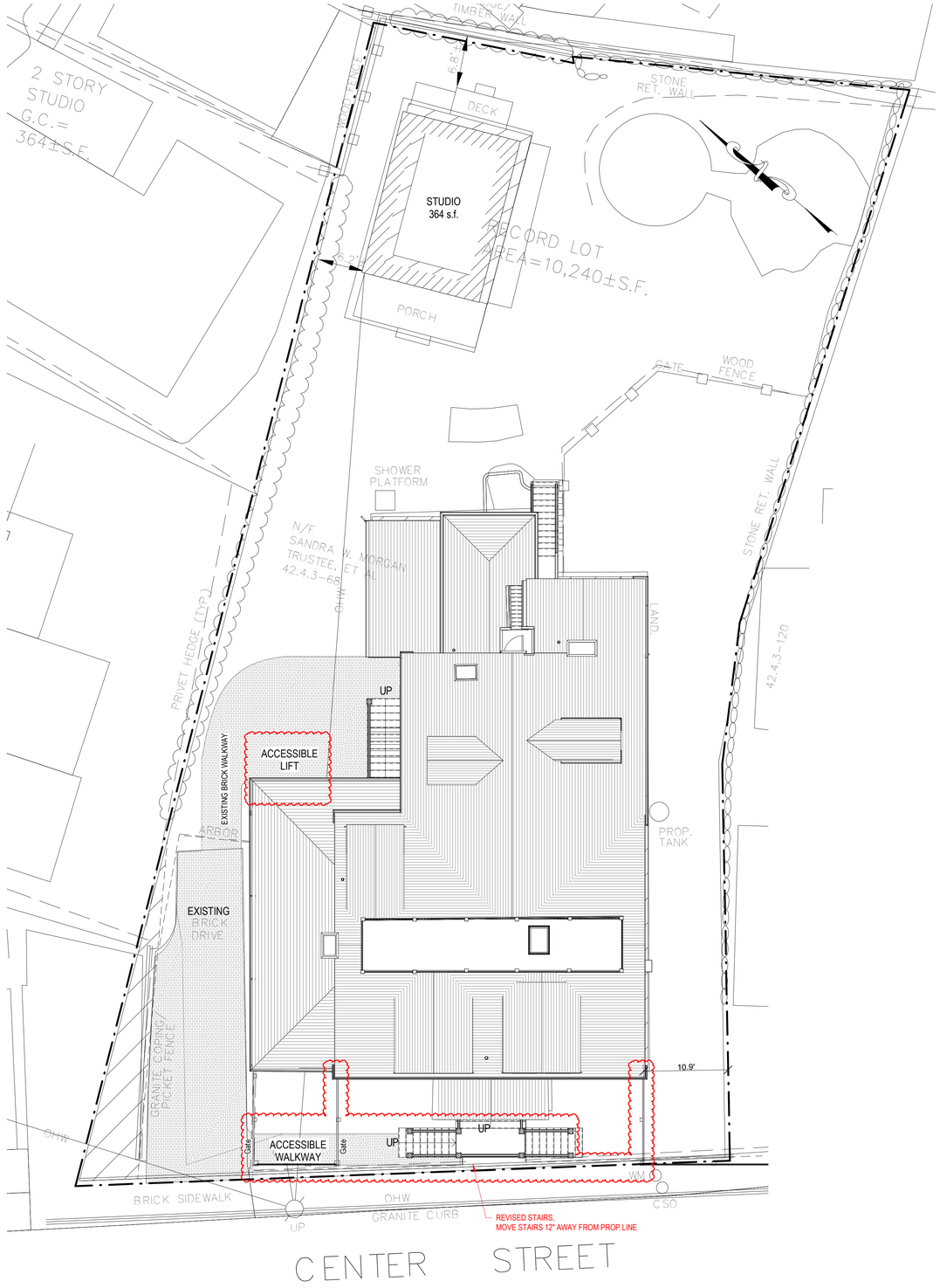
61 Center Street
Nantucket, MA

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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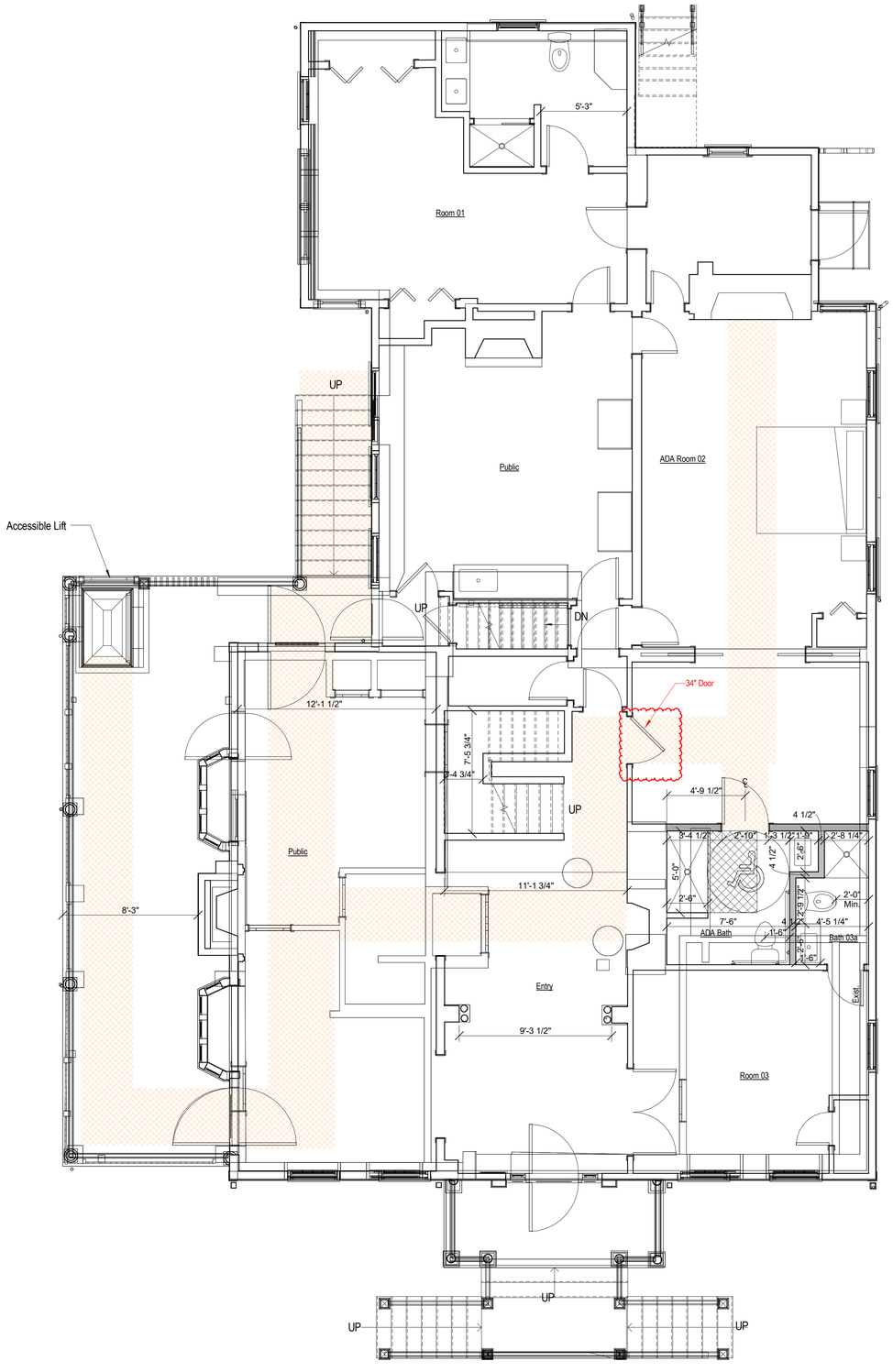
G.101

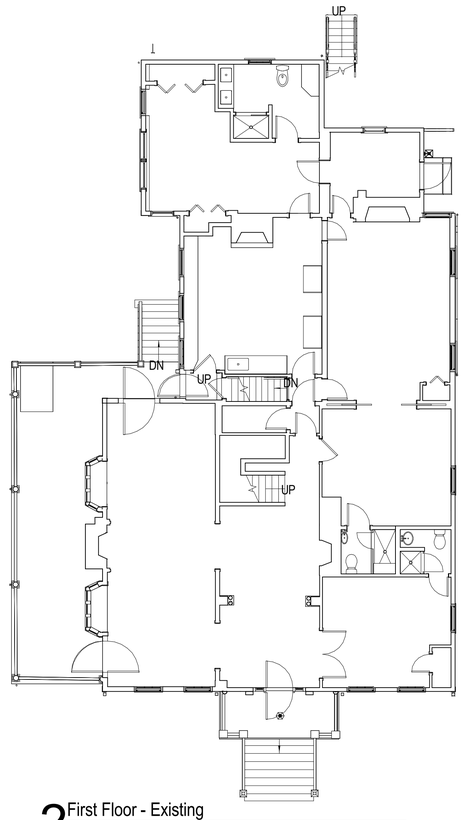
2205

09.19.24

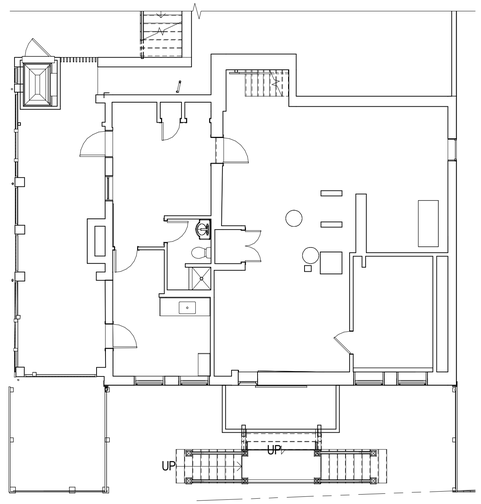
HDC SUBMISSION



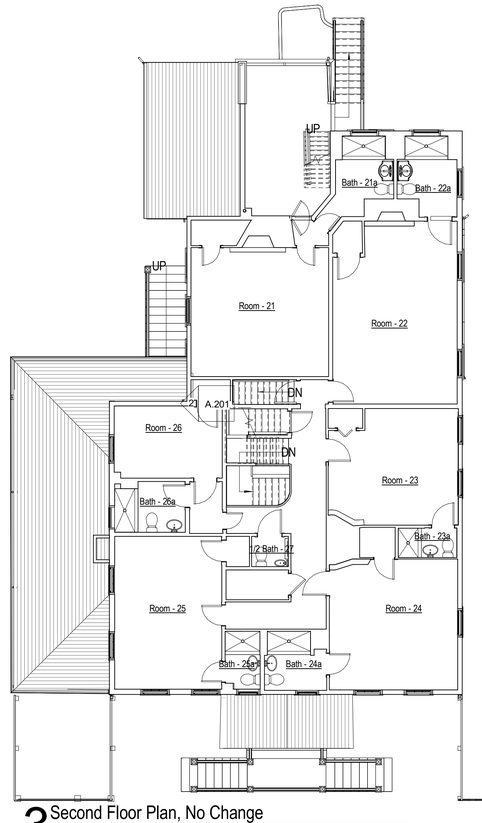
1 First Floor Plan - Proposed
1/4" = 1'-0"



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

Martin House Inn

61 Center Street
Nantucket, MA

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

Basement, First & Second Floor Plans

Site Information

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

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

SHEET INDEX

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

Revisions

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A.1.1
2205

09.19.24

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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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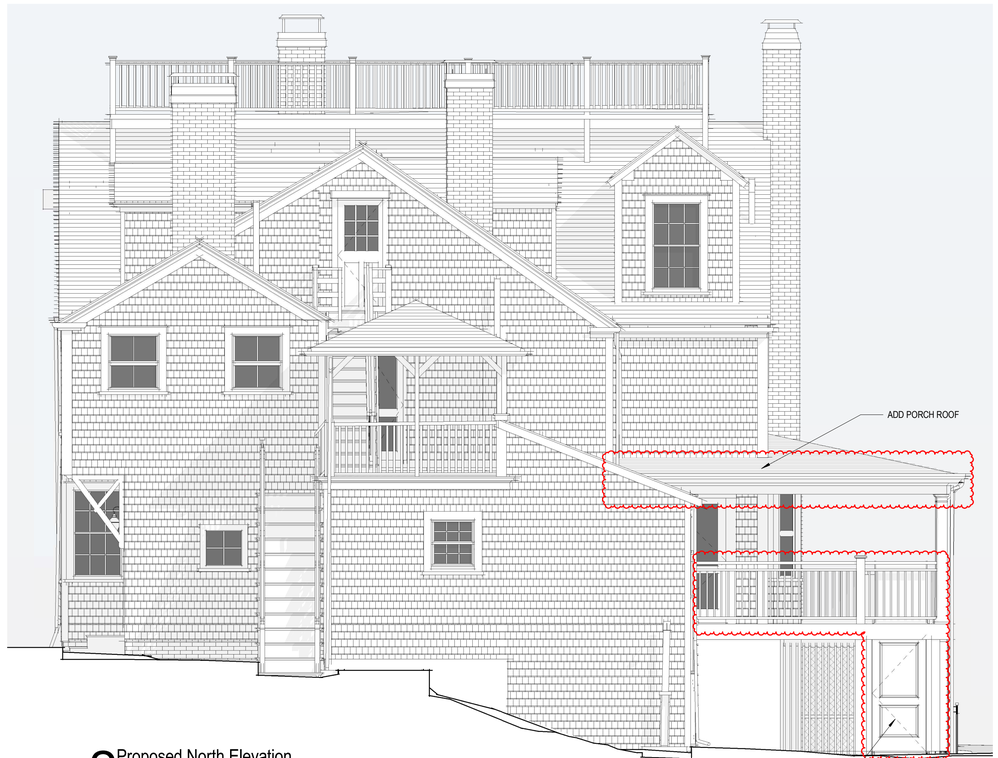
A.201
2205

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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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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Nantucket, MA

emeritus
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PERSPECTIVE VIEWS

Site Information

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D.301

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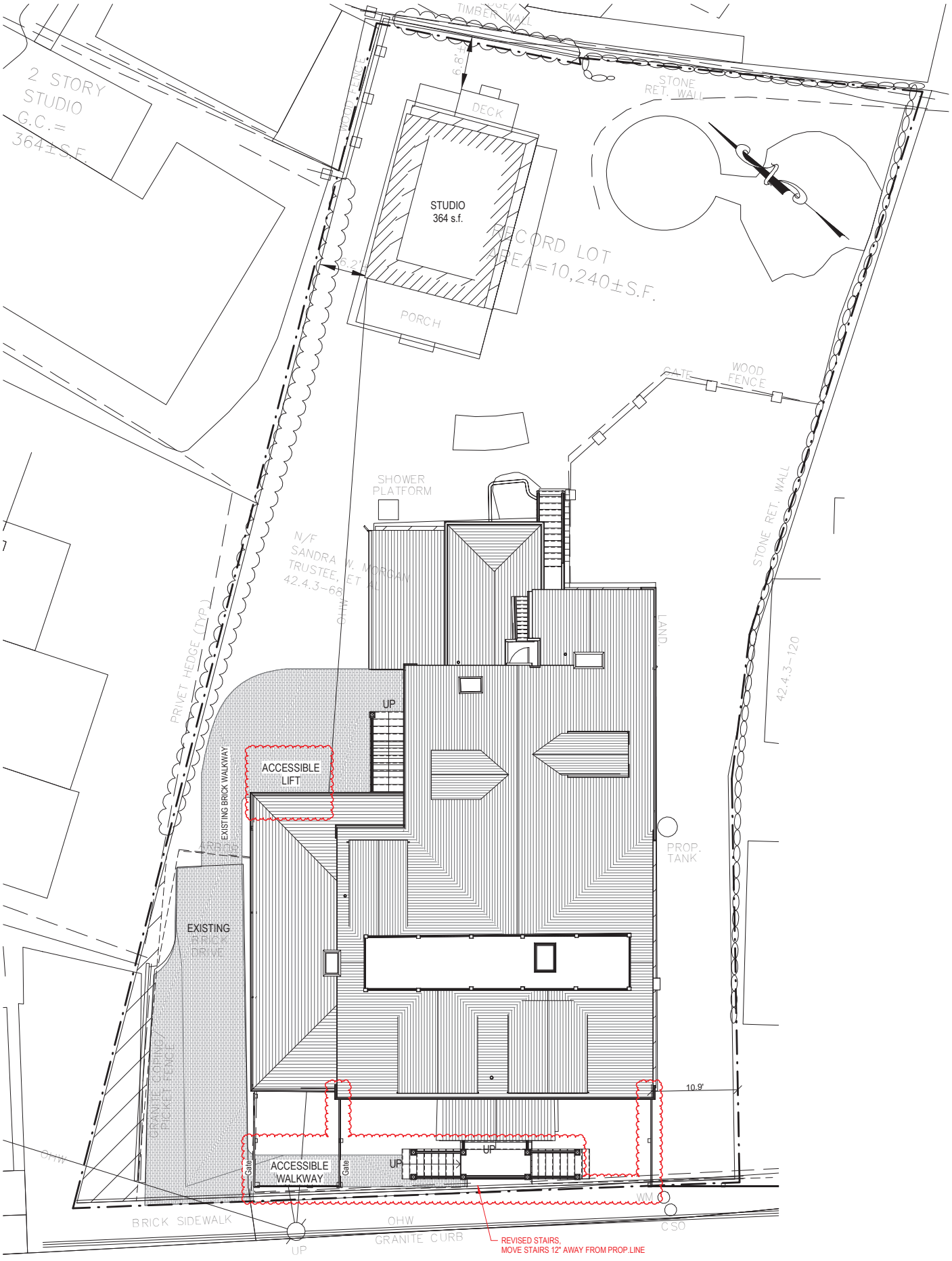
Martin House Inn

61 Center Street
Nantucket, MA



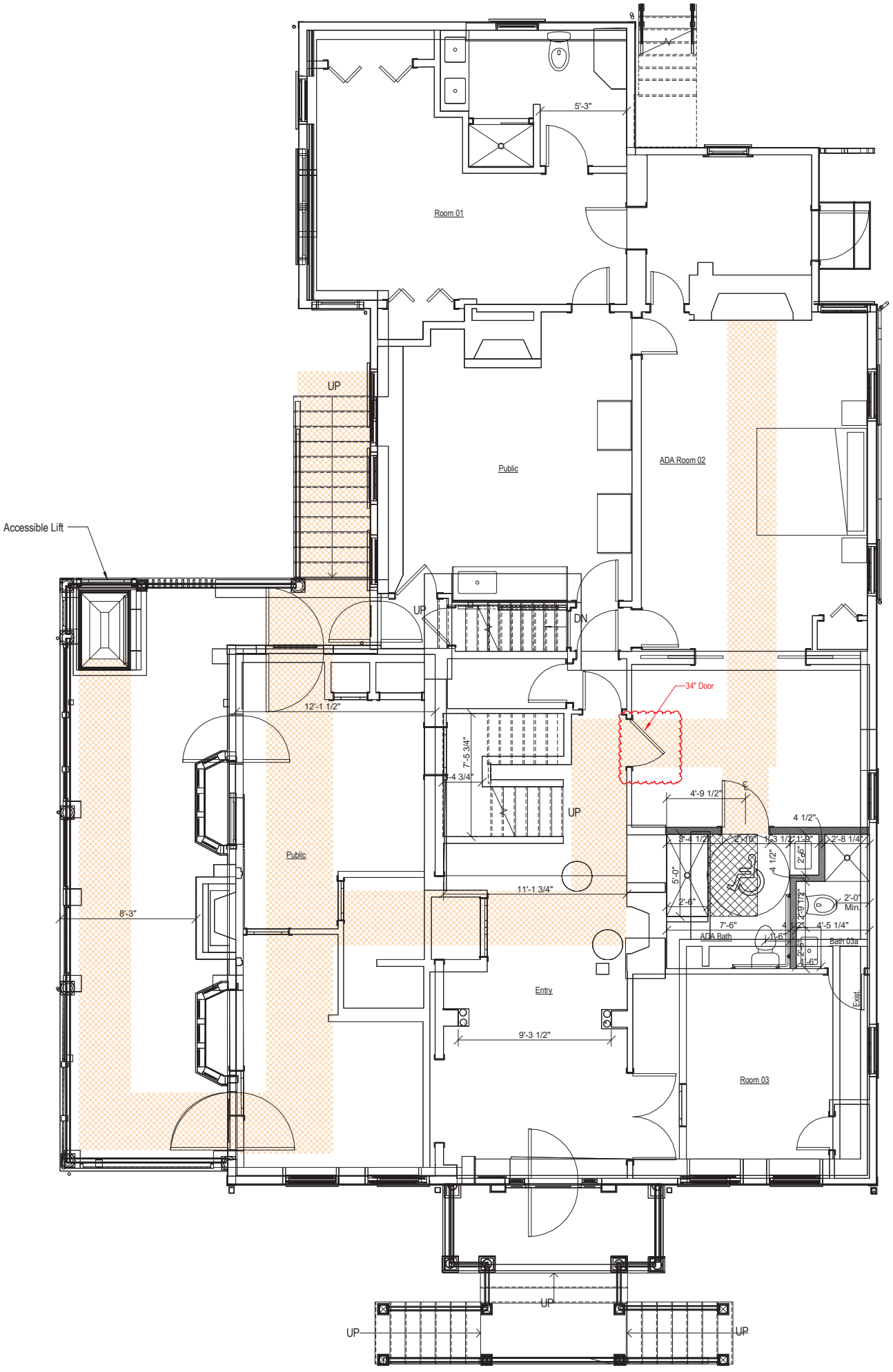
1 LOCUS

1 1/2" = 1'-0"



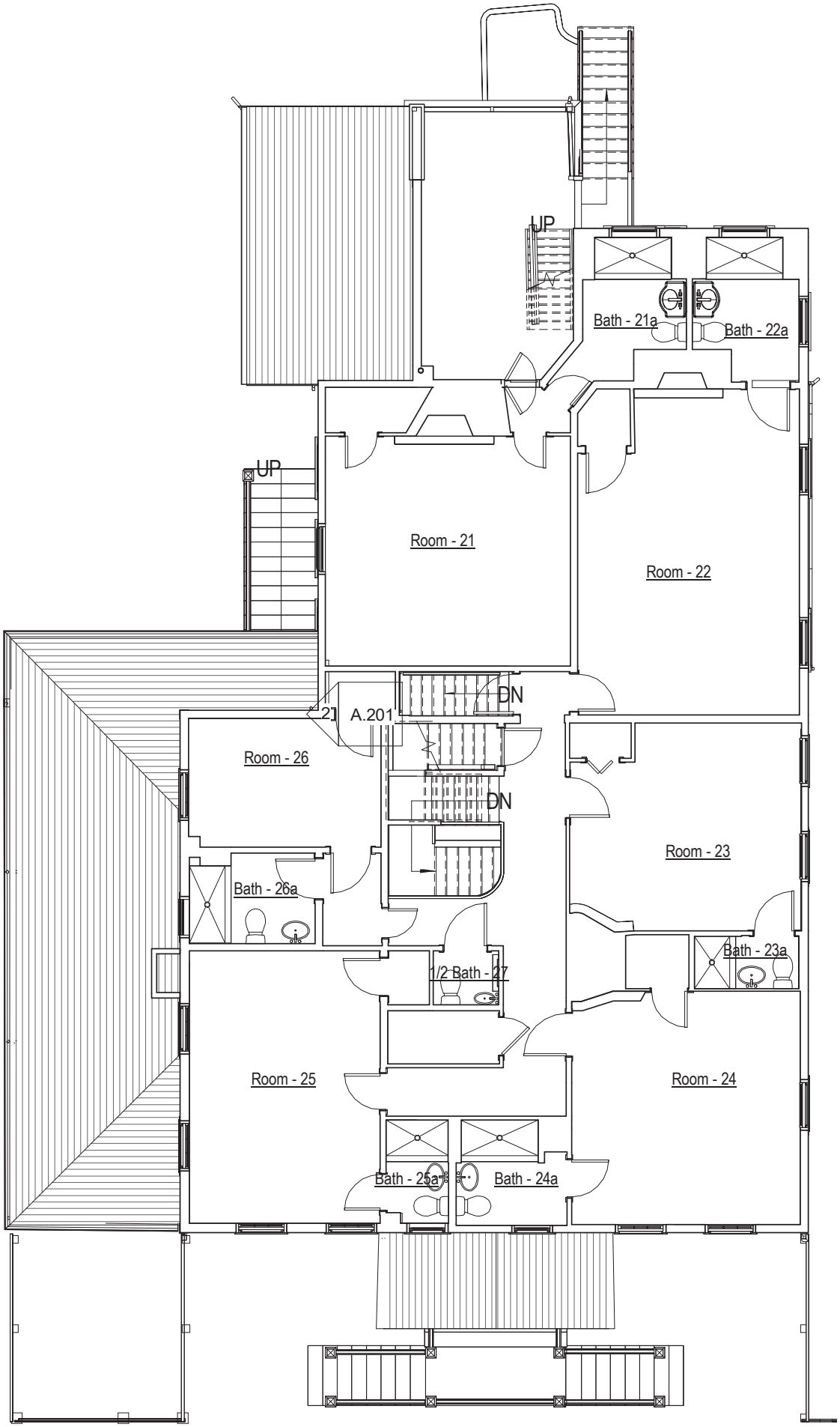
2 SITE PLAN

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"



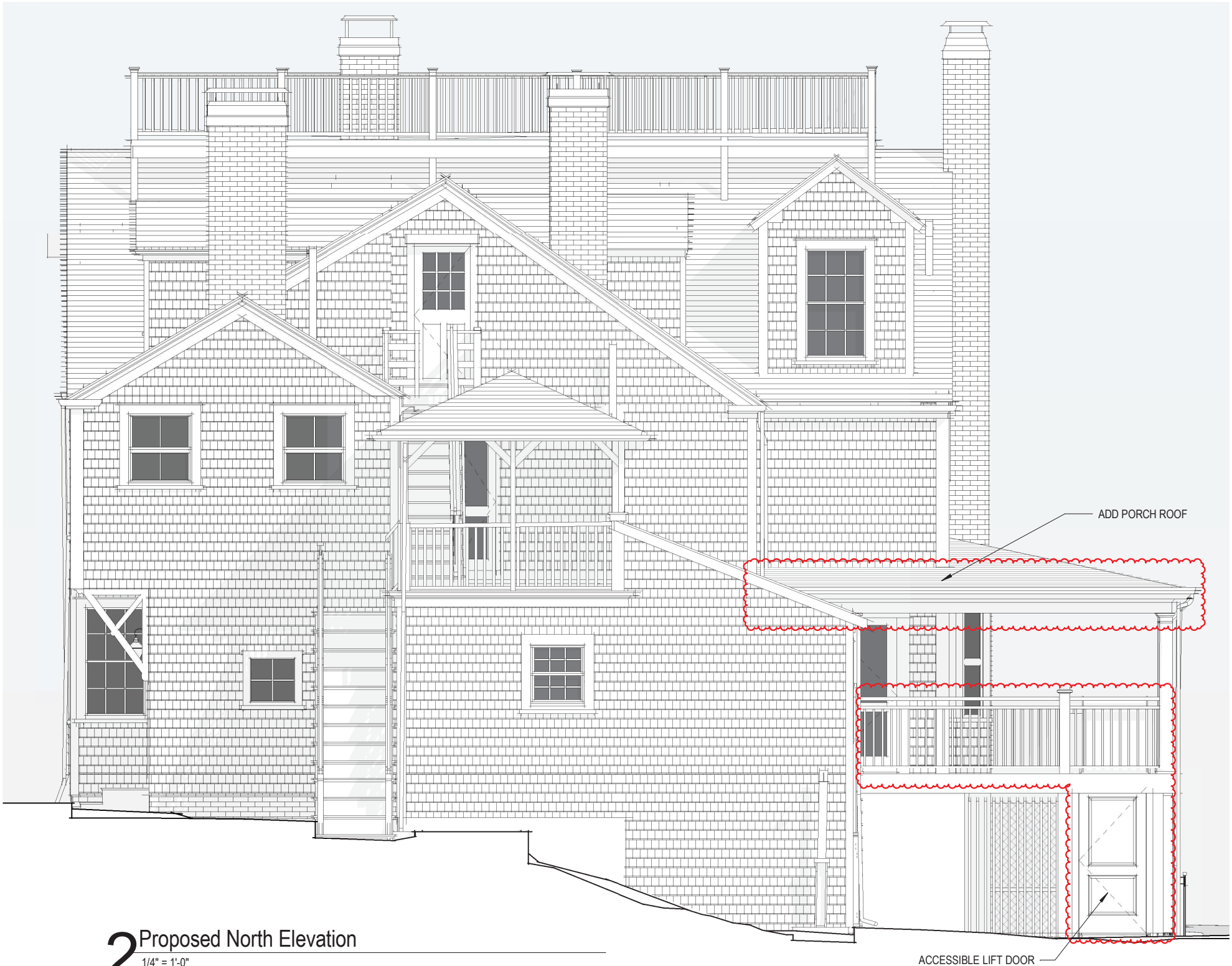
2 Proposed East Elevation
1/4" = 1'-0"



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

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: 9/19/24
✓	Address & HDC Case Number (ie HDC2020-05-0265): 48 York St. HDC 2024-07-10745
✓	Copy of Minutes (application item circled) N/AVAILABLE
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.) 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
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

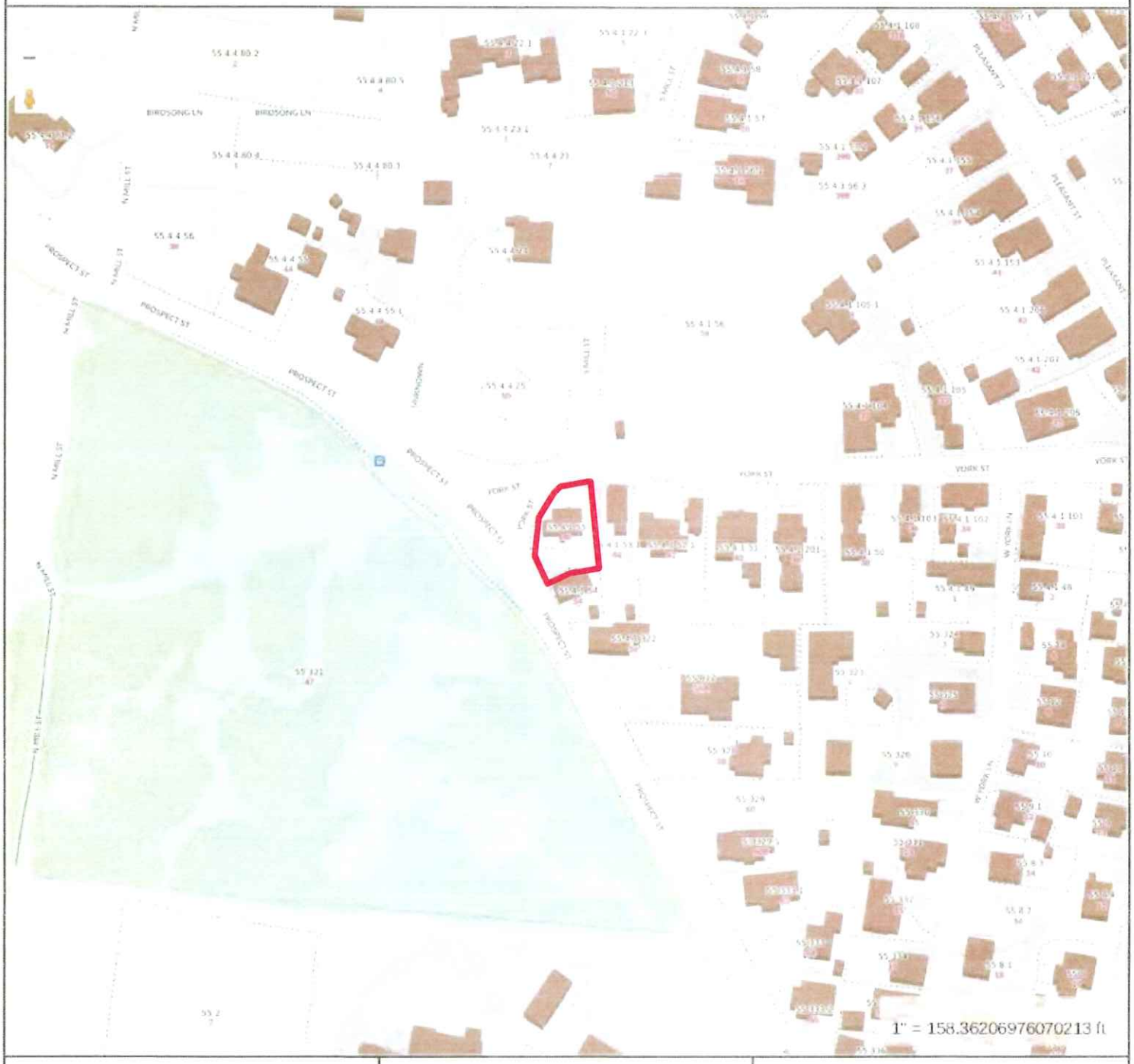
HOLD FOR A VIEW	IF YOUR APPLICATION WAS "HOLD FOR A VIEW" A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: 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.

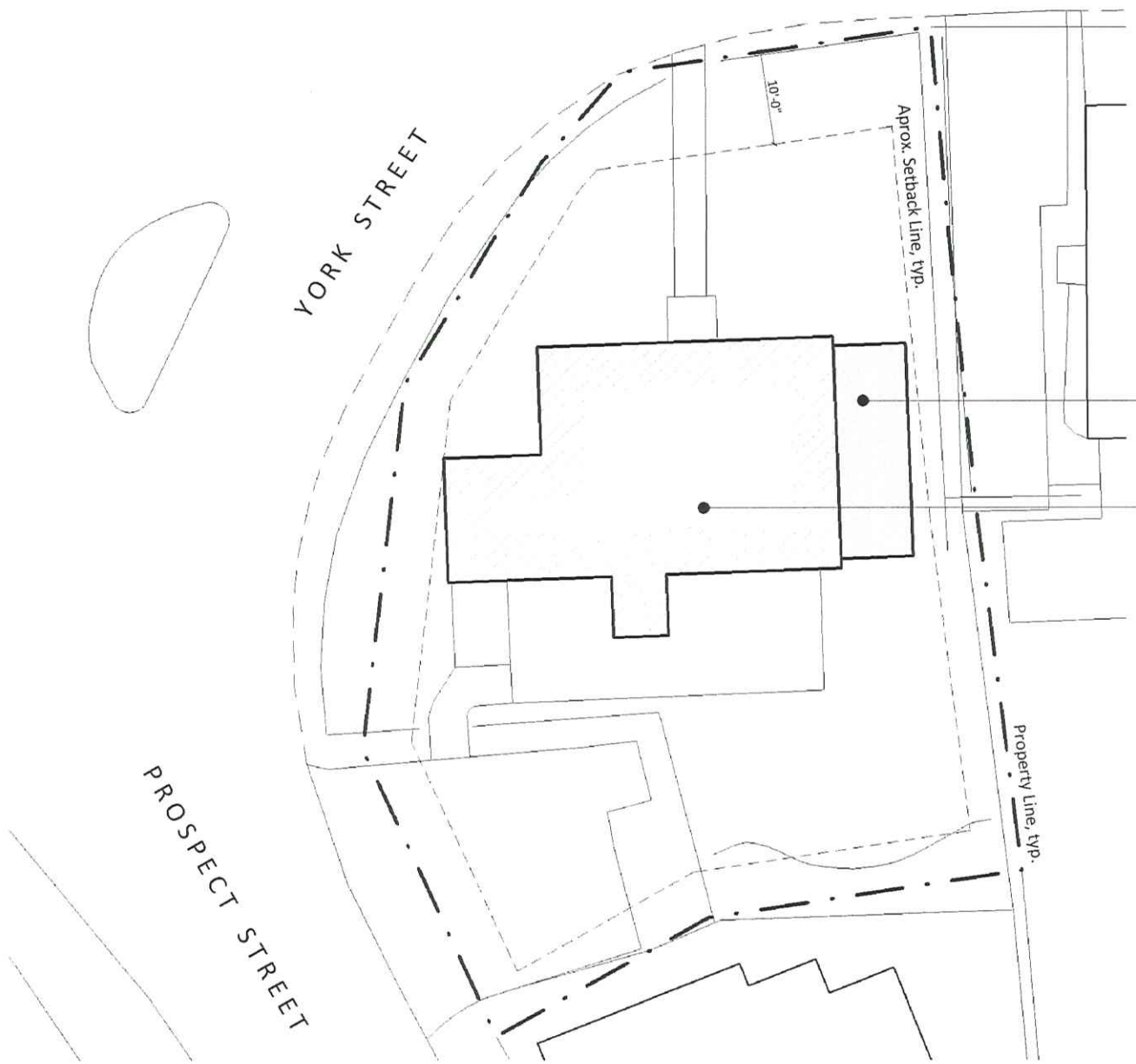


Google Map - Aerial View



Street Views





2 Site plan

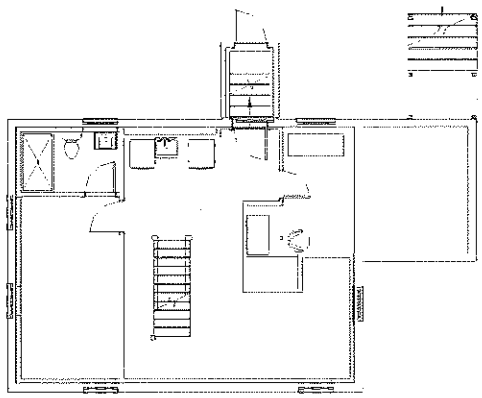
1" = 10'-0"

48 York Street / New Addition

Cover Page

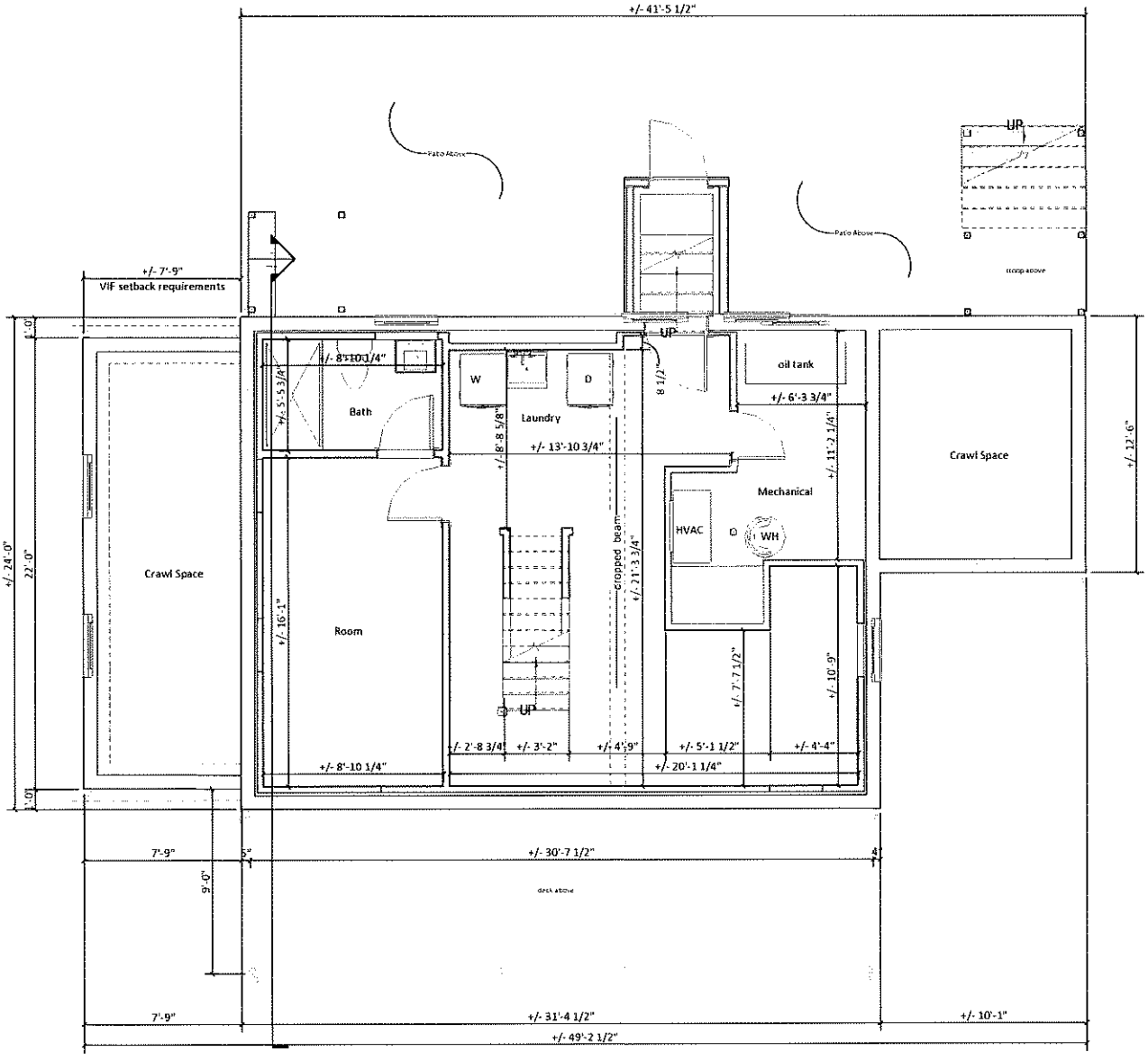
Sheet List

L-101	Cover Page
A-100	Floor Plans
A-101	Floor Plans
A-201	Exterior Elevations
A-202	Exterior Elevations
L-103	3D Views



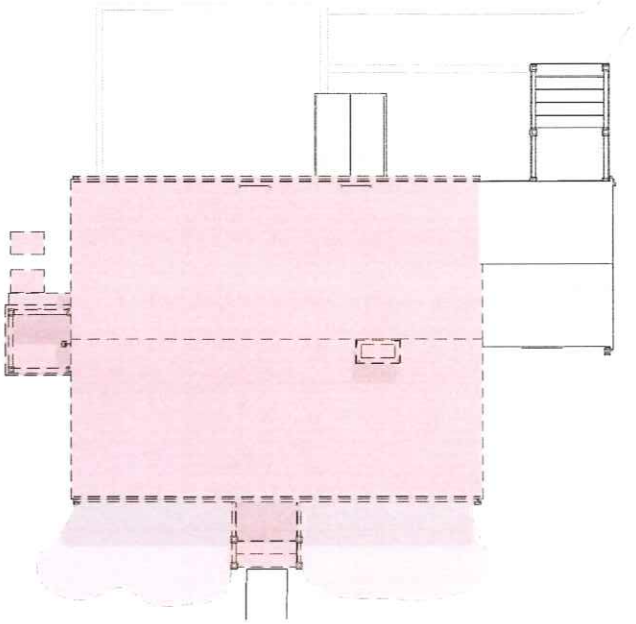
1e Basement Floor Plan - Existing / Demo

1/8" = 1'-0"



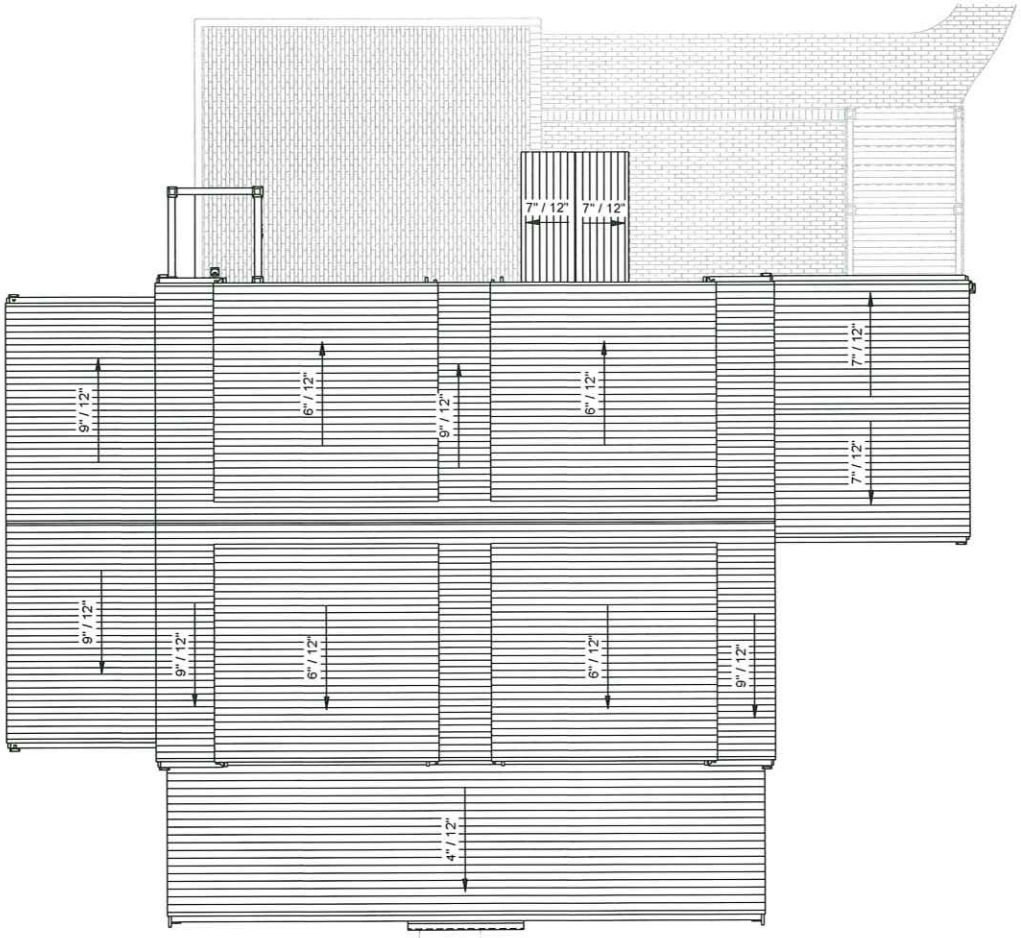
1 Basement Floor Plan

1/4" = 1'-0"



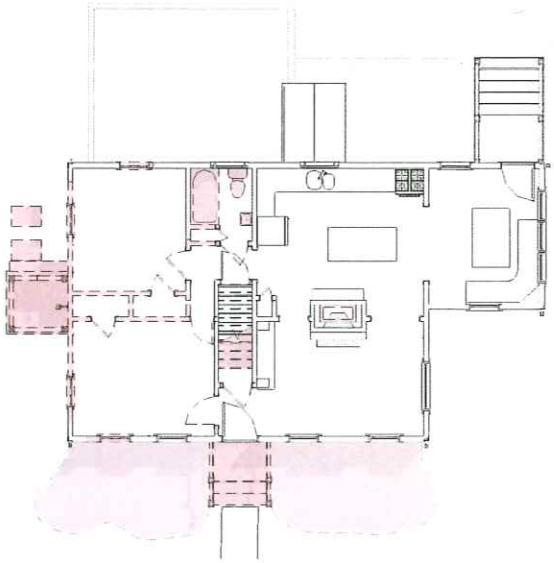
2e Roof Plan - Existing / Demo

1/8" = 1'-0"



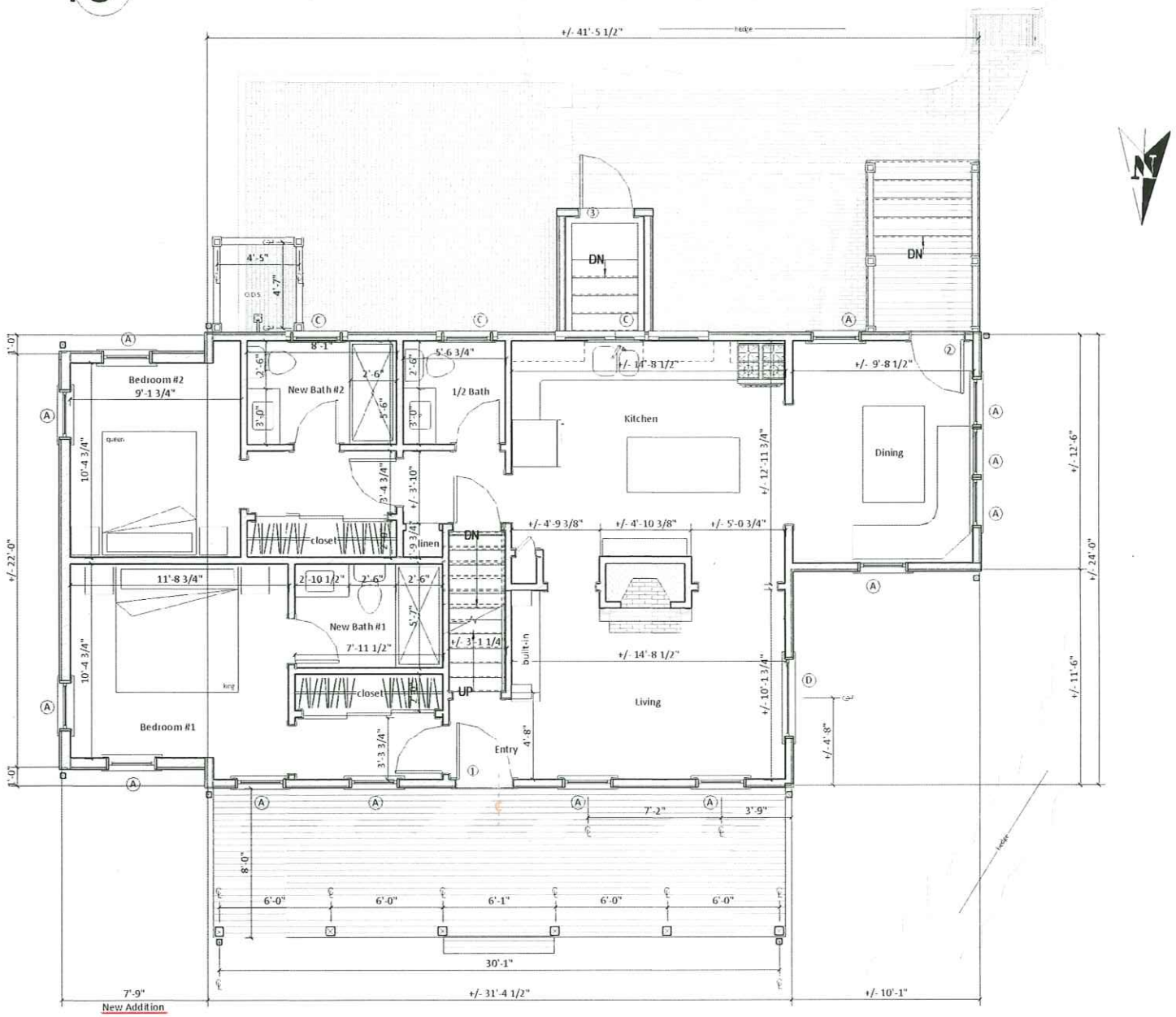
2 Roof Plan

3/16" = 1'-0"



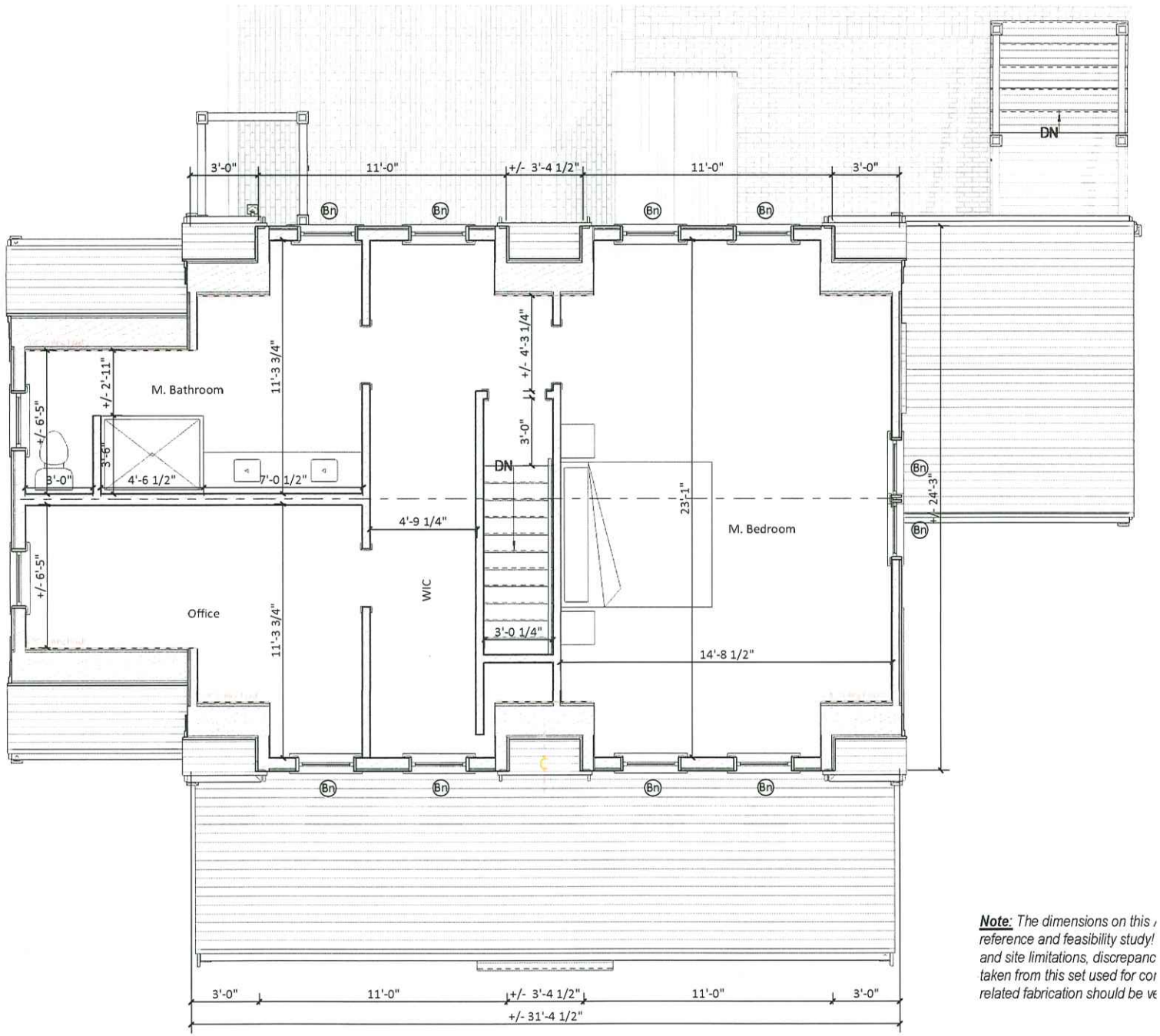
1e First Floor Plan - Existing / Demo

1/8" = 1'-0"



1 First Floor Plan

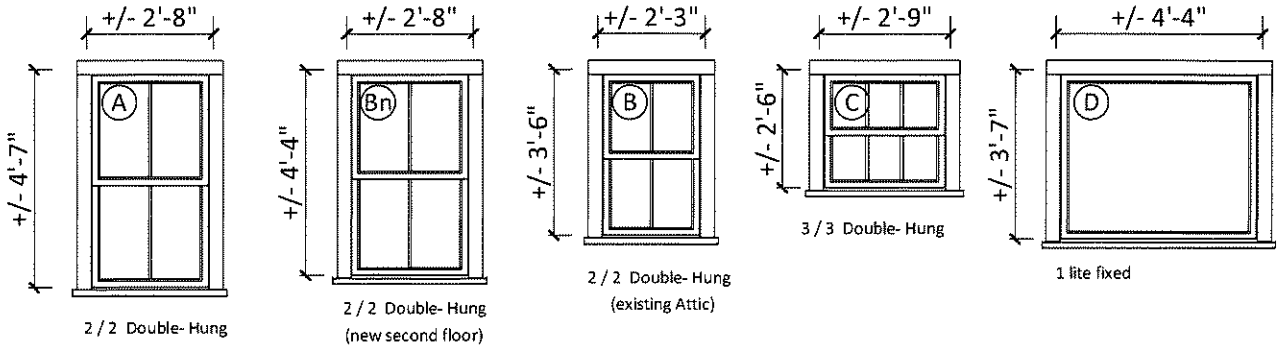
1/4" = 1'-0"



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*

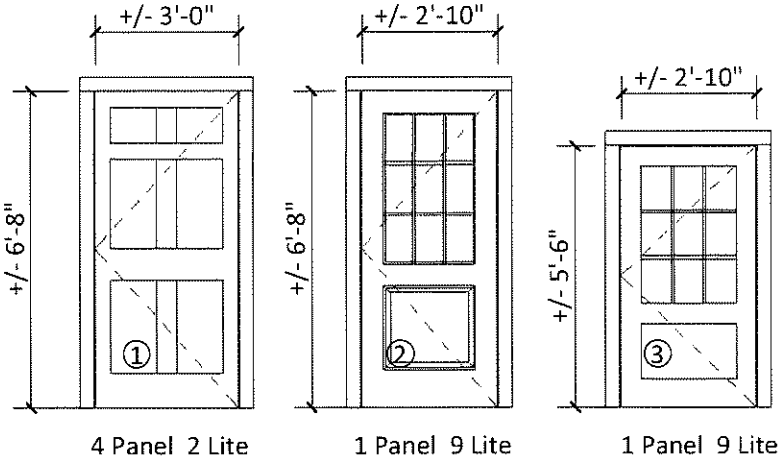
2 Second Floor Plan

1/4" = 1'-0"



3 Window Legend

1/4" = 1'-0"



WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT
A	13	2'-8"	4'-7"
Bn	12	2'-8"	4'-4"
C	3	2'-9"	2'-6"
D	1	4'-4"	3'-7"

Window & Door Legend Note: *All provided dimensions should be used only as a general design guide or feesability study! Verifl cation in field is required prior to any construction work or window / door order!*

4 Door Legend

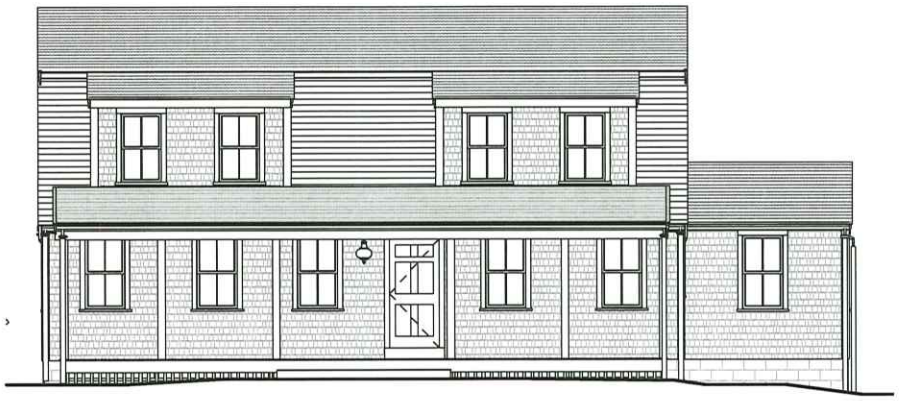
1/4" = 1'-0"

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"



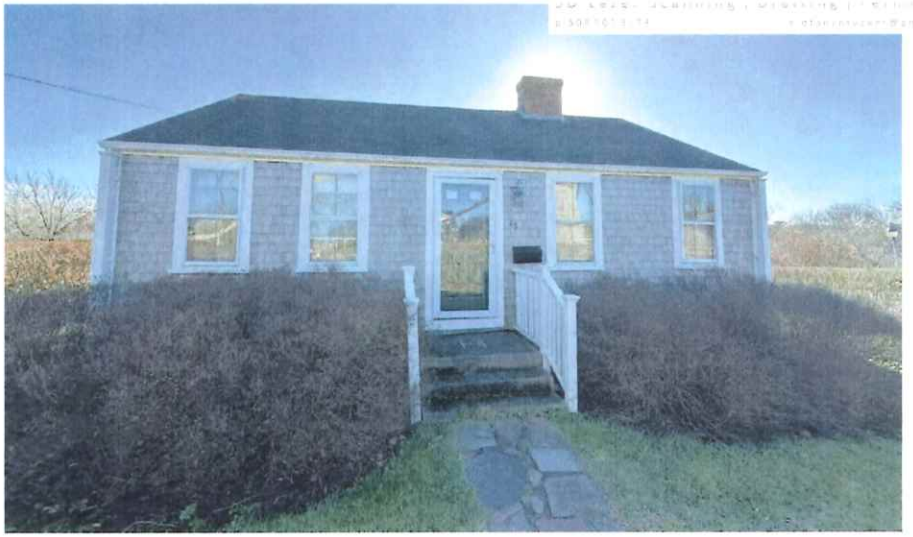
1 Proposed North Elevation

1/4" = 1'-0"



1p Previous North Elevation

1/8" = 1'-0"

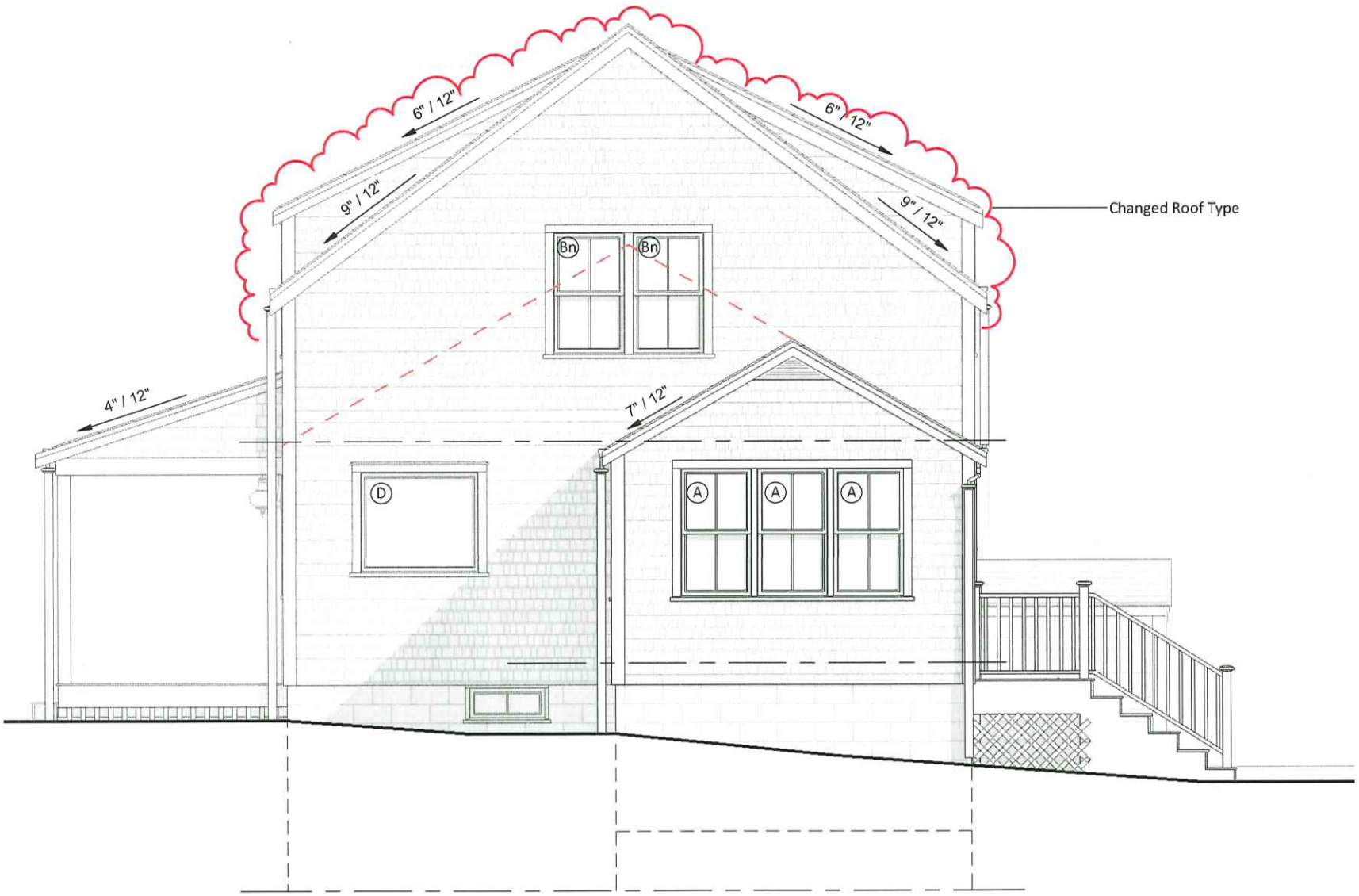


Existing North



1e Existing/Demo North Elevation

1/8" = 1'-0"



2 Proposed West Elevation

1/4" = 1'-0"



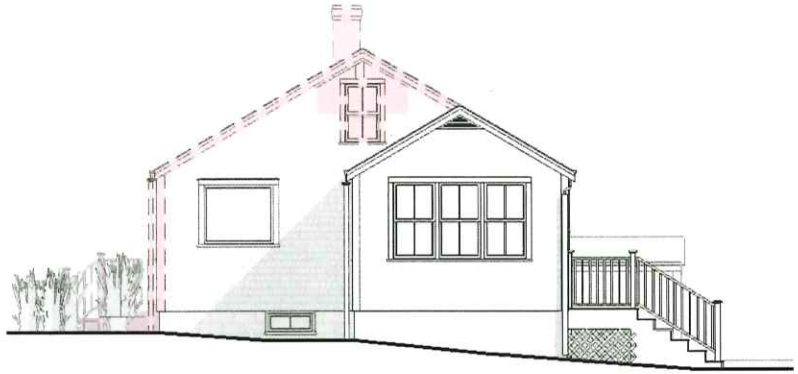


Existing West



2p Previous West Elevation

1/8" = 1'-0"



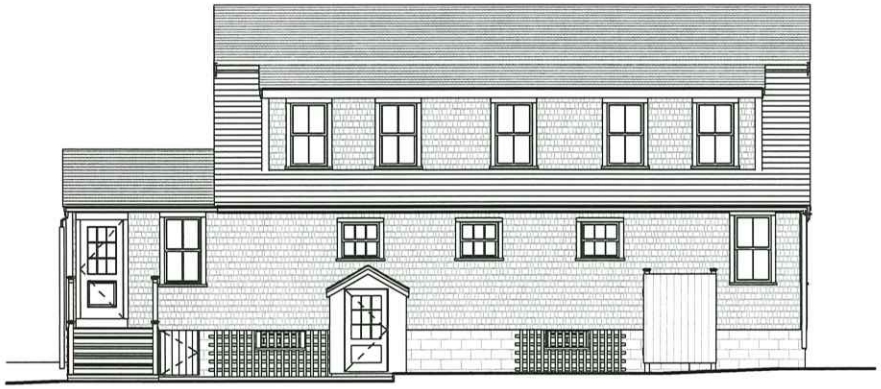
2e Existing/Demo West Elevation

1/8" = 1'-0"



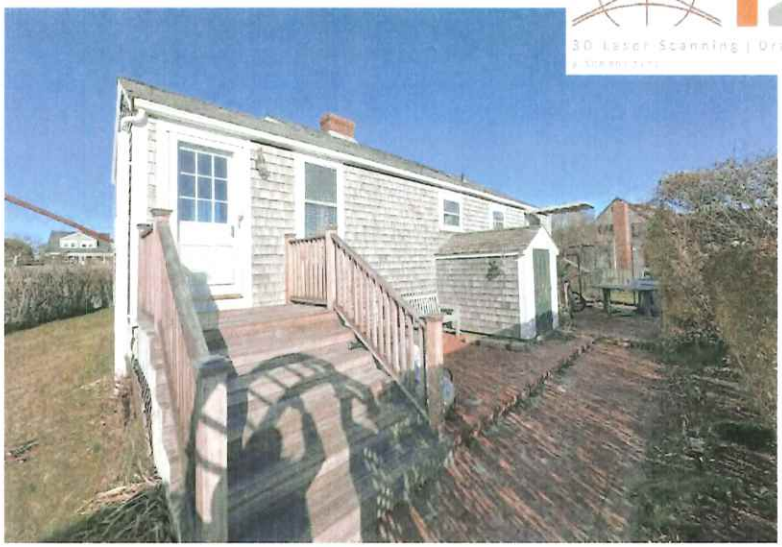
1 Proposed South Elevation

1/4" = 1'-0"

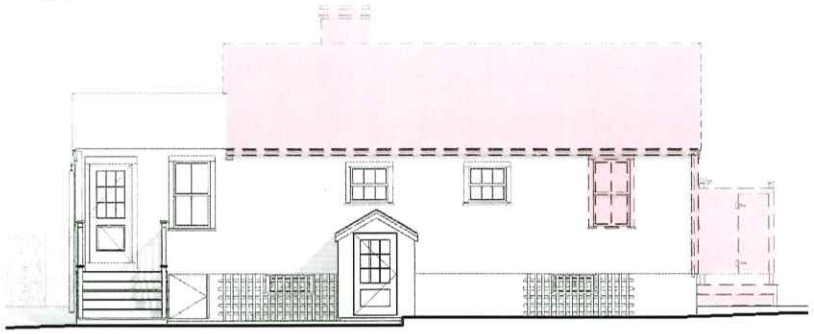


1p Previous South Elevation

1/8" = 1'-0"



Existing South



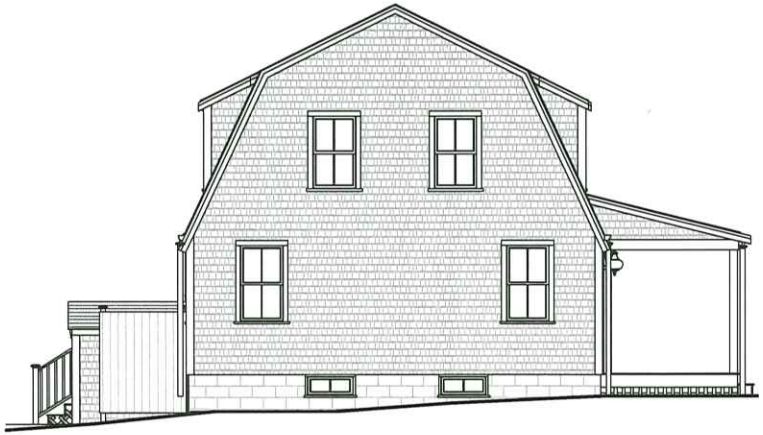
1e Existing/Demo South Elevation

1/8" = 1'-0"



2 Proposed East Elevation

1/4" = 1'-0"

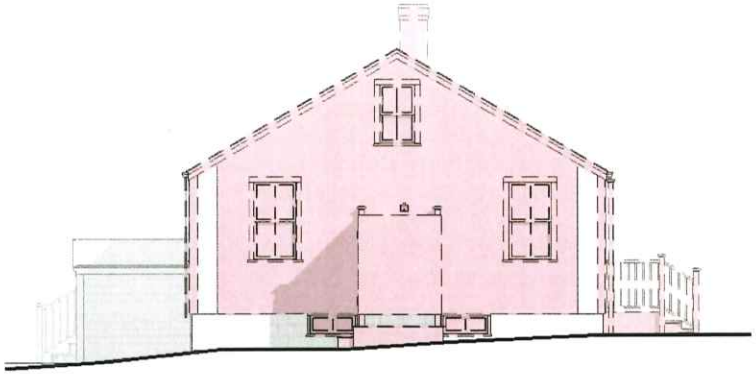


2p Previous East Elevation

1/8" = 1'-0"



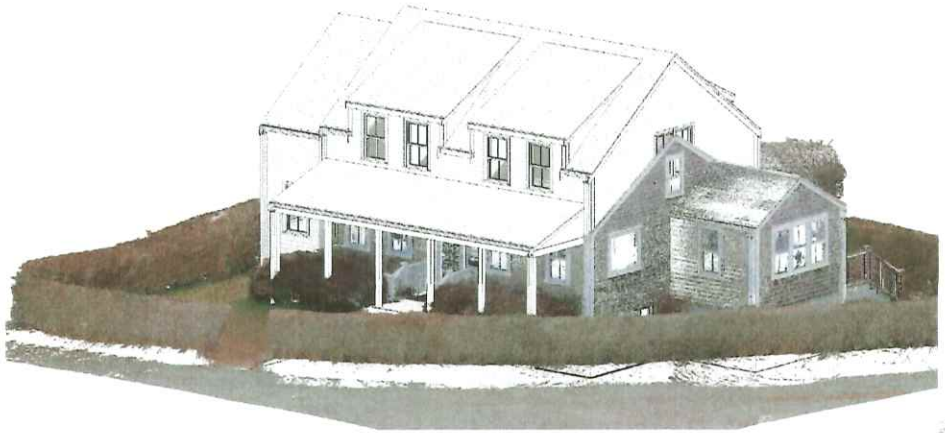
Existing East



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

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A-101	Floor Plans
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

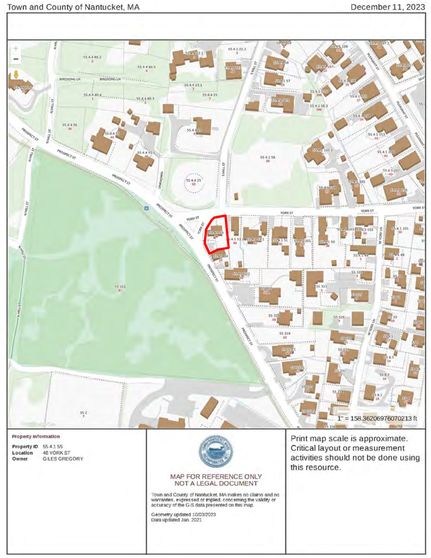
Note: The information presented as text and/or drawings is taken from the Nantucket GIS record. It serves only as a general design guide and project location/ verification from Registered Land Surveyor is required prior to any construction work!

Revisions

HDC Submission 09.19.2024

L-103

48 York Street / New Addition

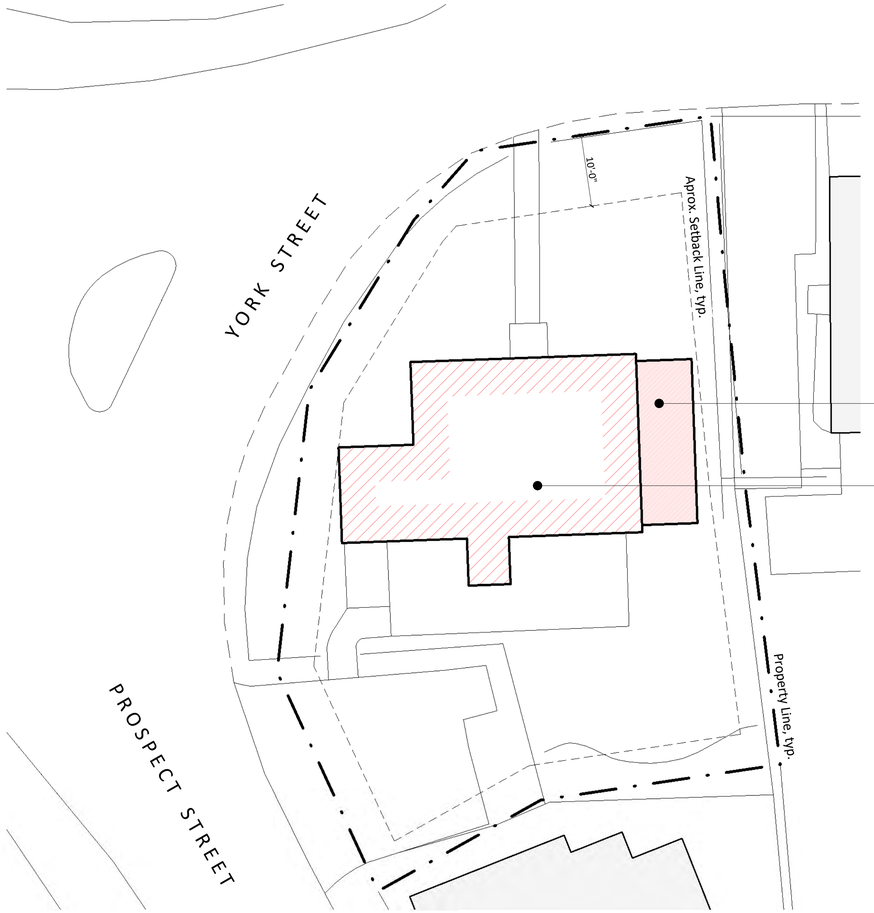


1 Locus Map

Not to Scale



Google Map - Aerial View



2 Site plan

1" = 10'-0"

Street Views





3 3D Scan & 3D Model

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48 York Street / New Addition

Cover Page

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Revisions

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L-101

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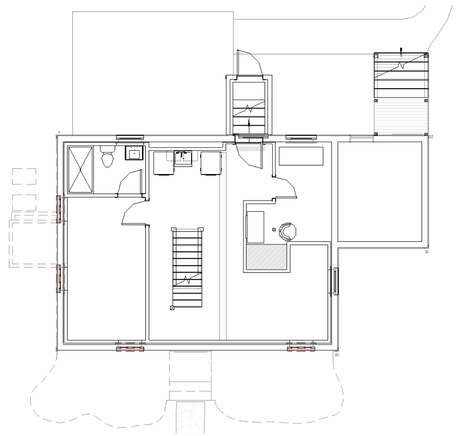
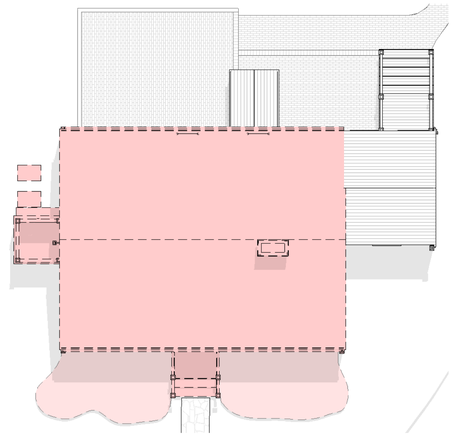
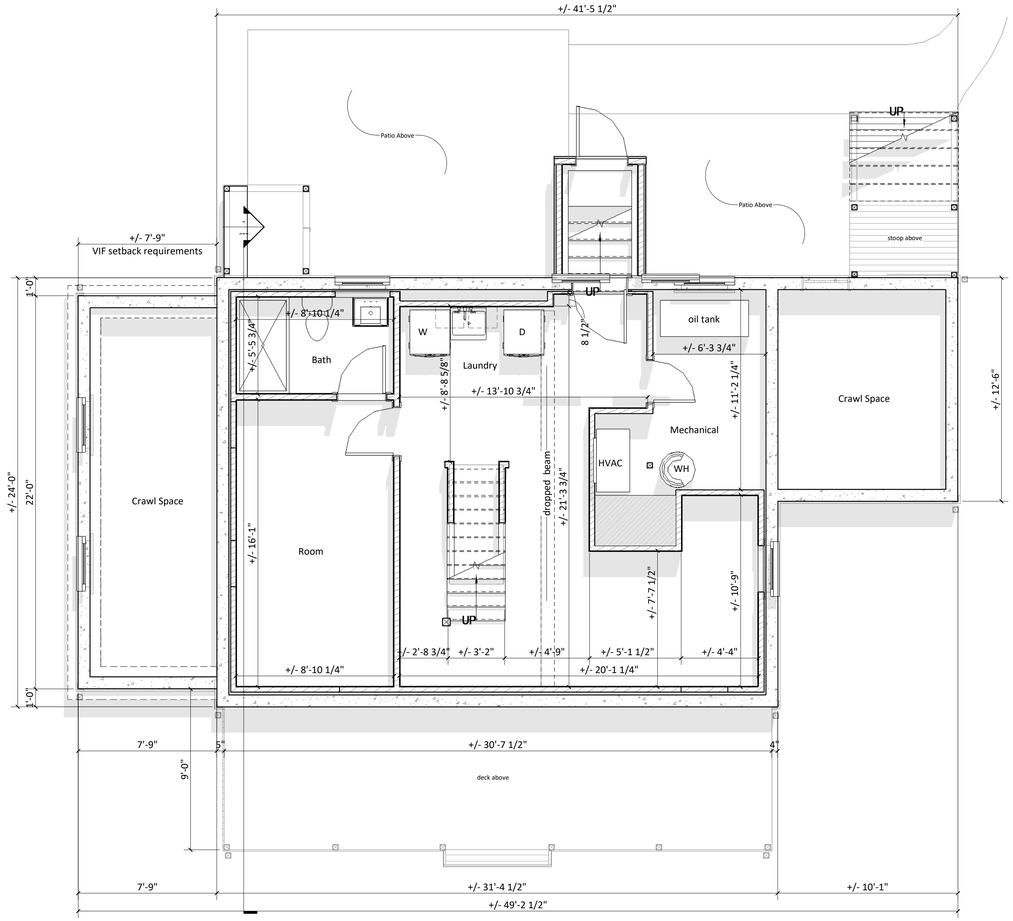


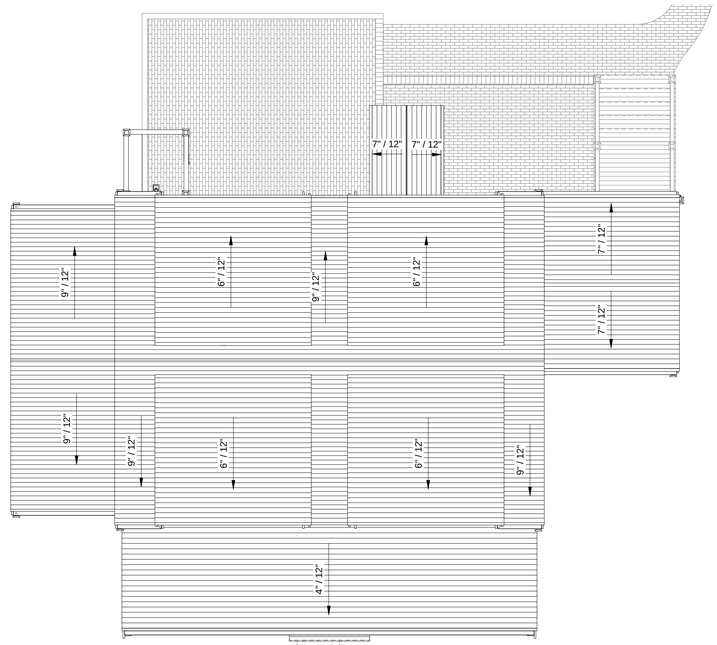
1e Basement Floor Plan - Existing / Demo
1/8" = 1'-0"



2e Roof Plan - Existing / Demo
1/8" = 1'-0"



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



2 Roof Plan
3/16" = 1'-0"

48 York Street / New Addition

Floor Plans

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Revisions

Note: *The dimensions on this As-built drawing are only for reference and feasibility study! Due to the existing conditions and site limitations, discrepancies may occur. All dimensions taken from this set used for construction or any construction related fabrication should be verified on field!*

HDC Submission 09.19.2024

A-100

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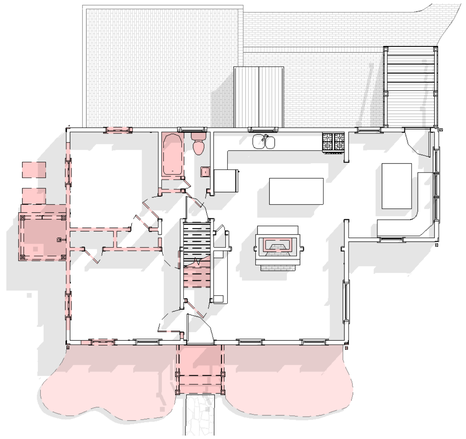
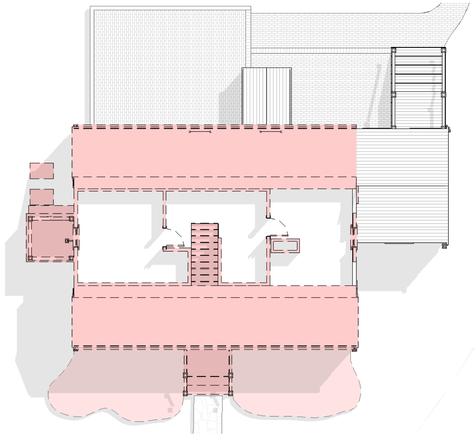
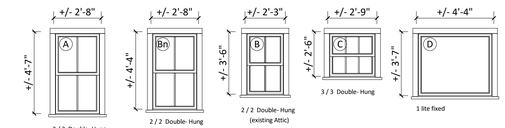
48 York Street / New Addition



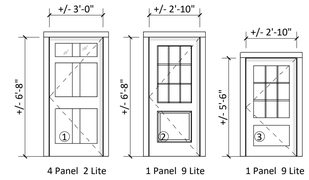
1e First Floor Plan - Existing / Demo
1/8" = 1'-0"



2e Second Floor Plan - Existing / Demo
1/8" = 1'-0"



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

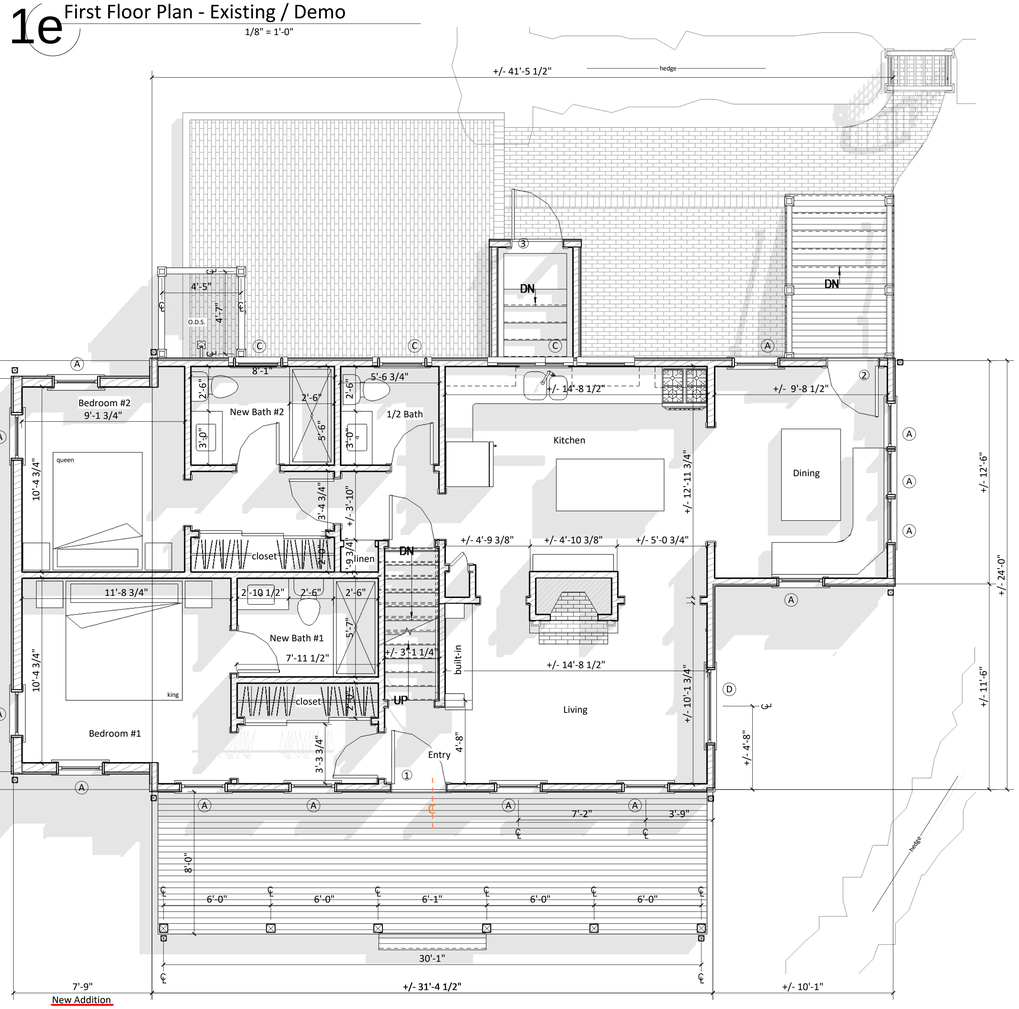


WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT
A	13	2'-8"	4'-7"
Bn	12	2'-8"	4'-4"
C	3	2'-9"	2'-6"
D	1	4'-4"	3'-7"

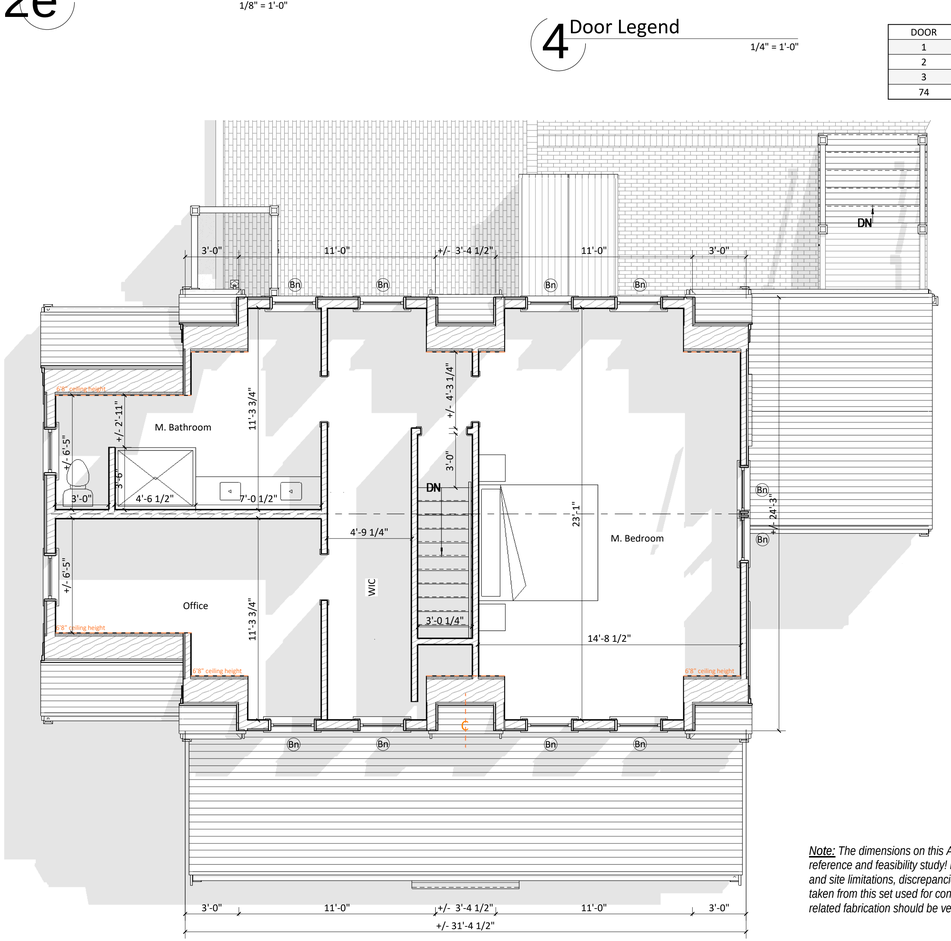
Window & Door Legend Note: *All provided dimensions should be used only as a general design guide or feesability study! Verification in field is required prior to any construction work or window / door order!*

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

DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT
1	1	3'-0"	6'-8"
2	1	2'-10"	6'-8"
3	1	2'-10"	5'-6"
74	2	7'-0"	6'-8"



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



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

48 York Street / New Addition

Floor Plans

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Revisions

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HDC Submission *09.19.2024*

A-101

48 York Street / New Addition



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



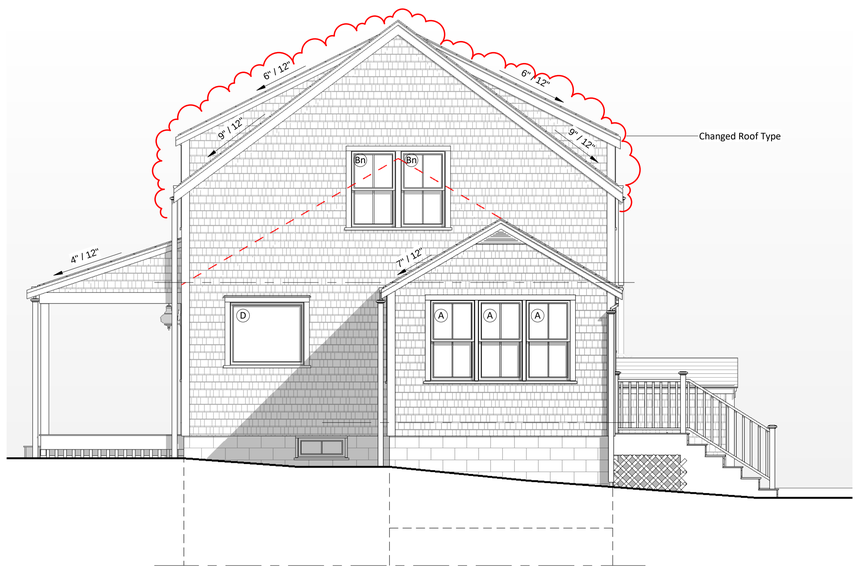
1p Previous North Elevation
1/8" = 1'-0"



Existing North



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



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

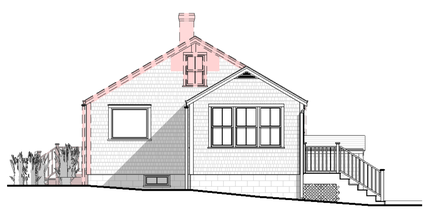




Existing West



2p Previous West Elevation
1/8" = 1'-0"



2e Existing/Demo West Elevation
1/8" = 1'-0"

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48 York Street / New Addition

Exterior Elevations

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Revisions

HDC Submission 09.19.2024

A-201

48 York Street / New Addition



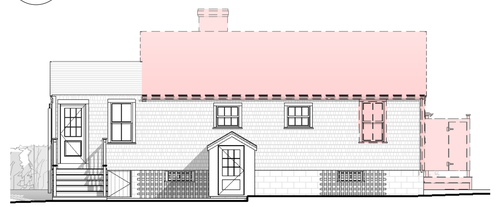
1 Proposed South Elevation
1/4" = 1'-0"



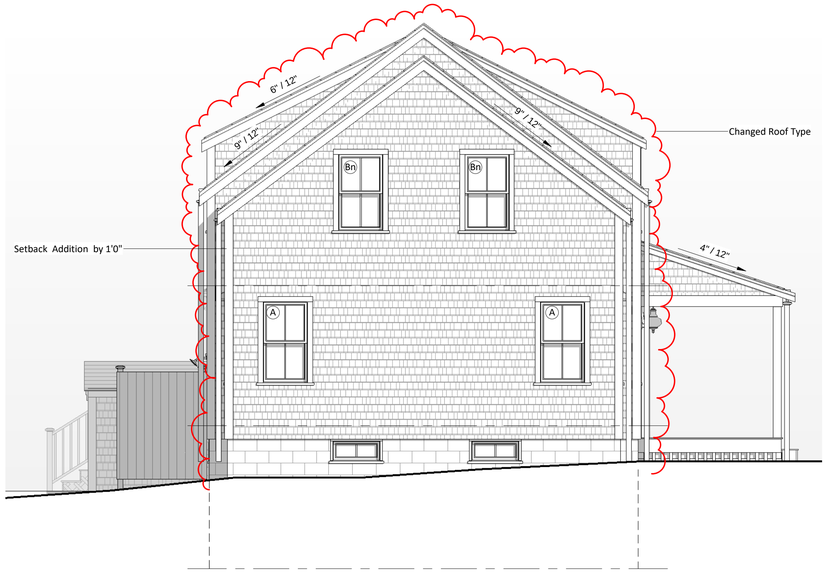
1p Previous South Elevation
1/8" = 1'-0"



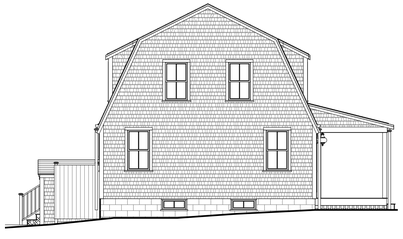
Existing South



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



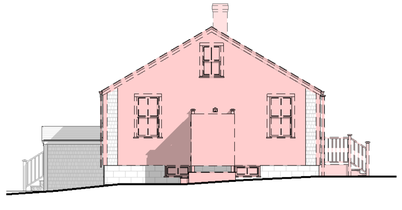
2 Proposed East Elevation
1/4" = 1'-0"



2p Previous East Elevation
1/8" = 1'-0"



Existing East



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HDC Submission *09.19.2024*

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48 York Street / New Addition

Exterior Elevations

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Revisions

A-202

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48 York Street / New Addition



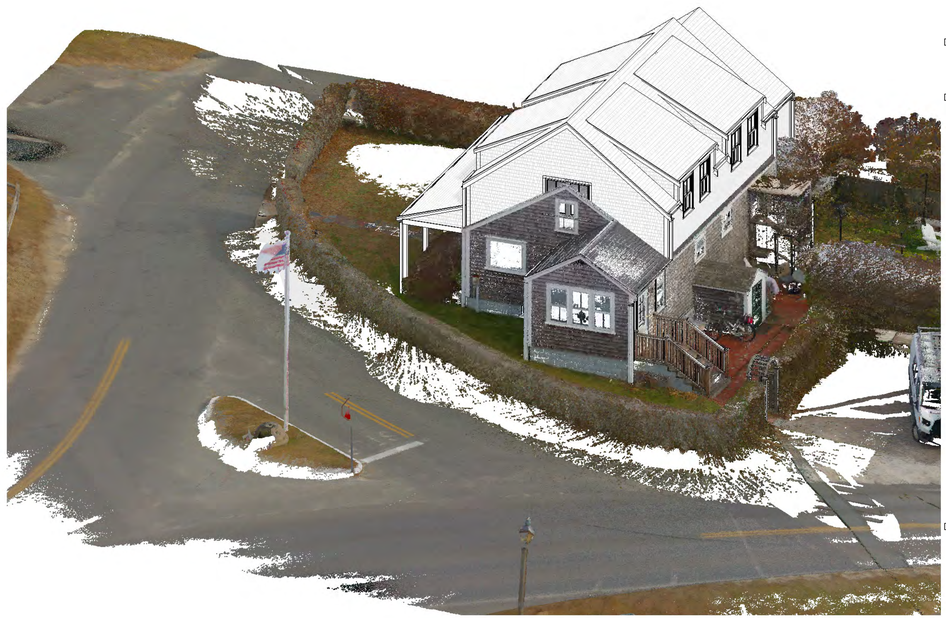
3D Scan & 3D Model / Existing Conditions - 1



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

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Revisions

HDC Submission 09.19.2024

L-103

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 4223 PARCEL N°. 22

Street & Number of Proposed Work: 92 Washington St.

Owner of record: Alexandra Ripley and Thomas Ripley

Mailing Address: 29 Islands Drive
Key Largo, FL, 33037

Contact Phone #: 410-703-6607 E-mail: rip86542@gmail.com

AGENT INFORMATION (if applicable)

Name: Marshall Harris

Mailing Address: 430 Fourth St.
Annapolis, MD, 21403

Contact Phone #: 410-267-6041 E-mail: mharris@hammondwilson.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 16'-0" Sq. Footage 1st floor: 192 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 12'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 14'-10" South 14'-10" East 14'-10" West 14'-10"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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 7" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 9.5 /12 _____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): Copper - 3" Diameter

Sidewall: ☒ White cedar shingles 5" Exposure ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 5/4 x 4 Rake 5/4 x 6 Soffit (Overhang) 12" Corner boards 5/4 x 6 Frieze 5/4 x 6
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round N/A Square N/A

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

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear PTD. WD. Stile + rail w/ V-Groove Board Panel Side PTD. WD. Stile + rail w/ V-Groove Board 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 GAF - "Weathered Wood"
Trim White Sash White Doors Essex 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 9.19.2024 Signature of owner of record [signature] (AGENT) Signed under penalties of perjury

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 9.19.2024
✓	HDC Case Number (ie HDC2020-05-0265): Address : 92 Washington Street
✓	Copy of Minutes (application item circled) a copy of Hammond Wilson minute notes are included
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps
N/A	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Three (3) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 9.19.2024

Leo Wilson – Hammond Wilson Architects **08.27.2024**
Tom Ripley – Property Owner

Board Attendees
Stephen Welch (Chair)
Raymond Pohl (Vice Chair)
Vallorie Oliver
Angus MacLeod
Mickey Rowland

Preservation Planner
Holly Backus

Online
Carrie Thornewill

The below reflects the comments from the meeting:
HOUSE COMMENTS

Holly Backus

- This house is to replace an existing house that's on site.
- Will need to be raised 6' 2/3"
- Appreciate the changes and revisions
- Appreciate the inboard chimney specifically
- Shed dormers on waterfront still run into the gambrel – a-typical (commission did not make comments last time)
- Should be kick plates on the doors
- Single dormers should have less shingle space on the sides
- Would like to see glazing that is there now on the waterfront vs. now

Mickey Rowland

- "A" window proportions (out of whack) need to be taller to get lite orientation correct
- Dormer roof pitch should be increased – run up onto the upper roof plane
- Prefer to door/window combinations on waterfront instead of three doors
- Should be kick panels on the doors
- Height still feels too tall – narrow the main roof to bring the ridge down.
- The rake detail is almost too plain
- Front door is "kinda" formal should be re-thought
- Front porch is "kinda" awkwardly asymmetrical
- The hip roof on the left side should be adjusted
- The middle dormer connecting the two gambrels does not work well.
- A smaller isolated dormer would work better in this location.

Raymond Pohl – Vice Chair

- Leo thank you for the comparison it's moved a long way
- Mickey's interest in getting the windows taller is a good thing on the waterside dormers.
- Change the curve of the arc over the porch to get more wall
- Kickpanels on all the French doors
- All the roof pitches need to be identified on the elevations

Angus MacLeod

- I agree with what has been said particularly the proportion of the upper panes of the 6 over 1 windows facing the water
- And the kickpanels
- "A" window taller proportions would be better (side can come down in the dormer)
- The windows below (side) may need to become narrower to be more proportional (more vertical panes)
- Subtle nuances make it work well
- Crown detail in the Rake

Vallorie Oliver

- I have nothing else to add
- The little roof added at the side – what material?

Carrie Thornewill

- I appreciate all the simplification mostly in the fenestration on the side elevations
- I am still stuck on the gambrel – the flair seems too fanciful
- Would prefer straight lines
- Waterside is too rhythmic – a little breaking up of the French doors – too static looking
- I appreciate the chimney being brought in quite a lot
- Not in favor of standing seam roof here

Stephen Welch - Chair

- Appreciate the chimney being brought inboard
- The fenestration pattern is overwhelming. Not just the doors also the screen panels.
- Screen panel is the most appropriate
- Dormer pull towards the water for taller windows.
- Street elevation – principal concern over dormer in between gambrels – it reads as inappropriate
- Break it off into a center dormer that's not connected to the gambrels
- Front door is too formal
- The picture frame is inappropriate not typical (raised elevation)
    - Would be broken up either vertical board or lattice.

GARAGE COMMENTS

Holly Backus

- While I appreciate the architecture I think the Gambrel is a little too much for a garage apartment
- Kick panels on French doors – consistency is important
- A more simple gable would be more appropriate

Mickey Rowland

- This is very tall – it tends to dominate the front of the lot
- A gable roof is a good idea
- The "A" windows have the same problem as the house
- The back shed dormer windows should match (mis-matched)

Raymond Pohl – Vice Chair

- My only comment was that I don't like the bracketed thing
- I think it could be turned to a gable – would not mind seeing it as an option

Angus MacLeod

- I would echo what has been said so far
- The double Gambrel feels pretty busy on the street – Maybe just a simplification
- This is going to be a tool to strategically screen the house in some way
- I appreciate the comments of keeping the styles consistent
- I think it's the double gambrel that makes it busy – maybe just simplification

Vallorie Oliver

- I think I agree simpler is always better
- It's the overall height in front of the main house – its over 26'

Carrie Thornewill

- I'm all for a gable and bringing the roof mass down
- Its not cohesive at all right now rather in terms of what is already there.

Stephen Welch - Chair

- Take a look at orange street 102 and 116 look at those- the lower cords are significantly less – second floor needs to come down.
- Appreciate what you are trying to address
- Agree with Angus the double shed
- Needs a simplification
- Perspective may help or may not help for vocabulary of roof masses.
- Present some different options.

SHED COMMENTS

Holly Backus

- Door seems a little tall (header height with the eave)

Mickey Rowland

- Elevations should really be labeled East/West/Etc
- Blank elevation faces the street – would be nice to have a window
- Roof pitch too steep

Vallorie Oliver

- Roof pitch too steep – doesn't go with other buildings

Raymond Pohl – Vice Chair

- Window on street side
- Agree on comment of roof pitch it should come down.

Carrie Thornewill

- I have no comment nothing else to add

Angus MacLeod

- I agree with the pitch and the window
- When you look at the streetscape on Washington street you see Gables
- Makes me think of other combinations – Holbert avenue

Stephen Welch - Chair

- Definitely want to see perspective with all three structures (a couple of them)
- Pitch is too tall – it's a concern
- Tie this structure to the garage (roof slope) maybe even a hip

THE RIPLEY RESIDENCE

92 Washington Street Nantucket, Massachusetts

Project # 23-11

HISTORIC DISTRICT COMMISSION SUBMISSION - NEW SHED

NOT FOR CONSTRUCTION

REVISED September 19, 2024

SUBMITTAL	DATE
HDC SUBMISSION - SHED	4.8.2024
REVISED HDC SUBMISSION - SHED	8.22.2024
REVISED HDC SUBMISSION - SHED	9.19.2024

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92 Washington St. - Nantucket, MA

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ISSUE DATE	9.19.2024
SCALE	
PROJECT NO.	23-11

COVER SHEET

CS

SYMBOLS

- CONCRETE MASONRY UNIT
- CONCRETE
- GRAVEL, WASHED STONE
- EARTH
- PLYWOOD
- ROUGH LUMBER
- FINISH LUMBER
- STONE
- GYPSUM WALLBOARD
- RIGID INSULATION
- BATT INSULATION
- STEEL
- BRICK
- BUILDING SECTION
- WALL SECTION
- DETAIL
- INTERIOR ELEVATION
- DOOR SYMBOL
- WINDOW TYPES

ABBREVIATIONS

ACCES.	ACCESSORY
ACOUS.	ACOUSTICAL
A.C.T.	ACOUSTICAL CEILING TILE
A.F.F.	ABOVE FINISH FLOOR
ALUM	ALUMINUM
BLDG.	BUILDING
B.O.F.	BOTTOM OF FOOTING
CLG.	CEILING
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CMU	CONCRETE MASONRY UNIT
DN	DOWN
DWG	DRAWING
EL. ELEV.	ELEVATION
EX. EXIST.	EXISTING
FIN	FINISH
FL. FLR.	FLOOR
GWB	GYPSUM WALLBOARD
H.M.	HOLLOW METAL
HT.	HEIGHT
INSUL.	INSULATION
N.I.C.	NOT IN CONTRACT
O.C.	ON CENTER
PL. LAM.	PLASTIC LAMINATE
POLY.	POLYETHYLENE
PTD. PT.	PAINTED
P.T.	PRESSURE TREATED
Q.T.	QUARRY TILE
REF.	REFERENCE
REQ'D	REQUIRED
R.O.	ROUGH OPENING
S/S	STAINLESS STEEL
STL.	STEEL
SUSP	SUSPENDED
T&G	TONGUE AND GROOVE
T.O.M.	TOP OF MASONRY
T.O.P.	TOP OF PLATE
T.O.W.	TOP OF WALL
TYP.	TYPICAL
WP	WATERPROOF
W.W.F.	WOVEN WIRE FABRIC

VICINITY MAP



PROJECT INFO.

OWNERS:
Mr. Thomas Ripley
Ms. Alexandra Ripley

LOT LOCATION:
92 Washington Street
Nantucket, MA 02554
Locus 42.2.3-22
N/F Ripley
Cert.# 28627
L.C.PL. 8254-F
Lot 15

PROJECT DESCRIPTION:
Construct a new two story wood frame dwelling on raised piling foundation, detached garage, and shed.

SITE INFORMATION:
ZONING: Commercial Neighborhood (CN)
Lot Size: 13,560 S.F.
Max. Ground Cover: 40%
Front Setback: 10'
Side Setback: 5'
Rear Setback: 10'
NOTE: Former RC Zoning District which required 0' front setback when shed was constructed.

CONSULTANTS

ARCHITECT
HAMMOND WILSON ARCHITECTS, P.C.
430 Fourth Street
Annapolis, MD 21403
(410) 267-6041
hwa@hammondwilson.com

CIVIL ENGINEER
Blackwell & Associates, Inc.
20 Teasdale Circle
Nantucket, MA 02554
(508) 228-9026

DRAWING LIST

CS Cover Sheet

ARCHITECTURAL

ESP1.1 Existing Site Plan
EC1.0 Existing Site and Neighborhood Context
EC1.1 Existing Site and Neighborhood Context
SP1.0 Locus Map
SP1.1 Proposed Architectural Site Plan

A1.1 Shed Drawings

SUBMITTAL	DATE
HDC SUBMISSION - SHED	4.8.2024
REVISED HDC SUBMISSION - SHED	8.22.2024
REVISED HDC SUBMISSION - SHED	9.19.2024

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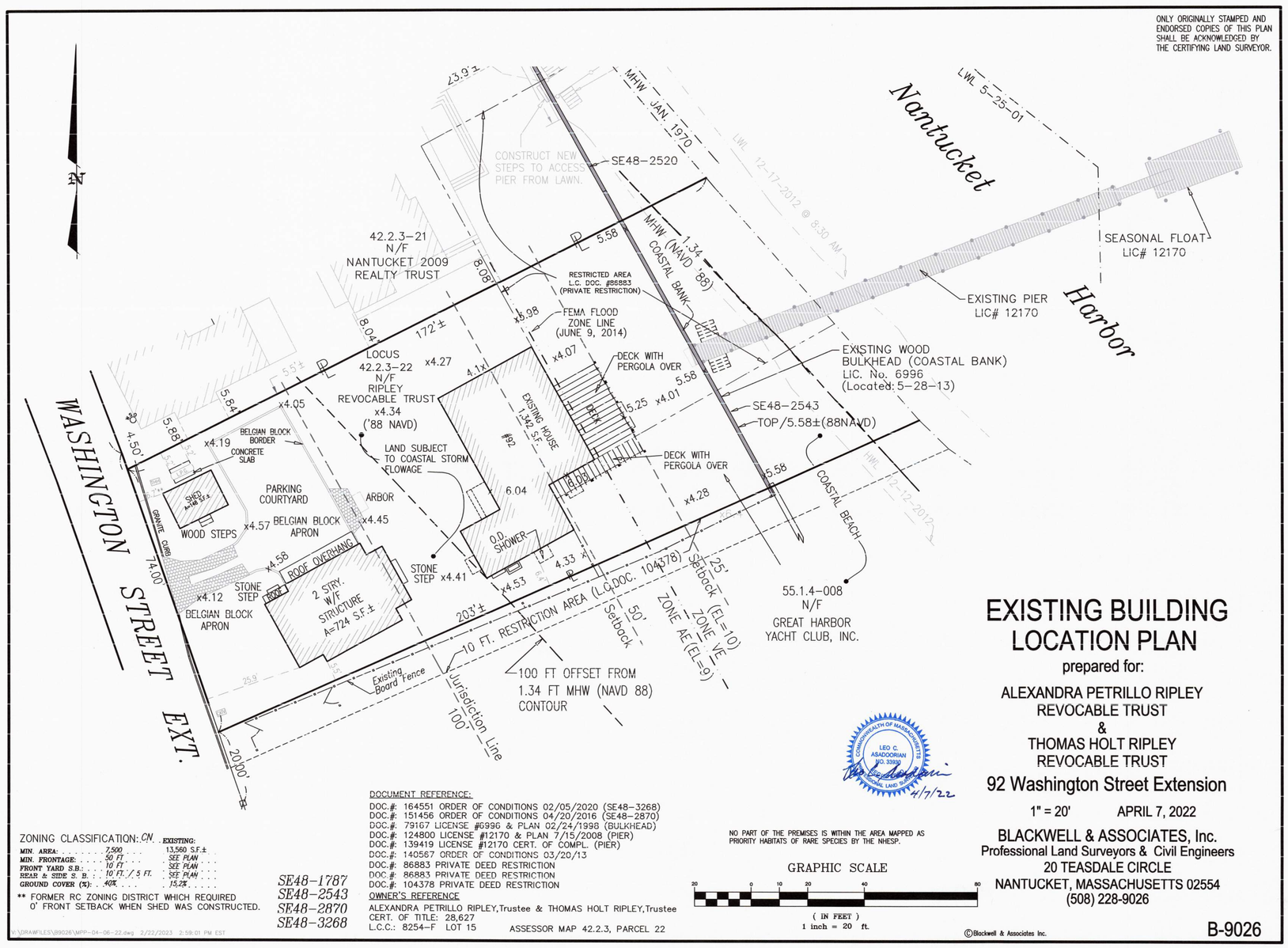
ISSUE DATE	9.19.2024
SCALE	1" = 20'
PROJECT NO.	23-13

Existing
Site Plan

ESP1.1



NOTE:
ALL INFORMATION SHOWN ON THIS DRAWING
TAKEN FROM PROPOSED CONDITIONS PLAN
BY BLACKWELL & ASSOCIATES, INC.
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
DATED FEBRUARY 23, 2023













SUBMITTAL	DATE
HDC SUBMISSION - SHED	4.8.2024
REVISED HDC SUBMISSION - SHED	8.22.2024
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ISSUE DATE	9.19.2024
SCALE	
PROJECT NO.	23-13

Existing Site and Neighborhood Context

EC1.0









SUBMITTAL	DATE
HDC SUBMISSION - SHED	4.8.2024
REVISED HDC SUBMISSION - SHED	8.22.2024
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ISSUE DATE	9.19.2024
SCALE	
PROJECT NO.	23-13

Existing Site and Neighborhood Context

EC1.1

Town and County of Nantucket, MA

April 5, 2024



Property Information

Property ID 9410

Location 92 WASHINGTON ST

Owner RIPLEY ALEXANDRA PETRILLO & THOMAS H TRS

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

SUBMITTAL	DATE
HDC SUBMISSION - SHED	4.8.2024
REVISED HDC SUBMISSION - SHED	8.22.2024
REVISED HDC SUBMISSION - SHED	9.19.2024

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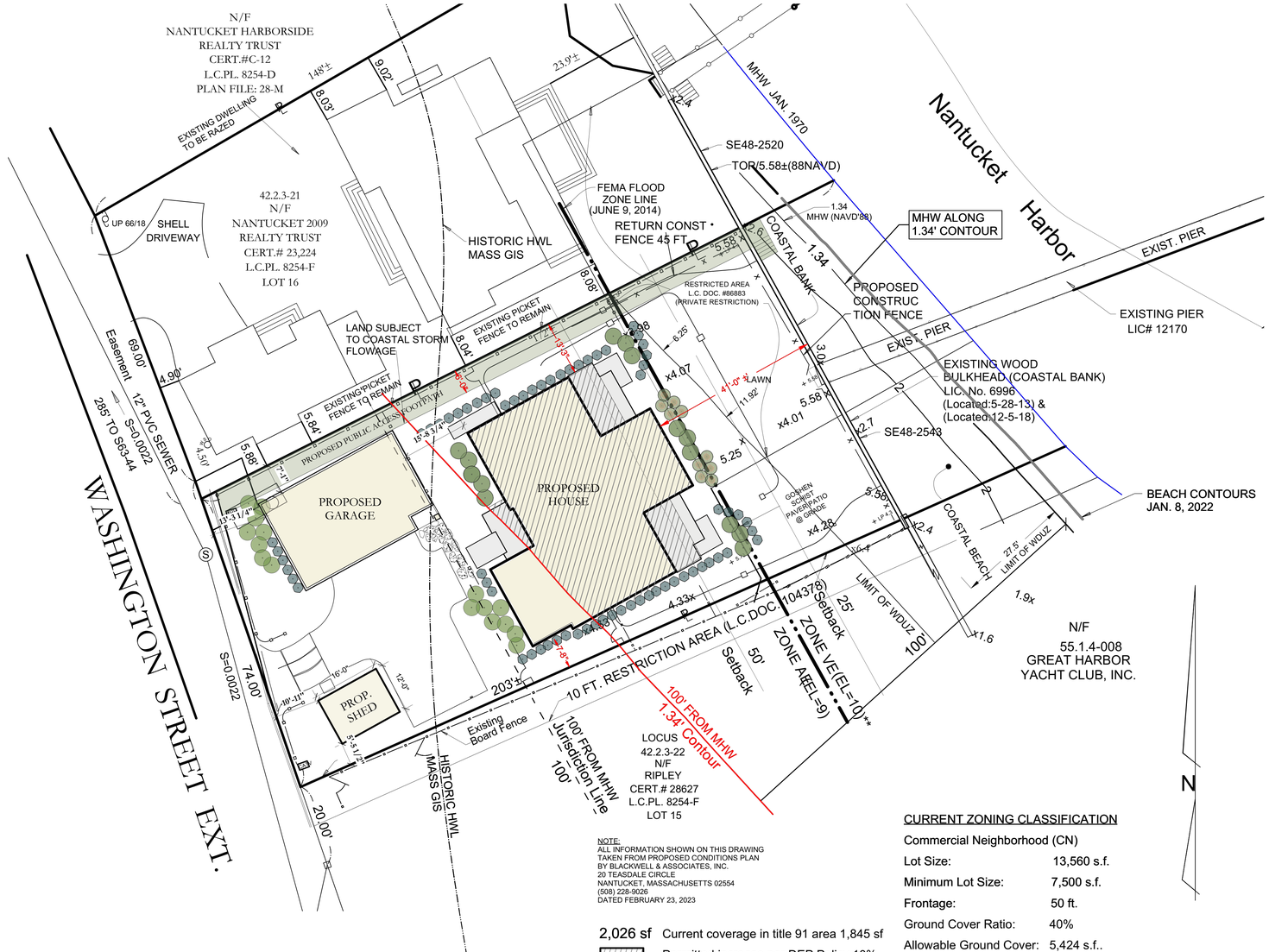
ISSUE DATE	9.19.2024
SCALE	
PROJECT NO.	23-13

Locus Map

SP1.0



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(508) 228-9026
DATED FEBRUARY 23, 2023

2,026 sf Current coverage in title 91 area 1,845 sf
Permitted increase per DEP Policy 10%
Maximum Permitted 2,029 sf

CURRENT ZONING CLASSIFICATION

Commercial Neighborhood (CN)

Lot Size:	13,560 s.f.
Minimum Lot Size:	7,500 s.f.
Frontage:	50 ft.
Ground Cover Ratio:	40%
Allowable Ground Cover:	5,424 s.f..
Proposed Ground Cover:	3,673 s.f.
Front Setback:	10 ft.
Side/Rear Setback:	5 ft. / 10 ft.

1 / SP1.1 Schematic Proposed Site Plan
Scale: 1" = 15'

SUBMITTAL	DATE
HDC SUBMISSION - SHED	4.8.2024
REVISED HDC SUBMISSION - SHED	8.22.2024
REVISED HDC SUBMISSION - SHED	9.19.2024

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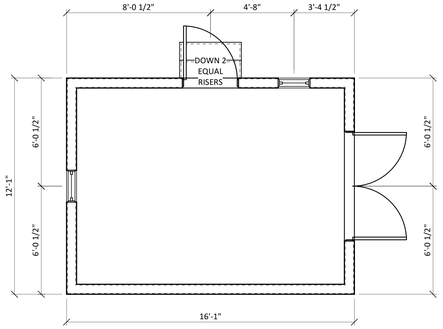
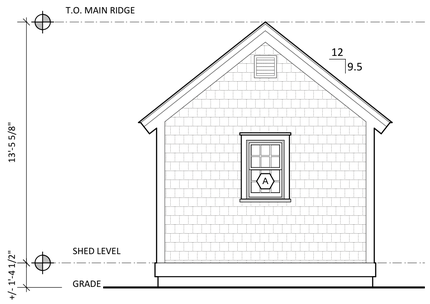
ISSUE DATE	9.19.2024
SCALE	1" = 15'
PROJECT NO.	23-13

Proposed Architectural
Site Plan

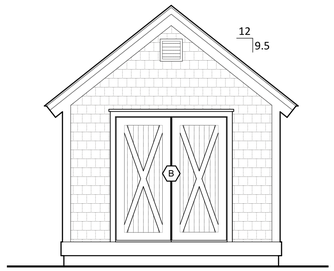
SP1.1



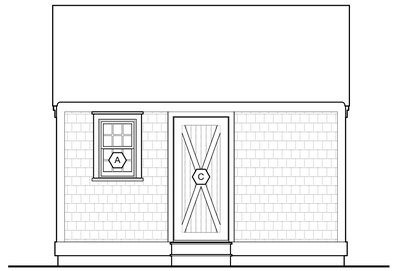
1 A1.1 Schematic Shed Plan
Scale: 1/4" = 1'-0"



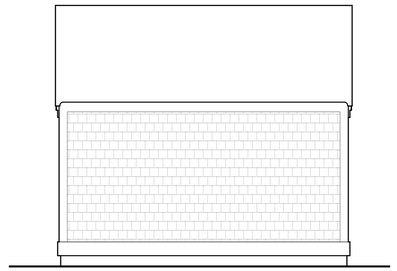
2 A1.1 West Shed Elevation
Scale: 1/4" = 1'-0"



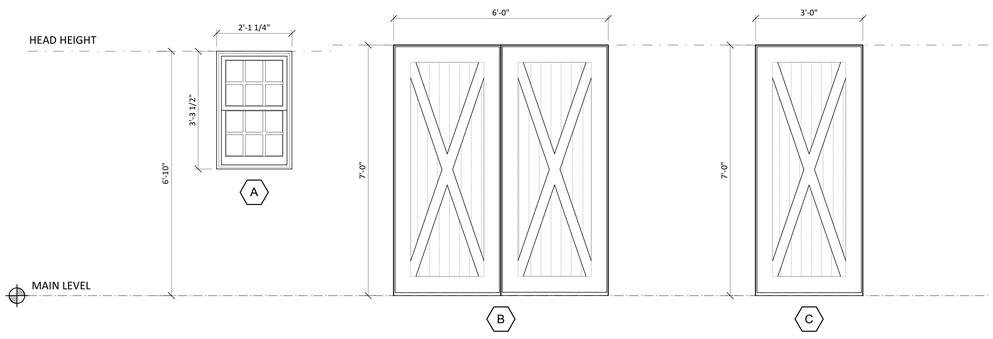
3 A1.1 East Shed Elevation
Scale: 1/4" = 1'-0"



4 A1.1 North Shed Elevation
Scale: 1/4" = 1'-0"



5 A1.1 South Shed Elevation
Scale: 1/4" = 1'-0"



6 A1.1 Window and Door Schedule
Scale: 1/2" = 1'-0"

WINDOW/DOOR SCHEDULE: RIPLEY RESIDENCE SHED (23-13)

MARK	TYPE	MODEL NO.	FRAME SIZE (WxH)	S.D.L.	REMARKS
A	DOUBLE HUNG G2	UDHG2 2016	2'-1 1/4" (w) x 3'-3 1/2" (h)	3w2h	
B	DOUBLE OUTSWING DOOR	N/A	6'-0" x 7'-0"		CUSTOM PAINTED WOOD SHED DOOR WITH V-GROOVE BOARD INFILL PANEL
C	OUTSWING DOOR	N/A	3'-0" x 7'-0"		CUSTOM PAINTED WOOD SHED DOOR WITH V-GROOVE BOARD INFILL PANEL

NOTES:
1. SEE SPECIFICATION DIVISION 8 FOR MORE INFORMATION.
2. PROVIDE TEMPERED GLAZING AS REQUIRED PER IRC 2015 (I.E. AT TUBS,SHOWERS, STAIRWAYS, ETC...)
3. SHOP DRAWINGS FOR ALL UNITS MUST BE PROVIDED TO ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT OF ANY WINDOW ORDER.
* MEETS NATIONAL EGRESS CODES FOR FIRE EVACUATION.

SUBMITTAL	DATE
HDC SUBMISSION - SHED	4.8.2024
REVISED HDC SUBMISSION - SHED	8.22.2024
REVISED HDC SUBMISSION - SHED	9.19.2024

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ISSUE DATE	9.19.2024
SCALE	1/4"=1'-0"
PROJECT NO.	23-13

Shed Drawings

A1.0

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 4223 PARCEL N°. 22

Street & Number of Proposed Work: 92 Washington St.

Owner of record: Alexandra Ripley and Thomas Ripley

Mailing Address: 29 Islands Drive
Key Largo, FL, 33037

Contact Phone #: 410-703-6607 E-mail: rip86542gmail.com

AGENT INFORMATION (if applicable)

Name: Marshall Harris

Mailing Address: 430 Fourth St.
Annapolis, MD, 21403

Contact Phone #: 410-267-6041 E-mail: mharris@hammondwilson.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 37'-1" Sq. Footage 1st floor: 893 Decks/Patio: Size: 91 ☐ 1st floor ☒ 2nd floor
Width: 24'-1" Sq. footage 2nd floor: 706 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 23'.1" South 23'.1" East 23'.1" West 23'.1"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe): Revised to Gable Roof Form (Similar to existing garage)

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 0' ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 9.5 /12 Secondary Mass _____/12 Dormer 3.5 /12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): Copper - 3" Diameter

Sidewall: ☒ White cedar shingles 5" Exposure ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 5/4 x 4 Rake 5/4 x 6 Soffit (Overhang) 12" Corner boards 5/4 x 6 Frieze 5/4 x 6
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round N/A Square N/A

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

Doors* (type and material): ☐ TDL ☒ SDL Front 1/3 Lite (2w/2H) Clad wd Rear _____ Side 12 Lite (3w/4H) Clad wd
Garage Door(s): Type Carriage Style Overhead Door Material Wood

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof GAF - "Weathered Wood"
Trim White Sash White Doors White/Essex Green (Garage Doors Only)
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 9-19-2024 Signature of owner of record _____ (AGENT) Signed under penalties of perjury

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 9.19.2024
✓	HDC Case Number (ie HDC2020-05-0265): Address : 92 Washington Street
✓	Copy of Minutes (application item circled) a copy of Hammond Wilson minute notes are included
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps
N/A	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Three (3) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 9.19.2024

Leo Wilson – Hammond Wilson Architects **08.27.2024**
Tom Ripley – Property Owner

Board Attendees
Stephen Welch (Chair)
Raymond Pohl (Vice Chair)
Vallorie Oliver
Angus MacLeod
Mickey Rowland

Preservation Planner
Holly Backus

Online
Carrie Thornewill

The below reflects the comments from the meeting:
HOUSE COMMENTS

Holly Backus

- This house is to replace an existing house that's on site.
- Will need to be raised 6' 2/3"
- Appreciate the changes and revisions
- Appreciate the inboard chimney specifically
- Shed dormers on waterfront still run into the gambrel – a-typical (commission did not make comments last time)
- Should be kick plates on the doors
- Single dormers should have less shingle space on the sides
- Would like to see glazing that is there now on the waterfront vs. now

Mickey Rowland

- "A" window proportions (out of whack) need to be taller to get lite orientation correct
- Dormer roof pitch should be increased – run up onto the upper roof plane
- Prefer to door/window combinations on waterfront instead of three doors
- Should be kick panels on the doors
- Height still feels too tall – narrow the main roof to bring the ridge down.
- The rake detail is almost too plain
- Front door is "kinda" formal should be re-thought
- Front porch is "kinda" awkwardly asymmetrical
- The hip roof on the left side should be adjusted
- The middle dormer connecting the two gambrels does not work well.
- A smaller isolated dormer would work better in this location.

Raymond Pohl – Vice Chair

- Leo thank you for the comparison it's moved a long way
- Mickey's interest in getting the windows taller is a good thing on the waterside dormers.
- Change the curve of the arc over the porch to get more wall
- Kickpanels on all the French doors
- All the roof pitches need to be identified on the elevations

Angus MacLeod

- I agree with what has been said particularly the proportion of the upper panes of the 6 over 1 windows facing the water
- And the kickpanels
- "A" window taller proportions would be better (side can come down in the dormer)
- The windows below (side) may need to become narrower to be more proportional (more vertical panes)
- Subtle nuances make it work well
- Crown detail in the Rake

Vallorie Oliver

- I have nothing else to add
- The little roof added at the side – what material?

Carrie Thornewill

- I appreciate all the simplification mostly in the fenestration on the side elevations
- I am still stuck on the gambrel – the flair seems too fanciful
- Would prefer straight lines
- Waterside is too rhythmic – a little breaking up of the French doors – too static looking
- I appreciate the chimney being brought in quite a lot
- Not in favor of standing seam roof here

Stephen Welch - Chair

- Appreciate the chimney being brought inboard
- The fenestration pattern is overwhelming. Not just the doors also the screen panels.
- Screen panel is the most appropriate
- Dormer pull towards the water for taller windows.
- Street elevation – principal concern over dormer in between gambrels – it reads as inappropriate
- Break it off into a center dormer that's not connected to the gambrels
- Front door is too formal
- The picture frame is inappropriate not typical (raised elevation)
    - Would be broken up either vertical board or lattice.

GARAGE COMMENTS

Holly Backus

- While I appreciate the architecture I think the Gambrel is a little too much for a garage apartment
- Kick panels on French doors – consistency is important
- A more simple gable would be more appropriate

Mickey Rowland

- This is very tall – it tends to dominate the front of the lot
- A gable roof is a good idea
- The "A" windows have the same problem as the house
- The back shed dormer windows should match (mis-matched)

Raymond Pohl – Vice Chair

- My only comment was that I don't like the bracketed thing
- I think it could be turned to a gable – would not mind seeing it as an option

Angus MacLeod

- I would echo what has been said so far
- The double Gambrel feels pretty busy on the street – Maybe just a simplification
- This is going to be a tool to strategically screen the house in some way
- I appreciate the comments of keeping the styles consistent
- I think it's the double gambrel that makes it busy – maybe just simplification

Vallorie Oliver

- I think I agree simpler is always better
- It's the overall height in front of the main house – its over 26'

Carrie Thornewill

- I'm all for a gable and bringing the roof mass down
- Its not cohesive at all right now rather in terms of what is already there.

Stephen Welch - Chair

- Take a look at orange street 102 and 116 look at those- the lower cords are significantly less – second floor needs to come down.
- Appreciate what you are trying to address
- Agree with Angus the double shed
- Needs a simplification
- Perspective may help or may not help for vocabulary of roof masses.
- Present some different options.

SHED COMMENTS

Holly Backus

- Door seems a little tall (header height with the eave)

Mickey Rowland

- Elevations should really be labeled East/West/Etc
- Blank elevation faces the street – would be nice to have a window
- Roof pitch too steep

Vallorie Oliver

- Roof pitch too steep – doesn't go with other buildings

Raymond Pohl – Vice Chair

- Window on street side
- Agree on comment of roof pitch it should come down.

Carrie Thornewill

- I have no comment nothing else to add

Angus MacLeod

- I agree with the pitch and the window
- When you look at the streetscape on Washington street you see Gables
- Makes me think of other combinations – Holbert avenue

Stephen Welch - Chair

- Definitely want to see perspective with all three structures (a couple of them)
- Pitch is too tall – it's a concern
- Tie this structure to the garage (roof slope) maybe even a hip

THE RIPLEY RESIDENCE

92 Washington Street Nantucket, Massachusetts

Project # 23-11

HISTORIC DISTRICT COMMISSION SUBMISSION - NEW GARAGE

NOT FOR CONSTRUCTION

REVISED September 19, 2024

SUBMITTAL	DATE
HDC SUBMISSION - GARAGE	4.8.2024
REVISED HDC SUBMISSION - GARAGE	8.22.2024
REVISED HDC SUBMISSION - GARAGE	9.19.2024

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ISSUE DATE	9.19.2024
SCALE	
PROJECT NO.	23-11

COVER SHEET

CS

SYMBOLS

- CONCRETE MASONRY UNIT
- CONCRETE
- GRAVEL, WASHED STONE
- EARTH
- PLYWOOD
- ROUGH LUMBER
- FINISH LUMBER
- STONE
- GYPSUM WALLBOARD
- RIGID INSULATION
- BATT INSULATION
- STEEL
- BRICK
- BUILDING SECTION
- WALL SECTION
- DETAIL
- INTERIOR ELEVATION
- DOOR SYMBOL
- WINDOW TYPES

ABBREVIATIONS

ACCES.	ACCESSORY
ACOUS.	ACOUSTICAL
A.C.T.	ACOUSTICAL CEILING TILE
A.F.F.	ABOVE FINISH FLOOR
ALUM	ALUMINUM
BLDG.	BUILDING
B.O.F.	BOTTOM OF FOOTING
CLG.	CEILING
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CMU	CONCRETE MASONRY UNIT
DN	DOWN
DWG	DRAWING
EL. ELEV.	ELEVATION
EX. EXIST.	EXISTING
FIN	FINISH
FL. FLR.	FLOOR
GWB	GYPSUM WALLBOARD
H.M.	HOLLOW METAL
HT.	HEIGHT
INSUL.	INSULATION
N.I.C.	NOT IN CONTRACT
O.C.	ON CENTER
PL. LAM.	PLASTIC LAMINATE
POLY.	POLYETHYLENE
PTD. PT.	PAINTED
P.T.	PRESSURE TREATED
Q.T.	QUARRY TILE
REF.	REFERENCE
REQ'D	REQUIRED
R.O.	ROUGH OPENING
S/S	STAINLESS STEEL
STL.	STEEL
SUSP	SUSPENDED
T&G	TONGUE AND GROOVE
T.O.M.	TOP OF MASONRY
T.O.P.	TOP OF PLATE
T.O.W.	TOP OF WALL
TYP.	TYPICAL
WP	WATERPROOF
W.W.F.	WOVEN WIRE FABRIC

VICINITY MAP



PROJECT INFO.

OWNERS:
Mr. Thomas Ripley
Ms. Alexandra Ripley

LOT LOCATION:
92 Washington Street
Nantucket, MA 02554
Locus 42.2.3-22
N/F Ripley
Cert.# 28627
L.C.PL. 8254-F
Lot 15

PROJECT DESCRIPTION:
Construct a new two story wood frame dwelling on raised piling foundation, detached garage, and shed.

SITE INFORMATION:
ZONING: Commercial Neighborhood (CN)
Lot Size: 13,560 S.F.
Max. Ground Cover: 40%
Front Setback: 10'
Side Setback: 5'
Rear Setback: 10'
NOTE: Former RC Zoning District which required 0' front setback when shed was constructed.

CONSULTANTS

ARCHITECT
HAMMOND WILSON ARCHITECTS, P.C.
430 Fourth Street
Annapolis, MD 21403
(410) 267-6041
hwa@hammondwilson.com

CIVIL ENGINEER
Blackwell & Associates, Inc.
20 Teasdale Circle
Nantucket, MA 02554
(508) 228-9026

DRAWING LIST

CS Cover Sheet

ARCHITECTURAL

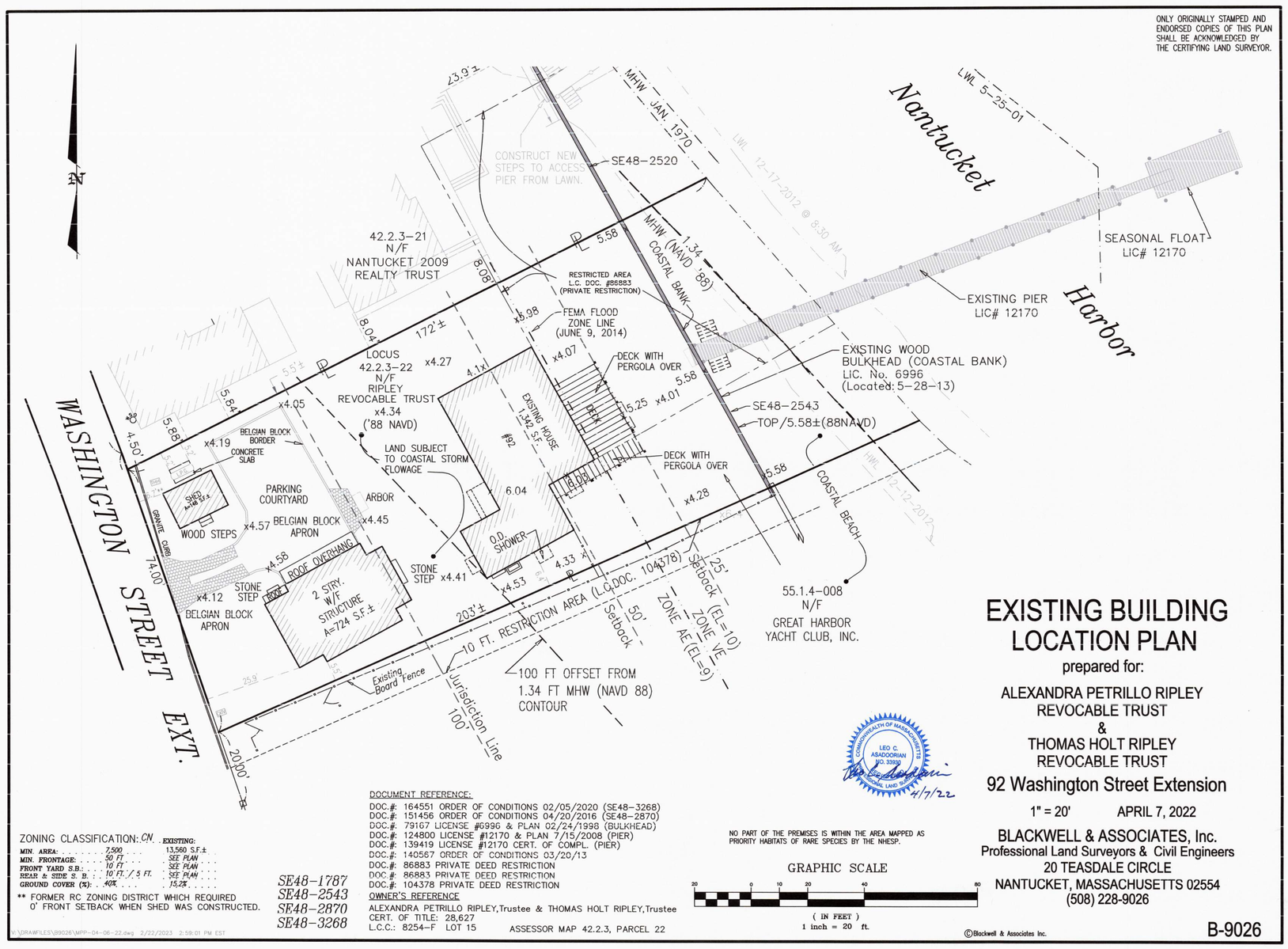
ESP1.1 Existing Site Plan
EC1.0 Existing Site and Neighborhood Context
EC1.1 Existing Site and Neighborhood Context
SP1.0 Locus Map
SP1.1 Proposed Architectural Site Plan

A1.1 Garage Plans

A2.0 Garage Elevations

A7.0 Window and Door Schedule - Garage

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



ZONING CLASSIFICATION: CN

	EXISTING:
MIN. AREA:	7,500 . . . 13,560 S.F.±
MIN. FRONTAGE:	50 FT. . . . SEE PLAN
FRONT YARD S.B.:	10 FT. . . . SEE PLAN
REAR & SIDE S. B.	10 FT. / 5 FT. . . . SEE PLAN
GROUND COVER (%):	40% . . . . 15.2% . . . .

** FORMER RC ZONING DISTRICT WHICH REQUIRED 0' FRONT SETBACK WHEN SHED WAS CONSTRUCTED.

SE48-1787
SE48-2543
SE48-2870
SE48-3268

DOCUMENT REFERENCE:
DOC.#: 164551 ORDER OF CONDITIONS 02/05/2020 (SE48-3268)
DOC.#: 151456 ORDER OF CONDITIONS 04/20/2016 (SE48-2870)
DOC.#: 79167 LICENSE #6996 & PLAN 02/24/1998 (BULKHEAD)
DOC.#: 124800 LICENSE #12170 & PLAN 7/15/2008 (PIER)
DOC.#: 139419 LICENSE #12170 CERT. OF COMPL. (PIER)
DOC.#: 140567 ORDER OF CONDITIONS 03/20/13
DOC.#: 86883 PRIVATE DEED RESTRICTION
DOC.#: 86883 PRIVATE DEED RESTRICTION
DOC.#: 104378 PRIVATE DEED RESTRICTION

OWNER'S REFERENCE
ALEXANDRA PETRILLO RIPLEY, Trustee & THOMAS HOLT RIPLEY, Trustee
CERT. OF TITLE: 28,627
L.C.C.: 8254-F LOT 15 ASSESSOR MAP 42.2.3, PARCEL 22

COMMONWEALTH OF MASSACHUSETTS
LEO C. ABADOORIAN
NO. 33958
PROFESSIONAL LAND SURVEYOR
4/7/22

NO PART OF THE PREMISES IS WITHIN THE AREA MAPPED AS PRIORITY HABITATS OF RARE SPECIES BY THE NHESP.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

EXISTING BUILDING LOCATION PLAN

prepared for:

ALEXANDRA PETRILLO RIPLEY
REVOCABLE TRUST
&
THOMAS HOLT RIPLEY
REVOCABLE TRUST

92 Washington Street Extension

1" = 20' APRIL 7, 2022

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors & Civil Engineers
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026

B-9026

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\\DRAWFILES\B9026\MPP-04-06-22.dwg, 2/22/2023 2:59:01 PM EST

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20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
DATED FEBRUARY 23, 2023

SUBMITTAL	DATE
HDC SUBMISSION - GARAGE	4.8.2024
REVISED HDC SUBMISSION - GARAGE	8.22.2024
REVISED HDC SUBMISSION - GARAGE	9.19.2024

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ISSUE DATE	9.19.2024
SCALE	1" = 20'
PROJECT NO.	23-13

Existing
Site Plan

ESP1.1













SUBMITTAL	DATE
HDC SUBMISSION - GARAGE	4.8.2024
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ISSUE DATE	9.19.2024
SCALE	
PROJECT NO.	23-13

Existing Site and Neighborhood Context

EC1.0









SUBMITTAL	DATE
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ISSUE DATE	9.19.2024
SCALE	
PROJECT NO.	23-13

Existing Site and Neighborhood Context

EC1.1

Town and County of Nantucket, MA

April 5, 2024



Property Information

Property ID 9410

Location 92 WASHINGTON ST

Owner RIPLEY ALEXANDRA PETRILLO & THOMAS H TRS

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

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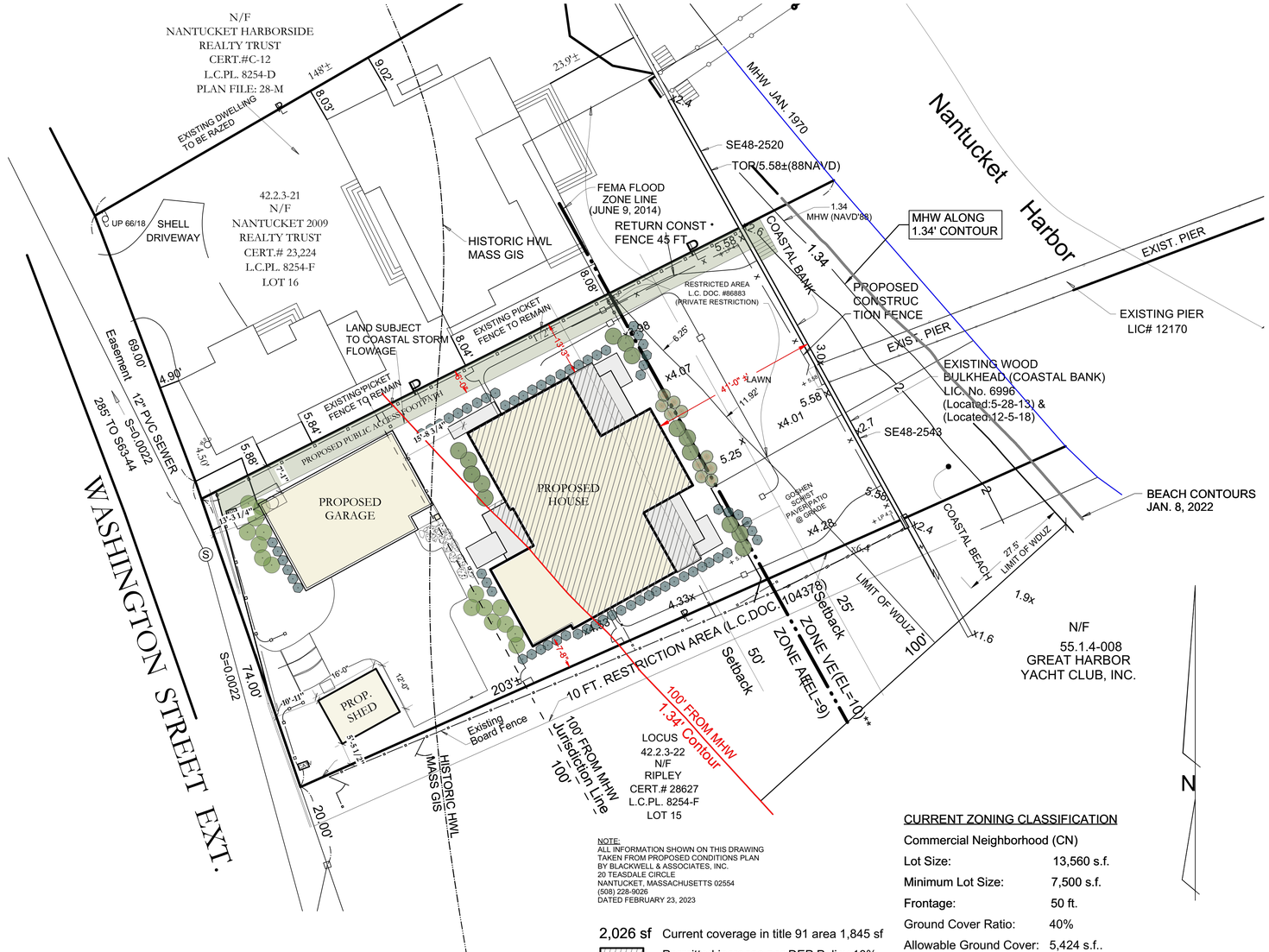
ISSUE DATE	9.19.2024
SCALE	
PROJECT NO.	23-13

Locus Map

SP1.0



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NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
DATED FEBRUARY 23, 2023

2,026 sf Current coverage in title 91 area 1,845 sf
Permitted increase per DEP Policy 10%
Maximum Permitted 2,029 sf

1 / SP1.1 Schematic Proposed Site Plan
Scale: 1" = 15'

CURRENT ZONING CLASSIFICATION

Commercial Neighborhood (CN)

Lot Size:	13,560 s.f.
Minimum Lot Size:	7,500 s.f.
Frontage:	50 ft.
Ground Cover Ratio:	40%
Allowable Ground Cover:	5,424 s.f..
Proposed Ground Cover:	3,673 s.f.
Front Setback:	10 ft.
Side/Rear Setback:	5 ft. / 10 ft.

SUBMITTAL	DATE
HDC SUBMISSION - GARAGE	4.8.2024
REVISED HDC SUBMISSION - GARAGE	8.22.2024
REVISED HDC SUBMISSION - GARAGE	9.19.2024

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ISSUE DATE	9.19.2024
SCALE	1" = 15'
PROJECT NO.	23-13

Proposed Architectural Site Plan

SP1.1



1 / A1.1 Main Level Plan - Garage
Scale: 1/4" = 1'-0"

2 / A1.1 Upper Level Plan - Garage
Scale: 1/4" = 1'-0"

SUBMITTAL	DATE
HDC SUBMISSION - GARAGE	4.8.2024
REVISED HDC SUBMISSION - GARAGE	8.22.2024
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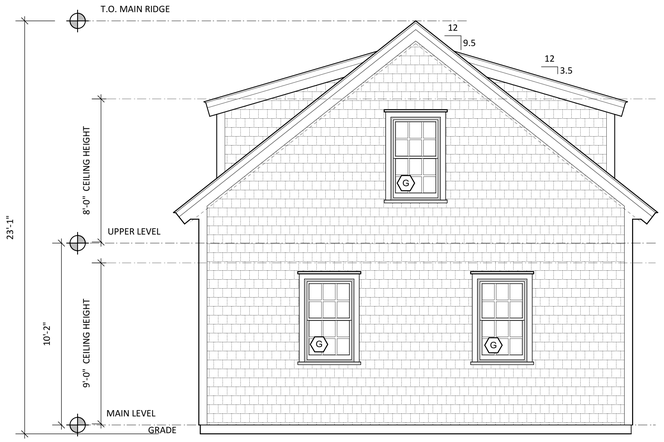
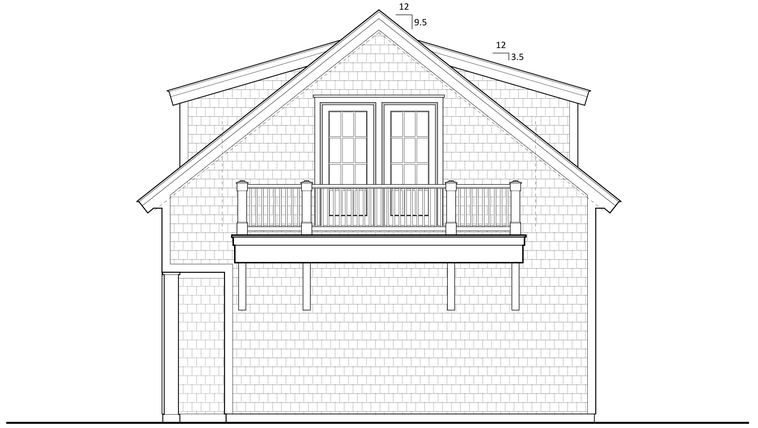
ISSUE DATE	9.19.2024
SCALE	1/4"=1'-0"
PROJECT NO.	23-13

Garage Plans

A1.1



3 A2.0 West Garage Elevation
Scale: 1/4" = 1'-0"



4 A2.0 East Garage Elevation
Scale: 1/4" = 1'-0"



1 A2.0 South Garage Elevation
Scale: 1/4" = 1'-0"



2 A2.0 North Garage Elevation
Scale: 1/4" = 1'-0"

SUBMITTAL	DATE
HDC SUBMISSION - GARAGE	4.8.2024
REVISED HDC SUBMISSION - GARAGE	8.22.2024
REVISED HDC SUBMISSION - GARAGE	9.19.2024

SEAL

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Architecture.

430 Fourth Street
Annapolis, MD 21403
410 267 6041

hammondwilson.com

RIPLEY RESIDENCE

92 Washington St. - Nantucket, MA

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ISSUE DATE	9.19.2024
SCALE	1/4"=1'-0"
PROJECT NO.	23-13

Garage Elevations

A2.0

SUBMITTAL	DATE
HDC SUBMISSION - GARAGE	4.8.2024
REVISED HDC SUBMISSION - GARAGE	8.22.2024
REVISED HDC SUBMISSION - GARAGE	9.19.2024

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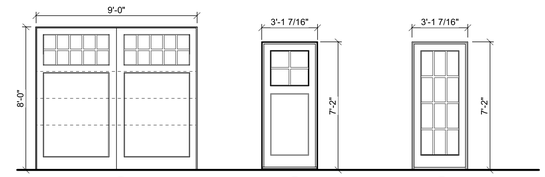
ISSUE DATE	9.19.2024
SCALE	
PROJECT NO.	23-13

Window & Door Schedule- Garage

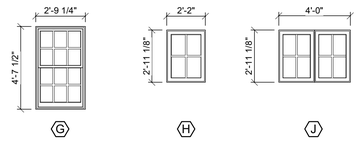
EXTERIOR DOOR SCHEDULE: RIPLEY RESIDENCE GARAGE (23-13)

MARK	TYPE	MODEL NO.	FRAME SIZE (WxH)	S.D.L.	REMARKS
F	GARAGE DOOR	-	9'-0" x 8'-0"	5w2h	
G	INSWING DOOR	UIFD3080	3'-1 7/16" x 7'-11 1/2"	3w2h	
H	CLAD FRENCH DOOR	UIFD3070	3'-1 7/16" x 7'-2"	3w4h	

NOTES:
1. SEE SPECIFICATION DIVISION 8 FOR MORE INFORMATION.
2. TEMPERED GLAZING, STANDARD ON ALL EXTERIOR DOORS
3. SHOP DRAWINGS FOR ALL UNITS MUST BE PROVIDED TO ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT OF ANY DOOR ORDER.



1 A7.0 Exterior Door Elevations
Scale: 1/4" = 1'-0"



2 A7.0 Window Elevations
Scale: 1/4" = 1'-0"

WINDOW SCHEDULE: RIPLEY RESIDENCE (23-13)

MARK	TYPE	MODEL NO.	FRAME SIZE (WxH)	S.D.L.	REMARKS
G	DOUBLE HUNG G2	UDHG2 2824	2'-9 1/4" (w) x 4'-7 1/2" (h)	3w2h	
H	CASEMENT	UCA 2636	2'-2" (w) x 2'-11 1/8" (h)	2w2h	
J*	FRENCH CASEMENT	UWFCA 4836 E	4'-0" (w) x 2'-11 1/8" (h)	2w2h	

NOTES:
1. SEE SPECIFICATION DIVISION 8 FOR MORE INFORMATION.
2. PROVIDE TEMPERED GLAZING AS REQUIRED PER IRC 2018 (I.E. AT TUBS,SHOWERS, STAIRWAYS, ETC...)
3. SHOP DRAWINGS FOR ALL UNITS MUST BE PROVIDED TO ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT OF ANY WINDOW ORDER.
* MEETS NATIONAL EGRESS CODES FOR FIRE EVACUATION.

A7.0

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 4223 PARCEL N°. 22

Street & Number of Proposed Work: 92 Washington St.

Owner of record: Alexandra Ripley and Thomas Ripley

Mailing Address: 29 Islands Drive
Key Largo, FL, 33037

Contact Phone #: 410-703-6607 E-mail: rip86542@gmail.com

AGENT INFORMATION (if applicable)

Name: Marshall Harris

Mailing Address: 430 Fourth St.
Annapolis, MD, 21403

Contact Phone #: 410-267-6041 E-mail: mharris@hammondwilson.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 52'-11" Sq. Footage 1st floor: 1770
Width: 54'-1" Sq. footage 2nd floor: 1722
Sq. footage 3rd floor: _____

Decks/Patio: Size: 876 sq.ft. ☒ 1st floor ☐ 2nd floor
Size: 140 sq.ft. ☐ 1st floor ☒ 2nd floor

Difference between existing grade and proposed finish grade: North .73' South .7' East .6' West .9'

Height of ridge above final finish grade: North 32'9" South 32'9" East 32'9" West 32'9"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

See revised elevation drawings for description of changes.

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 54" ☐ Block ☐ Block Parged ☒ Brick (type) Natural Brick ☐ Poured Concrete ☒ Piers

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

Roof Pitch: Main Mass 8 /12 + 28/12 Secondary Mass 8 /12 28/12 Dormer 4.5 /12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): Copper - 3" Diameter

Sidewall: ☒ White cedar shingles 5" Exposure ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 5/4 x 6" + 4.5" Rake 5/4 x 4 Soffit (Overhang) 10" and 17" Corner boards 5/4 x 6 Frieze N/A
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round N/A Square 10"

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

Doors* (type and material): ☒ TDL ☒ SDL Front 6 panel wood w/ side lites Rear 12 Lite (3W/4H) Clad WD Side 12 Lite (3W/4H) Clad WD

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural
Trim White
Deck Natural
Clapboard (if applicable) _____
Sash White
Foundation Brick / Quaker Gray
Roof GAF - "Weathered Wood"
Doors White / Essex Green (Front door only)
Fence Natural
Shutters N/A

* Attach manufacturer's color samples if color is not from HDC approval list. Vertical 5/4 x 6 Boards

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

Date 9.19.2024 Signature of owner of record _____ (AGENT) Signed under penalties of perjury

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 9.19.2024
✓	HDC Case Number (ie HDC2020-05-0265): Address : 92 Washington Street
✓	Copy of Minutes (application item circled) a copy of Hammond Wilson minute notes are included
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps
N/A	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Three (3) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 9.19.2024

HAMMOND WILSON

NANTUCKET HISTORIC DISTRICT 92 Washington Street

Leo Wilson – Hammond Wilson Architects **08.27.2024**
Tom Ripley – Property Owner

Board Attendees
Stephen Welch (Chair)
Raymond Pohl (Vice Chair)
Vallorie Oliver
Angus MacLeod
Mickey Rowland

Preservation Planner
Holly Backus

Online
Carrie Thornewill

The below reflects the comments from the meeting:
HOUSE COMMENTS

Holly Backus
- This house is to replace an existing house that's on site.
- Will need to be raised 6' 2/3"
- Appreciate the changes and revisions
- Appreciate the inboard chimney specifically
- Shed dormers on waterfront still run into the gambrel – a-typical (commission did not make comments last time)
- Should be kick plates on the doors
- Single dormers should have less shingle space on the sides
- Would like to see glazing that is there now on the waterfront vs. now

Mickey Rowland
- "A" window proportions (out of whack) need to be taller to get lite orientation correct
- Dormer roof pitch should be increased – run up onto the upper roof plane
- Prefer to door/window combinations on waterfront instead of three doors
- Should be kick panels on the doors
- Height still feels too tall – narrow the main roof to bring the ridge down.
- The rake detail is almost too plain
- Front door is "kinda" formal should be re-thought
- Front porch is "kinda" awkwardly asymmetrical
- The hip roof on the left side should be adjusted
- The middle dormer connecting the two gambrels does not work well.
- A smaller isolated dormer would work better in this location.

Raymond Pohl – Vice Chair

- Leo thank you for the comparison it's moved a long way
- Mickey's interest in getting the windows taller is a good thing on the waterside dormers.
- Change the curve of the arc over the porch to get more wall
- Kickpanels on all the French doors
- All the roof pitches need to be identified on the elevations

Angus MacLeod

- I agree with what has been said particularly the proportion of the upper panes of the 6 over 1 windows facing the water
- And the kickpanels
- "A" window taller proportions would be better (side can come down in the dormer)
- The windows below (side) may need to become narrower to be more proportional (more vertical panes)
- Subtle nuances make it work well
- Crown detail in the Rake

Vallorie Oliver

- I have nothing else to add
- The little roof added at the side – what material?

Carrie Thornewill

- I appreciate all the simplification mostly in the fenestration on the side elevations
- I am still stuck on the gambrel – the flair seems too fanciful
- Would prefer straight lines
- Waterside is too rhythmic – a little breaking up of the French doors – too static looking
- I appreciate the chimney being brought in quite a lot
- Not in favor of standing seam roof here

Stephen Welch - Chair

- Appreciate the chimney being brought inboard
- The fenestration pattern is overwhelming. Not just the doors also the screen panels.
- Screen panel is the most appropriate
- Dormer pull towards the water for taller windows.
- Street elevation – principal concern over dormer in between gambrels – it reads as inappropriate
- Break it off into a center dormer that's not connected to the gambrels
- Front door is too formal
- The picture frame is inappropriate not typical (raised elevation)
    - Would be broken up either vertical board or lattice.

GARAGE COMMENTS

Holly Backus

- While I appreciate the architecture I think the Gambrel is a little too much for a garage apartment
- Kick panels on French doors – consistency is important
- A more simple gable would be more appropriate

Mickey Rowland

- This is very tall – it tends to dominate the front of the lot
- A gable roof is a good idea
- The "A" windows have the same problem as the house
- The back shed dormer windows should match (mis-matched)

Raymond Pohl – Vice Chair

- My only comment was that I don't like the bracketed thing
- I think it could be turned to a gable – would not mind seeing it as an option

Angus MacLeod

- I would echo what has been said so far
- The double Gambrel feels pretty busy on the street – Maybe just a simplification
- This is going to be a tool to strategically screen the house in some way
- I appreciate the comments of keeping the styles consistent
- I think it's the double gambrel that makes it busy – maybe just simplification

Vallorie Oliver

- I think I agree simpler is always better
- It's the overall height in front of the main house – its over 26'

Carrie Thornewill

- I'm all for a gable and bringing the roof mass down
- Its not cohesive at all right now rather in terms of what is already there.

Stephen Welch - Chair

- Take a look at orange street 102 and 116 look at those- the lower cords are significantly less – second floor needs to come down.
- Appreciate what you are trying to address
- Agree with Angus the double shed
- Needs a simplification
- Perspective may help or may not help for vocabulary of roof masses.
- Present some different options.

SHED COMMENTS

Holly Backus

- Door seems a little tall (header height with the eave)

Mickey Rowland

- Elevations should really be labeled East/West/Etc
- Blank elevation faces the street – would be nice to have a window
- Roof pitch too steep

Vallorie Oliver

- Roof pitch too steep – doesn't go with other buildings

Raymond Pohl – Vice Chair

- Window on street side
- Agree on comment of roof pitch it should come down.

Carrie Thornewill

- I have no comment nothing else to add

Angus MacLeod

- I agree with the pitch and the window
- When you look at the streetscape on Washington street you see Gables
- Makes me think of other combinations – Holbert avenue

Stephen Welch - Chair

- Definitely want to see perspective with all three structures (a couple of them)
- Pitch is too tall – it's a concern
- Tie this structure to the garage (roof slope) maybe even a hip

THE RIPLEY RESIDENCE

92 Washington Street Nantucket, Massachusetts

Project # 23-11

HISTORIC DISTRICT COMMISSION SUBMISSION - NEW SINGLE FAMILY DWELLING

NOT FOR CONSTRUCTION

REVISED September 19, 2024

SYMBOLS

- CONCRETE MASONRY UNIT
- CONCRETE
- GRAVEL, WASHED STONE
- EARTH
- PLYWOOD
- ROUGH LUMBER
- FINISH LUMBER
- STONE
- GYPSUM WALLBOARD
- RIGID INSULATION
- BATT INSULATION
- STEEL
- BRICK
- BUILDING SECTION
- WALL SECTION
- DETAIL
- INTERIOR ELEVATION
- DOOR SYMBOL
- WINDOW TYPES

ABBREVIATIONS

ACCES.	ACCESSORY
ACOUS.	ACOUSTICAL
A.C.T.	ACOUSTICAL CEILING TILE
A.F.F.	ABOVE FINISH FLOOR
ALUM	ALUMINUM
BLDG.	BUILDING
B.O.F.	BOTTOM OF FOOTING
CLG.	CEILING
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CMU	CONCRETE MASONRY UNIT
DN	DOWN
DWG	DRAWING
EL. ELEV.	ELEVATION
EX. EXIST.	EXISTING
FIN	FINISH
FL. FLR.	FLOOR
GWB	GYPSUM WALLBOARD
H.M.	HOLLOW METAL
HT.	HEIGHT
INSUL.	INSULATION
N.I.C.	NOT IN CONTRACT
O.C.	ON CENTER
PL. LAM.	PLASTIC LAMINATE
POLY.	POLYETHYLENE
PTD. PT.	PAINTED
P.T.	PRESSURE TREATED
Q.T.	QUARRY TILE
REF.	REFERENCE
REQ'D	REQUIRED
R.O.	ROUGH OPENING
S/S	STAINLESS STEEL
STL.	STEEL
SUSP	SUSPENDED
T&G	TONGUE AND GROOVE
T.O.M.	TOP OF MASONRY
T.O.P.	TOP OF PLATE
T.O.W.	TOP OF WALL
TYP.	TYPICAL
WP	WATERPROOF
W.W.F.	WOVEN WIRE FABRIC

VICINITY MAP



PROJECT INFO.

OWNERS:
Mr. Thomas Ripley
Ms. Alexandra Ripley

LOT LOCATION:
92 Washington Street
Nantucket, MA 02554
Locus 42.2.3-22
N/F Ripley
Cert.# 28627
L.C.PL. 8254-F
Lot 15

PROJECT DESCRIPTION:
Construct a new two story wood frame dwelling on raised piling foundation, detached garage, and shed.

SITE INFORMATION:
ZONING: Commercial Neighborhood (CN)
Lot Size: 13,560 S.F.
Max. Ground Cover: 40%
Front Setback: 10'
Side Setback: 5'
Rear Setback: 10'
NOTE: Former RC Zoning District which required 0' front setback when shed was constructed.

CONSULTANTS

ARCHITECT
HAMMOND WILSON ARCHITECTS, P.C.
430 Fourth Street
Annapolis, MD 21403
(410) 267-6041
hwa@hammondwilson.com

CIVIL ENGINEER
Blackwell & Associates, Inc.
20 Teasdale Circle
Nantucket, MA 02554
(508) 228-9026

DRAWING LIST

CS Cover Sheet

ARCHITECTURAL

ESP1.1 Existing Site Plan
EC1.0 Existing Site and Neighborhood Context
EC1.1 Existing Site and Neighborhood Context
SP1.0 Locus Map
SP1.1 Proposed Architectural Site Plan

A1.1 Main Level Plan
A1.2 Upper Level Plan

A2.0 Elevations
A2.1 Elevations
A2.2 Elevations
A2.3 Elevations

A7.0 Window and Door Schedule - House

SUBMITTAL	DATE
HDC SUBMISSION - DWELLING	4.8.2024
REVISED HDC SUBMISSION - DWELLING	8.22.2024
REVISED HDC SUBMISSION - DWELLING	9.19.2024

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92 Washington St. - Nantucket, MA

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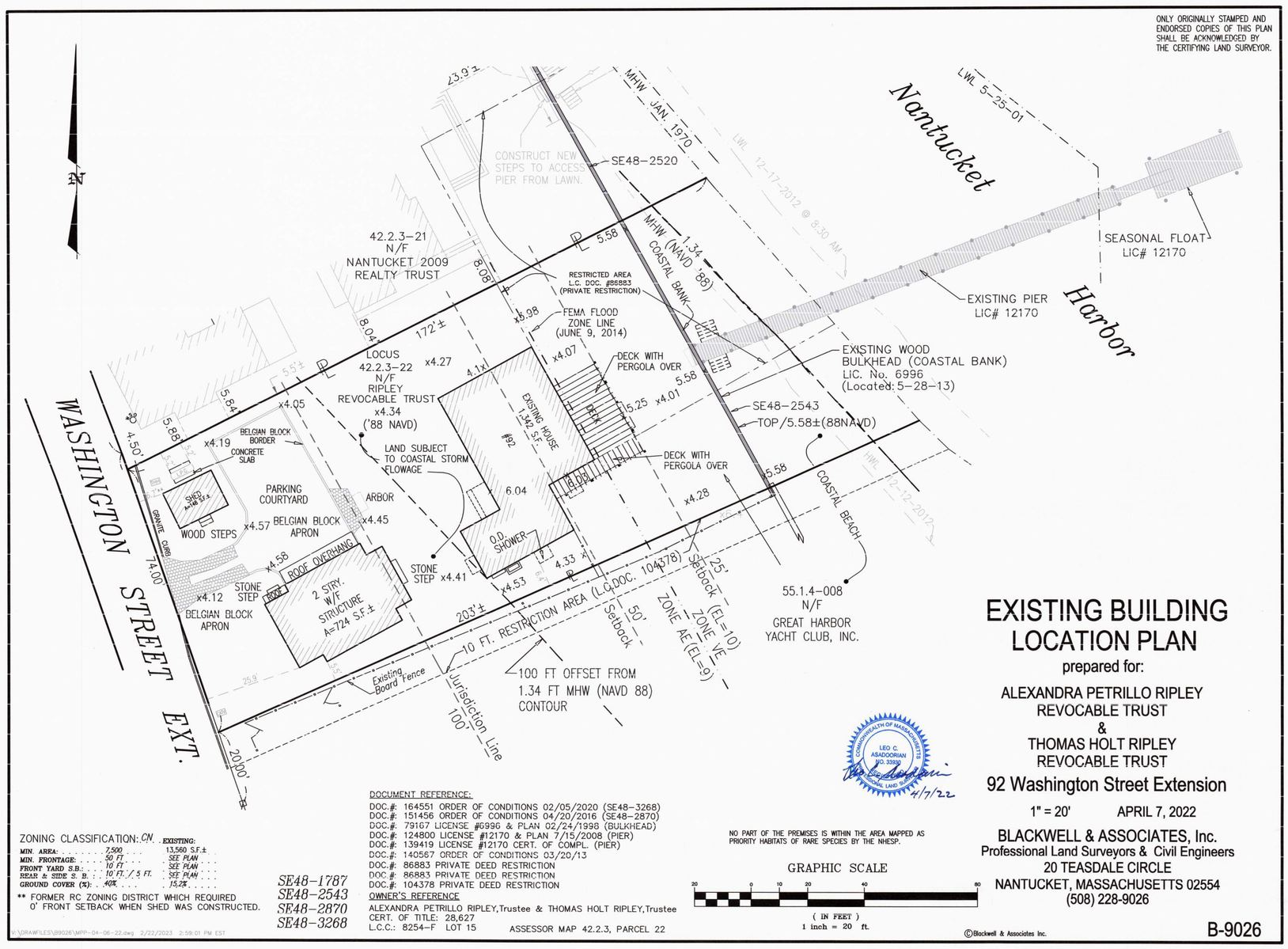
ISSUE DATE	9.19.2024
SCALE	
PROJECT NO.	23-11

COVER SHEET

CS

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



EXISTING BUILDING LOCATION PLAN

prepared for:

ALEXANDRA PETRILLO RIPLEY
REVOCABLE TRUST
&
THOMAS HOLT RIPLEY
REVOCABLE TRUST

92 Washington Street Extension

1" = 20' APRIL 7, 2022

ZONING CLASSIFICATION: CN

	REQUIRED	EXISTING
MIN. AREA:	7,500	13,560 S.F.±
MIN. FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD S.B.:	10 FT.	SEE PLAN
REAR & SIDE S. B.	10 FT. / 5 FT.	SEE PLAN
GROUND COVER (%):	40%	15.2%

** FORMER RC ZONING DISTRICT WHICH REQUIRED 0' FRONT SETBACK WHEN SHED WAS CONSTRUCTED.

SE48-1787
SE48-2543
SE48-2870
SE48-3268

DOCUMENT REFERENCE:
DOC.#: 164551 ORDER OF CONDITIONS 02/05/2020 (SE48-3268)
DOC.#: 151456 ORDER OF CONDITIONS 04/20/2016 (SE48-2870)
DOC.#: 79167 LICENSE #6936 & PLAN 02/24/1998 (BULKHEAD)
DOC.#: 124800 LICENSE #12170 & PLAN 7/15/2008 (PIER)
DOC.#: 139419 LICENSE #12170 CERT. OF COMPL. (PIER)
DOC.#: 140567 ORDER OF CONDITIONS 03/20/13
DOC.#: 86883 PRIVATE DEED RESTRICTION
DOC.#: 86883 PRIVATE DEED RESTRICTION
DOC.#: 104378 PRIVATE DEED RESTRICTION

OWNER'S REFERENCE
ALEXANDRA PETRILLO RIPLEY, Trustee & THOMAS HOLT RIPLEY, Trustee
CERT. OF TITLE: 28,627
L.C.C.: 8254-F LOT 15 ASSESSOR MAP 42.2.3, PARCEL 22

NO PART OF THE PREMISES IS WITHIN THE AREA MAPPED AS PRIORITY HABITATS OF RARE SPECIES BY THE NHESP.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

LEO C. ABADOORIAN NO. 33958 COMMONWEALTH OF MASSACHUSETTS REGISTERED LAND SURVEYOR
4/7/22

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors & Civil Engineers
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026

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B-9026

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20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
DATED FEBRUARY 23, 2023

SUBMITTAL	DATE
HDC SUBMISSION - DWELLING	4.8.2024
REVISED HDC SUBMISSION - DWELLING	8.22.2024
REVISED HDC SUBMISSION - DWELLING	9.19.2024

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ISSUE DATE	9.19.2024
SCALE	1" = 20'
PROJECT NO.	23-13

Existing
Site Plan

ESP1.1













SUBMITTAL	DATE
HDC SUBMISSION - DWELLING	4.8.2024
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PROJECT NO.	23-13

Existing Site and Neighborhood Context

EC1.0









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SCALE	
PROJECT NO.	23-13

Existing Site and Neighborhood Context

EC1.1

Town and County of Nantucket, MA

April 5, 2024



Property Information

Property ID 9410

Location 92 WASHINGTON ST

Owner RIPLEY ALEXANDRA PETRILLO & THOMAS H TRS

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

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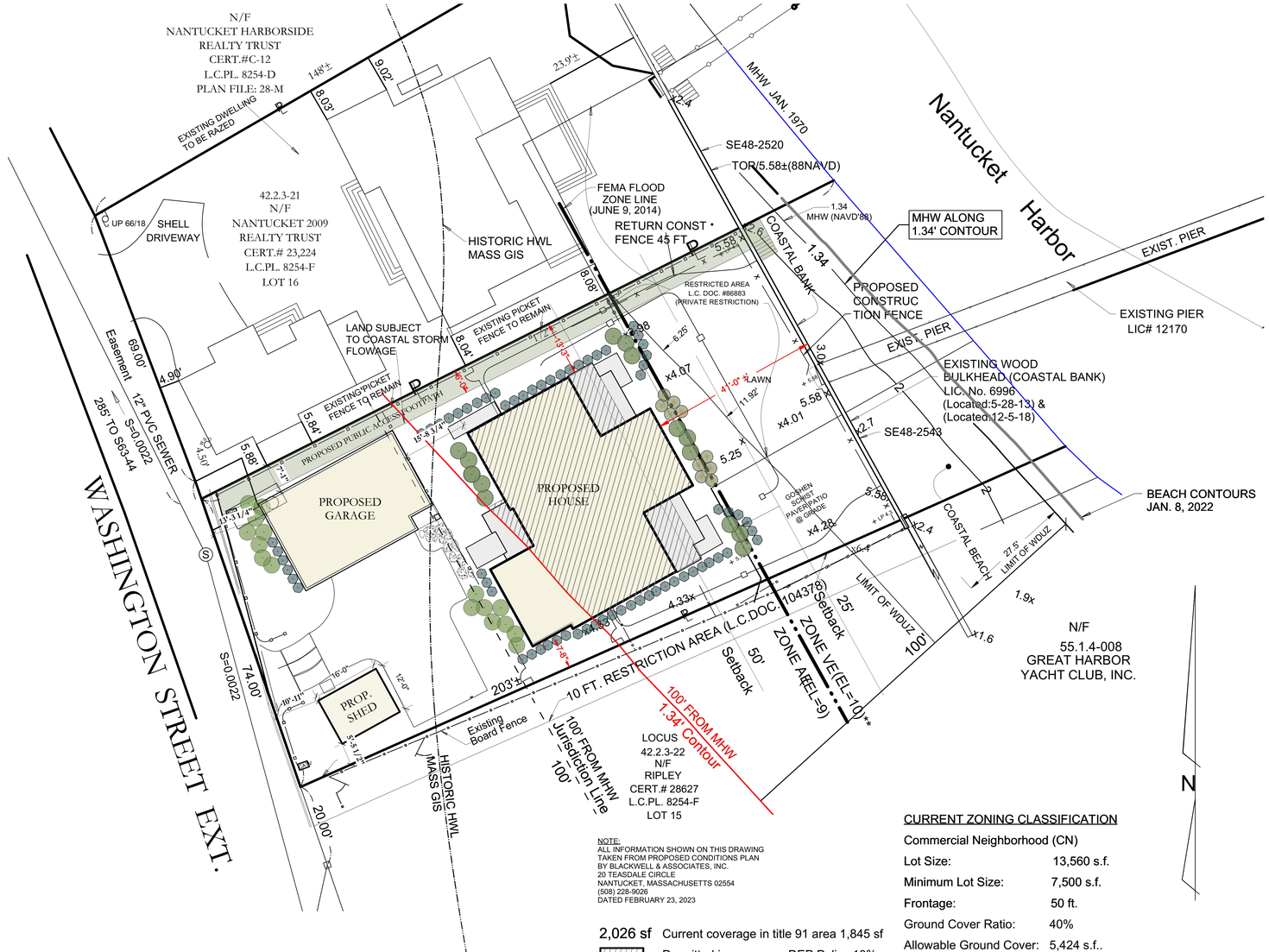
ISSUE DATE	9.19.2024
SCALE	
PROJECT NO.	23-13

Locus Map

SP1.0



1 / SP1.1 Schematic Proposed Site Plan
Scale: 1" = 15'

NOTE:
ALL INFORMATION SHOWN ON THIS DRAWING TAKEN FROM PROPOSED CONDITIONS PLAN BY BLACKWELL & ASSOCIATES, INC.
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
DATED FEBRUARY 23, 2023

2,026 sf Current coverage in title 91 area 1,845 sf
Permitted increase per DEP Policy 10%
Maximum Permitted 2,029 sf

CURRENT ZONING CLASSIFICATION

Commercial Neighborhood (CN)

Lot Size:	13,560 s.f.
Minimum Lot Size:	7,500 s.f.
Frontage:	50 ft.
Ground Cover Ratio:	40%
Allowable Ground Cover:	5,424 s.f..
Proposed Ground Cover:	3,673 s.f.
Front Setback:	10 ft.
Side/Rear Setback:	5 ft. / 10 ft.

SUBMITTAL	DATE
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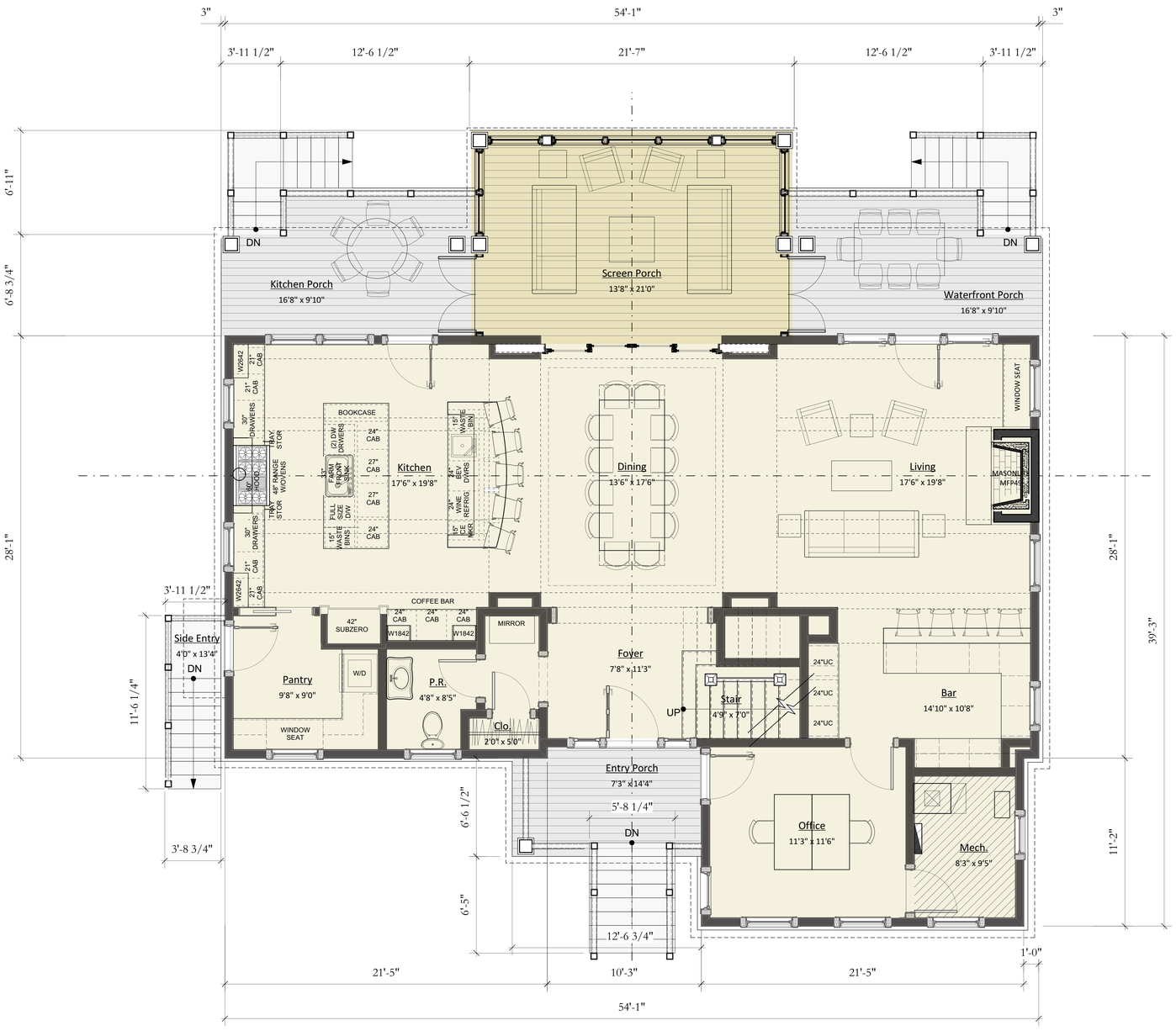
ISSUE DATE	9.19.2024
SCALE	1" = 15'
PROJECT NO.	23-13

Proposed Architectural
Site Plan

SP1.1



1 / A1.1 Main Level Plan
Scale: 1/4" = 1'-0"

SUBMITTAL	DATE
HDC SUBMISSION - DWELLING	4.8.2024
REVISED HDC SUBMISSION - DWELLING	8.22.2024
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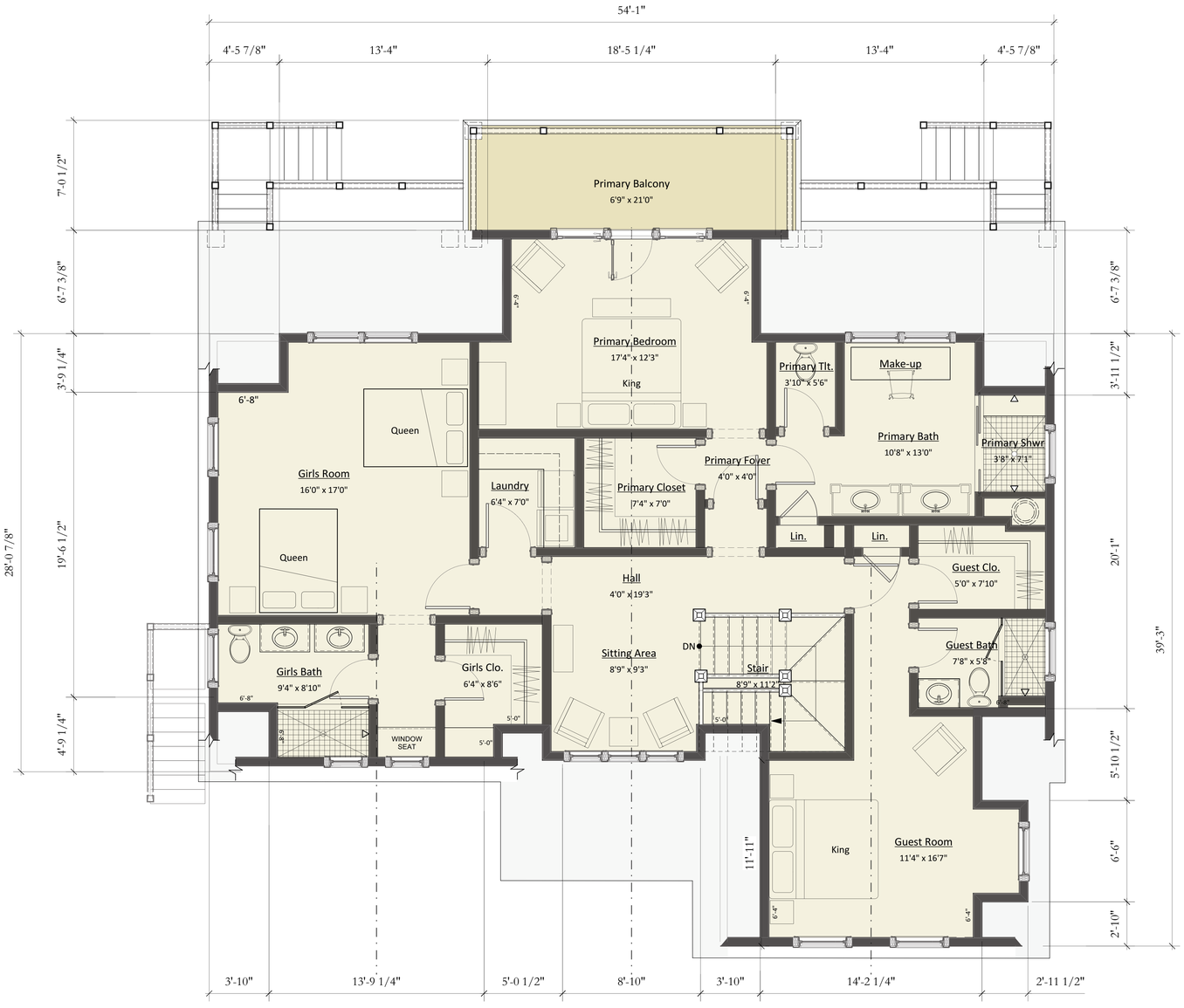
ISSUE DATE	9.19.2024
SCALE	1/4"=1'-0"
PROJECT NO.	23-13

Main Level Plan

A1.1



1 / A1.2 Upper Level Plan
Scale: 1/4" = 1'-0"

SUBMITTAL	DATE
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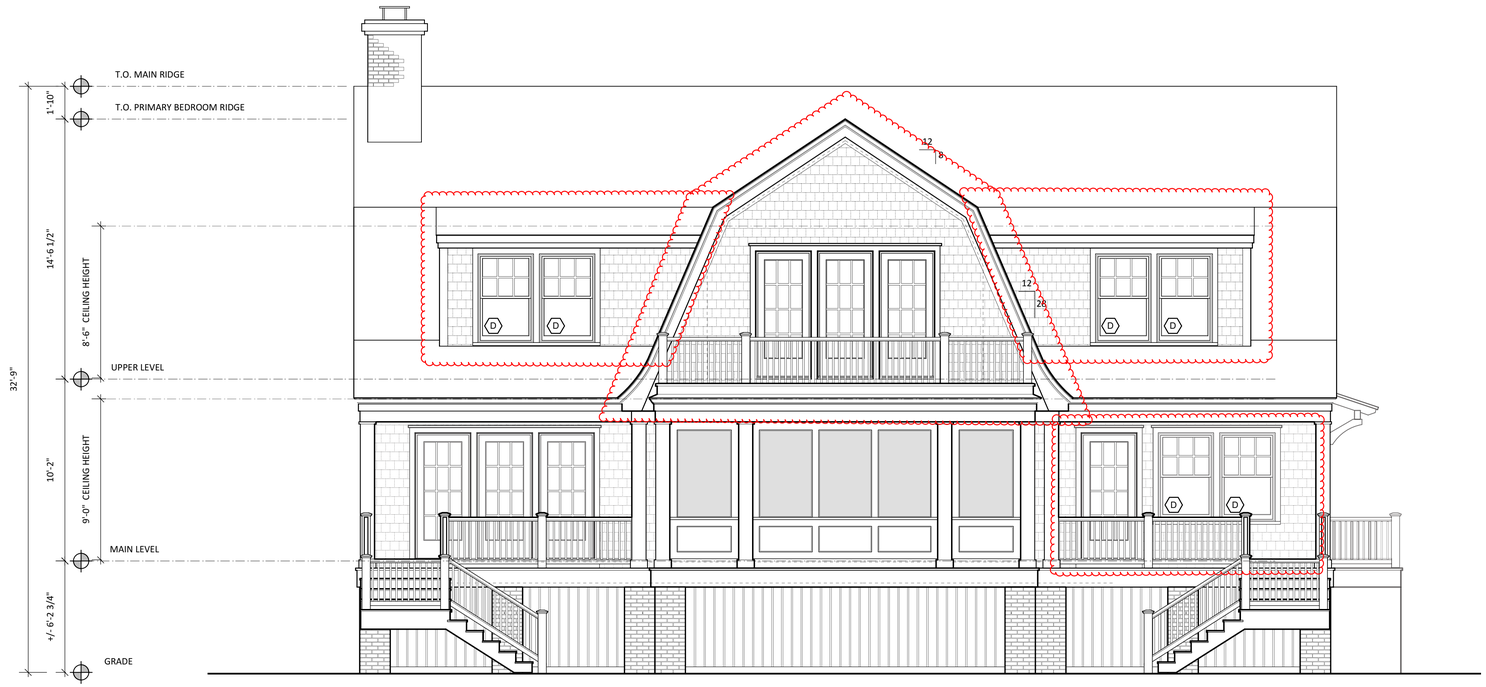
ISSUE DATE	9.19.2024
SCALE	1/4"=1'-0"
PROJECT NO.	23-13

Upper Level Plan

A1.2



1 / A2.0 East Elevation - First Revision
Scale: 1/4" = 1'-0"



2 / A2.0 East Elevation - New Revision
Scale: 1/4" = 1'-0"

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ISSUE DATE	9.19.2024
SCALE	1/4"=1'-0"
PROJECT NO.	23-13

Elevations

A2.0



1 / A2.1 West Elevation - First Revision
Scale: 1/4" = 1'-0"



2 / A2.1 West Elevation - New Revision
Scale: 1/4" = 1'-0"

SUBMITTAL	DATE
HDC SUBMISSION - DWELLING	4.8.2024
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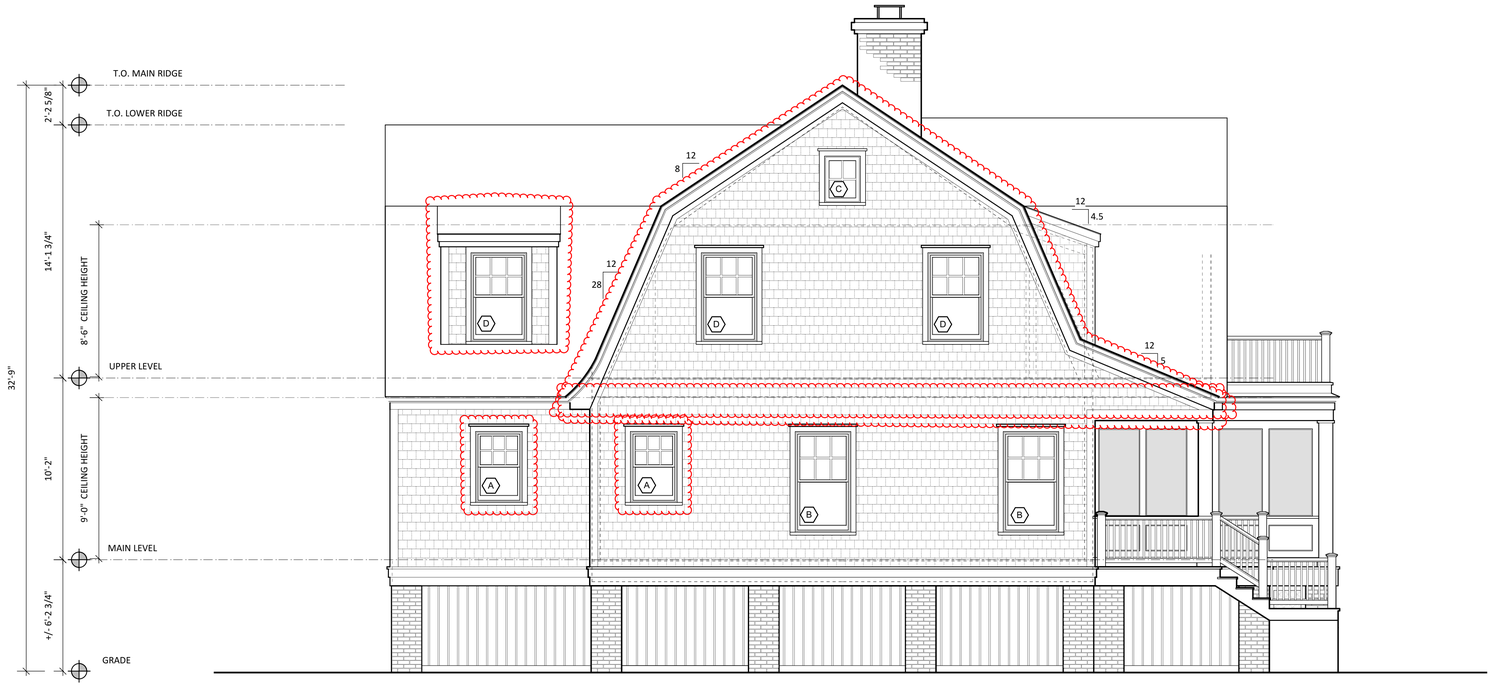
ISSUE DATE	9.19.2024
SCALE	1/4"=1'-0"
PROJECT NO.	23-13

Elevations

A2.1



1 / A2.2 South Elevation - First Revision
Scale: 1/4" = 1'-0"



2 / A2.2 South Elevation - New Revision
Scale: 1/4" = 1'-0"

SUBMITTAL	DATE
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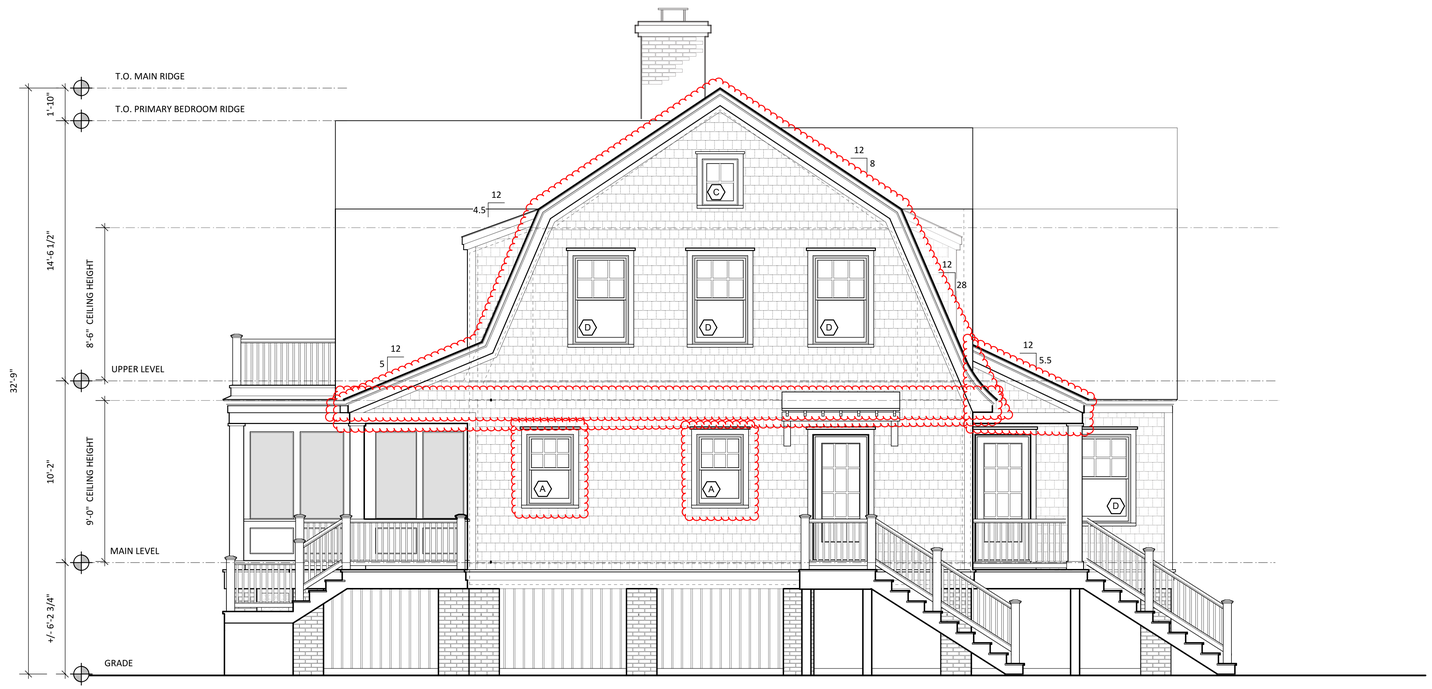
ISSUE DATE	~~8.22.2024~~ 9.19.2024
SCALE	1/4"=1'-0"
PROJECT NO.	23-13

Elevations

A2.2



1 / A2.3 North Elevation - First Revision
Scale: 1/4" = 1'-0"



2 / A2.3 North Elevation - New Revision
Scale: 1/4" = 1'-0"

SUBMITTAL	DATE
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SCALE	1/4"=1'-0"
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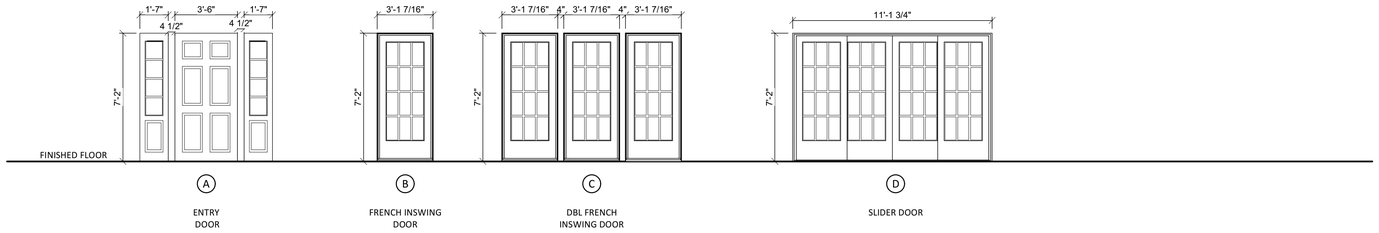
Elevations

A2.3

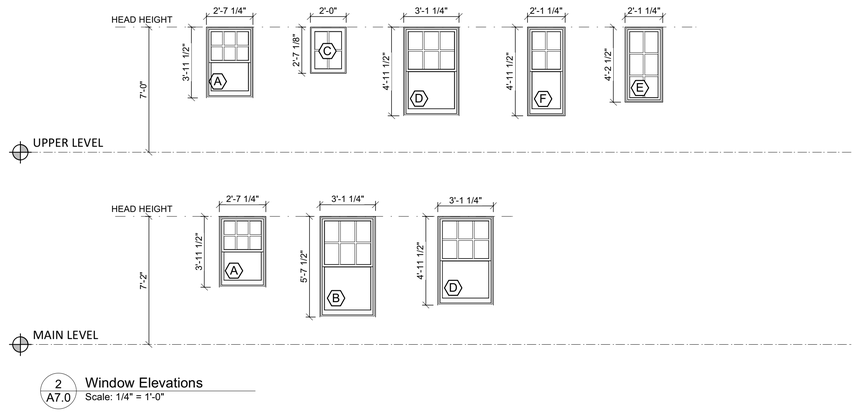


1 A7.0 Exterior Door Elevations
Scale: 1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE: RIPLEY RESIDENCE (23-13)

MARK	TYPE	MODEL NO.	FRAME SIZE (WxH)	S.D.L.	REMARKS
A	CUSTOM ENTRY DOOR	-	-	1w4h	
B	CLAD FRENCH DOOR	UIFD3070	3'-1 7/16" x 7'-2 1/2"	3w4h	
C	CLAD FRENCH DOOR	UIFD3070	3'-1 7/16" x 7'-2 1/2"	3w4h	3 INDIVIDUAL DOOR UNITS
D	CLAD SLIDING DOOR XOOX	UMSDPKT12070	11'-1 3/4" x 7'-2 1/2"	3w4h	

NOTES:
1. SEE SPECIFICATION DIVISION 8 FOR MORE INFORMATION.
2. TEMPERED GLAZING, STANDARD ON ALL EXTERIOR DOORS
3. SHOP DRAWINGS FOR ALL UNITS MUST BE PROVIDED TO ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT OF ANY DOOR ORDER.



2 A7.0 Window Elevations
Scale: 1/4" = 1'-0"

WINDOW SCHEDULE: RIPLEY RESIDENCE HOUSE (23-13)

MARK	TYPE	MODEL NO.	FRAME SIZE (WxH)	S.D.L.	REMARKS
A	DOUBLE HUNG G2	UDHG2 2620	2'-7 1/4" (w) x 3'-11 1/2" (h)	3w2h	
B	DOUBLE HUNG G2	UDHG2 3230	3'-1 1/4" (w) x 5'-7 1/2" (h)	3w2h	
C	CASEMENT	UCA 2432	2'-0" (w) x 2'-7 1/8" (h)	2w2h	
D	DOUBLE HUNG G2	UDHG2 3226	3'-1 1/4" (w) x 4'-11 1/2" (h)	3w2h	
E	PICTURE	CUSTOM	2'-2" (w) x 2'-11 1/8" (h)	2w3h	
F	DOUBLE HUNG G2	UWFCA 2026	2'-1 1/4" (w) x 4'-11 1/2" (h)	2w2h	

NOTES:
1. SEE SPECIFICATION DIVISION 8 FOR MORE INFORMATION.
2. PROVIDE TEMPERED GLAZING AS REQUIRED PER IRC 2018 (I.E. AT TUBS,SHOWERS, STAIRWAYS, ETC...)
3. SHOP DRAWINGS FOR ALL UNITS MUST BE PROVIDED TO ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT OF ANY WINDOW ORDER.
* MEETS NATIONAL EGRESS CODES FOR FIRE EVACUATION.

SUBMITTAL	DATE
HDC SUBMISSION - DWELLING	4.8.2024
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ISSUE DATE:	9.19.2024
SCALE	
PROJECT NO.	23-13

Window & Door Schedule- House

A7.0

ADDRESS: [illegible] Addition

DATE HEARD:

SITTING BOARD:

Historic District Commission

OLD BUSINESS CHECKLIST

SEP 2 3 2024

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: 2024-05-1061 3
	Address & HDC Case Number (ie HDC2020-05-0265): Addition
	Copy of Minutes (application item circled)
	Reduced (8 ½ x 11) copy of application
	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
	One set reduced plans: 8 ½ x11
	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 8/9/4/24

NANTUCKET HOUSE REMODEL ADDITION PROJECT

85 ORANGE ST NANTUCKET, MA 02554



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A.2.1. EXISTING SECOND FLOOR PLANS
A.03. PROPOSED FIRST FLOOR PLAN
A.3.1. PROPOSED SECOND FLOOR PLAN
A.3.2. PROPOSED ATIC FLOOR PLAN
A.3.3. PROPOSED ROOF PLAN
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A.06. MAIN HOUSE SECTIONS
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A.0.9. COTTAGE CURT SECTIONS
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A.10.1. GUEST HOUSE SECOND FLOOR PLAN
A.10.2. GUEST HOUSE ROOF PLAN
A.11. GUEST HOUSE ELEVATIONS
A.11.1. GUEST HOUSE ELEVATIONS
A.11.2 GUEST HOUSE SECTIONS

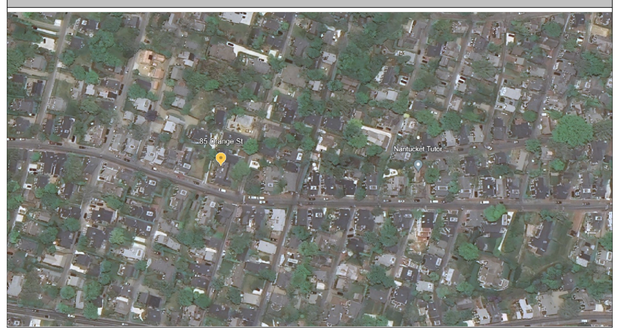
BUILDING STATISTICS

MAIN HOUSE/LIVING AREA: 1.783 sqft
STORIES: 2
BUILDING HEIGHT: 24'-8"
CONSTRUCTION TYPE: B
ZONING: RS-7

COTTAGE CURT/LIVING AREA: 589 sqft
STORIES: 2
BUILDING HEIGHT: 24'-8"

GUEST HOUSE/LIVING AREA: 500 sqft
STORIES: 1
BUILDING HEIGHT: 24'-8"

VACINITY MAP



COMPANY

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

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:
REVISION 2:
REVISION 3:

DATE

TITLE SHEET

COVER SHEET

SCALE

SHEET

A0-0



85 Orange Existing Home



Orange St Frontage - East

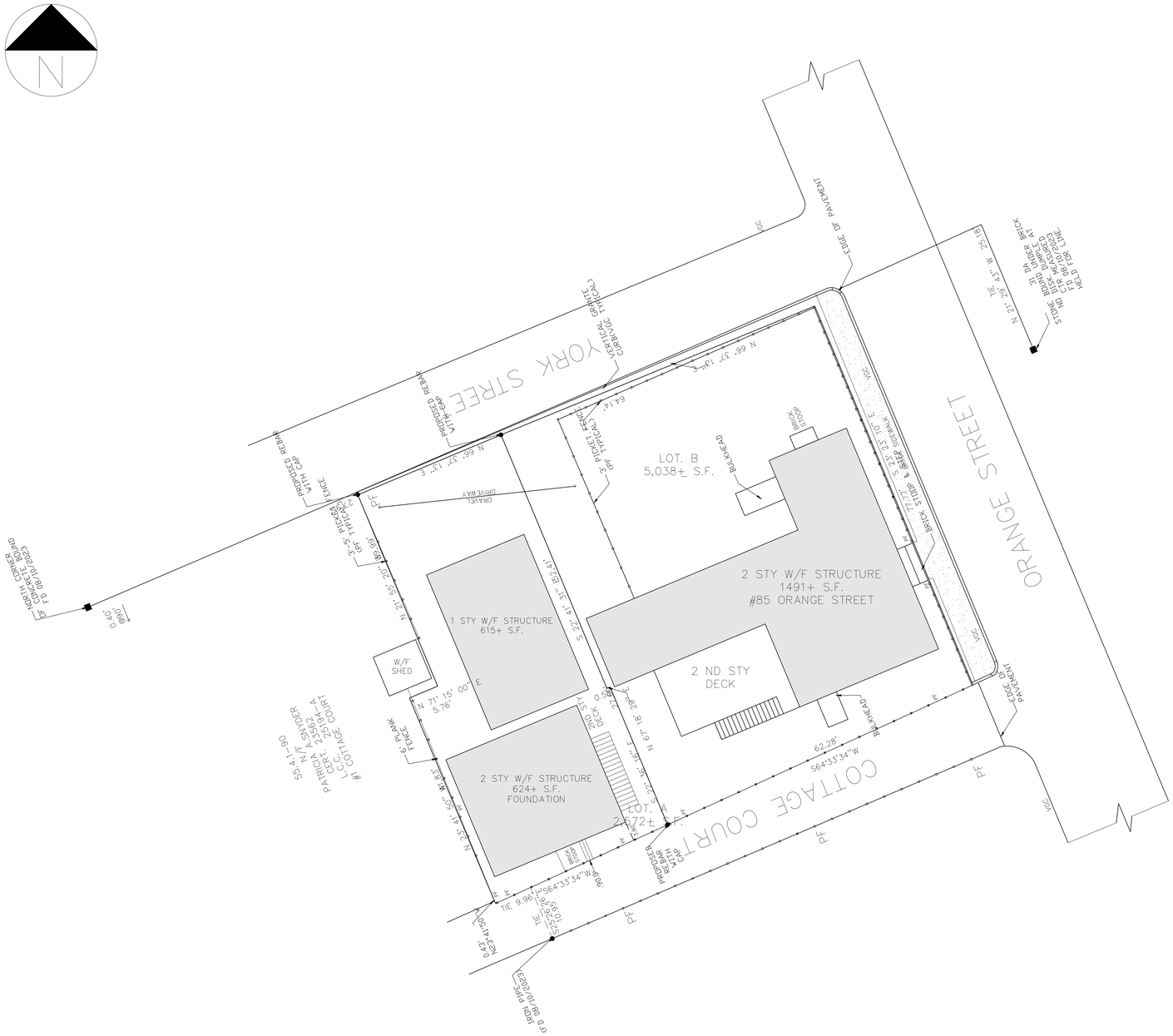


Cottage Court Frontage (private) - South





York St Frontage - North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(E) CONSTRUCTION
BRICK SIDEWALK
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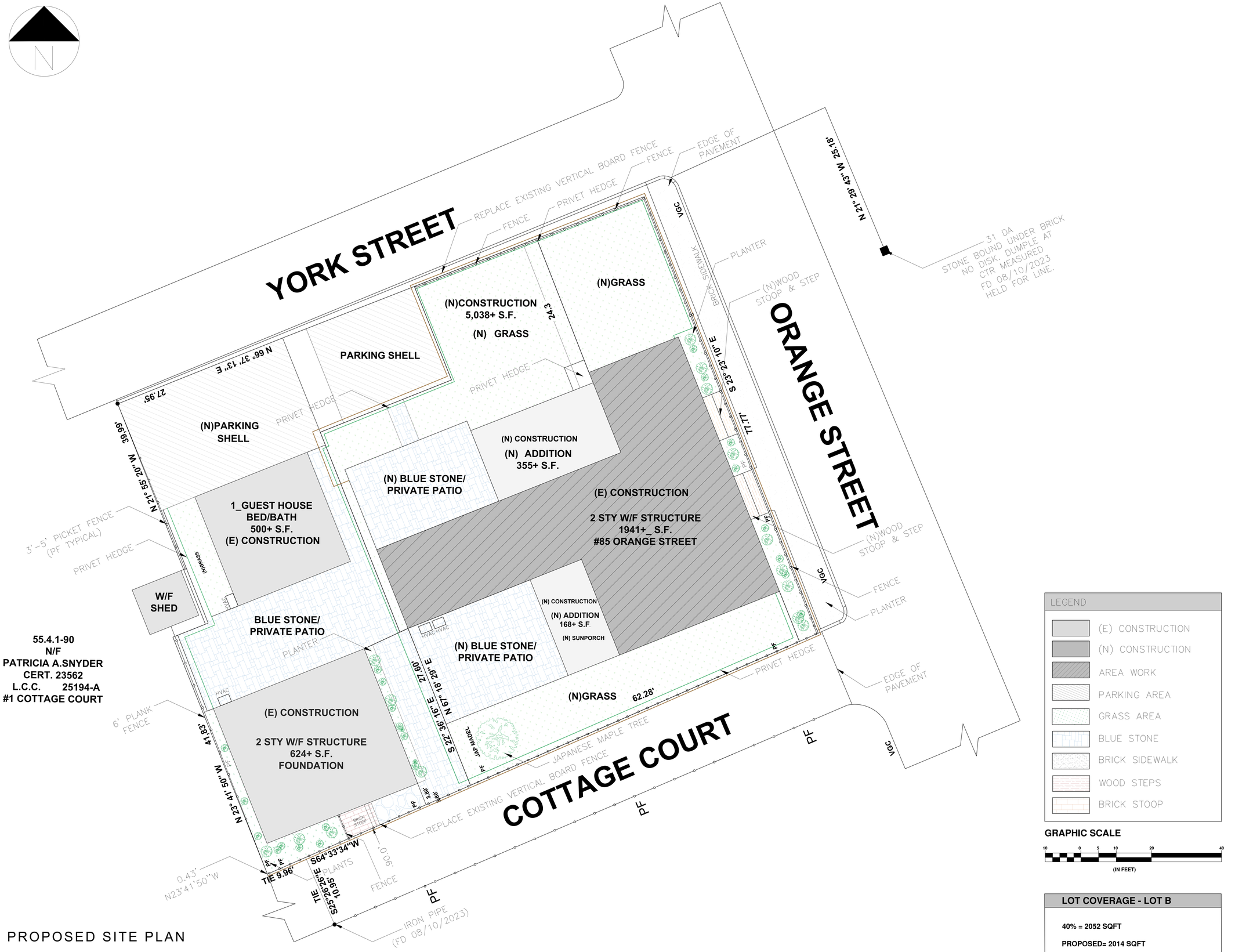
COTTAGE COURT
LOT. B
5,038± S.F.
2 STY W/F STRUCTURE
1491+ S.F.
#85 ORANGE STREET
1 STY W/F STRUCTURE
615+ S.F.
2 ND STY
DECK
W/F
SHED
2 STY W/F STRUCTURE
624+ S.F.
FOUNDATION
LOT.
2572±
EDGE OF PAVEMENT
PROPOSED REBAR WITH CAP
PROPOSED GRANITE CURB W/ TYPICAL TYP. PLANTS
GRAVEL DRIVEWAY
BRICK SIDEWALK
BULKHEAD
BRICK STOOP
PROPOSED REBAR WITH CAP
PROPOSED GRANITE CURB W/ TYPICAL TYP. PLANTS
STONE BOUND UNDER 31 DA DISK MARKED "LS" NO. 24394" FOUND 08/10/2023 AT BRICK HELD TIE
NORTH CORNER OF CONCRETE BOUND FD 08/10/2023
PATRICIA N. SNYDER L.C.C. CERT. #24394 A COTTAGE COURT #1
S5.4 1.-90
N 66° 37' 13" E
64.16'
N 66° 37' 13" E
N 21° 55' 20" W
N 21° 55' 20" W
S 22° 31' 52" E
N 67° 18' 28" E
S 64°33'34"W
62.28'
N 23° 41' 50" E
TIE 9.96'
TIE 10.93'
S 25° 51' 10" E
TIE 10.93'
90.0'
IRON PIPE FD 08/10/2023
0.40'
0.43'
3' OFF PICKET FENCE
3' OFF PICKET FENCE
6' PARK FENCE
2.5' OFF PICKET FENCE
S 27° 23' 10" E
S 27° 23' 10" E
N 71° 15' 00" W
5.76'
N 27° 29' 31" W
25.18'
N 27° 29' 31" W
25.18'
VGC
VGC
VGC



PROPOSED SITE PLAN

SCALE: $\frac{1}{2}$ = 1'-0"

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

LEGEND

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

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

LOT COVERAGE - LOT B

40% = 2052 SQFT

PROPOSED= 2014 SQFT

COMPANY

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

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:

REVISION 2:

REVISION 3:

DATE

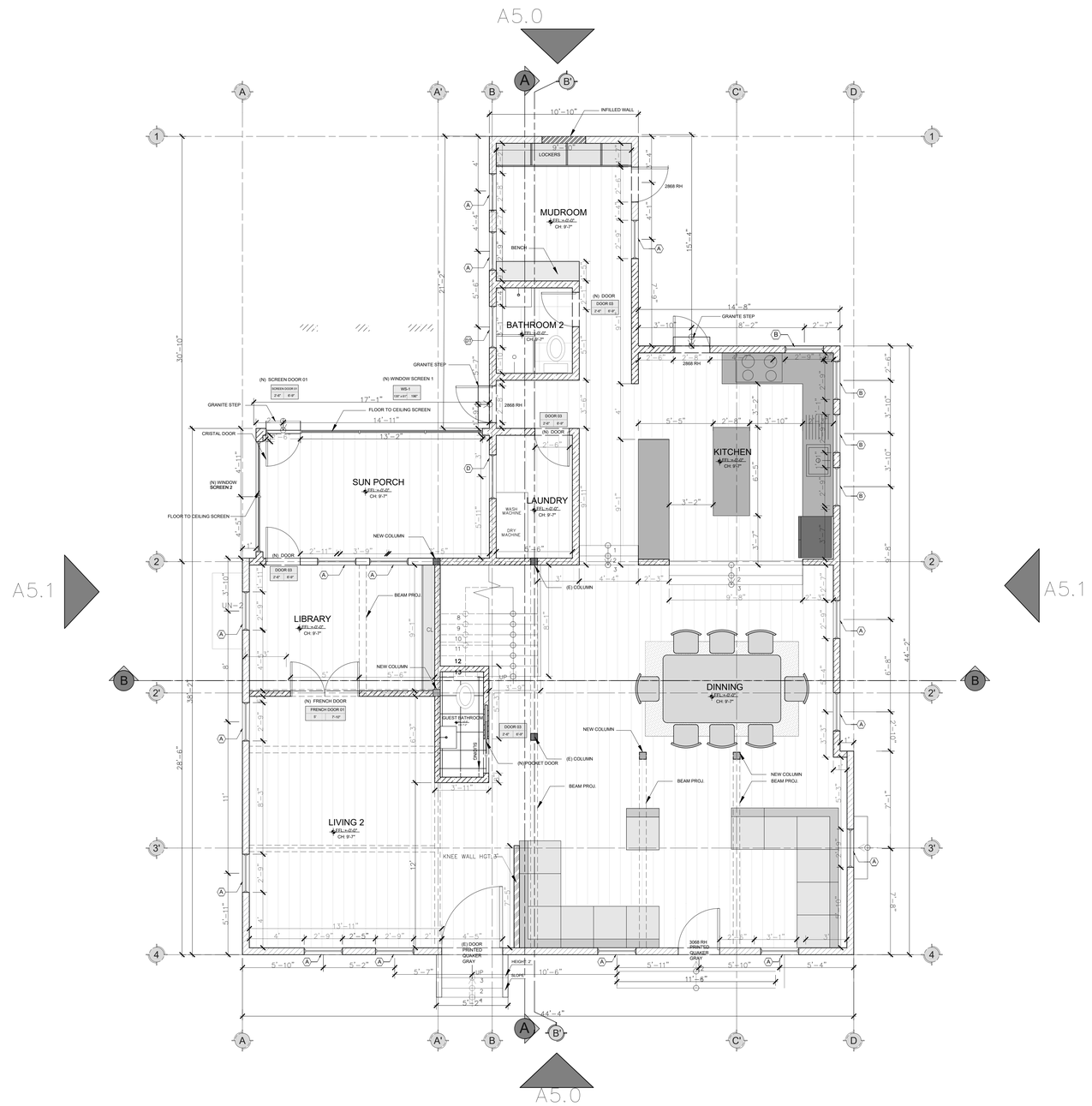
TITLE SHEET

PROPOSED SITE PLAN

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

SHEET

A1-1



LEGEND

- EXISTING WALL
- NEW WALL
- WALL TO BE INFILLED
- KNEE WALL
- (N)COLUMN
- (E)COLUMN

DOOR SCHEDULE

Count	TIPE_DOOR	HEIGHT	WIDTH
1	3068 RH	6'-8"	3'-0"
3	2868 RH	6'-8"	2'-8"
3	DOOR 03	6'-9"	2'-6"
1	FRENCH DOOR 01	7'-10"	5'
1	SCREEN DOOR 01	6'-9"	2'-6"
1	POCKET DOOR	6'-9"	2'-6"

WINDOW SCHEDULE

NAME	WIDTH x HEIGHT	TYPE
A-RO	33 1/4" x 65"	DOUBLE HUNG
B-RO	33 1/4" x 55"	DOUBLE HUNG
D-RO	30-1/2" x 26 ½"	AWNING
DT-RO	37 1/2" x 37 1/2"	AWNING
BT-RO	33" x 53 ½"	DOUBLE HUNG

PROPOSED FIRST FLOOR PLAN

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

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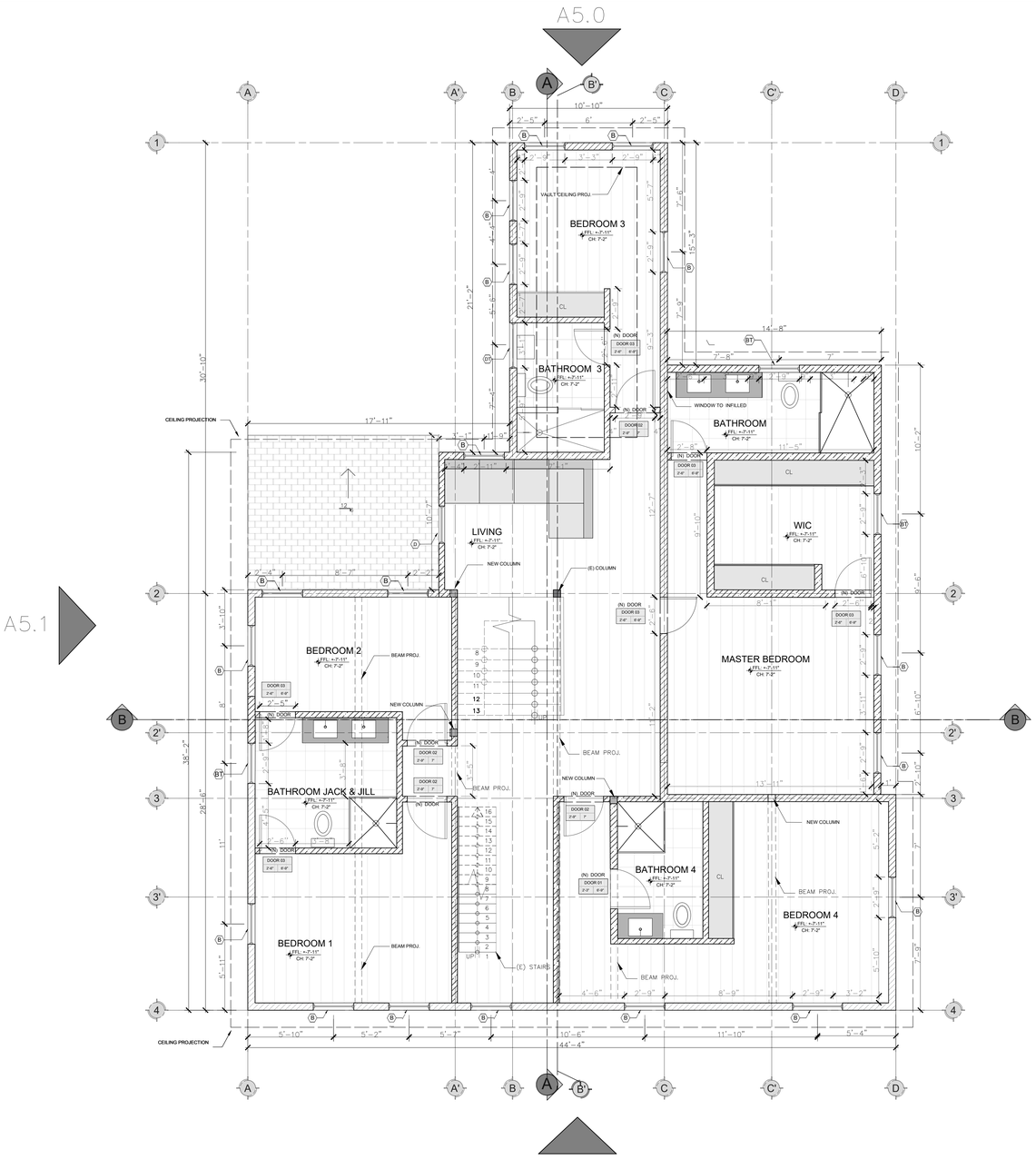
TITLE SHEET

PROPOSED FIRST FLOOR PLAN

SCALE

SHEET

A3-0



PROPOSED SECOND FLOOR PLAN

SCALE: 1/4 = 1'-0"

LEGEND

- EXISTING WALL
- NEW WALL
- WALL TO BE INFILLED
- (N)COLUMN
- (E)COLUMN

DOOR SCHEDULE			
Count	TIPE_DOOR	HEIGHT	WIDTH
1	DOOR 01	6'-9"	2'-3"
4	DOOR 02	7'	2'-9"
6	DOOR 03	6'-9"	2'-6"

WINDOW SCHEDULE		
NAME	WIDTH x HEIGHT	TYPE
A-RO	33 1/4" x 65"	DOUBLE HUNG
B-RO	33 1/4" x 55"	DOUBLE HUNG
D-RO	30-1/2" x 26 1/2"	AWNING
DT-RO	37 1/2" x 37 1/2"	AWNING
BT-RO	33" x 53 1/2"	DOUBLE HUNG

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ARCH. NUMBER

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REVISION 2:

REVISION 3:

DATE

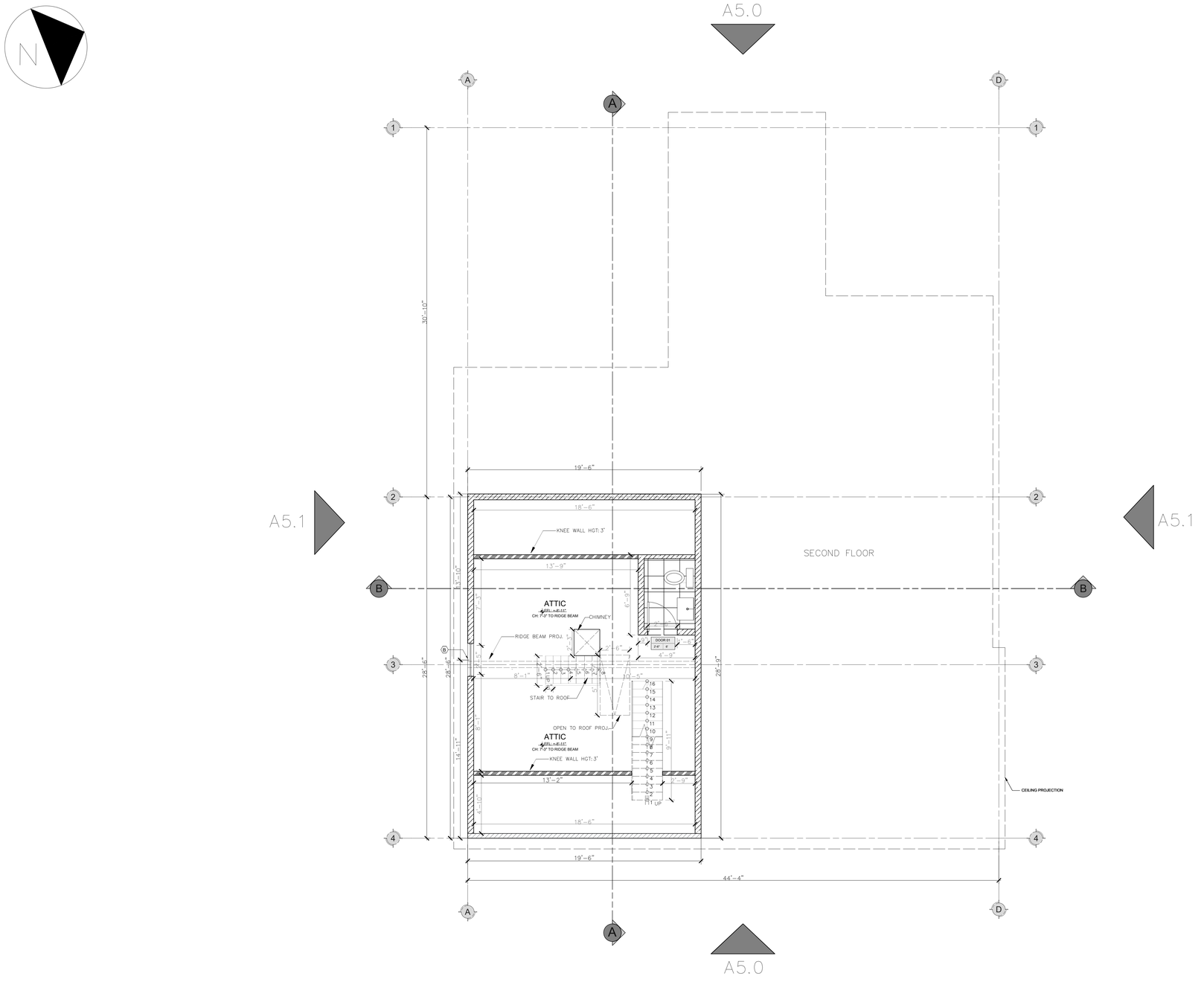
TITLE SHEET

PROPOSED SECOND FLOOR PLAN

SCALE

SHEET

A3-1



PROPOSED ATTIC FLOOR PLAN

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

LEGEND

- EXISTING WALL
- NEW WALL
- KNEE WALL

DOOR SCHEDULE			
Count	TIPE_DOOR	HEIGHT	WIDTH
1	DOOR 01	6'	2'-6"

WINDOW SCHEDULE		
NAME	WIDTH x HEIGHT	TYPE
B-RO	33 1/4" x 55"	DOUBLE HUNG

COMPANY

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PROJECT NAME

Nantucket house remodel

LOCATION

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FOR:

OAK

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ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:

REVISION 2:

REVISION 3:

DATE

TITLE SHEET

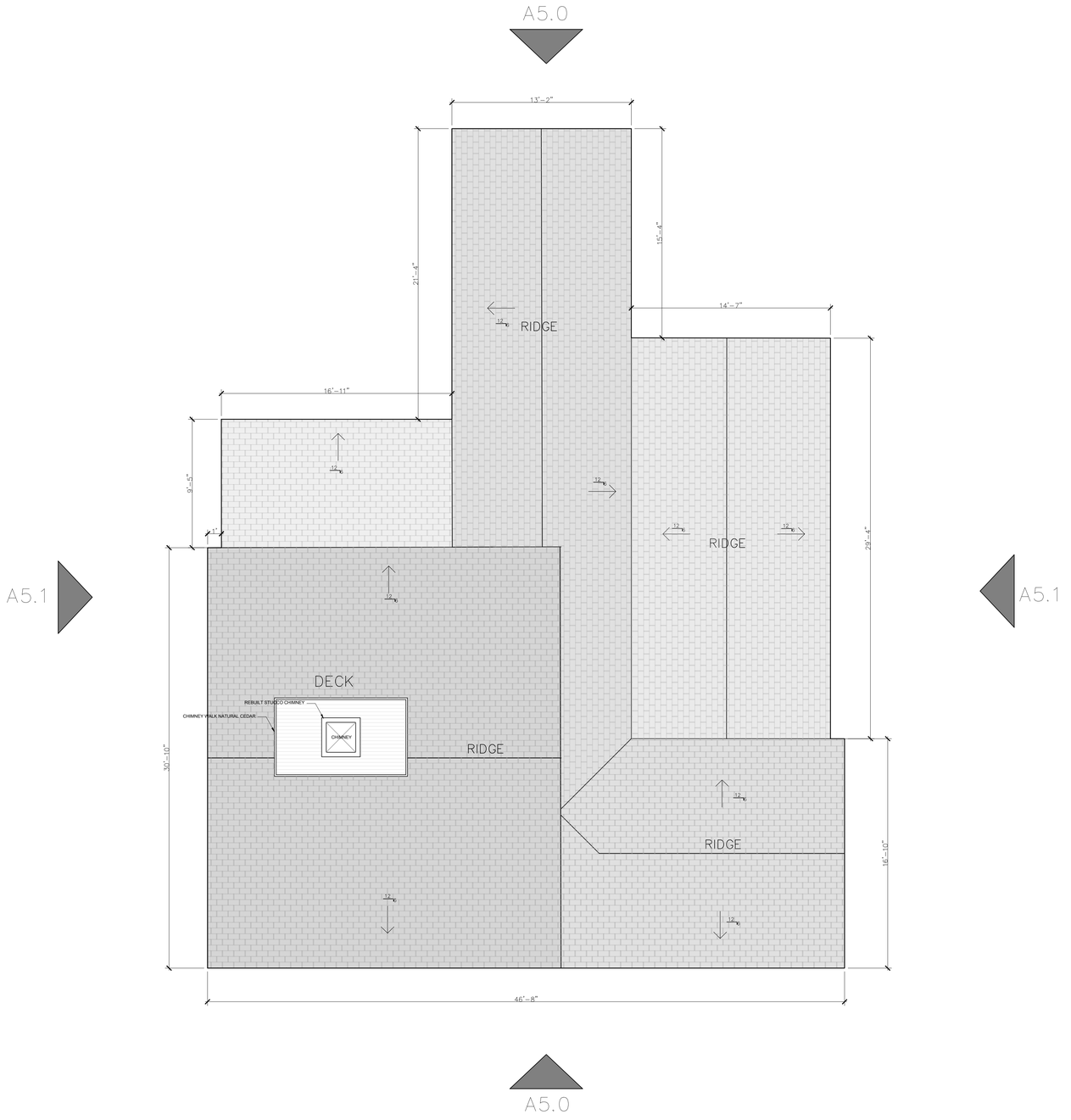
PROPOSED ATTIC FLOOR PLAN

SCALE

SHEET

A3-2





PROPOSED ROOF PLAN

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

COMPANY

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po box 125 Hingham Ma 02043
www.oakdd.com
pj@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:

REVISION 2:

REVISION 3:

DATE

TITLE SHEET

PROPOSED ROOF PLAN

SCALE

SHEET

A3-3



EXISTING FRONT ELEVATION

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

WINDOW SCHEDULE		
NAME	WIDTH x HEIGHT	TYPE
A-RO	33 1/4" x 65"	DOUBLE HUNG
B-RO	33 1/4" x 55"	DOUBLE HUNG
BT-RO	33" x 53 ½"	DOUBLE HUNG

DOOR SCHEDULE			
Count	TIPE_DOOR	HEIGHT	WIDTH
1	DOOR 01	6'-9"	2'-3"
4	DOOR 02	7'	2'-9"
6	DOOR 03	6'-9"	2'-6"



PROPOSED FRONT ELEVATION

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

* NOTE:

SEE BOSTON SASH DETAILS FOR WINDOWS

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PROJECT NAME

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ARCH. NUMBER

SIGNATURE

REVISIÓN 1:

REVISION 2:

REVISION 3:

DATE

TITLE SHEET

ELEVATIONS 1

SCALE

SHEET

A4-0



EXISTING REAR ELEVATION

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

WINDOW SCHEDULE		
NAME	WIDTH x HEIGHT	TYPE
A-RO	33 1/4" x 65"	DOUBLE HUNG
B-RO	33 1/4" x 55"	DOUBLE HUNG
D-RO	30-1/2" x 26 ½"	AWNING
DT-RO	37 1/2" x 37 1/2"	AWNING
BT-RO	33" x 53 ½"	DOUBLE HUNG

DOOR SCHEDULE			
Count	TIPE_DOOR	HEIGHT	WIDTH
1	DOOR 01	6'-9"	2'-3"
4	DOOR 02	7'	2'-9"
6	DOOR 03	6'-9"	2'-6"



PROPOSED REAR ELEVATION

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

* NOTE:

SEE BOSTON SASH DETAILS FOR WINDOWS

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pj@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:

REVISION 2:

REVISION 3:

DATE

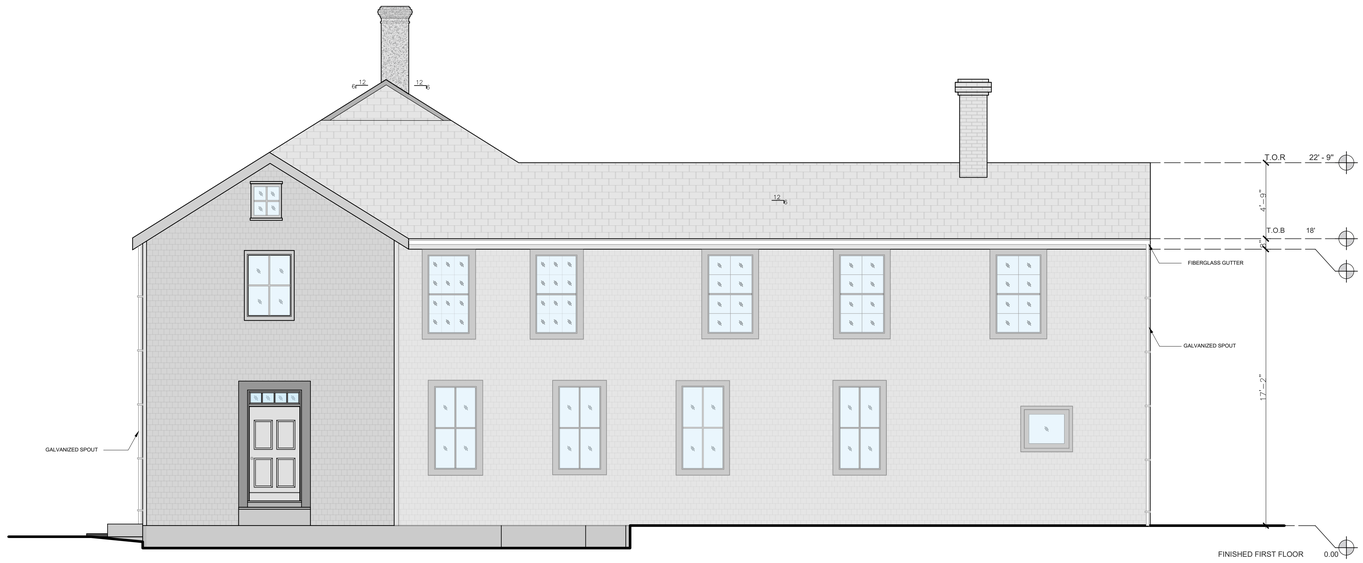
TITLE SHEET

ELEVATIONS 2

SCALE

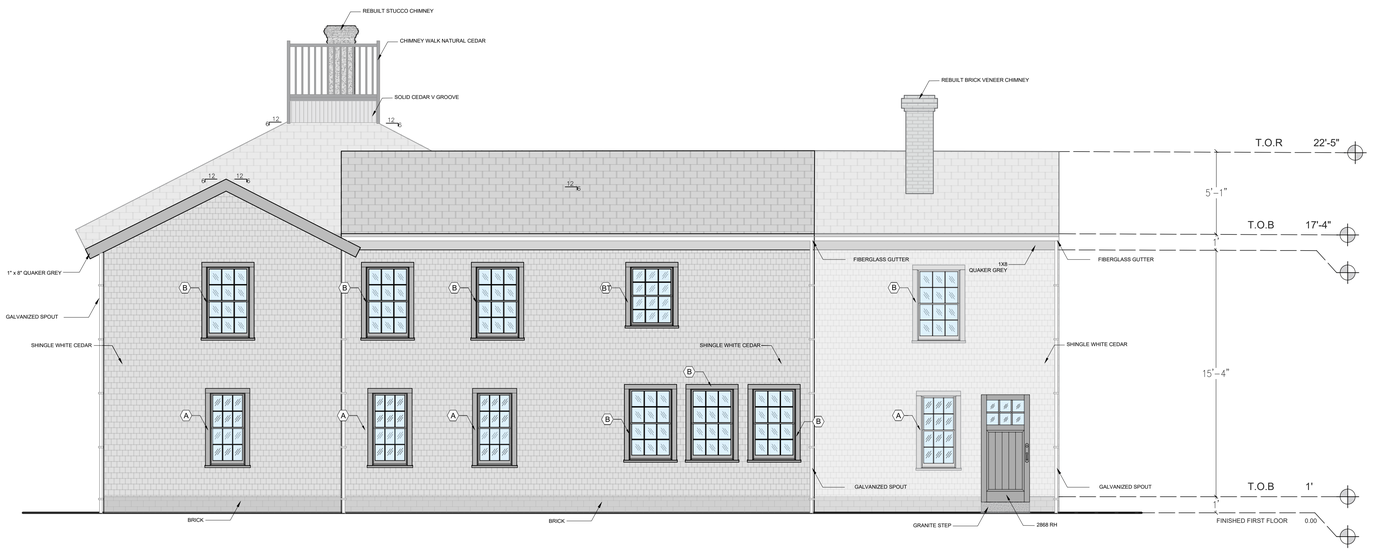
SHEET

A4-1



EXISTING RIGHT ELEVATION

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



PROPOSED RIGHT ELEVATION

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

* NOTE:

SEE BOSTON SASH DETAILS FOR WINDOWS

COMPANY

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pj@oakdd.com

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:

REVISION 2:

REVISION 3:

DATE

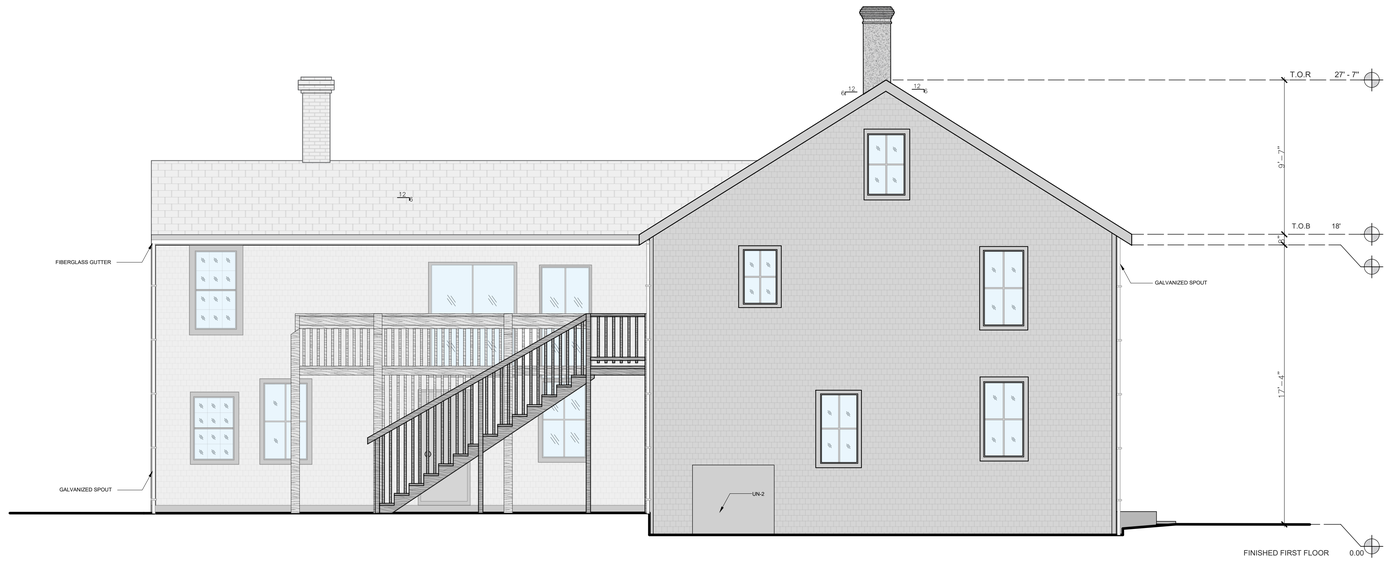
TITLE SHEET

ELEVATIONS 3

SCALE

SHEET

A4-2



EXISTING LEFT ELEVATION

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



PROPOSED LEFT ELEVATION

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

* NOTE:

SEE BOSTON SASH DETAILS FOR WINDOWS

COMPANY

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www.oakdd.com
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PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:

REVISION 2:

REVISION 3:

DATE

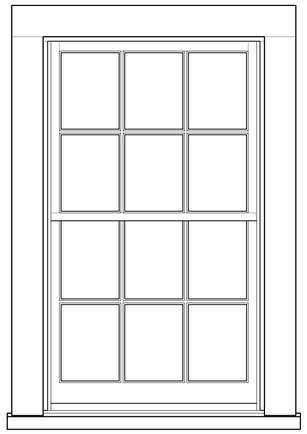
TITLE SHEET

ELEVATIONS 4

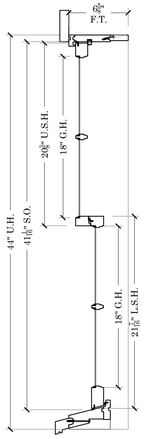
SCALE

SHEET

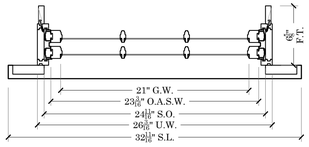
A4-3



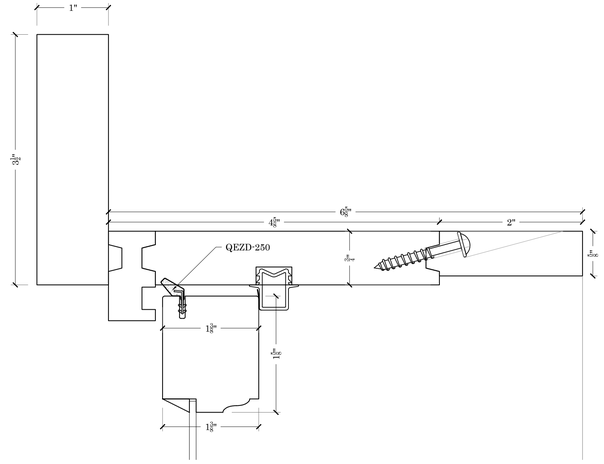
1 / 1 ELEVATION
SCALE 1-1/2"=1'

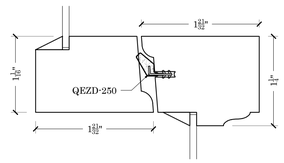


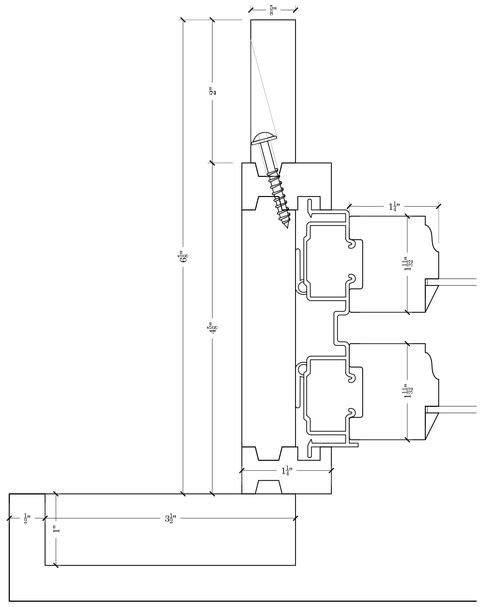
B / 1 SECTION
SCALE 1-1/2"=1'

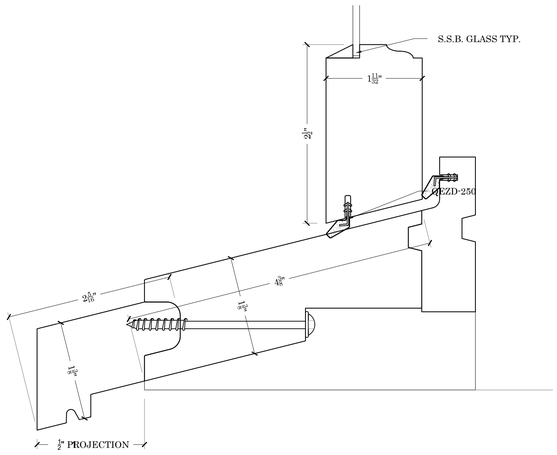


A / 1 SECTION
SCALE 1-1/2"=1'









SIZING

- U.W. = G.W.+5-3/16"
- S.O.W.=G.W.+3-11/16"
- O.A.S.W.= G.W.+2-3/16"
- D.L.O.W.=G.W.-5/16"
- U.H. = (U.G.H.+L.G.H.)+8
- S.O.H.= (U.G.H.+L.G.H.)+5-1/16"
- U.S.H.=U.G.H.+2-3/8"
- L.S.H.=L.G.H.+3-7/16"
- D.L.O.H.=G.H.-5/16"

EGRESS INFO.

- MINIMUM UNIT SIZES TO PASS 20"X24" C.O. MA. EGRESS
- SIZES BASED ON STANDARD 3/4" THICK WINDOW STOOL AND A 1" MAX HEIGHT SASH LOCK ALLOWANCE
- 24"X20" UNIT DIMENSIONS 27-1/4"W. X 49"H.
- 20"X24" UNIT DIMENSIONS 23-1/4"W. X 57"H

STANDARD

- 4-5/8" UNIT DEPTH
- S.S.B. GLASS (PUTTY GLAZED)
- STANDARD 1-3/8" THICK SILL NOSING
- PRIMED EXTERIOR/ RAW INTERIOR
- INTEK BALANCES (WHITE) SEE HARDWARE LIST
- FULLY WEATHER SEALED
- 5/8" T.D.L. MUNTIN GRILL CONFIGURATIONS

STD. HARDWARE

- INTEK JAM LINERS & BALANCES WHITE

OPTIONAL ITEMS

- ALASKAN YELLOW FRAME
- 2" PINE INT.EXTENSION JAMBS
- DOUBLE STRENGTH ANNEALED & OR TEMPERED GLASS
- HISTORIC 1-3/4" THICK SILL NOSING
- 5/4"X4" OR 4/4"X5" NOMINAL CASING
- WHITE ROLLED FORM ALUMINUM FULL SCREEN FRAMES
- CHARCOAL FIBERGLASS SCREEN

GENERAL NOTES

-

GLASS SCHEDULE

UNITS	EXTERIOR	SPACER THICKNESS	INTERIOR	GRID & SPACER COLOR	HEAT TREATMENT
ALL	3/32" CLEAR				ANNEALED

MATERIAL AND FINISH SCHEDULE

PART OR ASSEMBLY	MATERIAL	FINISH
FRAME	PINE	(PRIME ONLY) WHITE INTERIOR & EXTERIOR
SASH	ALASKAN YELLOW CEDAR	(PRIME ONLY) WHITE INTERIOR & EXTERIOR
SILL	ALASKAN YELLOW CEDAR	(PRIME ONLY) WHITE
CASING	ALASKAN YELLOW CEDAR	(PRIME ONLY) WHITE
INTERIOR STOPS	PINE	(PRIME ONLY) WHITE
EXTENSION JAMBS	PINE	(PRIME ONLY) WHITE

SIGN OFF NOTES

- ALL SHOP DRAWINGS MUST BE SIGNED OFF WITHOUT ANY CORRECTIONS FOR PRODUCTION TO BEGIN
- IF YOU REQUIRE CHANGES PLEASE MARKUP DRAWINGS & RESUBMIT TO ENGINEERING@BOSTONSASH.COM

APPROVED FOR MANUFACTURING

DEALER	DATE
CONTRACTOR	DATE
ARCHITECT	DATE

PLOT DATE:

BOSTON
SASH & MILLWORK

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

HARDWARE

-	-

SUB./REVISION

A	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

JOB:
NANTUCKET TILT
WESTERN FRAME

DESCRIPTION:
-
-

DEALER:
-

DEALER CONTACT:
-

DRAWN BY:
KEITH KUTHAN

DRAWING NUMBER
-

JOB NUMBER
-

CUSTOMERS P.O. #
-

DWG. NO:
1

DATE:
1/31/2023

SCALE:
NOTED

SHEET:
1 OF 1



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

RECEIVED MAY 30 2024

HDC2024-05-10610

85 Hardscape

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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 41 PARCEL N°. 27

Street & Number of Proposed Work: 85 Orange

Owner of record: 85 Orange LLC - Paul Antonelli

Mailing Address: 1035 main ST
Hingham MA 02043

Contact Phone #: 2032496340 E-mail: PJC@OAKDD.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: Same

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: 5/31/24 Fee Paid: $ 50 2040

Must be acted on by: 8/10/24

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 _____

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: Hardscape Plan to Accompany Renovation Application.

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: 36"
Type: Vinyl Board
Length: _____

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

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

Leaders (material and size): _____

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

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

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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 Blue Stone Walls N/A

* Note: Complete door and window schedules are required.

COLORS

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

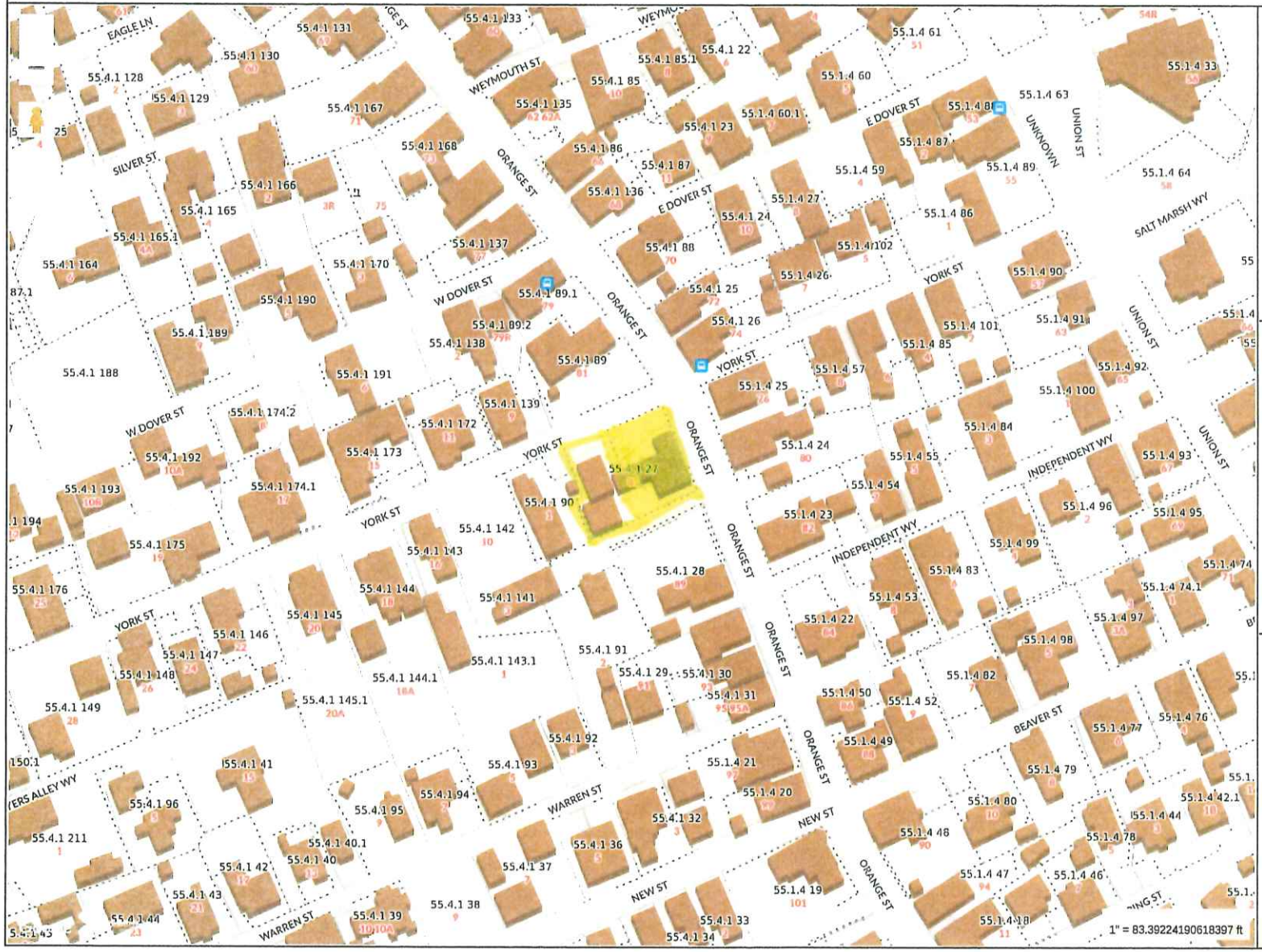
* Attach manufacturer's color samples if color is not from HDC approval list.

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

Date 5/30/24 Signature of owner of record _____ Signed under penalties of perjury

Town and County of Nantucket, MA

May 29, 2024



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

oak
DEVELOPMENT
& DESIGN

PO BOX 125 Hingham, Ma 02043 | CS-111852 | HIC: 200705 | www.oakdd.com | 203.249.6340



85 Orange St Renovation Proposal

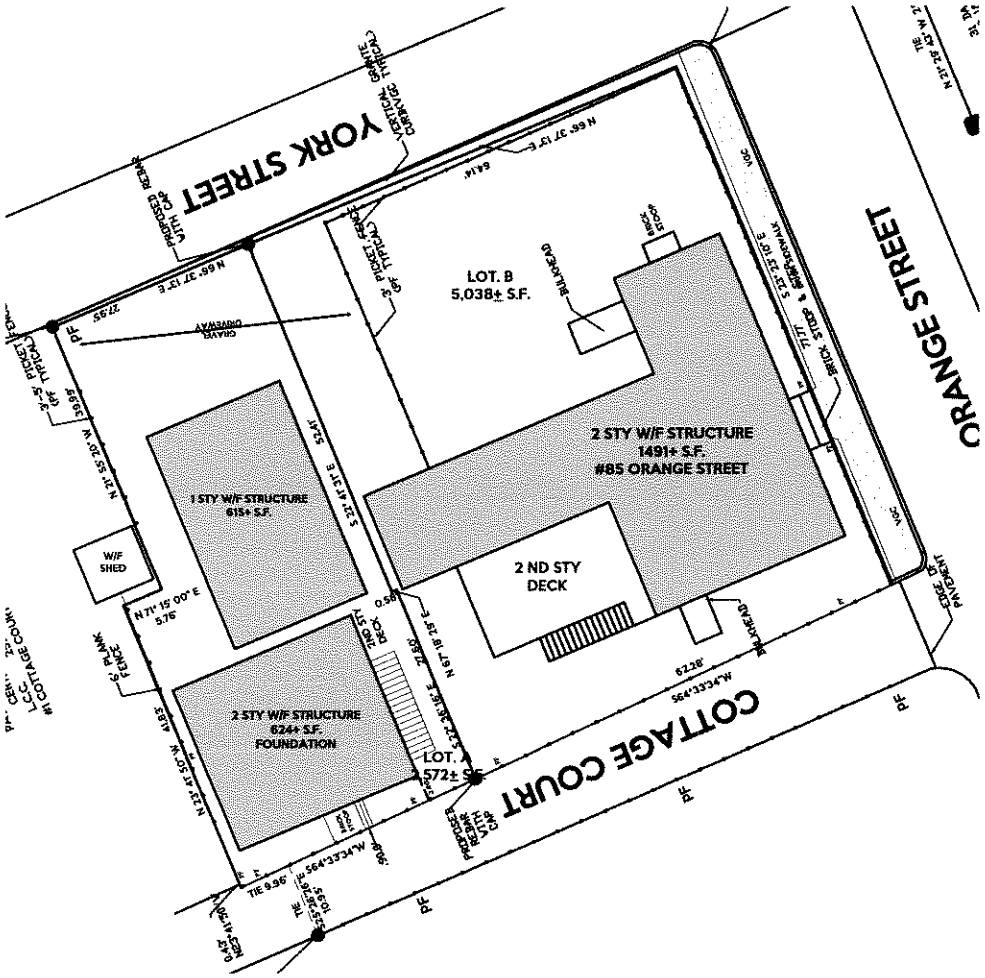
To the HDC,

Thank you for the opportunity to present our plan to renovate the property at 85 Orange St in the Downtown Historic District of Nantucket. This property has three structures and has been subdivided into two parcels. A larger home that was turned into four apartments built in 1850. A smaller home build in 1970 as a duplex and a large garage that is in extreme disrepair. I am proud to present a plan that we feel will revitalize the property, bringing it back to its original appearance while providing a home in line with modern living.

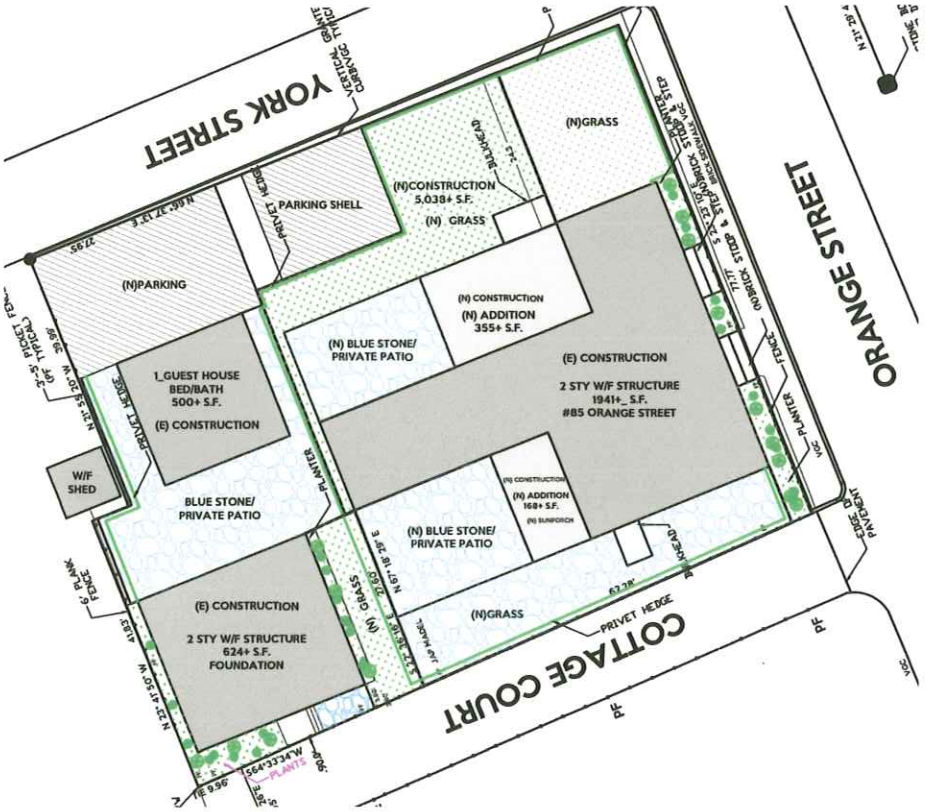
We plan to gut renovate the front home shown above built in 1850. We also plan to gut renovate the smaller home in the back of the property. Lastly, we are proposing to demolish the garage and replace it with a new guest home for the back home.

All three structures will have the same siding, roofing, window, door and trim packages as well as colors to stay uniform with design.

Current Conditions



Hardscape / Landscape



Front Home

- **Fence – Matching original vertical board cedar fence to surround home on property lines it originally was installed.**
- **Privet – Installed behind fence on the house side as indicated by the green line above.**
- **Street side – Hydrangea and beach grass along the front of the home behind fence**
- **Patios and walkways – To be irregular blue stone**
- **Driveway to be Shell.**

Rear Home / Guest House

- **Fence – Matching original vertical board cedar fence installed in front of main rear house**
- **Privet – Installed behind fence on the house side as indicated by the green line above.**
- **Plantings – Hydrangea and beach grass along the front of the home behind fence. Climbing Rosa Ragusa along right side of home as it was originally.**
- **Patios and walkways – To be irregular blue stone**
- **Driveway to be Shell.**

List of Materials

Siding – White Cedar left to weather
Trim – Primed Pine Painted with MCH - 11

- **Rakes, Facias, Frieze 1x8**
- **Soffits – 1x5**
- **Windows/doors – 1x4 casings and historic sill (see Boston Sash Cut Sheet)**

Roof – GAF Architectural Asphalt Pewter Grey
Chimney Walk – Cedar Trim left to weather
Windows – Boston Sash true divided light double hung and awning.
Doors – Simpson Fur 6 panel on front of 85. Simpson Fur 77444
Gutters – Fiberglass wood replacement gutter with Galvanized 2" downspouts
Fencing – Vertical board cedar fencing to match original home from 1850

Hardscape

Patios / Walkways – Bluestone
Driveways – Shell
Front Steps – Wood
Rear door steps – Granite

Proposed Right Side (north)







BUILD. IT. BETTER



85 Orange Existing Home



Orange St Frontage - East



Cottage Court Frontage (private) - South





York St Frontage - North

ADDRESS: 55 Orange St.
DATE HEARD:
SITTING BOARD:

Historic District Commission
OLD BUSINESS CHECKLIST

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road:
	Address & HDC Case Number (ie HDC2020-05-0265): 2024 05 1062
	Copy of Minutes (application item circled) Dormer 55
	Reduced (8 ½ x 11) copy of application
	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
	One set reduced plans: 8 ½ x11
	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 8/9/4/24



Rear Home

Left - West



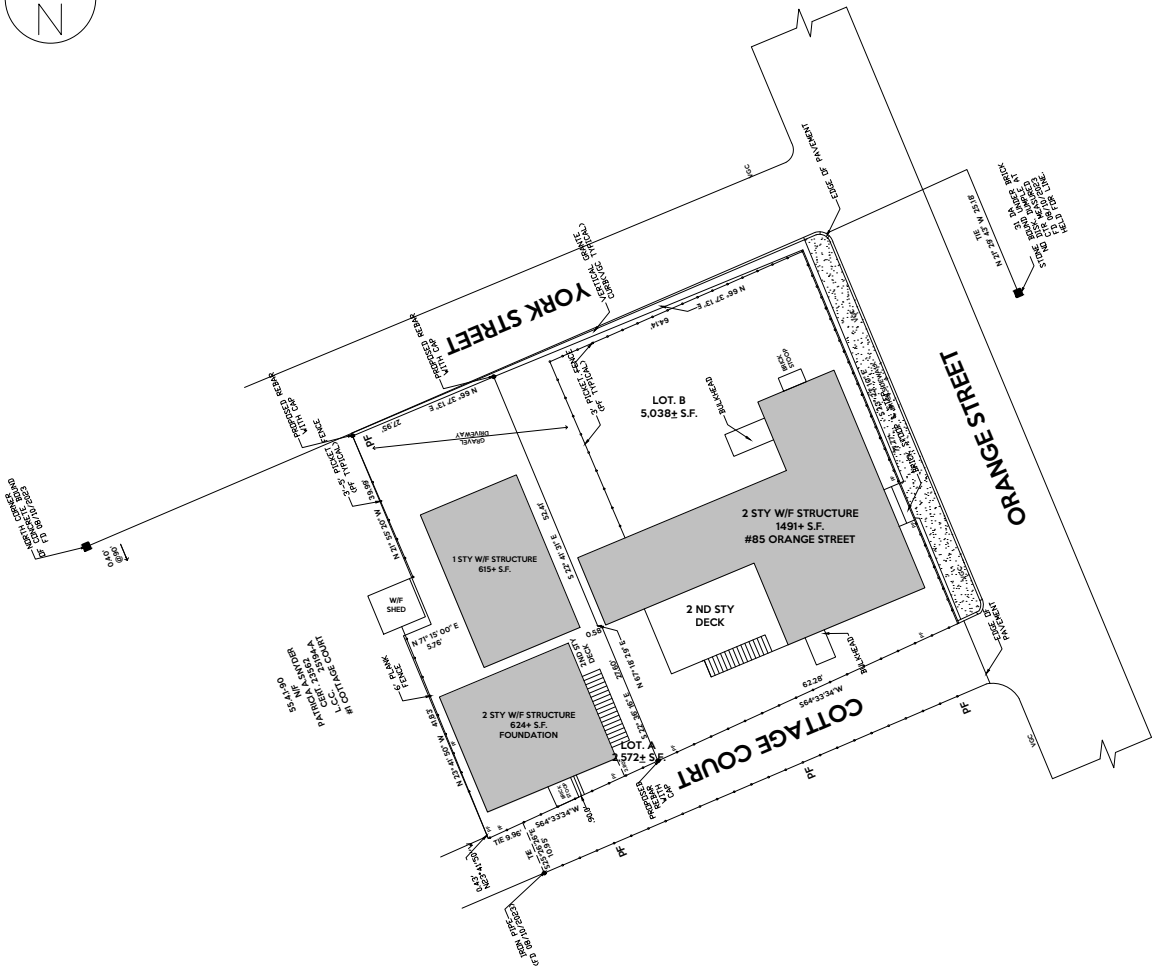


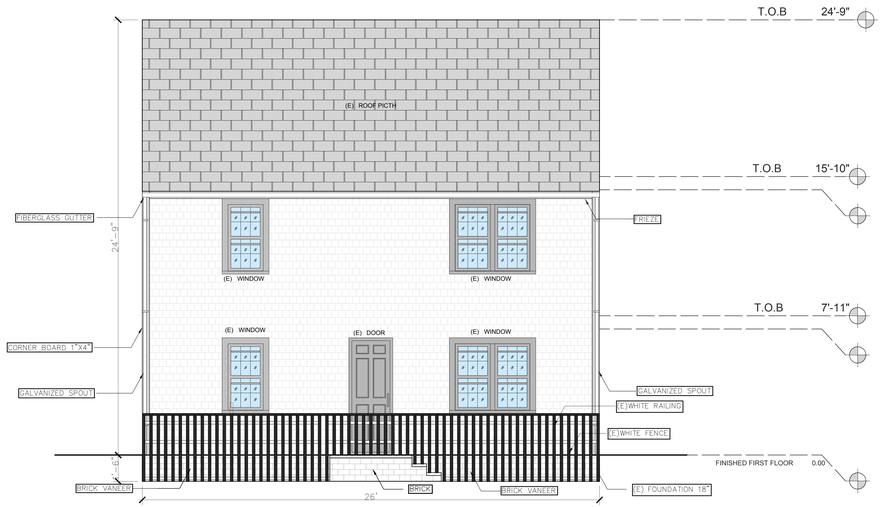
Right - East

Rear - North



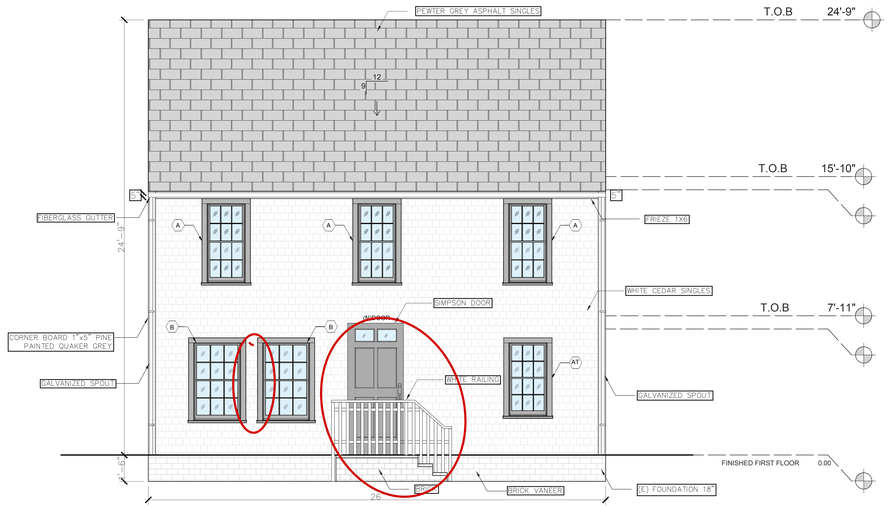
Front - South


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



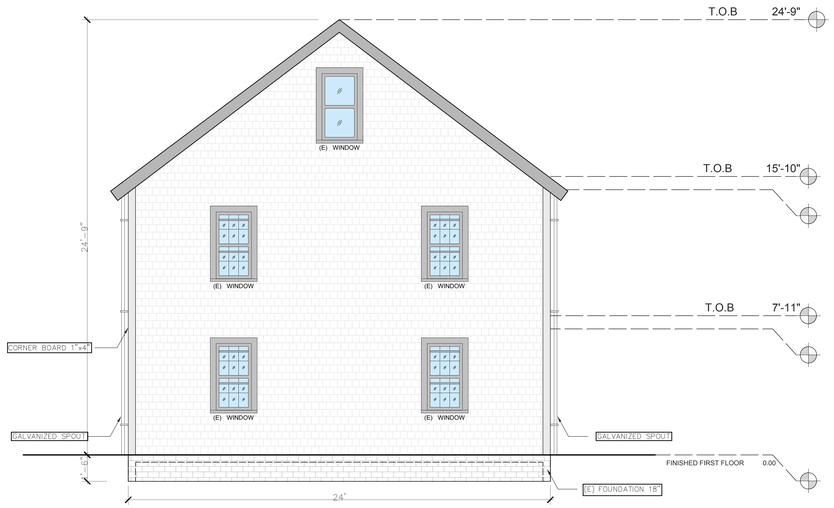
EXISTING FRONT ELEVATION

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



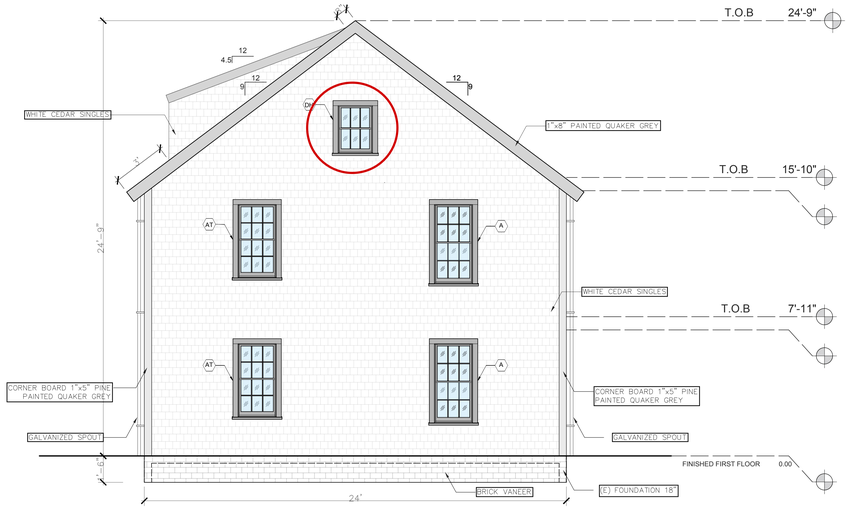
PROPOSED FRONT ELEVATION

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



EXISTING LEFT ELEVATION

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



PROPOSED LEFT ELEVATION

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

85R ORANGE - ELEVATIONS 1

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

* NOTE:

ALL PROPOSED WINDOWS ARE WITH TYP. SIZES AND STYLE.

COMPANY

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

PROJECT NAME

Rear house

LOCATION

85R ORANGE

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:

REVISION 2:

REVISION 3:

DATE

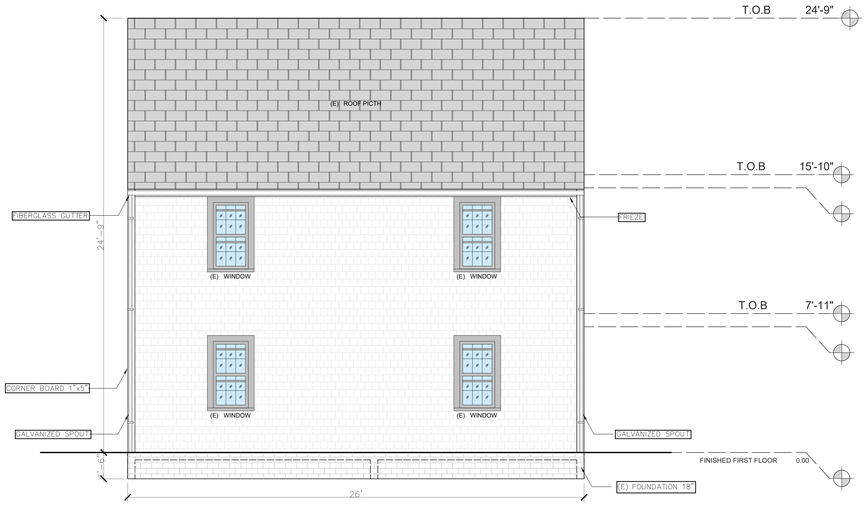
TITLE SHEET

COTTAGE COURT – ELEVATIONS 1

SCALE

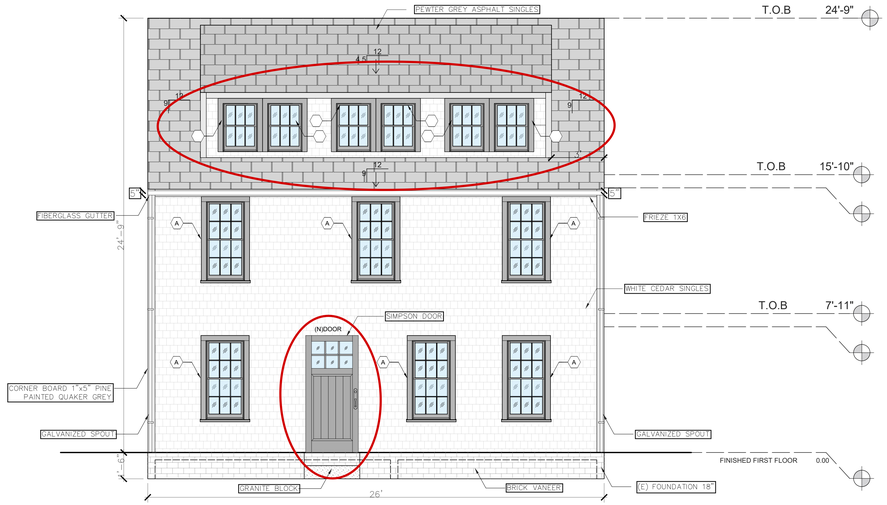
SHEET

A8-0



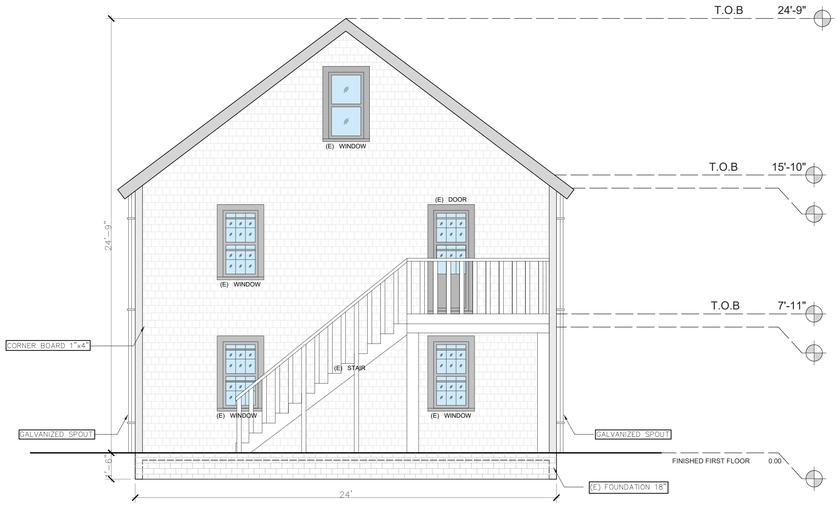
EXISTING REAR ELEVATION

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



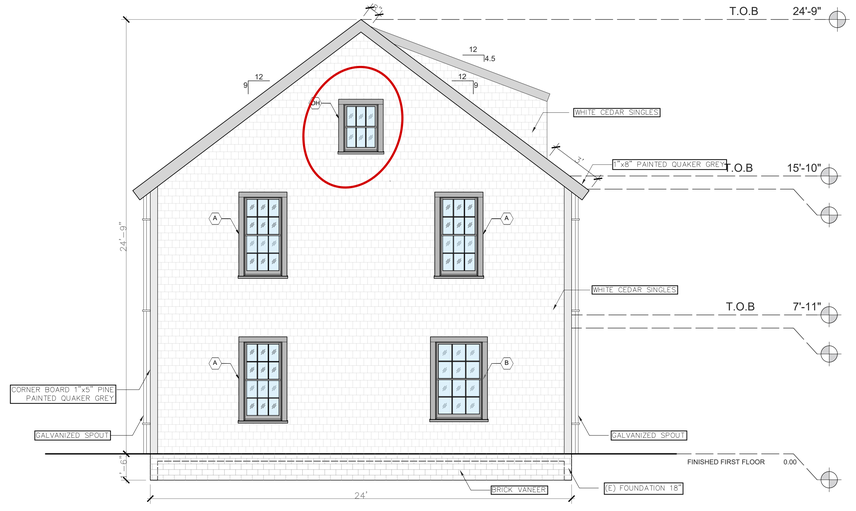
PROPOSED REAR ELEVATION

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



EXISTING RIGHT ELEVATION

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



PROPOSED RIGHT ELEVATION

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

85R ORANGE - ELEVATIONS 2

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

* NOTE:

ALL PROPOSED WINDOWS ARE WITH TYP. SIZES AND STYLE.

COMPANY

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

PROJECT NAME

Rear house

LOCATION

85R ORANGE

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:

REVISION 2:

REVISION 3:

DATE

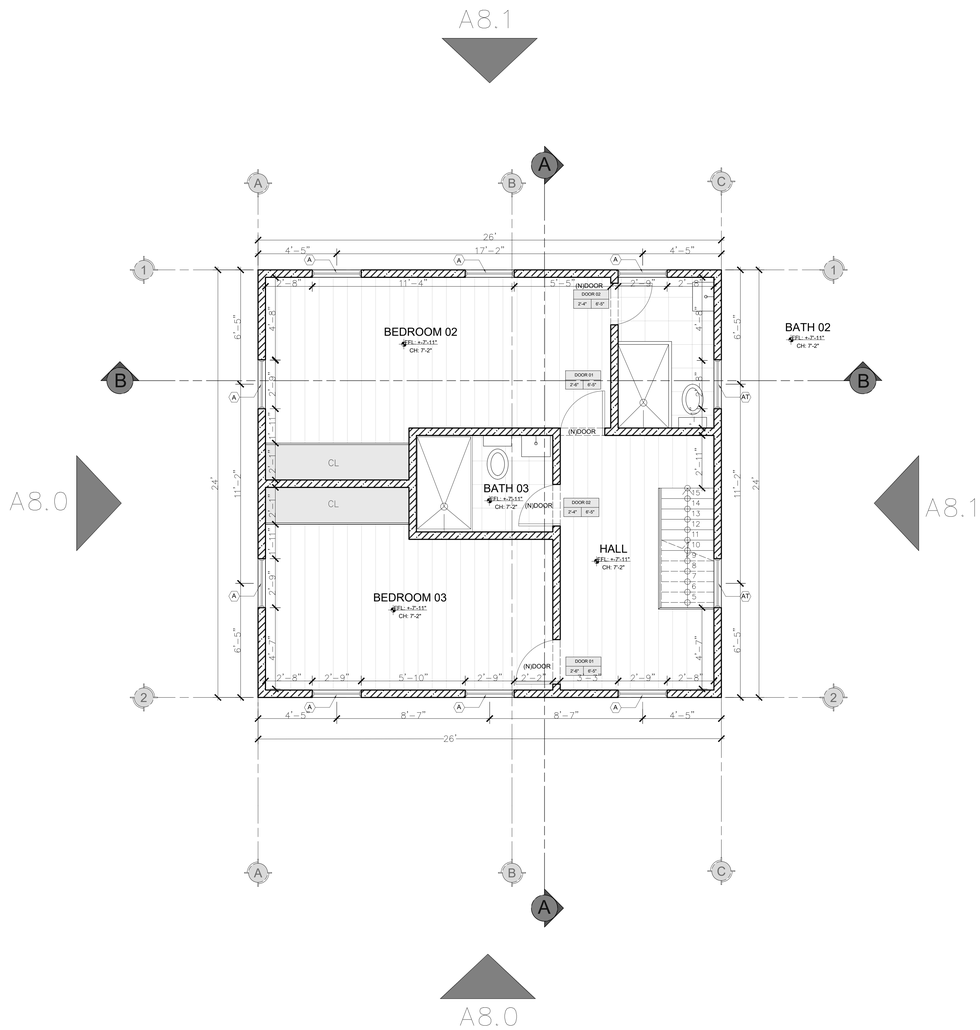
TITLE SHEET

COTTAGE COURT – ELEVATIONS 2

SCALE

SHEET

A8-1



85R ORANGE PROPOSED SECOND FLOOR PLAN

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

LEGEND

NEW WALL

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

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

oak

COMPANY

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

PROJECT NAME

Rear house

LOCATION

85R ORANGE

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:

REVISION 2:

REVISION 3:

DATE

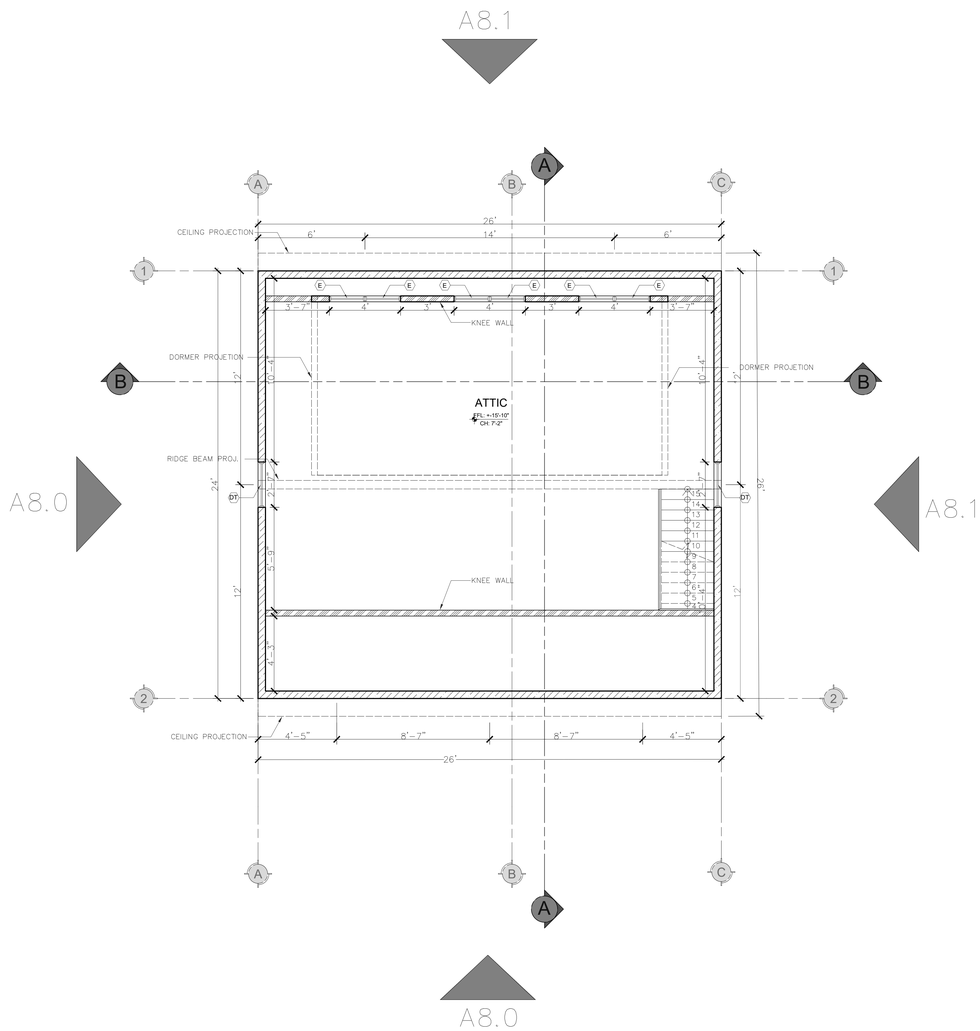
TITLE SHEET

COTTAGE COURT –
SECOND FLOOR PLAN

SCALE

SHEET

A7-1



85 R ORANGE - PROPOSED ATTIC FLOOR PLAN

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

LEGEND	
	NEW WALL
	KNEE WALL

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

oak

COMPANY

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

PROJECT NAME

Rear house

LOCATION

85R ORANGE

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:

REVISION 2:

REVISION 3:

DATE

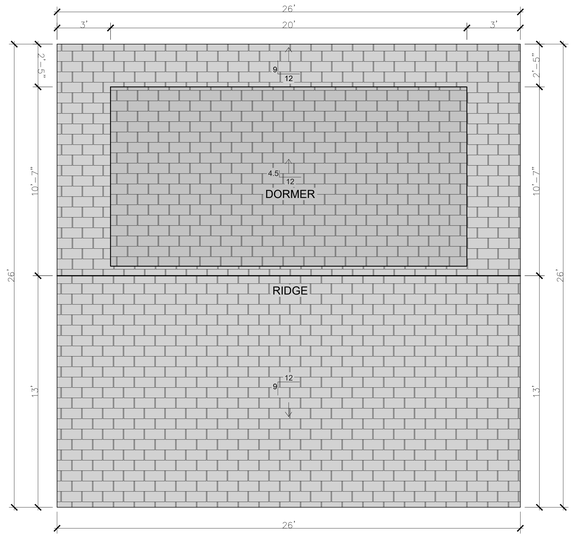
TITLE SHEET

COTTAGE COURT –
ATTIC FLOOR PLAN

SCALE

SHEET

A7-2



85R ORANGE - PROPOSED ROOF PLAN

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

oak

COMPANY

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

PROJECT NAME

Rear house

LOCATION

85R ORANGE

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISIÓN 1:

REVISION 2:

REVISION 3:

DATE

TITLE SHEET

COTTAGE COURT –
ROOF PLAN

SCALE

SHEET

A7-3



MAP FOR REFERENCE ONLY
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Geometry updated 02/08/2024
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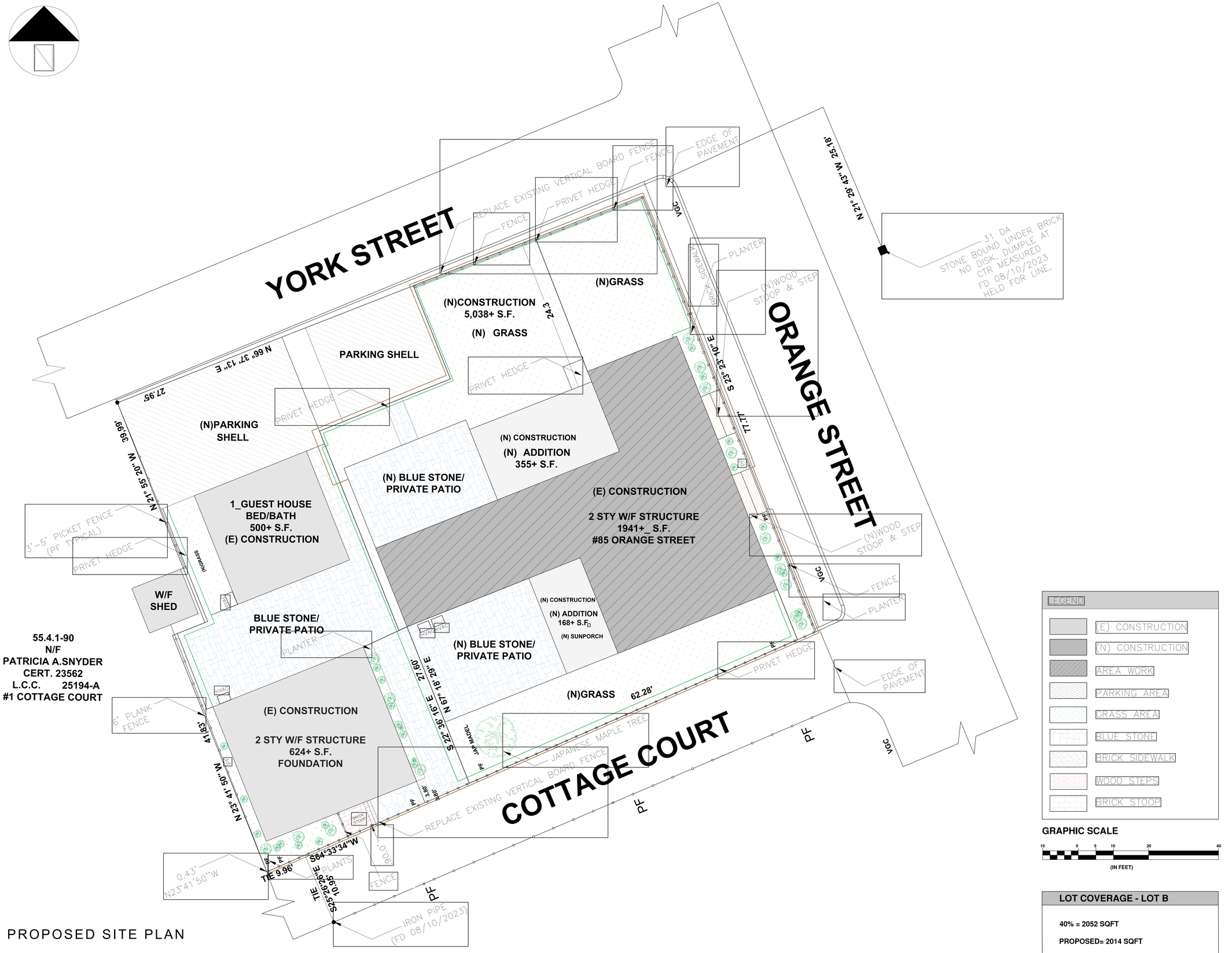


PROPOSED SITE PLAN

SCALE: $\frac{1}{2}$ = 1'-0"

LEGEND

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

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

LOT COVERAGE - LOT B

40% = 2052 SQFT

PROPOSED= 2014 SQFT

COMPANY

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

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:

REVISION 2:

REVISION 3:

DATE

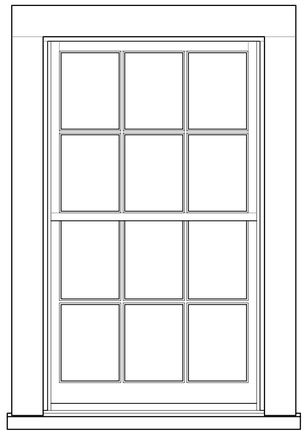
TITLE SHEET

PROPOSED SITE PLAN

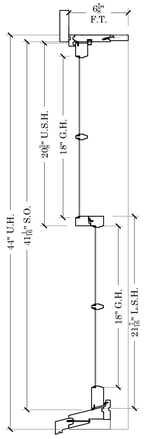
SCALE: 1/4" = 1'-0"

SHEET

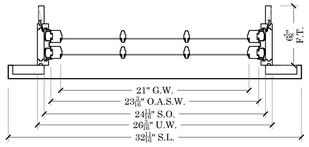
A1-1



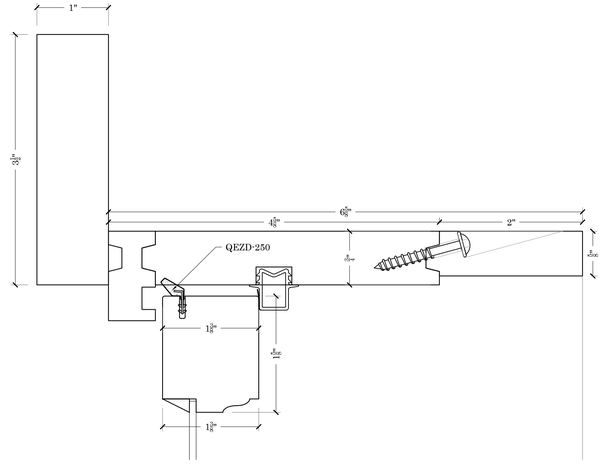
1 / 1 ELEVATION
SCALE 1-1/2"=1'

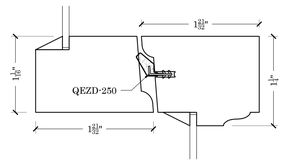


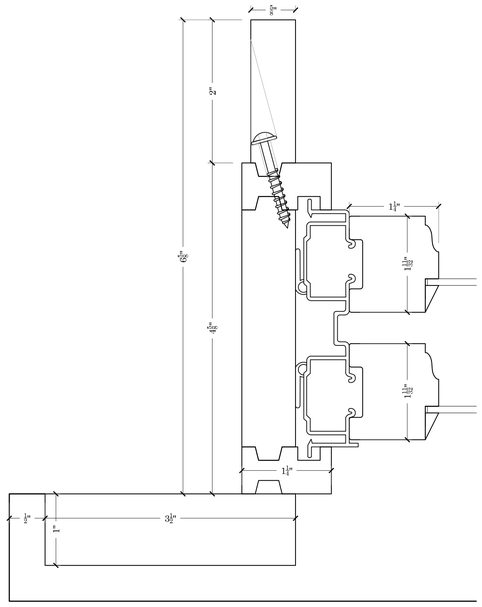
B / 1 SECTION
SCALE 1-1/2"=1'

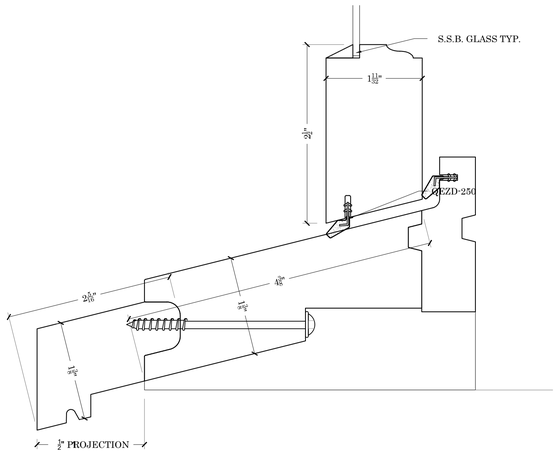


A / 1 SECTION
SCALE 1-1/2"=1'









SIZING

- U.W. = G.W.+5-3/16"
- S.O.W.=G.W.+3-11/16"
- O.A.S.W.= G.W.+2-3/16"
- D.L.O.W.=G.W.-5/16"
- U.H. = (U.G.H.+L.G.H.)+8
- S.O.H.= (U.G.H.+L.G.H.)+5-1/16"
- U.S.H.=U.G.H.+2-3/8"
- L.S.H.=L.G.H.+3-7/16"
- D.L.O.H.=G.H.-5/16"

EGRESS INFO.

- MINIMUM UNIT SIZES TO PASS 20"X24" C.O. MA. EGRESS
- SIZES BASED ON STANDARD 3/4" THICK WINDOW STOOL AND A 1" MAX HEIGHT SASH LOCK ALLOWANCE
- 24"X20" UNIT DIMENSIONS 27-1/4"W. X 49"H.
- 20"X24" UNIT DIMENSIONS 23-1/4"W. X 57"H

STANDARD

- 4-5/8" UNIT DEPTH
- S.S.B. GLASS (PUTTY GLAZED)
- STANDARD 1-3/8" THICK SILL NOSING
- PRIMED EXTERIOR/ RAW INTERIOR
- INTEK BALANCES (WHITE) SEE HARDWARE LIST
- FULLY WEATHER SEALED
- 5/8" T.D.L. MUNTIN GRILL CONFIGURATIONS

STD. HARDWARE

- INTEK JAM LINERS & BALANCES WHITE

OPTIONAL ITEMS

- ALASKAN YELLOW FRAME
- 2" PINE INT.EXTENSION JAMBS
- DOUBLE STRENGTH ANNEALED & OR TEMPERED GLASS
- HISTORIC 1-3/4" THICK SILL NOSING
- 5/4"X4" OR 4/4"X5" NOMINAL CASING
- WHITE ROLLED FORM ALUMINUM FULL SCREEN FRAMES
- CHARCOAL FIBERGLASS SCREEN

GENERAL NOTES

-

GLASS SCHEDULE

UNITS	EXTERIOR	SPACER THICKNESS	INTERIOR	GRID & SPACER COLOR	HEAT TREATMENT
ALL	3/32" CLEAR				ANNEALED

MATERIAL AND FINISH SCHEDULE

PART OR ASSEMBLY	MATERIAL	FINISH
FRAME	PINE	(PRIME ONLY) WHITE INTERIOR & EXTERIOR
SASH	ALASKAN YELLOW CEDAR	(PRIME ONLY) WHITE INTERIOR & EXTERIOR
SILL	ALASKAN YELLOW CEDAR	(PRIME ONLY) WHITE
CASING	ALASKAN YELLOW CEDAR	(PRIME ONLY) WHITE
INTERIOR STOPS	PINE	(PRIME ONLY) WHITE
EXTENSION JAMBS	PINE	(PRIME ONLY) WHITE

SIGN OFF NOTES

- ALL SHOP DRAWINGS MUST BE SIGNED OFF WITHOUT ANY CORRECTIONS FOR PRODUCTION TO BEGIN
- IF YOU REQUIRE CHANGES PLEASE MARKUP DRAWINGS & RESUBMIT TO ENGINEERING@BOSTONSASH.COM

APPROVED FOR MANUFACTURING

DEALER	DATE
CONTRACTOR	DATE
ARCHITECT	DATE

PLOT DATE:

BOSTON
SASH & MILLWORK

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

HARDWARE

-	-

SUB./REVISION

A	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

JOB:
NANTUCKET TILT
WESTERN FRAME

DESCRIPTION:
-
-

DEALER:
-

DEALER CONTACT:
-

DRAWN BY:
KEITH KUTHAN

DRAWING NUMBER
-

JOB NUMBER
-

CUSTOMERS P.O. #
-

DWG. NO:
1

DATE:
1/31/2023

SCALE:
NOTED

SHEET:
1 OF 1

CERTIFICATE NO: _____ DATE ISSUED: _____

HDC2024-05-10609

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

85R Hardsc

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

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

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

The certificate is valid for three years from 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 41 PARCEL N°. 27

Street & Number of Proposed Work: 85 Rear Orange

Owner of record: 85 Orange LLC - Paul Antonik

Mailing Address: 1035 Main St

Hingham MA 02043

Contact Phone #: 203 249 6340 E-mail: PT@OAKDD.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: Same

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: 5/31/24 Fee Paid: $ 50

Must be acted on by: 8/2/24

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 _____

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 Plan TO Accompany Renovation (describe) Application

Historic Name:

Original Date:

Original Builder:

REVISIONS* 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 Shell Walkways Blue Stone 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 Signature of owner of record Signed under penalties of perjury

oak
DEVELOPMENT
& DESIGN
PO BOX 125 Hingham, Ma 02043
CSL: CS-111852 | HIC: 200705
www.oakdd.com | 203.249.6340

To The Abutters of 85 Orange St:

I hope this letter finds you well. My name is PJ Antonik and I am the CEO of Oak Development & Design, a South Shore based custom single family home builder. This letter is to inform you of the renovation that is undergoing at 85 Orange St. As you may know this property has been a staple of Orange st since 1850 and our goal is to revitalize the home into a beautiful single family mimicking its original appearance as it stood in the 1800's.

With this front home comes a smaller 2 unit duplex in the rear and large garage off York st built in 1970. We will be applying to the HDC to renovate the home and remove the garage that is in massive disrepair. We are applying to replace the garage with a smaller guest home in line with current HDC design guidelines.

We are a small family owned and operated firm that my wife Lizzy and I started 10 years ago. Having grown up in Harwich on the Cape I have first-hand learned the importance of respecting and keeping the historic charm of our small towns on the Cape and Islands. Our goal is to resurrect the property at 85 Orange keeping it in line with its historic roots.

I thank you for your time and hope to see you soon on the Island.

Sincerely

PJ Antonik
CEO Oak Development & Design LLC





MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

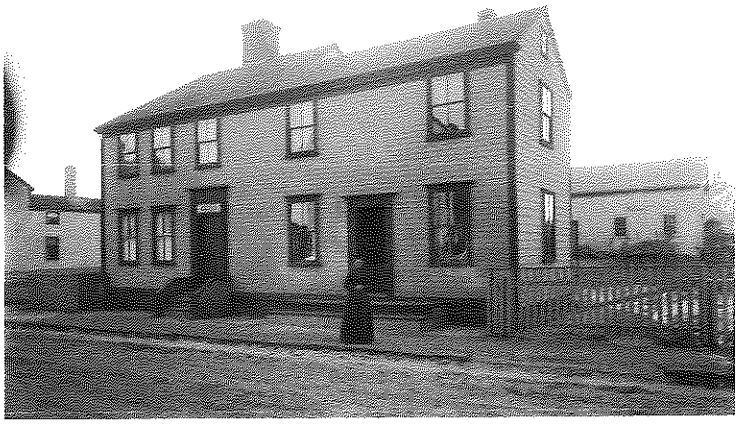
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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.

oak
DEVELOPMENT
& DESIGN

PO BOX 125 Hingham, Ma 02043 | CS-111852 | HIC: 200705 | www.oakdd.com | 203.249.6340



85 Orange St Renovation Proposal

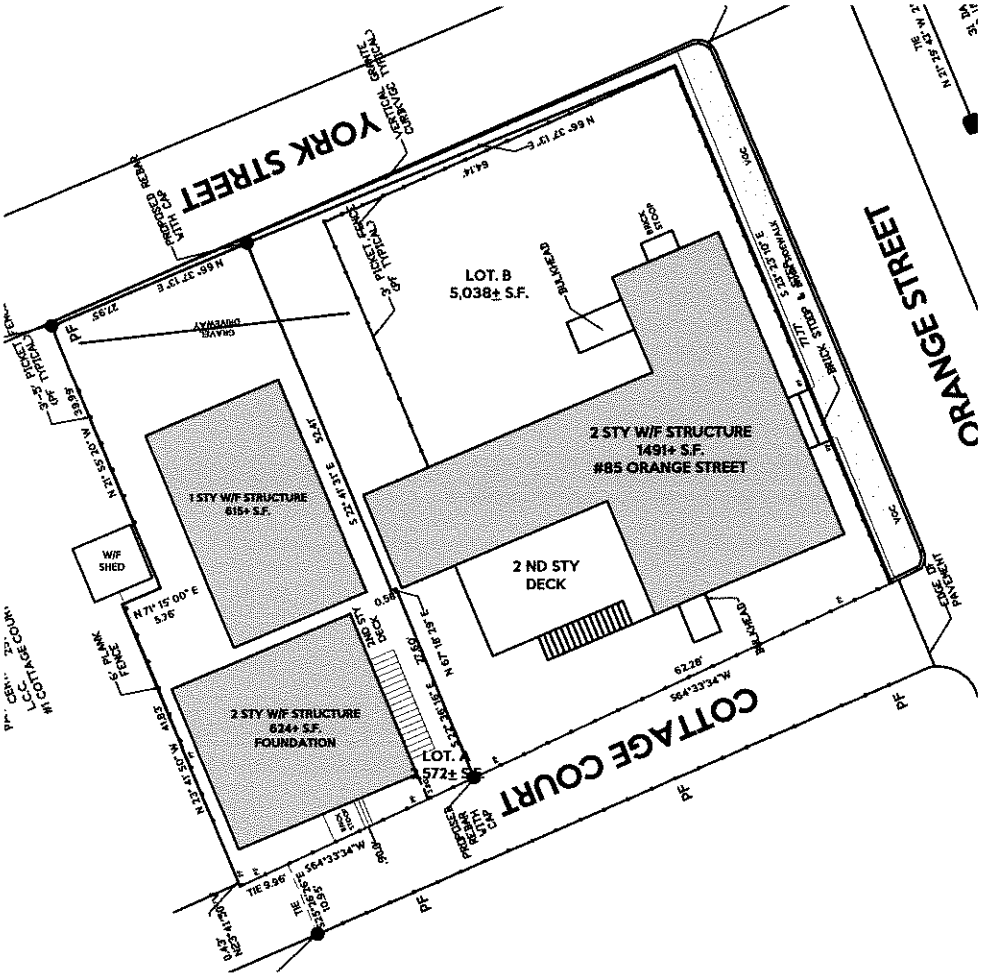
To the HDC,

Thank you for the opportunity to present our plan to renovate the property at 85 Orange St in the Downtown Historic District of Nantucket. This property has three structures and has been subdivided into two parcels. A larger home that was turned into four apartments built in 1850. A smaller home build in 1970 as a duplex and a large garage that is in extreme disrepair. I am proud to present a plan that we feel will revitalize the property, bringing it back to its original appearance while providing a home in line with modern living.

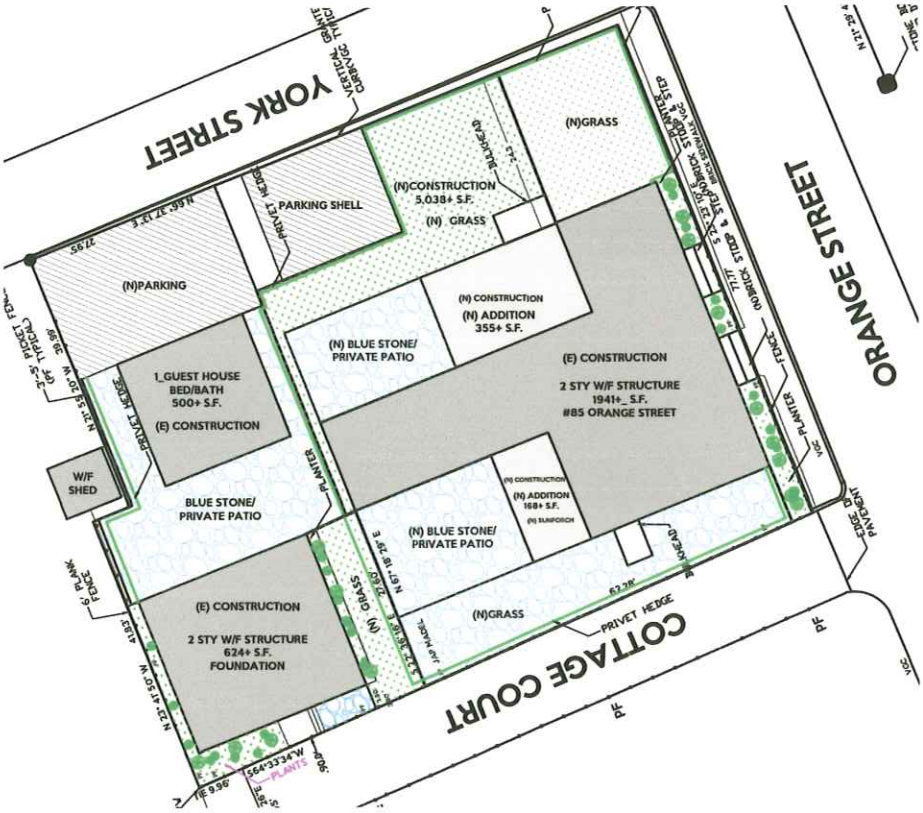
We plan to gut renovate the front home shown above built in 1850. We also plan to gut renovate the smaller home in the back of the property. Lastly, we are proposing to demolish the garage and replace it with a new guest home for the back home.

All three structures will have the same siding, roofing, window, door and trim packages as well as colors to stay uniform with design.

Current Conditions


YORK STREET
ORANGE STREET
COTTAGE COURT
LOT. B
5,038± S.F.
LOT. A
572± S.F.
2 STY W/F STRUCTURE
1491± S.F.
#85 ORANGE STREET
2 ND STY
DECK
1 STY W/F STRUCTURE
615± S.F.
W/F
SHED
2 STY W/F STRUCTURE
624± S.F.
FOUNDATION
PROPOSED CAFE WITH OUTDOOR SEATING
PROPOSED TRIPLE FRENCH DOORS
PROPOSED NEW DOOR
PROPOSED NEW WINDOW
PROPOSED NEW DOOR
PROPOSED NEW WINDOW
PROPOSED NEW DOOR
PROPOSED NEW WINDOW

Hardscape / Landscape



Front Home

- **Fence – Matching original vertical board cedar fence to surround home on property lines it originally was installed.**
- **Privet – Installed behind fence on the house side as indicated by the green line above.**
- **Street side – Hydrangea and beach grass along the front of the home behind fence**
- **Patios and walkways – To be irregular blue stone**
- **Driveway to be Shell.**

Rear Home / Guest House

- **Fence – Matching original vertical board cedar fence installed in front of main rear house**
- **Privet – Installed behind fence on the house side as indicated by the green line above.**
- **Plantings – Hydrangea and beach grass along the front of the home behind fence. Climbing Rosa Ragusa along right side of home as it was originally.**
- **Patios and walkways – To be irregular blue stone**
- **Driveway to be Shell.**

List of Materials

Siding – White Cedar left to weather
Trim – Primed Pine Painted with MCH - 11

- **Rakes, Facias, Frieze 1x8**
- **Soffits – 1x5**
- **Windows/doors – 1x4 casings and historic sill (see Boston Sash Cut Sheet)**

Roof – GAF Architectural Asphalt Pewter Grey
Chimney Walk – Cedar Trim left to weather
Windows – Boston Sash true divided light double hung and awning.
Doors – Simpson Fur 6 panel on front of 85. Simpson Fur 77444
Gutters – Fiberglass wood replacement gutter with Galvanized 2" downspouts
Fencing – Vertical board cedar fencing to match original home from 1850

Hardscape

Patios / Walkways – Bluestone
Driveways – Shell
Front Steps – Wood
Rear door steps – Granite

Left - West





Right - East

Rear - North



Front - South

Rear Garage





York St Frontage - North

ADDRESS:
DATE HEARD:
SITTING BOARD:

Historic District Commission
OLD BUSINESS CHECKLIST

SEP 16 2024

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: 09/26/24 2024 06 10623
	Address & HDC Case Number (ie HDC2020-05-0265): Reno Lavage
	Copy of Minutes (application item circled)
	Reduced (8 ½ x 11) copy of application
	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. *Site Plan* b. *North Elevation* c. *South Elevation* d. *East Elevation* e. *West Elevation* f. *Window/Door Schedule*
	One set reduced plans: 8 ½ x11
	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 8/9/4/24

CERTIFICATE OF APPROPRIATENESS

For Architectural Work

All blanks must be filled in (write N/A if not applicable) or marked N/A

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

The undersigned applicant(s) hereby request(s) approval of the proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

Work shall not commence for thirty days from date of issuance. No structure may be demolished during this appeal period. Applicant must complete issuance of Certificate of Appropriateness.

PROPERTY DESCRIPTION

MAP N 42 41 PARCEL N 27

Street Address of Property 35 Bridge Rock ADU

Name of Owner 35 Bridge LLC

Mailing Address PO Box 1251

Nantucket MA 02543

Daytime Phone # 203 249 8137 Email [illegible]

AGENT INFORMATION (if applicable)

Name Paul Arizmendi

Mailing Address 1035 Pleasant St

Nantucket MA 02543

Daytime Phone # 5 Agrippa

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 _____

☐ Prior Zoning District _____ ☐ Roof ☒ Other Conversion of Existing Garage into ADU

Size of Structure or Addition: Length 22 Sq Footage 1st floor 504 Decks/Patio: Size _____ ☐ 1st floor ☐ 2nd floor

Width 18 Sq footage 2nd floor _____ Size _____ ☐ 1st floor ☐ 2nd floor

Sq footage 3rd floor _____

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

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

Structural Elements: Existing

Historic Name

Original Date

Original Builder

(describe)

REVISIONS

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 9-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers

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

Roof Pitch: Main Mass 6 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt ☐ 3-Tab ☒ Architectural

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

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters ☐ Wood ☐ Aluminum ☒ Copper ☐ Leaders (material) Existing / Galvanized

Leaders (material and size) 2" Galvanized

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

☐ Other _____

Trim: A Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other Pewter Grey

B Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C Dimensions: Fascia 1x6 Rake 1x8 Soffit (Overhang) 0 Corner boards 1x5 Frieze 1x6

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

Windows: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other Boston Sash

☐ True Divided Lights (numbers) single pane ☐ SDL s (Simulated Divided Lights) Manufacturer _____

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

Garage Doors: Type Colonial Style Panel Material Wood

Hardscape materials: Driveways Shell Walkways _____ Walls _____

* Note: Complete door and window schedules are required

COLORS

Clapboard (if applicable) _____

Trim Pewter Grey

Base Pewter Grey

Foundation Grey

Roof Pewter Grey

Doors Natural or Pewter Grey

Fence White Shutters _____

* Note: Manufacturer's color samples if color is not from HDC approved list

I hereby certify that the above-named applicant is authorized by me/us to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of this application constitutes permission for the HDC to enter the premises during any day during the appeal period.

Date 7/19/21 Signature of Owner or Agent

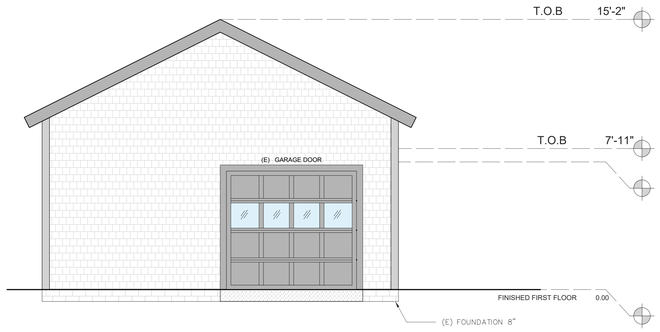
Signed under penalties of perjury

Rear Garage

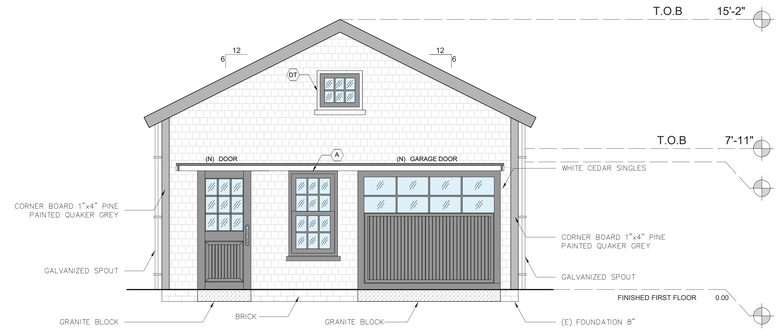




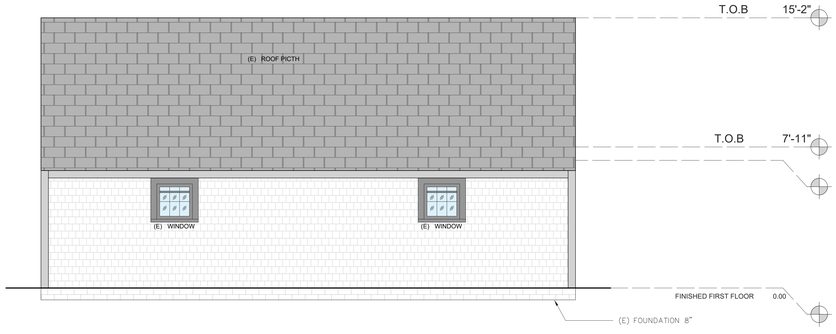
York St Frontage - North



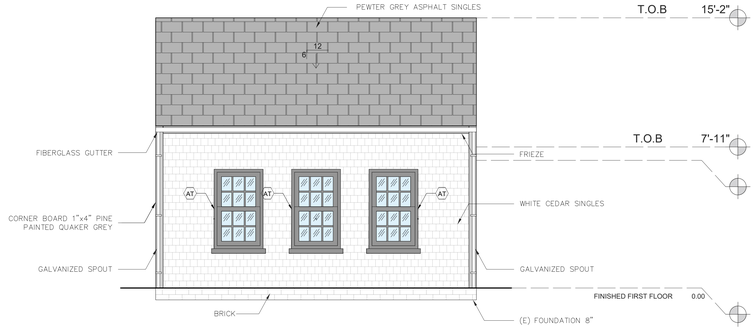
EXISTING FRONT ELEVATION
SCALE: $\frac{1}{4}$ = 1'-0"



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



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



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

85R GUEST HOUSE ELEVATIONS 1

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

* NOTE:

ALL PROPOSED WINDOWS ARE WITH TYP. SIZES AND STYLE.

oak

COMPANY

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

PROJECT NAME

Guest House

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:

REVISION 2:

REVISION 3:

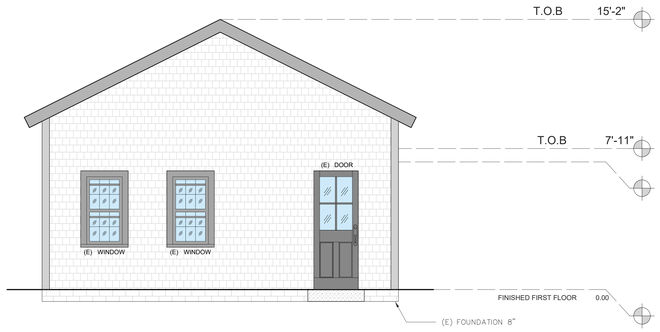
DATE

TITLE SHEET

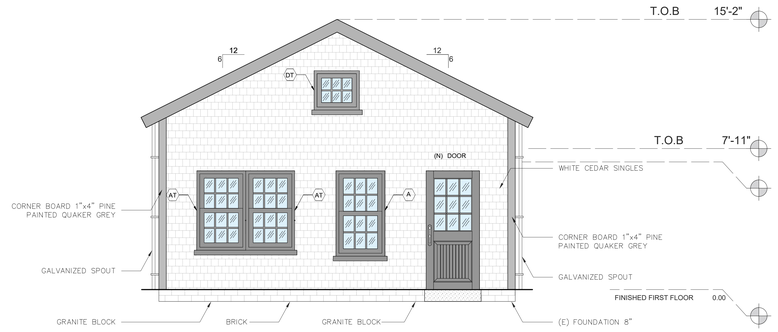
GUEST HOUSE
ELEVATIONS 1

SCALE

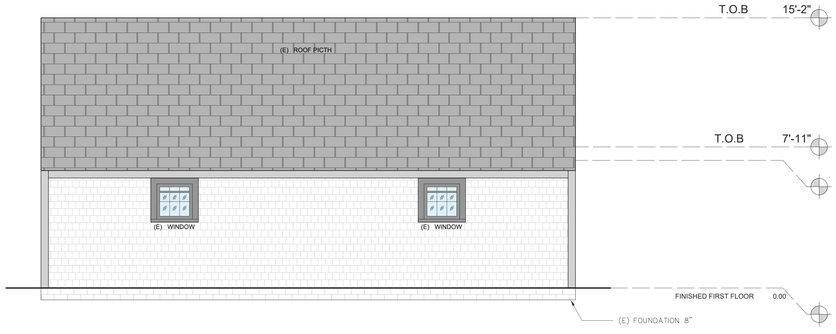
SHEET
A11-0



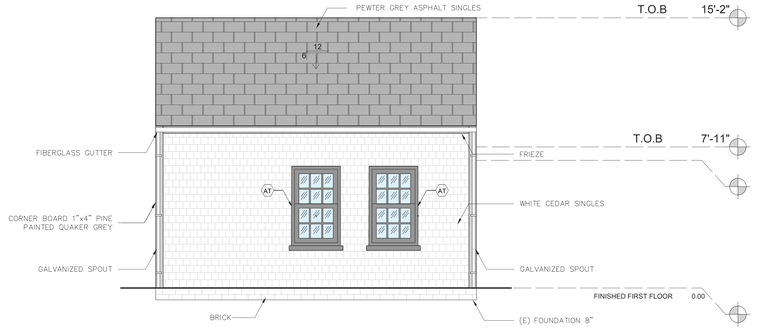
EXISTING REAR ELEVATION
SCALE: $\frac{1}{4}$ = 1'-0"



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



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



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

85R GUEST HOUSE ELEVATIONS 2

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

* NOTE:

ALL PROPOSED WINDOWS ARE WITH TYP. SIZES AND STYLE.

oak

COMPANY

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

PROJECT NAME

Guest House

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:

REVISION 2:

REVISION 3:

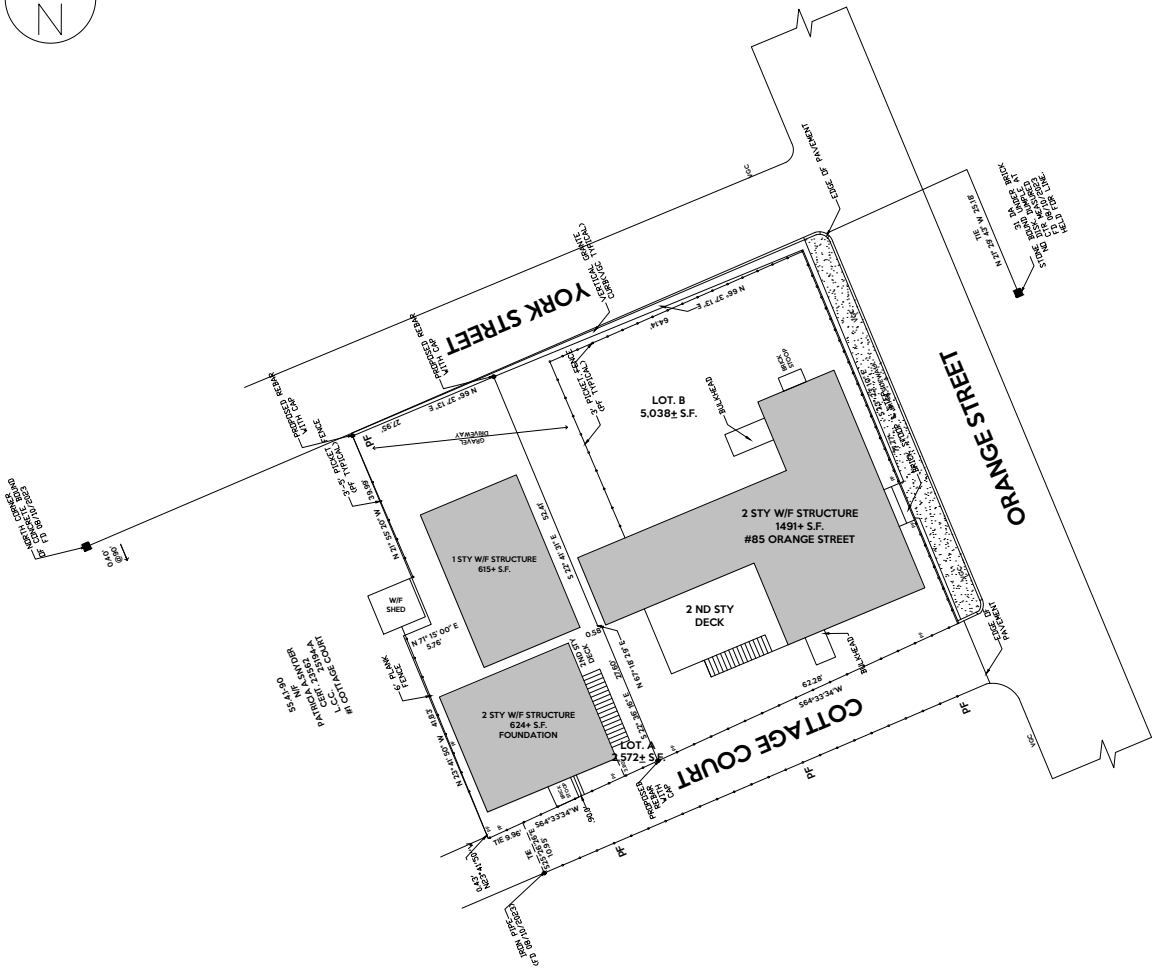
DATE

TITLE SHEET

GUEST HOUSE
ELEVATIONS 2

SCALE

SHEET
A11-1


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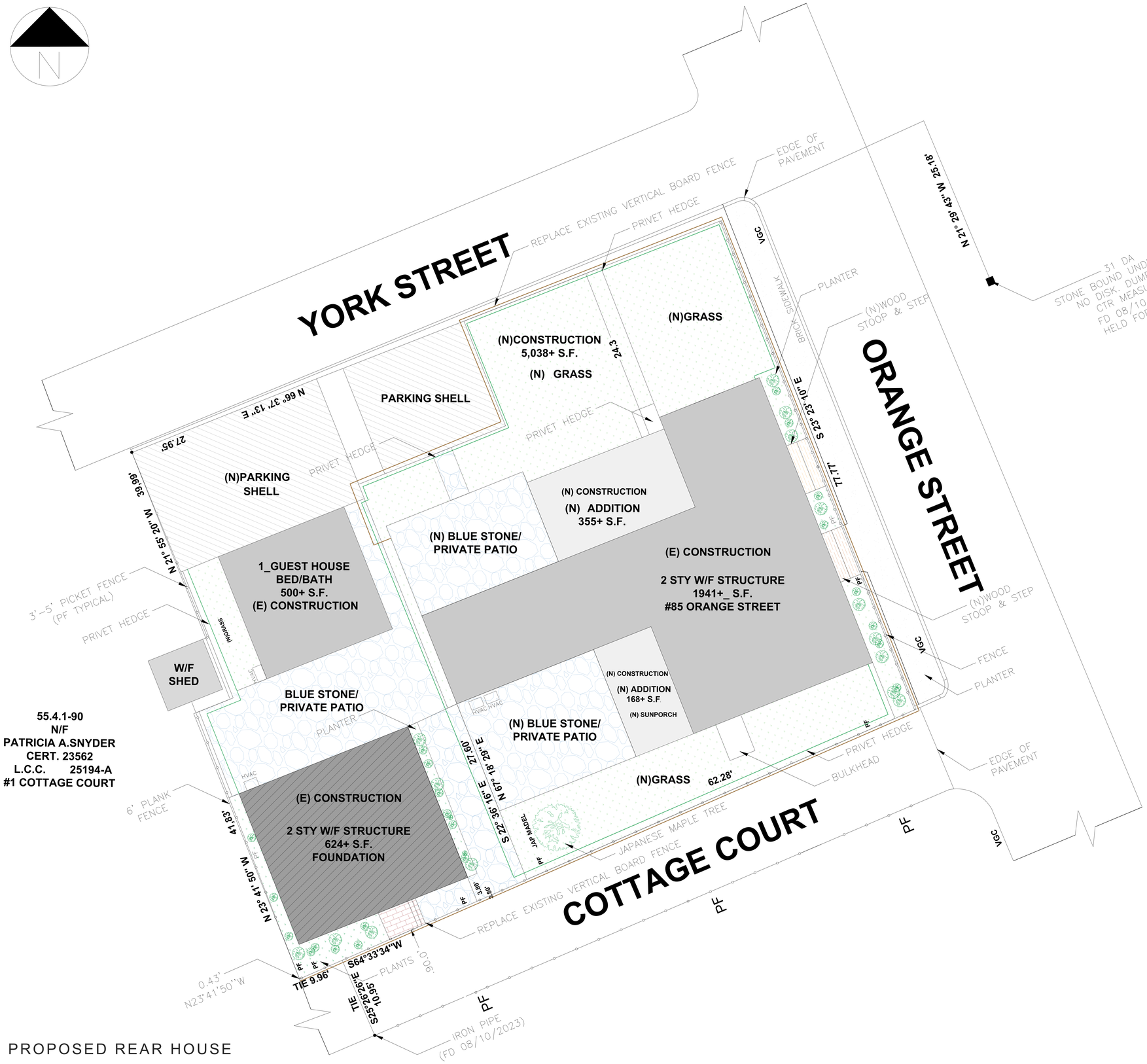
1 STY W/F STRUCTURE
615± S.F.
2 STY W/F STRUCTURE
1491± S.F.
#85 ORANGE STREET
2 ND STY
DECK
W/F
SHED
2 STY W/F STRUCTURE
624± S.F.
FOUNDATION
EDGE OF PAVEMENT
PROPOSED BRICK SIDEWALK
PROPOSED GRANITE CURB
PROPOSED CURB CUT
PROPOSED RETAINING WALL
PROPOSED VITRIFIED CLAY PIPE
EXISTING VITRIFIED CLAY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



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

PROPOSED REAR HOUSE

SCALE: 1/2 = 1'-0"

LEGEND

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

GRAPHIC SCALE

10 0 5 10 20 40
(IN FEET)

LOT COVERAGE - LOT B

40% = 2052 SQFT

PROPOSED= 2014 SQFT

oak

COMPANY

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

PROJECT NAME

Nantucket house remodel

LOCATION

85 ORANGE ST NANTUCKET,MA 02554

FOR:

OAK

ARCHITECT DESIGNER

ARCHITECT PROJECT MANAGER

ARCH. NUMBER

SIGNATURE

REVISION 1:
REVISION 2:
REVISION 3:

DATE

TITLE SHEET

PROPOSED REAR HOUSE

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

SHEET
A1-3



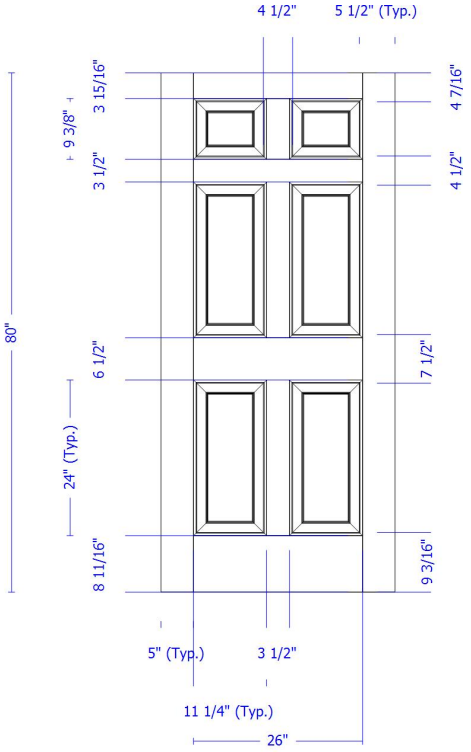
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

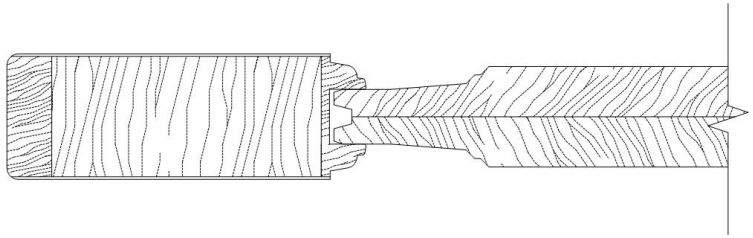
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

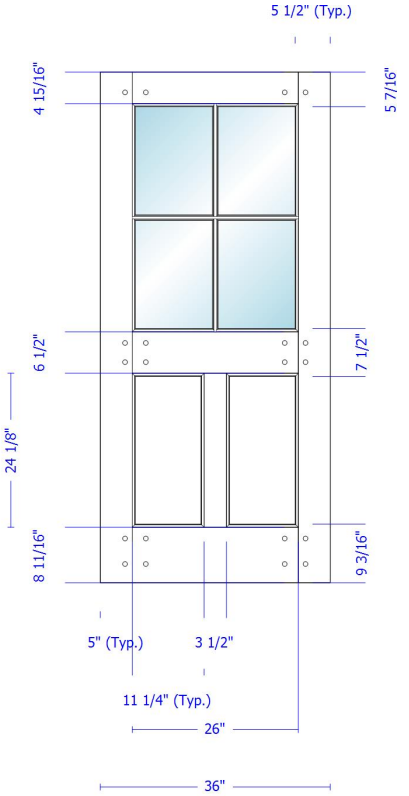
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

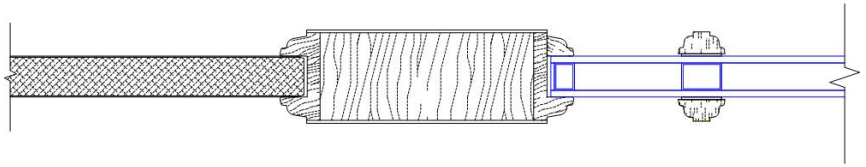


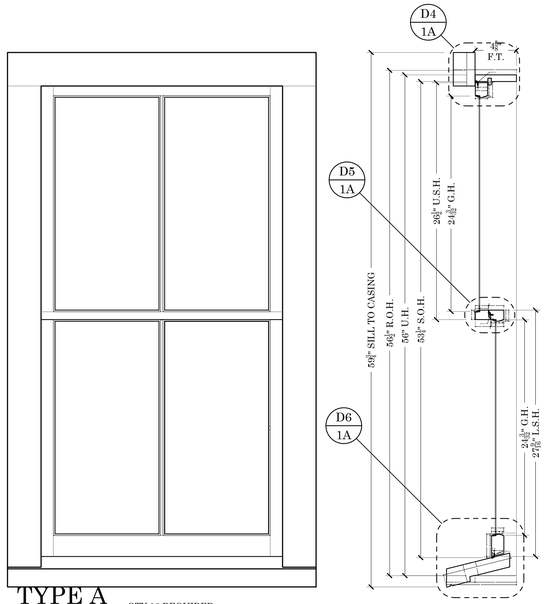

4 1/2"
5 1/2" (Typ.)
3 15/16"
4 7/16"
9 3/8"
3 1/2"
4 1/2"
80"
6 1/2"
7 1/2"
24" (Typ.)
8 11/16"
9 3/16"
5" (Typ.)
3 1/2"
11 1/4" (Typ.)
26"






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

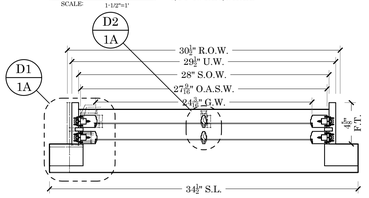


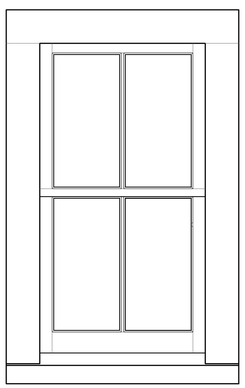


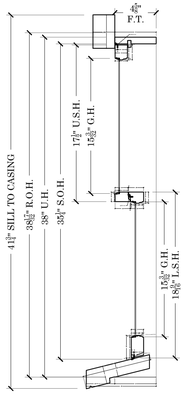
TYPE A

SCALE 1-1/2"=1'

QTY 18 REQUIRED



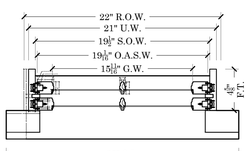


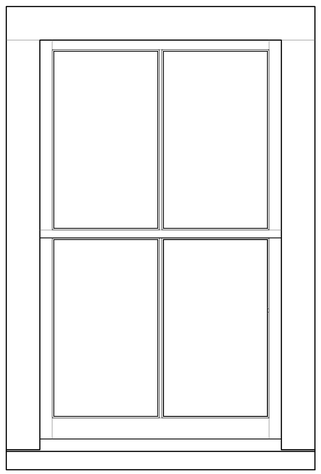


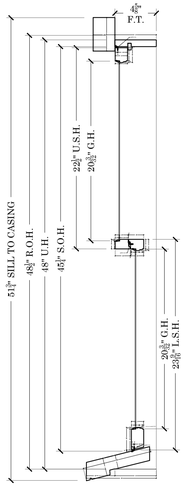
TYPE C

SCALE 1-1/2"=1'

QTY 1 REQUIRED



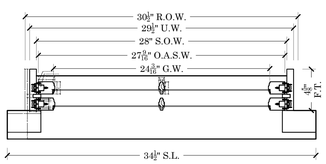




TYPE B

SCALE 1-1/2"=1'

QTY 1 REQUIRED



ABBREVIATIONS KEY

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

ARCH/GC NOTES:

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

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

MATERIAL

-	-

HARDWARE

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

SUB./REVISION

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

JOB:
19-074-005
466 COMMERICAL STREET

DESCRIPTION:
WINDOW PACKAGE
ELEVATION SECTIONS NOTES

DEALER:
MIDCAPE

CONTRACTOR:
-

ARCHITECT:
-

PROJ. MGR.:
JONATHAN PIERS

DRAWN BY:
KEITH KUTHAN

P.O. #: -

DWG. NO: 1

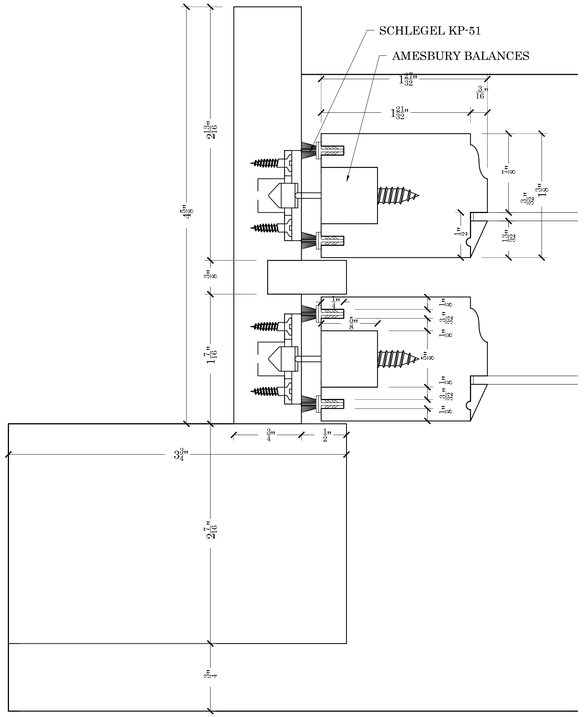
DATE: 11/7/2019

SCALE: NOTED

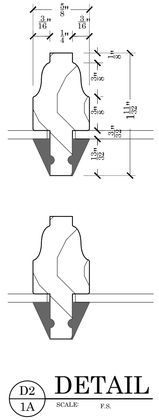
SHEET: 1 OF 3

PLOT DATE:

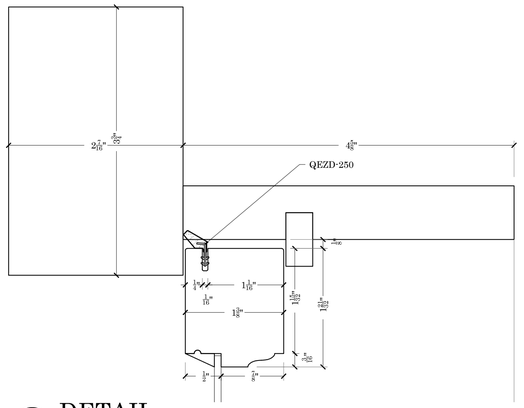
FILE LOCATION: J:\2019\074-MIDCAPE\005-466 COMMERICAL STREET\AUTOCAD\19-074-005-466 COMMERICAL STREET.dwg



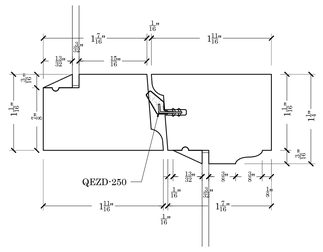
D1 1A DETAIL
SCALE: F.S.



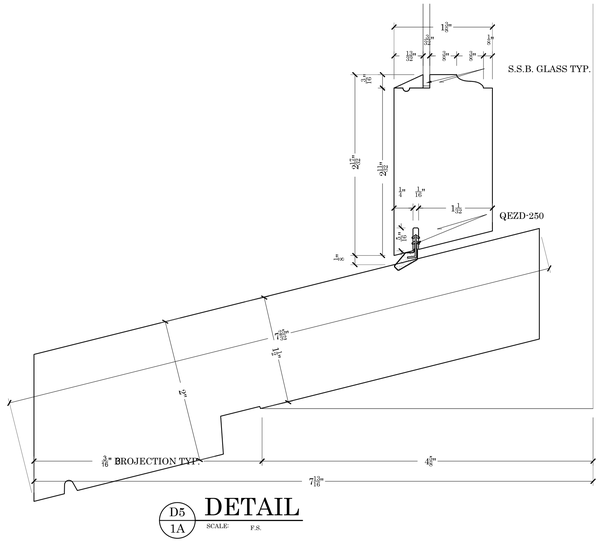
D2 1A DETAIL
SCALE F.S.



D3 1A DETAIL
SCALE F.S.



D4 1A DETAIL
SCALE F.S.



D5 1A DETAIL
SCALE F.S.

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

SUB./REVISION

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

JOB:
19-074-005
466 COMMERICAL STREET

DESCRIPTION:
WINDOW PACKAGE DETAILS

DEALER:
MIDCAPE

CONTRACTOR:
-

ARCHITECT:
-

PROJ. MGR.:
JONATHAN PIERS

DRAWN BY:
KEITH KUTHAN

P.O. #: -

DWG. NO: 1A

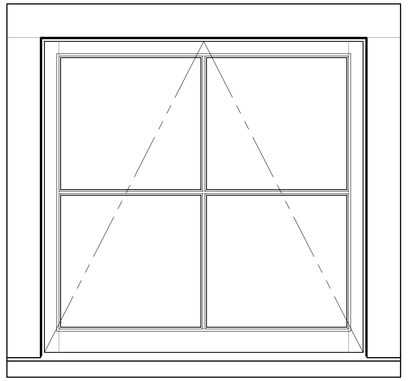
DATE: 11/7/2019

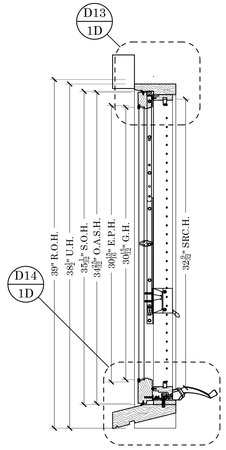
SCALE: NOTED

SHEET: 2 OF 3

PLOT DATE:

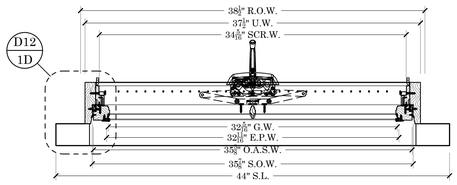
FILE LOCATION:
J:\2019\074-MIDCAPE\005-466 COMMERICAL STREET\AUTOCAD\19-074-005-466 COMMERICAL STREET.dwg

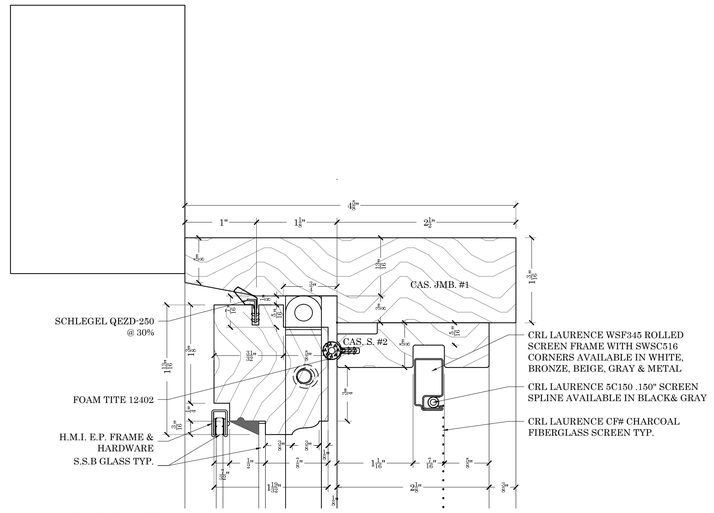




TYPE I

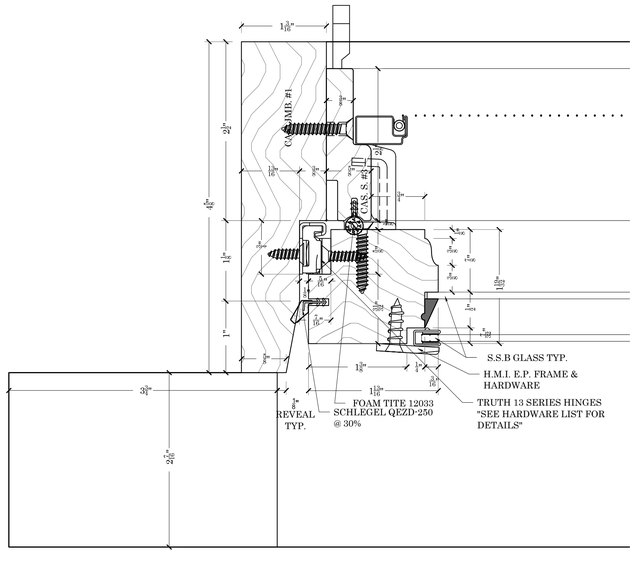
SCALE: 1-1/2"=1" QTY 1 REQUIRED





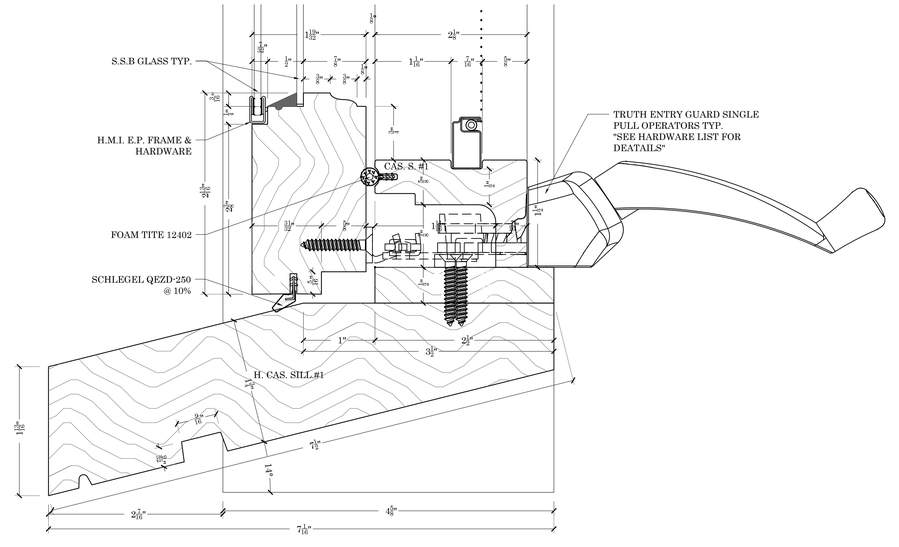
D7 / 1D DETAIL

SCALE F.S.



D6 / 1A DETAIL

SCALE F.S.



D8 / 1D DETAIL

SCALE F.S.

ARCH/GC NOTES:

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

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SUB./REVISION

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

JOB: 19-074-005
466 COMMERICAL STREET

DESCRIPTION: WINDOW PACKAGE
ELEVATIONS & SECTIONS

DEALER: MIDCAPE

CONTRACTOR: -

ARCHITECT: -

PROJ. MGR.: JONATHAN PIERS

DRAWN BY: KEITH KUTHAN

P.O. # -

DWG. NO: 1B

DATE: 11/7/2019

SCALE: NOTED

SHEET: 3 OF 3

PLOT DATE:

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

ADDRESS:
DATE HEARD:
SITTING BOARD:

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587
This checklist MUST be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

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

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: _____

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date:9/24/24

Katie Holahan and Adam Kates / 12 Pilgrim Rd

Emeritus LTD

41/ 476

New Dwelling

Sitting Board: Thornewill, MacLeod, Patten, Camp

Chair: Pohl

Thornewill: Appreciates the changes made. Think, to be fair that it be brought down more. Suggests going to down a 9 pitch roof to help with the height

MacLeod: Concerns are the same about siting and the garage forward location. Height is also a concern

Camp: Agrees with concerns on height and siting of garage and driveway

Patten: Agrees with what has been said

Pohl: Likes the design but is concerned with the height given its immediate neighbors

Motion to Hold for Revisions (MacLeod)

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°: 41 PARCEL N°. 476

Street & Number of Proposed Work: 12 Pilgrim Rd.

Owner of record: Katie Holohan & Adam Kates

Mailing Address: 12 Pilgrim Road
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus

Mailing Address: 8 Williams LN.
Nantucket MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 49'-3" Sq. Footage 1st floor: 1,472 SF Decks/Patio: Size: 5' x 25' ☑ 1st floor ☐ 2nd floor
Width: 48' Sq. footage 2nd floor: 1,068 SF Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North +12" +/- South -30" +/- East _____ West _____

Height of ridge above final finish grade: North 29'-7" South _____" East _____" West _____"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 11 /12 Secondary Mass 11 /12 Dormer 7 /12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) 6" Corner boards _____ Frieze 4"
Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 10"

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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

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

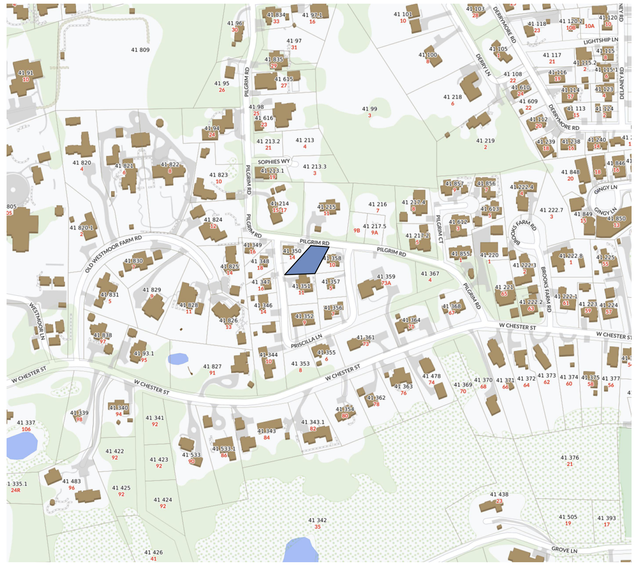
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 6/28/24 Signature of owner of record _____ Signed under penalties of perjury

Holahan Residence

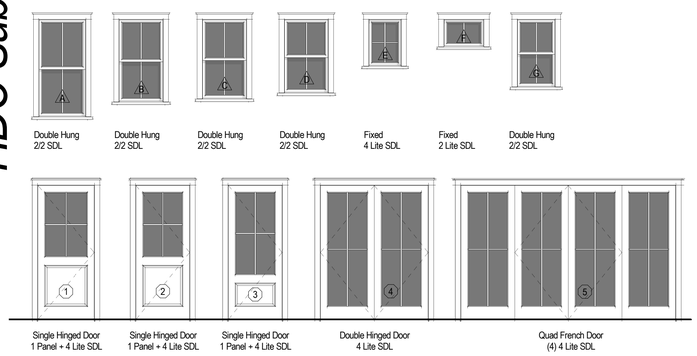
12 Pilgrim Road
Nantucket, MA 02554

10.03.24



1 Locus Map
Not to Scale

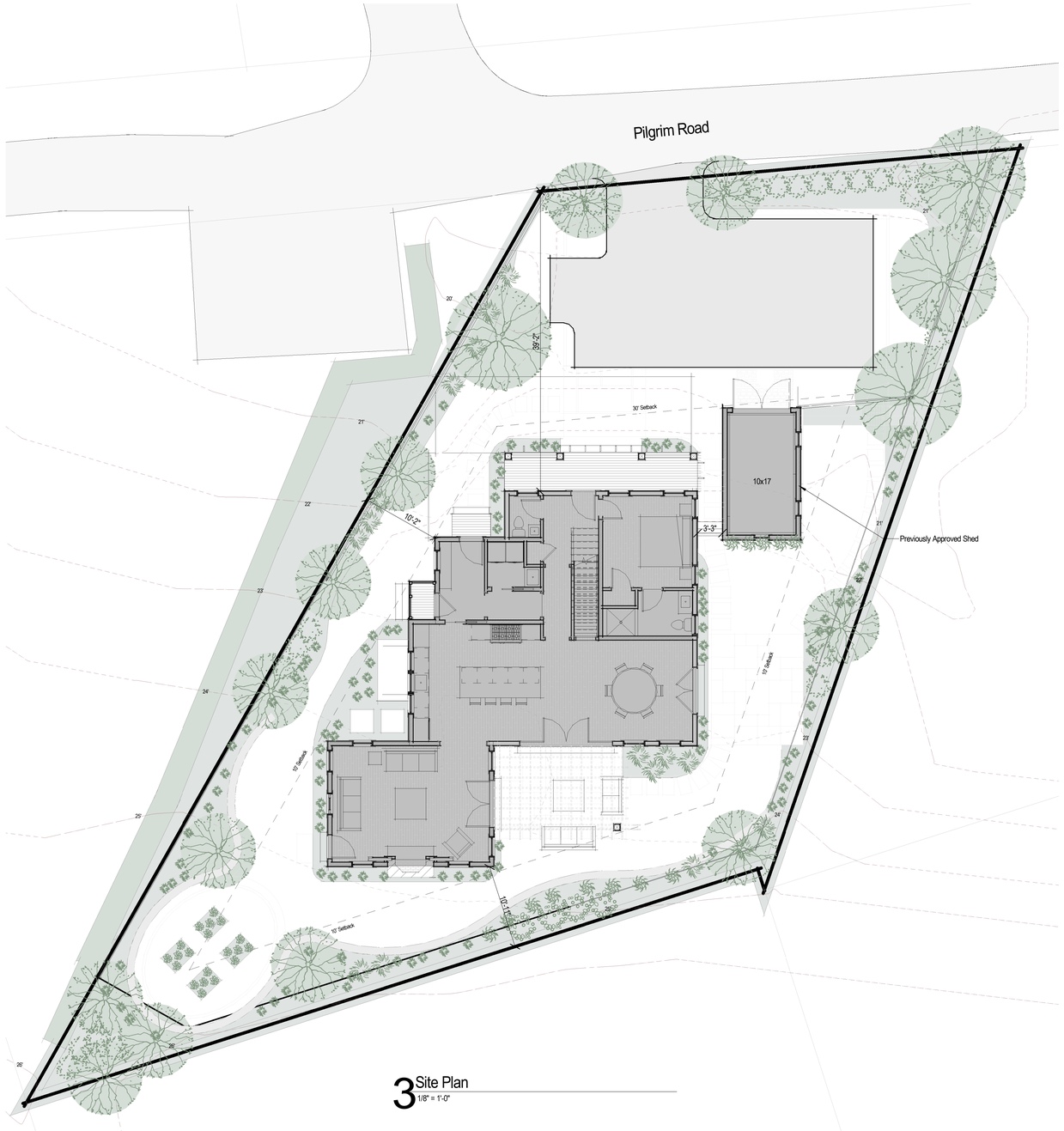
HDC Submission



Double Hung 2/2 SDL | Double Hung 2/2 SDL | Double Hung 2/2 SDL | Double Hung 2/2 SDL | Fixed 4 Lite SDL | Fixed 2 Lite SDL | Double Hung 2/2 SDL

Single Hinged Door 1 Panel + 4 Lite SDL | Single Hinged Door 1 Panel + 4 Lite SDL | Single Hinged Door 1 Panel + 4 Lite SDL | Double Hinged Door 4 Lite SDL | Quad French Door (4) 4 Lite SDL

2 Exterior Window & Door Legend
1/4" = 1'-0"



3 Site Plan
1/8" = 1'-0"

2412

Holahan Residence

12 Pilgrim Road
Nantucket, MA 02554

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

Site Information

Map & Parcel:	41 / 476
Current Zoning:	R-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	-----
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5%
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Perspectives

Revisions

Cover Sheet

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

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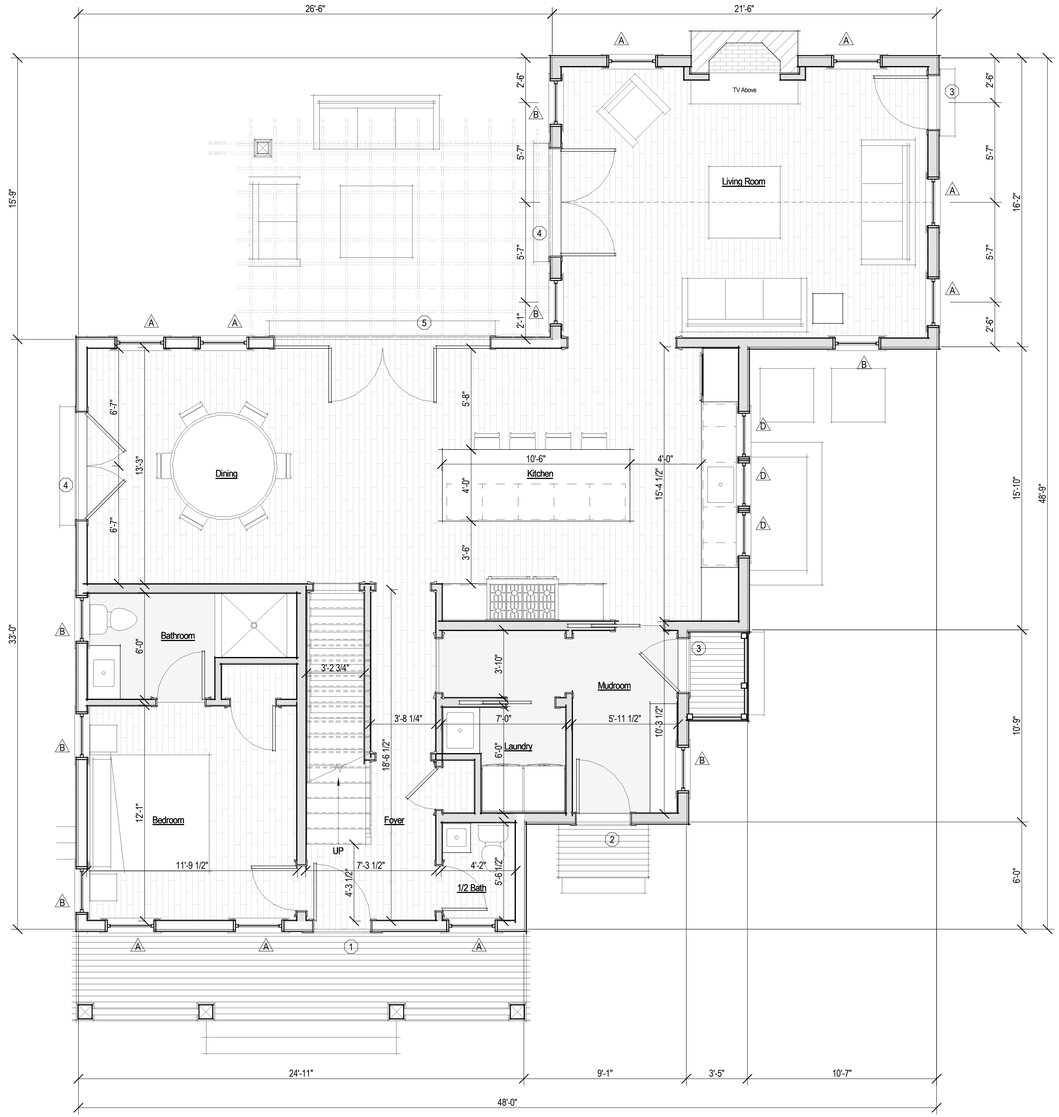
G.1.1

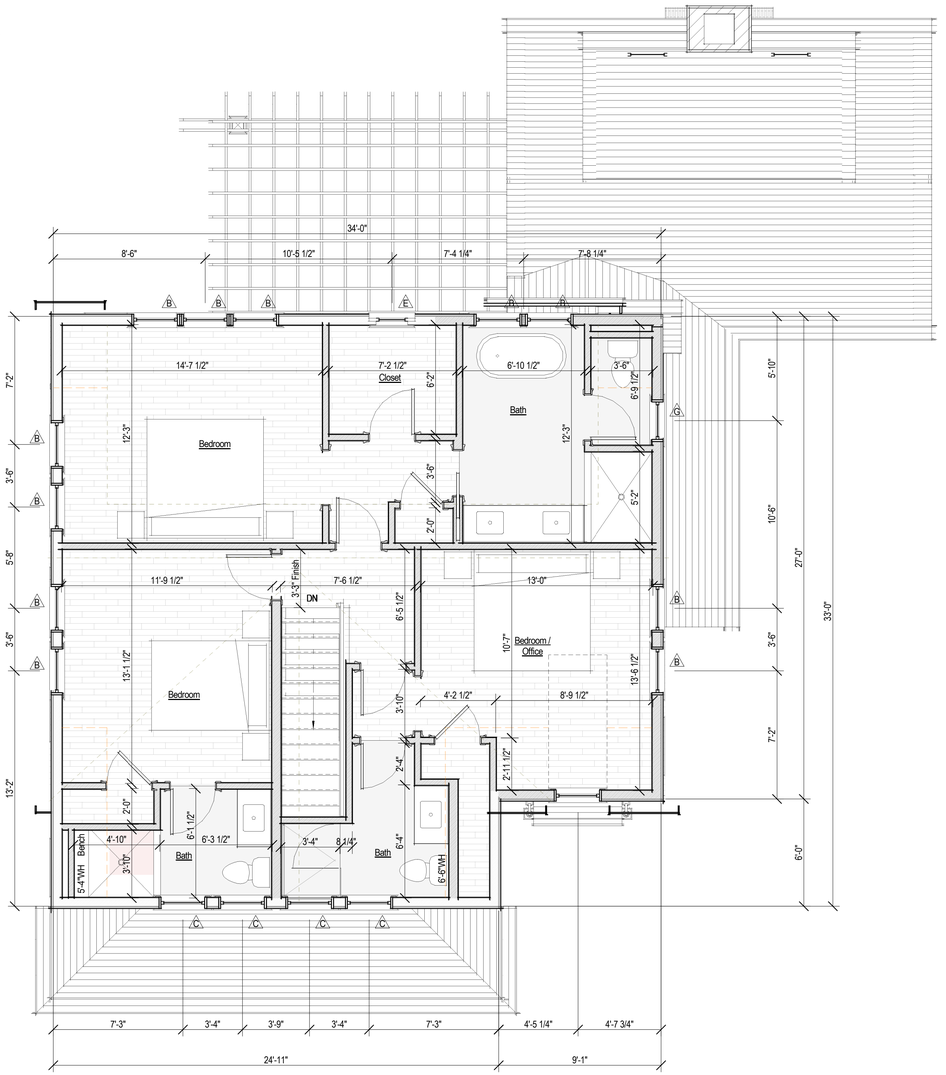
2412

10.03.24

HDC Submission



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



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

2412

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12 Pilgrim Road
Nantucket, MA 02554

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

Site Information

Map & Parcel:	41 / 476
Current Zoning:	R-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	------
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5%
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

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G.1.1 Cover Sheet
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A.2.2 Exterior Perspectives

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Floor Plans

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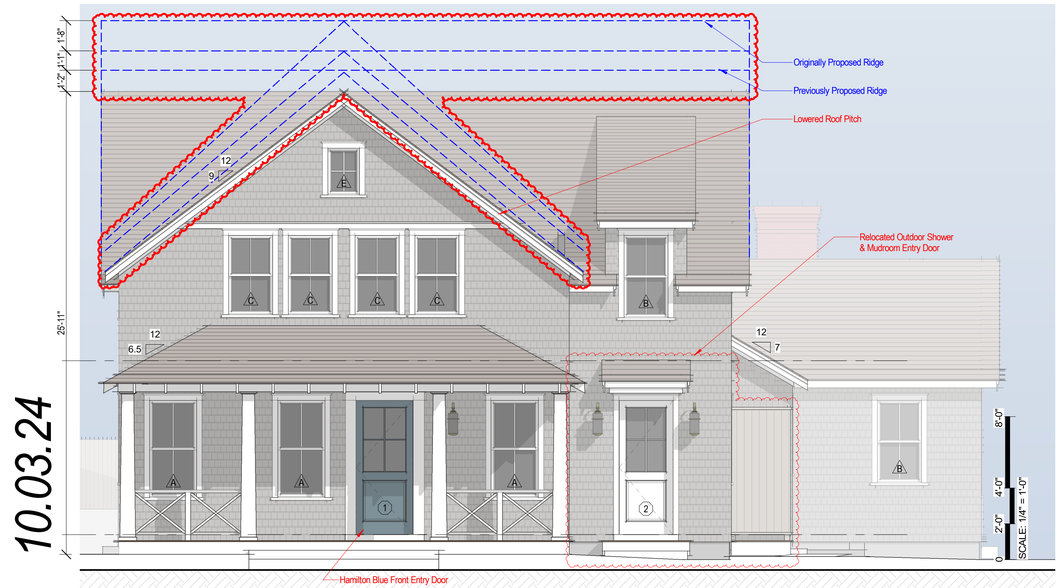
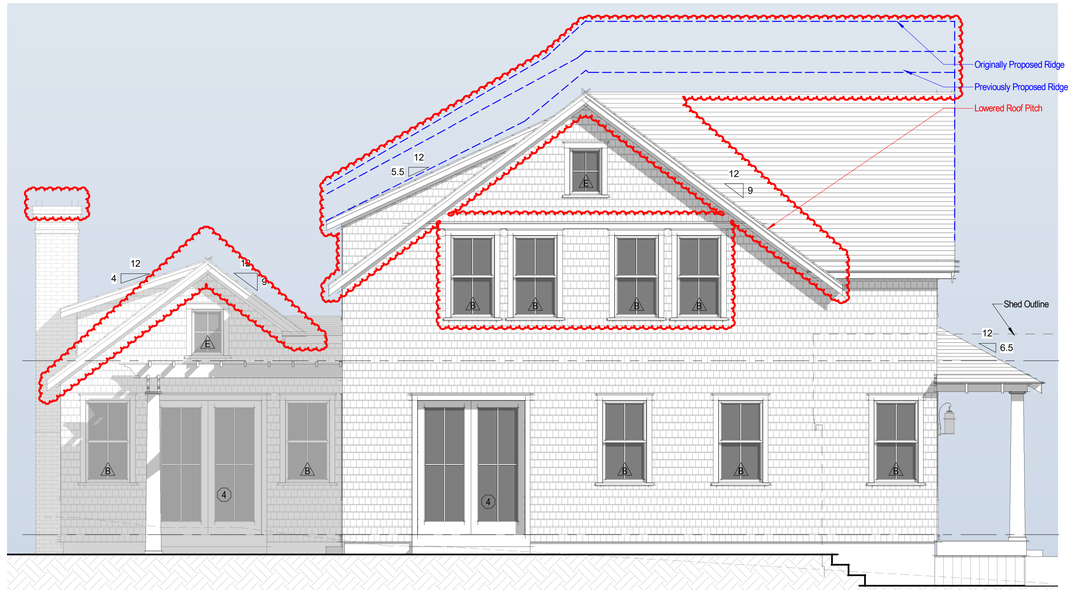
A.1.1
2412

HDC Submission

10.03.24



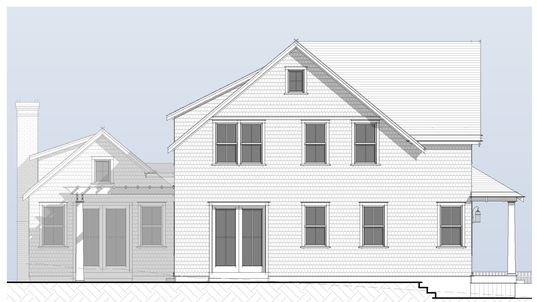
1 North Elevation - Proposed
1/4" = 1'-0"



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



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



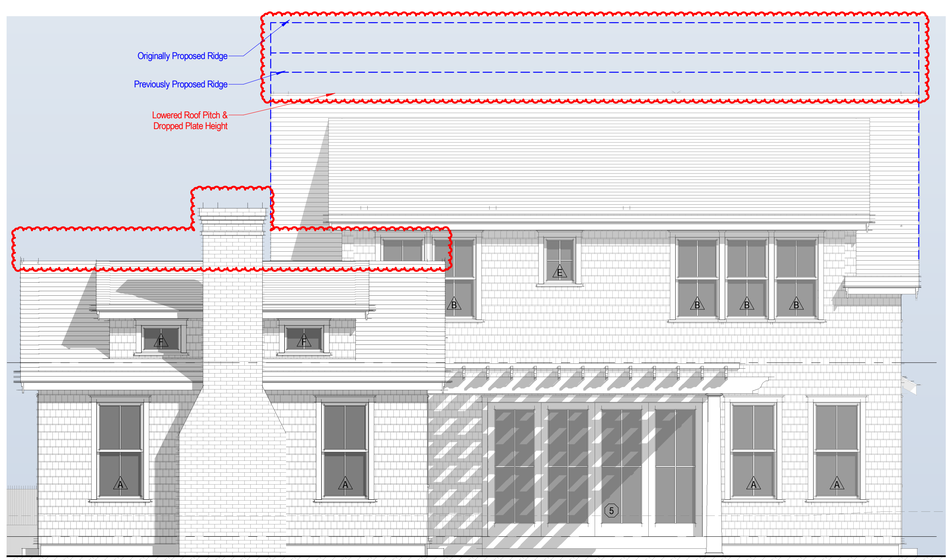
Previous East Elevation
1/8" = 1'-0"



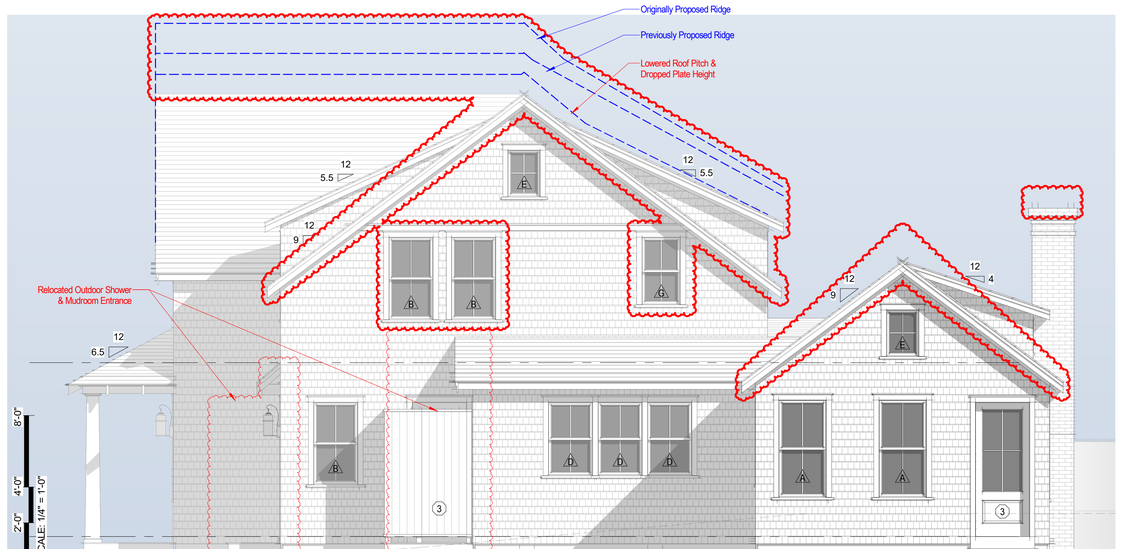
Previous South Elevation
1/8" = 1'-0"



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



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



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

2412

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

Site Information

Map & Parcel:	41 / 476
Current Zoning:	R-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	------
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5%
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

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A.2.2 Exterior Perspectives

Revisions

Revision 1 Date 1

Exterior Elevations

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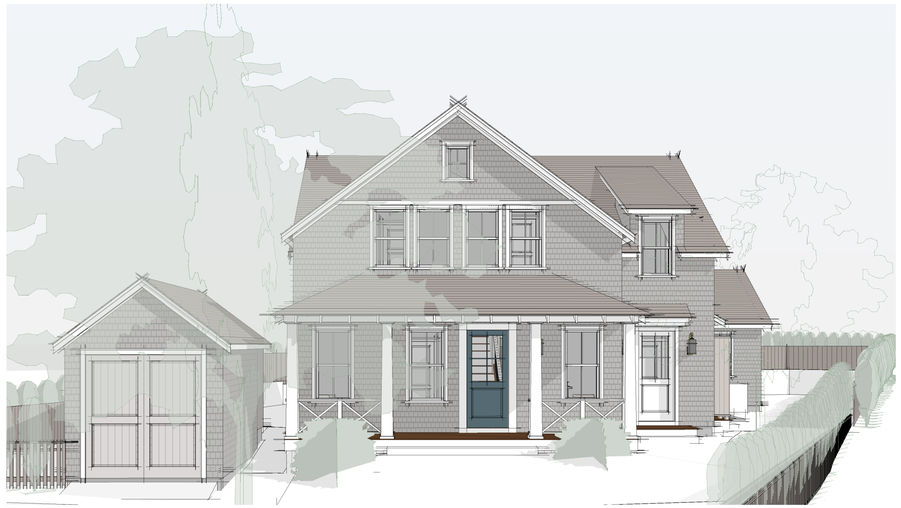
A.2.1

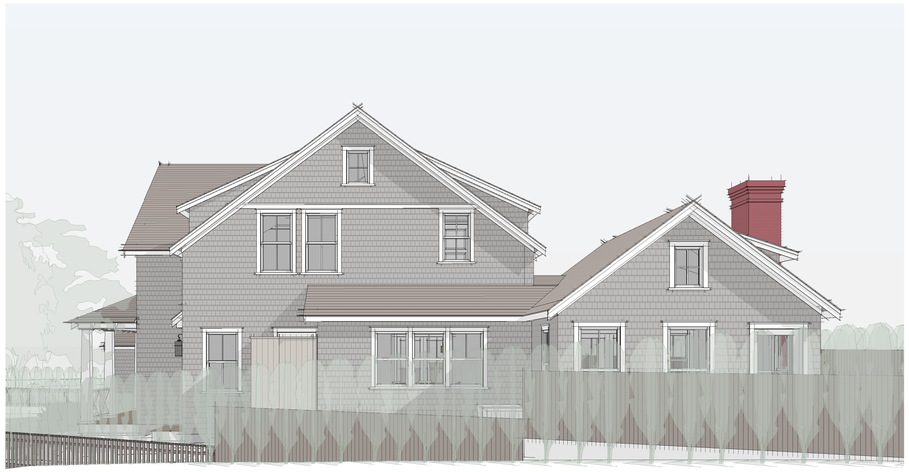
2412

10.03.24

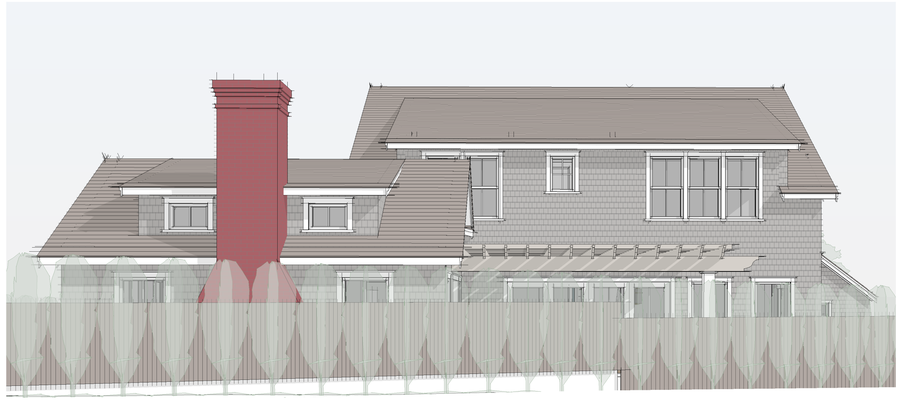
HDC Submission



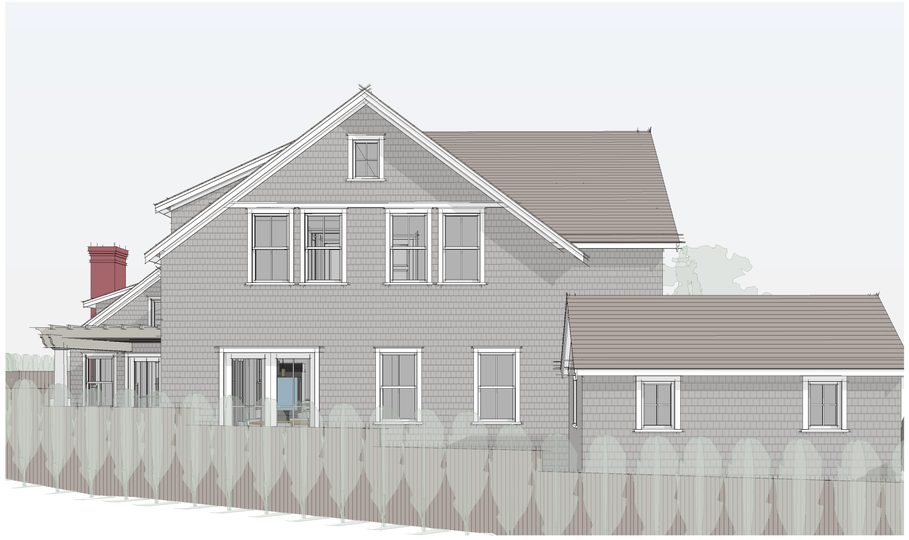
North Perspective



West Perspective



South Perspective



East Perspective

2412

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emeritus
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Site Information

Map & Parcel:	41 / 476
Current Zoning:	R-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	------
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5%
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

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Revisions

Exterior Perspectives

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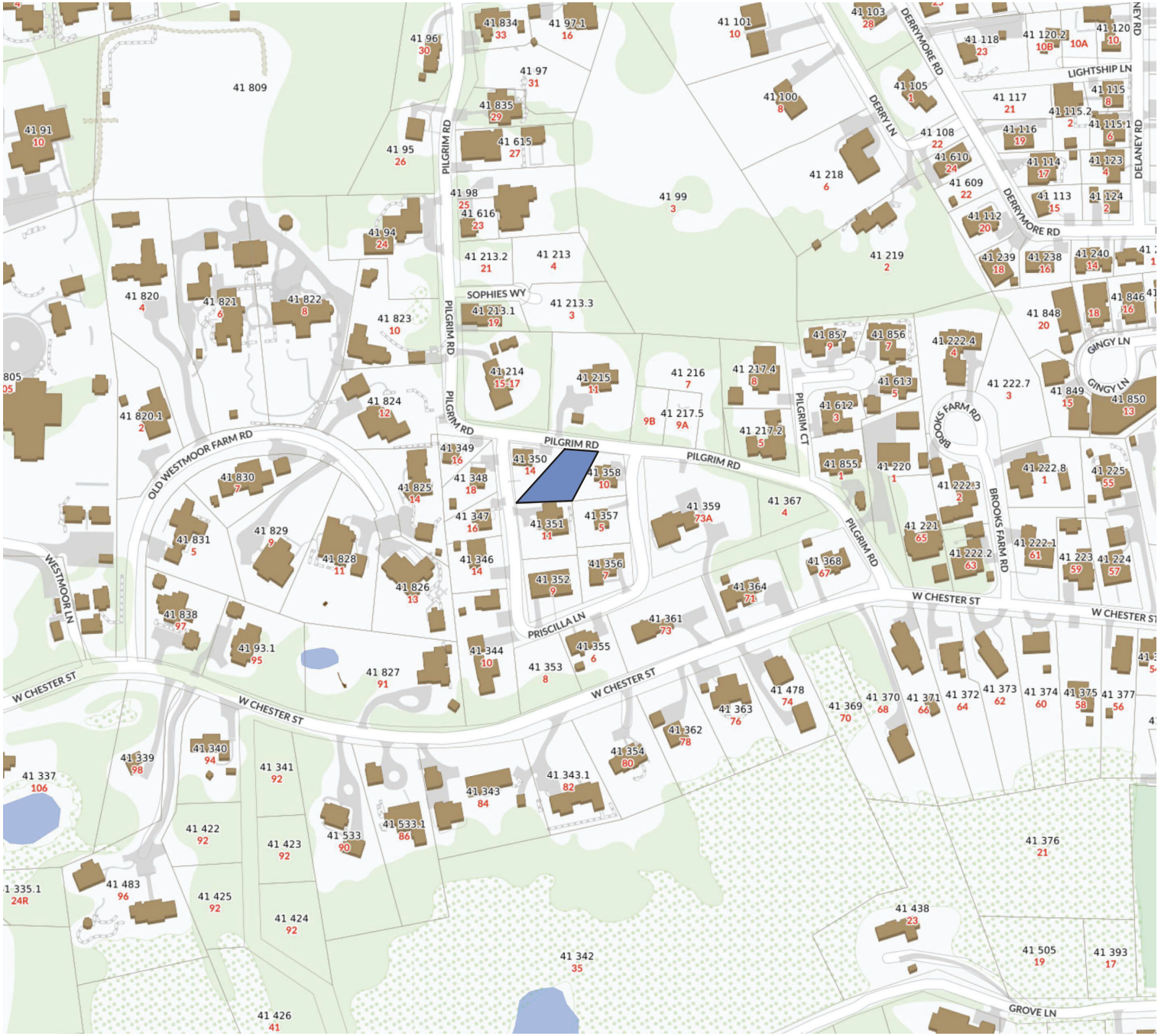
A.2.2

2412

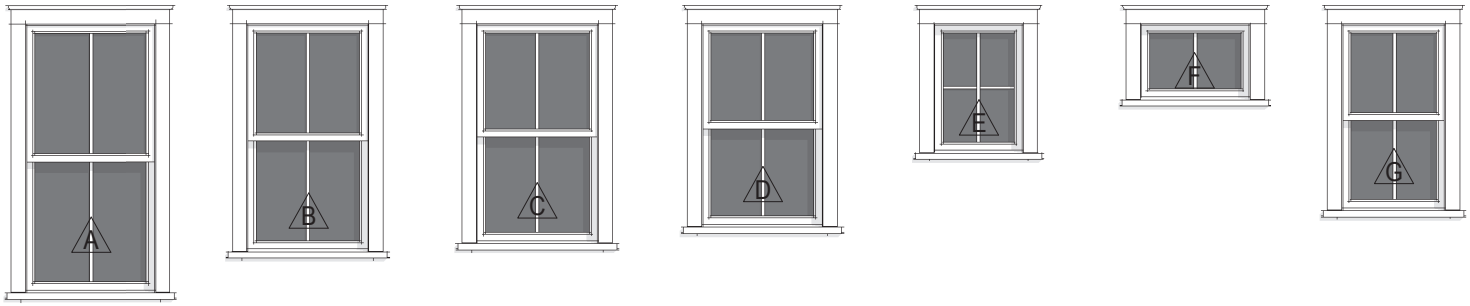


1 Locus Map

Not to Scale



3 Site Plan
1/8" = 1'-0"



Double Hung
2/2 SDL

Double Hung
2/2 SDL

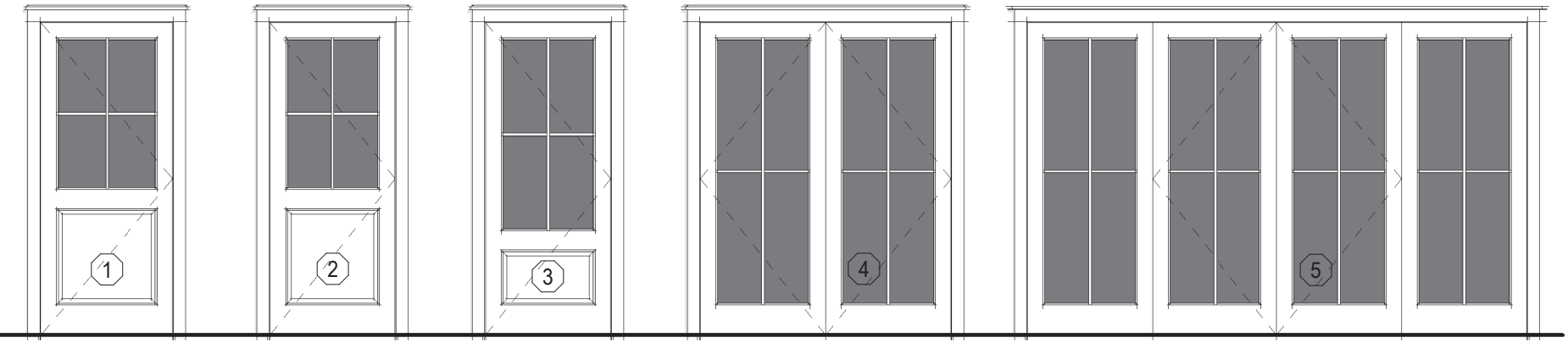
Double Hung
2/2 SDL

Double Hung
2/2 SDL

Fixed
4 Lite SDL

Fixed
2 Lite SDL

Double Hung
2/2 SDL



Single Hinged Door
1 Panel + 4 Lite SDL

Single Hinged Door
1 Panel + 4 Lite SDL

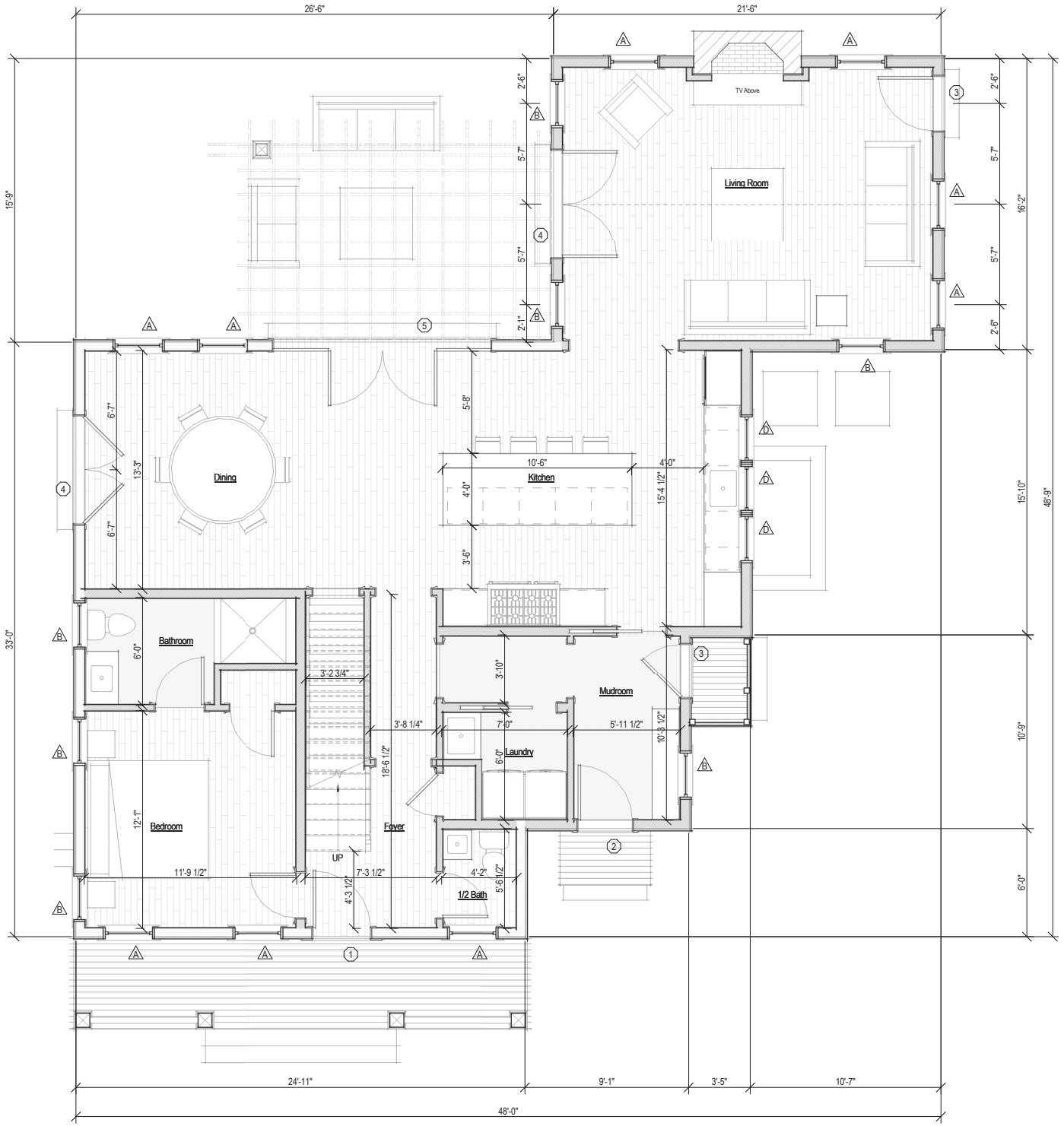
Single Hinged Door
1 Panel + 4 Lite SDL

Double Hinged Door
4 Lite SDL

Quad French Door
(4) 4 Lite SDL

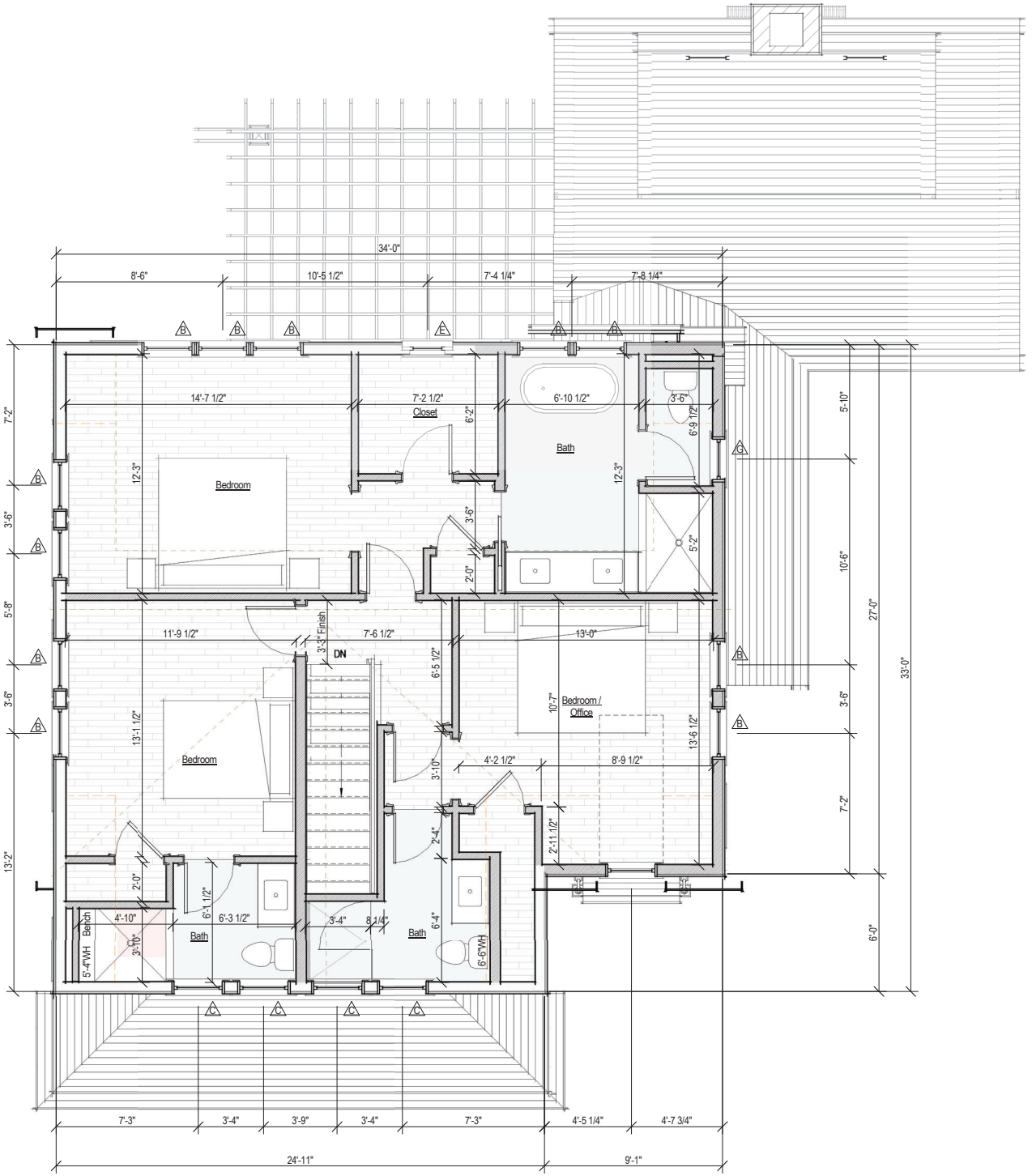
2 Exterior Window & Door Legend

1/4" = 1'-0"



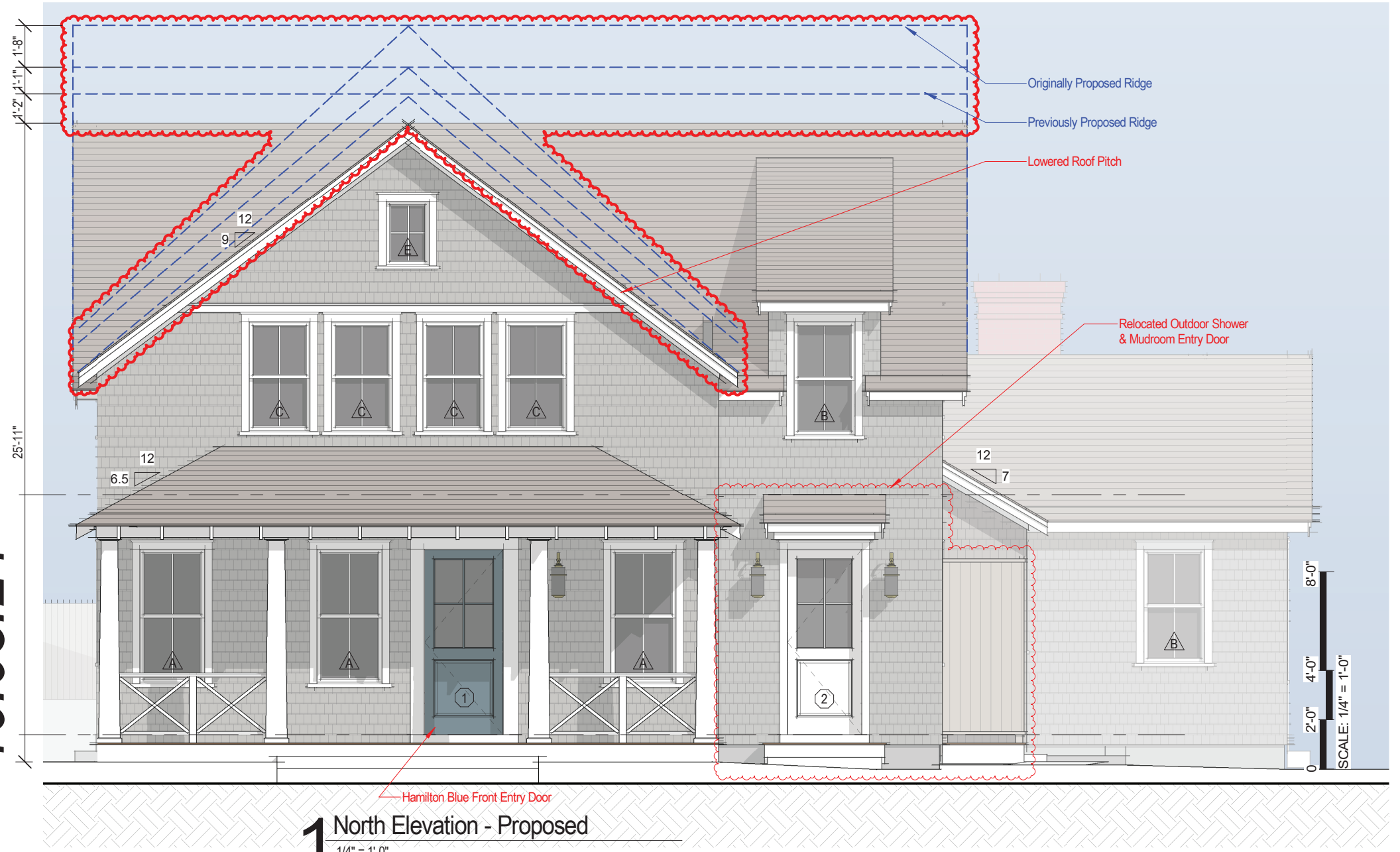
1 First Floor Plan - Proposed

1/4" = 1'-0"



2 Second Floor Plan - Proposed

1/4" = 1'-0"



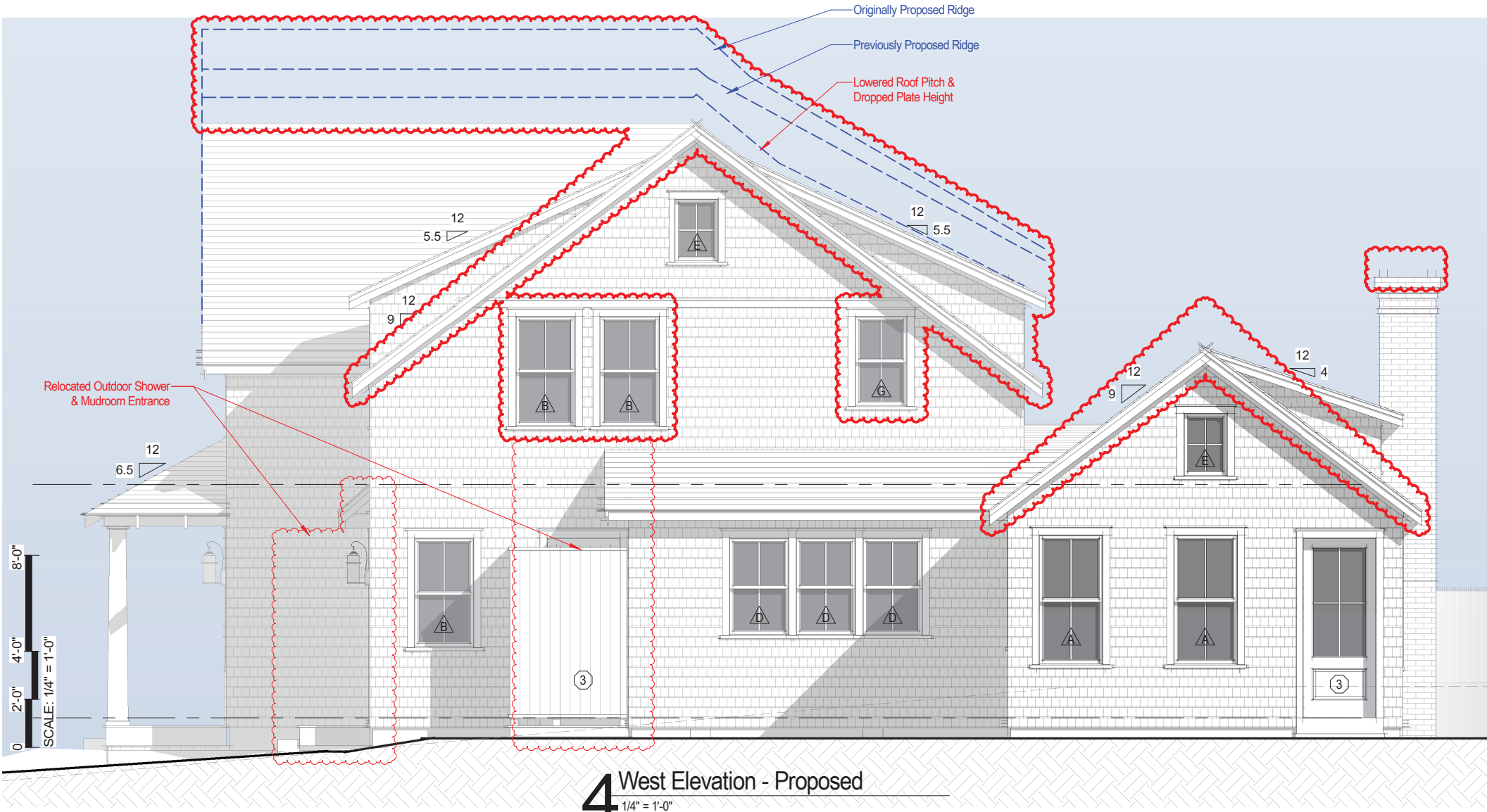
1 North Elevation - Proposed

1/4" = 1'-0"



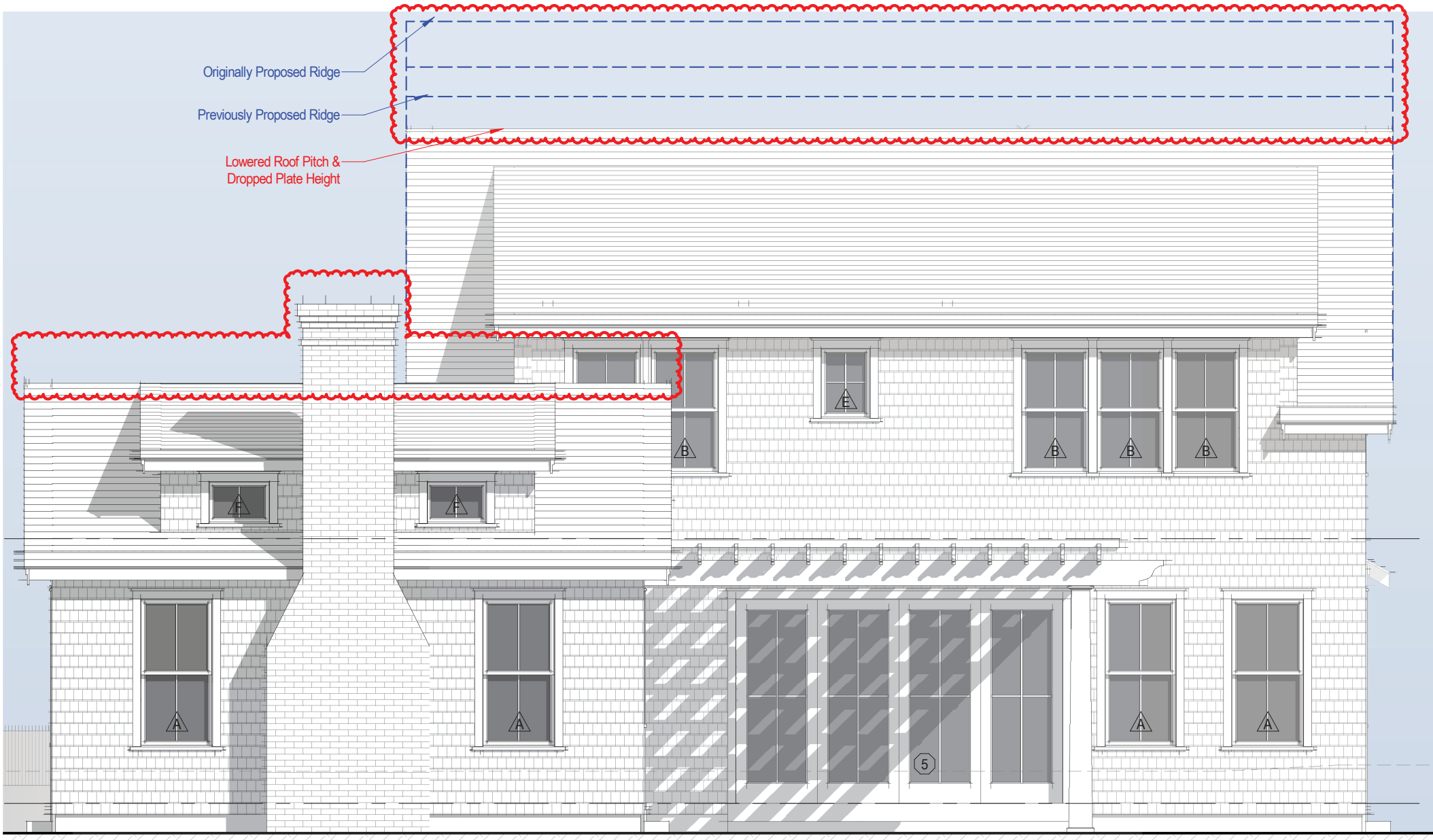
2 East Elevation - Proposed

1/4" = 1'-0"



4 West Elevation - Proposed

1/4" = 1'-0"



3 South Elevation - Proposed

1/4" = 1'-0"

ADDRESS: 3 Aster Ct
DATE HEARD:
SITTING BOARD:

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587
This checklist MUST be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 9/26/24
✓	Address & HDC Case Number (ie HDC2020-05-0265): 3 Aster Ct
✓	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

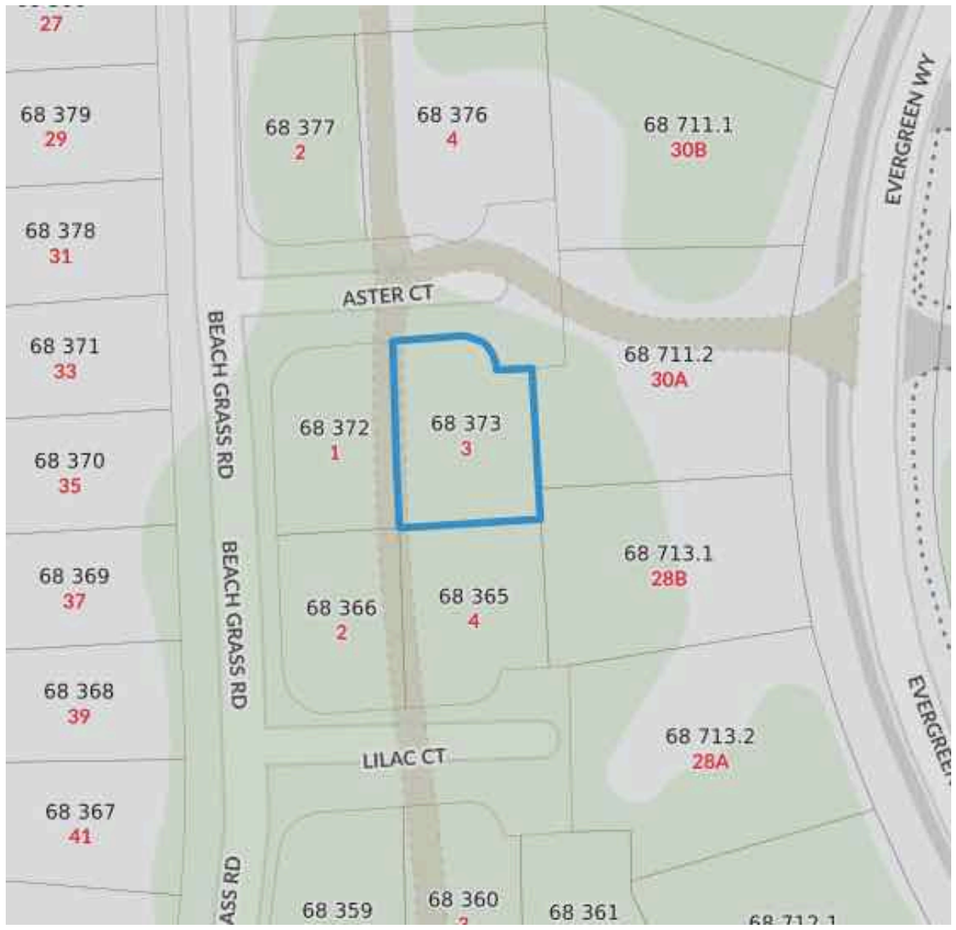
HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single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

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

Affidavit Certifying Completeness of Old Business submission

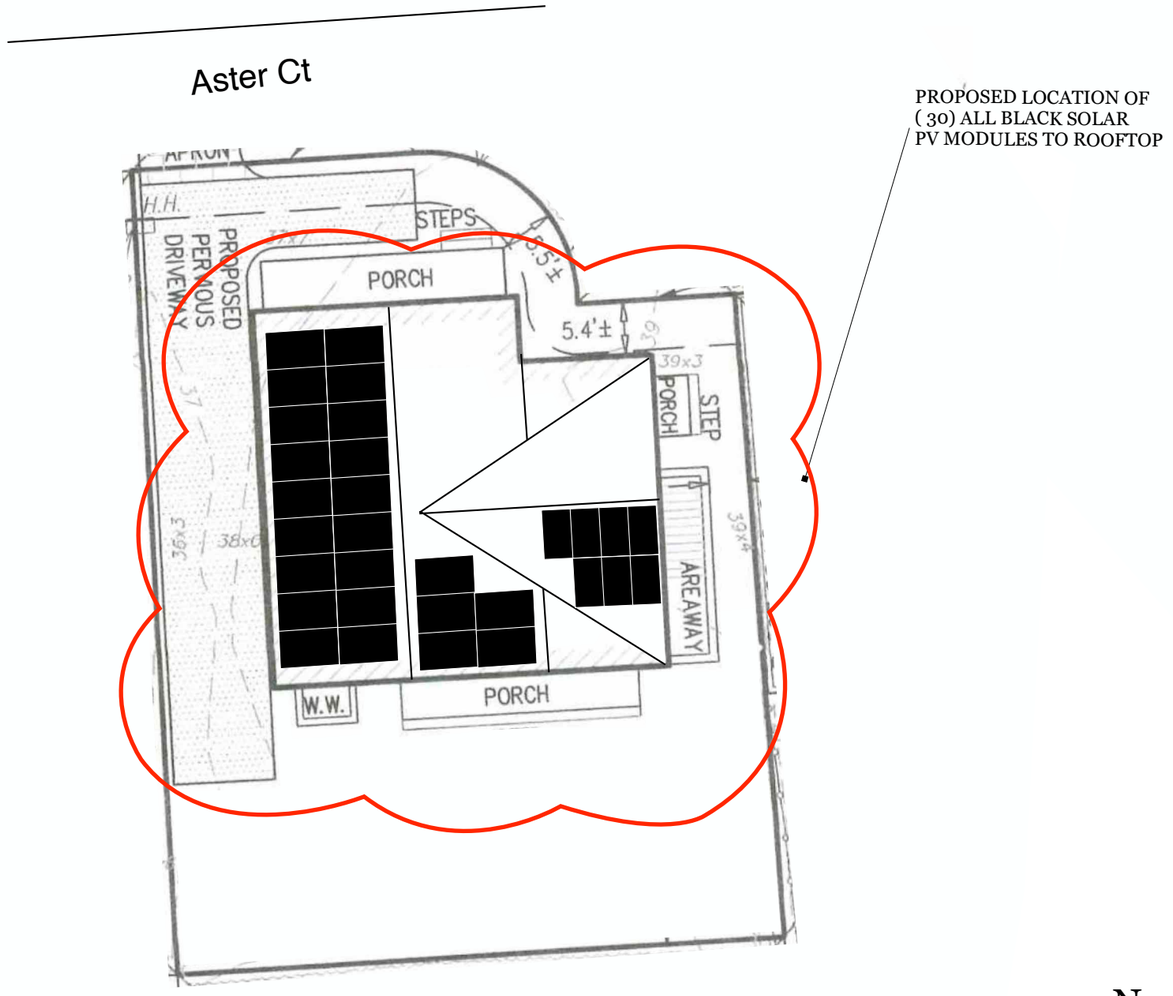
I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: 9/26/24



Locus Map
Scale: Not to scale

Zoning Class: R5
Front Setback: 10ft
Side/Rear Setback: 10ft/5 ft



Site Plan
Scale: 1" = 15”

No panels to be installed on front of house.

N

0 15

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

GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
12.75kW DC, 10.00kW AC

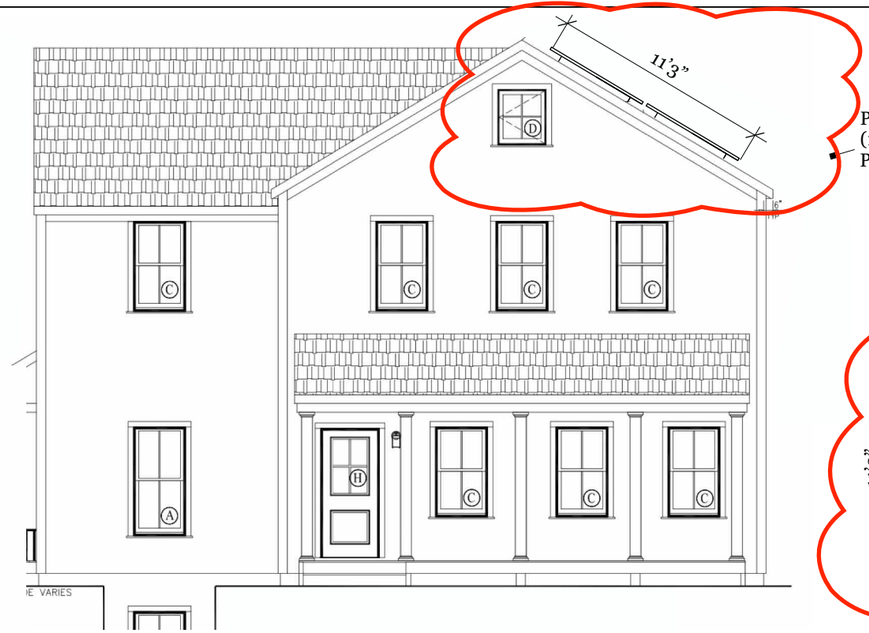
Owner:	Dalibor and Liliana Kovacevic
Site Address:	3 Aster Ct
City, State, Zip:	Nantucket, MA 02554
Map: 68	Parcel: 373

REVISIONS

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

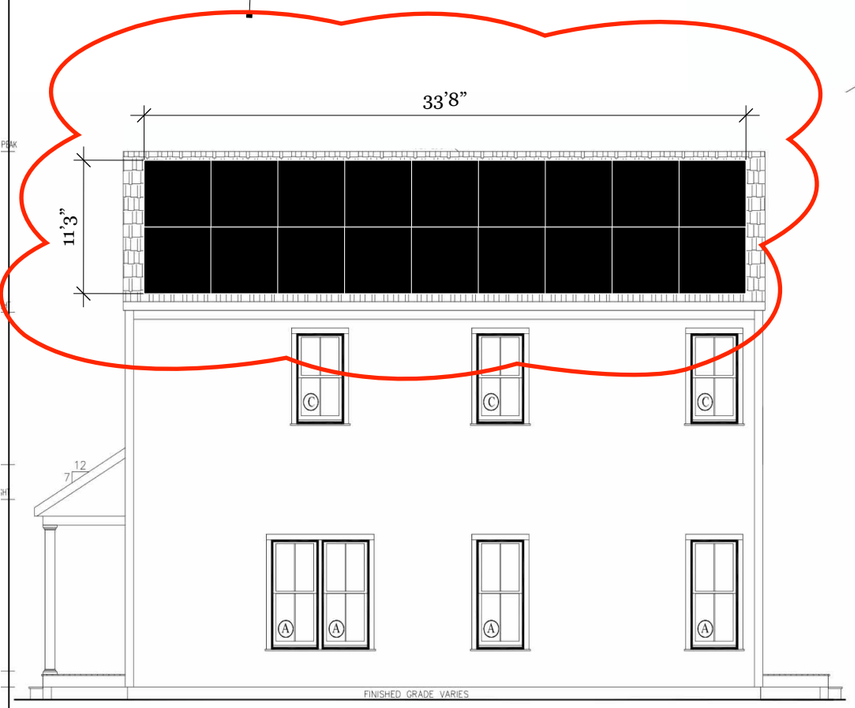
PV 01

NORTH ELEVATION



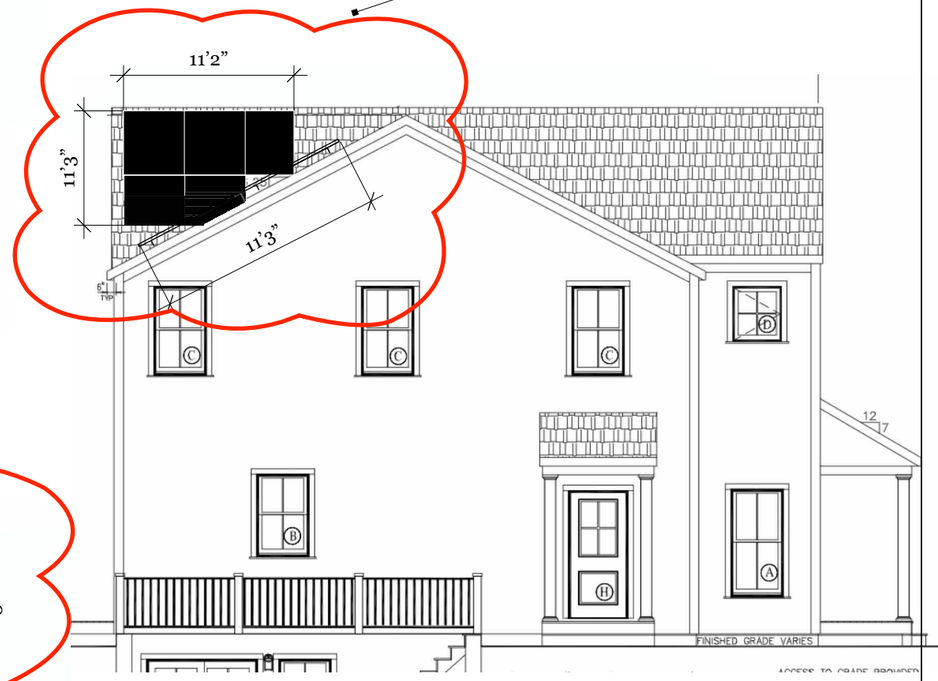
PROPOSED LOCATION OF
(18 OF 30) ALL BLACK SOLAR
PV MODULES TO ROOFTOP

WEST ELEVATION



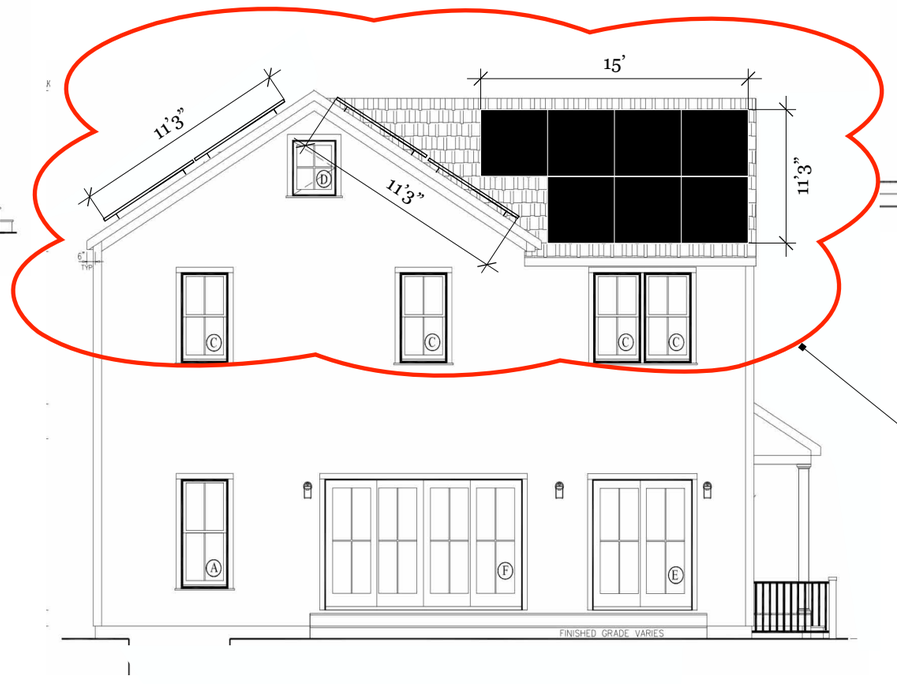
PROPOSED LOCATION OF
(18 OF 30) ALL BLACK SOLAR
PV MODULES TO ROOFTOP

EAST ELEVATION



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

SOUTH ELEVATION



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

Scale: 1/8" = 1' 0"

0 4' 8'

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

ELEVATIONS

ROOFTOP SOLAR ARRAY
12.75kW DC, 10.00kW AC

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

REVISIONS

1	7/10/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 02

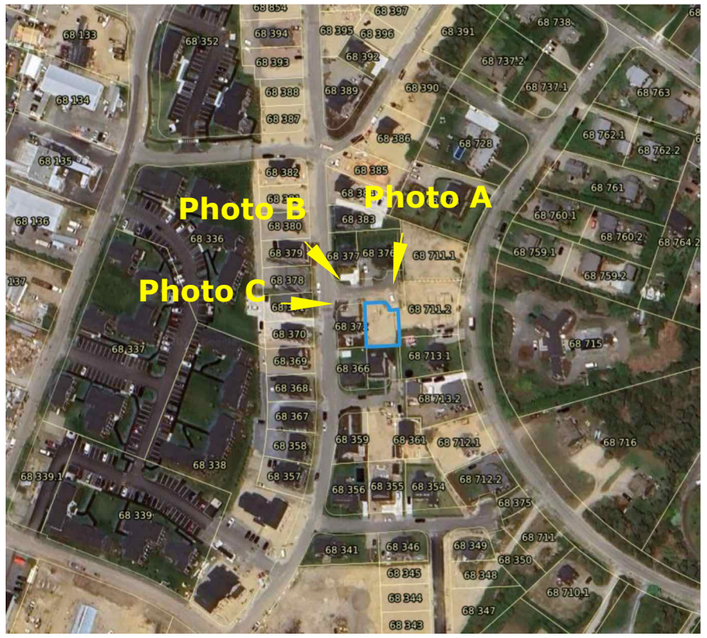




Photo A



Photo C



Photo B

Scale: 1/8” = 1’ 0”

0 4’ 8’

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

PHOTOS

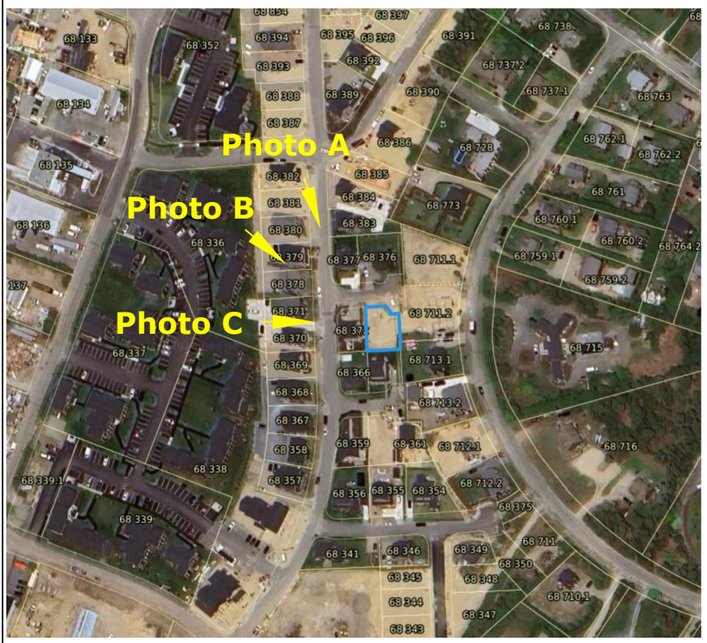
ROOFTOP SOLAR ARRAY
12.75kW DC, 10.00kW AC

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

REVISIONS

1	7/10/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 03



Scale: 1/8” = 1’ 0”



Photo A



Photo C



Photo B

0 4’ 8’

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

ADDITIONAL PHOTOS (HELD FOR VIEW

ROOFTOP SOLAR ARRAY
12.75kW DC, 10.00kW AC

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

REVISIONS

1	7/10/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 04

Q.TRON BLK M-G2+ SERIES

405 - 430 Wp | 108 Cells
22.0 % Maximum Module Efficiency

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.0 %.

A reliable investment

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

Enduring high performance

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

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (8100 Pa) and wind loads (3600 Pa).

Innovative all-weather technology

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

The most thorough testing programme in the industry

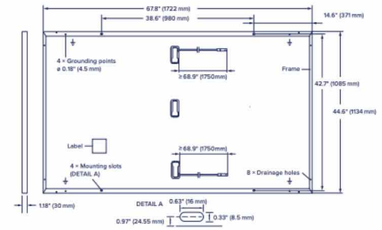
Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

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

Q.TRON BLK M-G2+ SERIES

Mechanical Specification

Format	67.8 in × 44.6 in × 1.18 in (including frame) (1722 mm × 1134 mm × 30 mm)
Weight	46.7 lbs (21.2 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.09-3.98 in × 1.26-2.36 in× 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥68.9 in (1750mm), (−) ≥68.9 in (1750mm)
Connector	Stäubli MC4; IP68

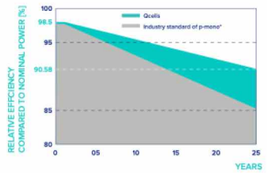


Electrical Characteristics

POWER CLASS			405	410	415	420	425	430
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / −0 W)								
Minimum	Power at MPP[1]	P_{MPP} [W]	405	410	415	420	425	430
	Short Circuit Current[1]	I_{SC} [A]	13.33	13.41	13.49	13.58	13.66	13.74
	Open Circuit Voltage[1]	V_{OC} [V]	37.91	38.19	38.47	38.75	39.03	39.32
	Current at MPP	I_{MPP} [A]	12.69	12.76	12.83	12.91	12.98	13.05
	Voltage at MPP	V_{MPP} [V]	31.93	32.13	32.34	32.54	32.74	32.94
	Efficiency[1]	η [%]	≥20.7	≥21.0	≥21.3	≥21.5	≥21.8	≥22.0
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Minimum	Power at MPP	P_{MPP} [W]	306.1	309.9	313.7	317.5	321.2	325.0
	Short Circuit Current	I_{SC} [A]	10.74	10.81	10.87	10.94	11.00	11.07
	Open Circuit Voltage	V_{OC} [V]	35.96	36.23	36.50	36.77	37.04	37.31
	Current at MPP	I_{MPP} [A]	9.98	10.04	10.10	10.15	10.21	10.27
	Voltage at MPP	V_{MPP} [V]	30.66	30.87	31.07	31.26	31.46	31.65

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

Qcells PERFORMANCE WARRANTY

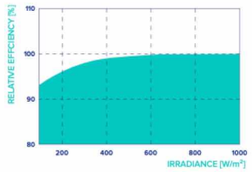


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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

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

PERFORMANCE AT LOW IRRADIANCE



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

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

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC)/1000 (UL)	PV module classification		Class II
Maximum Series Fuse Rating		[A DC]	25	Fire Rating based on ANSI/UL 61730		C / TYPE 2
Max. Design Load, Push/Pull[3]		[lbs/ft²]	113 (5400 Pa)/50 (2400 Pa)	Permitted Module Temperature on Continuous Duty		−40 °F up to +185 °F (−40 °C up to +85 °C)
Max. Test Load, Push/Pull[3]		[lbs/ft²]	169 (8100 Pa)/75 (3600 Pa)			

[3] See Installation Manual

Qualifications and Certificates

UL61730-1 & UL61730-2, CE-compliant, Quality Controlled PV - TÜV Rheinland, IEC 61215:2016, IEC 61730:2016, U.S. Patent No. 9.893.215 (solar cells).

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_405-430_DA_2023-12_Rev02_NA

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

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
12.75kW DC, 10.00kW AC

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

REVISIONS		
1	7/10/24	Submitted for HDC & permitting review.
2		
3		
4		

PV 05

CERTIFICATE NO: 2024-04-10343 DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 12 PARCEL N°. 37

Street & Number of Proposed Work: 106 SQUAM RD

Owner of record: 106 SQUAM RD LLC

Mailing Address: 17 FARNHAM WAY

FARMINGTON, CT 06032

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

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. 2024-04-10343

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

Size of Structure or Addition: Length: 16'-0" Sq. Footage 1st floor: 200 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 12'-6" Sq. footage 2nd floor: _____ Size: _____ ☐ 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 16'-0" South 16'-0" East 16'-0" West 16'-0"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation PROPOSED SHED
3. West Elevation CONSTRUCTION
4. North Elevation

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 0'-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 /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) PAINTED GRAY PMS 423

Leaders (material and size): _____

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

☐ Other _____

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

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other PMS 423

C. Dimensions: Fascia 0'-5 1/2" Rake 0'-5 1/2" Soffit (Overhang) NONE Corner boards 0'-5 1/2" Frieze _____

Window Casing 0'-3 1/2" Door Frame 0'-4 1/2" Columns/Posts: Round _____ Square 0'-7"

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

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

Doors* (type and material): ☐ TDL ☒ SDL Front 2-PANEL (6 LITE) Rear _____ Side 2-PANEL (6-LITE) BARN DOORS

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 GRAY PMS 423 Sash GRAY PMS 423 Doors GRAY PMS 423

Deck NATURAL TO WEATHER Foundation PARGED (GRAY) Fence _____ Shutters _____

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

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

Date 3/12/24 Signature of owner of record _____ Signed under penalties of perjury

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road: September 23, 2024
X	Address & HDC Case Number (ie HDC2020-05-0265): 106 Squam Rd SHED #HDC2024-04-10343
X	Copy of Minutes (application item circled) Notes Attached
x	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
X	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 8/1/24

JULY 9, 2024 HDC MEETING NOTES FOR **106 SQUAM RD**

SHED NEW CONSTRUCTION

The main concern was it did not look like a shed.

Removed the porches

Replaced the french door sliders.

Added pergola to break up the height. Desire to store paddle boards so we want the height.



Property Information

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

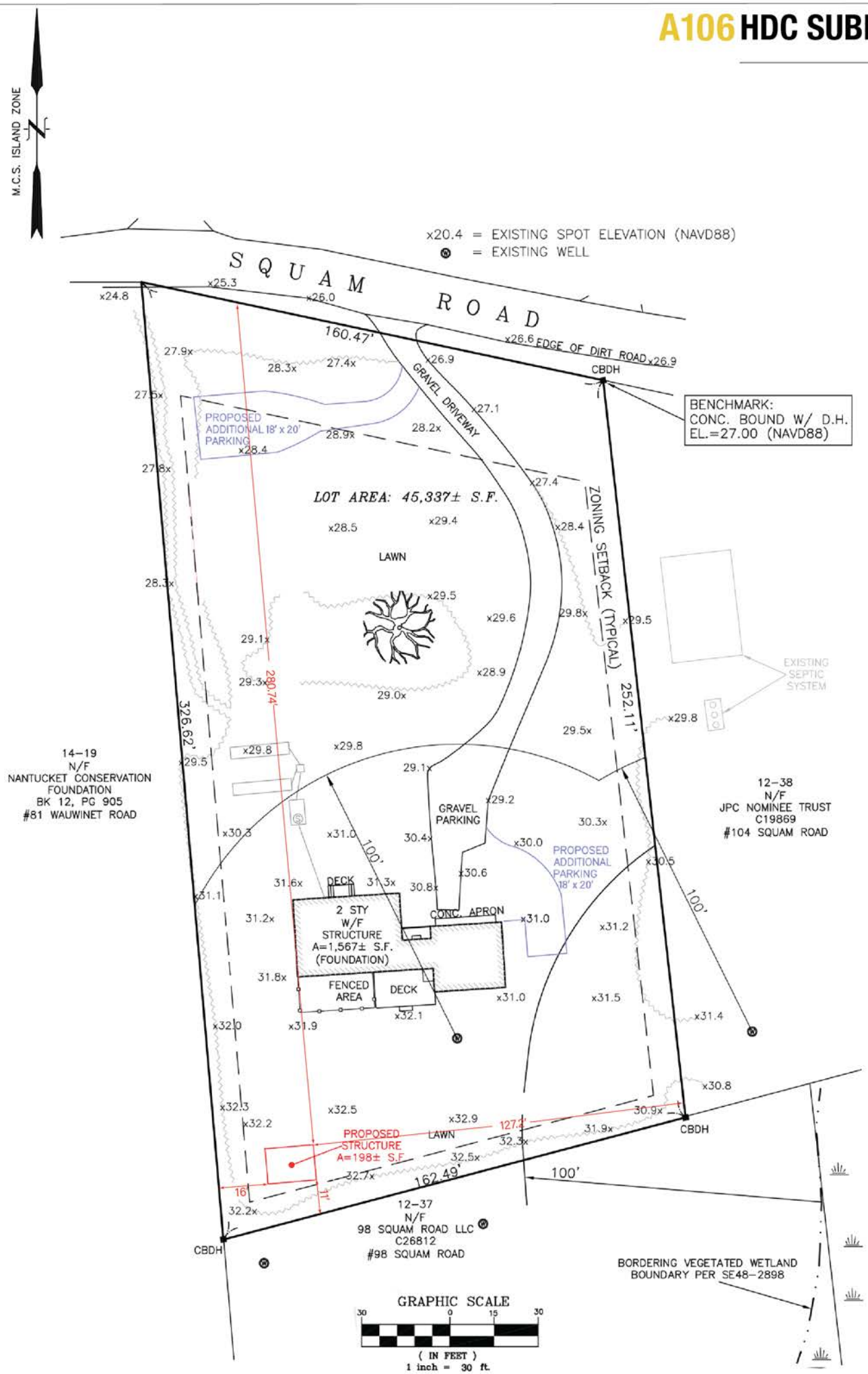
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

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



S1

DATE
2-24-24
DESCRIPTION
Distance from Lot Line Measurements
DRAWING #
E-102

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



1. FACING WEST



2. FACING SOUTH



4. OVERHEAD

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

C106

SHED

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





NORTH ELEVATION

SCALE: 1/4" = 1'-0"
(facing rear of existing house)

NOT TO SCALE

S1

DATE
8-14-24

DESCRIPTION
NORTH ELEVATION

DRAWING #
D-101

C106
SHED

OWNER
106 Squam Rd LLC

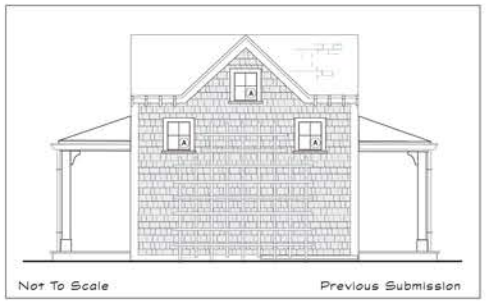
DESIGN
Studio1group LLC

STRUCTURAL
Maine Mntn Homes

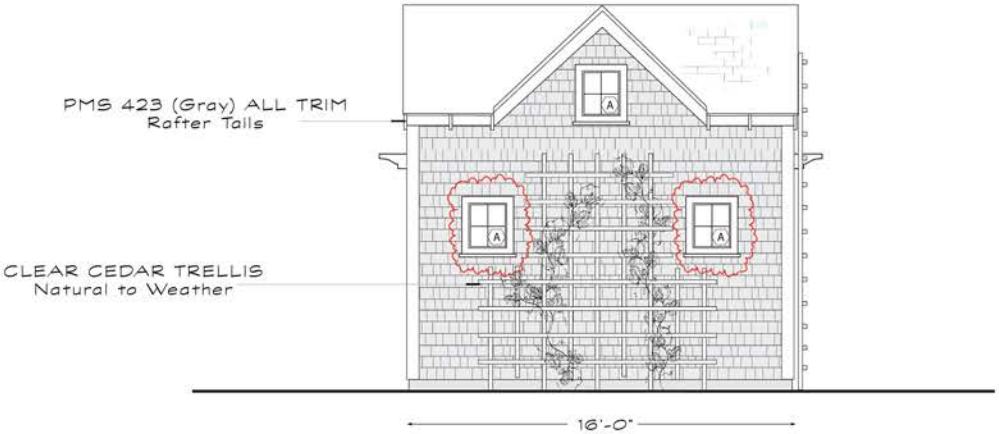
CONTRACTOR
Wayne Elliott/Owner

SURVEYOR
Arthur Gasbarro

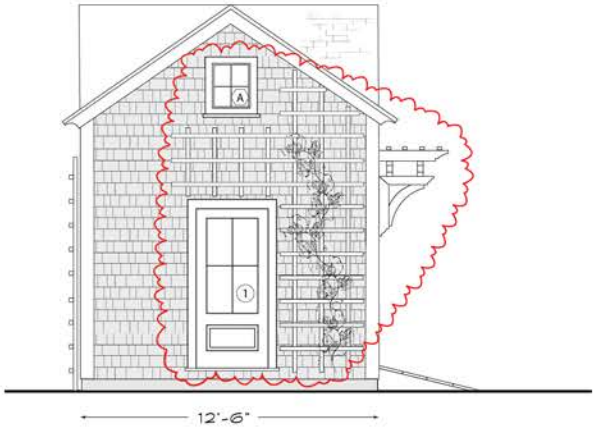




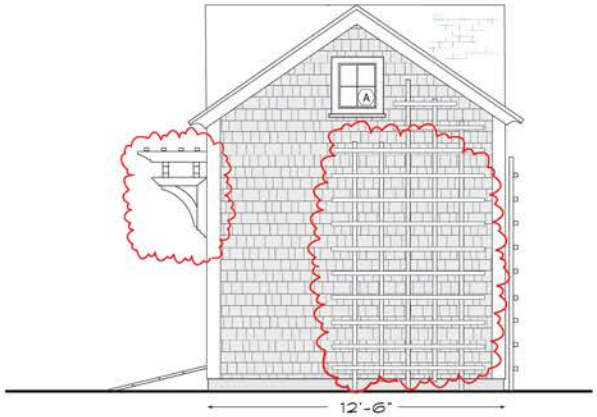




SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
(facing rear of property)



EAST ELEVATION
SCALE: 1/4" = 1'-0"
(facing tertiary)



WEST ELEVATION
SCALE: 1/4" = 1'-0"
(Up against and facing preservation)

NOT TO SCALE

DATE
8-14-24

DESCRIPTION
SOUTH EAST & WEST ELEVATIONS

DRAWING #
D-102

FRONT ELEVATIONS

G106 HDC REVISION SUBMISSION

106 SQUAM ROAD

OWNER
106 Squam Rd LLC

DESIGN
Studio1group LLC

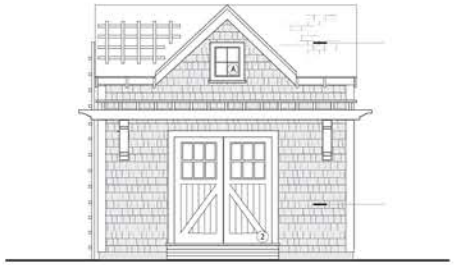
STRUCTURAL
Maine Mntn Homes

CONTRACTOR
Wayne Elliott/ Owner

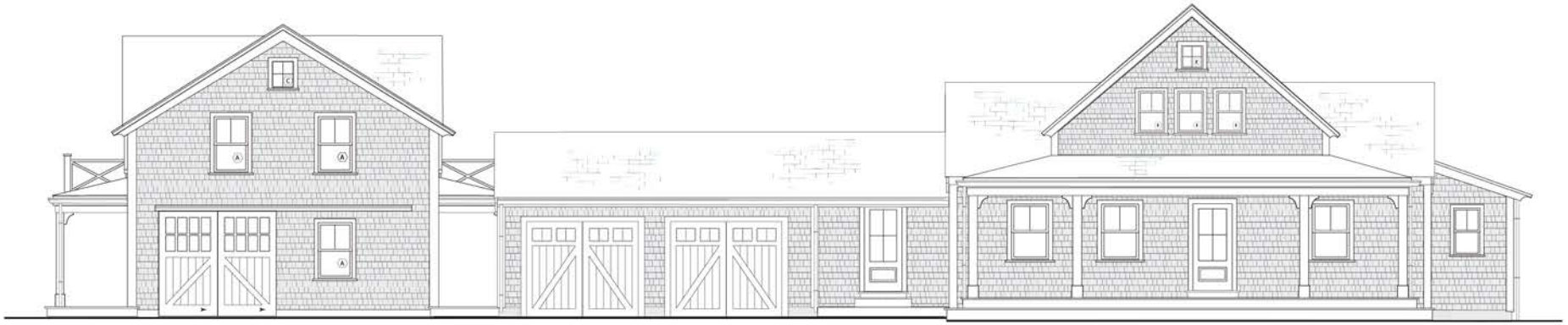
SURVEYOR
Arthur Gasbarro



SECONDARY DWELLING
A106



SHED
C106



TERTIARY DWELLING
B106

EXISTING DWELLING (future proposal)
D106

S1

DATE
8-1-24

DESCRIPTION
ALL FRONT ELEVATIONS

DRAWING #
G-106

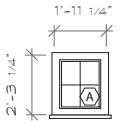
TO PROPORTION : NOT TO SCALE

C106
SHED

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

Window Schedule

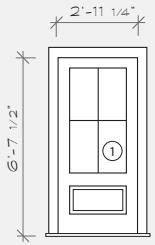
Type Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	Model	U-Value	Design Pressure	Comments
A	6	1'- 11 1/4"	2'- 3 1/4"	2'- 0"	2'- 4"	Anderson Corporation	A Series AAN2024	<=0.3	>=30	



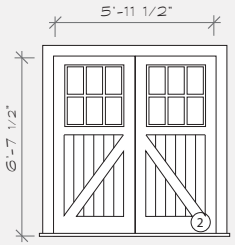
AWNING (4 Lite)
GRAY SASH PMS 423
PMS 423 TRIM
(matches existing house)

Door Schedule

Type Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	Model	U-Value	Design Pressure	Comments
1	1	2'- 11 1/4"	6'- 7 1/2"	3'- 0"	6'- 8"	Custom				
2	1	5'- 11 1/2"	6'- 7 1/2"	6'- 0"	6'- 8"	Custom				



2-PANEL SLIDER (6 Lite)
GRAY SASH PMS 423 Gray
PMS 423 Gray TRIM
(matches existing house)



BARN DOOR
PMS 423 Gray
(matches existing house)

NOT TO SCALE

DATE
8-14-24
DESCRIPTION
Window & Door Schedule
DRAWING #
D-103

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: 9/12/2024
	HDC Case Number (ie HDC2020-05-0265): Address : 12A pequot Garage
	Copy of Minutes (application item circled)
	Reduced (8 ½ x 11) copy of application
	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Three (3) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
	One set reduced plans: 8 ½ x11
	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: 2024 03 10176 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:2024 03 10176 B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: _____ Date: 9.12.2024

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., 1972, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

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

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°: 20

Street & Number of Proposed Work: 12.5 PEQUOT ST.

Owner of record: 869 WORCESTER ST

Mailing Address: Wellesley, MA 02482

RIVERVIEW Crossing LLC

Contact Phone #: 781-254-7640 E-mail: [illegible] Net

AGENT INFORMATION (if applicable)

Name: MICHAEL McKAY

Mailing Address: 35 BRYANT ST

DEDHAM, MA 02026

Contact Phone #: 617-966-6850 E-mail: MIKE@MCKAY ARCHITECTS.Net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

GARAGE

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 30' Sq. Footage 1st floor: 840 Decks/Patio: Size: 5'x14' ☐ 1st floor ☑ 2nd floor

Width: 28' Sq. footage 2nd floor: 840 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 10" South 10" East 10" West 10"

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 6 /12 Secondary Mass ____/12 Dormer ____/12 Other _____

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

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): 3" COPPER

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

☐ Other _____

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

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

C. Dimensions: Fascia 10" Rake 8/6" Soffit (Overhang) 18" Corner boards 5/4x6" Frieze 10"

Window Casing 5/4x5 Door Frame 5/4x5 Columns/Posts: Round ____ Square ____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other VINYL CLAD WOOD

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

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

Garage Door(s): Type WOOD Material WOOD

Hardscape materials: Driveways STONE Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL

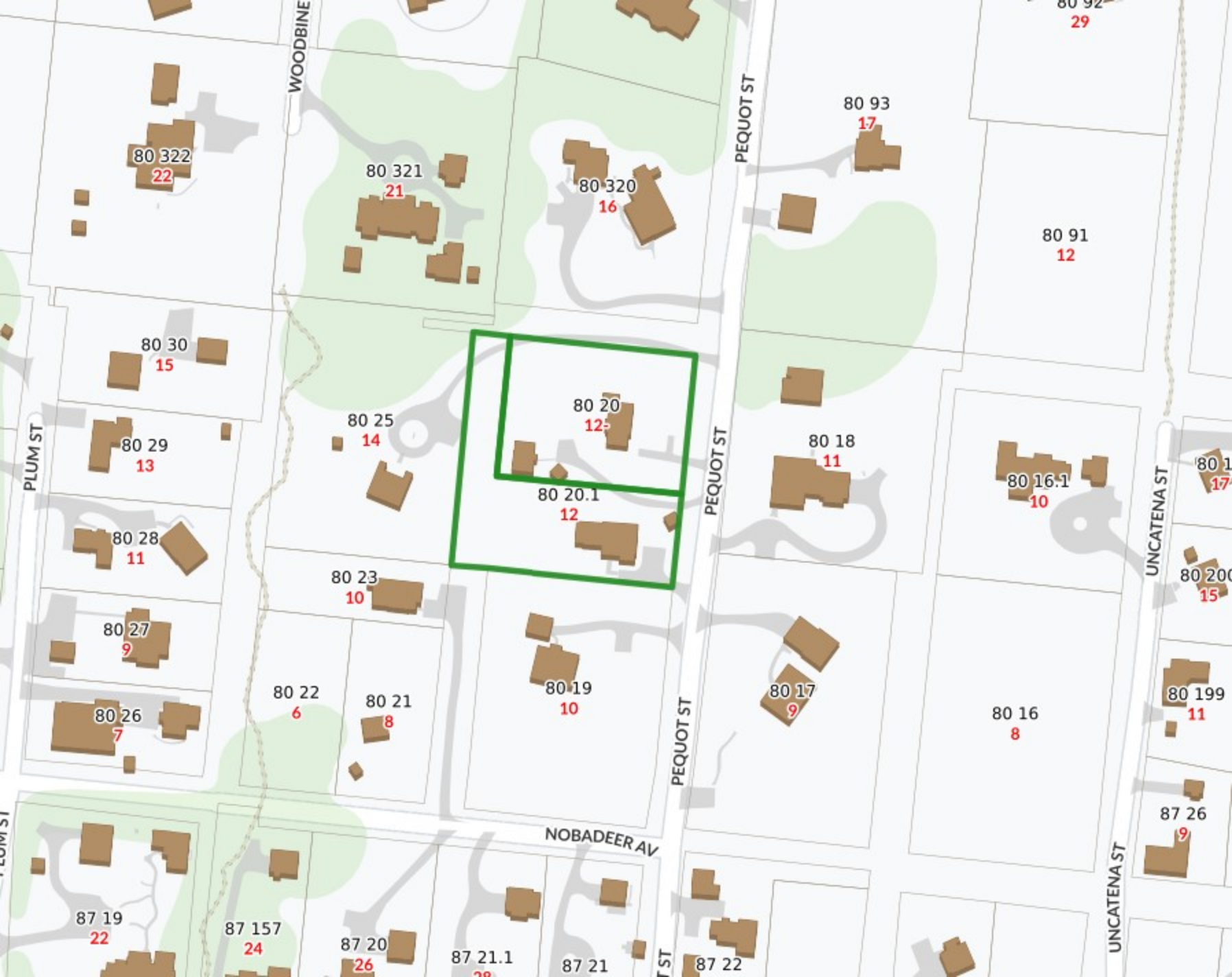
Trim WHITE Sash WHITE Doors WHITE

Deck _____ Foundation CONC Fence _____ Shutters _____

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

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

Date 3/14/2024 Signature of owner of record D Pelmont Signed under penalties of perjury


WOODBINE
PEQUOT ST
PLUM ST
UNCATENA ST
NOBADEER AV
80 322
22
80 321
21
80 320
16
80 93
17
80 91
12
80 30
15
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13
80 25
14
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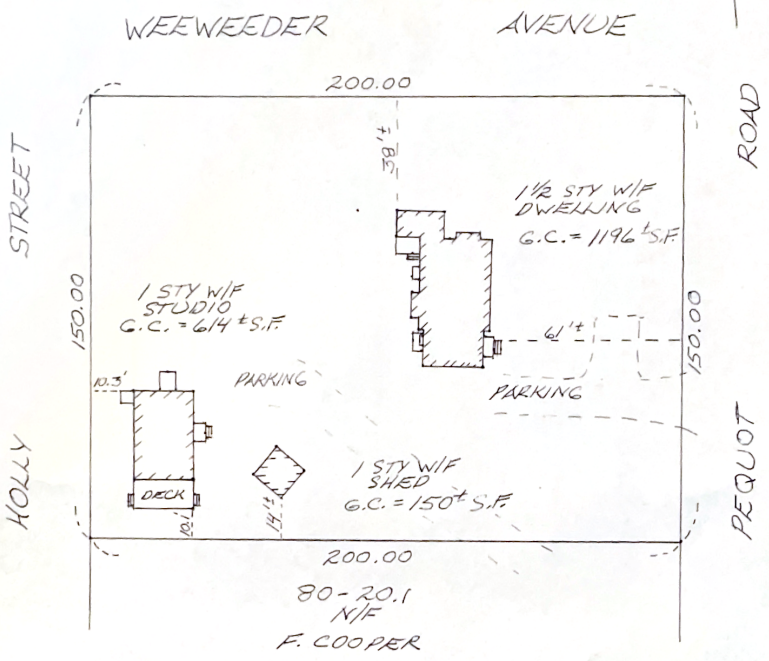
7
80 199
11
87 26
9
87 19
22
87 157
24
87 20
26
87 21.1
87 21
87 22

ZONING CLASSIFICATION: . . R-2

		EXISTING:
MIN. AREA:	20,000 S.F.	30,000 ± S.F.
MIN. FRONTAGE:	25 FT.	SEE PLAN
FRONT YARD S.B.:	30 FT.	"
REAR & SIDE S.B.:	10 FT.	"
GROUND COVER (%):	12.5%	"



I CERTIFY, AS OF : JULY 16, 2003 , THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

COMMONWEALTH OF MASSACHUSETTS CHARLES W. HART REGISTERED LAND SURVEYOR

PROFESSIONAL LAND SURVEYOR

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

ASSESSOR MAP: . 80 . . , PARCEL: . 20 . .

NOT TO BE RECORDED.

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1" = 40' DATE: JULY 16, 2003

Owner: . FAITH. COOPER . . . . . LOT 2

Deed: BK. 134. PG. 262 Plan BK. 25. PG. 98

Locus . 12 - PEQUOT . STREET.

CHARLES W. HART & ASSOCIATES, Inc.
SANFORD BOAT BUILDING
49 SPARKS AVENUE
NANTUCKET, MASS. 02554
(508) 228-8910

H-6130

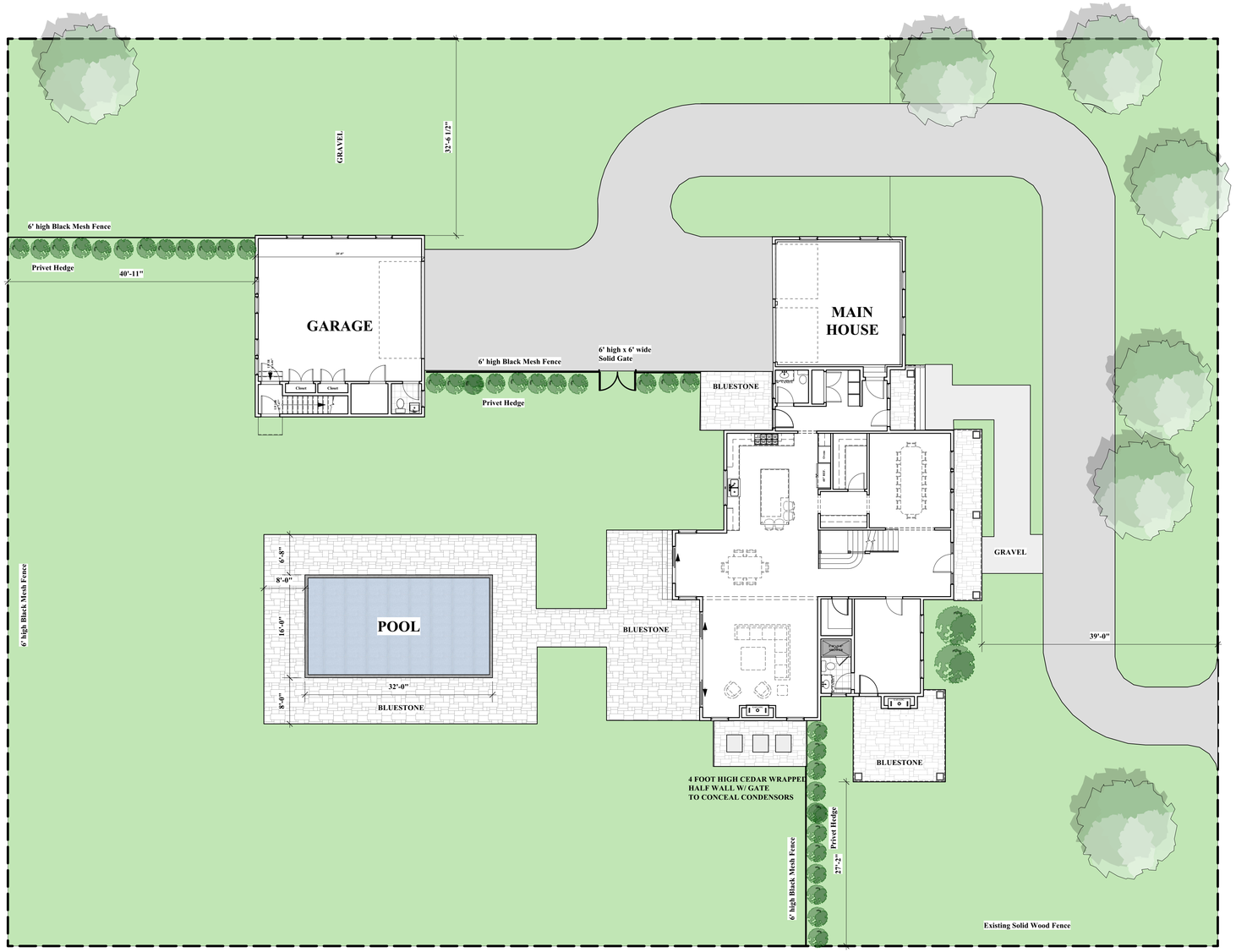
C:\JOBS\CWH\BLP

North

Weeweeder Avenue

Holly Street

Pequot Street



1 / L-1.1 **Architectural Site Plan**
1" = 10'-0"

4.9.2024

BEHREND Residence

12.5 Pequot Street
NANTUCKET, MA

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

p: 781.326.5400

www.mckayarchitects.net

REGISTERED ARCHITECT
MICHAEL L. MCKAY
NO. AR 6947
COMMONWEALTH OF MASSACHUSETTS

REV #	DATE	ISSUANCE
1	10/13/2023	First Draft
2	10/19/2023	Second Draft
3	11/19/2023	Historical Submission
4	03/14/2024	Historical Submission
5	05/06/2024	Front Elevation
6	05/15/2024	Elevations
7	07/18/2024	Revisions
8	08/19/2024	Revisions

OWNERSHIP & USE OF DOCUMENTS

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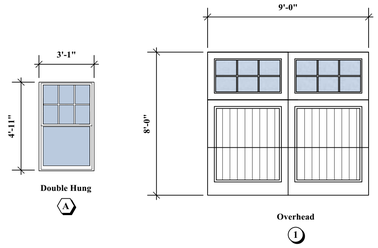
Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

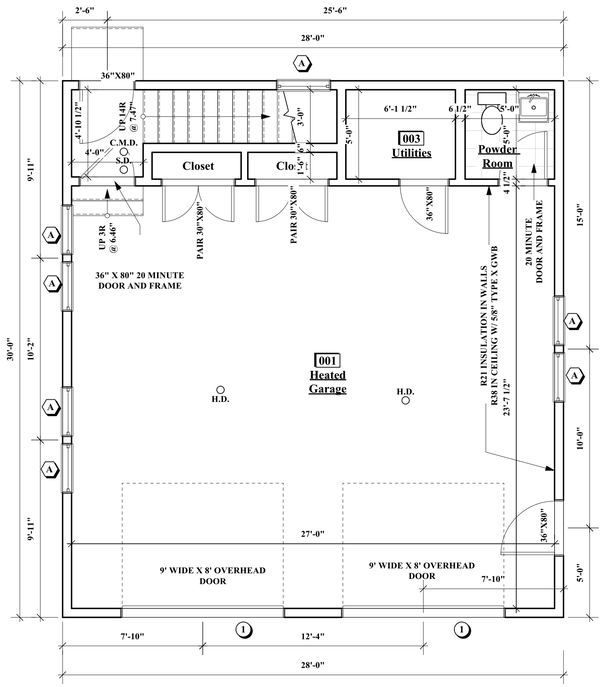
Architectural Site Plan

JOB NO	
DATE	11/13/2023
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

L-1.1

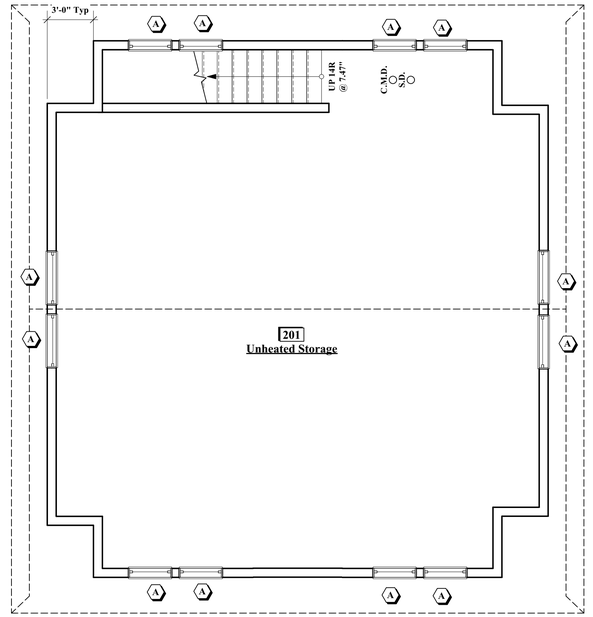


North



1 A-1.1 **First Floor Plan**

1/4" = 1'-0"



2 A-1.1 **Second Floor Plan**

1/4" = 1'-0"

New Garage

12A
Pequot Road
Nantucket, MA

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

ph:781.326.5400
www.mckayarchitects.net

REGISTERED ARCHITECT MICHAEL L. McKAY NO. AR 6947 COMMONWEALTH OF MASSACHUSETTS

REV #	DATE	ISSUANCE

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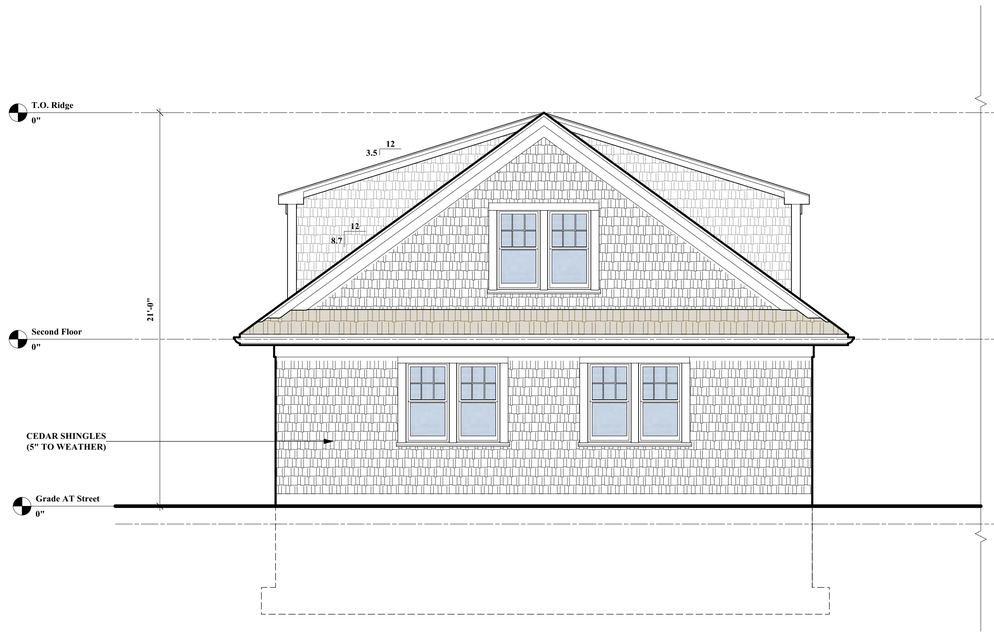
Detached Garage Floor Plans

JOB NO	
DATE	09.12.2024
DWG BY	RJM
CKD BY	MLM
SCALE	1/4"=1'-0"

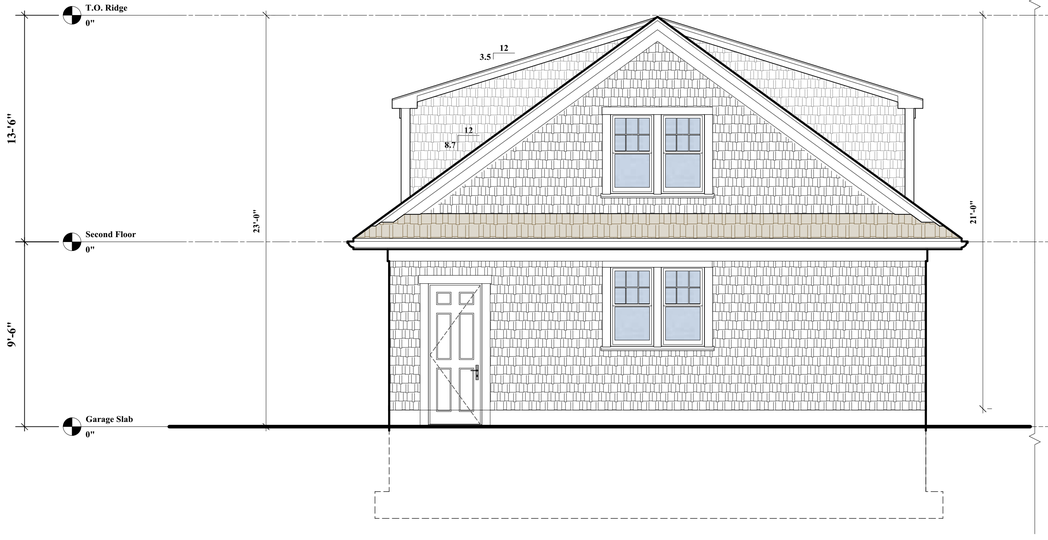
A-1.1



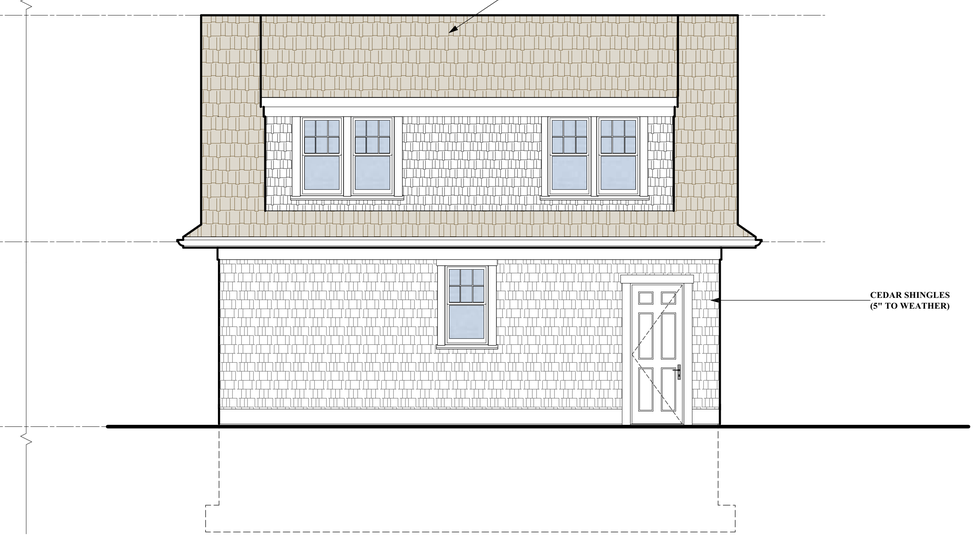
1 A-2.1 **South Elevation**
1/4" = 1'-0"



2 A-2.1 **East Elevation**
1/4" = 1'-0"



3 A-2.1 **North Elevation**
1/4" = 1'-0"



4 A-2.1 **West Elevation**
1/4" = 1'-0"

New Garage

12A
Pequot Road
Nantucket, MA

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

ph:781.326.5400
www.mckayarchitects.net

REGISTERED ARCHITECT
MICHAEL L. McKAY
NO. AR 6947
COMMONWEALTH OF MASSACHUSETTS

REV #	DATE	ISSUANCE

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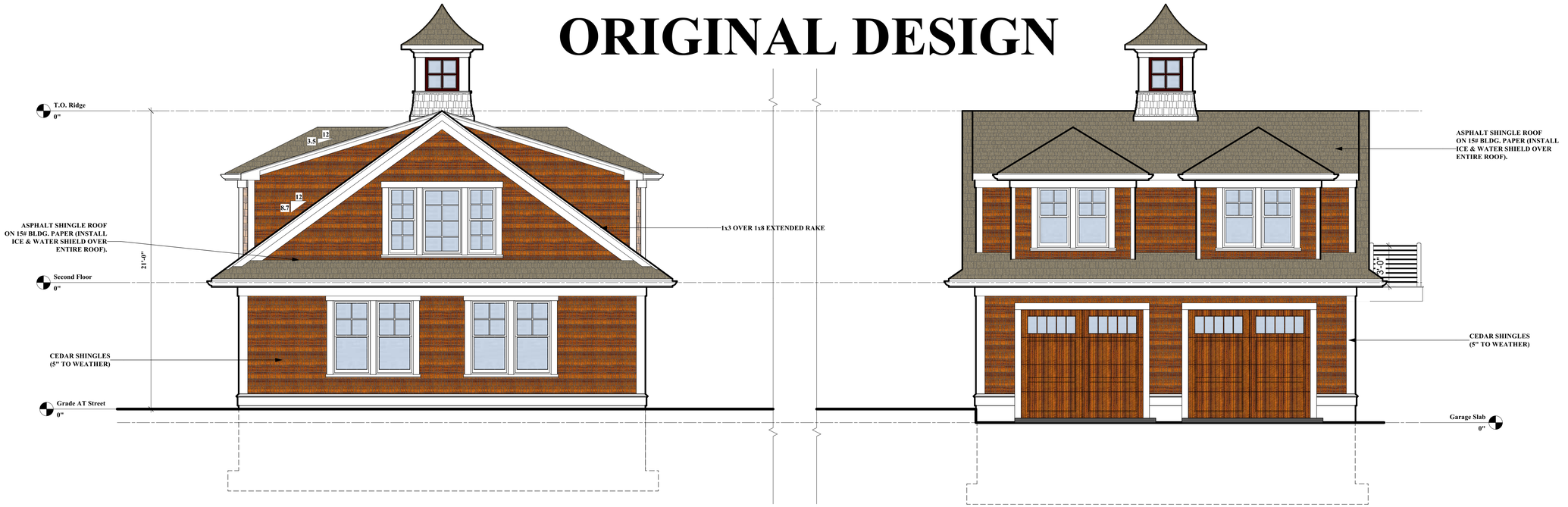
Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

Detached Garage Elevations

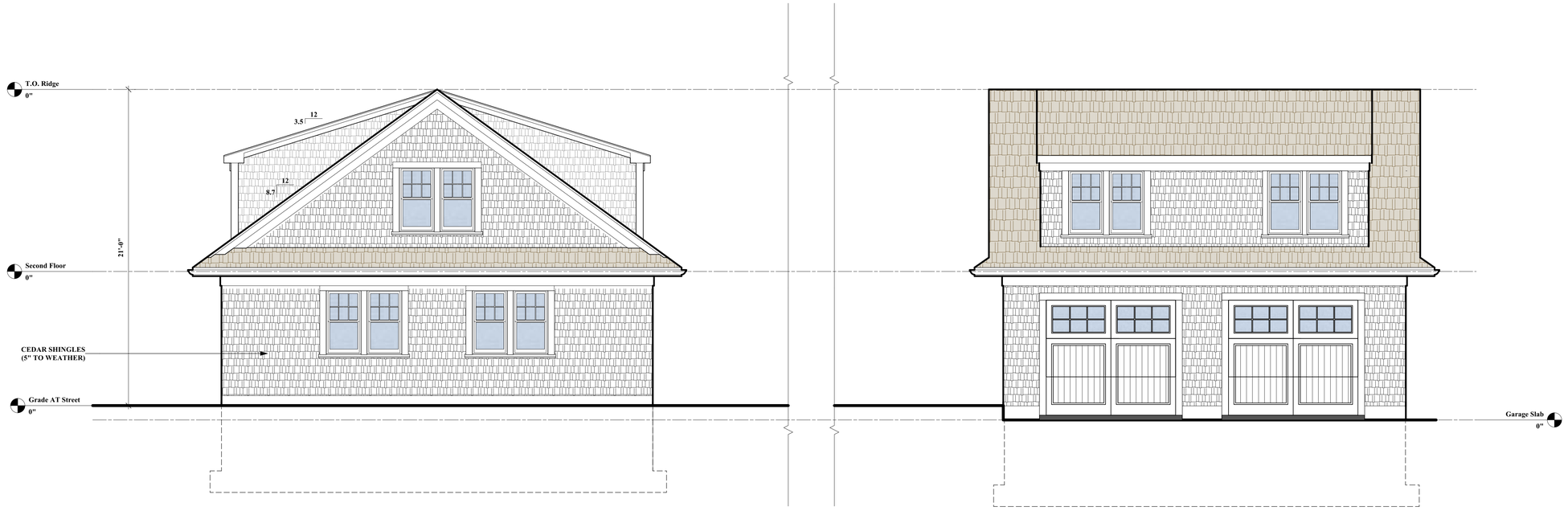
JOB NO	
DATE	09.12.2024
DWG BY	RJM
CKD BY	MLM
SCALE	1/4"=1'-0"

A-2.1

ORIGINAL DESIGN



2 A-2.1 **Right Side Elevation**
1/4" = 1'-0"



1 A-2.1 **South Elevation**
1/4" = 1'-0"

2 A-2.1 **East Elevation**
1/4" = 1'-0"

New Garage

12A
Pequot Road
Nantucket, MA

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

ph:781.326.5400
www.mckayarchitects.net

REGISTERED ARCHITECT
MICHAEL L. McKAY
NO. AR 6947
COMMONWEALTH OF MASSACHUSETTS

REV #	DATE	ISSUANCE

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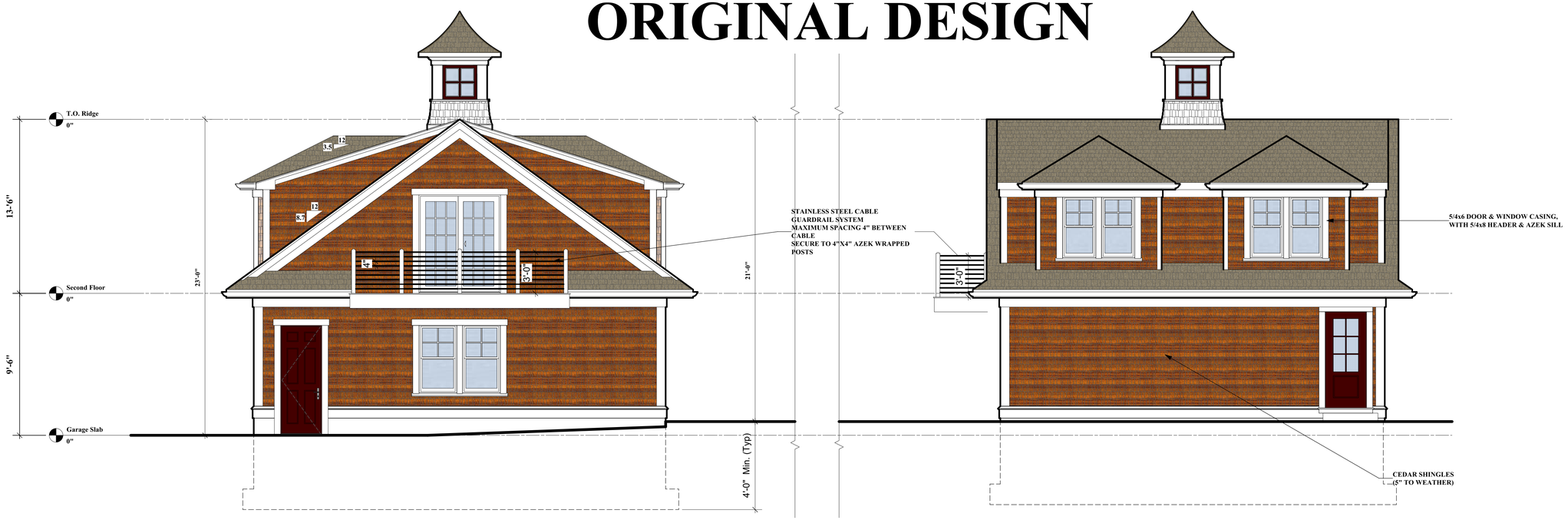
Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

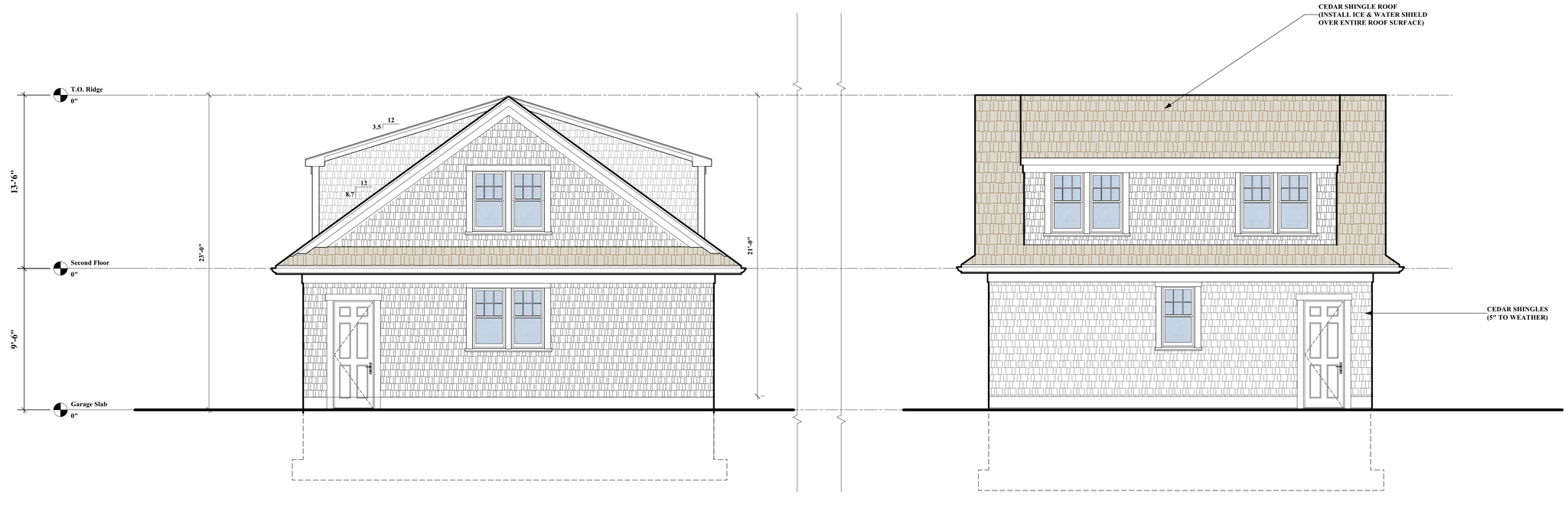
Comparison 1

JOB NO	
DATE	09.12.2024
DWG BY	RJM
CKD BY	MLM
SCALE	1/4"=1'-0"

A-2.1a

ORIGINAL DESIGN





3 A-2.1 **North Elevation**
1/4" = 1'-0"

4 A-2.1 **West Elevation**
1/4" = 1'-0"

New Garage

12A
Pequot Road
Nantucket, MA

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

ph:781.326.5400
www.mckayarchitects.net

REGISTERED ARCHITECT MICHAEL L. MCKAY NO. AR 6947 COMMONWEALTH OF MASSACHUSETTS

REV #	DATE	ISSUANCE

OWNERSHIP & USE OF DOCUMENTS

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Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

COMPARISON 2

JOB NO	
DATE	09.12.2024
DWG BY	RJM
CKD BY	MLM
SCALE	1/4"=1'-0"

A-2.1b

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 137

Street & Number of Proposed Work: 13 Nancy Ann Lane

Owner of record: 13 and 15 Nancy Ann Lane LLC

Mailing Address: 800 Boylston St. 30th Floor
Boston, MA, 02199

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 Mixed Used Building

Size of Structure or Addition: Length: 131'-0" Sq. Footage 1st floor: 6,756 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 64'-0" Sq. footage 2nd floor: 6,756 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 29'-11½" South " East " West "

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 7 /12 Secondary Mass 6 /12 Dormer 4.5 /12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) Wood and Metal

Leaders (material and size): Wood and Metal

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☑ Other Shingle / Wood Board and Batten

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing 2" Door Frame 2" Columns/Posts: Round _____ Square _____

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall WOOD - Natural Clapboard (if applicable) N/A Roof Dove Grey
Trim Natural Sash Black Doors Dove Grey
Deck N/A Foundation Natural Fence n/a Shutters Black

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

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

Date 10/3/24 Signature of owner of record _____ Signed under penalties of perjury

ADDRESS: 13 Nancy Ann Lane
DATE HEARD: 08.27.2024
SITTING BOARD: Oliver, Pohl, Camp, MacLeod, 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: 10.03.2024
☑	Address & HDC Case Number (ie HDC2020-05-0265): HDC2024-XX-XXXX
☑	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: HDC2023-XX-XXXX B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: HDC2023-XX-XXXX B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

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

Affidavit Certifying Completeness of Old Business submission

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

Signature: Michael Clancy Date: 10.03.2024

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 8.27.24

13 Nancy Ann Lane

Emeritus LTD

68 / 137

New Mixed-Use Building

Sitting Board: Oliver, Pohl, Camp, MacLeod

Chair: Welch Alternate: None

Oliver: Dormers make the building feel like a lower mass, but not at the same time. Likes shutters – a nod to residential. Fundamentally, still one big building/mass. Design to change significantly.

Camp: Likes the push and pull of the recent massing/building, but thinks it may need to be 2 buildings.

Pohl: This iteration has changed. Still too much of a box. Moving in the right direction – but still a ways to go.

McLeod: Appreciate the presentation – still needs change.

Welch: Appreciate the changes, but thinks is too big of a structure, and needs to turn into 2 buildings.

Motion for Revisions

Roll Call Vote: Carried 5-0

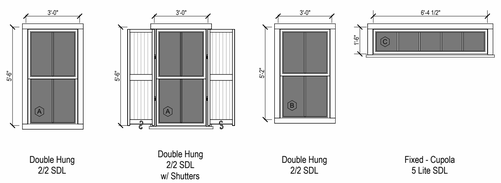
13 Nancy Ann Lane - Mixed Use Project

13 Nancy Ann Lane
Nantucket, MA 02554

HDC Old Business Submission 10.03.2024



Locus Map



Double Hung 2/2 SDL

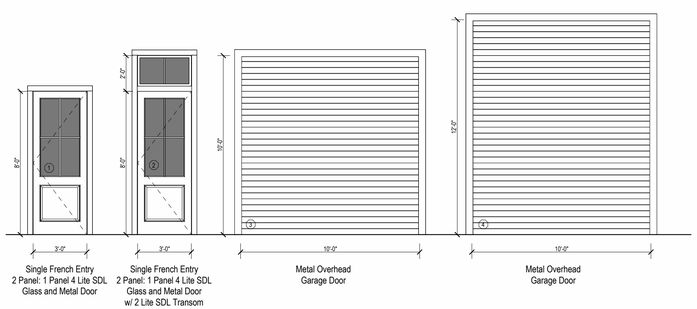
Double Hung 2/2 SDL w/ Shutters

Double Hung 2/2 SDL

Fixed - Cupola 5 Lite SDL

Window Legend

1/4" = 1'-0"



Single French Entry 2 Panel: 1 Panel 4 Lite SDL Glass and Metal Door

Single French Entry 2 Panel: 1 Panel 4 Lite SDL Glass and Metal Door w/ 2 Lite SDL Transom

Metal Overhead Garage Door

Metal Overhead Garage Door

Door Legend

1/4" = 1'-0"



East Elevation



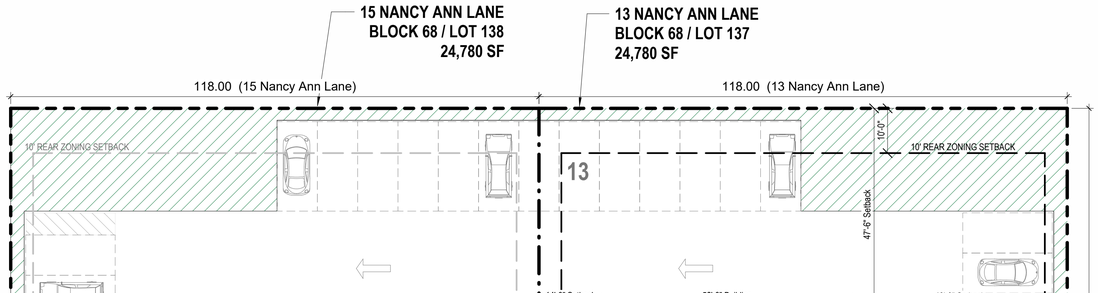
South Elevation



West Elevation



North Elevation



NANCY ANNE LANE
PRIVATE 50.00 WIDE

Site Plan - 13 Nancy Ann Lane

1/16" = 1'-0"

2329

13 Nancy Ann Lane - Mixed Use Project

13 Nancy Ann Lane
Nantucket, MA 02554

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

Cover Sheet

Site Information

Map & Parcel:	68 / 137
Current Zoning:	CTEC
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'
Lot Size:	24,780 SF (13 Nancy Ann)
Min. Lot Size:	10,000 SF
Allowable G.C.:	9,912 SF (40%)
Existing G.C.:	0 SF
Proposed G.C.:	6,756 SF (27.26%)
Total Proposed G.C.:	6,756 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.101 Cover Sheet
A.101 Floor Plans - 13 Nancy Ann Lane
A.201 Exterior Elevations - 13 Nancy Ann Lane
A.202 Exterior Elevations - 13 Nancy Ann Lane
A.301 Exterior Perspectives - 13 Nancy Ann Lane

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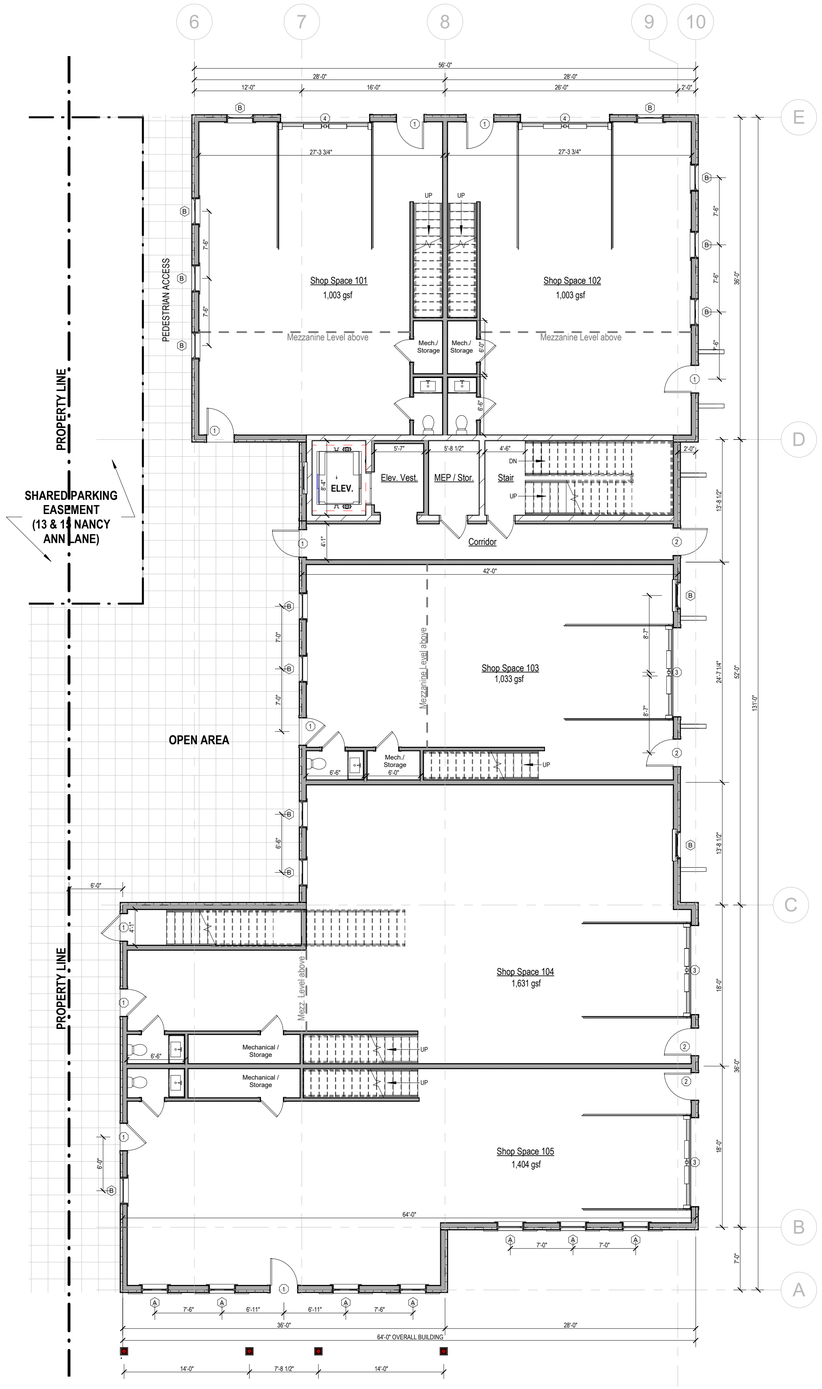
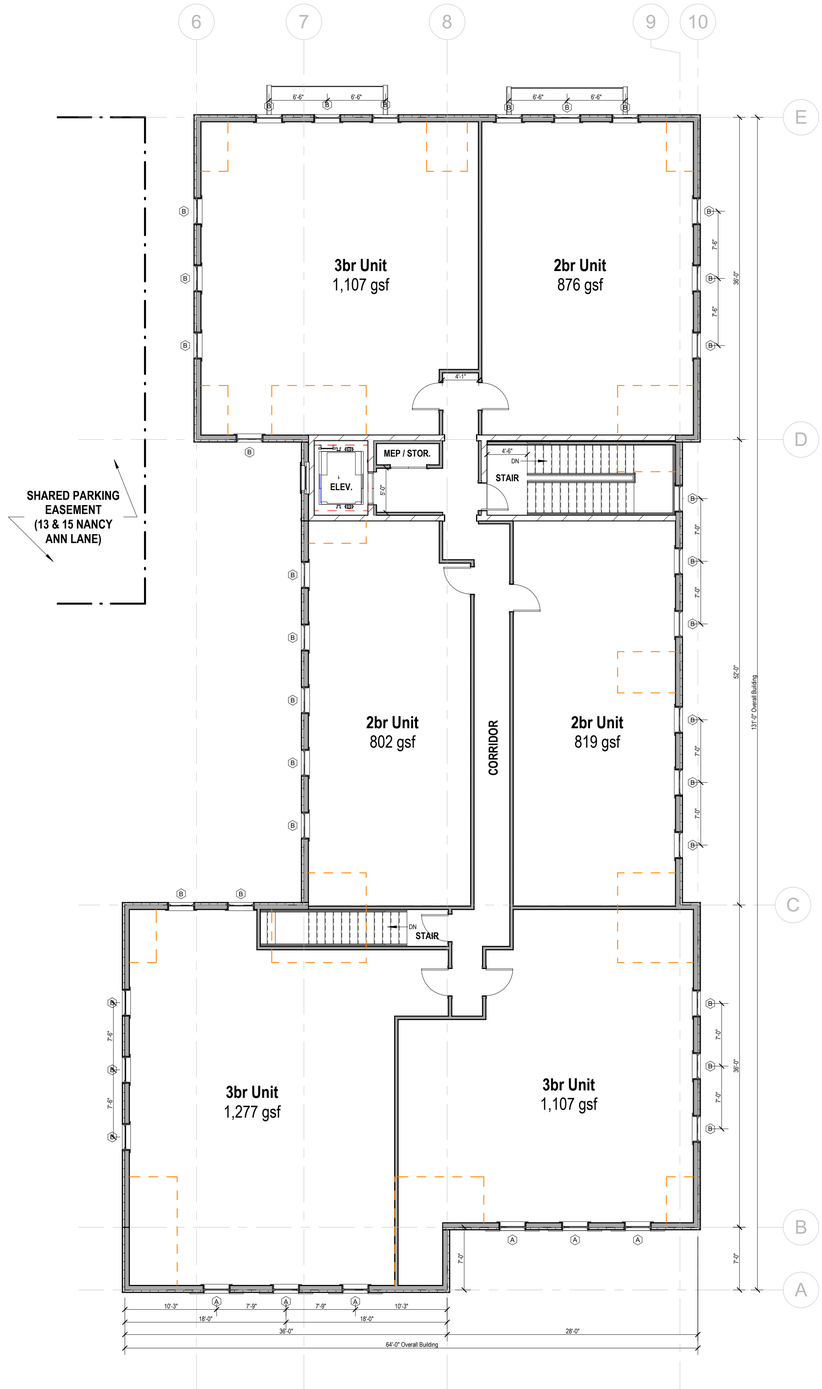
G.101
2329

HDC Old Business Submission 10.03.2024



First Floor Plan_13 Nancy Ann Lane

1/8" = 1'-0"



Second Floor Plan_13 Nancy Ann Lane

1/8" = 1'-0"

2329

13 Nancy Ann Lane - Mixed Use Project

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Floor Plans - 13 Nancy Ann Lane

Site Information

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A.101

2329

10.03.2024

HDC Old Business Submission



South Elevation - Proposed - 13 Nancy Ann Lane

3/16" = 1'-0"



East Elevation - Proposed - 13 Nancy Ann Lane

3/16" = 1'-0"



PREVIOUS SOUTH ELEVATION



FORMER EAST ELEVATION

2329

13 Nancy Ann Lane - Mixed Use Project

13 Nancy Ann Lane
Nantucket, MA 02554

emeritus

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

Exterior Elevations - 13 Nancy Ann Lane

Site Information

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Current Zoning:	CTEC
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Front Setback:	10'
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Existing G.C.:	0 SF
Proposed G.C.:	6,756 SF (27.26%)
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A.201

2329

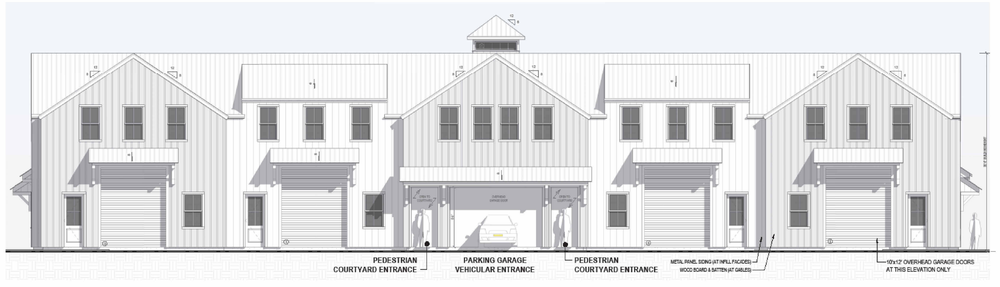
HDC Old Business Submission 10.03.2024



North Elevation - Proposed - 13 Nancy Ann Lane
3/16" = 1'-0"



West Elevation - Proposed - 13 Nancy Ann Lane
3/16" = 1'-0"



PREVIOUS NORTH ELEVATION



FORMER WEST ELEVATION

2329

13 Nancy Ann Lane - Mixed Use Project

13 Nancy Ann Lane
Nantucket, MA 02554

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508.325.4995
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Exterior Elevations - 13 Nancy Ann Lane

Site Information

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Current Zoning:	CTEC
Minimum Frontage:	50'
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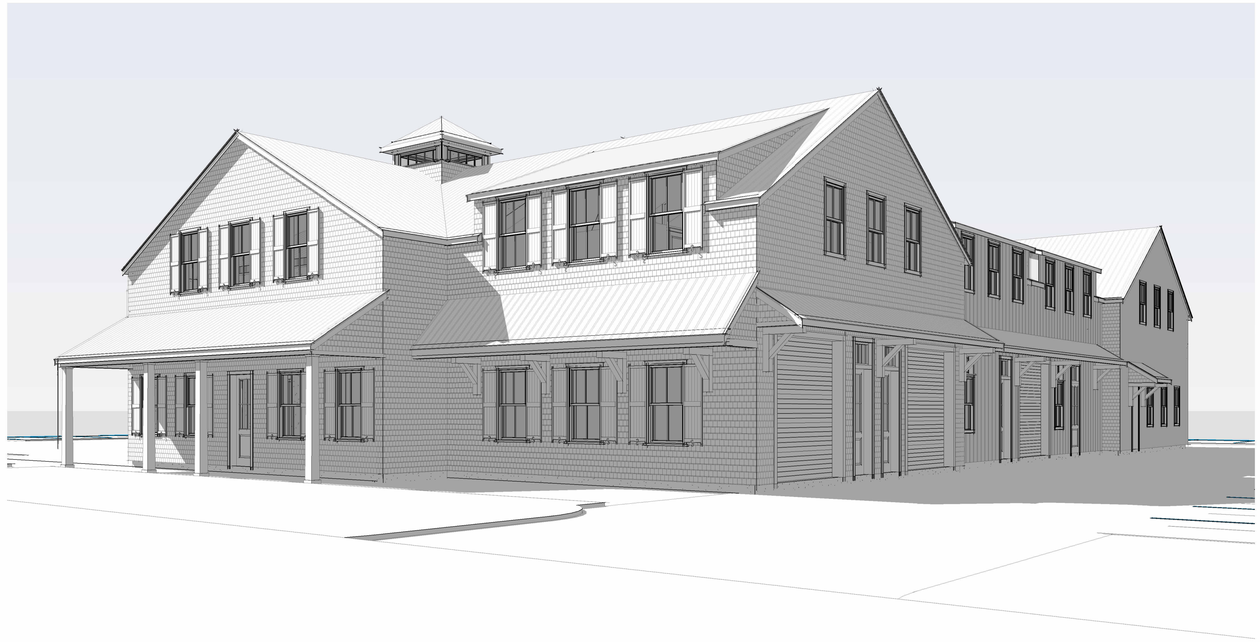
A.202

2329

HDC Old Business Submission 10.03.2024



View from Nancy Ann Lane_1



View from Nancy Ann Lane_2

2329

13 Nancy Ann Lane - Mixed Use Project

13 Nancy Ann Lane
Nantucket, MA 02554

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Nantucket, MA 02554
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www.emeritusltd.com

Exterior Perspectives - 13 Nancy Ann Lane

Site Information

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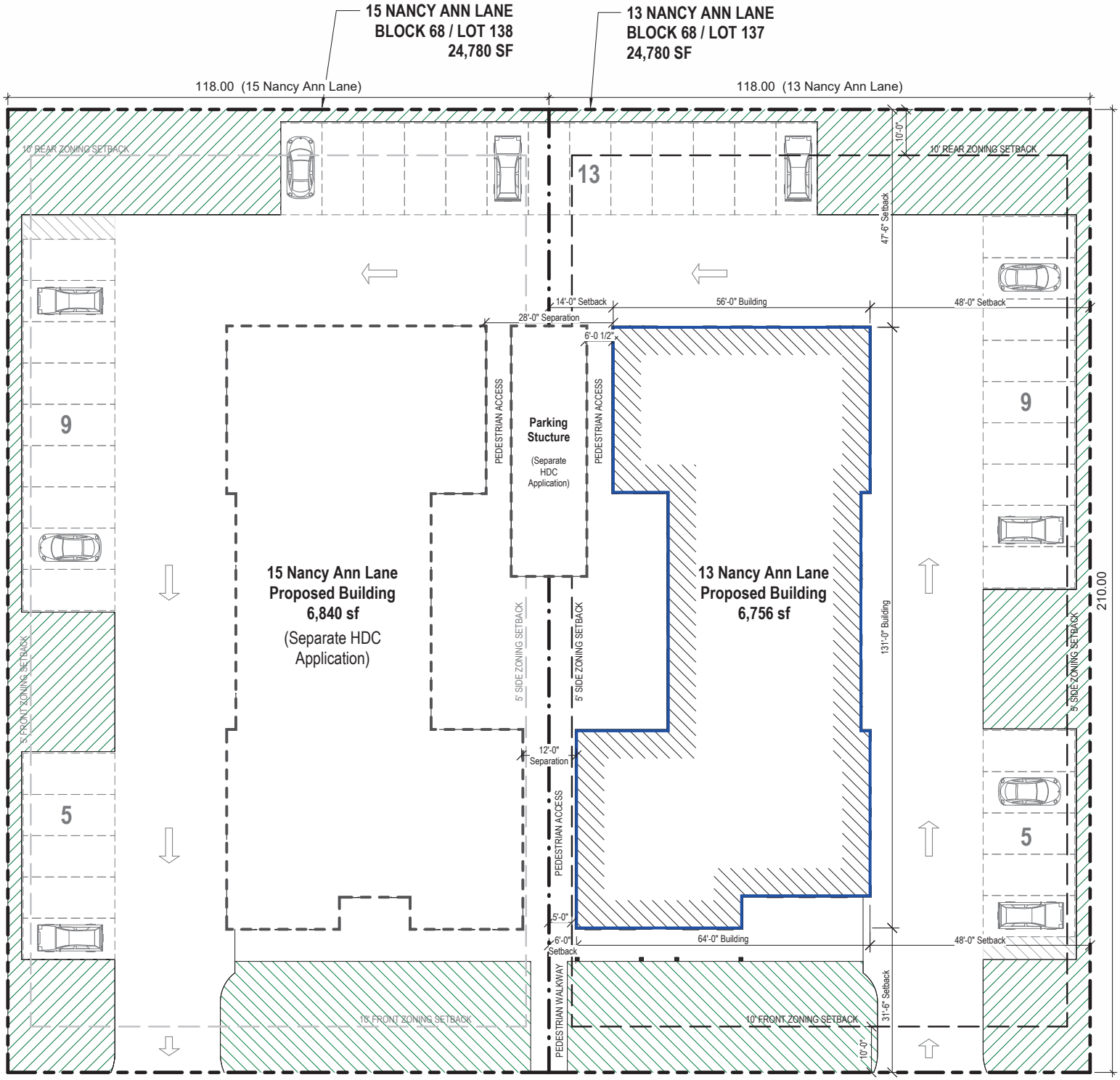
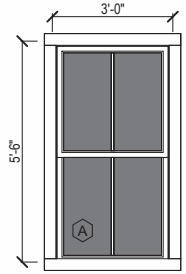
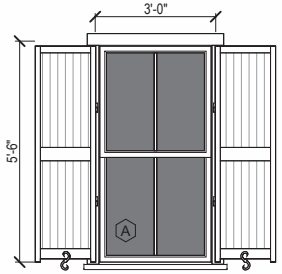


NANCY ANNE LANE
PRIVATE 50.00 WIDE

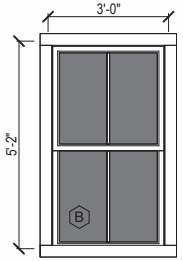
Site Plan - 13 Nancy Ann Lane
1/16" = 1'-0"



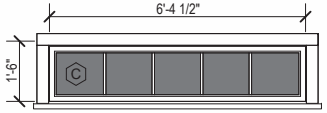
Double Hung
2/2 SDL



Double Hung
2/2 SDL
w/ Shutters



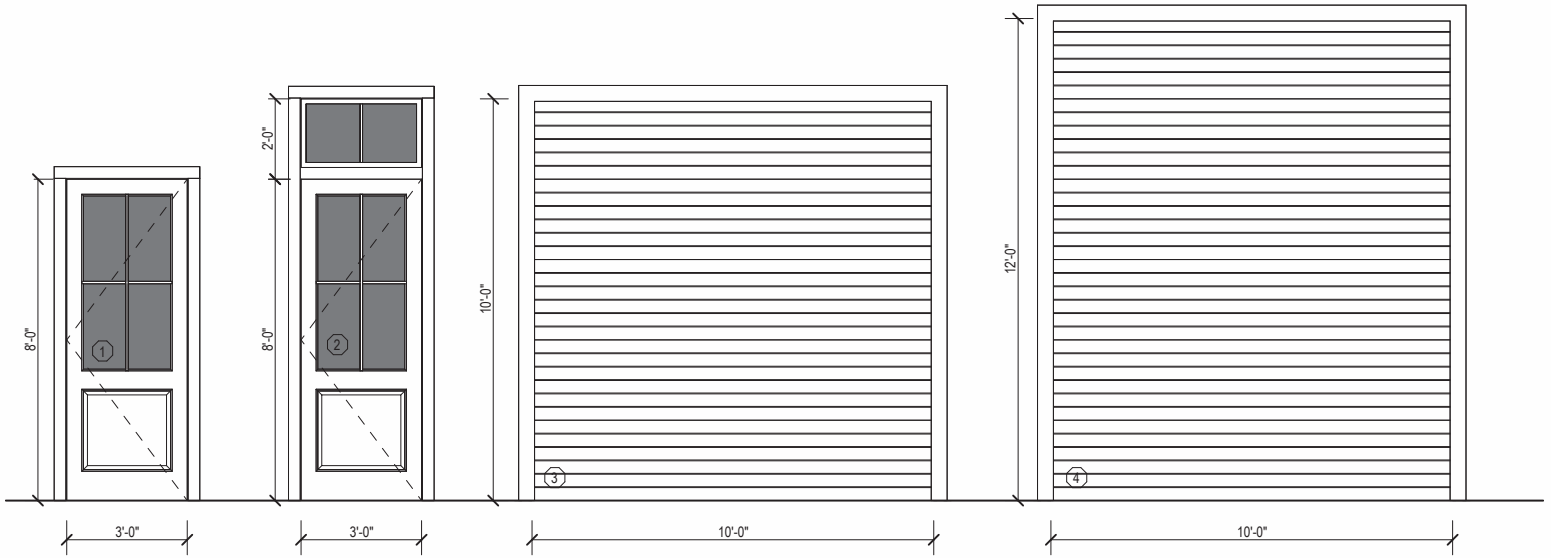
Double Hung
2/2 SDL



Fixed - Cupola
5 Lite SDL

Window Legend

1/4" = 1'-0"



Single French Entry
2 Panel: 1 Panel 4 Lite SDL
Glass and Metal Door

Single French Entry
2 Panel: 1 Panel 4 Lite SDL
Glass and Metal Door
w/ 2 Lite SDL Transom

Metal Overhead
Garage Door

Metal Overhead
Garage Door

Door Legend

1/4" = 1'-0"


68 187.2
3
68 187.1
15
68 186.3
8
MILES CT
68 186.2
2
68 186.1
4
GREGLEN AV
68 185
19
68 181
12A
68 181.1
12B
68 182
14A
68 182.1
14B
68 183
16
68 184
18A
68 184.1
18B
68 141
20
DAVKIM LN
68 139
17
68 140
19
68 136
11
68 137
13
68 138
15
NANCY ANN LN
68 336
2-4-6-8
ORCHID PL
68 337
IRIS PL
68 338
68 382
23
68 381
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68 380
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68 379
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68 371
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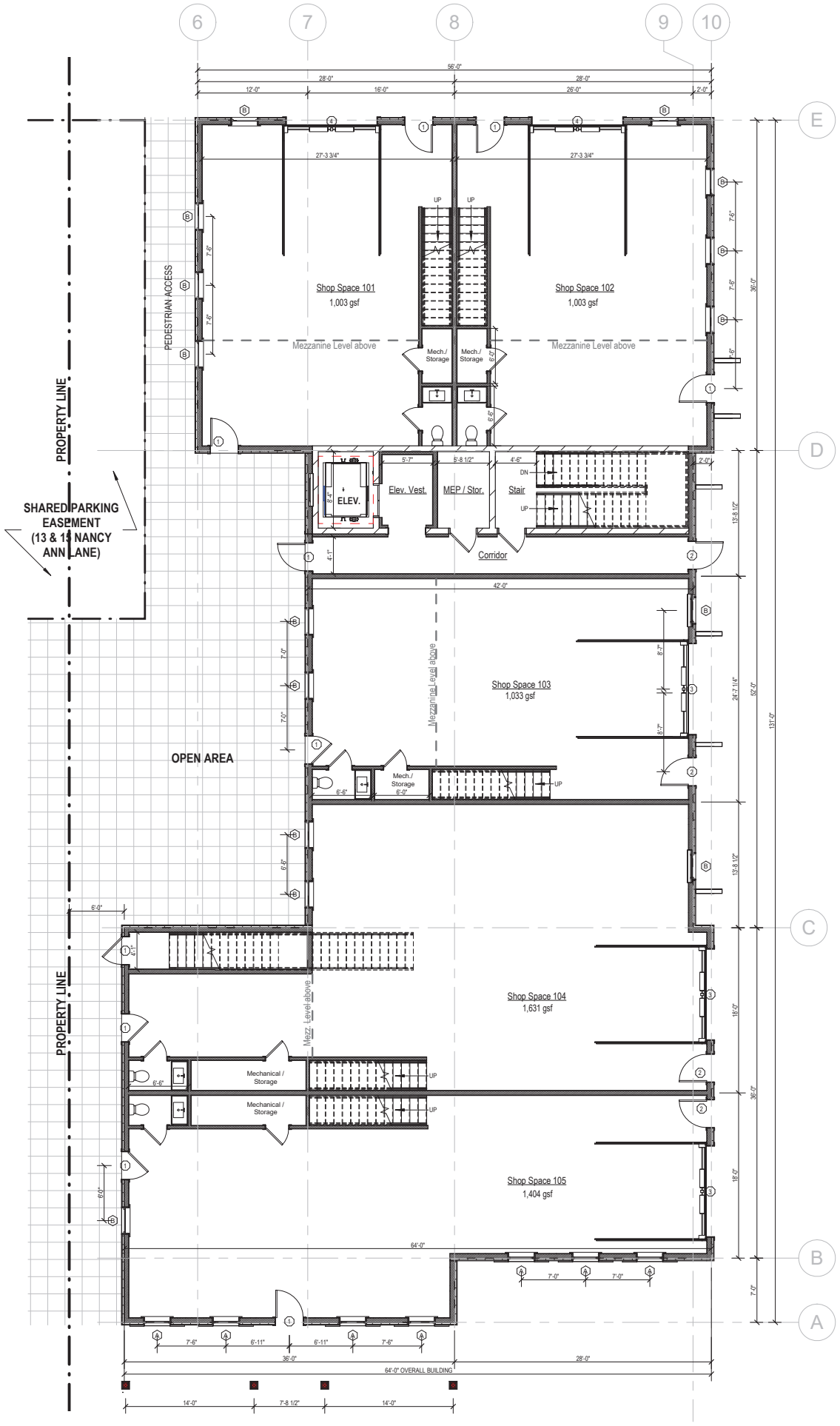
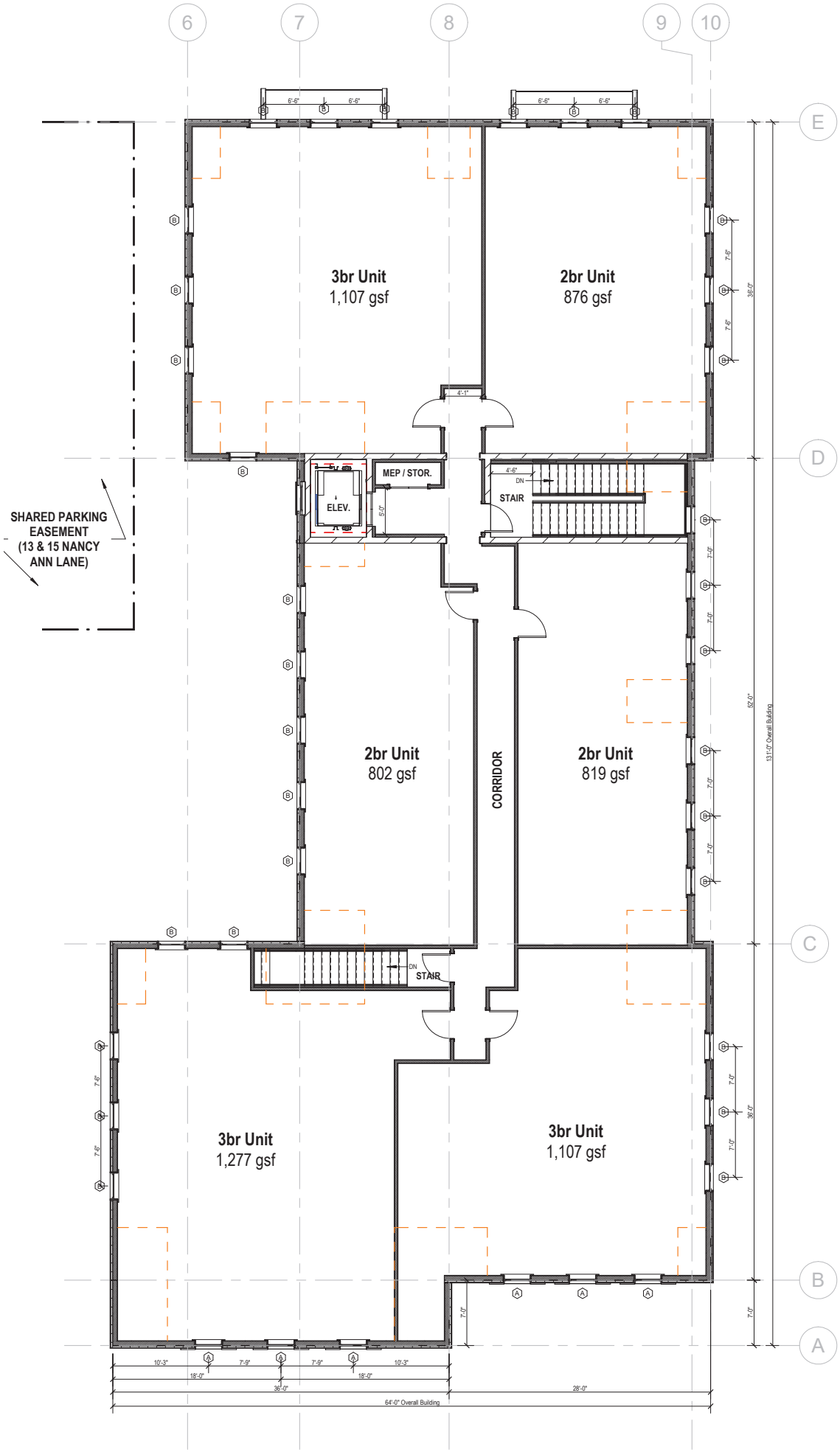
68 358
43

Locus Map



First Floor Plan_13 Nancy Ann Lane

1/8" = 1'-0"



Second Floor Plan_13 Nancy Ann Lane

1/8" = 1'-0"



South Elevation - Proposed - 13 Nancy Ann Lane

3/16" = 1'-0"



East Elevation - Proposed - 13 Nancy Ann Lane

3/16" = 1'-0"



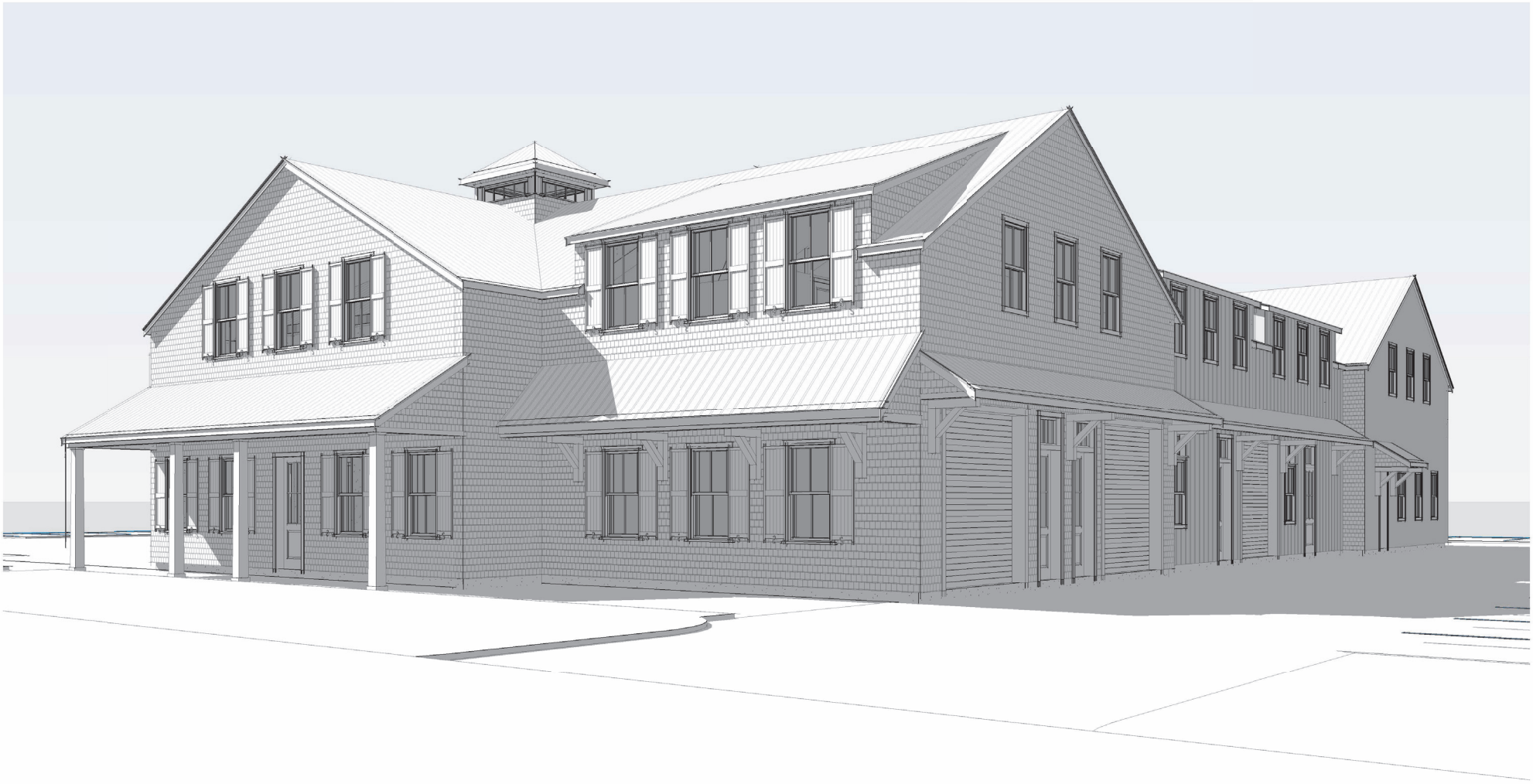
North Elevation - Proposed - 13 Nancy Ann Lane

3/16" = 1'-0"

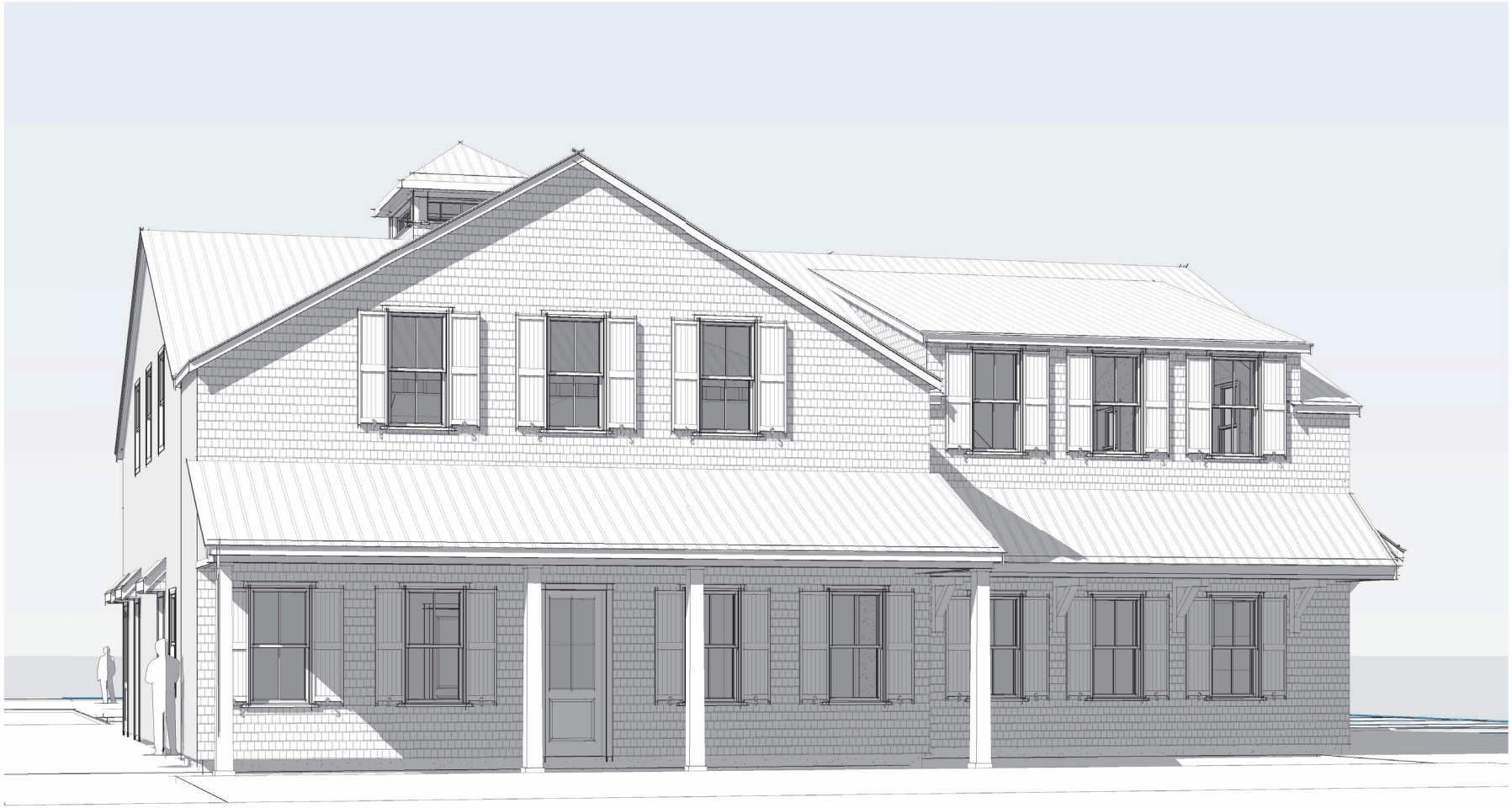


West Elevation - Proposed - 13 Nancy Ann Lane

3/16" = 1'-0"



View from Nancy Ann Lane_1



View from Nancy Ann Lane_2

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 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.

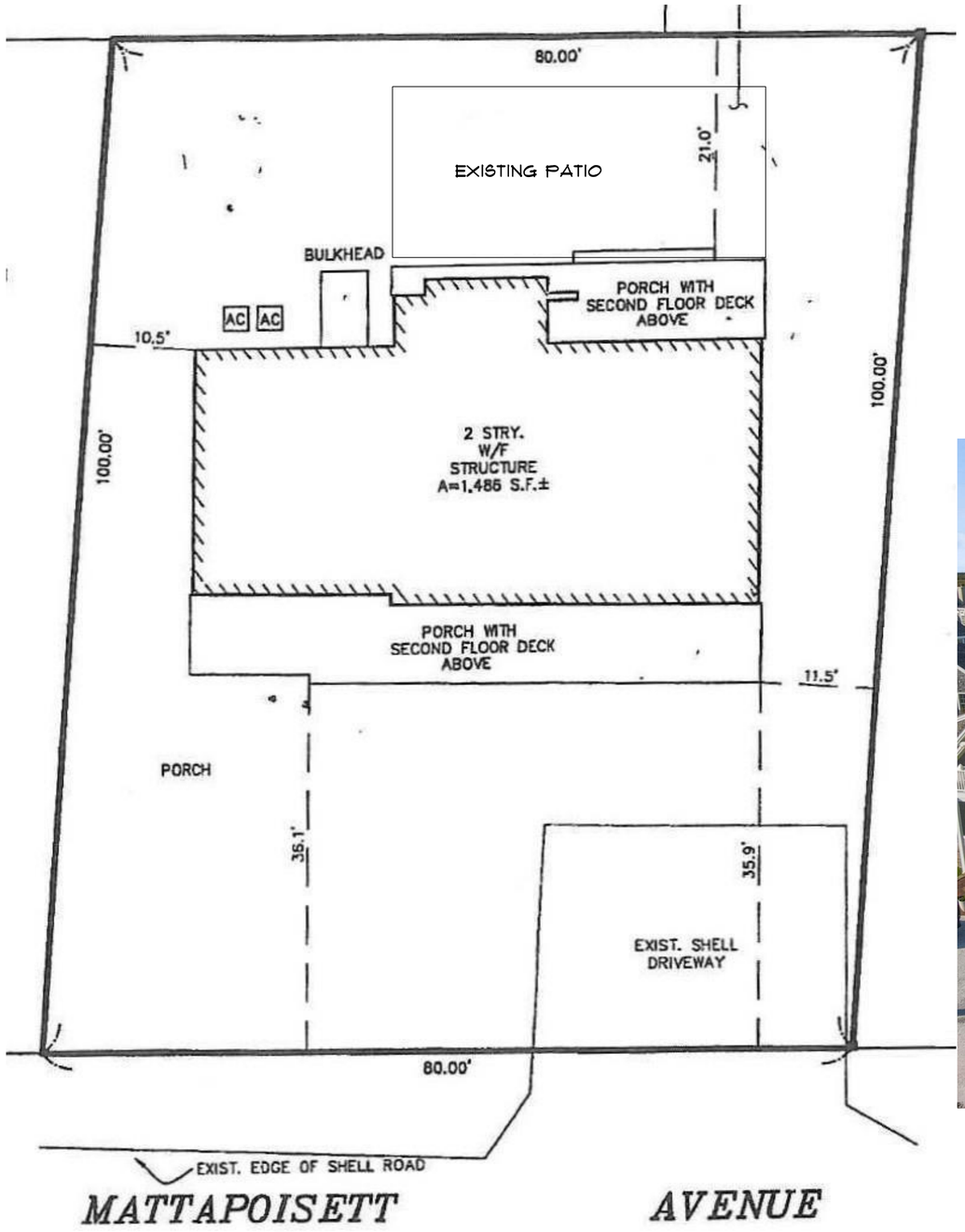
COLORS

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

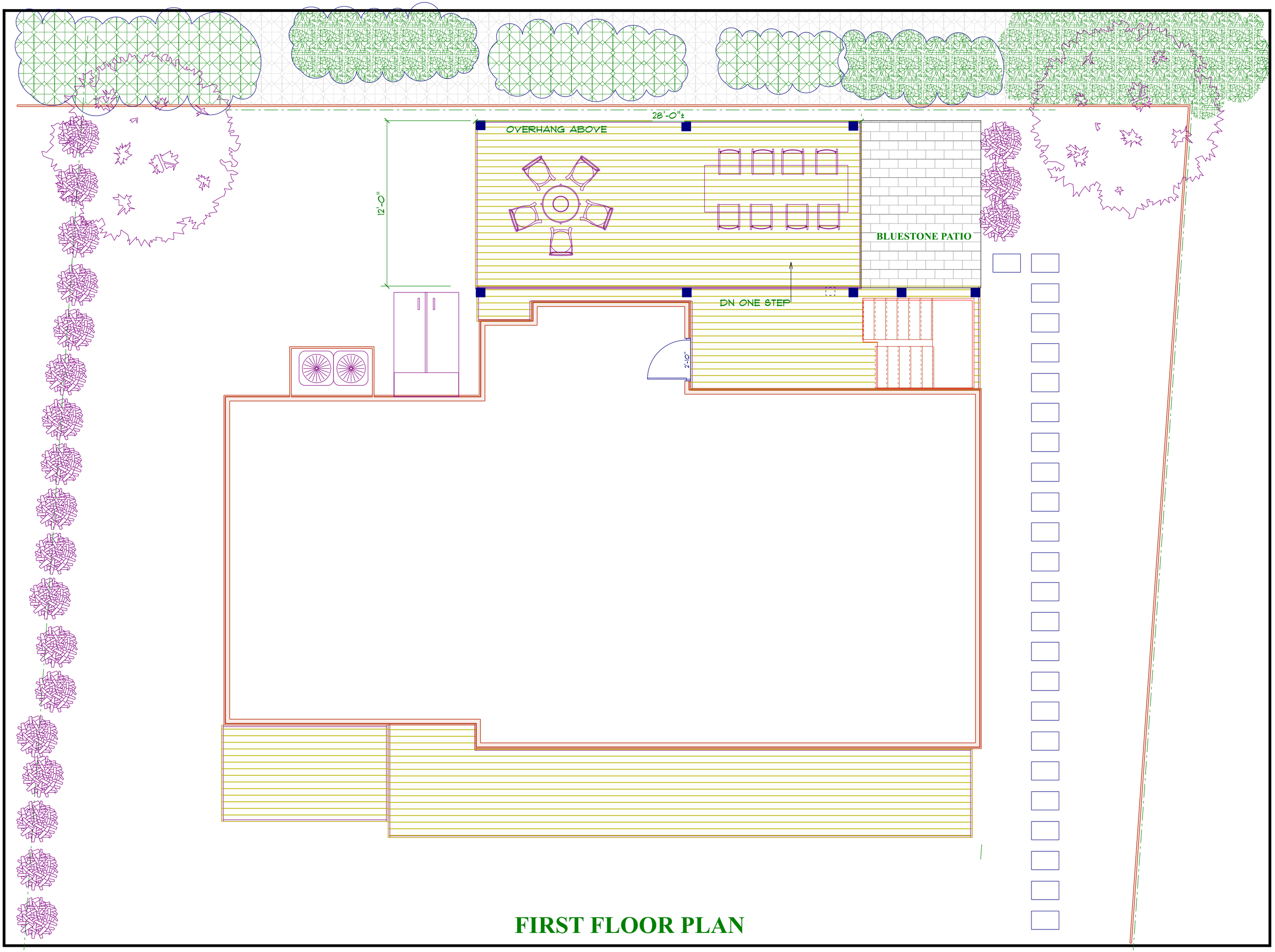


MAP 82 PARCEL 371



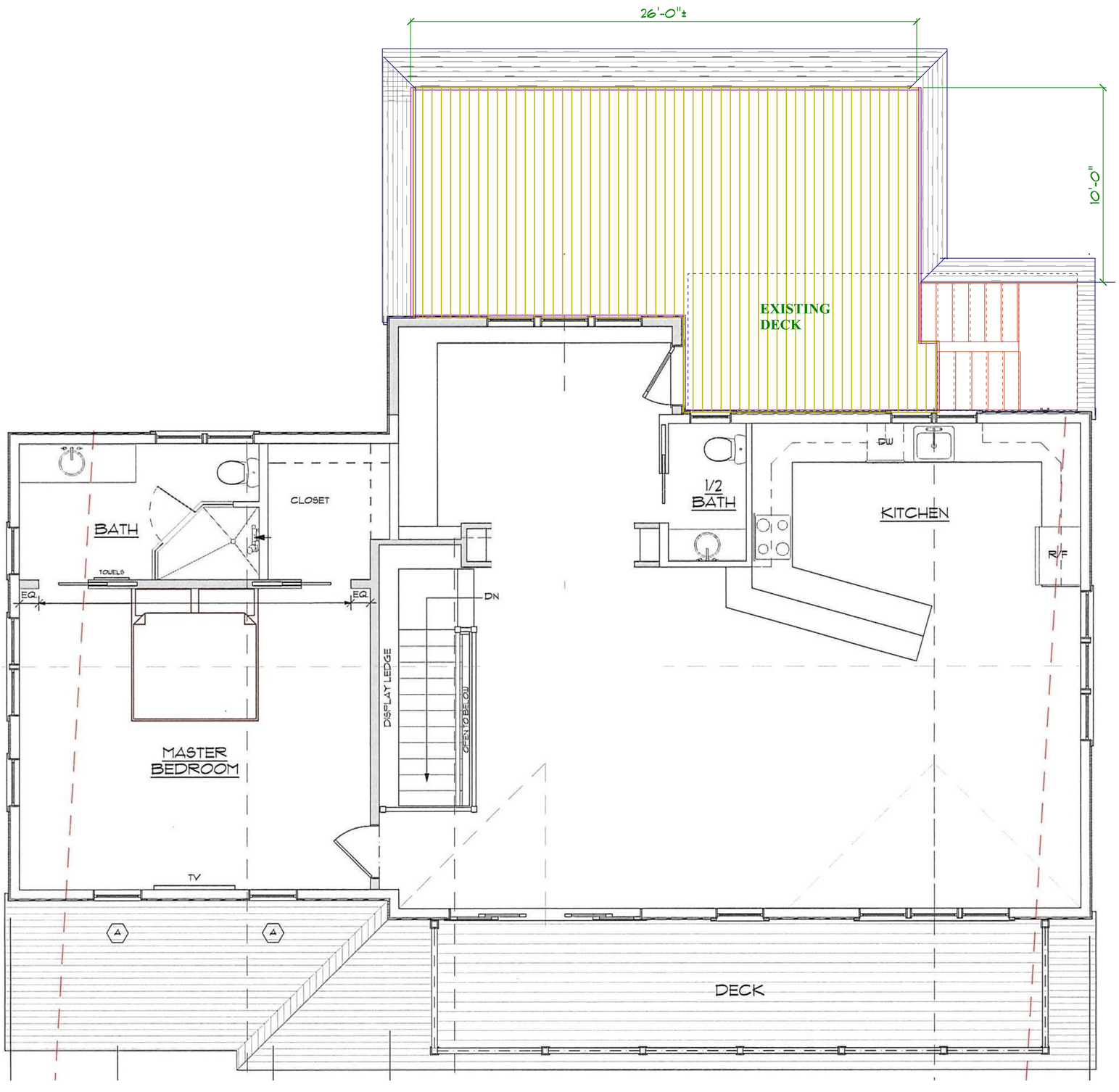


BITTER EAST NORTH LLC
5 MATTAPOISETT AVE
EXPAND DECK



FIRST FLOOR PLAN

SECOND FLOOR PLAN





NO CHANGES



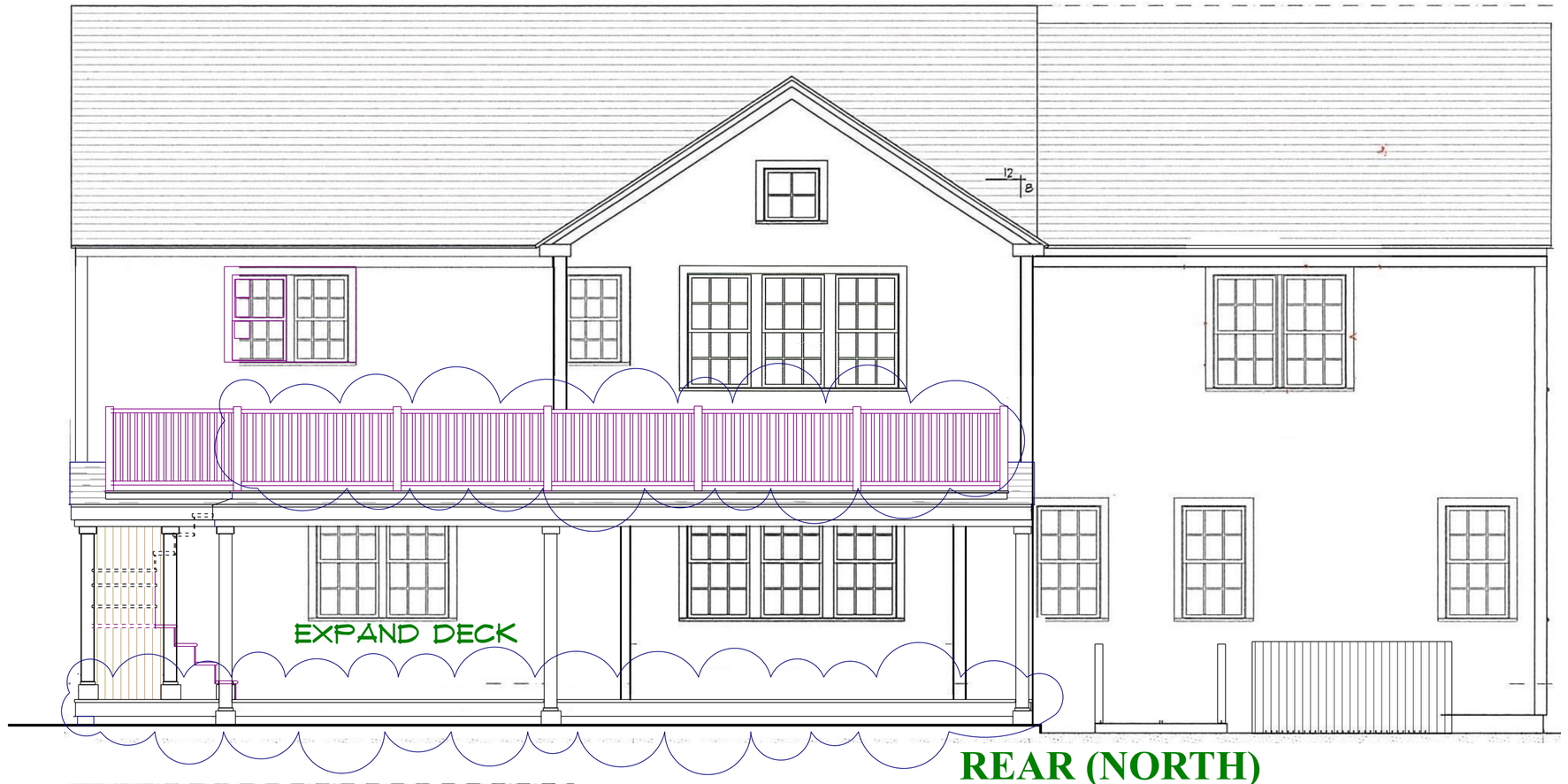
FRONT (SOUTH)



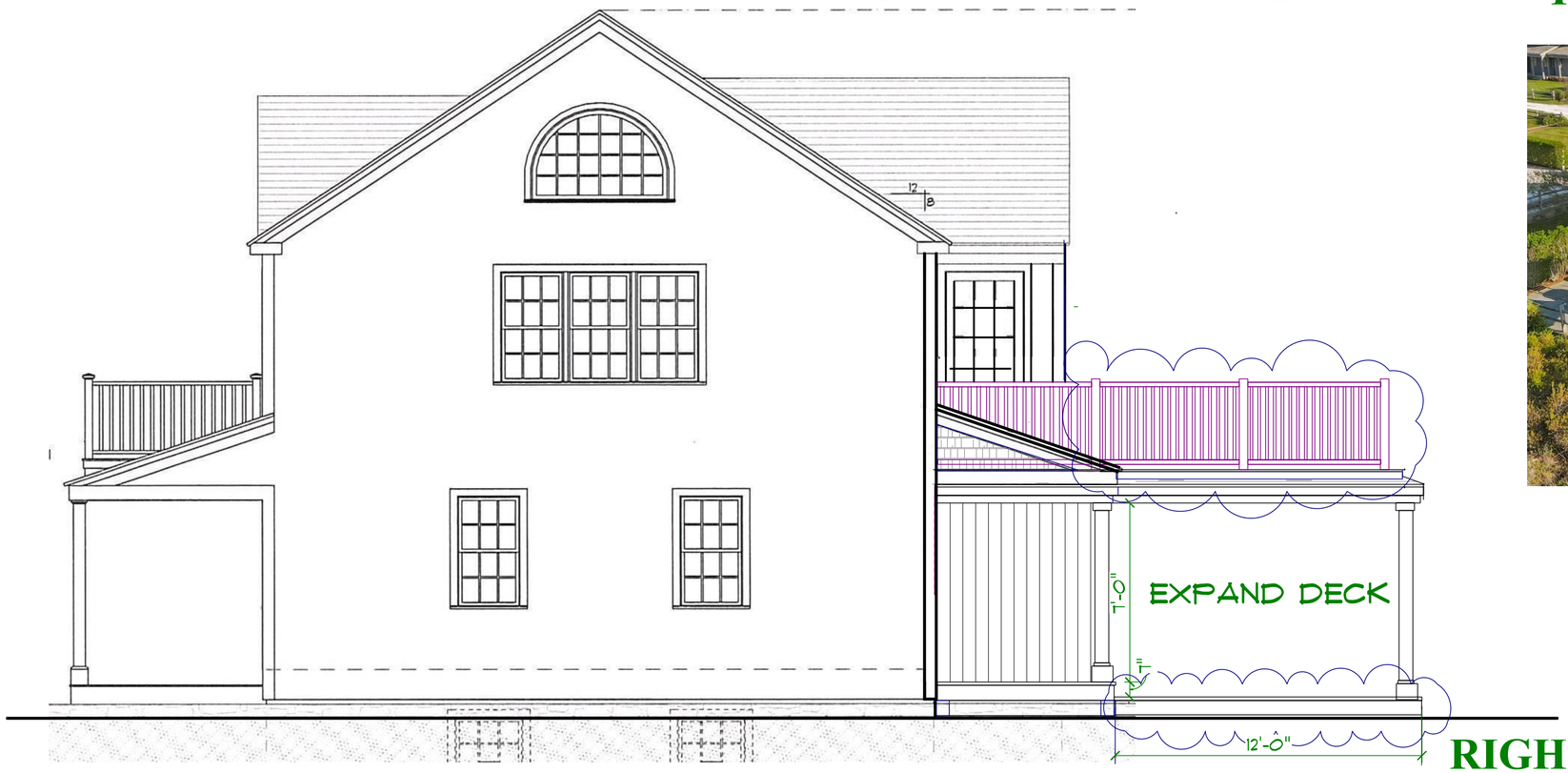
EXPAND DECK



LEFT (WEST)



REAR (NORTH)



RIGHT (EAST)



ORENSTEIN
5 CROWS NEST
WINDOW/DOOR REV.

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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

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

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

r.c.newman@comcast.net

From: Amy Orenstein <amyorenstein@gmail.com>
Sent: Monday, June 17, 2024 11:18 AM
To: r.c.newman@comcast.net
Cc: Ted Orenstein
Subject: Re: Crows Nest

Rob,
You can sign as our agent. Thank you.
Sent from my iPhone

> On Jun 17, 2024, at 11:11 AM, r.c.newman@comcast.net wrote:
>
> Please send me a quick note allowing me to sign pool application for HDC s your agent.
> Thank you, R

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
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 Newman

AS AGENT FOR Amy & Ted Orenstein

STREET ADDRESS 5 Crows Nest Way

MAP/PARCEL 12 / 22.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 08.21.2024

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

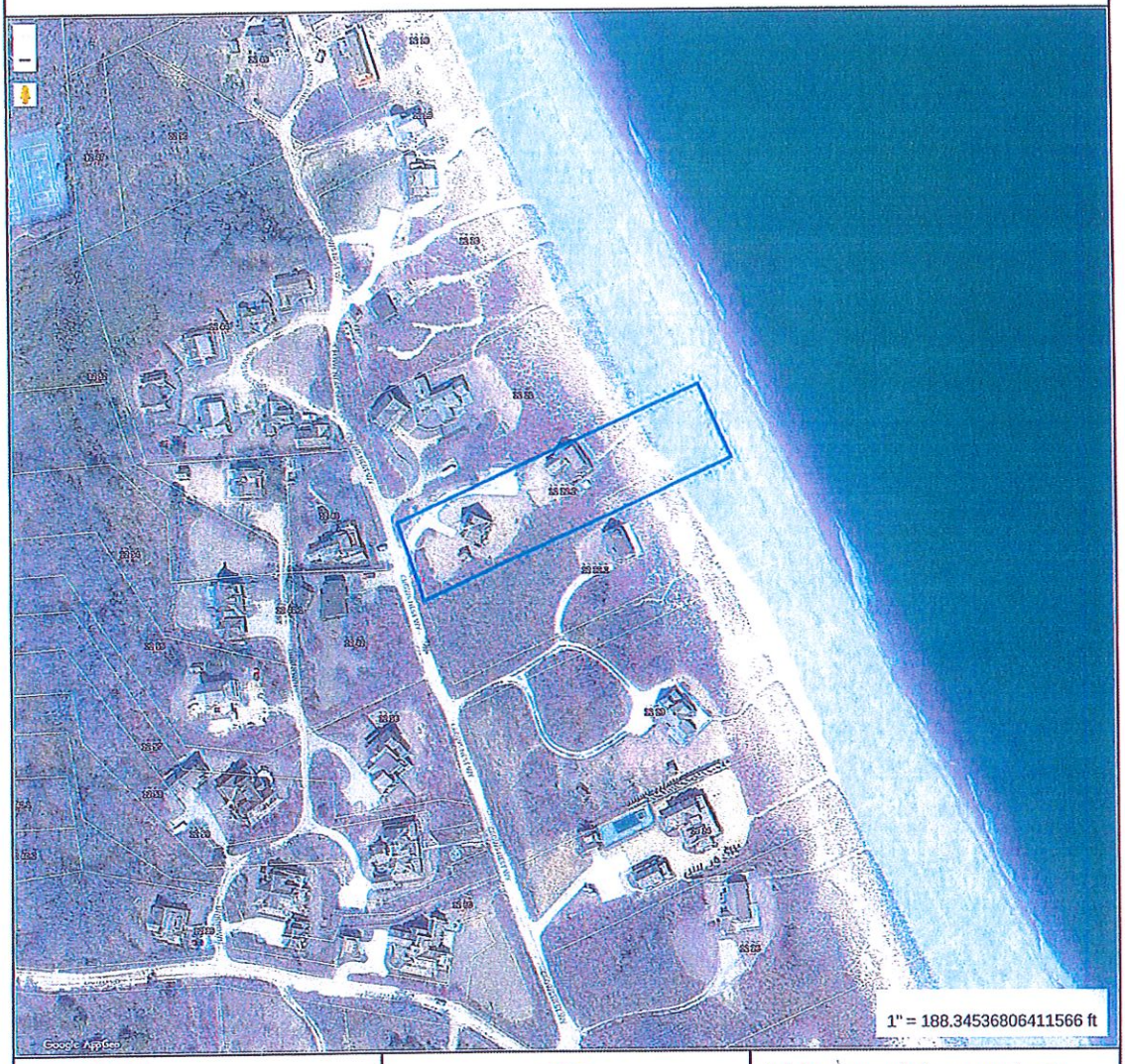
SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

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

Signature 8/20/2024 Date

Town and County of Nantucket, MA

February 17, 2023



Property Information

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

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 11/14/2022
Data updated Jan. 2021

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

Town and County of Nantucket, MA

March 20, 2023



Property Information

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

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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Geometry updated 11/14/2022
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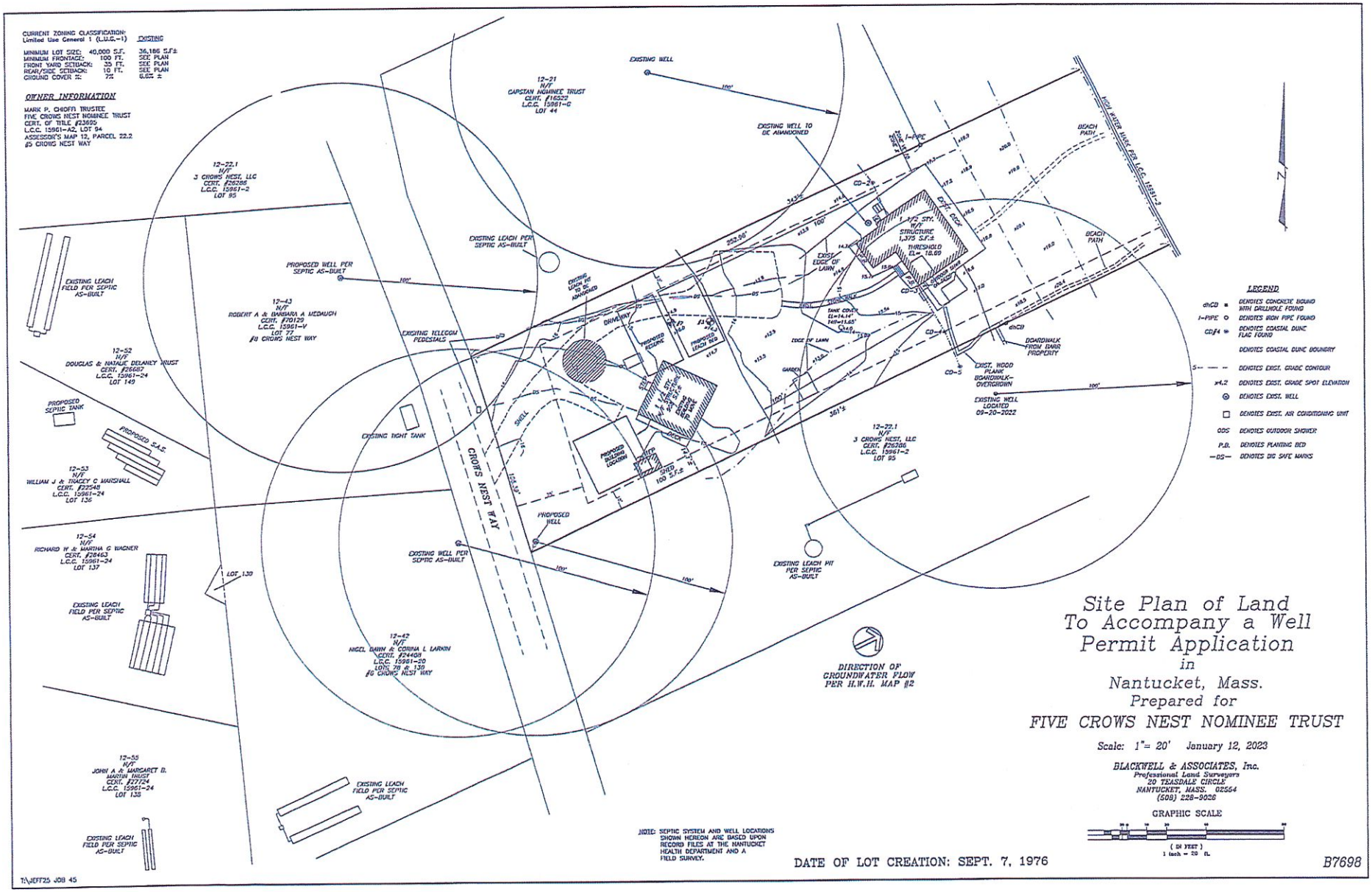
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



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.

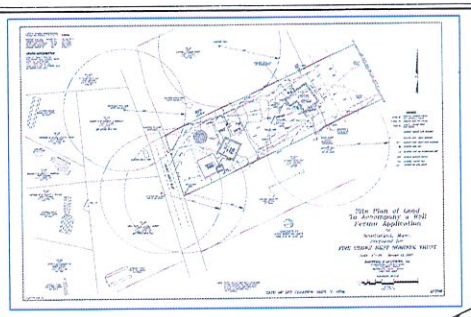
Signed under penalties of perjury

DRAWING INDEX

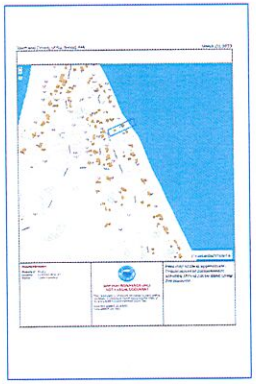
1 SITE PLANS: EXISTING & PROPOSED ZONING INFORMATION

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

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

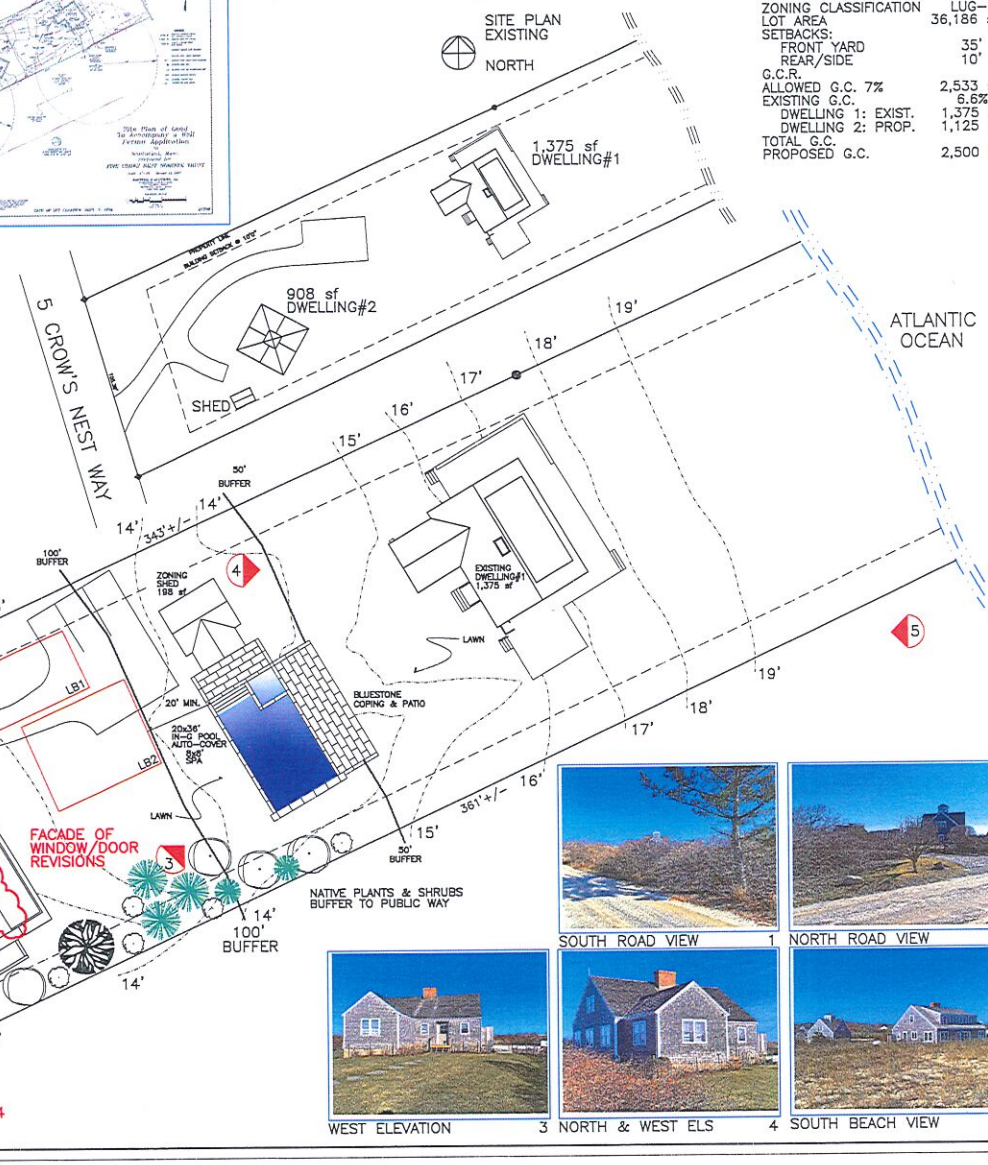




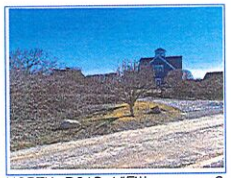


LOCUS MAP
5 CROW'S NEST WAY

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



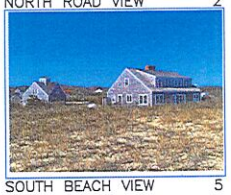
SOUTH ROAD VIEW 1



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'

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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

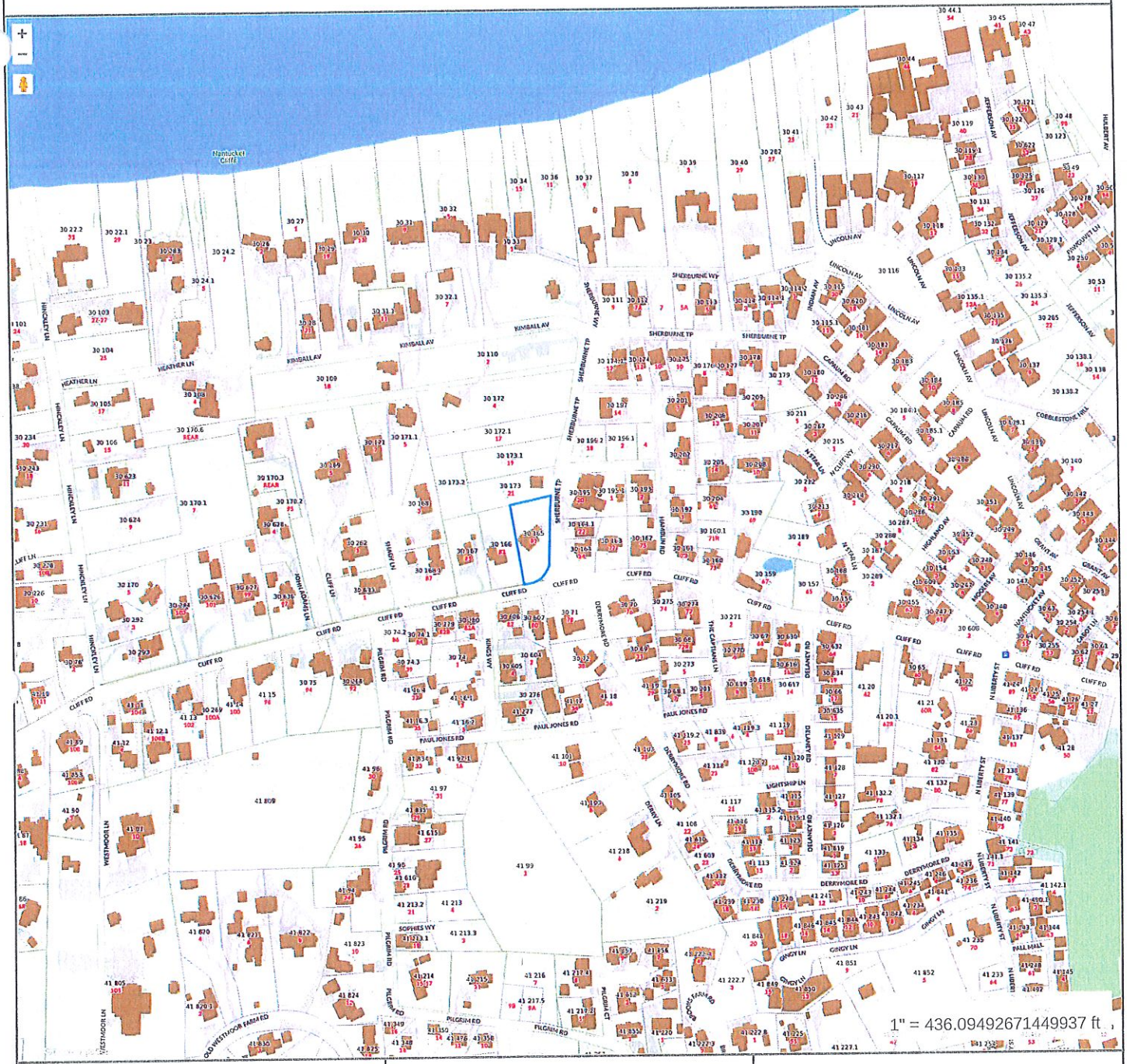
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

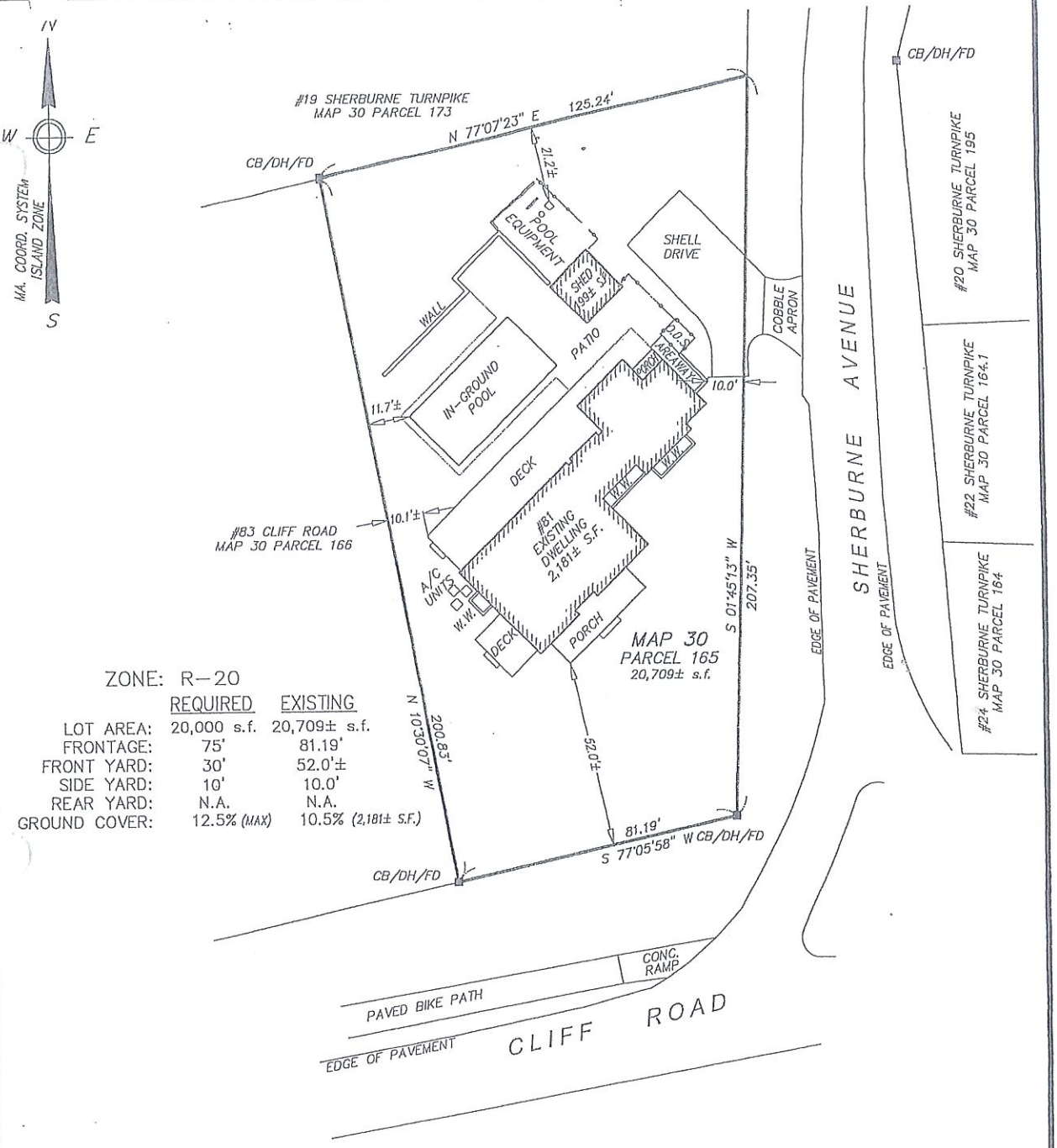
Property ID	30 165
Location	81 CLIFF RD
Owner	CLIFF LANE 81 LLC

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

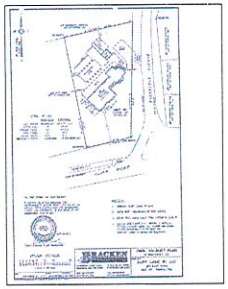
1B SITE PLANS: EXISTING & PROPOSED
ZONING INFORMATION
2B ELEVATIONS:
NORTH, SOUTH, EAST & WEST
FLOOR PLAN
D.&W. SCHEDULES
3B ARIAL 3D RENDERINGS:
SOUTH & NORTH VIEWS

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.







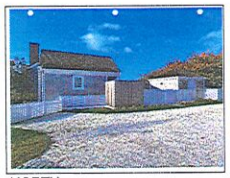
EAST



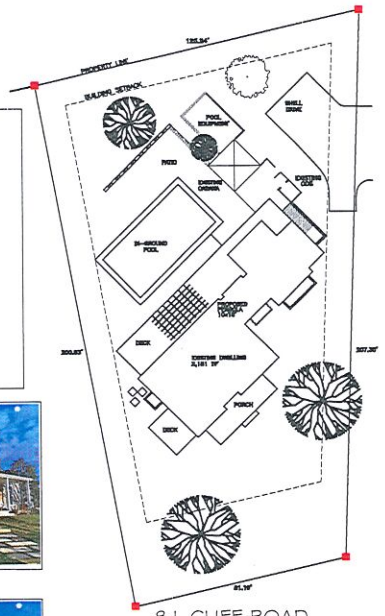
SOUTH EAST



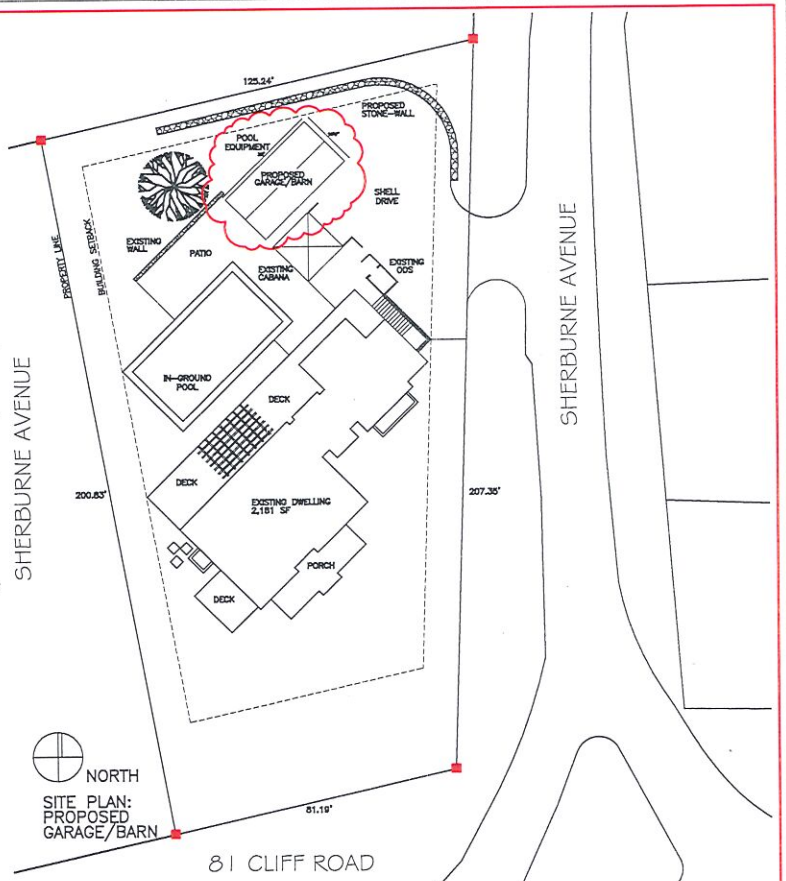
WEST



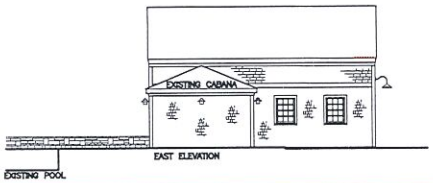
NORTH

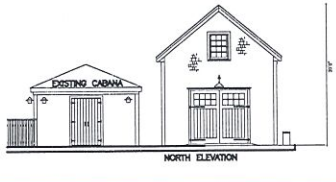


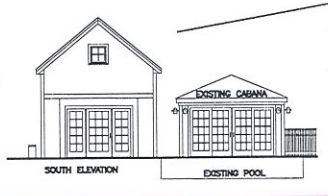
NORTH
SITE PLAN:
EXISTING
07-21-2024

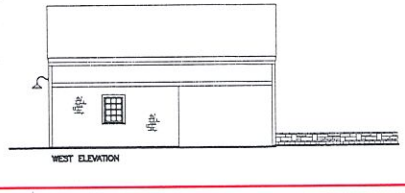


NORTH
SITE PLAN:
PROPOSED
GARAGE/BARN









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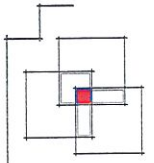


PROJECT
KELLY RESIDENCE
81 CLIFF ROAD
NANTUCKET, MA
GARAGE/BARN

NOTES
BUILDING:
HDC
CERT.

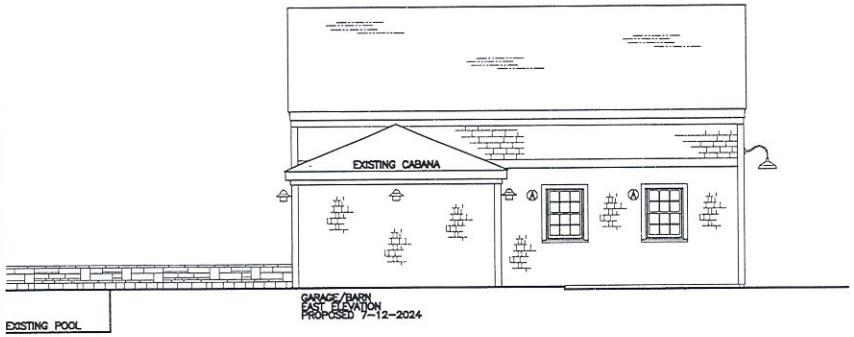
SCI COPYRIGHT 2024

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

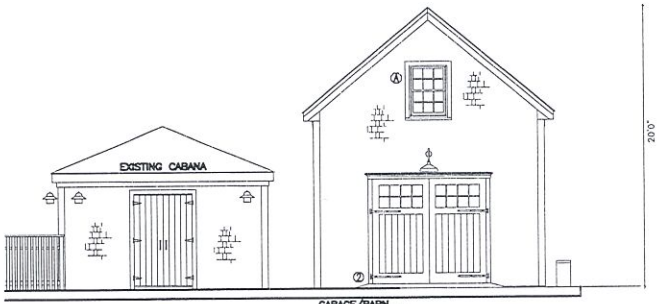
DATE
07-12-2024

SCALE
1/4"=1'0"

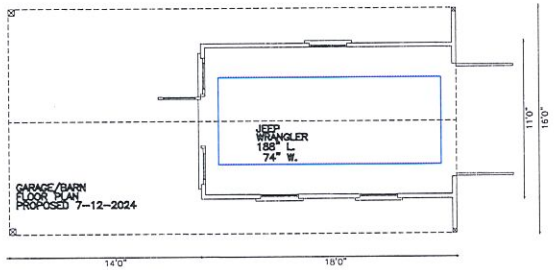
1



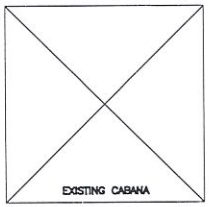
GARAGE/BARN
EAST ELEVATION
PROPOSED 7-12-2024

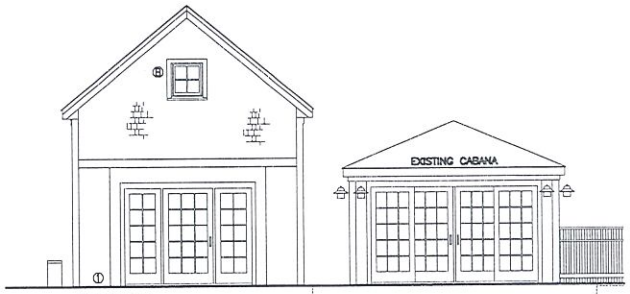


GARAGE/BARN
NORTH ELEVATION
PROPOSED 7-12-2024

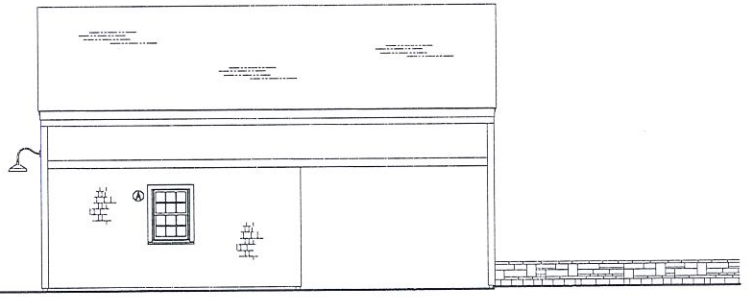


GARAGE/BARN
FLOOR PLAN
PROPOSED 7-12-2024





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.

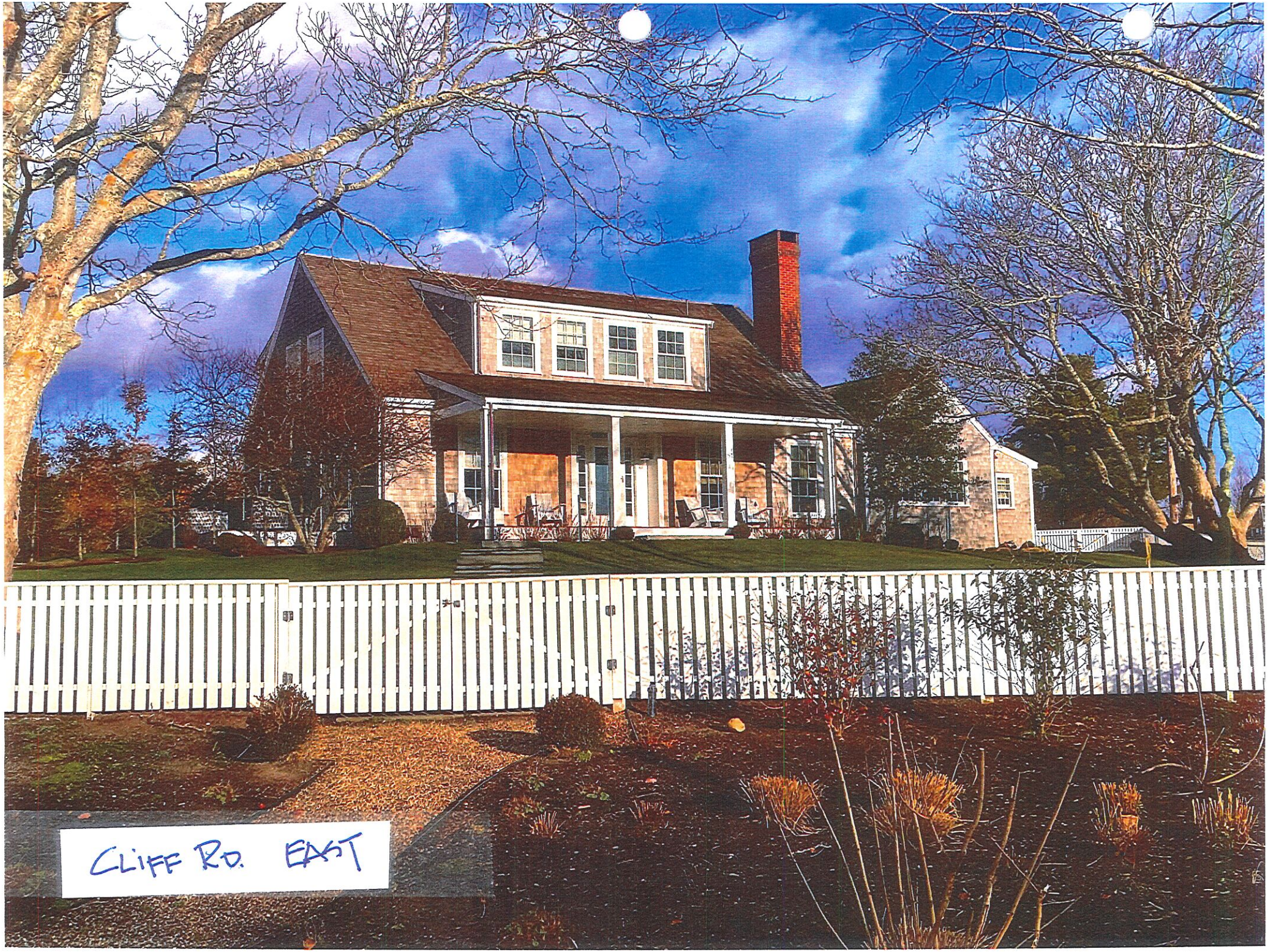
DATE
06-21-2024

SCALE
N.S.

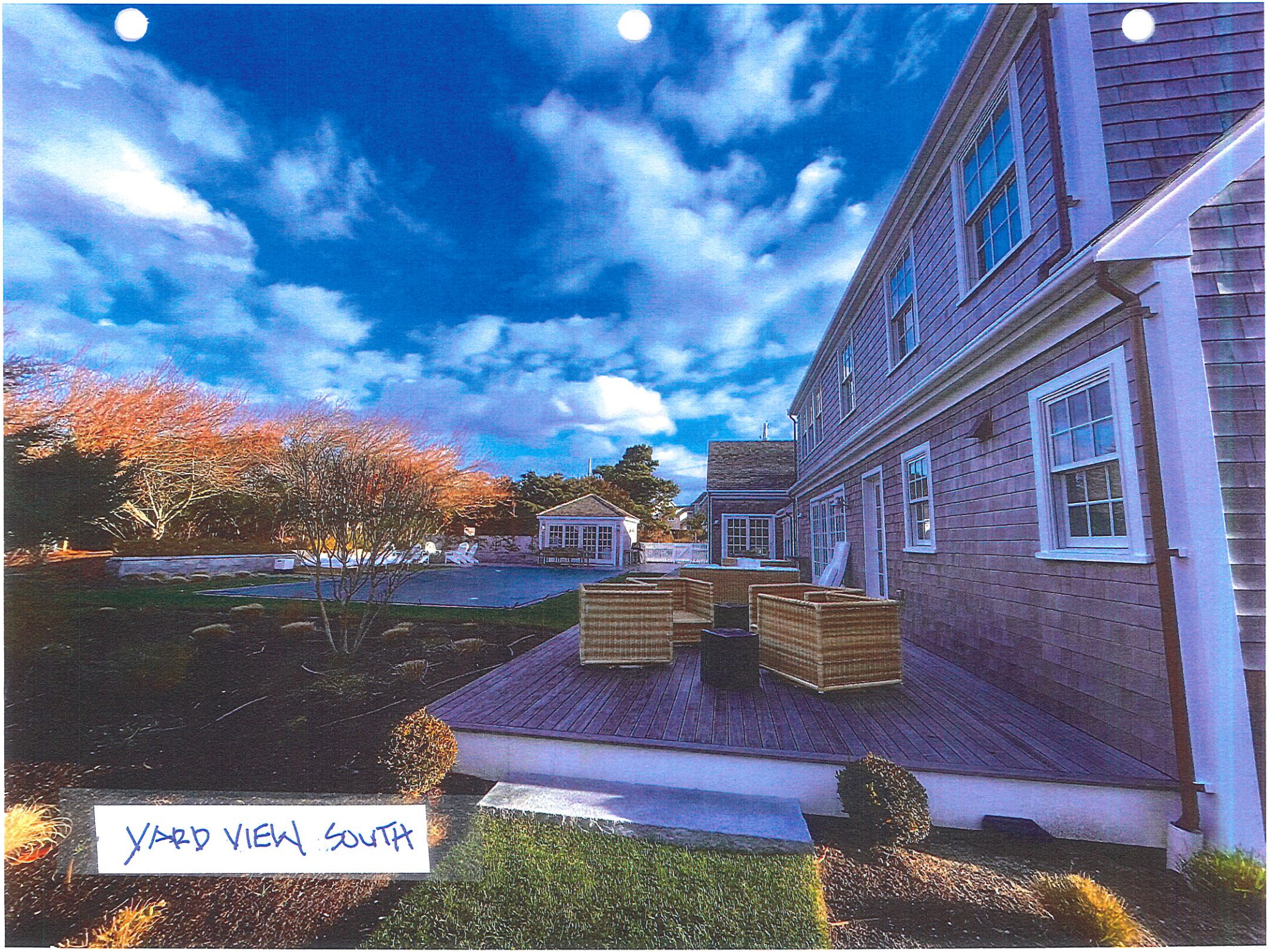
3,4
BL

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

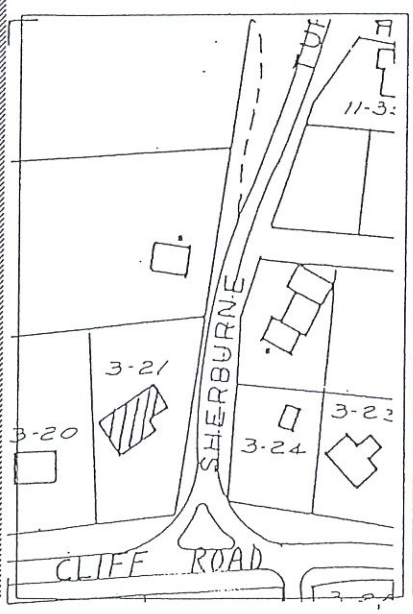
4. Present Owner: LEVINGER, FREDERICK & CAROL

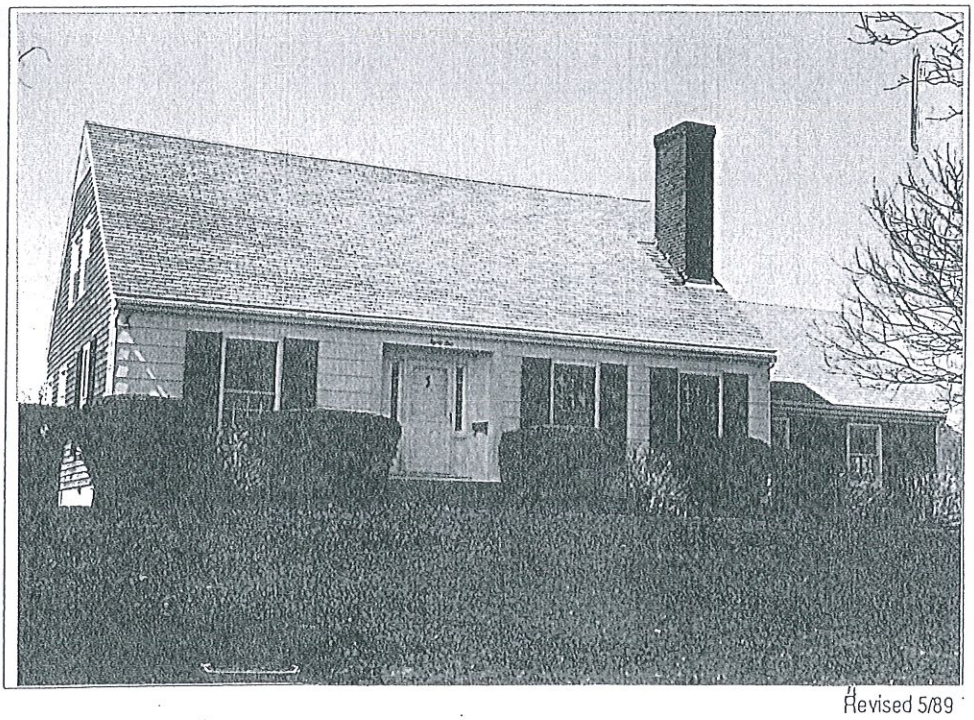
5. Ownership History:
Unknown

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.

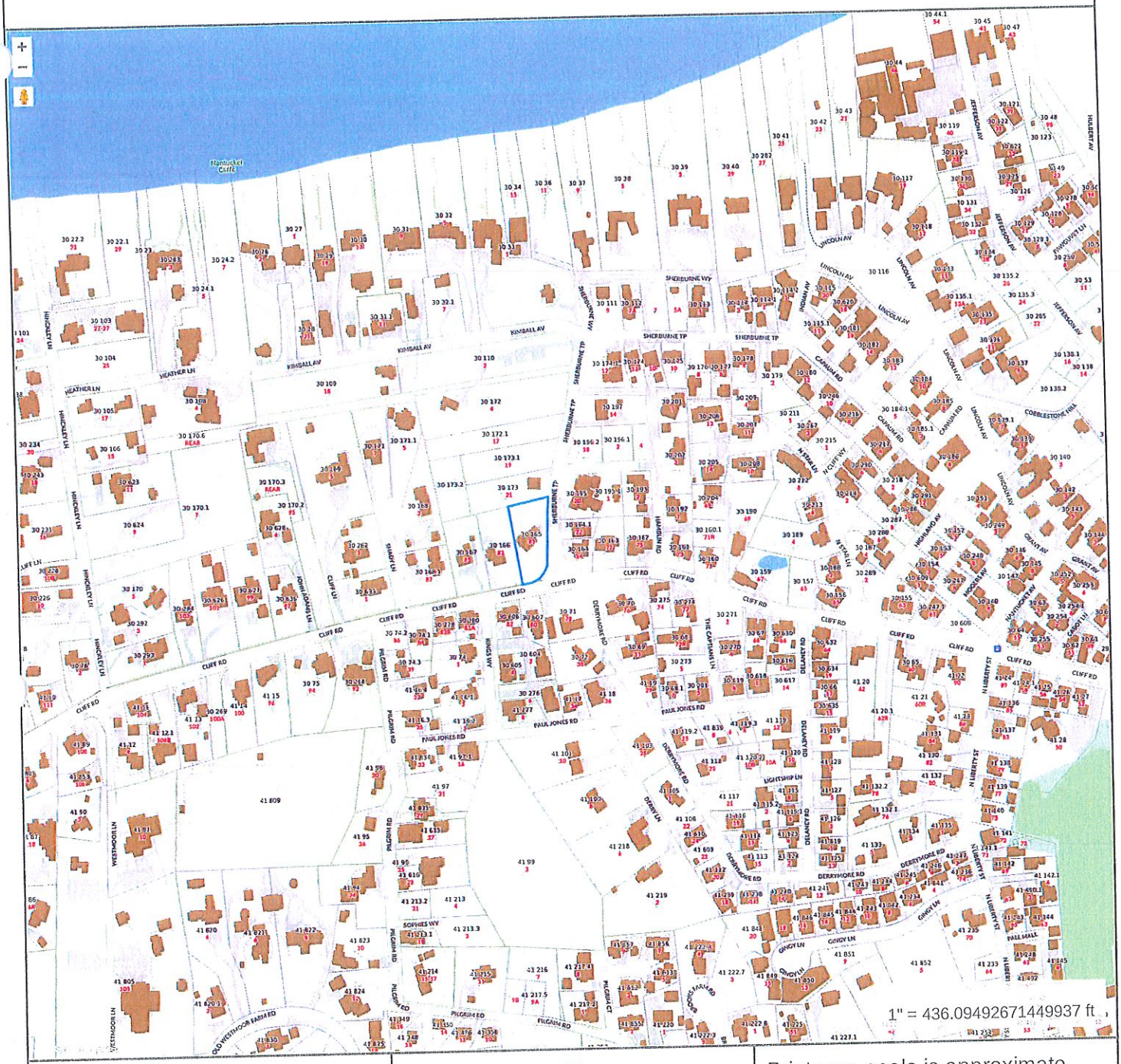
** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

**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

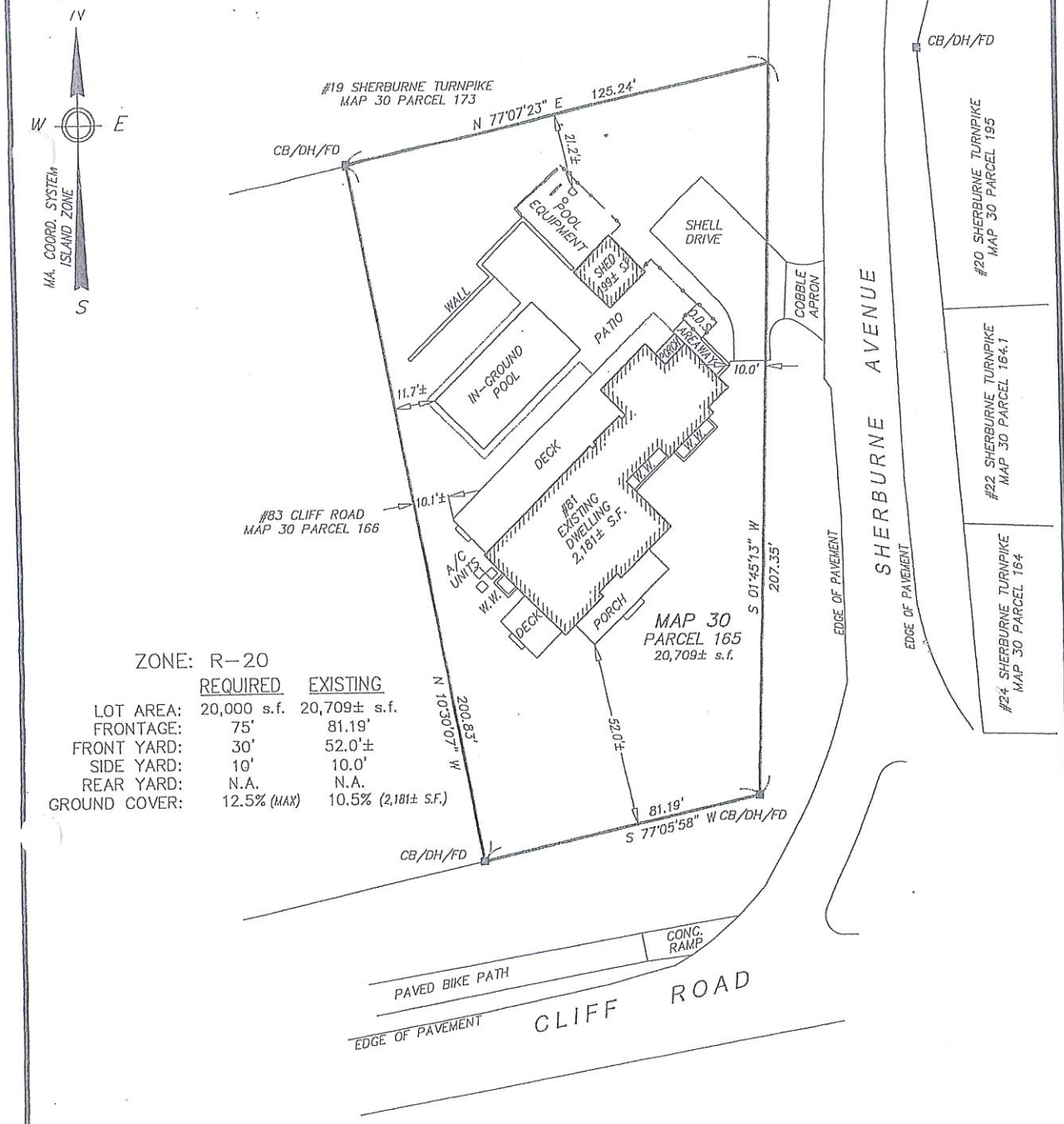
Property ID	30 165
Location	81 CLIFF RD
Owner	CLIFF LANE 81 LLC

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

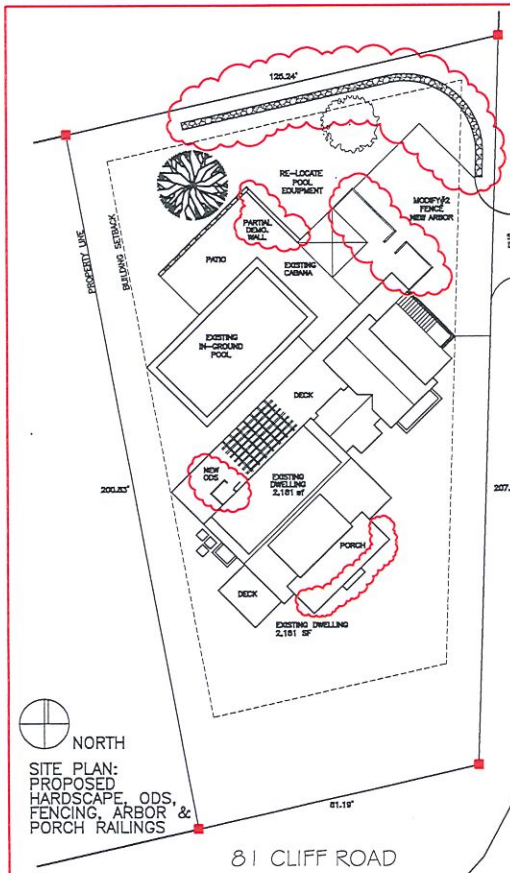
Trim K/WHITE Sash — Doors NA

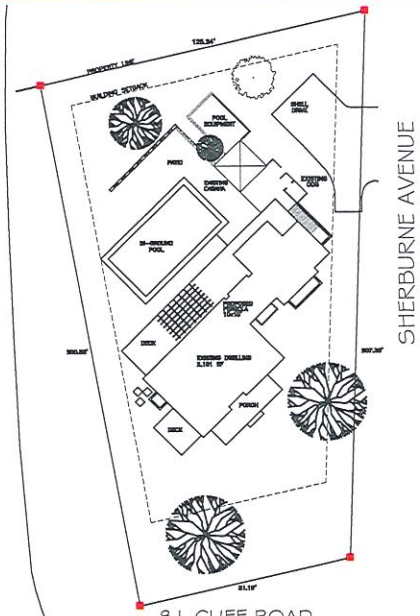
Deck EX. MAHOG. NTW Foundation — Fence K/WHITE Shutters _____

* 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.



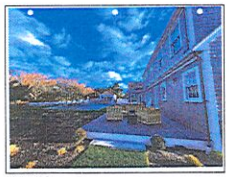




EAST



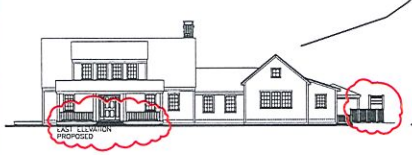
SOUTH EAST

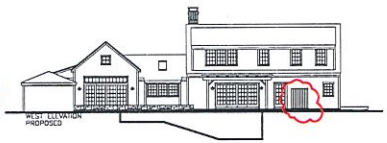


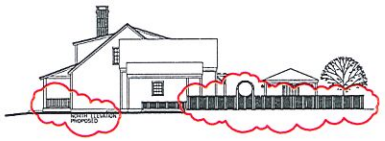
WEST

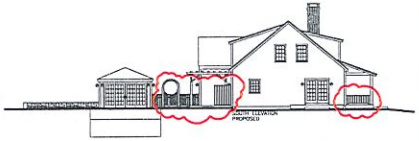


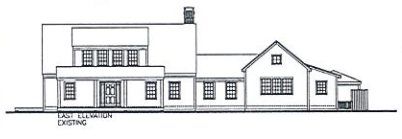
NORTH

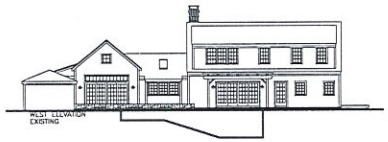


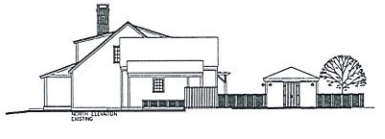


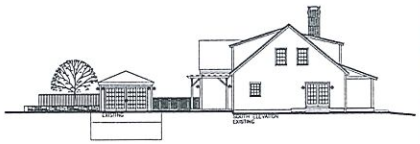












SANDCASTLE CONSTRUCTION INC.
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NANTUCKET, MA
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508.228.8050

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

NOTES
BUILDING:
HDC
CERT.

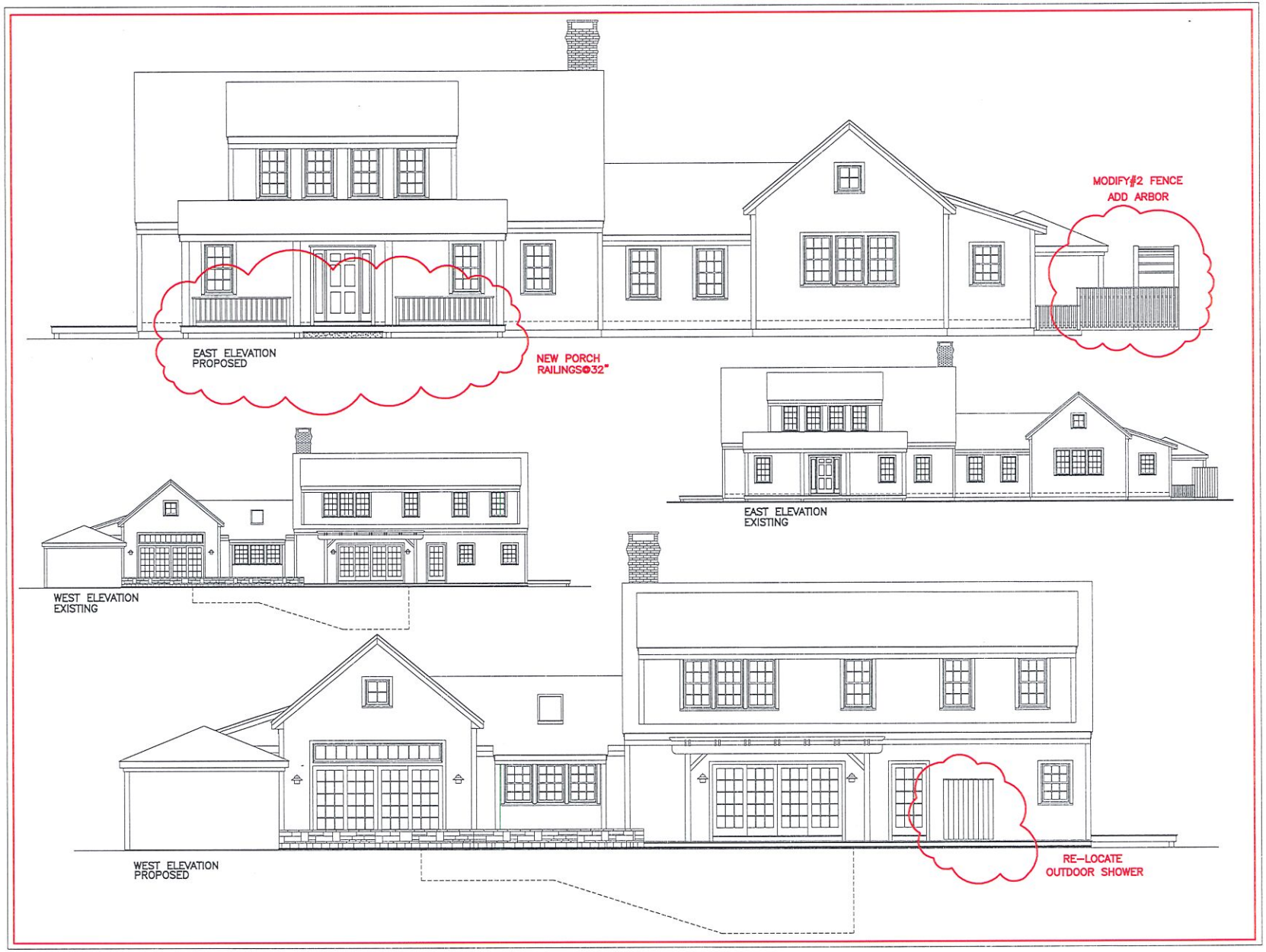
SCI COPYRIGHT 2024

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

DATE
08-21-2024

SCALE
1/4"=1'0"

1L



SANDCASTLE CONSTRUCTION INC.
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
ELEVATIONS:
EXIST. & PROP.
EAST & WEST

DATE
08-21-2024

SCALE
1/4"=1'0"

2L

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
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02584
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PROJECT
KELLY RESIDENCE
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NOTES
BUILDING:
HDC
CERT.

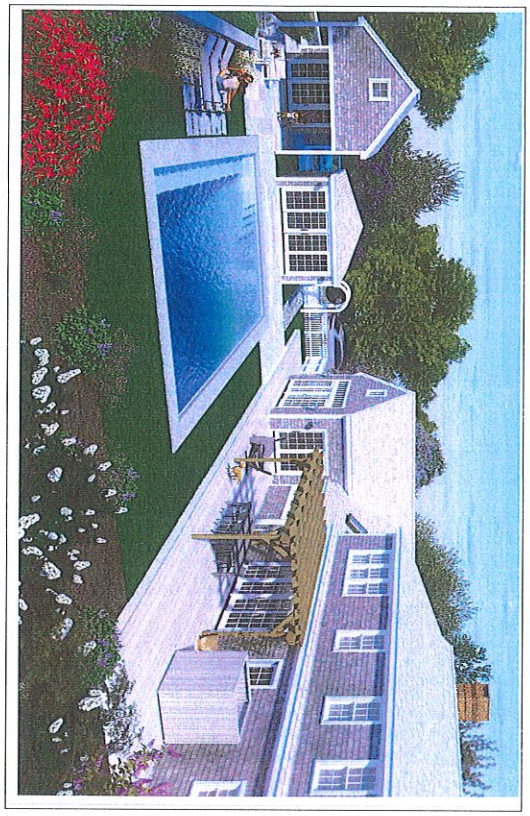
SC© COPYRIGHT 2024

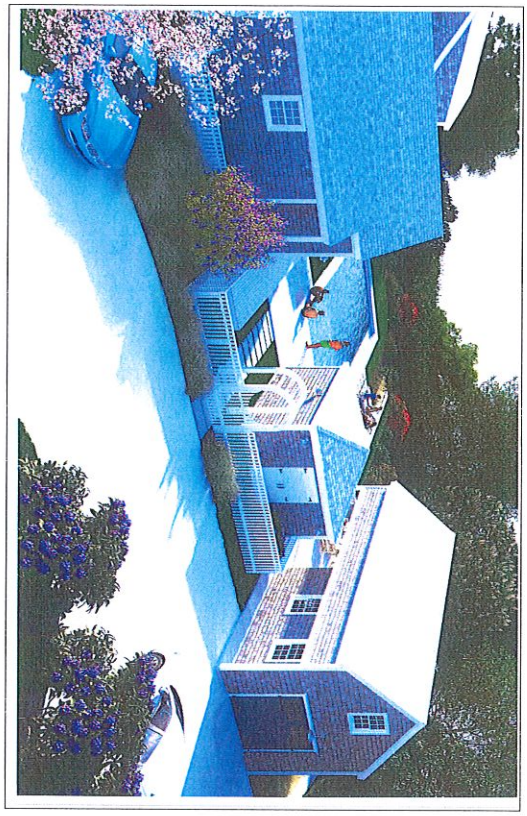
TITLE
ELEVATIONS:
EXIST. & PROP.
NORTH & SOUTH

DATE
08-21-2024

SCALE
1/4"=1'0"

3L





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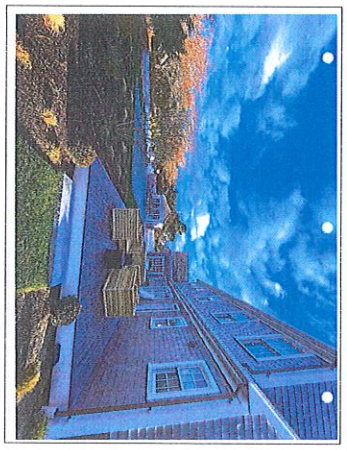

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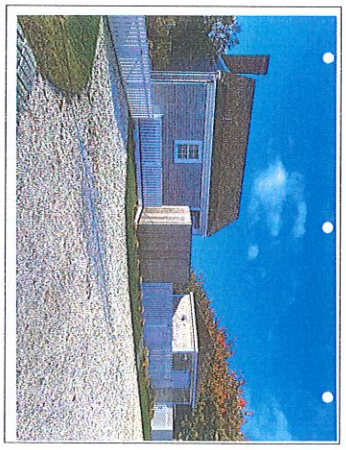


SET COPYRIGHT©2024

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

DATE
08-21-2024

SCALE
N.S.

3.4
BL

NOTES
BUILDING:
HDC
CERT.

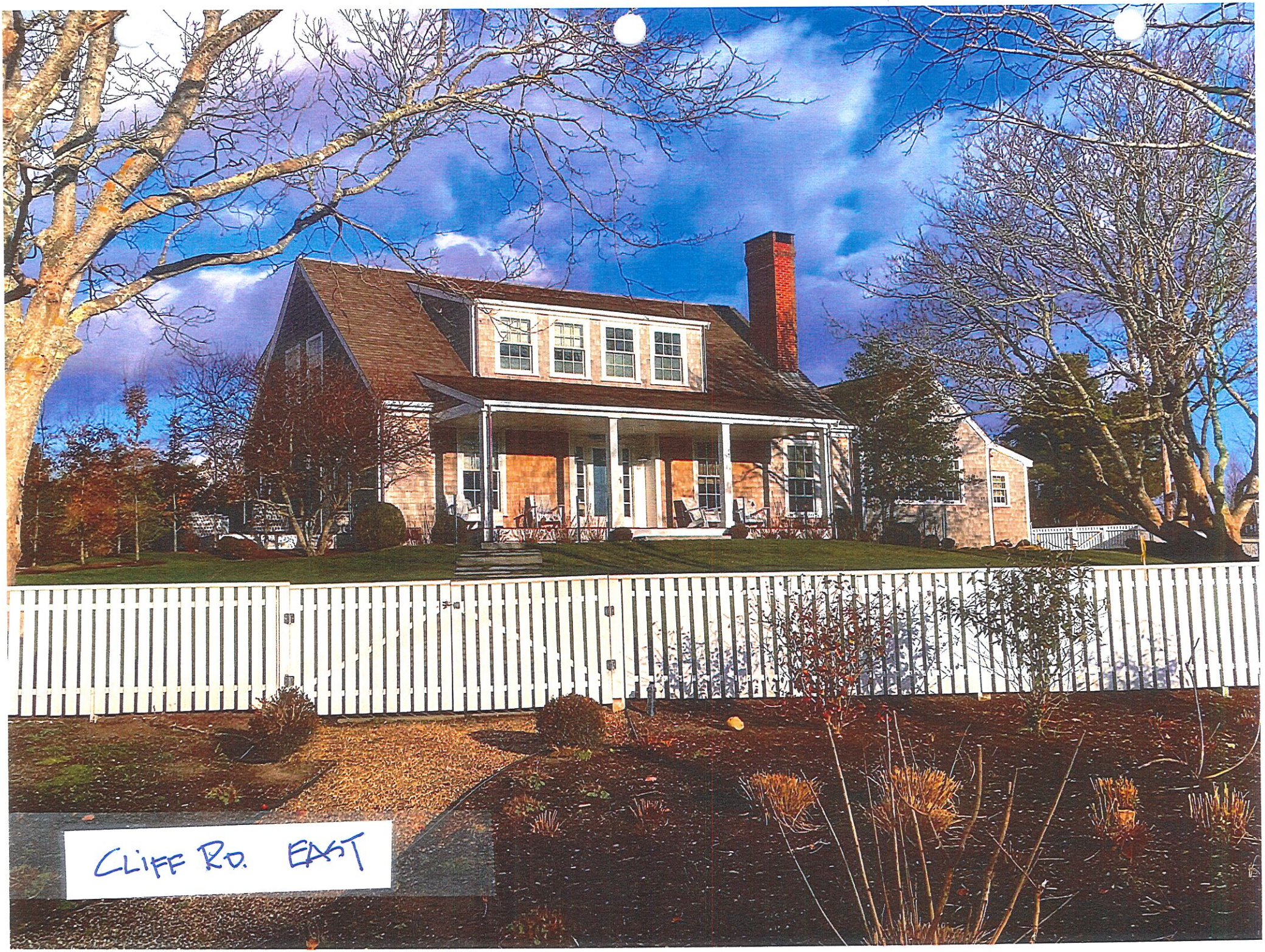
PROJECT
KELLY RESIDENCE
81 CLIFF ROAD
NANTUCKET, MA

HARDSCAPE, FENCE & ARBOR
GARAGE/BARN

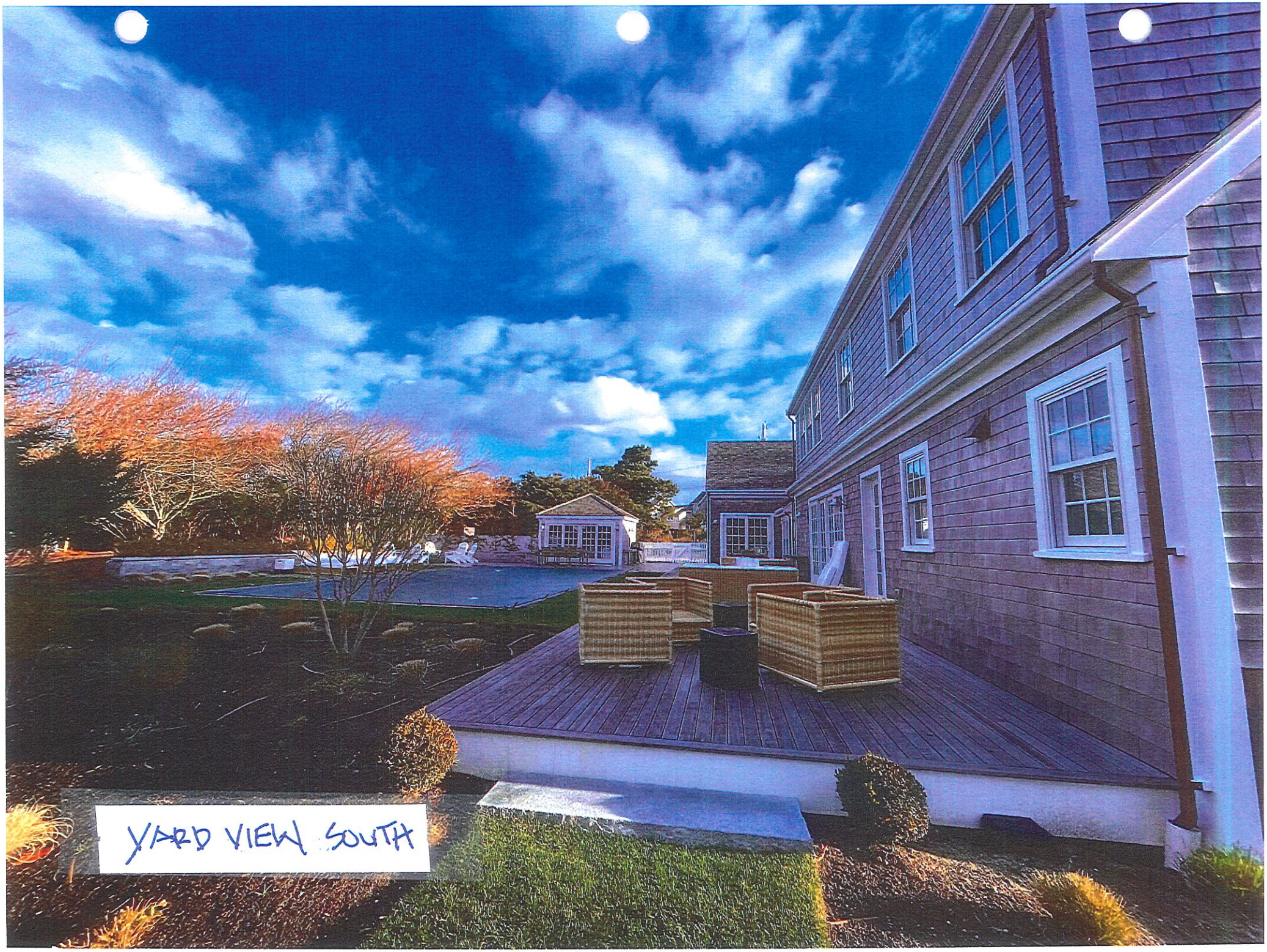
SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS

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

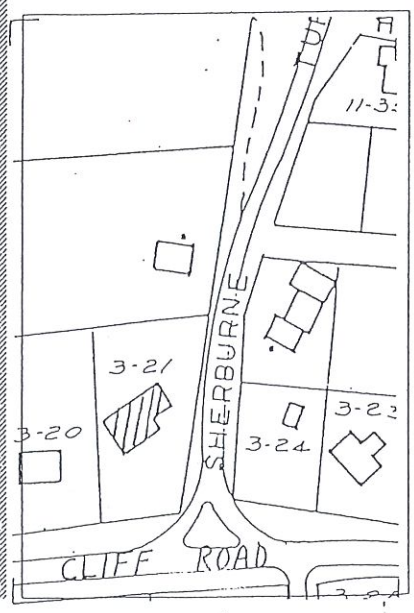
4. Present Owner: LEVINGER, FREDERICK & CAROL

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.

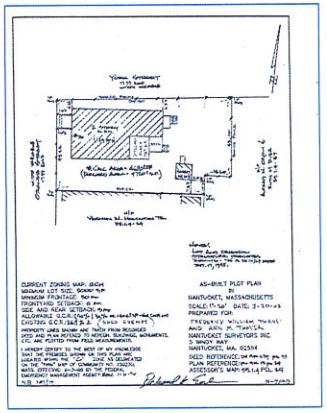
Signed under penalties of perjury

CURB CUT

DRAWING INDEX

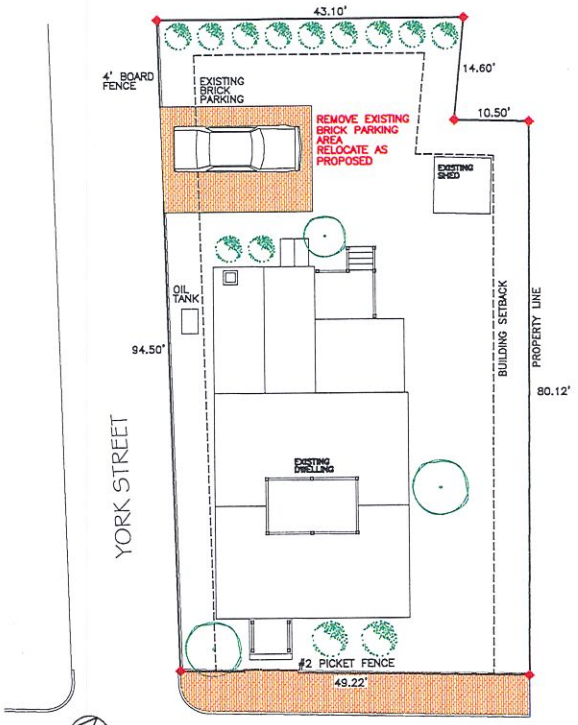
1 SITE PLAN: EXISTING & PROPOSED
ZONING INFO.
PHOTOGRAPHS



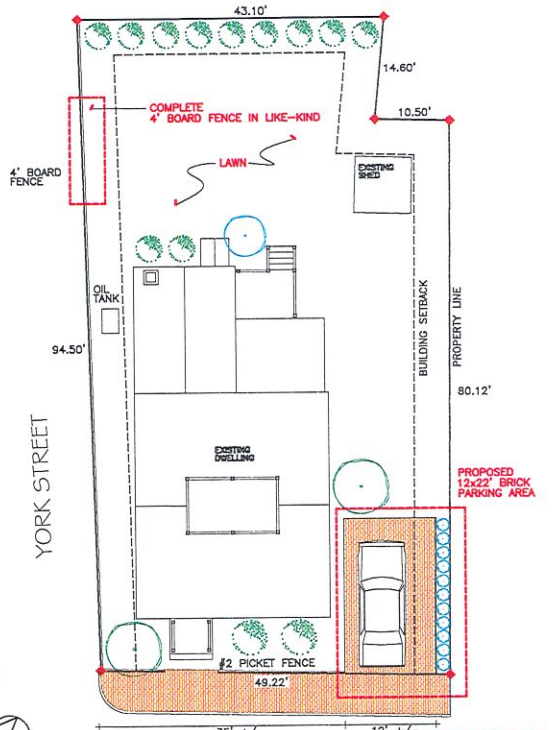


LOCUS MAP
76 ORANGE STREET

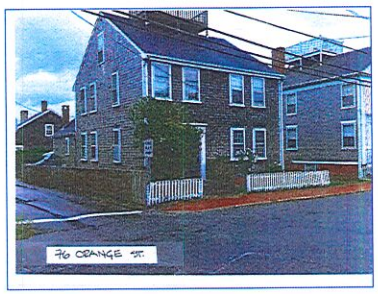
LOT NO.S	--
MAP NO.	55.1.4
PARCEL NO.	25
ZONING CLASSIFICATION	R-1
LOT AREA	*4,720 s.f.
SETBACKS:	
FRONT YARD	10'
REAR/SIDE	5'
G.C.R.	30%
ALLOWED G.C.	1,416 s.f.
EXISTING G.C.	1,124 s.f.
TOTAL G.C. PROPOSED	NO CHANGE

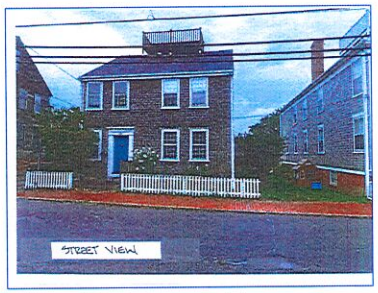


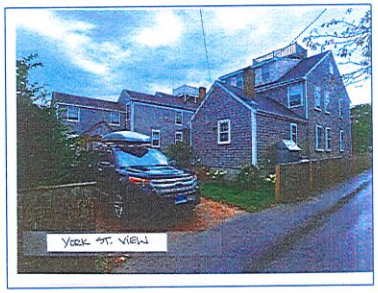
SITE PLAN: EXISTING



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)

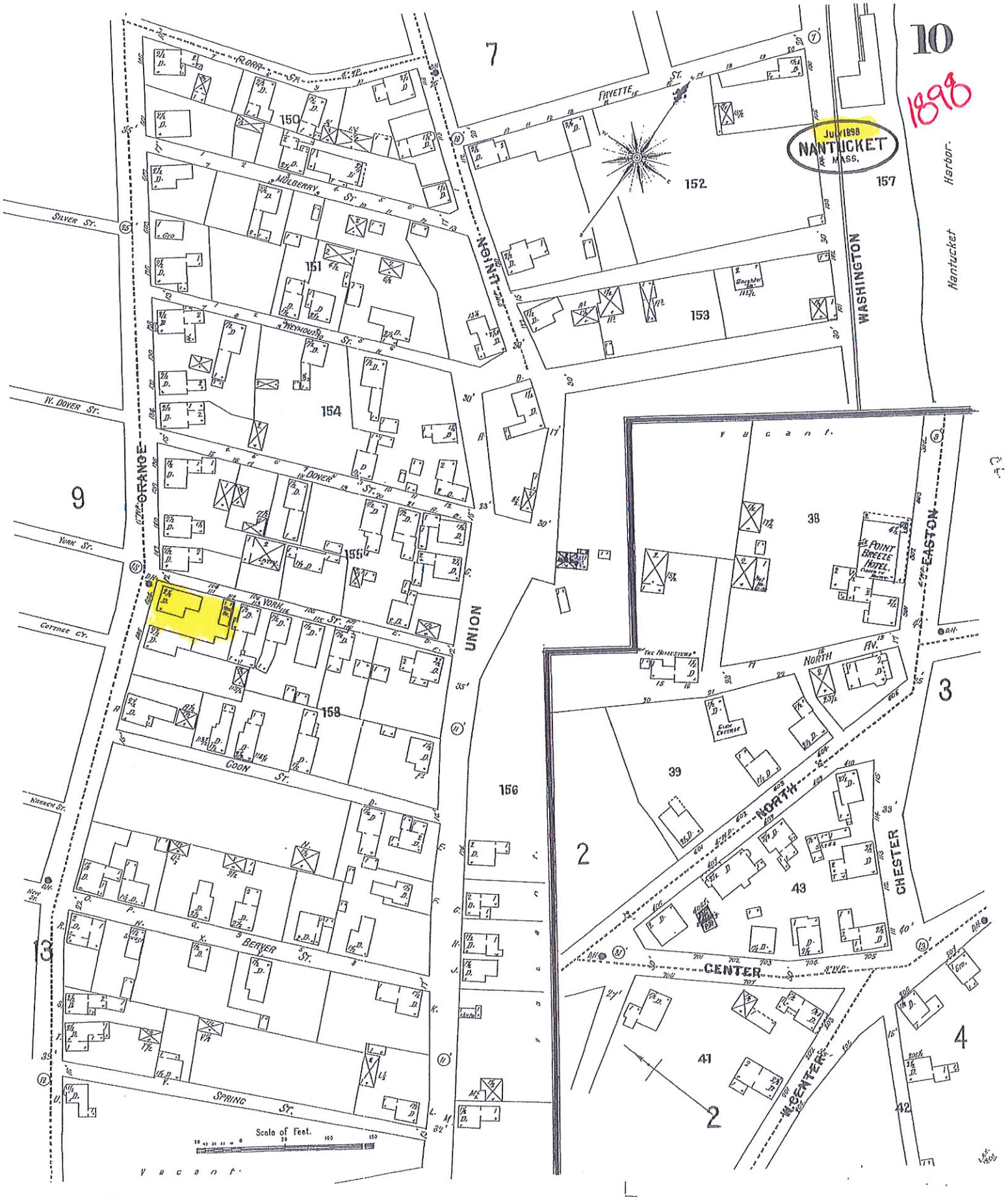
Ø a.	densely built-up	Ø d.	residential
O b.	scattered buildings	O e.	commercial
O c.	open land	O f.	old historic district

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
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13
42
150
151
152
153
154
155
156
157
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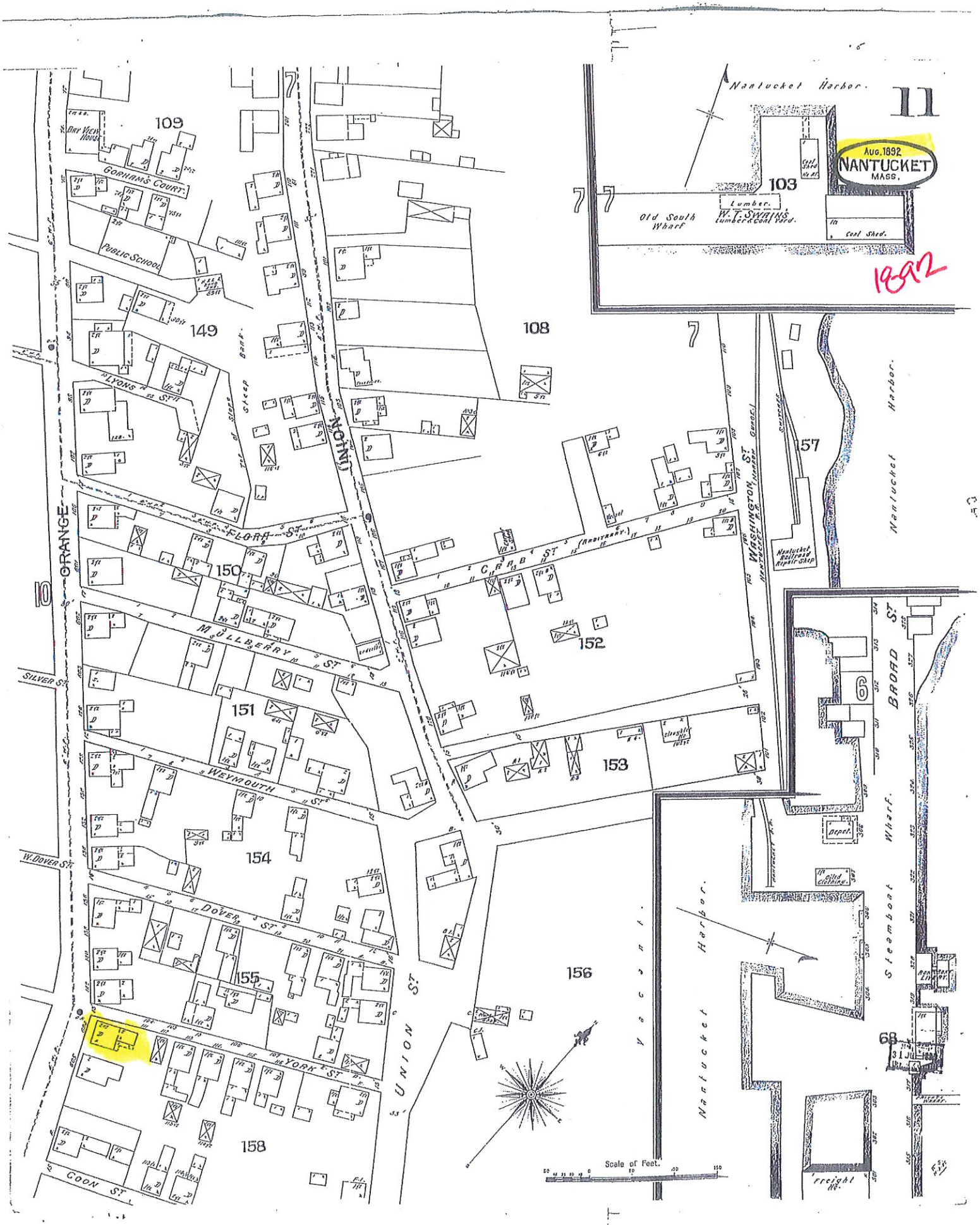
41
43
FLORA ST.
MULBERRY ST.
HEYWOOD ST.
DOVER ST.
YORK ST.
COON ST.
BEAVER ST.
SPRING ST.
FAYETTE ST.
NORTH FV.
CENTER
CHESTER
EASTON
WASHINGTON
UNION
ORANGE
W. DOVER ST.
SILVER ST.
YORK ST.
WARREN ST.
COTTAGE CT.
Nantucket Harbor.
POINT BREEZE HOTEL
THE HOMESTEAD
Scale of Feet.
vacant
vacant


11
Aug. 1892
NANTUCKET
MASS.
1892
Nantucket Harbor.
Old South Wharf
Lumber.
W. T. SWAINS
Lumber & Coal Yard.
Coal Shed
Coal Shed No. 1
103
109
Bay View House
Gorham's Court
Public School
149
Lyons St.
Steep Bank
Top of Slope
Union
108
Flora St.
150
Crab St. (Arbitrary.)
Washington St. (Harbor Guard.)
Nantucket R.R.
Switches
157
Nantucket Railroad Repair Shop
Nantucket Harbor.
Orange
10
Mullberry St.
152
Silver St.
151
Weymouth St.
153
Broad St.
6
Depot.
Oiled Clothing.
Steamboat Wharf.
154
W. Dover St.
Dover St.
155
156
Union St.
Vacant.
Nantucket Harbor.
York St.
68
158
Coon St.
Freight Ho.
Scale of Feet.




ONE WAY
76 ORANGE ST.


STREET VIEW


YORK ST. VIEW

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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

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Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

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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 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

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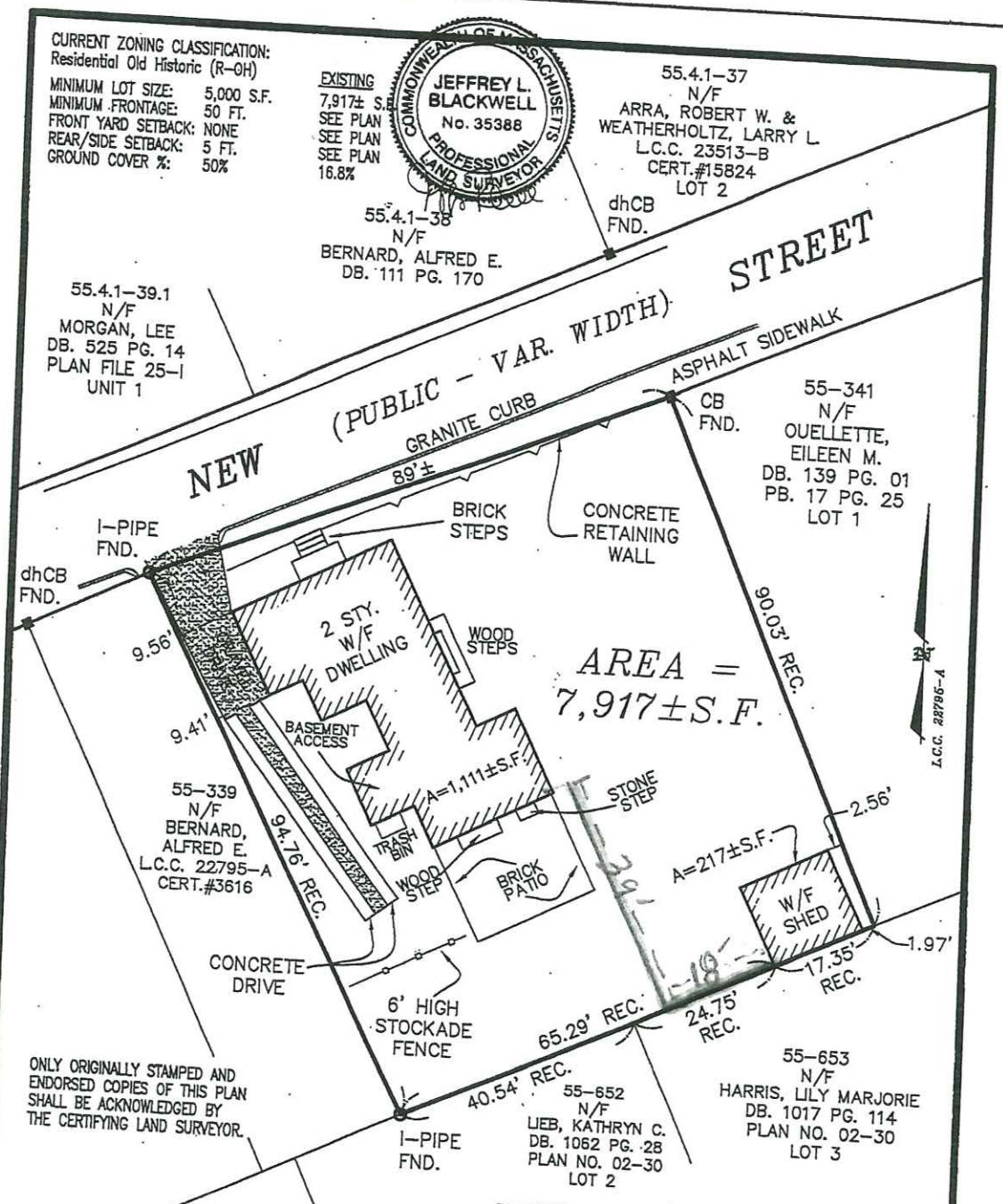
AUG 23 2024
By

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.

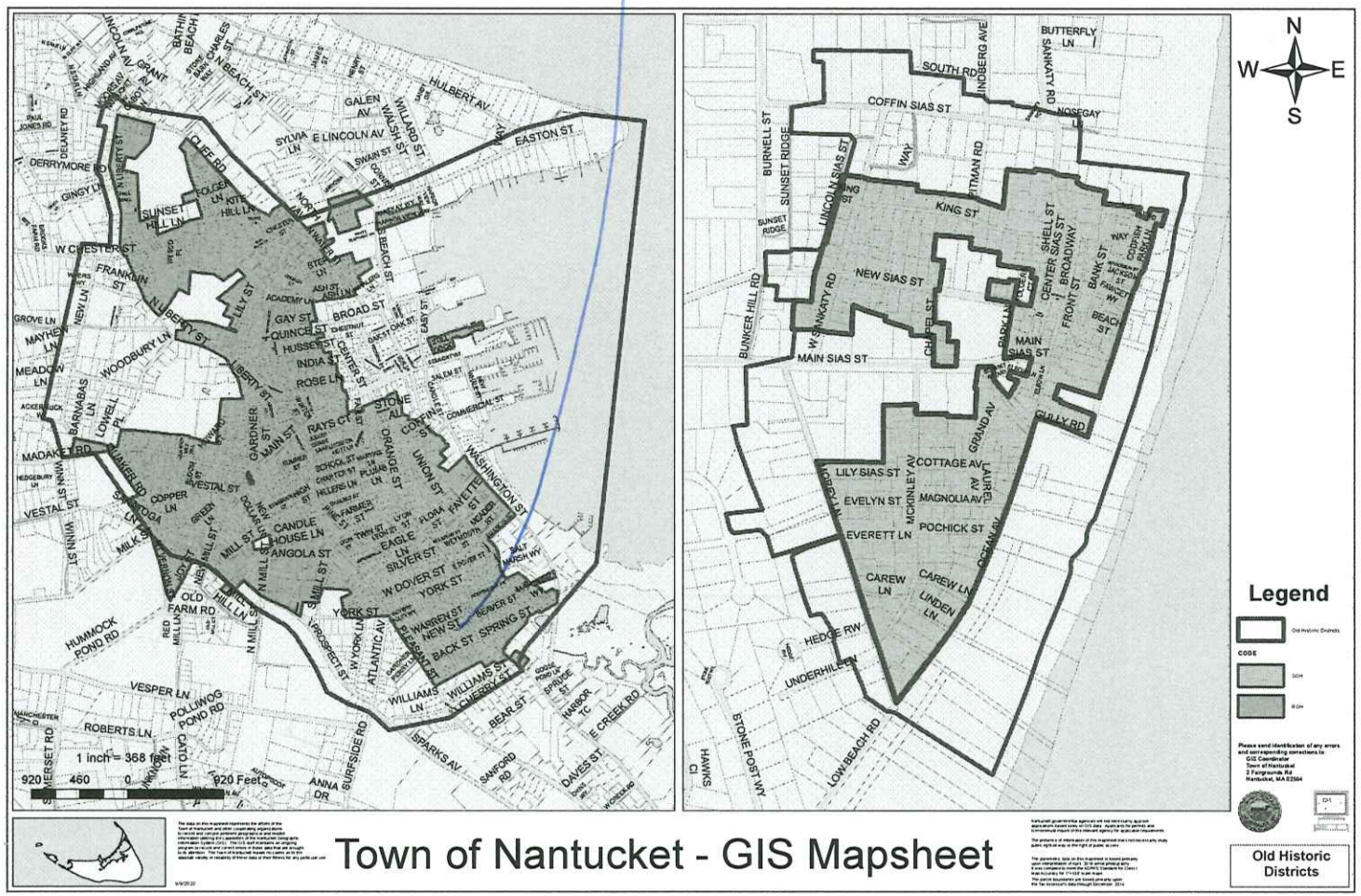
THIS INSPECTION PLAN WAS PREPARED FOR MORTGAGE PURPOSES ONLY AND IS NOT TO BE CONSIDERED A FULL INSTRUMENT SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES. FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.

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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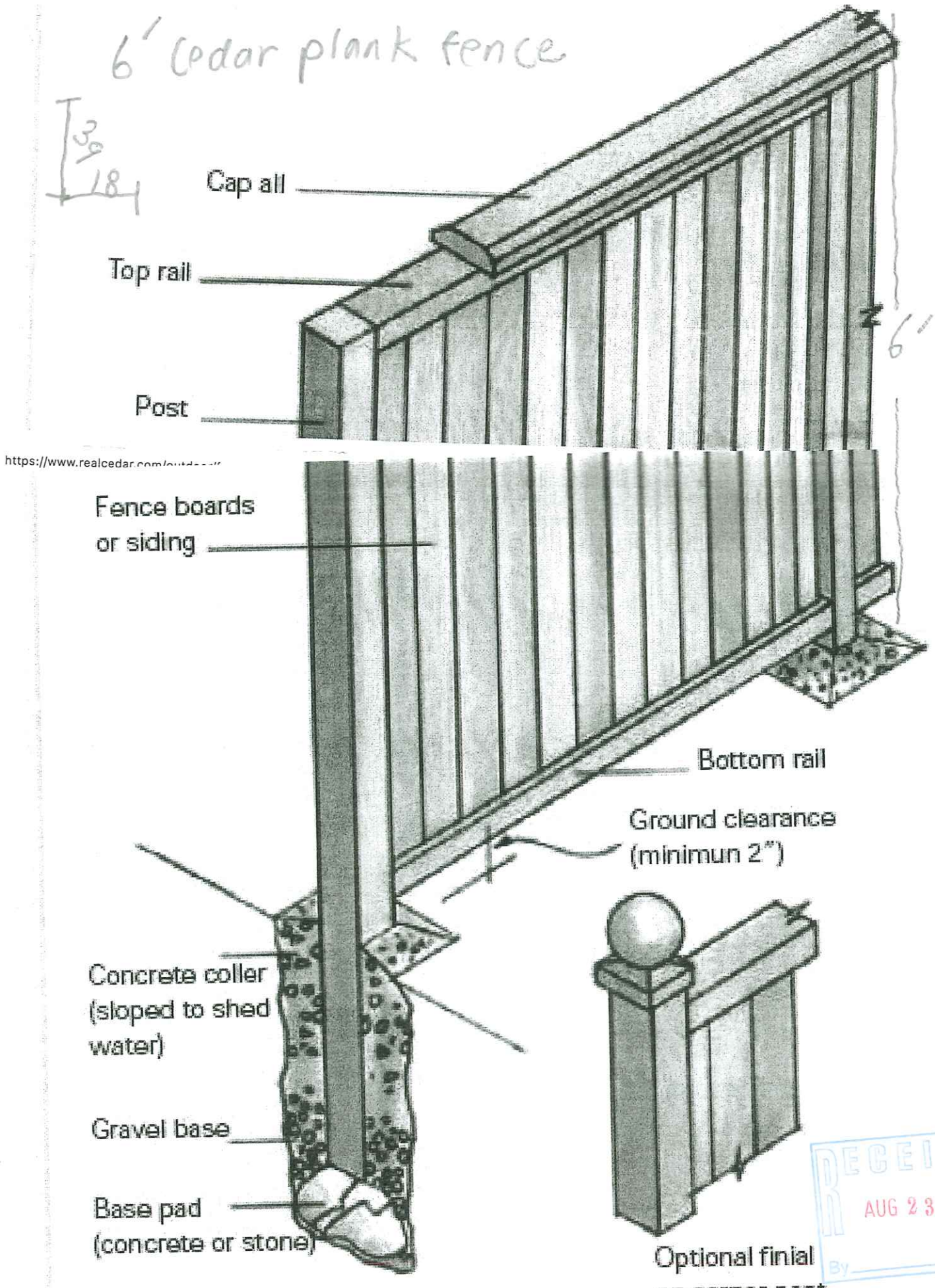
AUG 23 2024
By

6' cedar plank fence

3'
18'



RECEIVED
AUG 23 2024
By

12 New Front

Fence in need of repair

Fence in neighborhood

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

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 _____

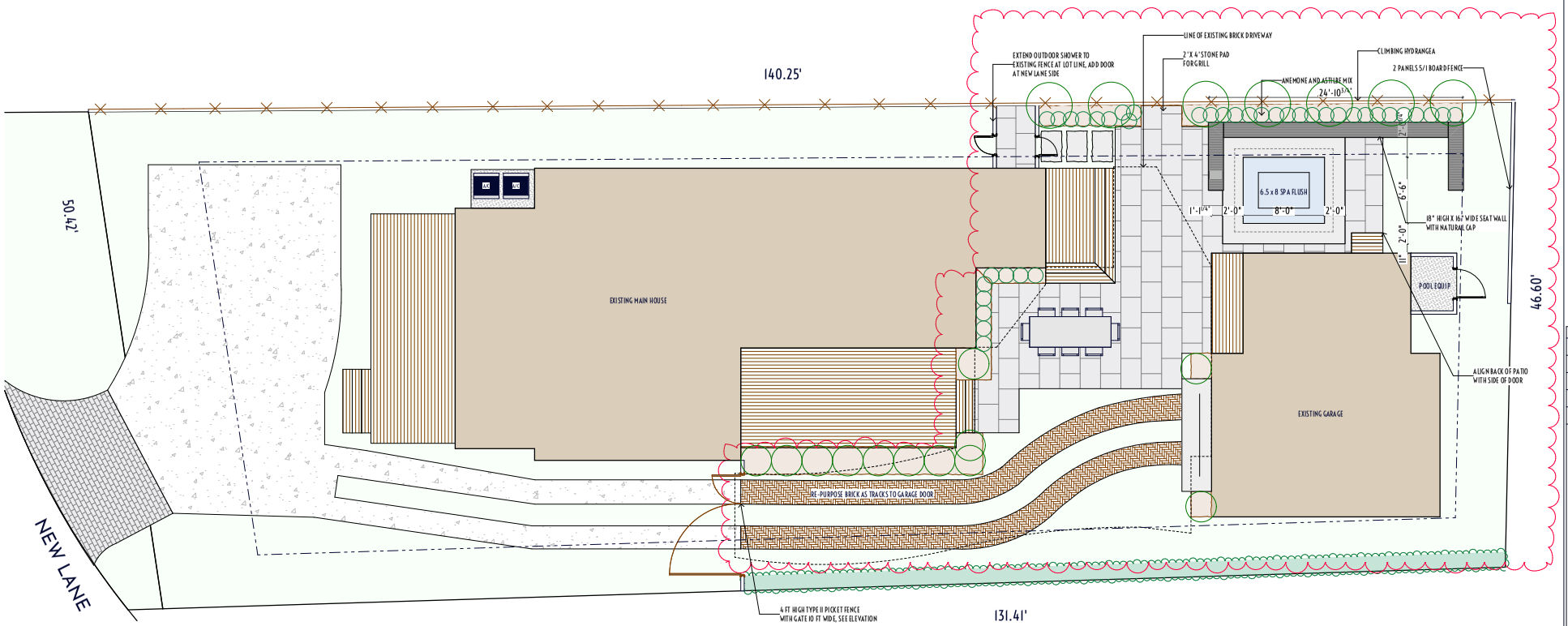
Trim _____ Sash _____ Doors _____

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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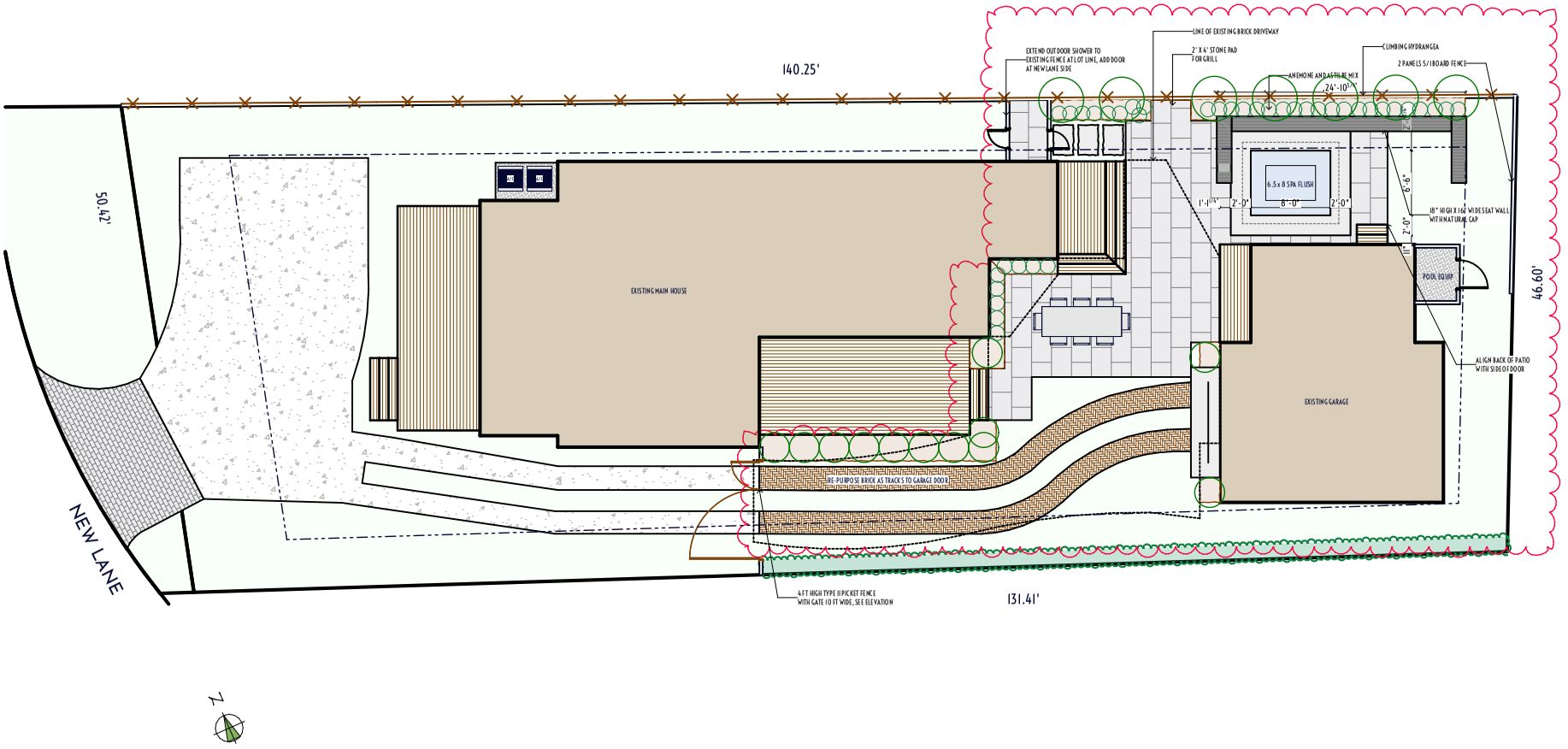
1 LOCUS M-41 P-285.1



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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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°. 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

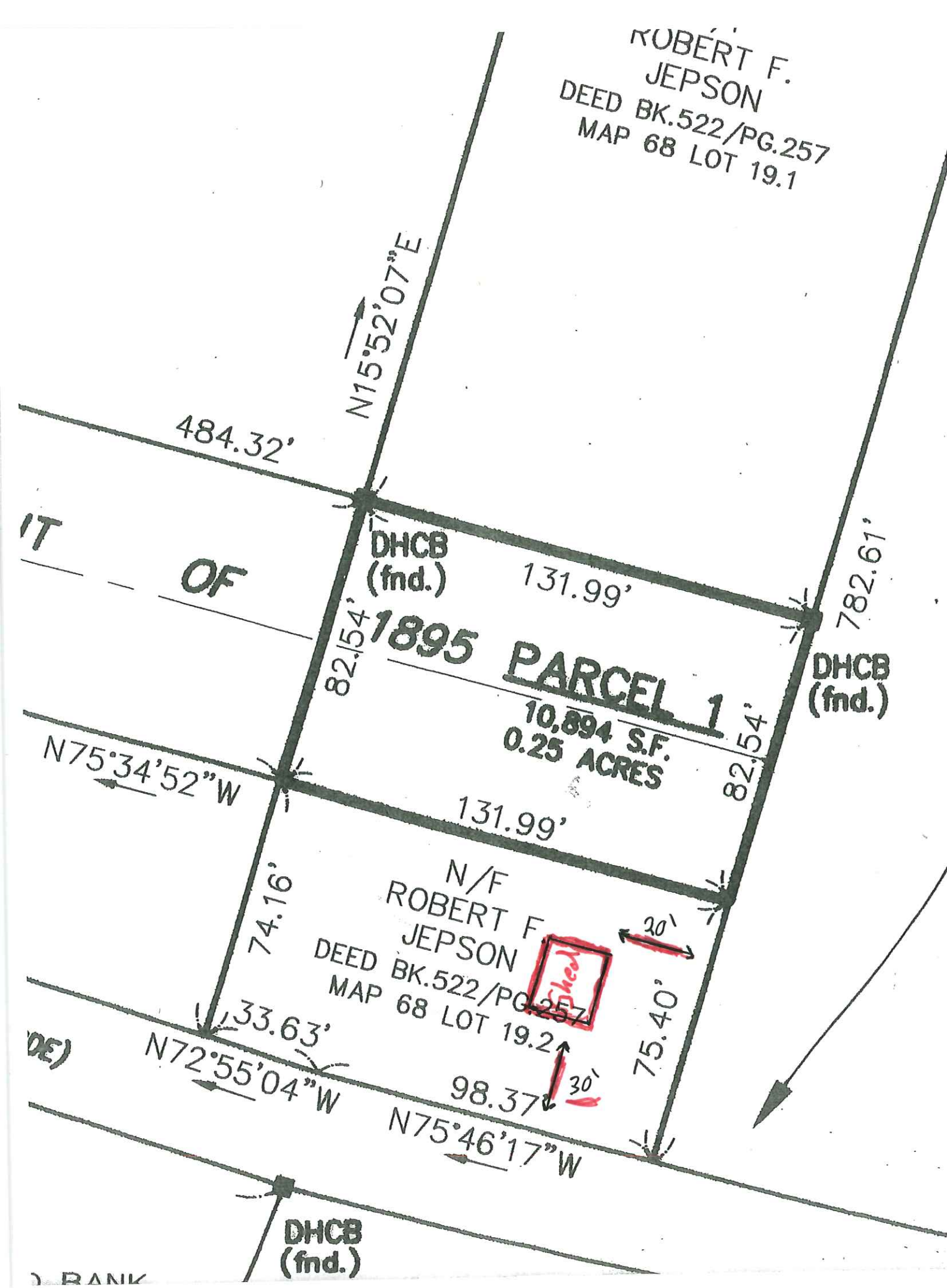
This checklist MUST be submitted with your application.

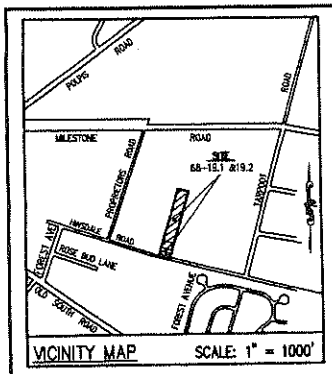
Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*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

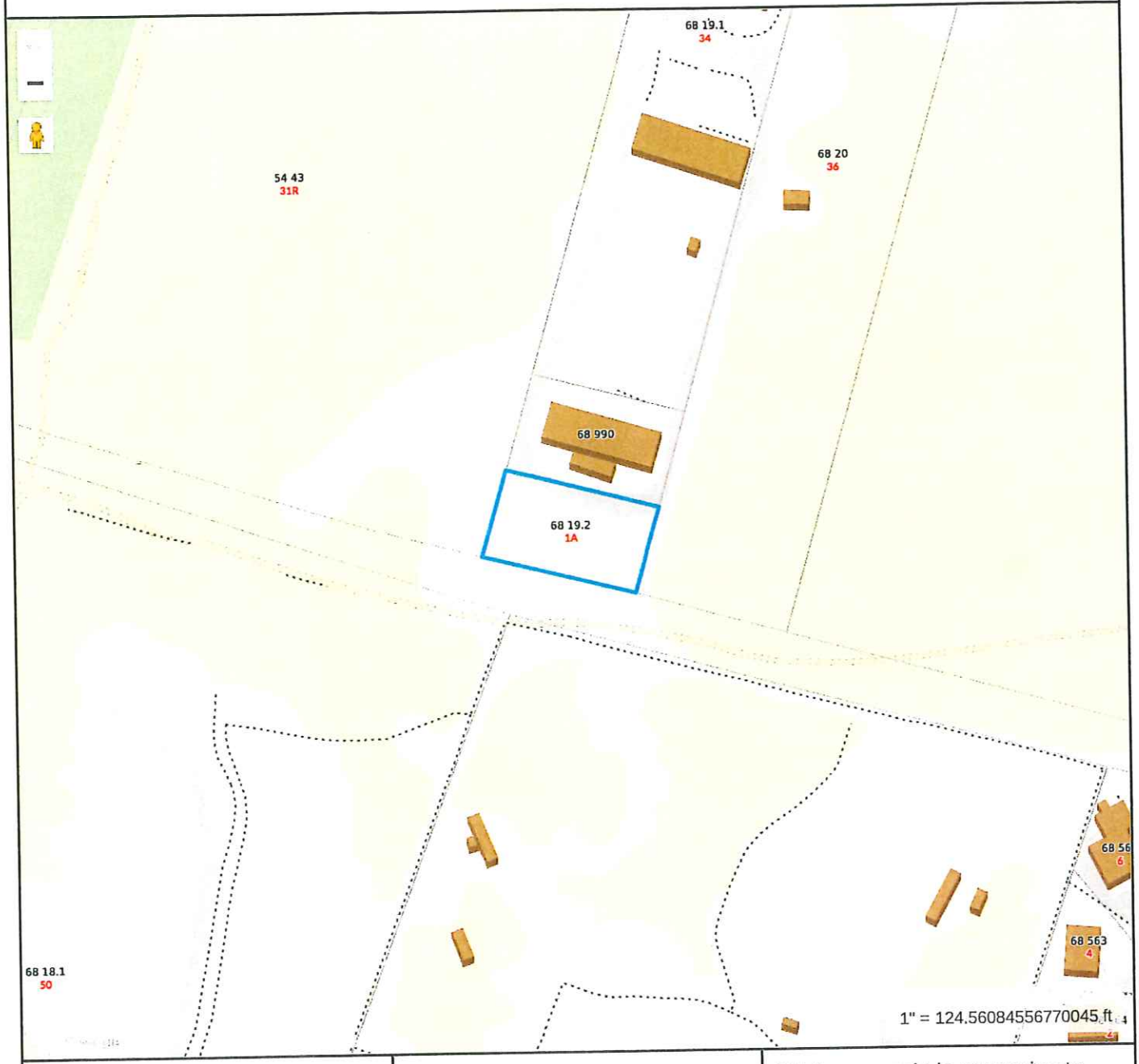
Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

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

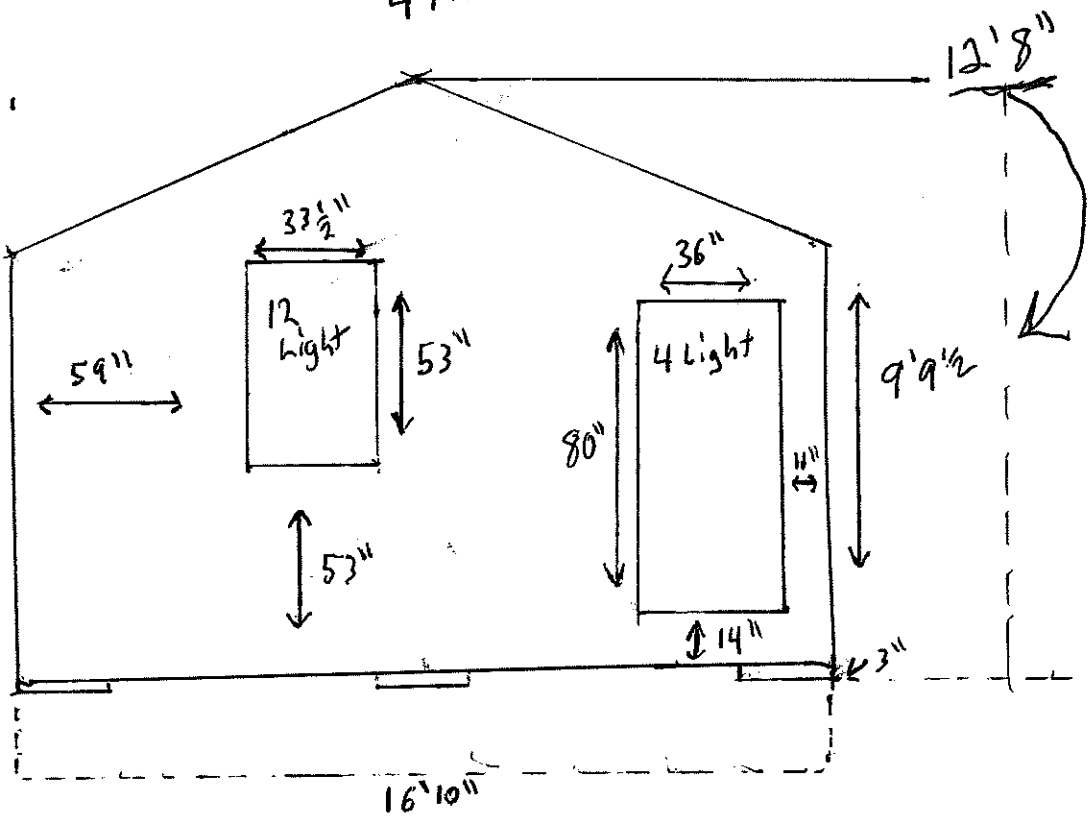
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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.

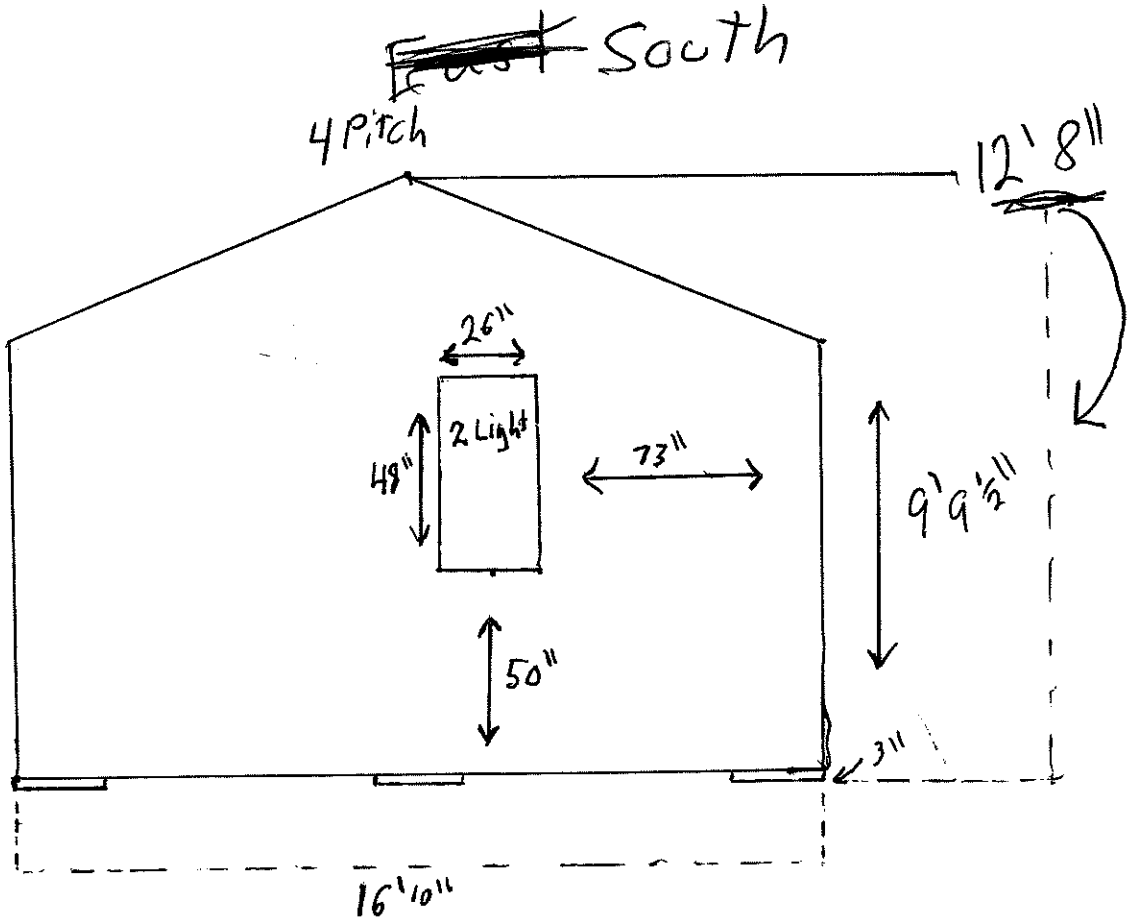
~~West~~ North

4 Pitch



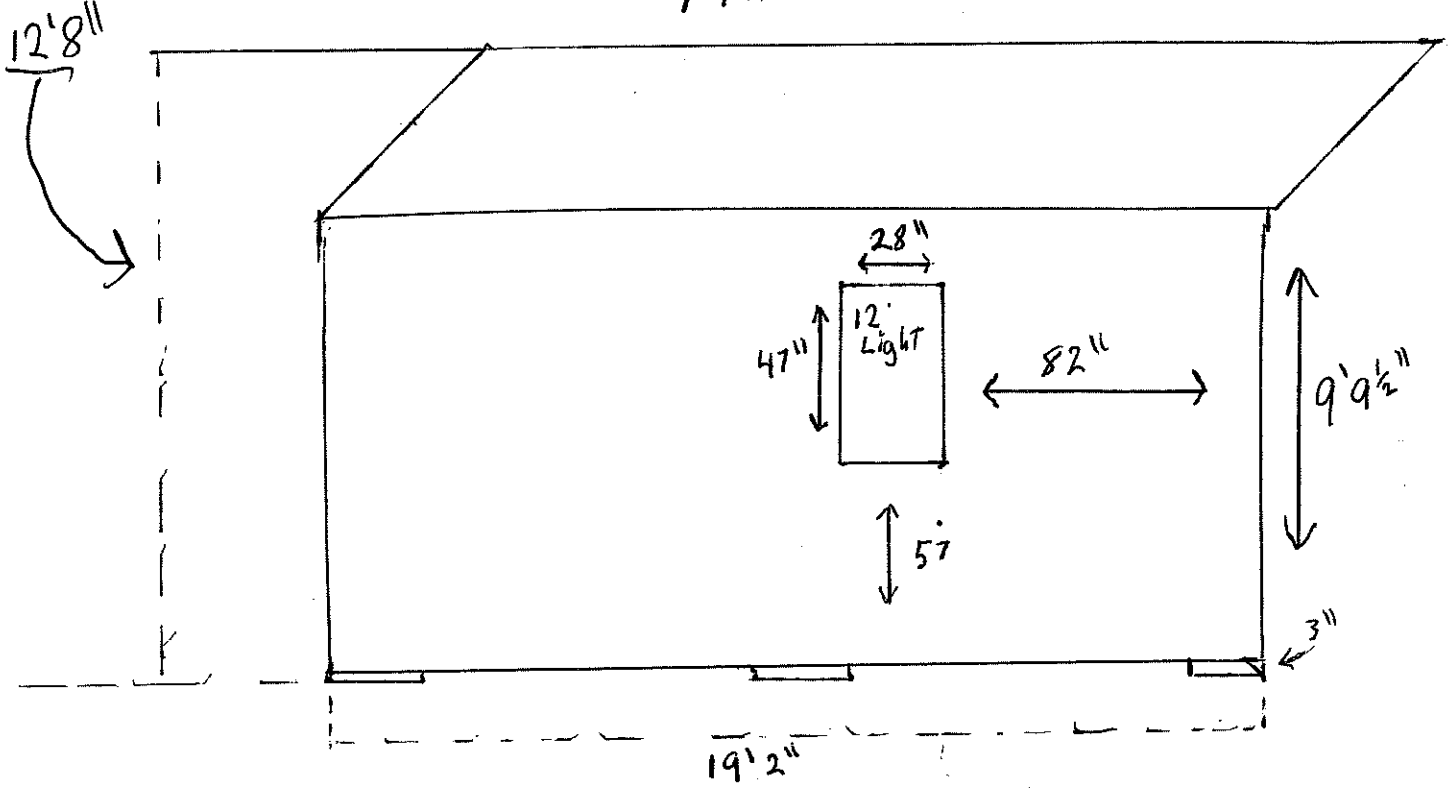
~~East~~ South

4 Pitch



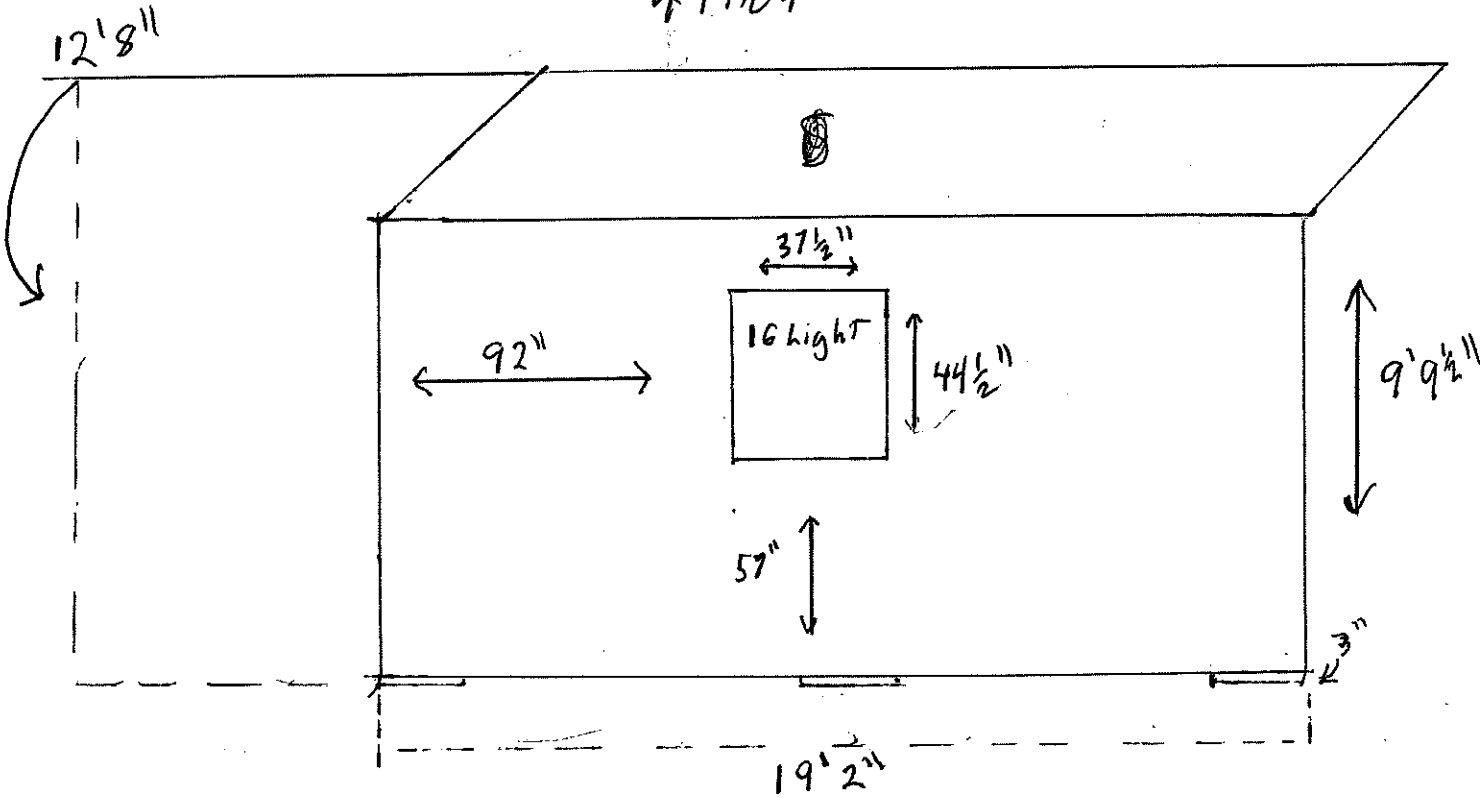
~~North~~ East

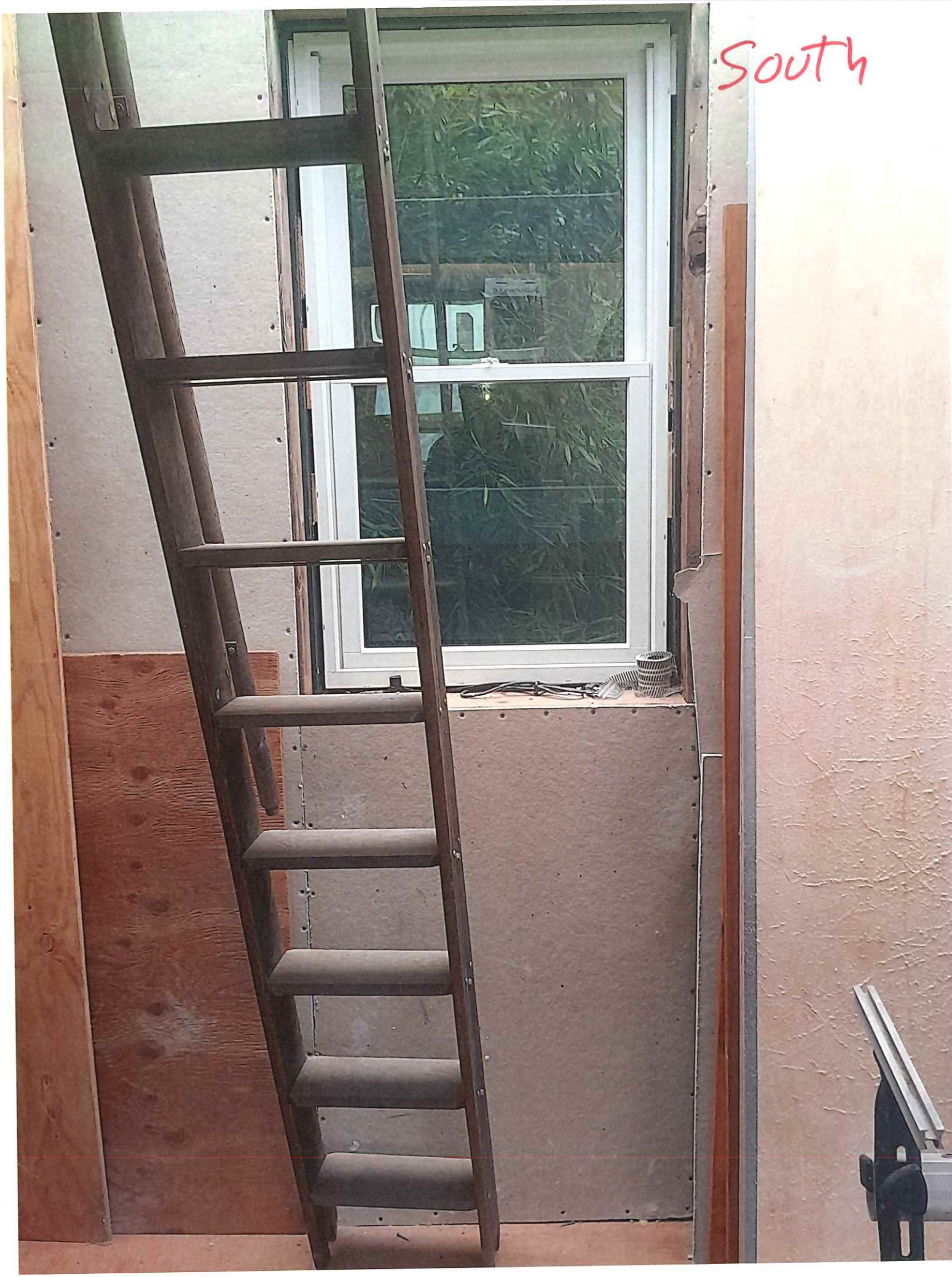
4 Pitch



~~South~~ West

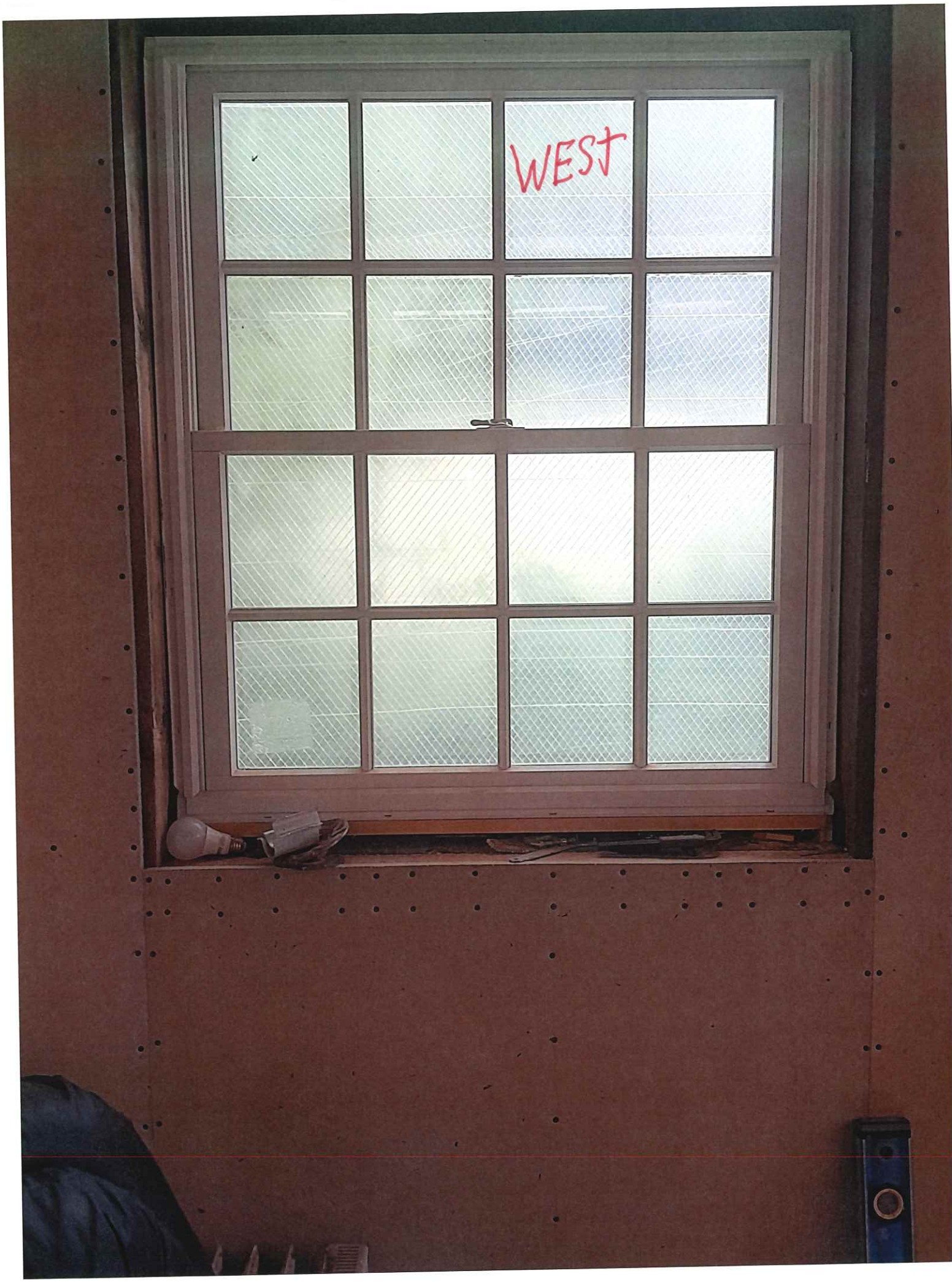
4 Pitch




South

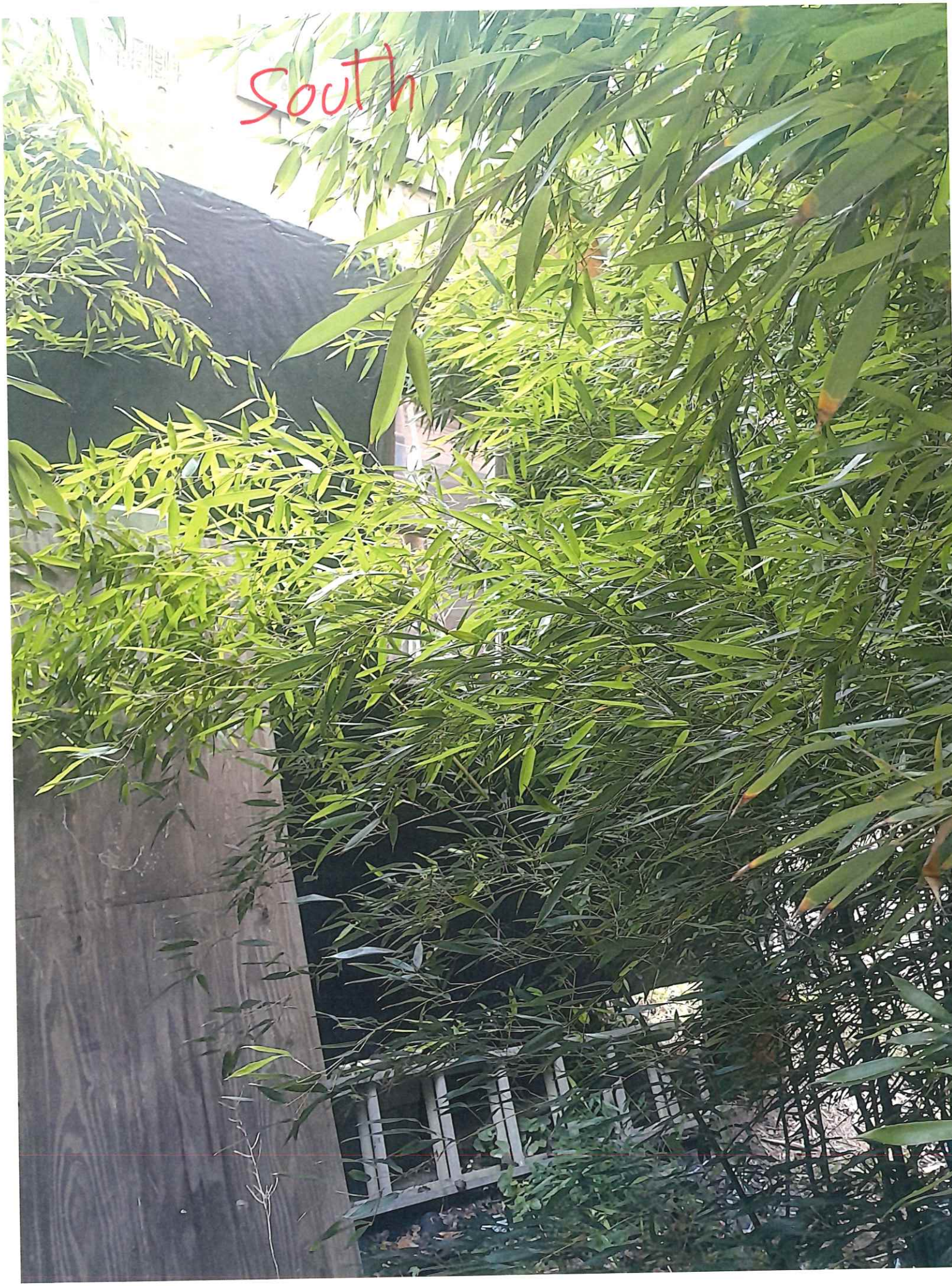

EAST
EAST


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.

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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°: 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

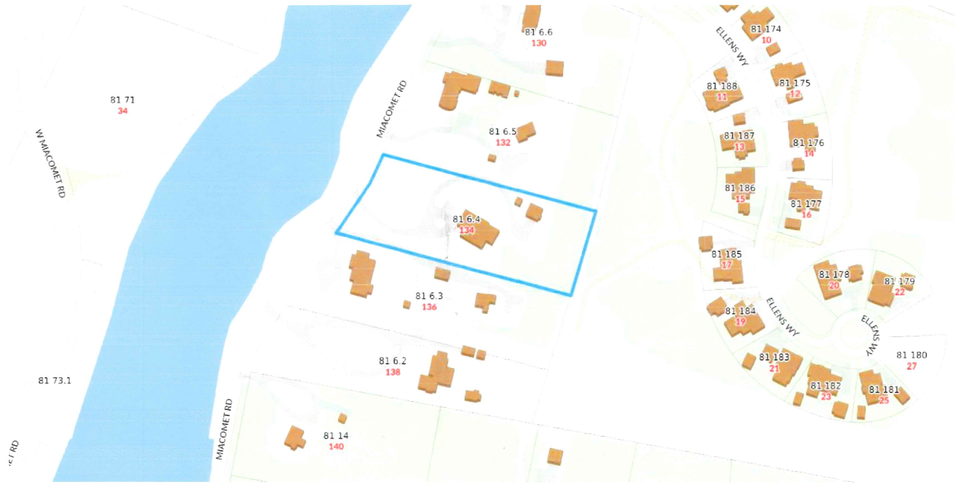
SCOPE OF WORK:

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.

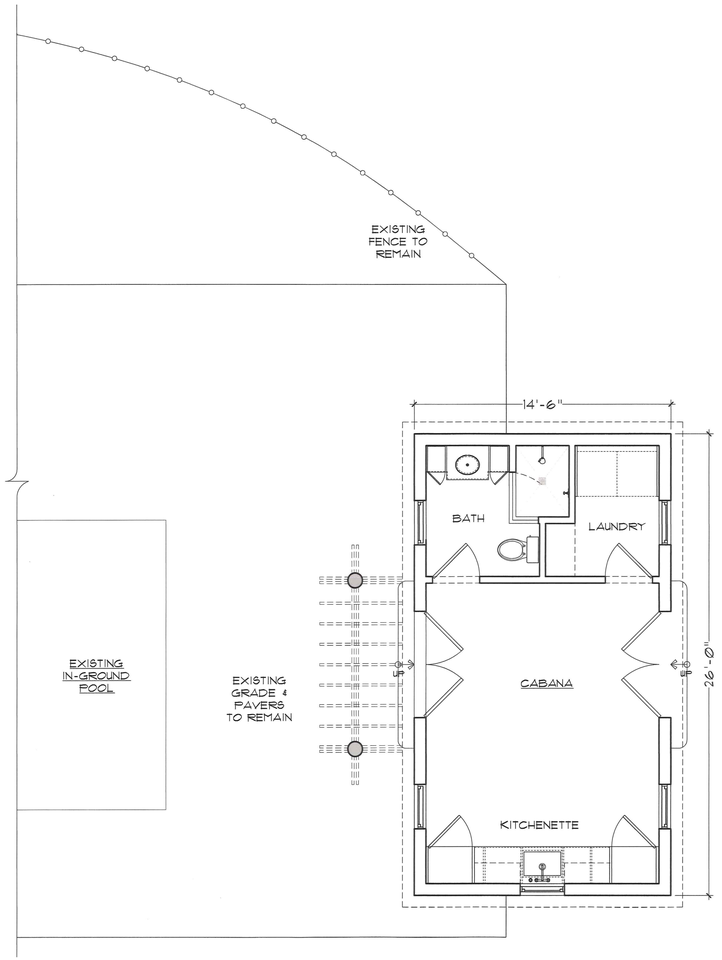
PAULI & URIBE ARCHITECTS
ARCHITECTURE & INTERIOR DESIGN
617-227-0954 | pauli-uribe.com | 121 Mount Vernon St, Boston, MA 02108

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

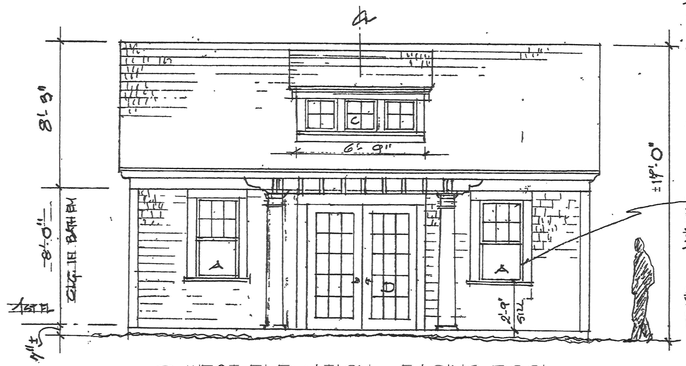
SHEET NO. A-2



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

DOORS & WINDOWS

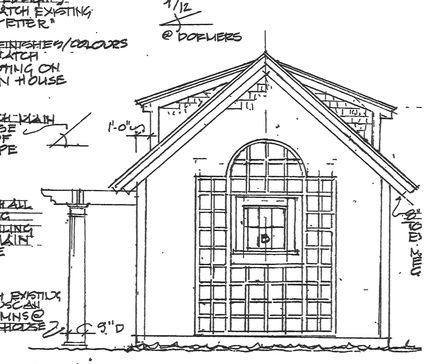
	SASH SIZE	LTS
A	2'-3 7/8" x 4'-5 5/8"	6/1
B	2'-3 7/8" x 2'-3"	6
C	1'-10" x 1'-10"	4
D	(2) 3'0" x 7'-10"	WD FRENCH DOORS



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

NOTES

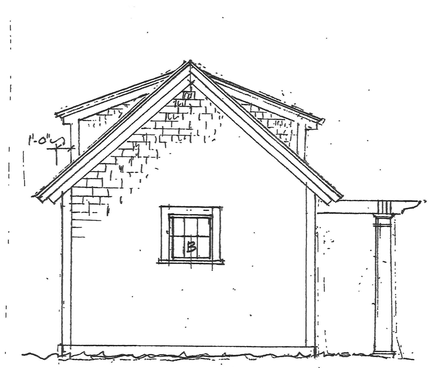
- ALL WINDOWS ARE WOOD TRUE DIVIDED LIGHTS TO MATCH EXISTING BY "VETTER"
- ALL FINISHES/COLOURS TO MATCH EXISTING ON MAIN HOUSE
- MATCH MAIN HOUSE ROOF SLOPE
- MATCH ALL EXISTING DETAILING ON MAIN HOUSE
- MATCH EXISTING WD TUSCAN COLUMNS ON MAIN HOUSE



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"

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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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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.

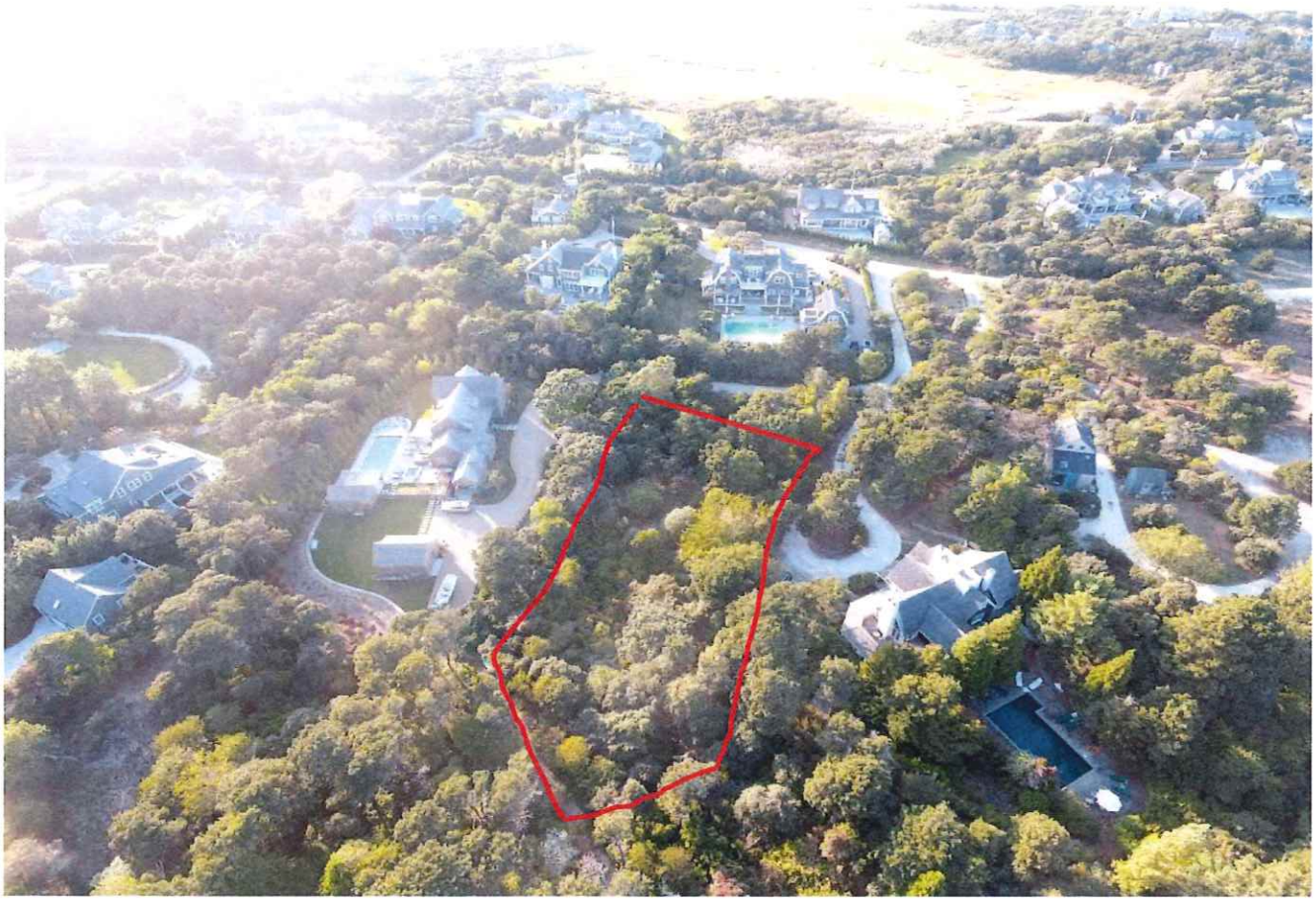
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

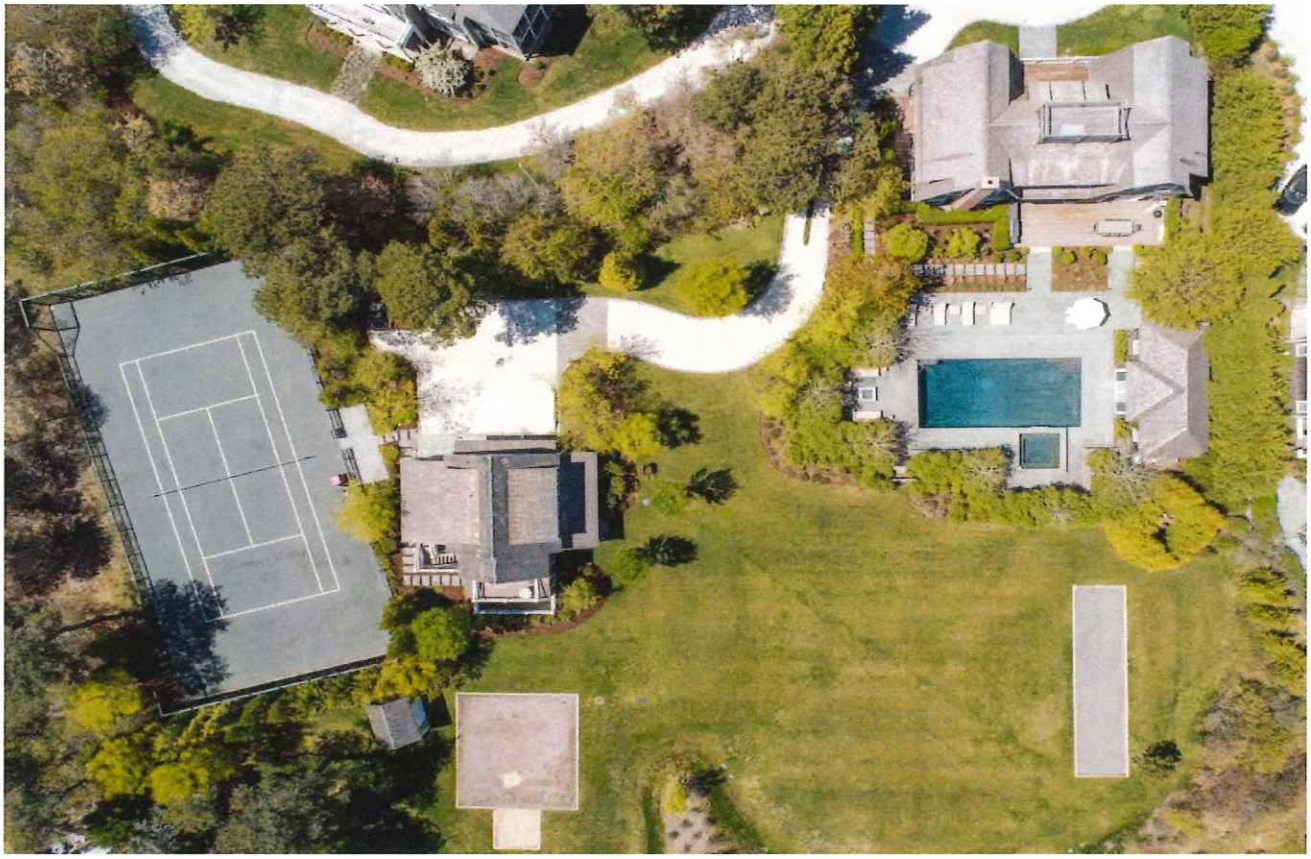




21 BREWSTER ROAD – MULTIPLE BUILDINGS IN A COMPOUND







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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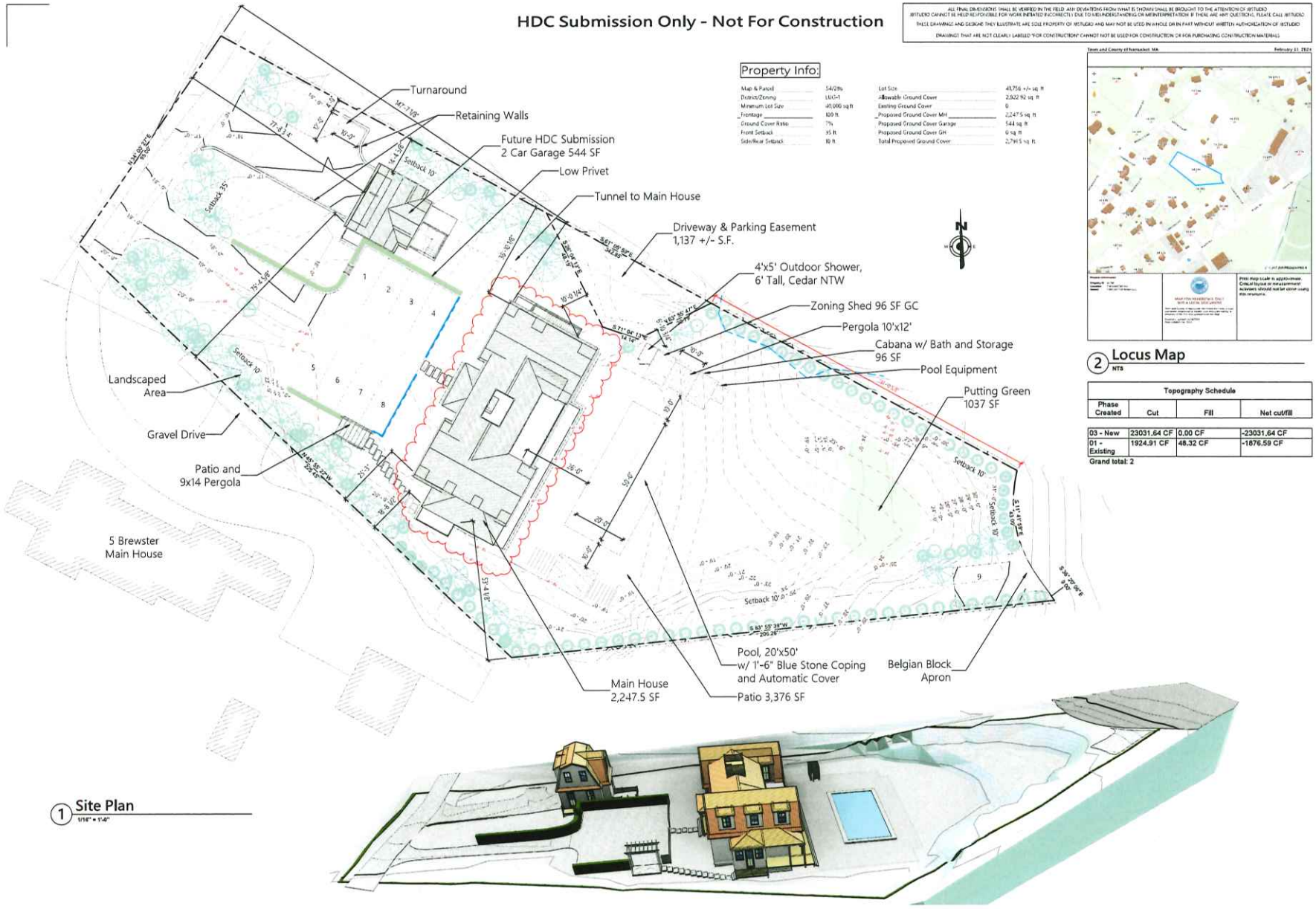
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS

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

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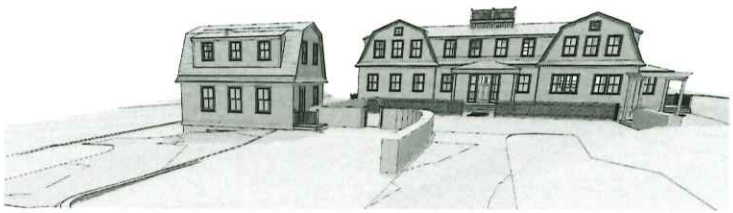
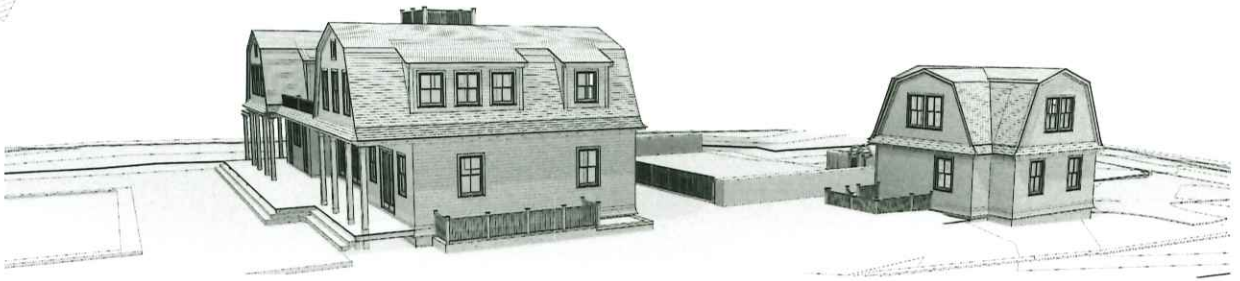


2 3D View 1

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



3 3D View 2

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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

Site Plan New

Date

08.25.2024

Revisions

C.102

Scale 1/16" = 1'-0"

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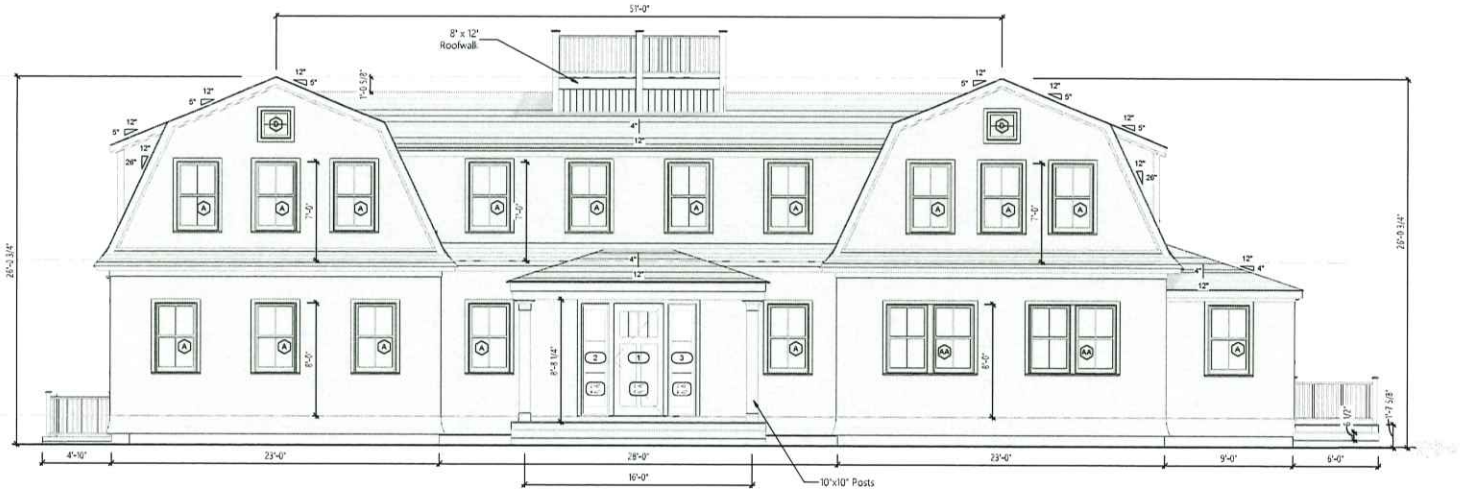
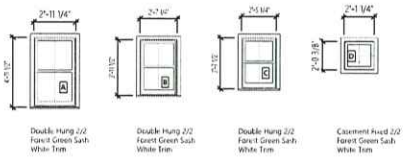


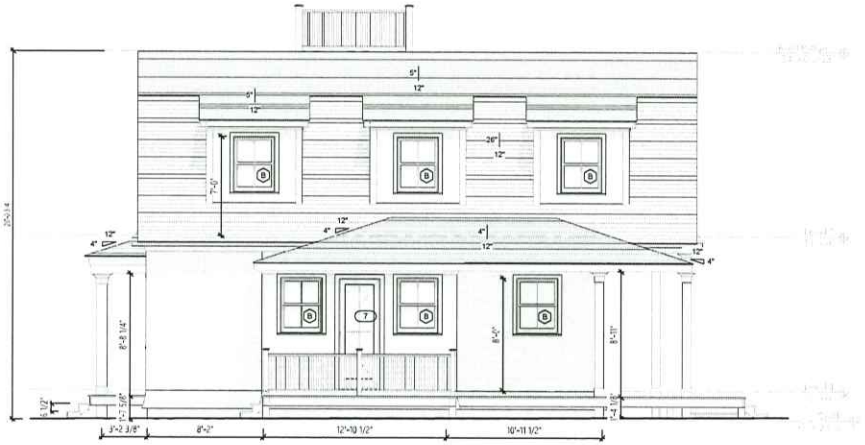
1 Proposed North/West Elevation
1/4" = 1'-0"



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



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



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

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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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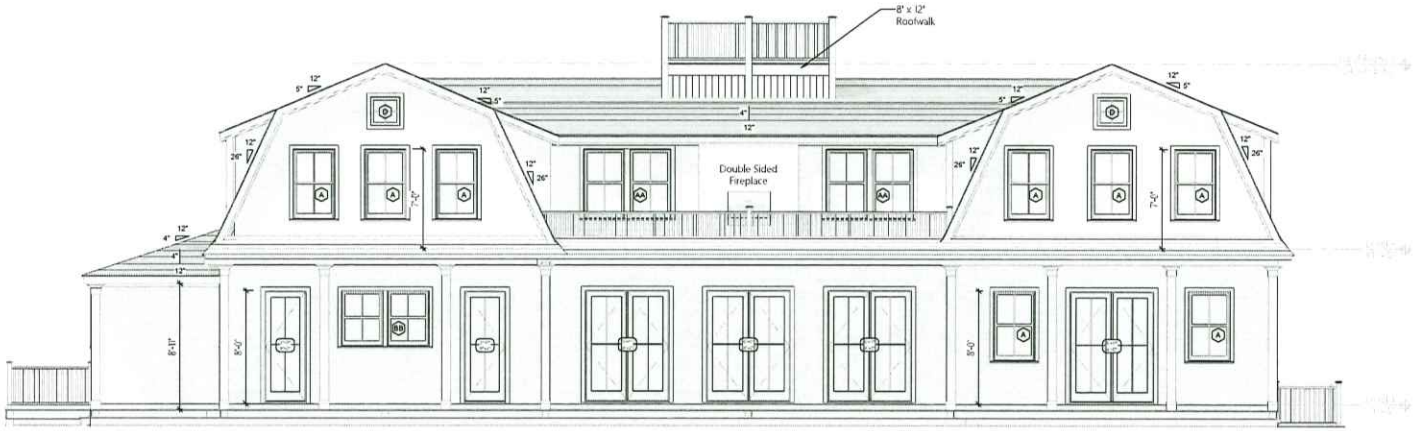
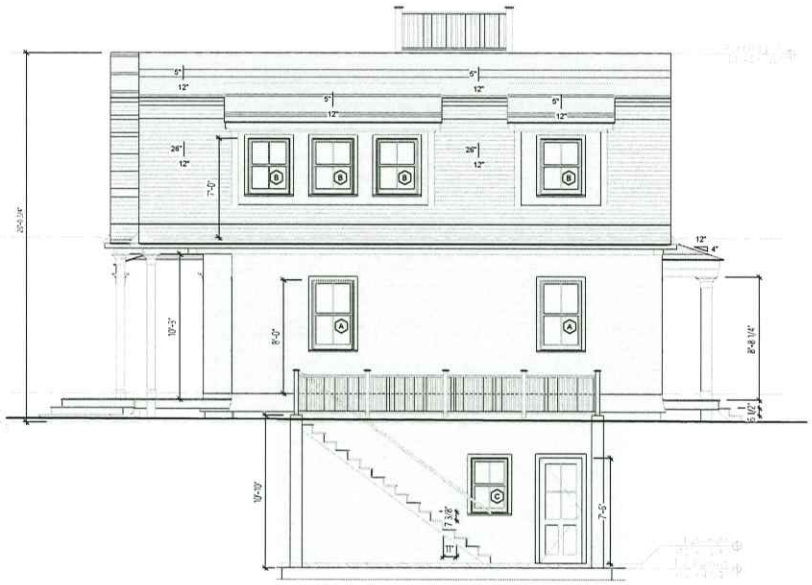


2 Proposed South/East Elevation
1/4" = 1'-0"



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

JBSTUDIO
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 - SE/NE

Date

08.23.2024

Revisions

A.102

Scale 1/4" = 1'-0"

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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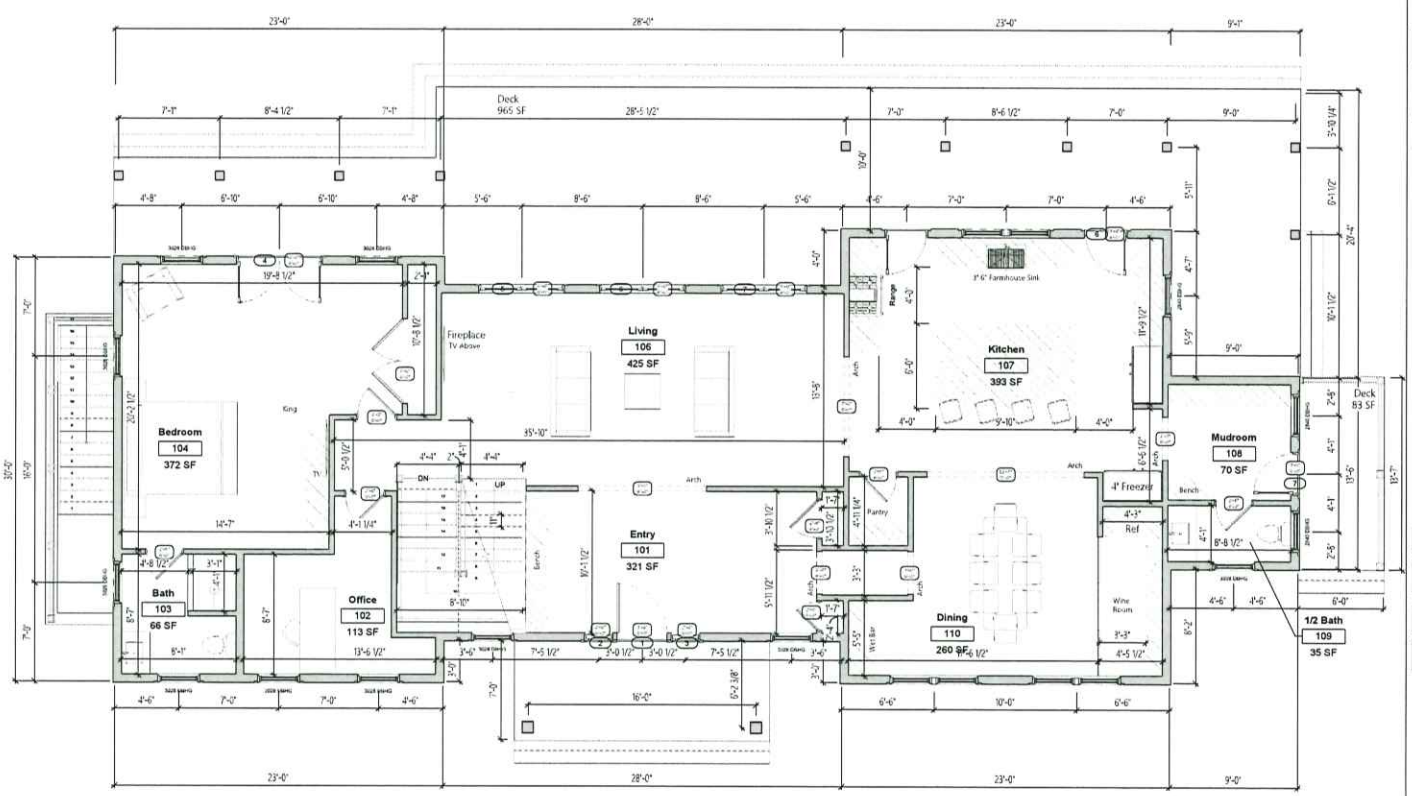
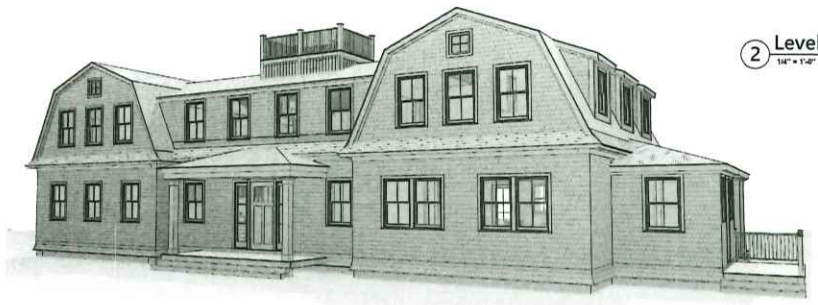
DRAWINGS THAT ARE NOT CLEARLY LABELLED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS.



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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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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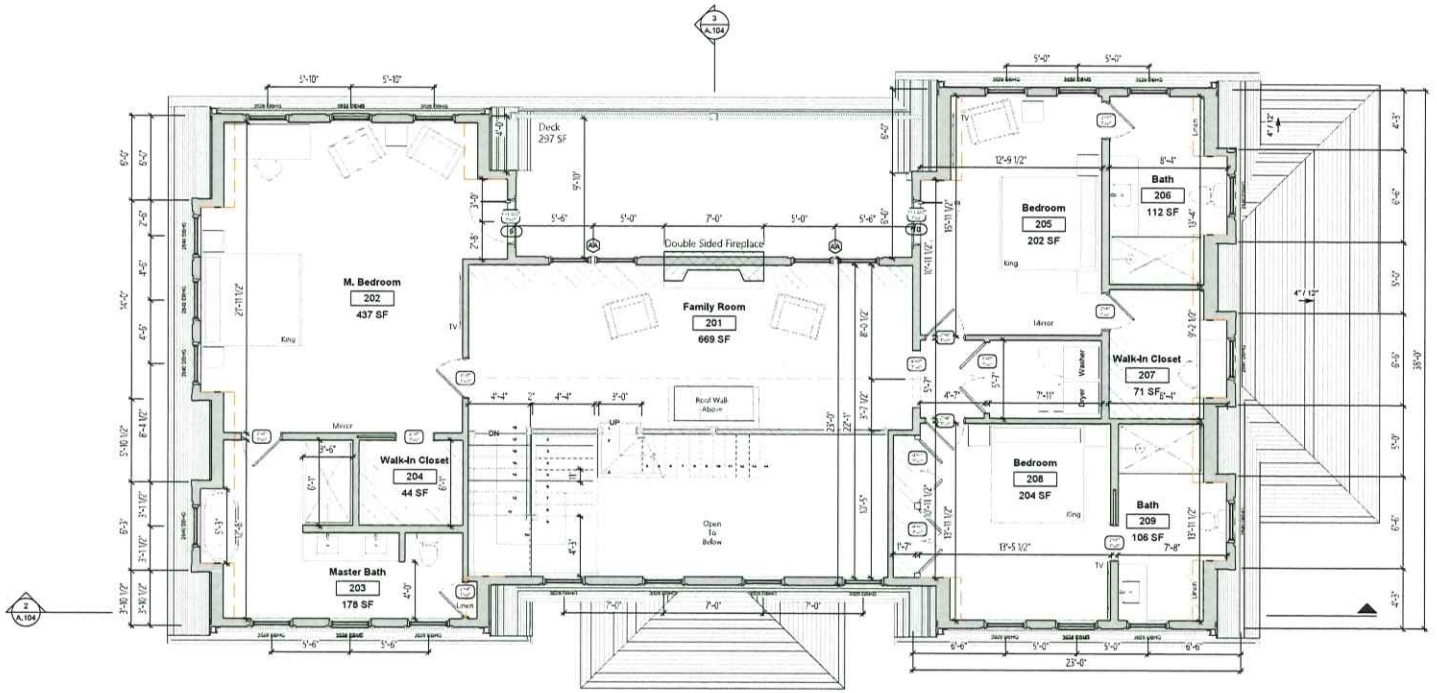
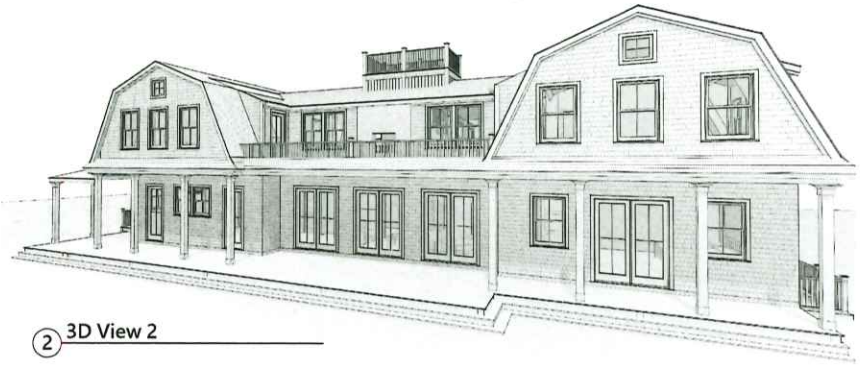
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



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
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PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
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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°: 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...

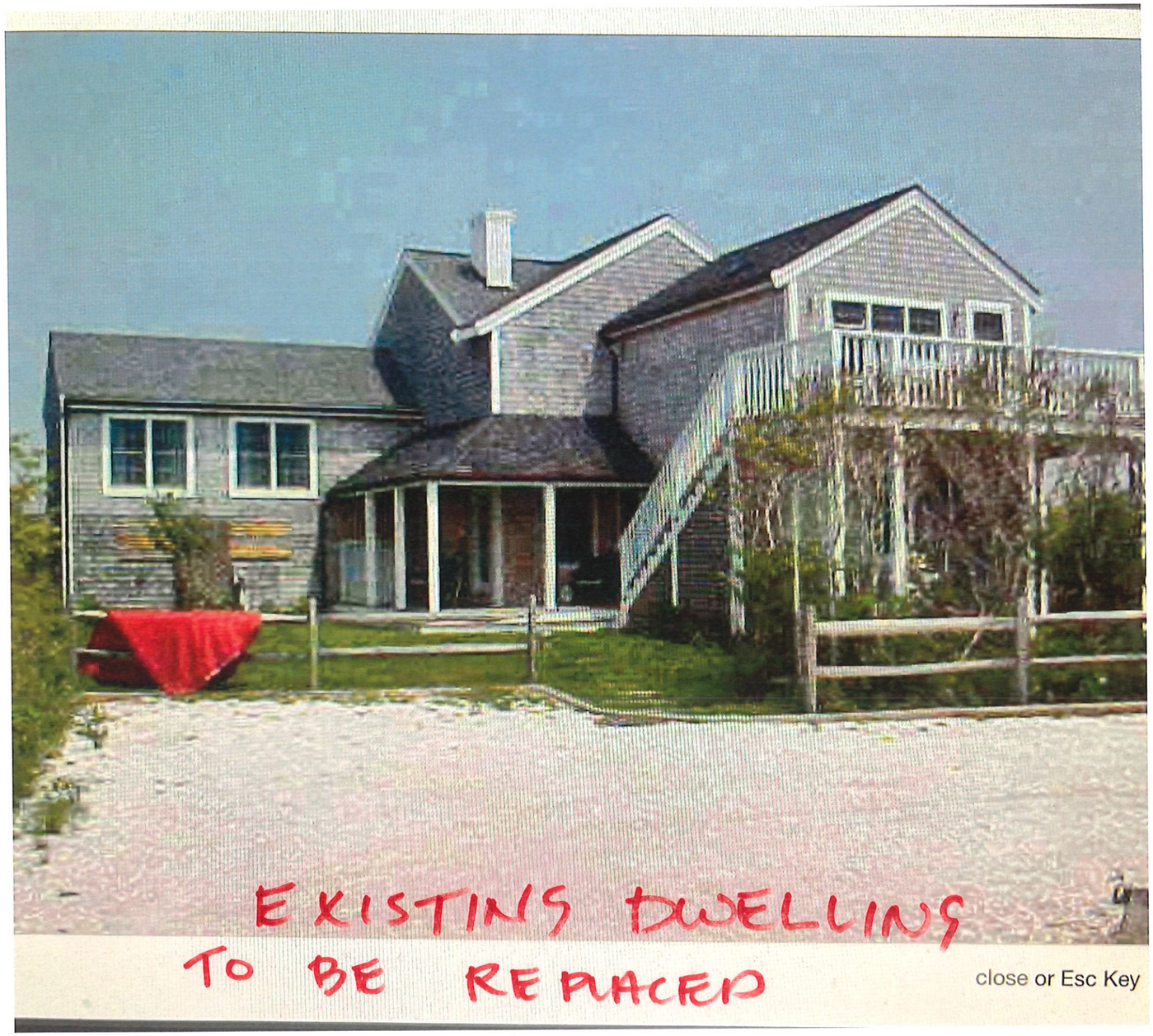
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Caroline Thornewill 8/30/24

Signature Date

50 WANOMA





close or Esc Key

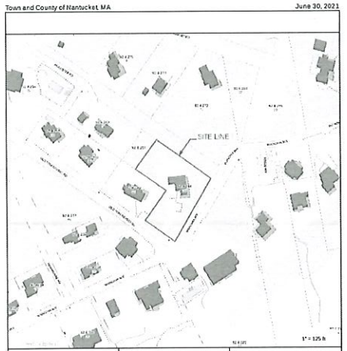
PROPOSED

A NEW HOUSE

50 WANOMA WAY, NANTUCKET,MA



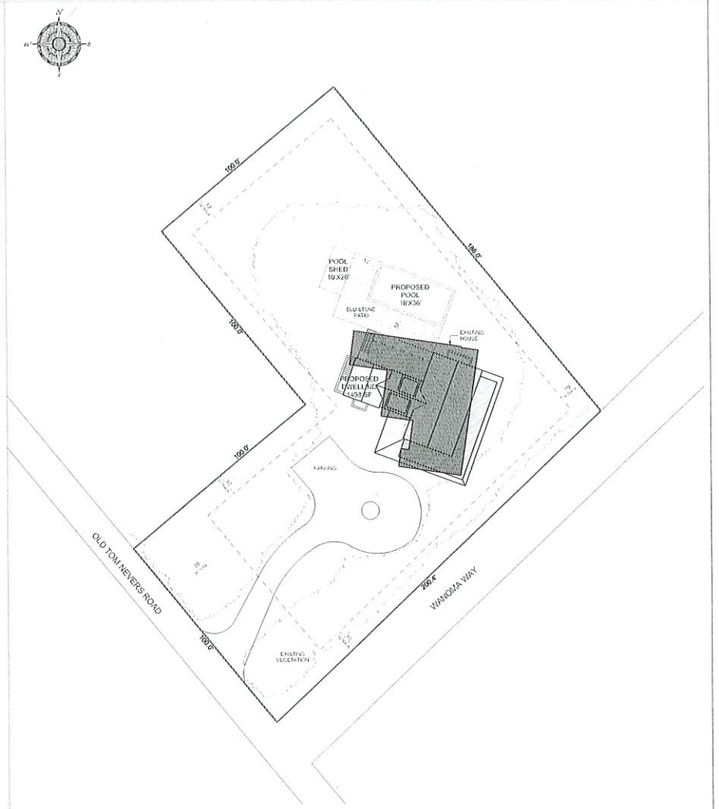
Town and County of Nantucket, MA — June 30, 2021



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

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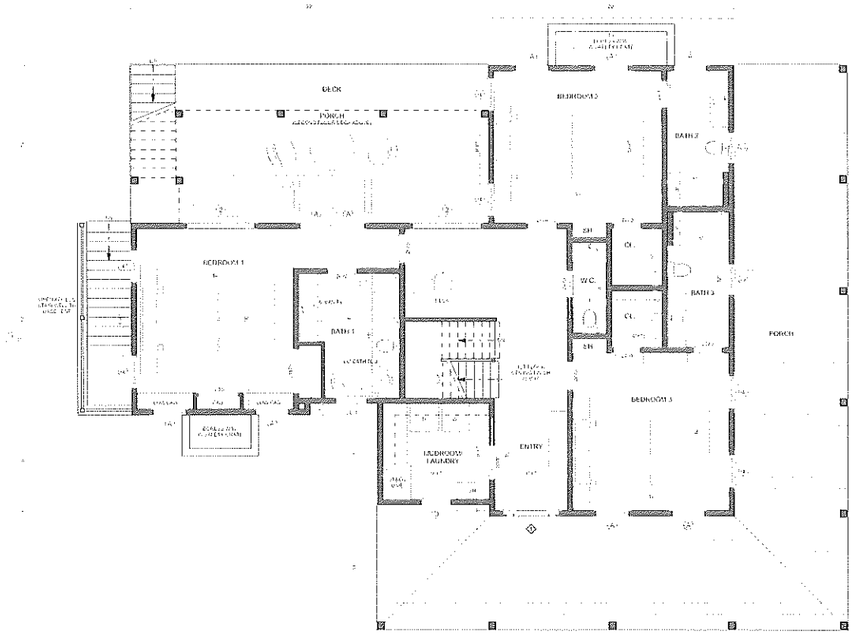
Thimsen Design LLC
48 Dave Road
Nantucket, Ma 02554
Tele. 508 228 9161 Fax 508 228 3165

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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48 Dukes Road
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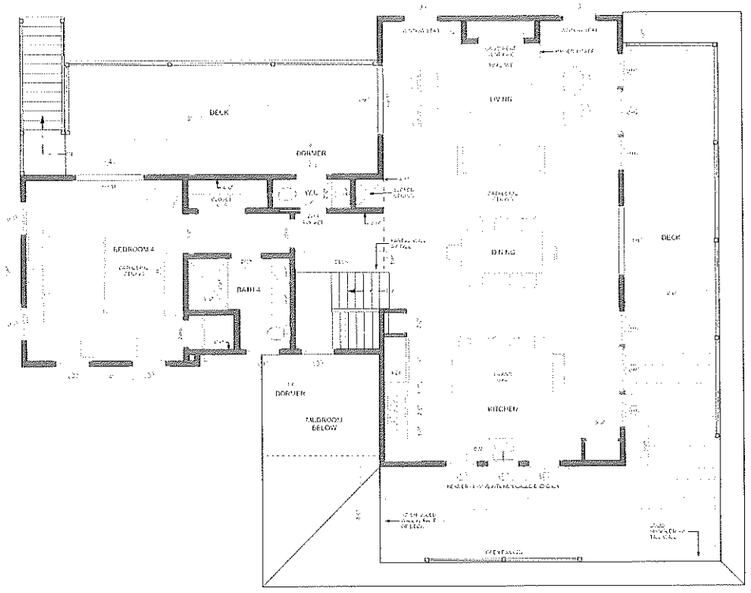

1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

ISSUES/REVISION DATE
PDC 1 01.12.2023
PDC 2 04.03.2024

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Thorpe-Hill Design LLC
48 Dukes Road
Nantucket, MA 02554
Tel: 508 228 9165 Fax: 508 228 3165

Sheet No:
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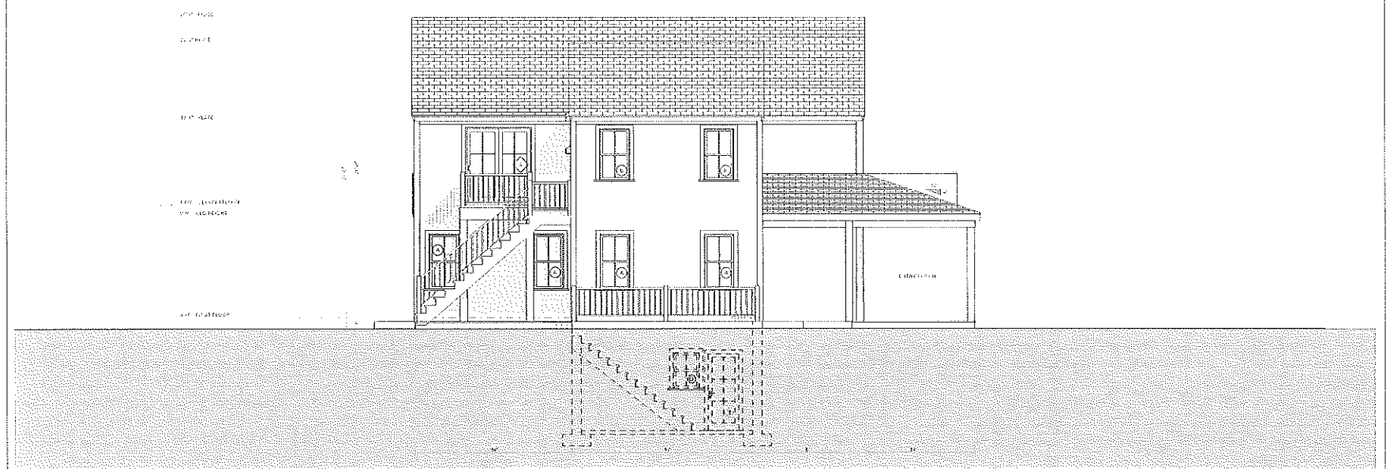
1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

ISSUES/REVISION DATE

NGC 1	01.12.2023
NGC 2	04.08.2023

NIELSEN PROJECT

50 WANOMA WAY, NANTUCKET, MA

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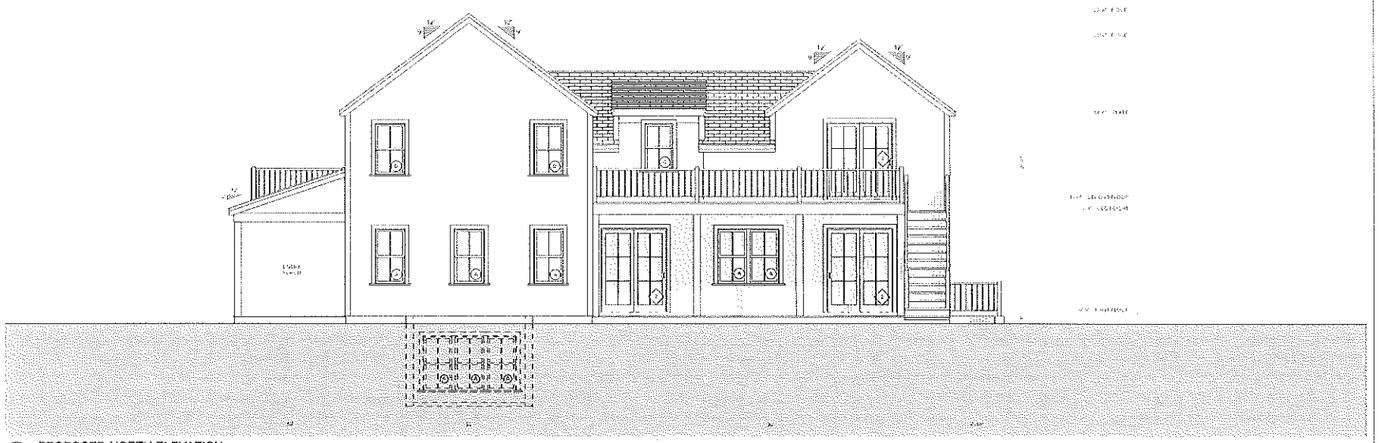
A2.0



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

USE OF DRAWINGS

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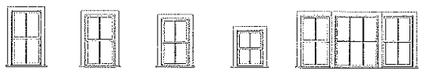
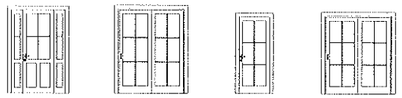
Sheet No:
A2.1

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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Thornewill Design LLC
48 Dukes Road
Nantucket, Ma 02554
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

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

9589 0710 5270 1403 5916 28

9589 0710 5270 1403 5916 28

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☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

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11SR LLC
Street and Apt. No., or PO Box No.
54 East 92nd St
City, State, ZIP+4®
New York, NY 10128

Postmark Here

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

92ND ST
NY 10128

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9589 0710 5270 1555 3409 14

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☐ Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

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Cynthia Cross
Street and Apt. No., or PO Box No.
218 West Kingsley U509
City, State, ZIP+4®
Ann Arbor, MI 48103

Postmark Here

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

ross Tr.
Kingsley U#509
r, MI
48103

9589 0710 5270 1555 3409 90

9589 0710 5270 1555 3409 90

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54 East
City, State, ZIP+4®
New York N

PS Form 3800, January 2023 PSN 7530-

LLC
92nd St

9589 0710 5270 1403 5916 11

9589 0710 5270 1403 5916 04

9589 0710 5270 1403 5916 04

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☐ Return Receipt (electronic) $
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☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Sent To
Charles + Trevor Boneker
Street and Apt. No., or PO Box No.
70 Portland Rd
City, State, ZIP+4®
Summit NJ 07901

Postmark Here

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

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

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Total Postage and Fees $

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Street and Apt. No., or PO Box No.
PO Box 833
City, State, ZIP+4®
Siasconset, MA 023

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

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: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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°. 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

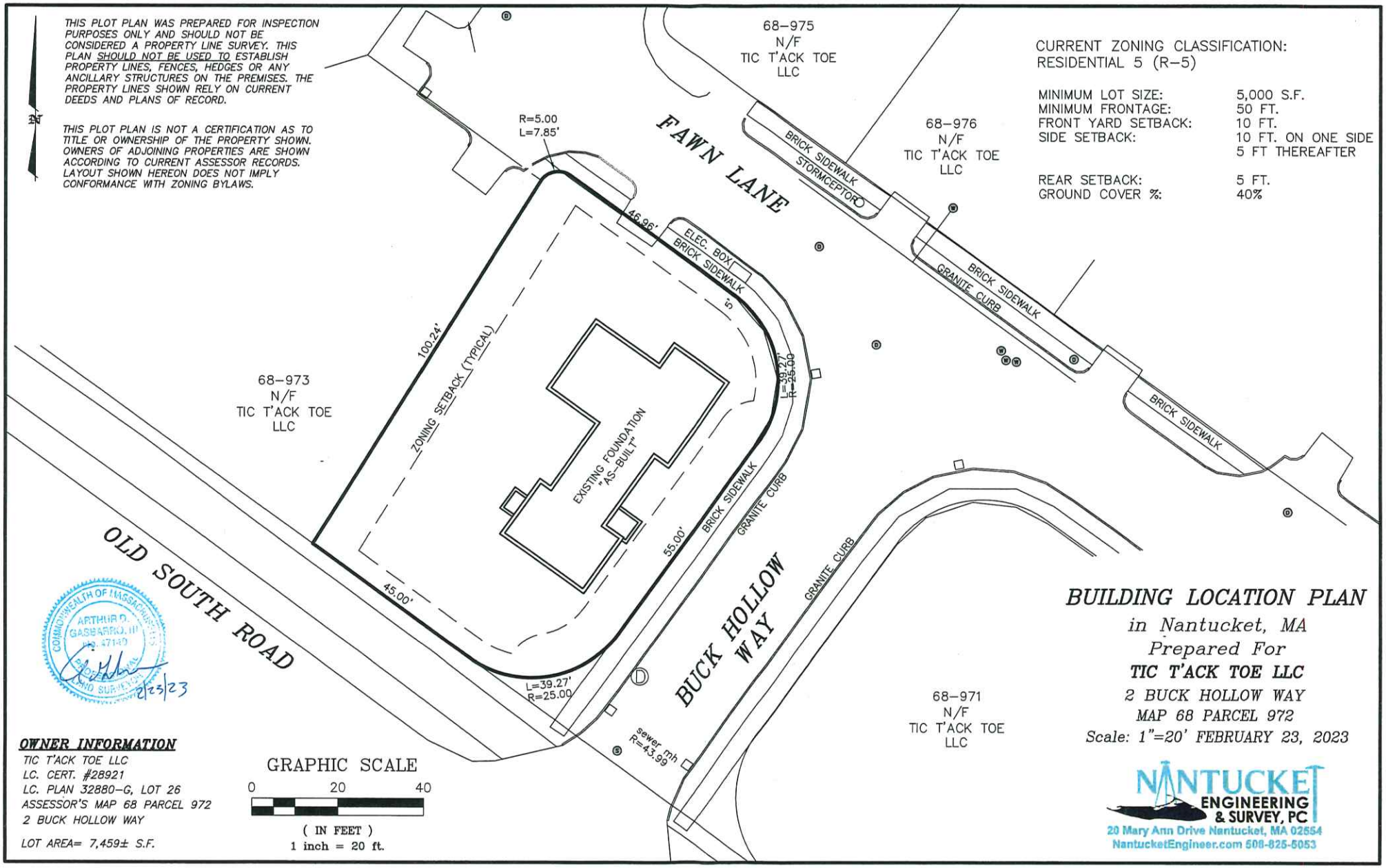
_____

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

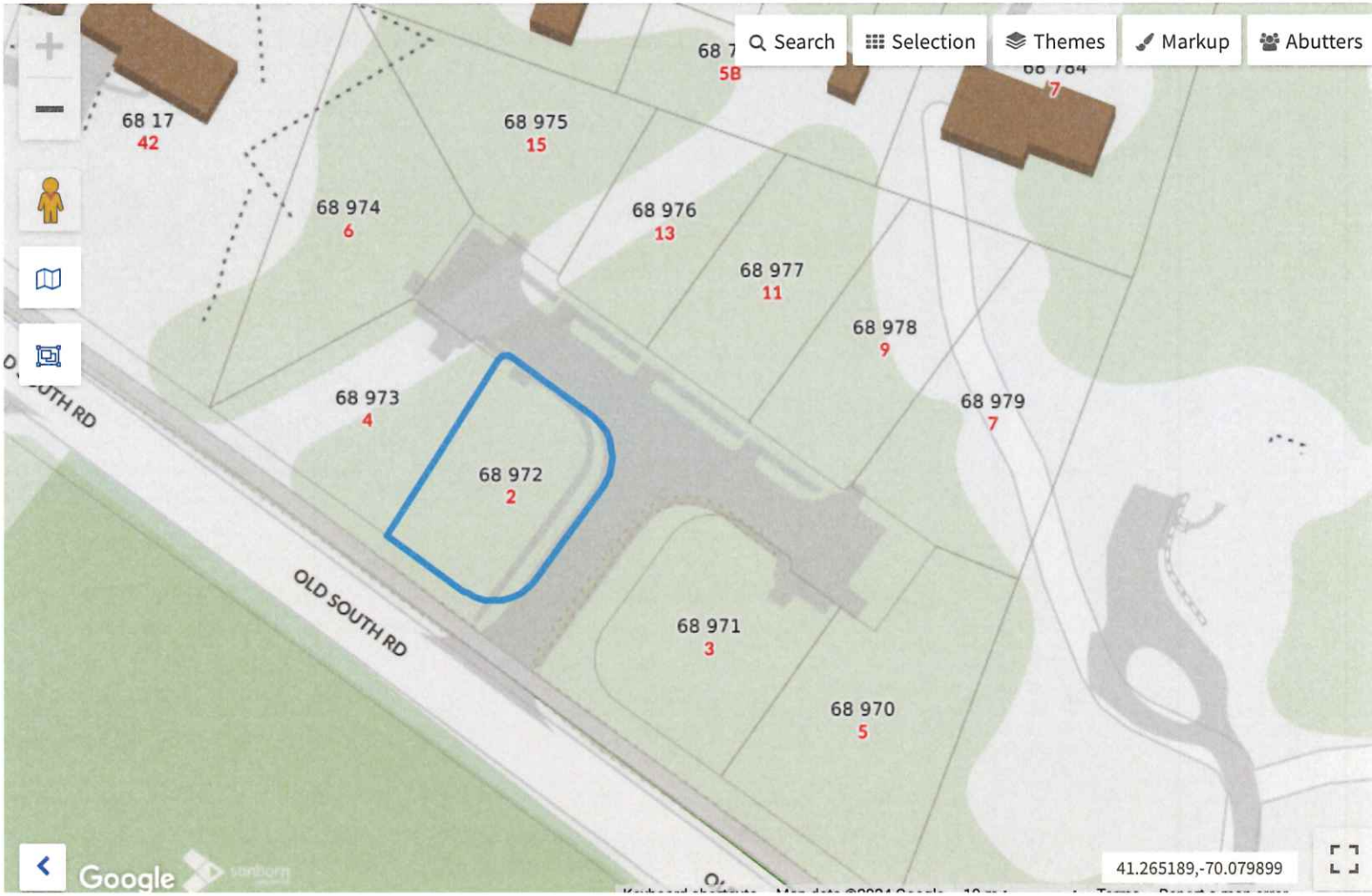
Name	TIC TACK TOE LLC
Address	218 WILLARD ST STE 302, QUINCY, MA 02169

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

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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

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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

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Total Postage and Fees

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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

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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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- Adult Signature Restricted Delivery $

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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

7021 0350 0000 0871 2121

ATLANTA GA 303 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

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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

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- Adult Signature Restricted Delivery $

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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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- Adult Signature Required $
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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

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Date Stamp

NANTUCKET MA AUG 27 2024

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Postage $ $1.65	Extra Services & Fees (continued)
Extra Services & Fees	☐ Signature Confirmation $
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☐ 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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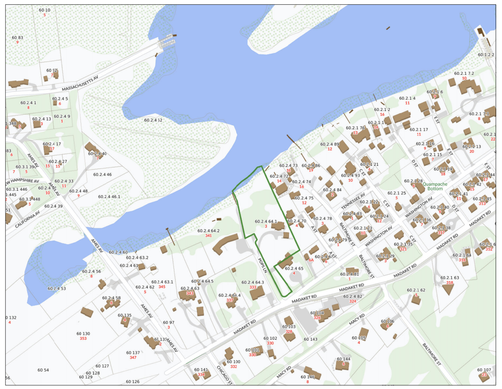
PEARSON JOHN R JR ETAL
5417 BARTLETT STREET
Street and Apt. No., or PO Box No.
City, State, ZIP+4® PITTSBURG, PA 15217

7021 0350 0000 0871 2053

PITTSBURGH PA 152 AUG 27 2024 Postmark Here 08/27/2024

3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS



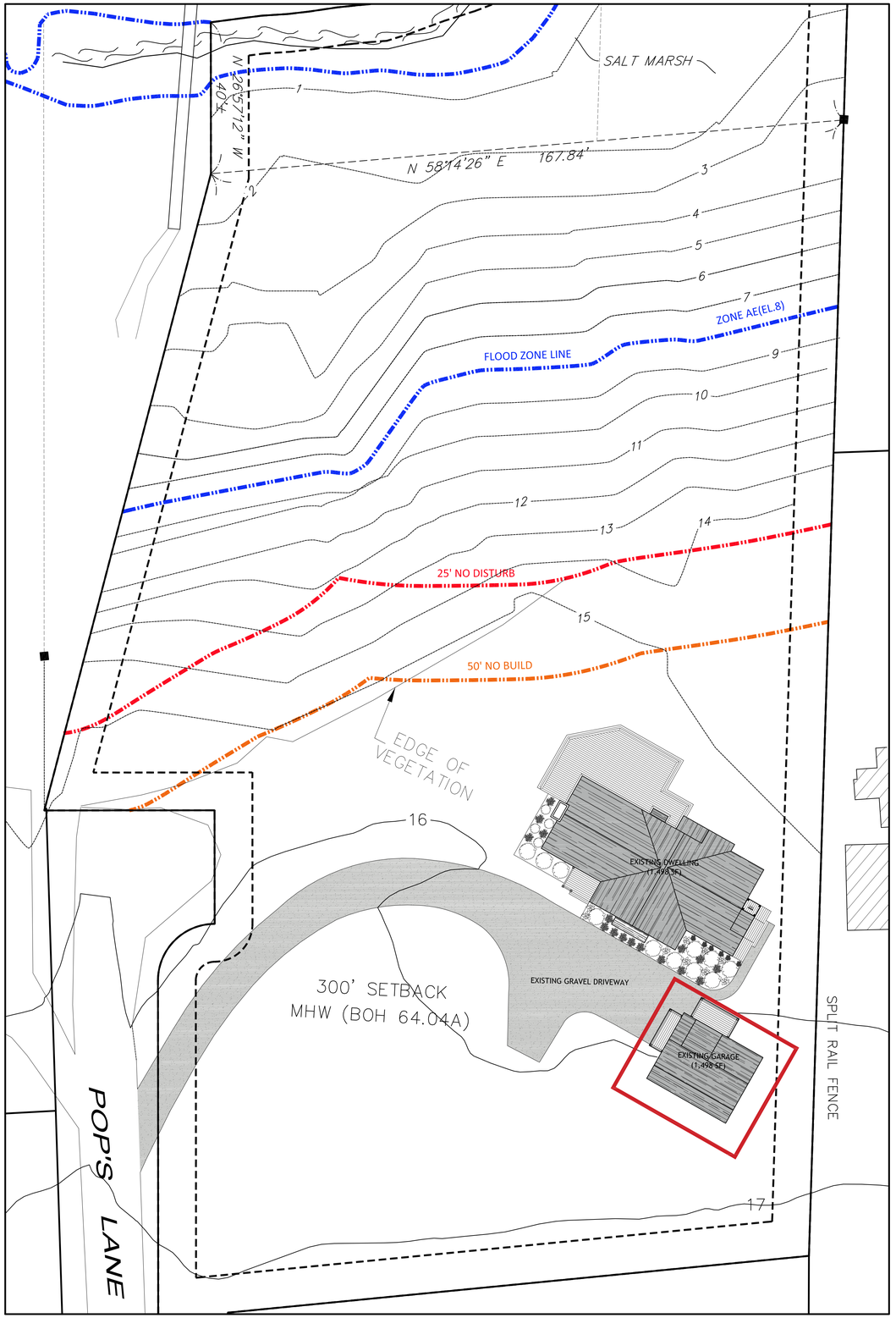
AERIAL VIEW: NTS

DRAWING LIST:

C1.1 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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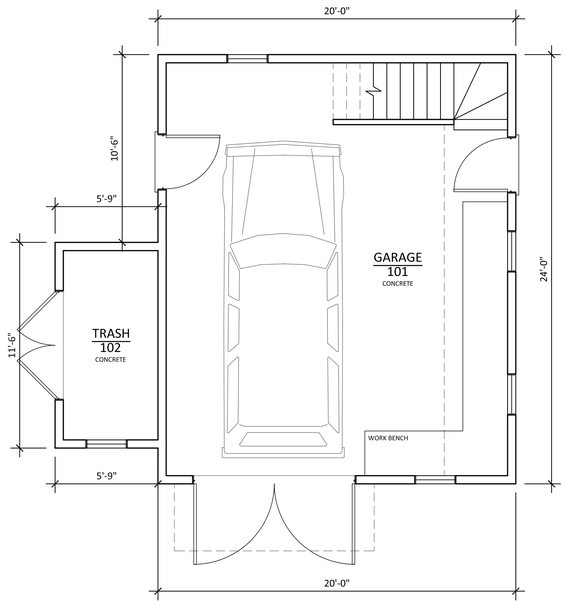
EXISTING CONDITIONS PHOTOS

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

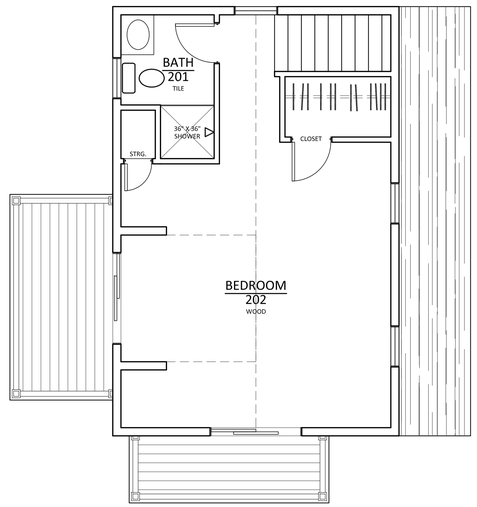
COVER SHEET

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"

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
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STRUCTURAL DESIGN

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P.O. BOX 798
FALMOUTH, MA 02541
508.457.6794

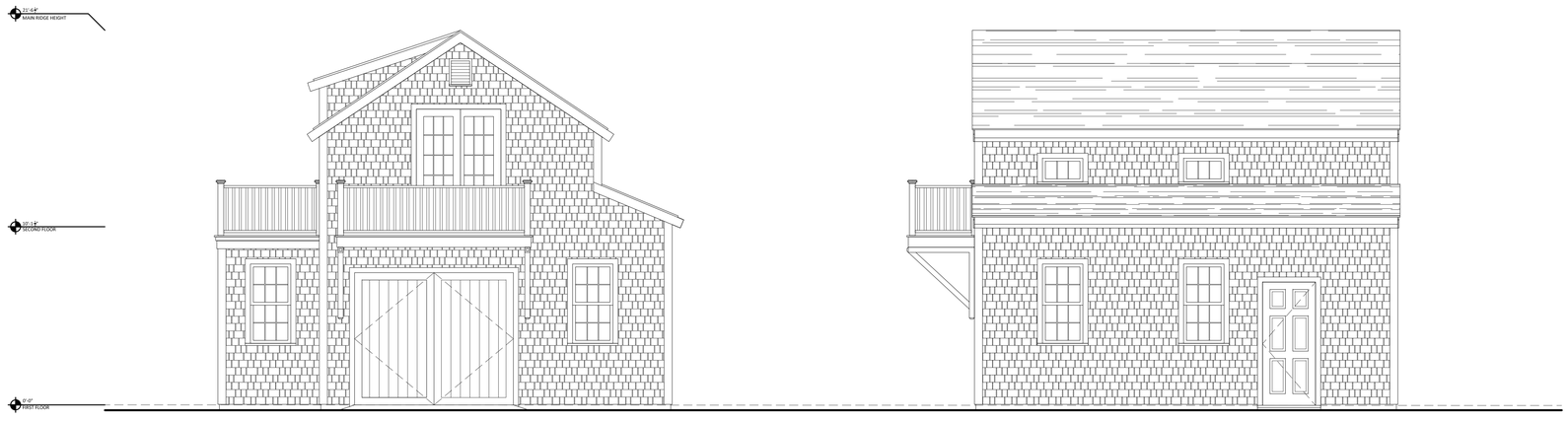
EXISTING GARAGE

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

FLOOR PLANS

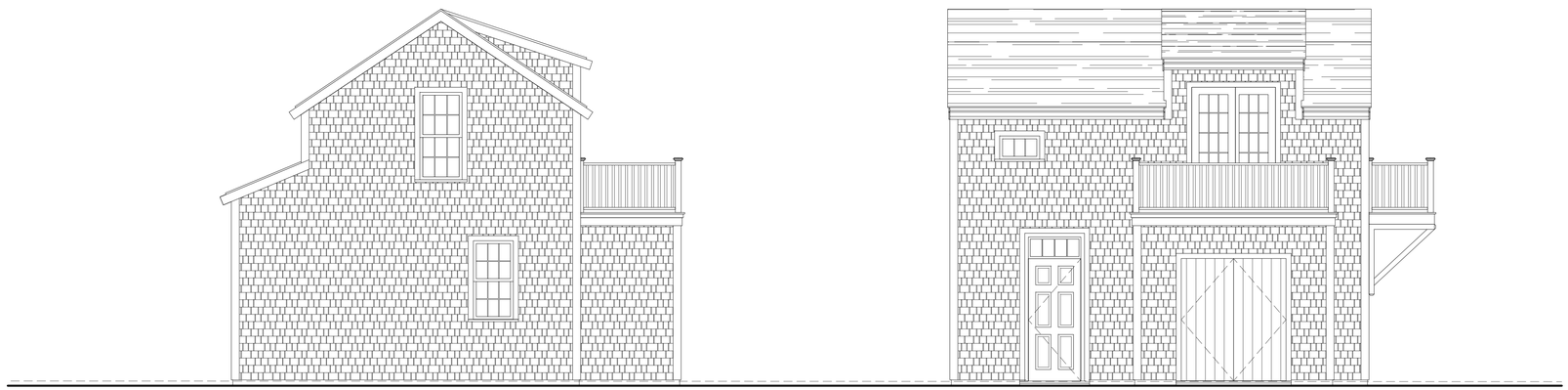
A1.0

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 +

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NANTUCKET, MA 02554
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FALMOUTH, MA 02541
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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:

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(initial to indicate read and understand) CMJ

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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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Total Postage and Fees $5.58

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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

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Total Postage and Fees $5.58

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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

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Total Postage and Fees

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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

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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

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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

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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

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- 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

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Total Postage and Fees $5.58

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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

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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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Total Postage and Fees $5.58

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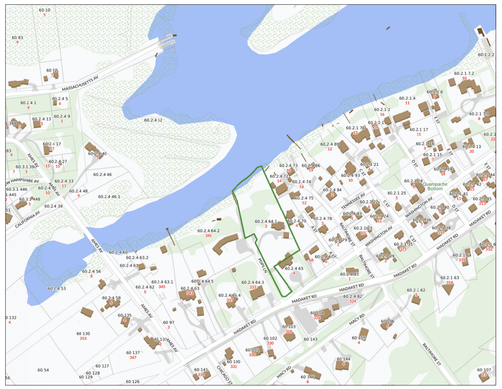
PEARSON JOHN R JR ETAL
5417 BARTLETT STREET
Street and Apt. No., or PO Box No.
City, State, ZIP+4® PITTSBURG, PA 15217

7021 0350 0000 0871 2053

PITTSBURGH PA 152 AUG 27 2024 Postmark Here 08/27/2024

3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS



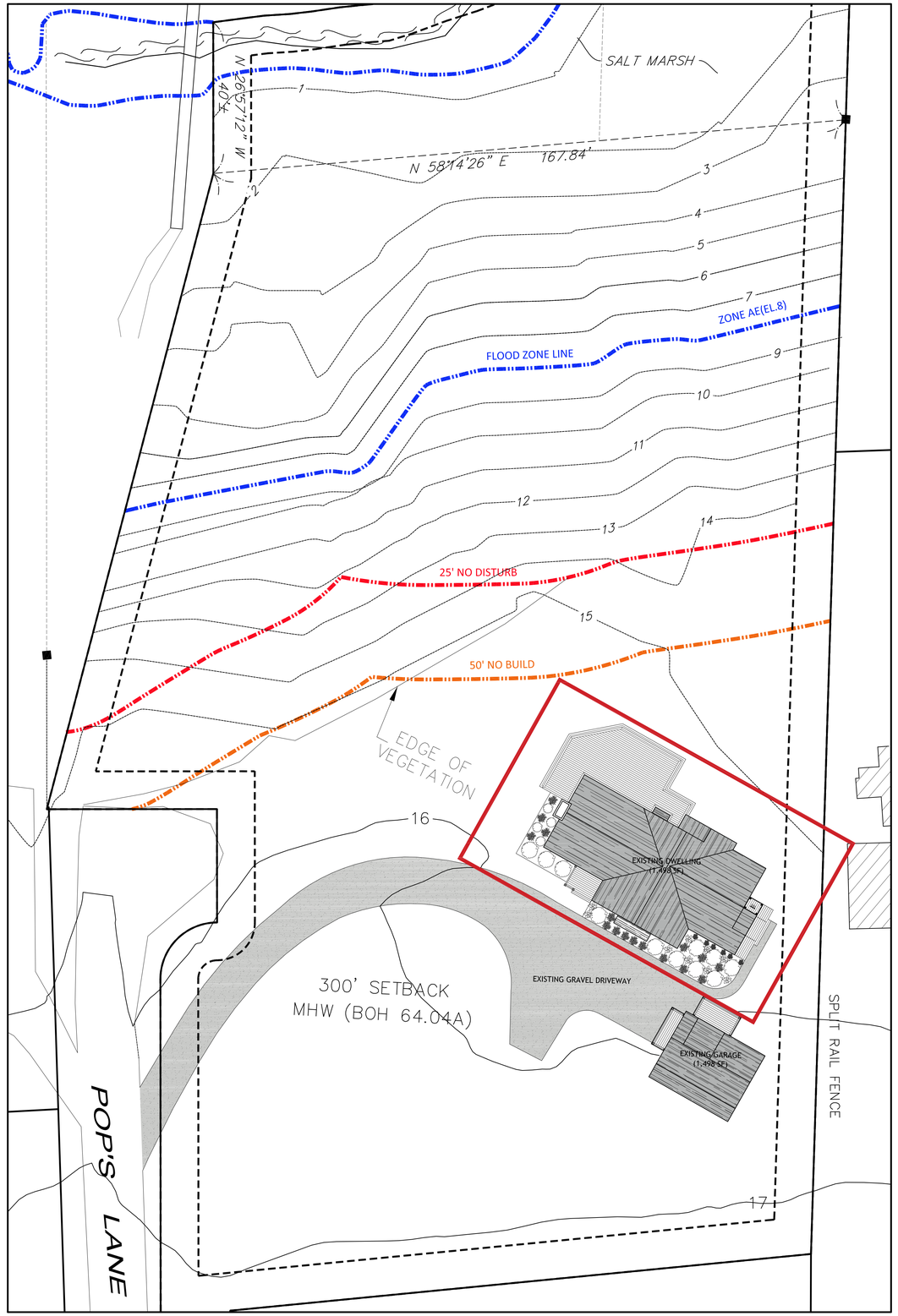
AERIAL VIEW: NTS

DRAWING LIST:

C1.1 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

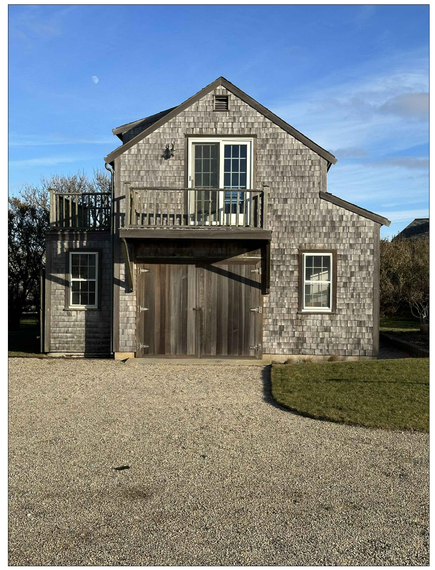
29 AUGUST 2024













MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

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508.833.0070

STRUCTURAL DESIGN

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

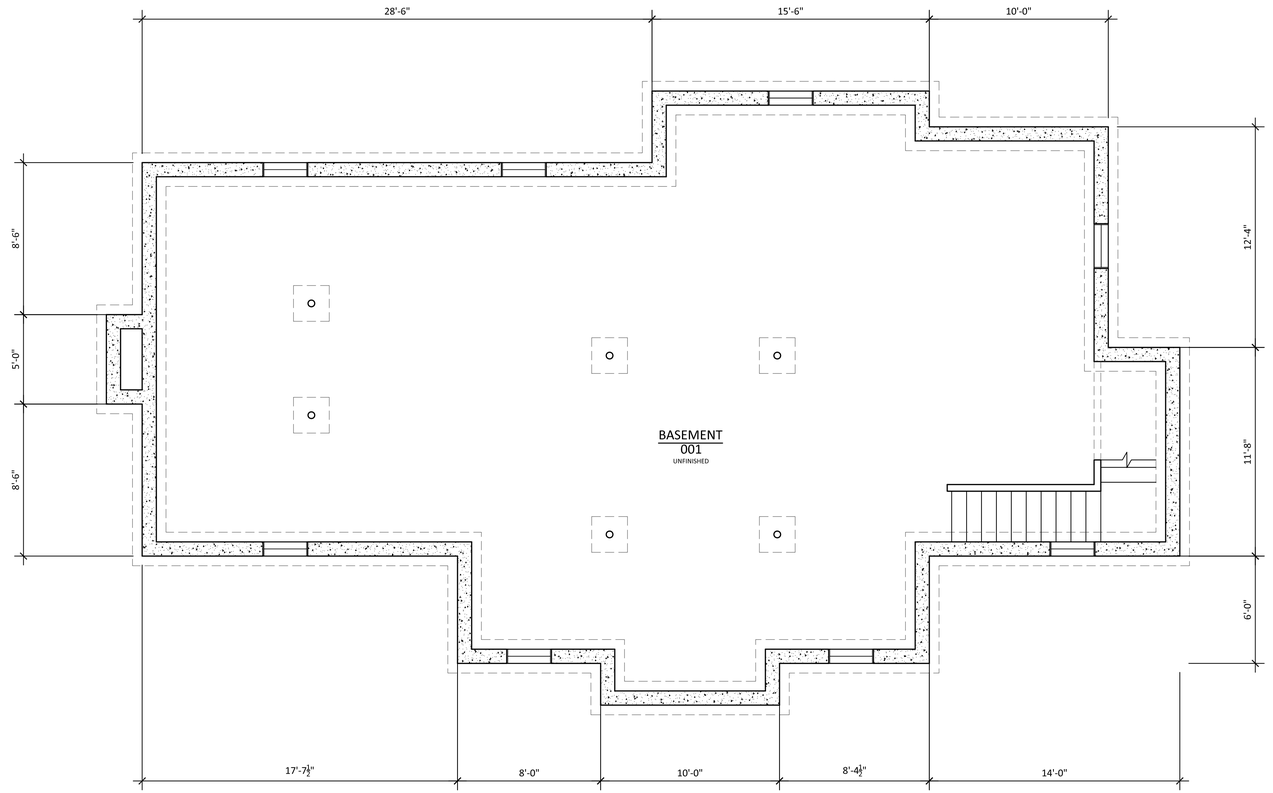
EXISTING CONDITIONS PHOTOS

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

COVER SHEET

C1.2

29 AUGUST 2024



BASEMENT PLAN - 1,498 SF
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

STRUCTURAL DESIGN

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

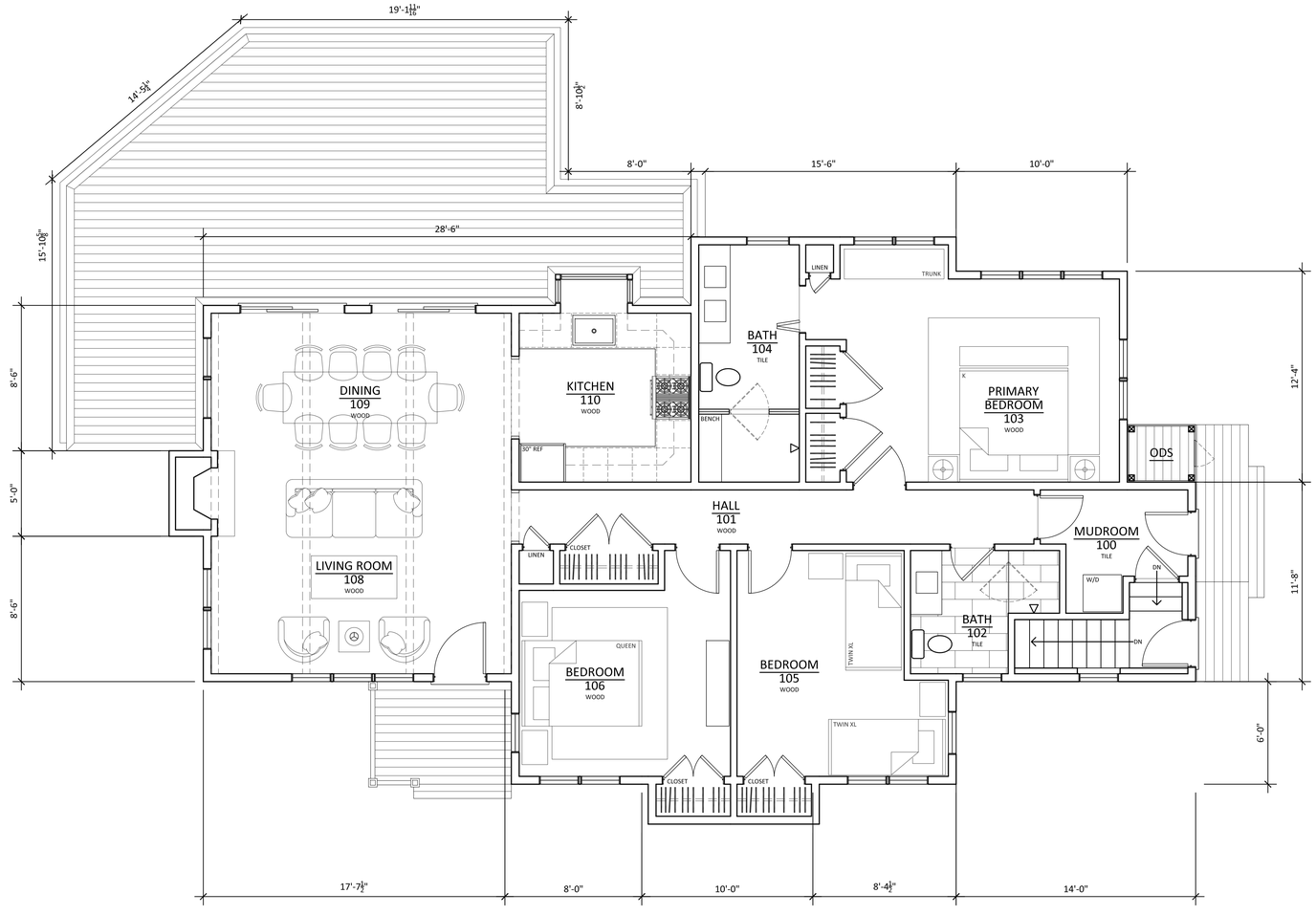
EXISTING MAIN HOUSE

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"

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

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BUZZARDS BAY, MA 02532
508.833.0070

STRUCTURAL DESIGN

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

EXISTING MAIN HOUSE

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

FIRST FLOOR PLAN

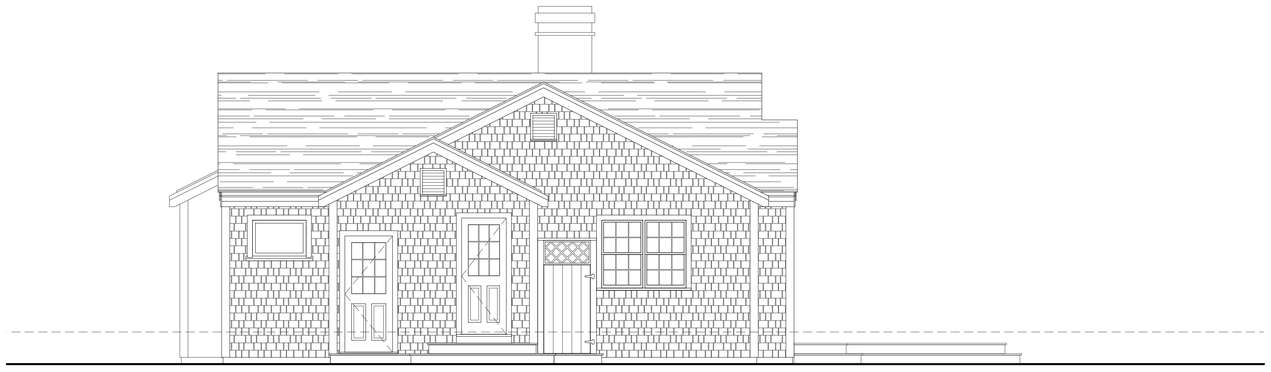
A1.1

29 AUGUST 2024



EXISTING SOUTH ELEVATION

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



EXISTING 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

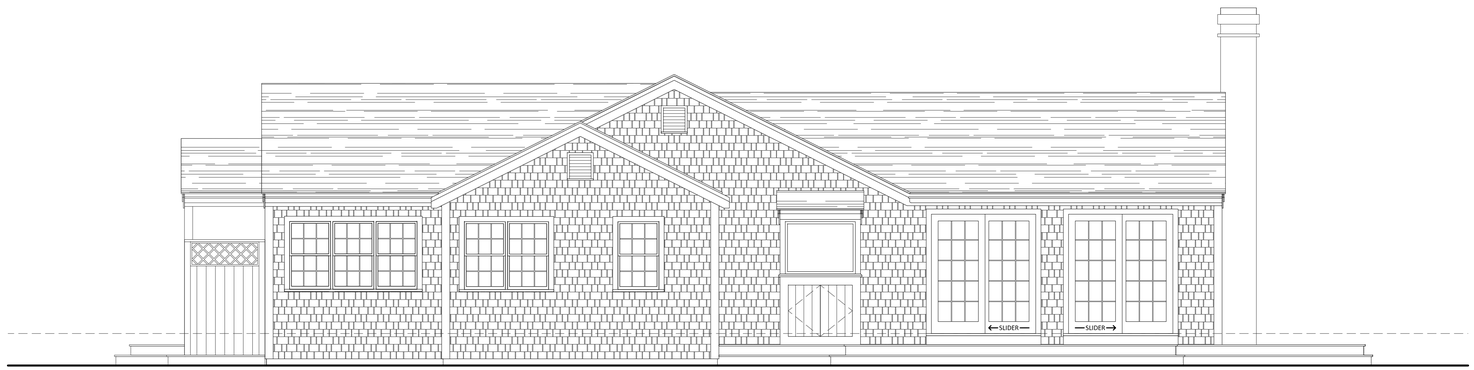
EXISTING MAIN HOUSE

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

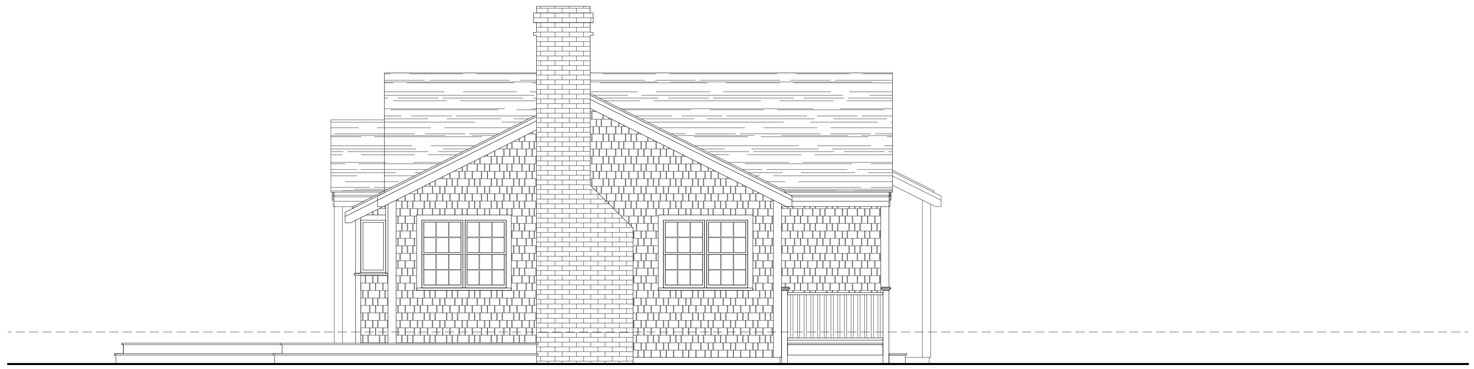
ELEVATIONS

A2.1

29 AUGUST 2024



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



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

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 MAIN HOUSE

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

7021 0350 0000 0871 2060

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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

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Total Postage and Fees

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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

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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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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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- 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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- 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

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- 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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- Adult Signature Required $
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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

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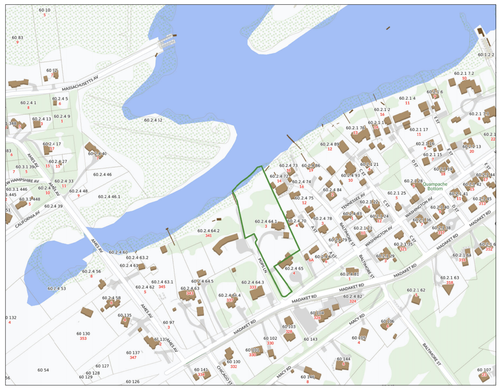
3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS



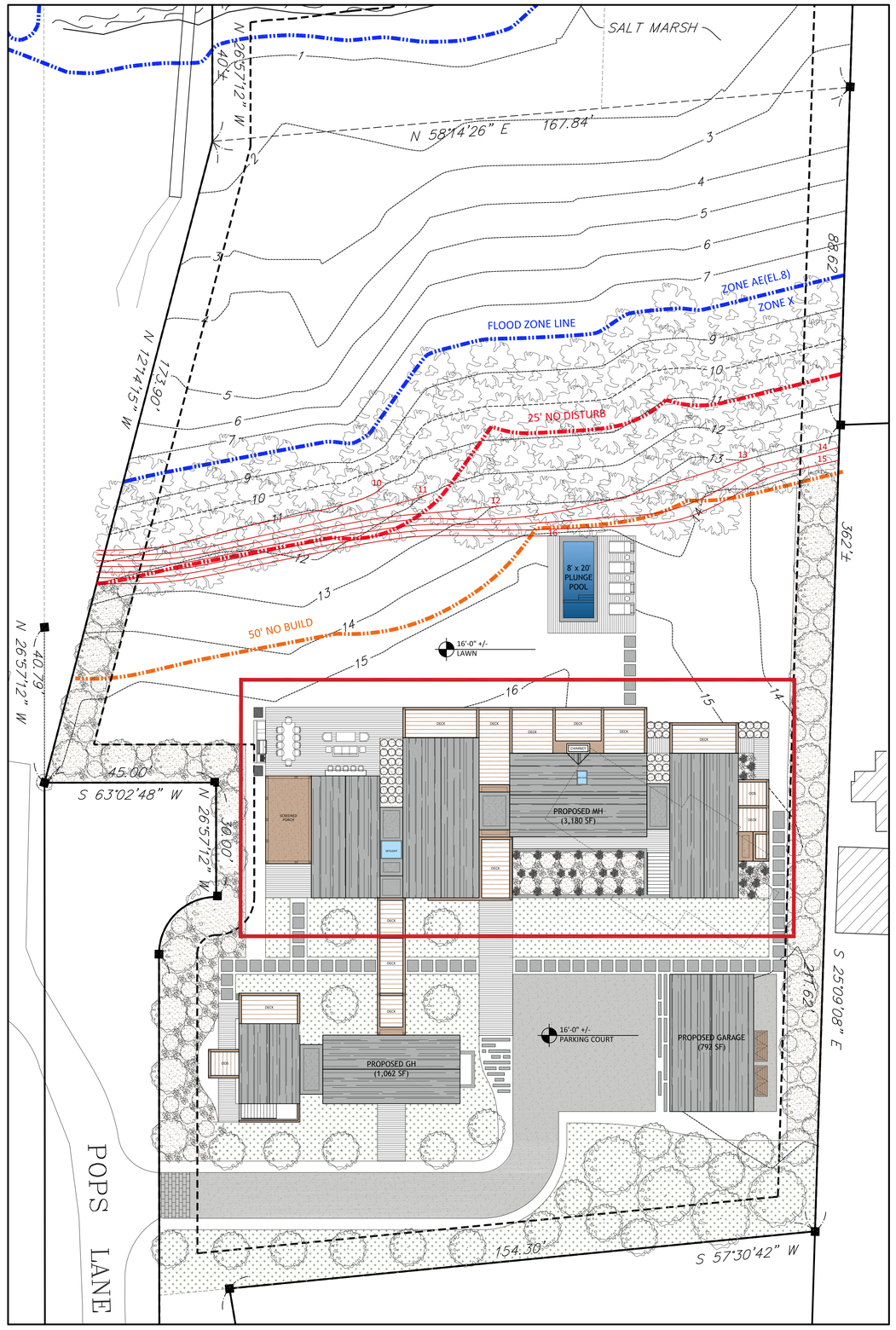
AERIAL VIEW: NTS

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

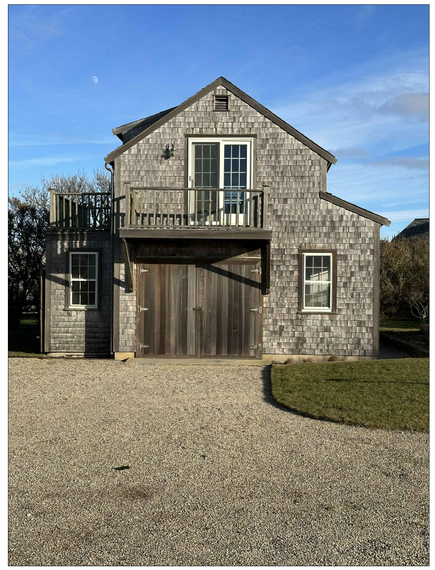
29 AUGUST 2024













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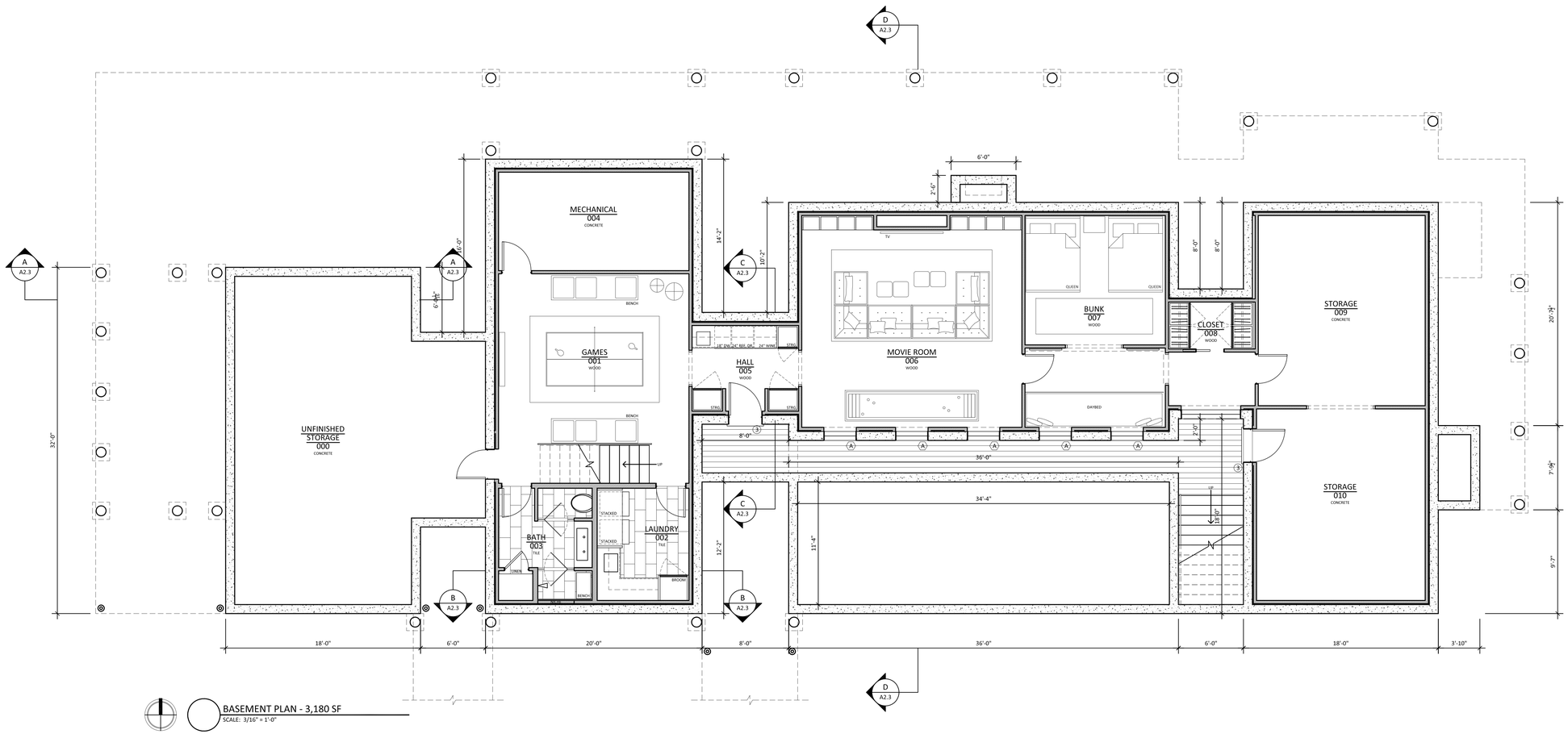
EXISTING CONDITIONS PHOTOS

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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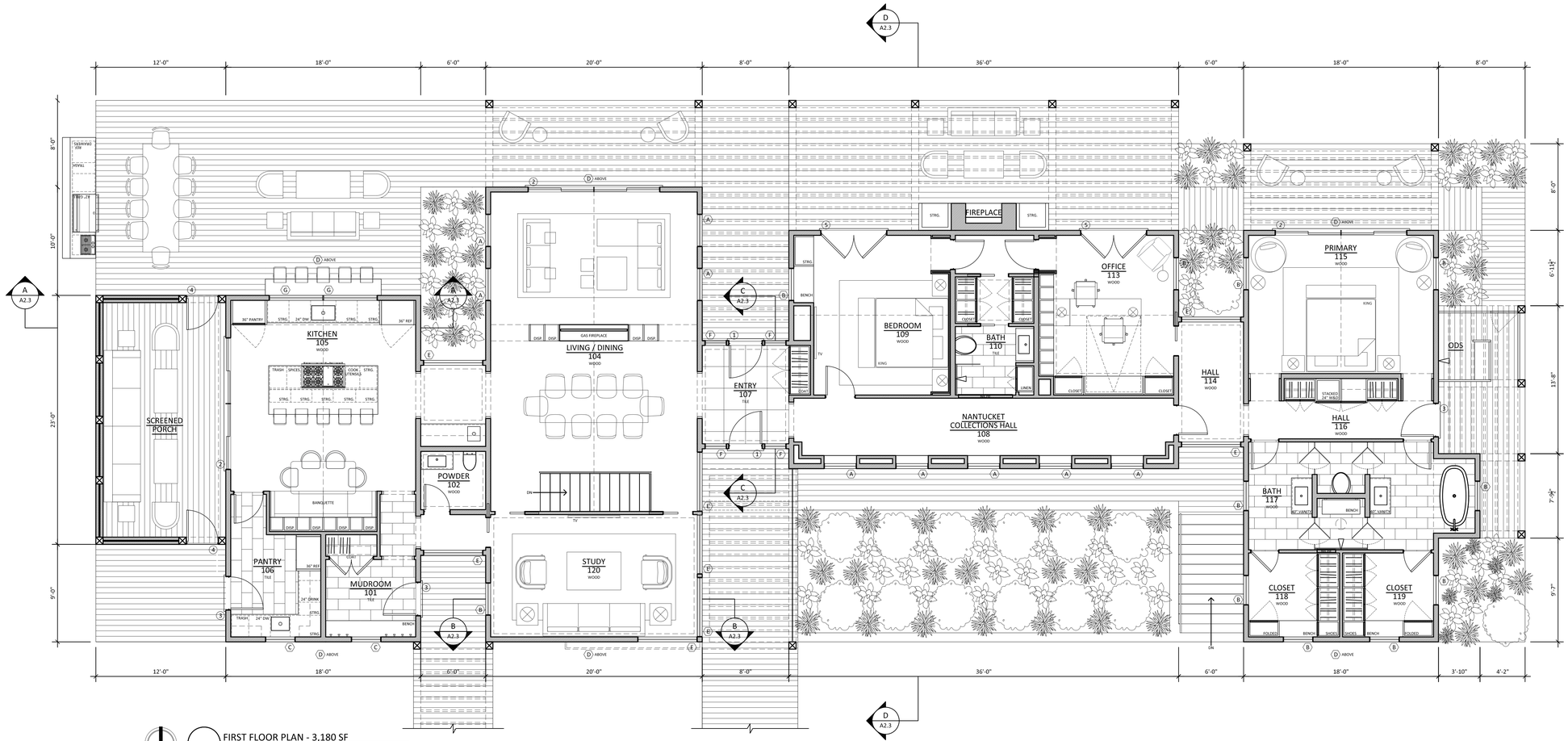
PROPOSED MAIN HOUSE

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

BASEMENT PLAN

A1.0

29 AUGUST 2024



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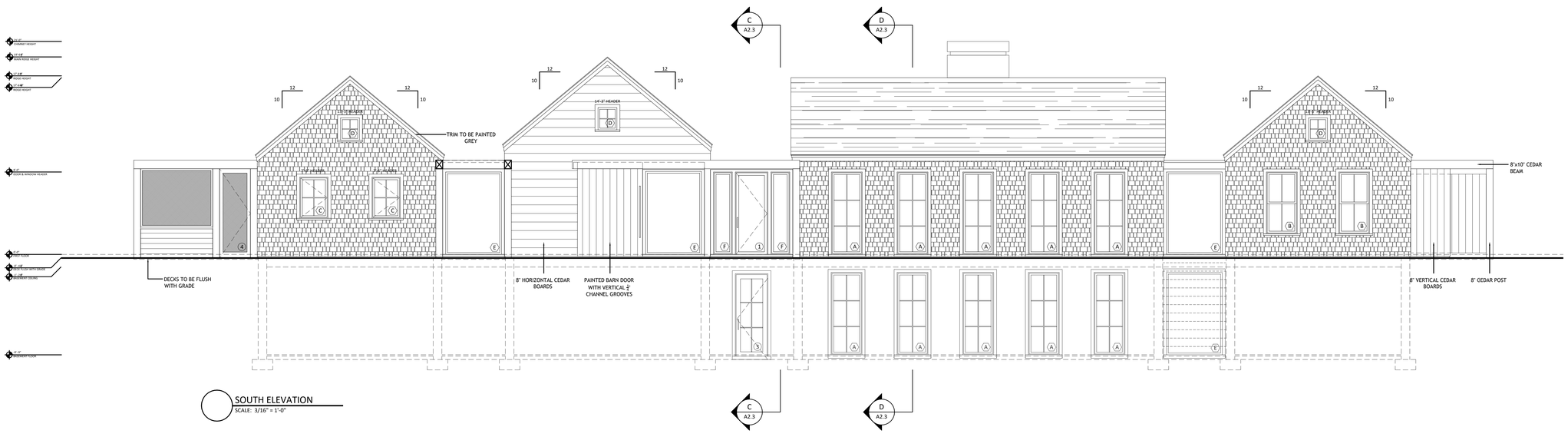
PROPOSED MAIN HOUSE

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

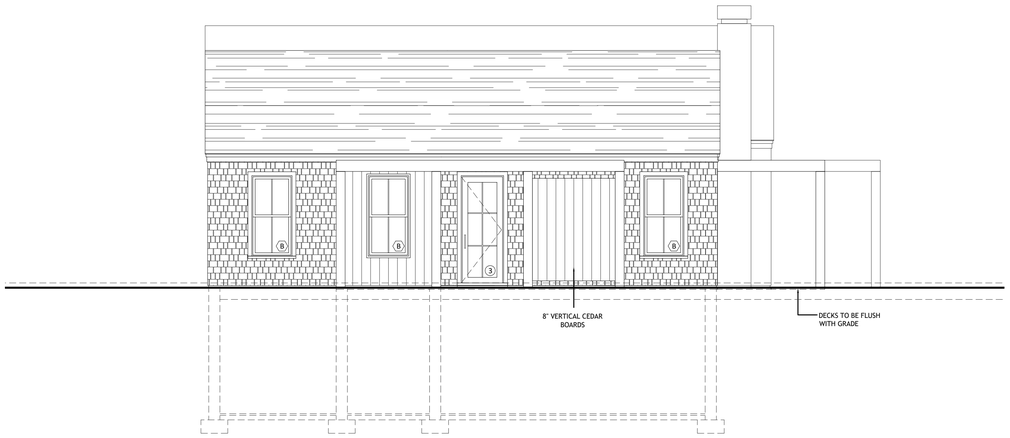
FIRST FLOOR PLAN

A1.1

29 AUGUST 2024



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



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

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PROPOSED MAIN HOUSE

DUBUC

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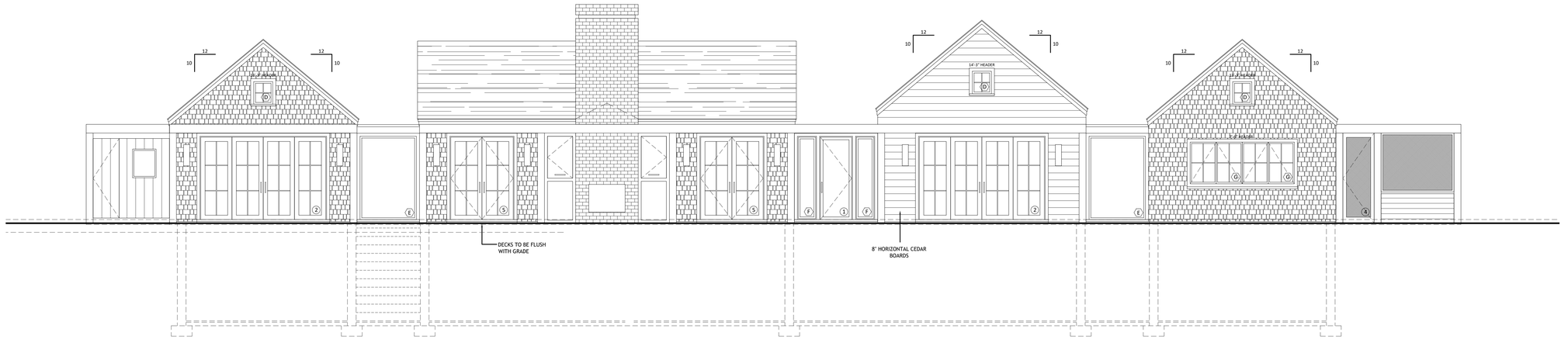
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

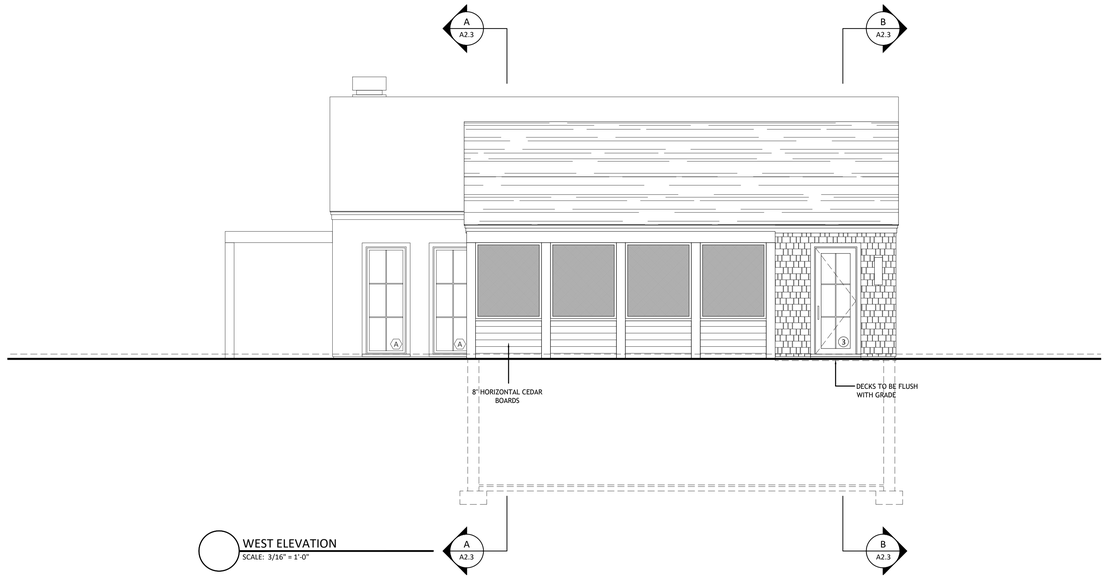
ELEVATIONS

A2.1

29 AUGUST 2024



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



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

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PROPOSED MAIN HOUSE

DUBUC

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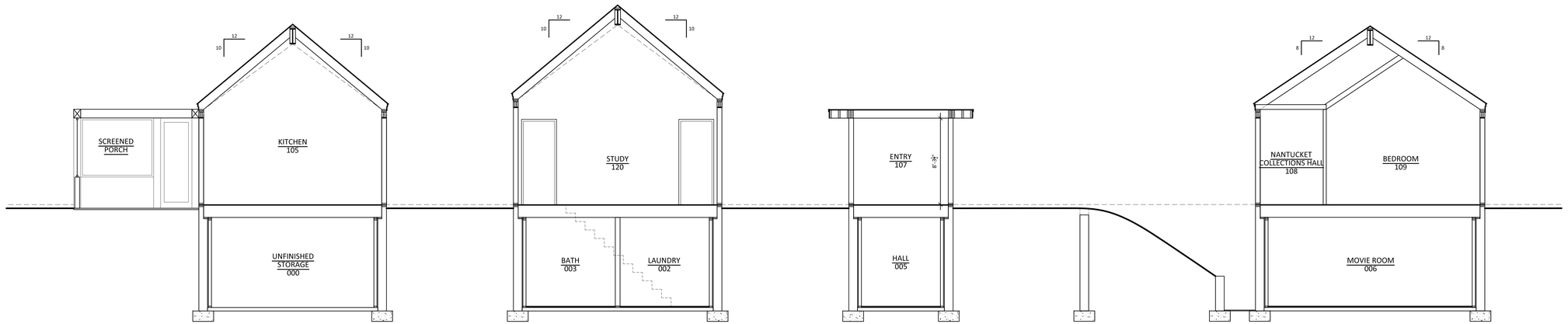
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

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

DUBUC
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NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

SECTIONS

A2.3

29 AUGUST 2024



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PROPOSED MAIN HOUSE

DUBUC

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

FRONT ENTRY PERSPECTIVE

A2.4

29 AUGUST 2024



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508.833.0070

STRUCTURAL DESIGN

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508.457.6794

PROPOSED MAIN HOUSE

DUBUC

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NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

MH & GH PERSPECTIVE

A2.5

29 AUGUST 2024



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508.457.6794

PROPOSED MAIN HOUSE

DUBUC
3 POPS LANE
NANTUCKET, MA 02554
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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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

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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

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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

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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

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

7021 0350 0000 0871 2015

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33 TAYLOR CROSS WY
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City, State, ZIP+4® BROOKLINE, MA 02445

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City, State, ZIP+4® PLYMOUTH, MA 02360

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Date Stamp

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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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5417 BARTLETT STREET
Street and Apt. No., or PO Box No.
City, State, ZIP+4® PITTSBURG, PA 15217

7021 0350 0000 0871 2053

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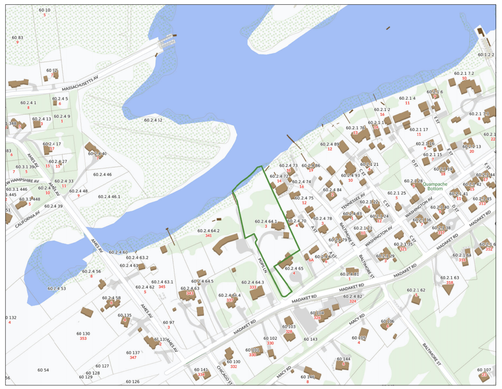
3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS



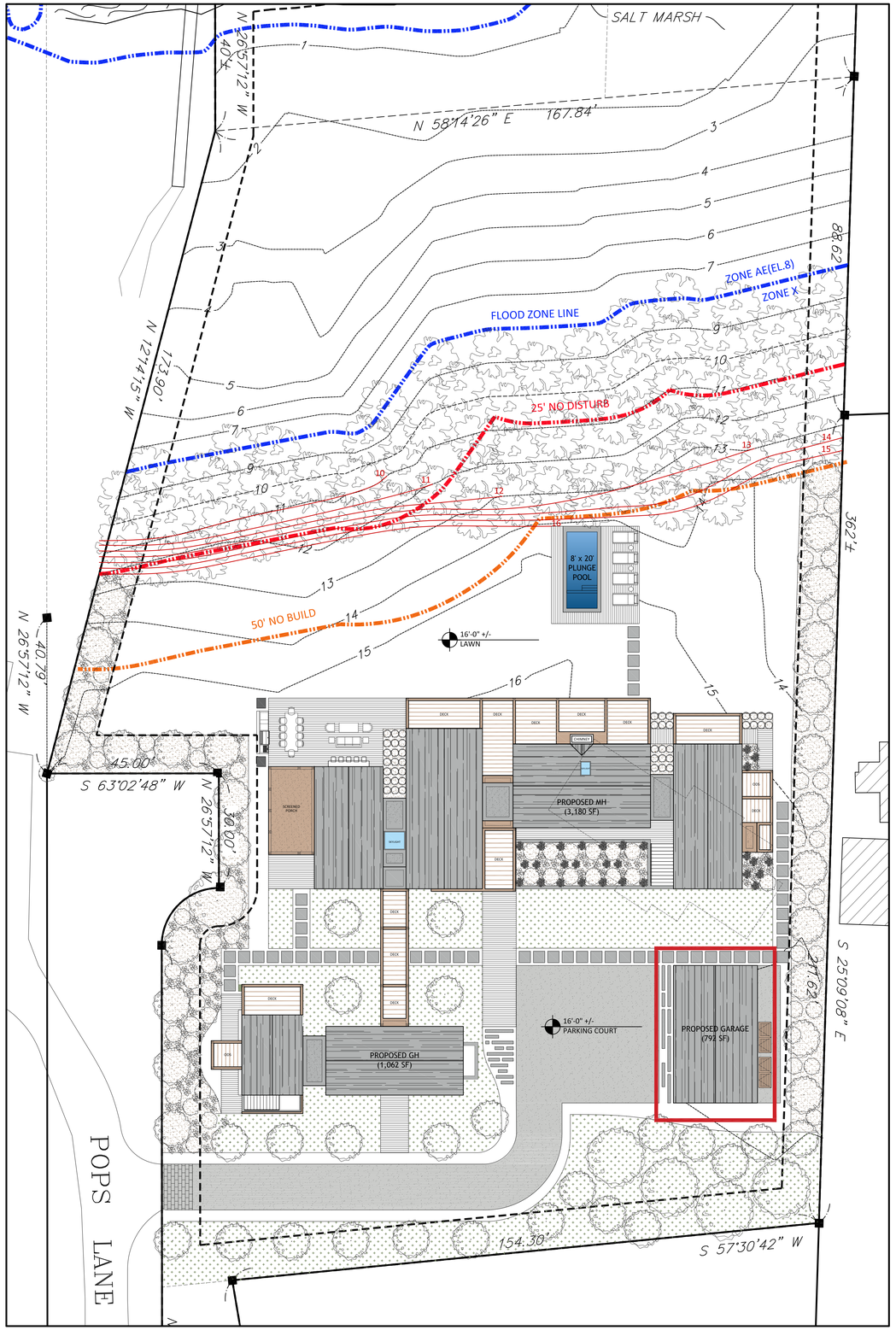
AERIAL VIEW: NTS

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

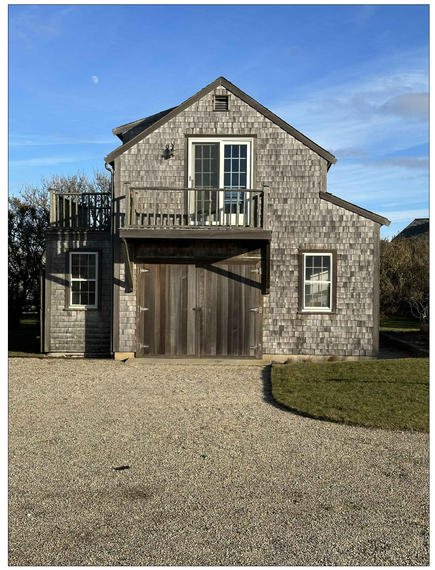
29 AUGUST 2024













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FALMOUTH, MA 02541
508.457.6794

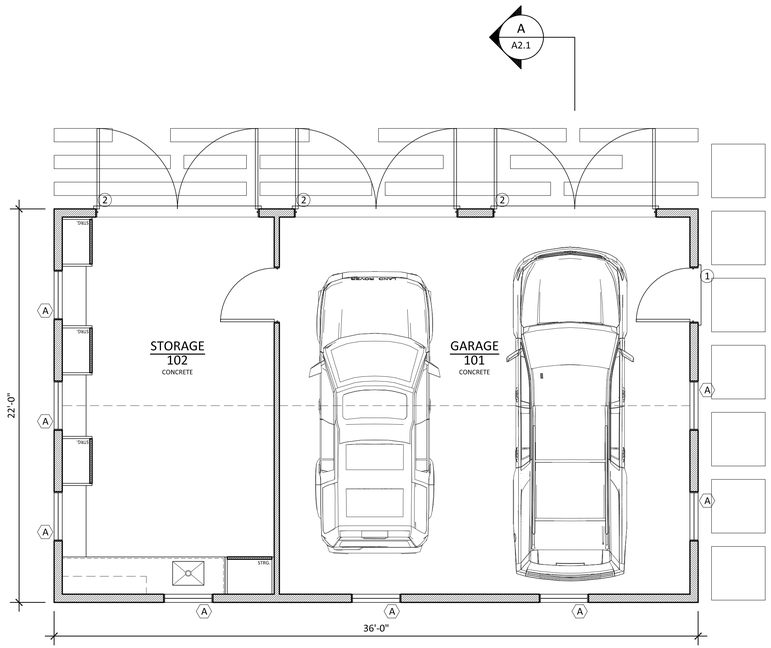
EXISTING CONDITIONS PHOTOS

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

COVER SHEET

C1.2

29 AUGUST 2024



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
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MARKCUTONE.COM

SURVEYOR

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49 HERRING POND ROAD
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508.833.0070

STRUCTURAL DESIGN

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P.O. BOX 798
FALMOUTH, MA 02541
508.457.6794

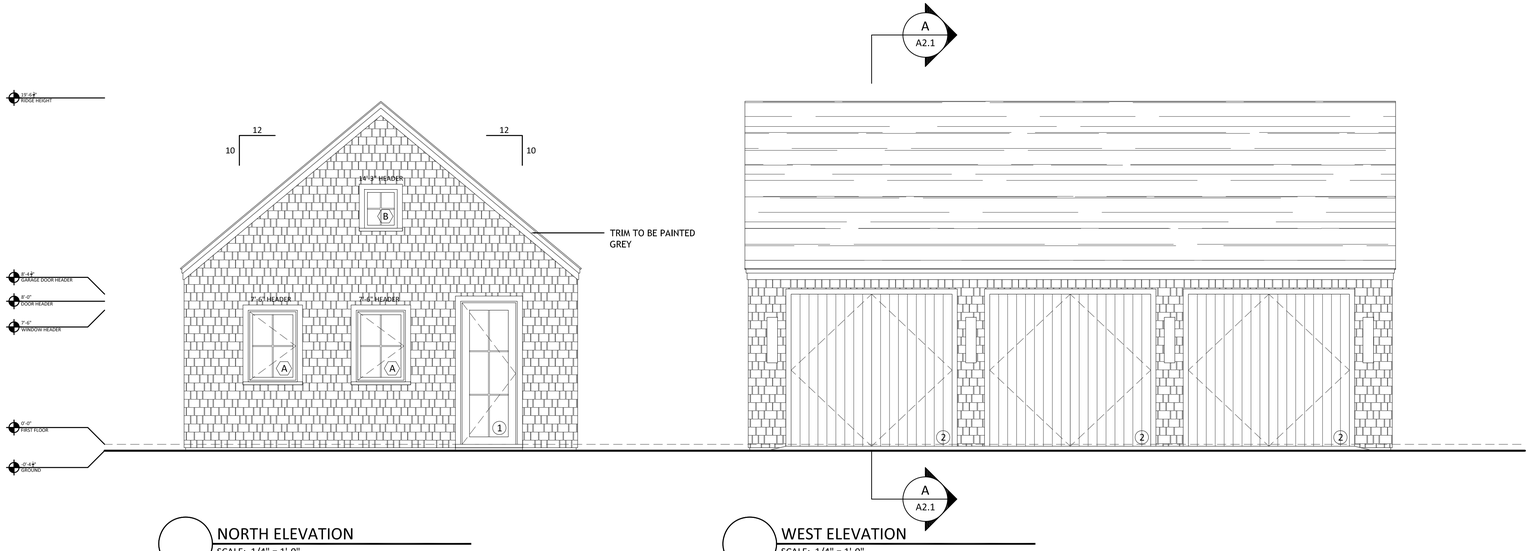
PROPOSED GARAGE

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

FIRST FLOOR PLAN

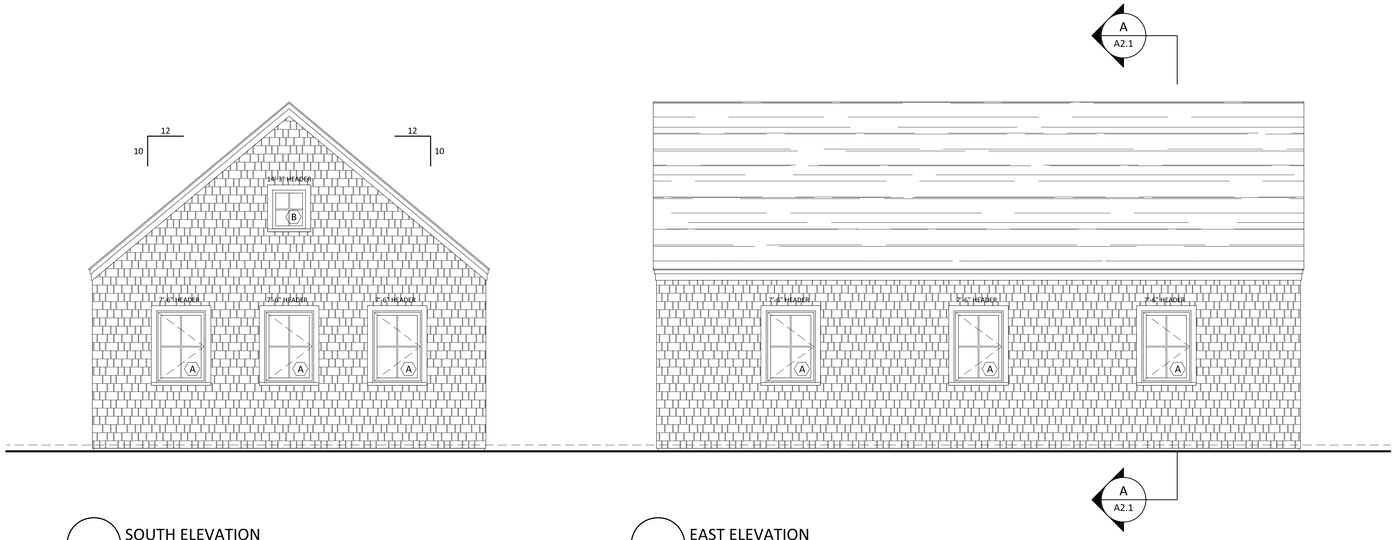
A1.0

29 AUGUST 2024



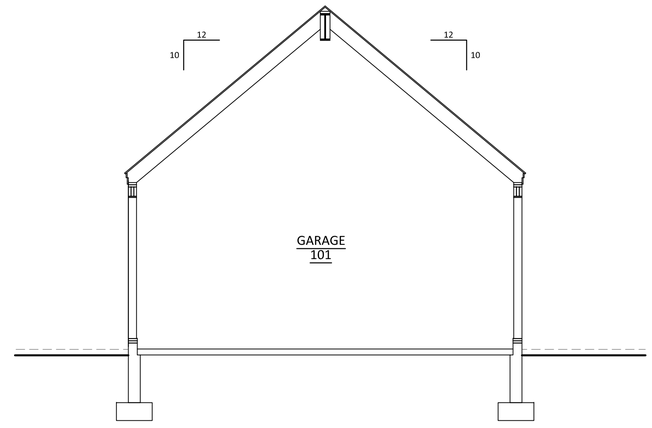
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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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FALMOUTH, MA 02541
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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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® NANTUCKET, MA 02554

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

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MORAN PAUL TR & MORAN JEAN
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City, State, ZIP+4® NARRAGANSETT, RI 2822

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

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Total Postage and

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328 MADAKET RD
Street and Apt. No.
State, ZIP+4® NANTUCKET, MA 02554

7021 0350 0000 0871 2077

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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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City, State, ZIP+4® CAMBRIDGE, MA 02138

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City, State, ZIP+4® BROOKLINE, MA 02445

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

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Date Stamp

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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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Street and Apt. No., or PO Box No.
City, State, ZIP+4® PITTSBURG, PA 15217

7021 0350 0000 0871 2053

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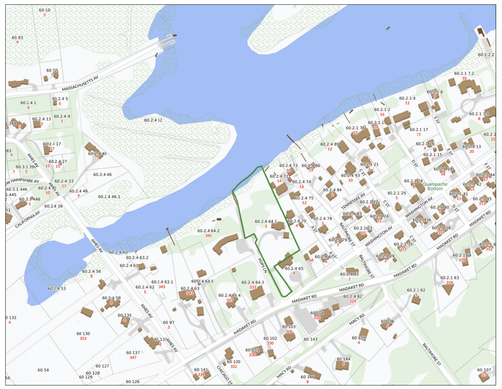
3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS



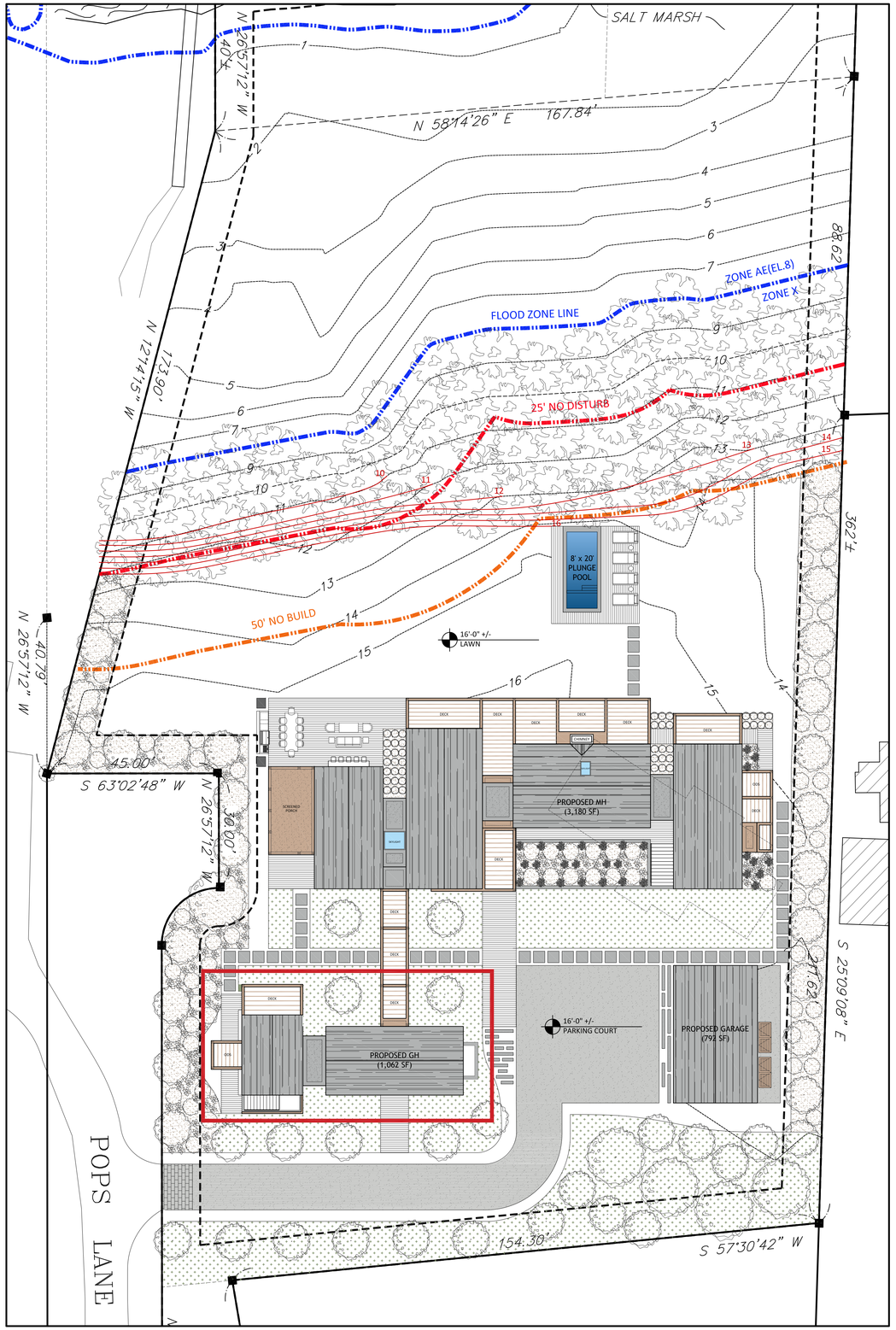
AERIAL VIEW: NTS

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

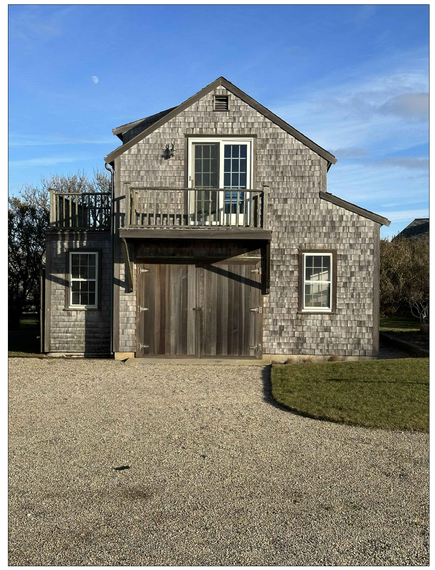
29 AUGUST 2024













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ARCHITECTURE +

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EXISTING CONDITIONS PHOTOS

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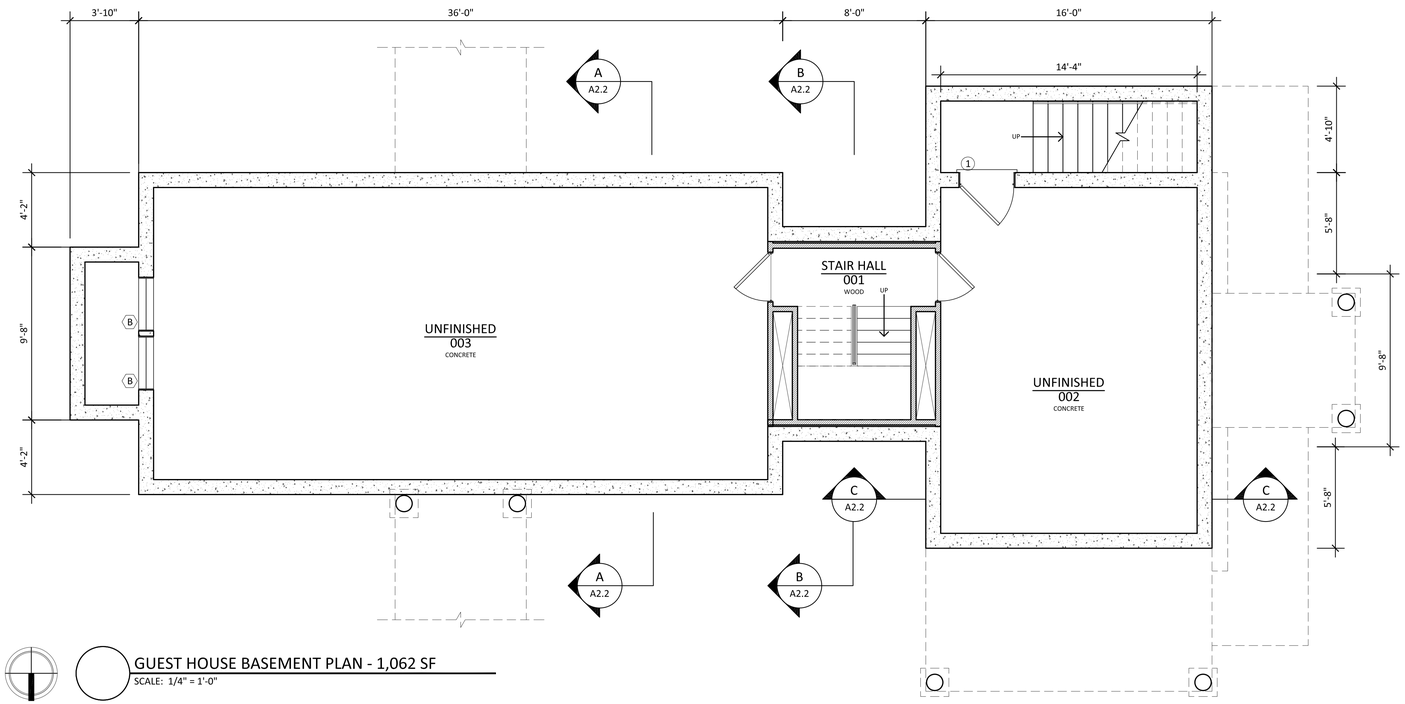
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

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

MARK CUTONE
ARCHITECTURE +

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MARKCUTONE.COM

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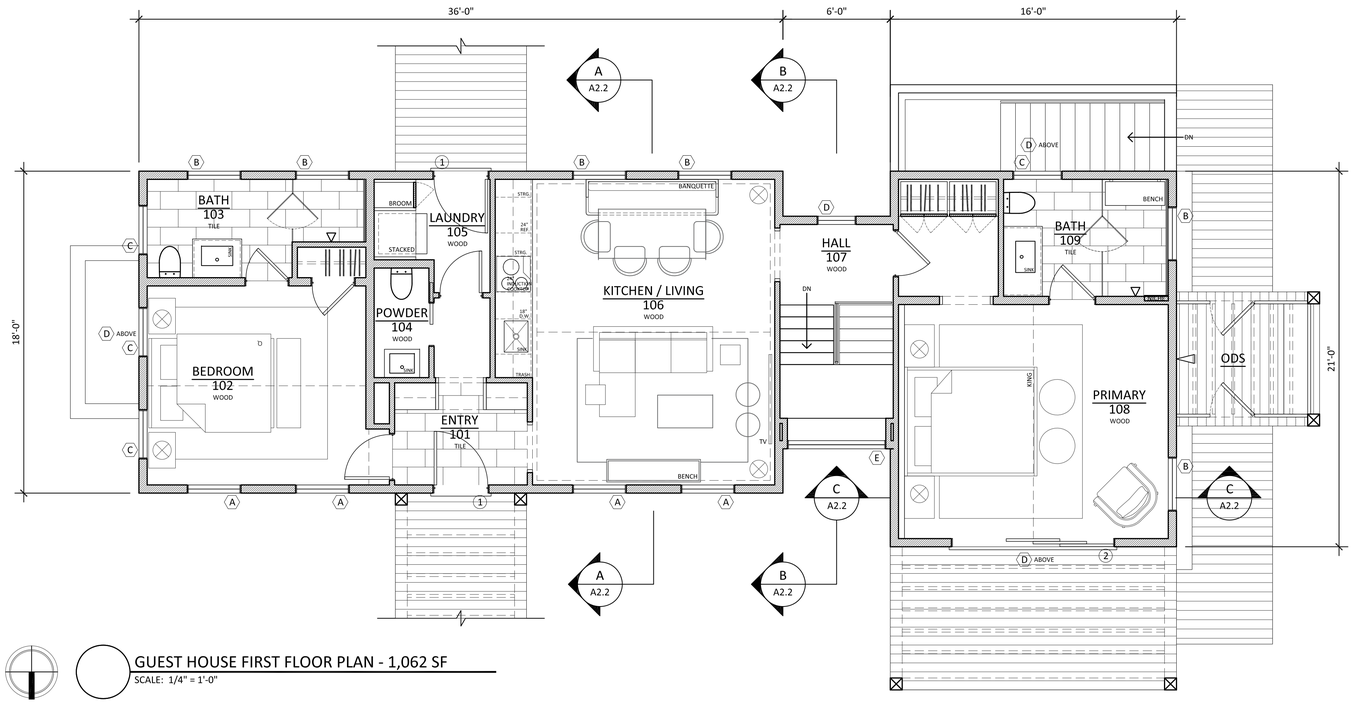
PROPOSED GUEST HOUSE

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

BASEMENT FLOOR PLAN

A1.0

29 AUGUST 2024



GUEST HOUSE FIRST FLOOR PLAN - 1,062 SF

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

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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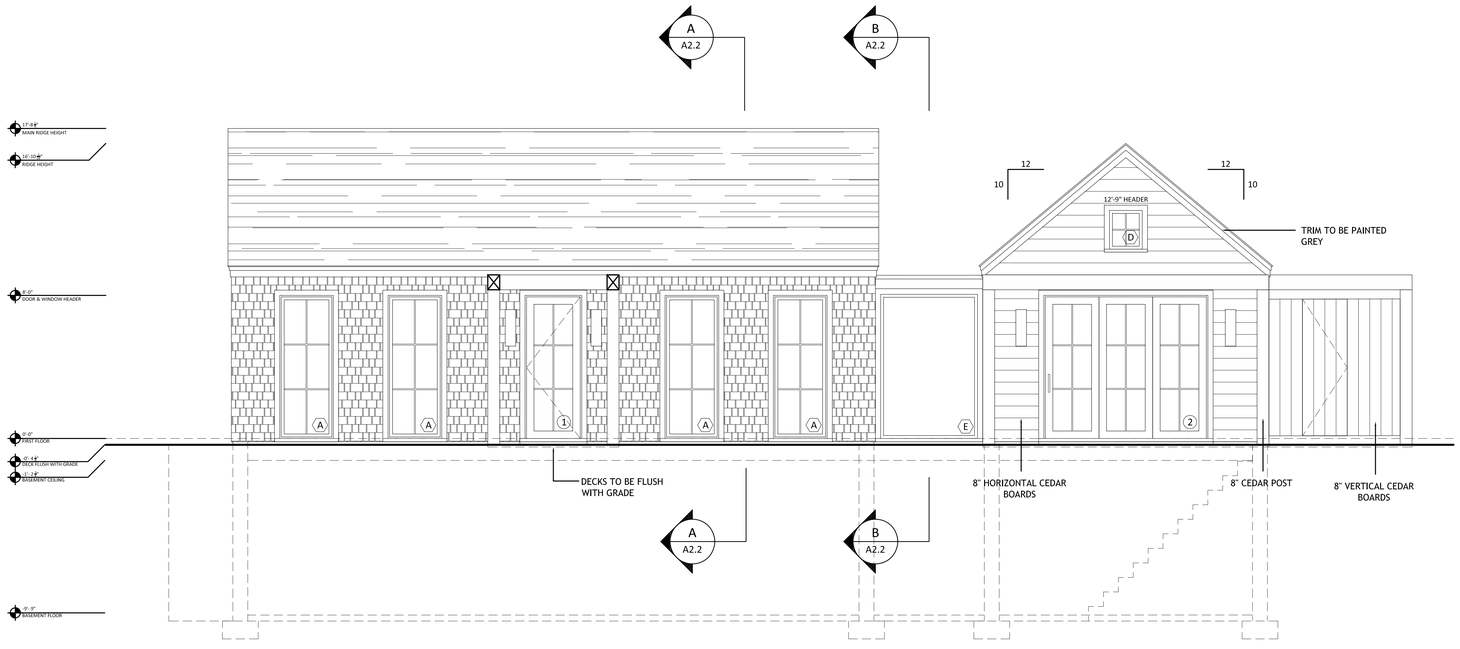
PROPOSED GUEST HOUSE

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

FIRST FLOOR PLAN

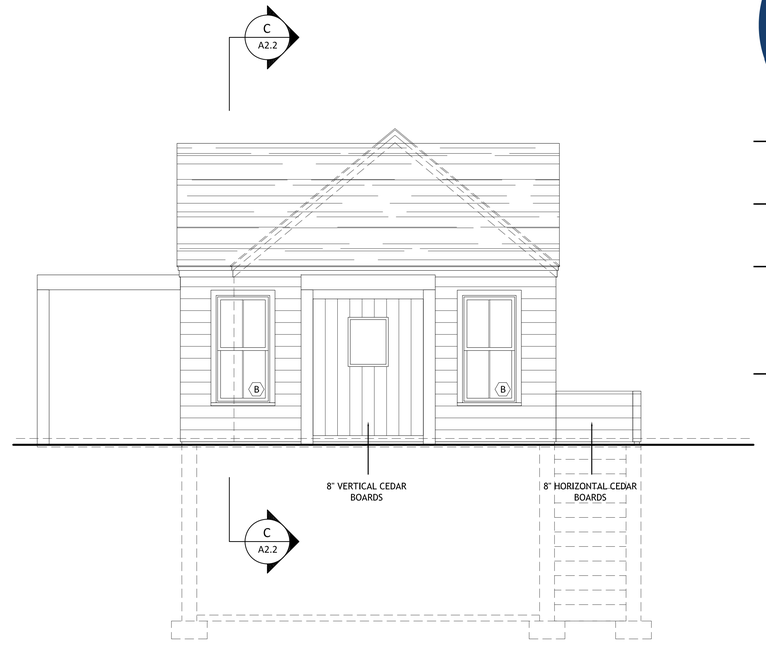
A1.1

29 AUGUST 2024



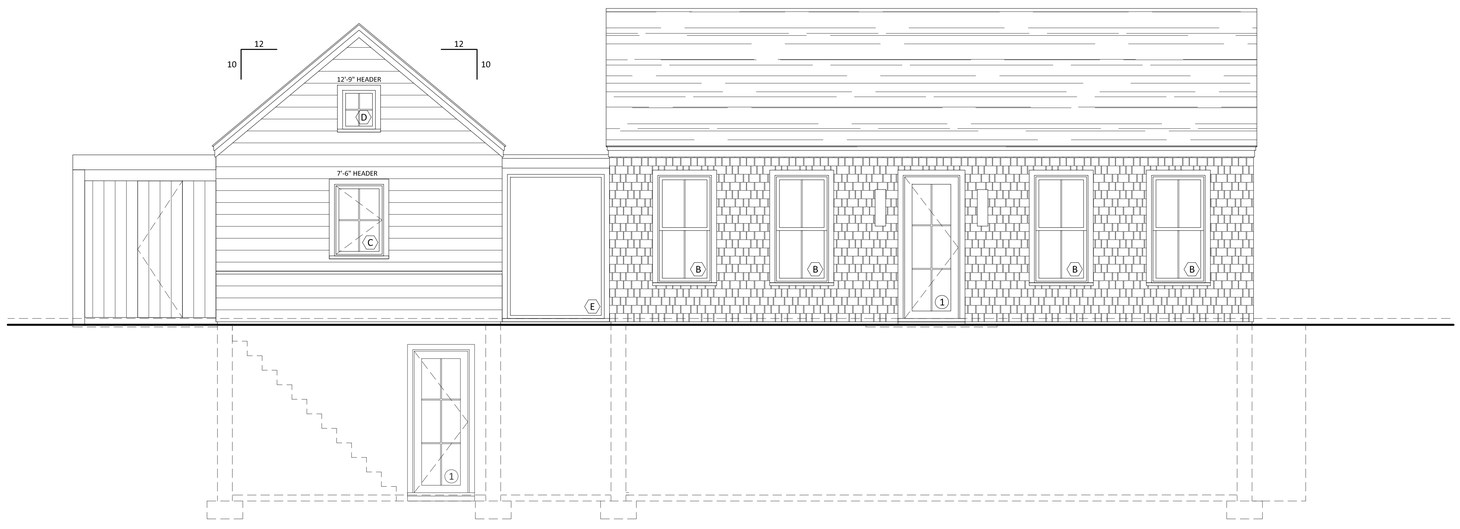
NORTH ELEVATION

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



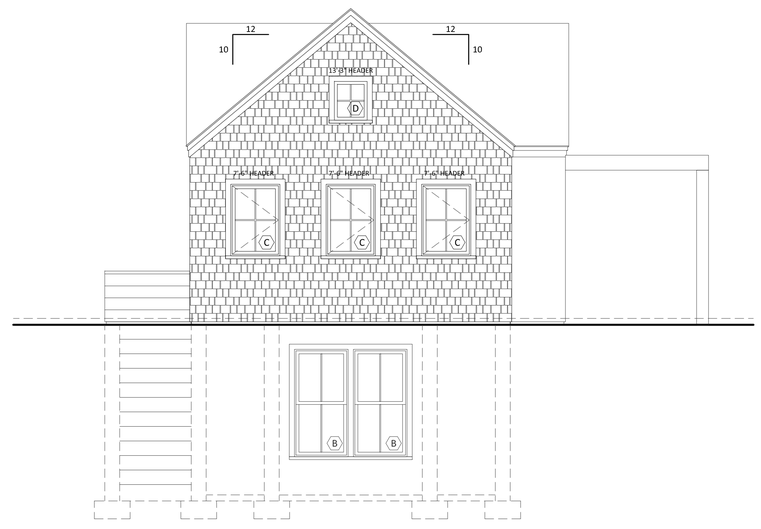
WEST ELEVATION

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



SOUTH ELEVATION

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



EAST ELEVATION

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

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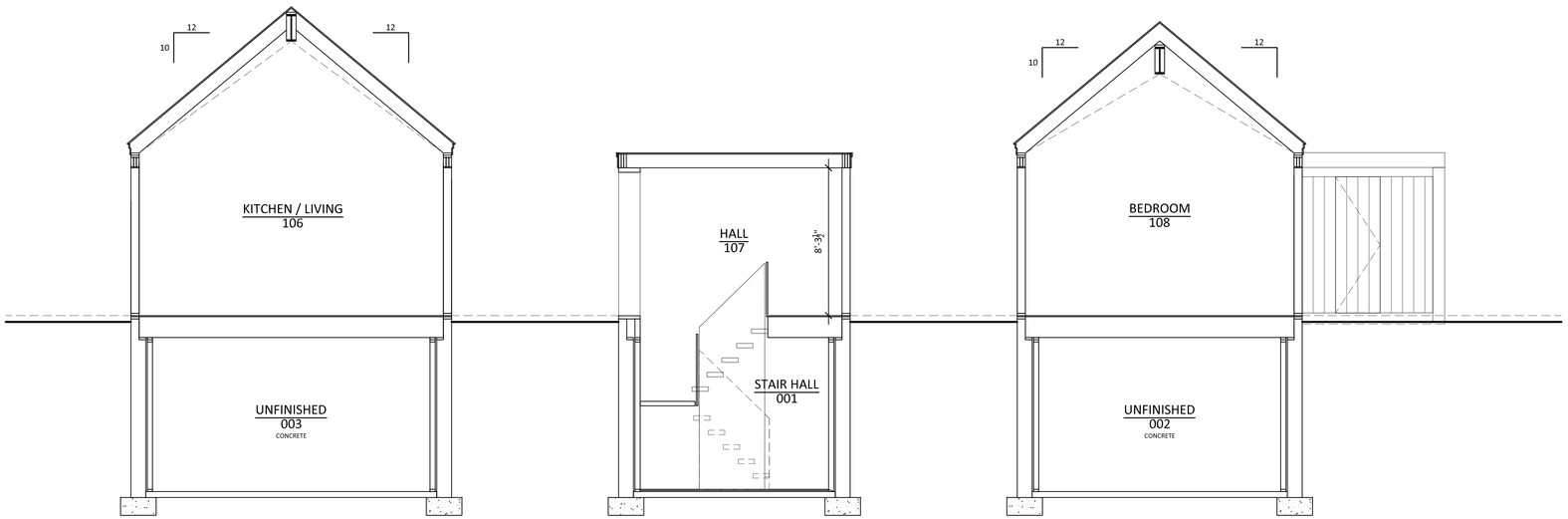
PROPOSED GUEST HOUSE

DUBUC
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 +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

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STRUCTURAL DESIGN

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508.457.6794

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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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

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WHELDEN HAROLD R & COLLEEN S TR
WHELDEN REALTY 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

7021 0350 0000 0871 2046

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Total Postage and Fees

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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

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

7021 0350 0000 0871 2077

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Total Postage and Fees $5.58

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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

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

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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

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Total Postage and Fees $5.58

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

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Date Stamp

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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
(See Information on Reverse)
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Total Postage and Fees $5.58

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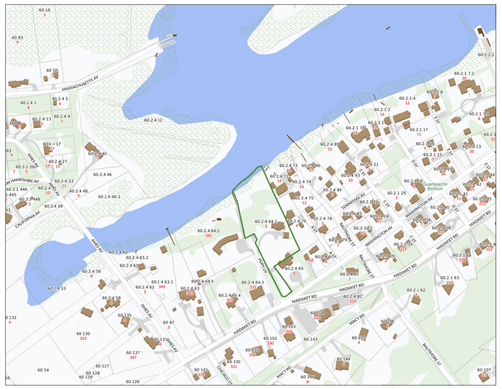
Street and Apt. No., or PO Box No.
City, State, ZIP+4® PITTSBURG, PA 15217

7021 0350 0000 0871 2053

PITTSBURGH PA 152 AUG 27 2024 Postmark Here 08/27/2024

3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS

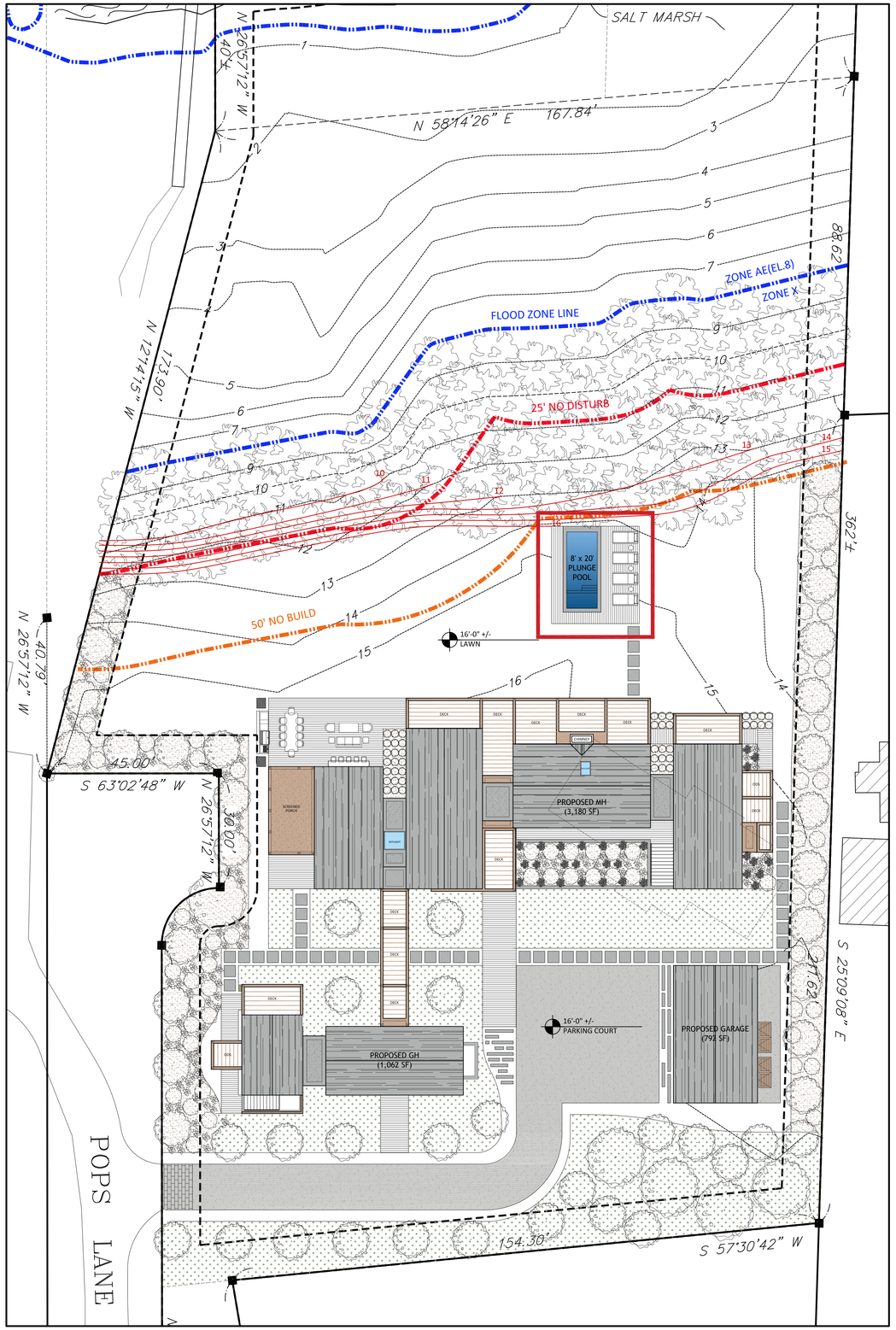


AERIAL VIEW: NTS

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
508.833.0070

STRUCTURAL DESIGN

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PROPOSED POOL

DUBUC

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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



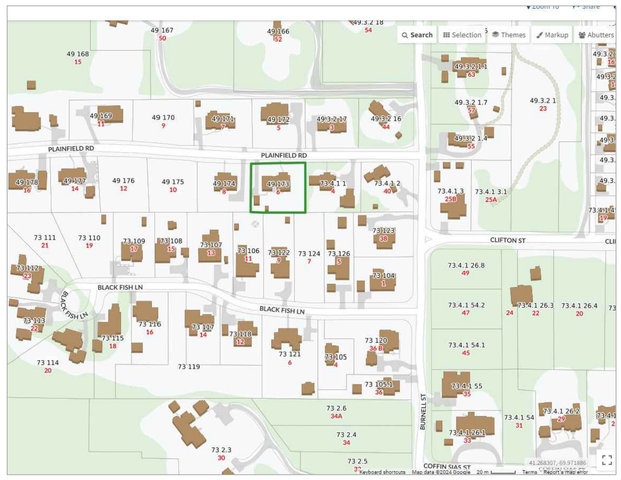
Blue Mist Granite



Wire Fence in Vegetation Example



Built in Grill Example



LOCUS

CHAMPOUX LANDSCAPE

- PREPARED FOR -

Keller 6 Plainfield Road
Siasconset MA 02564

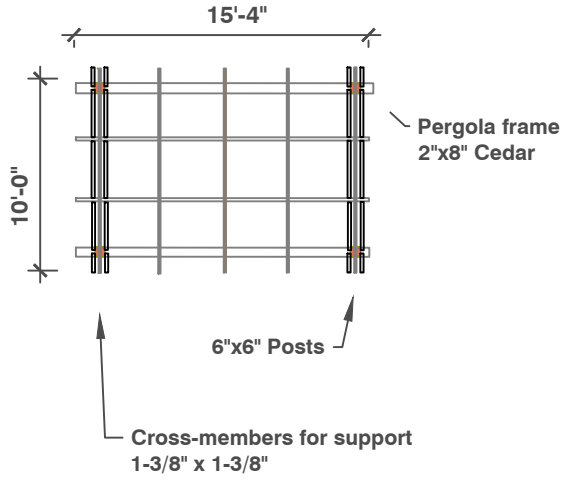
- DRAWING -

- REVISIONS -
9/5/2024

Scale 1" = 10'

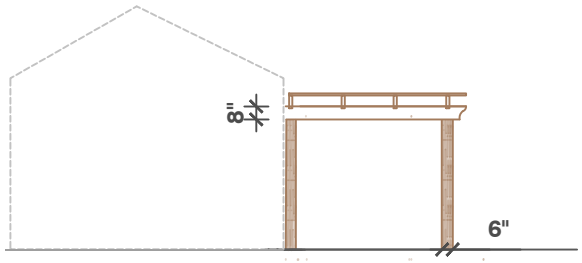
L-1

Top View

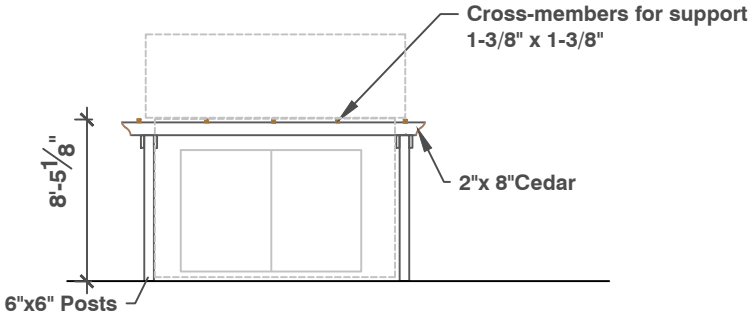


Pergola Built
Using natural to weather Cedar

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:

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

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

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

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

(initial to indicate read and understand) CMA

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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 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

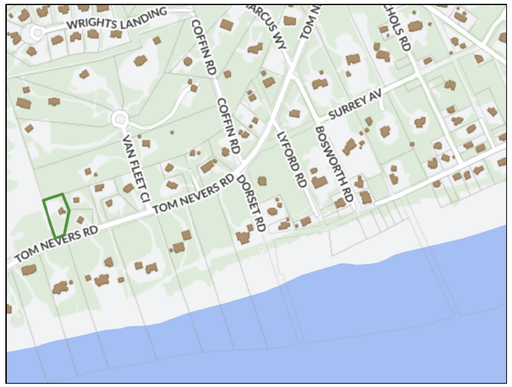
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE HOLIDAY MEETING SCHEDULE, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

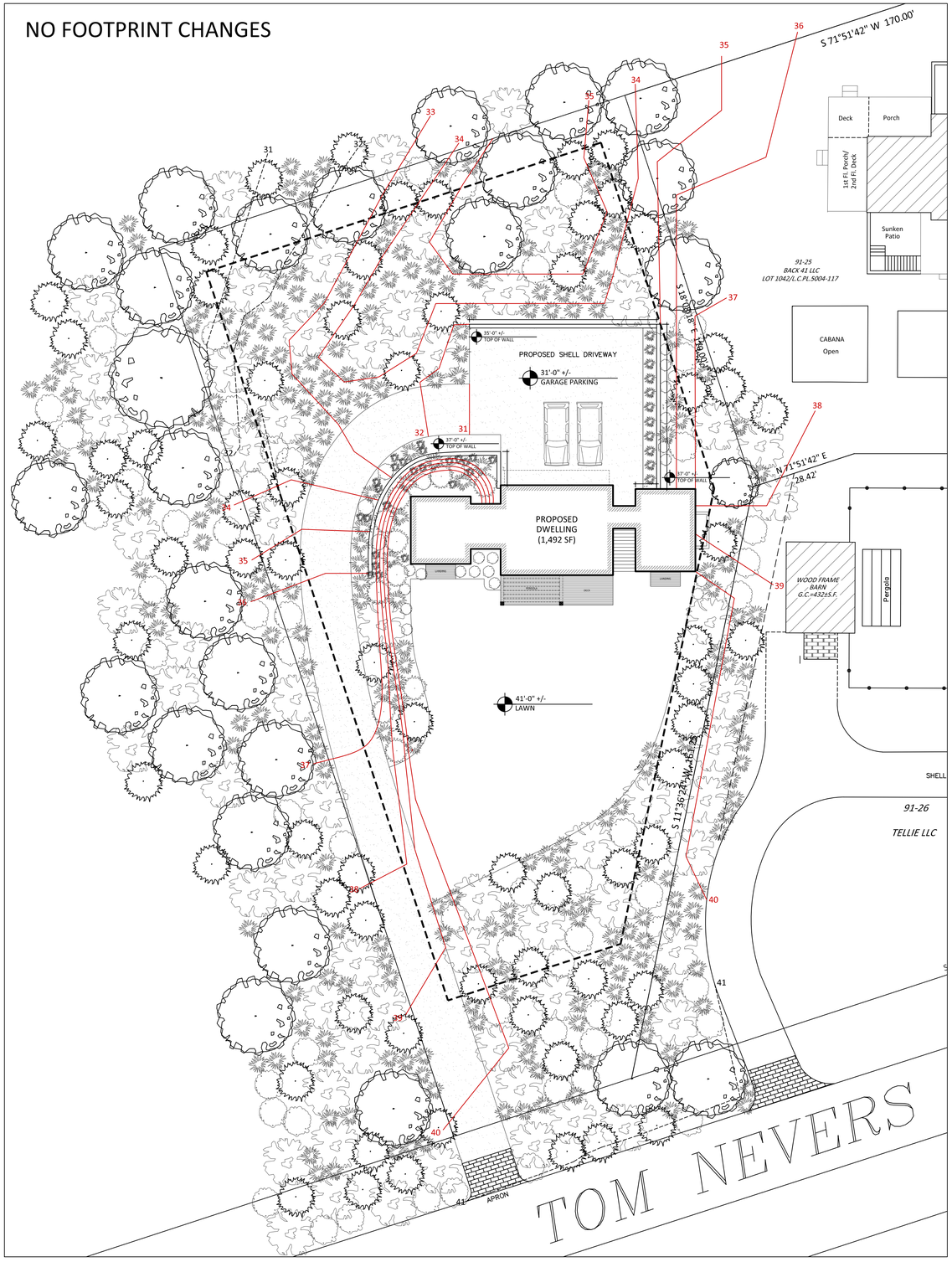
DRAWING LIST:

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

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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

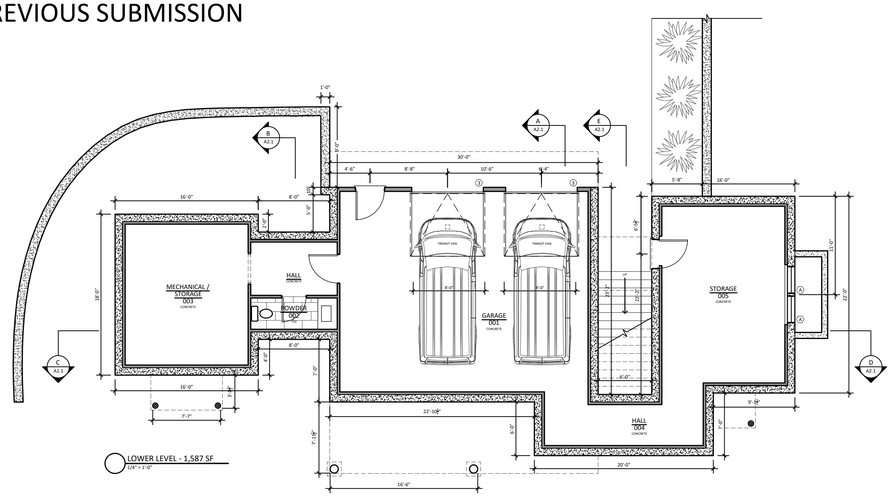
KELLY
109 TOM NEVERS RD.
NANTUCKET, MA 02554
MAP: 91 PARCEL: 27

COVER SHEET

C1.1

06 SEPTEMBER 2024

PREVIOUS SUBMISSION

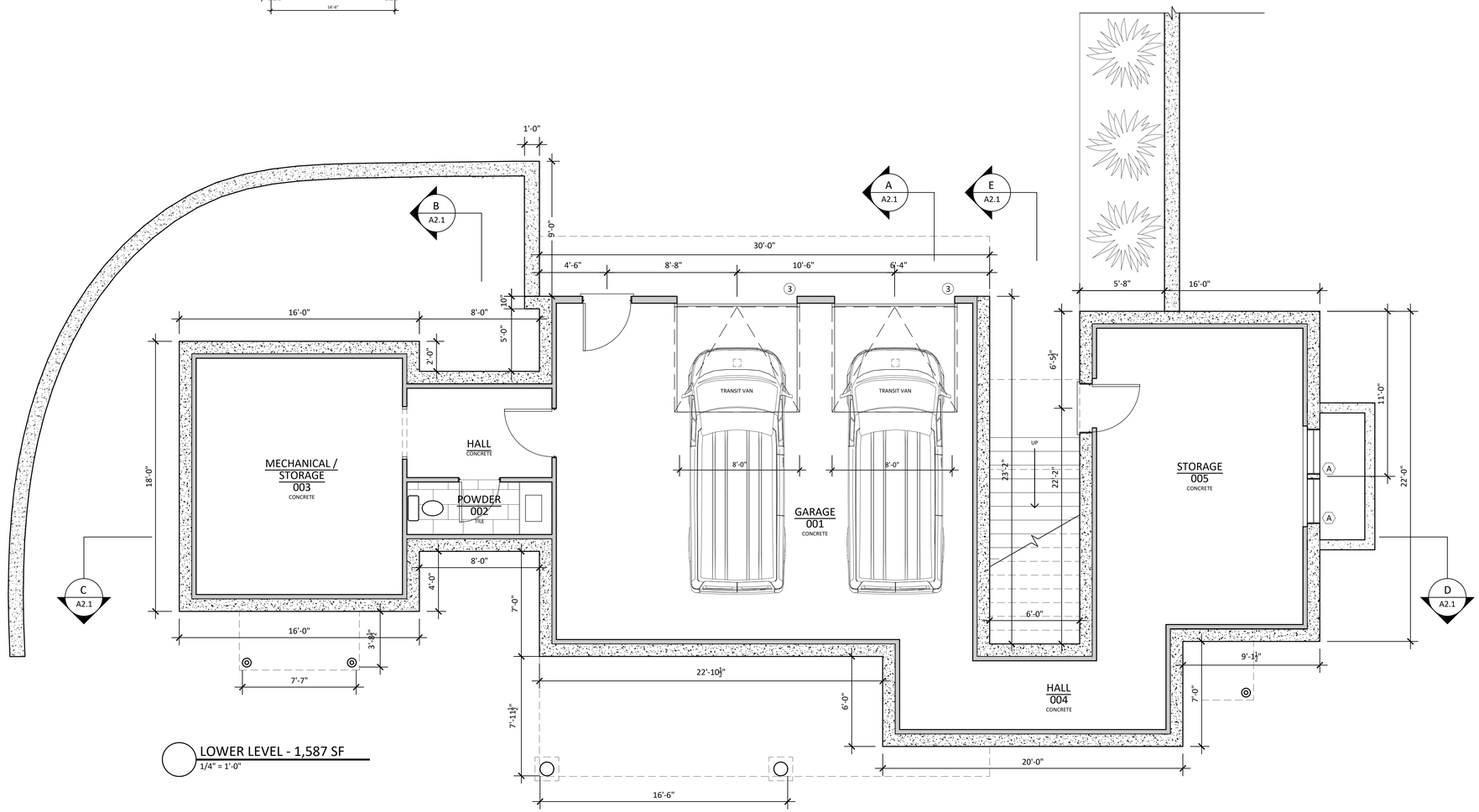


WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
AT	2	ANDERSEN WOODWRIGHT	R.O.: 3'-0" x 5'-0"	TEMPERED 2/2 DOUBLE HUNG WINDOW
A	9	ANDERSEN WOODWRIGHT	R.O.: 3'-0" x 5'-0"	2/2 DOUBLE HUNG WINDOW
B	1	ANDERSEN WOODWRIGHT	R.O.: 2'-2" x 3'-4"	2/2 DOUBLE HUNG WINDOW
C	4	ANDERSEN WOODWRIGHT	R.O.: 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



MARK CUTONE ARCHITECTURE +

2 BROAD STREET
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SURVEYOR

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STRUCTURAL DESIGN

CAPE STRUCTURAL CONSULTANTS
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FALMOUTH, MA 02541
508.457.6794

CONTRACTOR

TODD BURNS
61 OLD SOUTH RD. PMB #306
NANTUCKET, MA 02554
508.246.0190

MAIN HOUSE

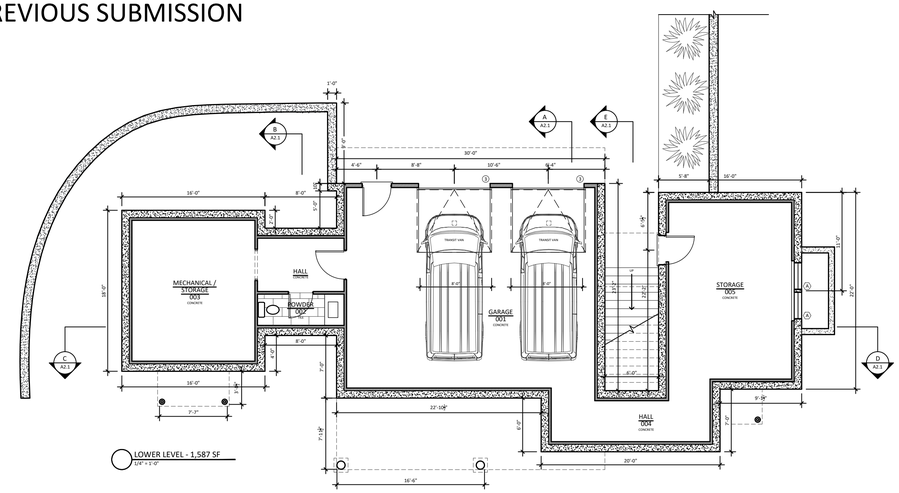
KELLY
109 TOM NEVERS RD.
NANTUCKET, MA 02554
MAP: 91 PARCEL: 27

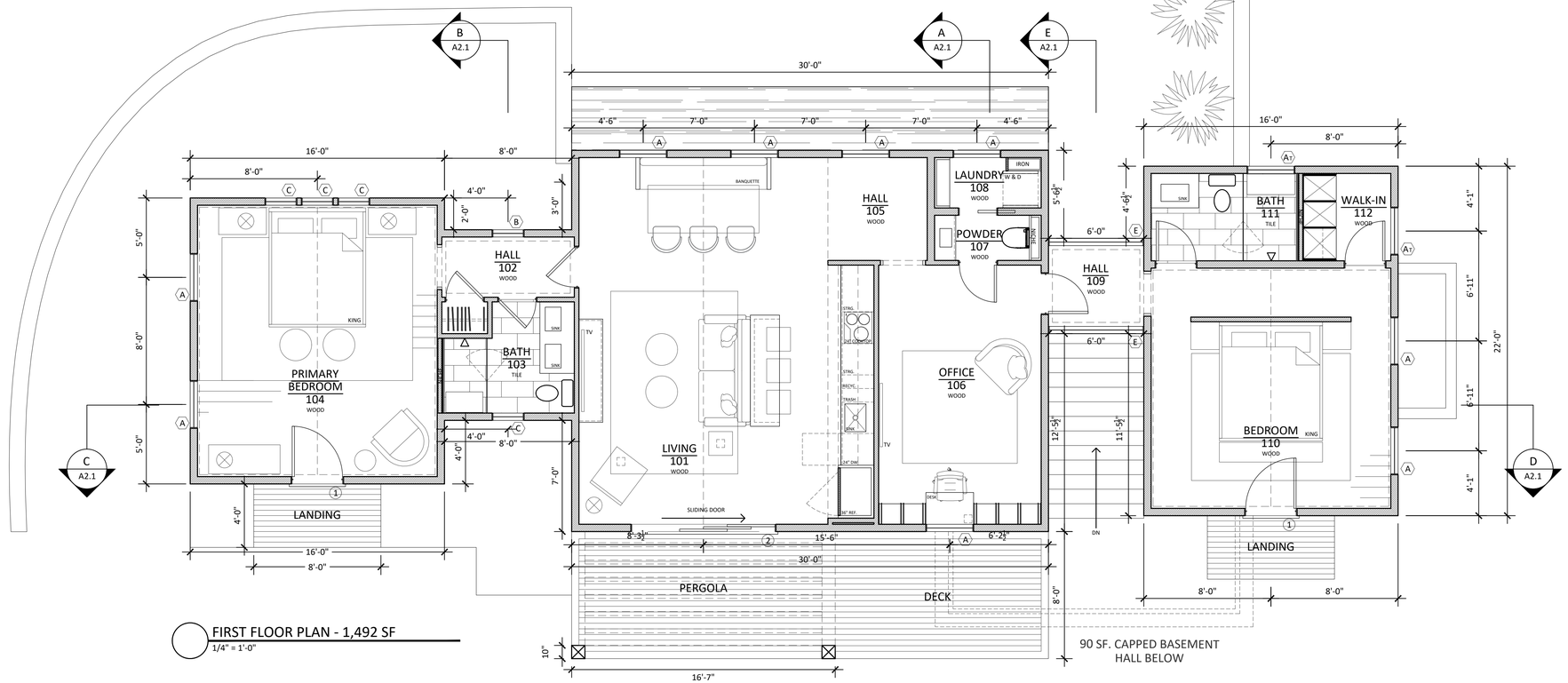
BASEMENT PLAN

A1.0

06 SEPTEMBER 2024

PREVIOUS SUBMISSION





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FIRST FLOOR PLAN

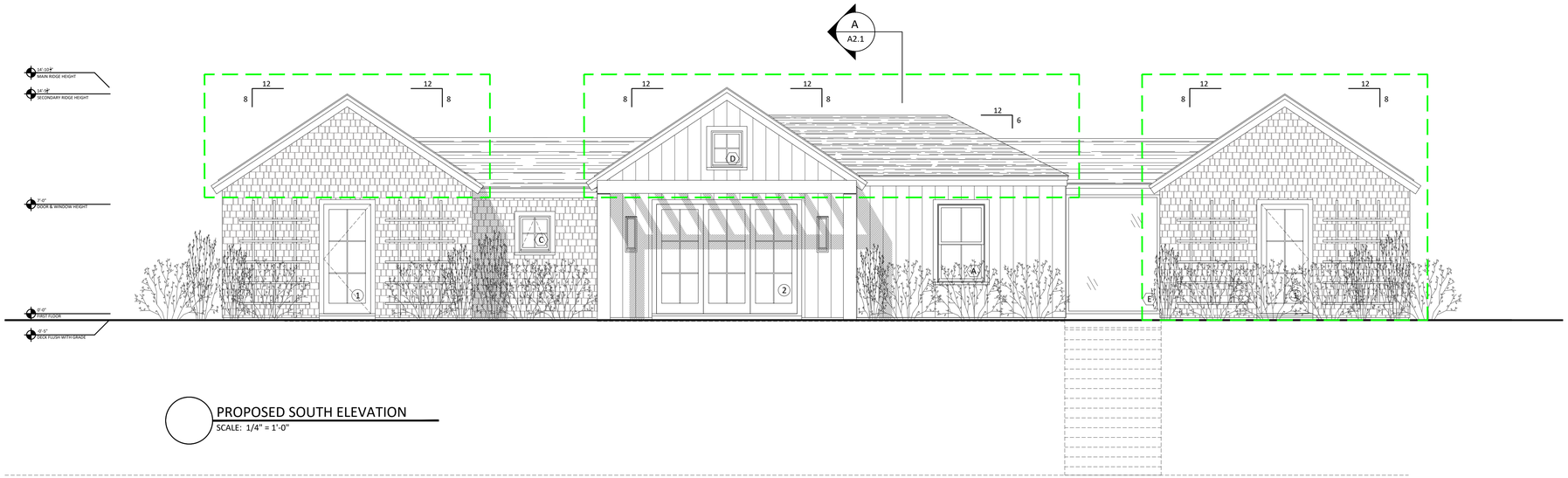
A1.1

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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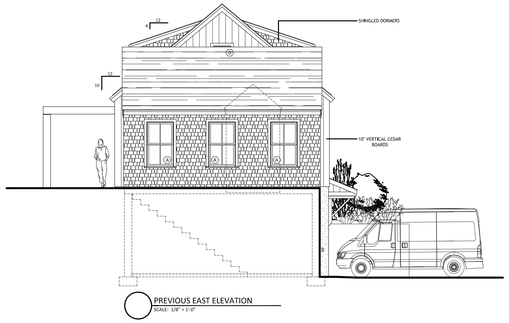
MAP: 91 PARCEL: 27

ELEVATIONS

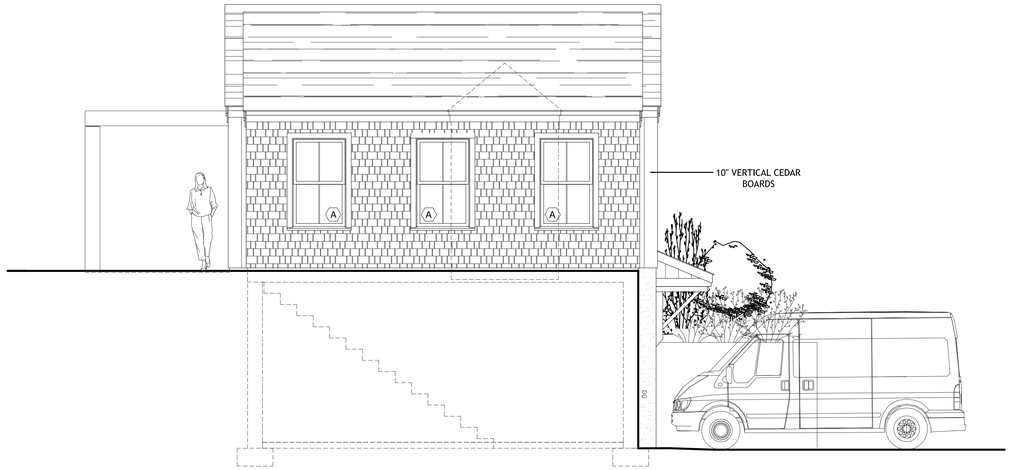
A2.1

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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ELEVATIONS

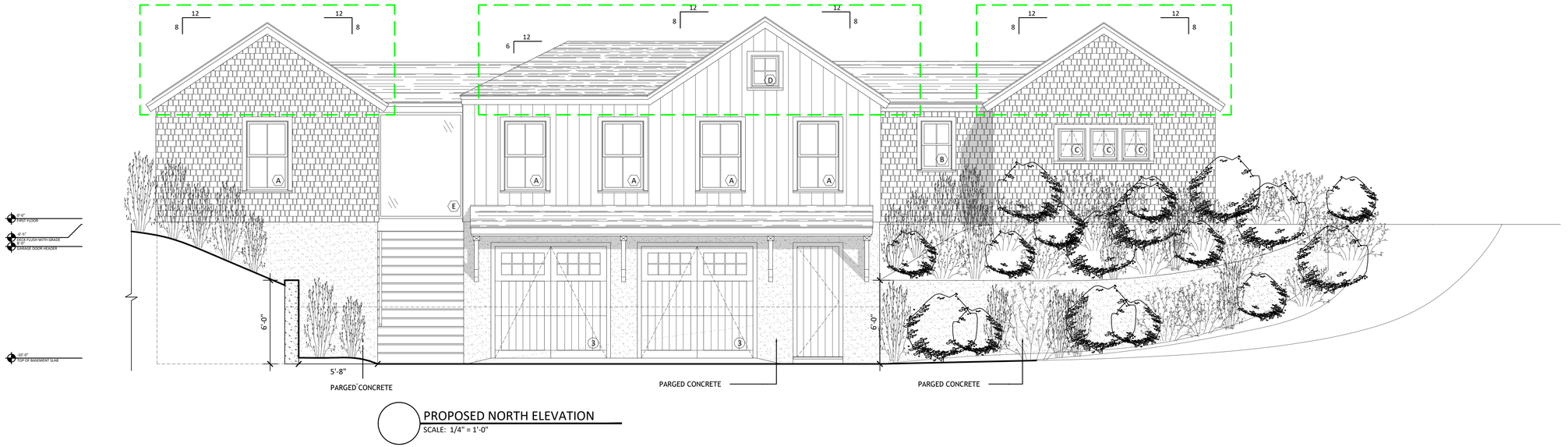
A2.2

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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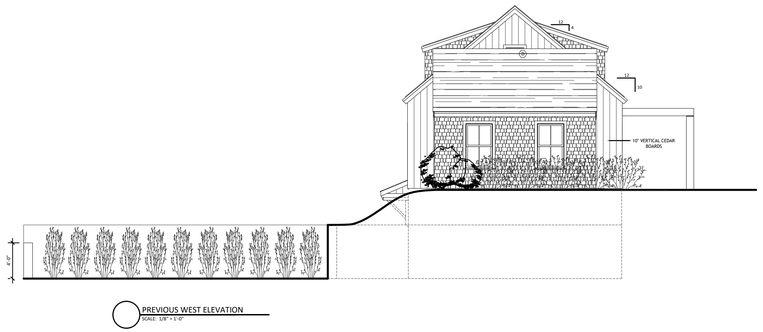
ELEVATIONS

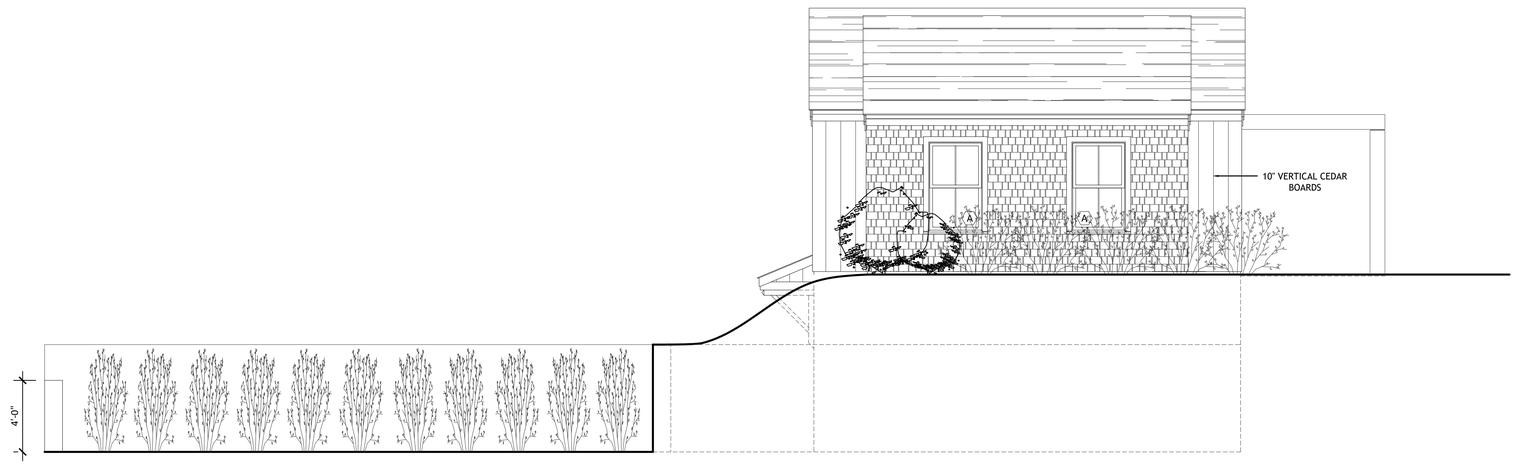
A2.3

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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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

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

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 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

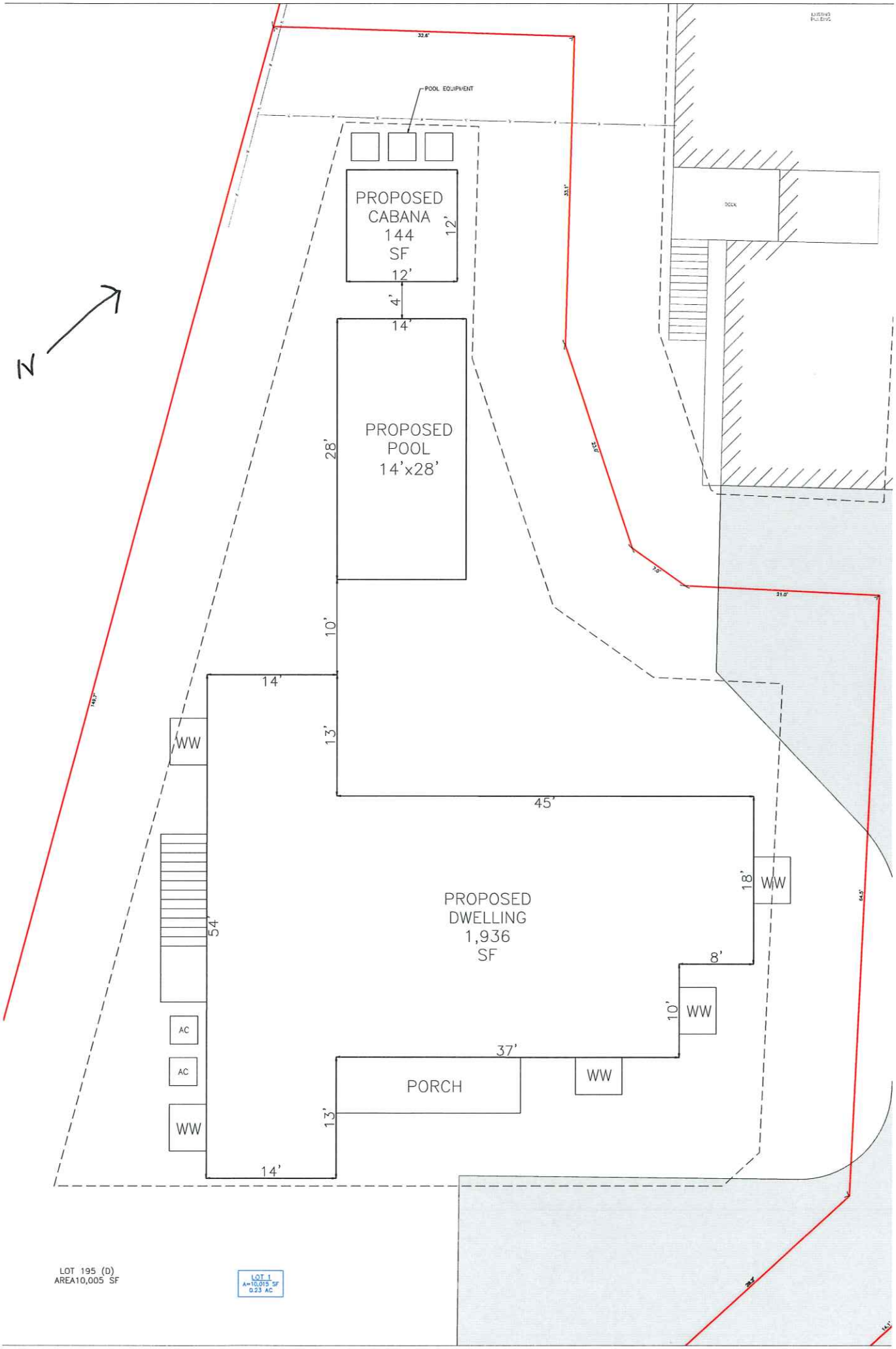
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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
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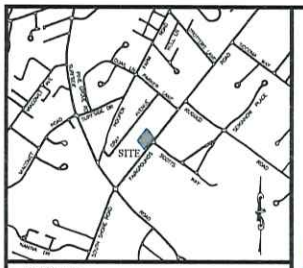
LOT 1
A=10,015 SF
0.23 AC



LOCUS NOT TO SCALE

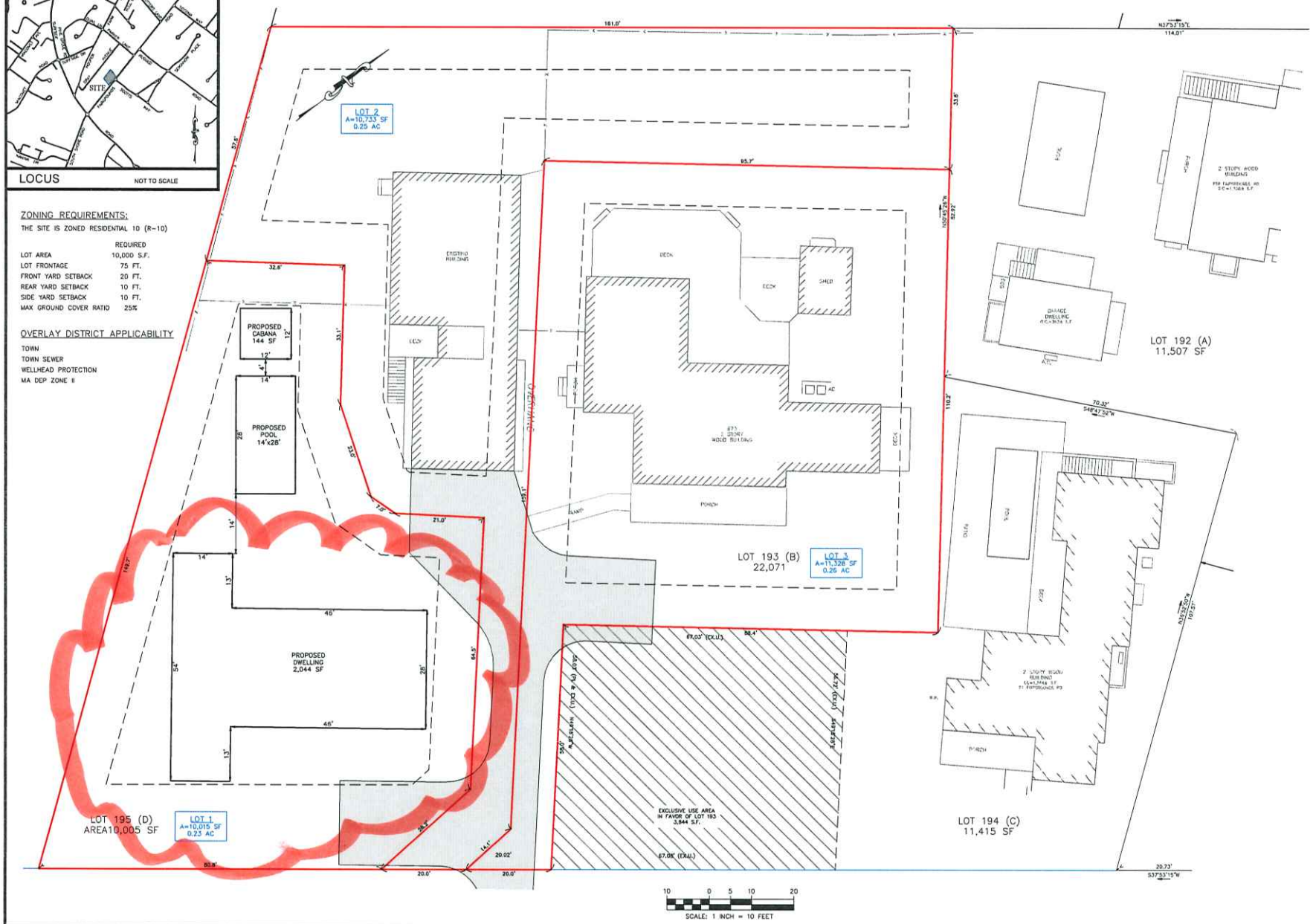
ZONING REQUIREMENTS:

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

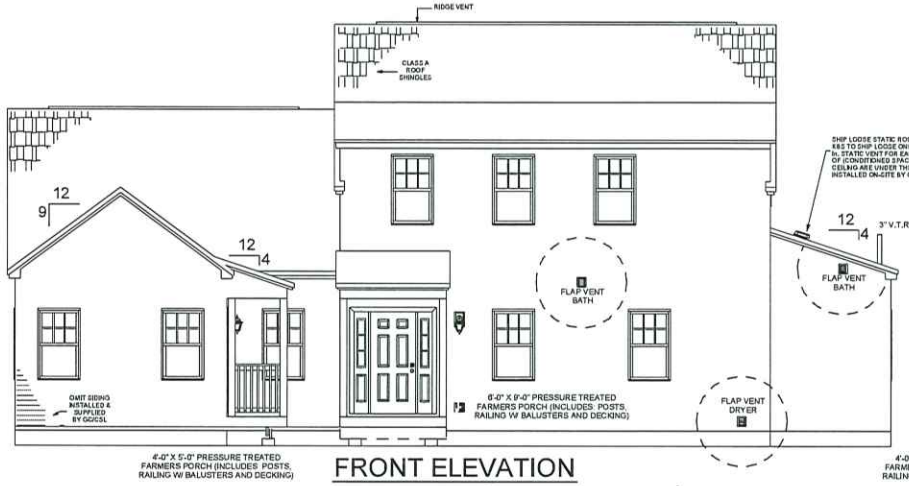
DRAWING TITLE: REAR LOT SUBDIVISION 2

SCALE: 1" = 20'

SHEET NO. 1 OF 1

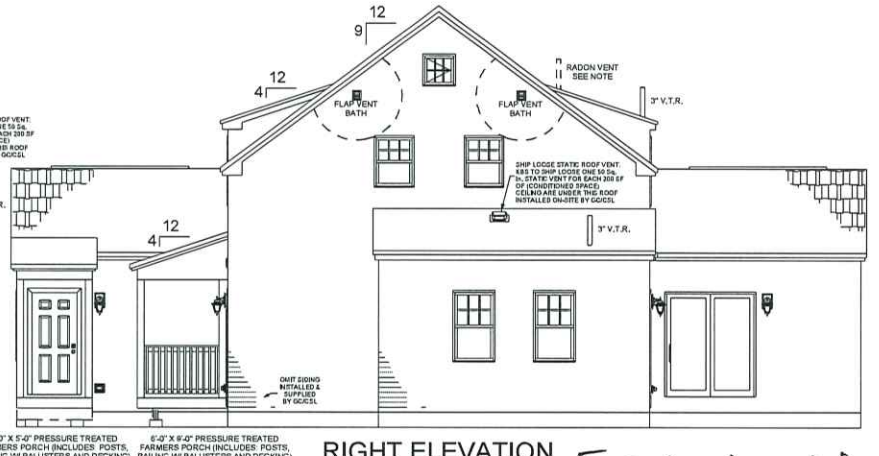
Radon vent note:

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.



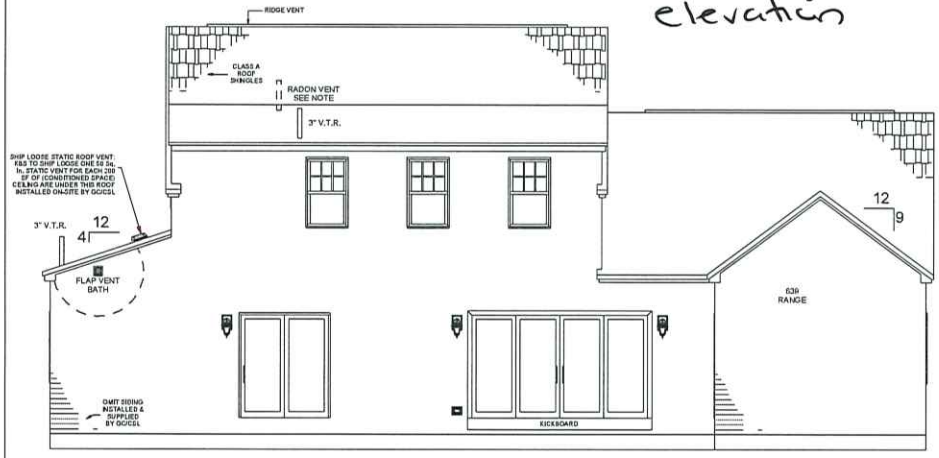
FRONT ELEVATION

Southeast elevation



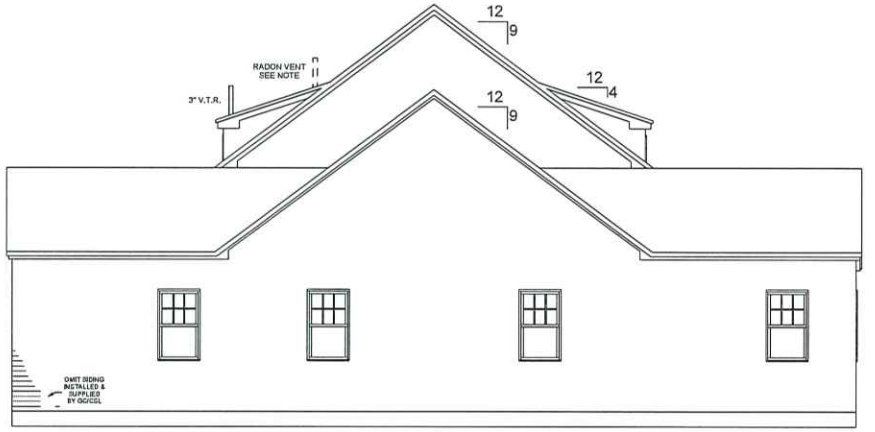
RIGHT ELEVATION

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

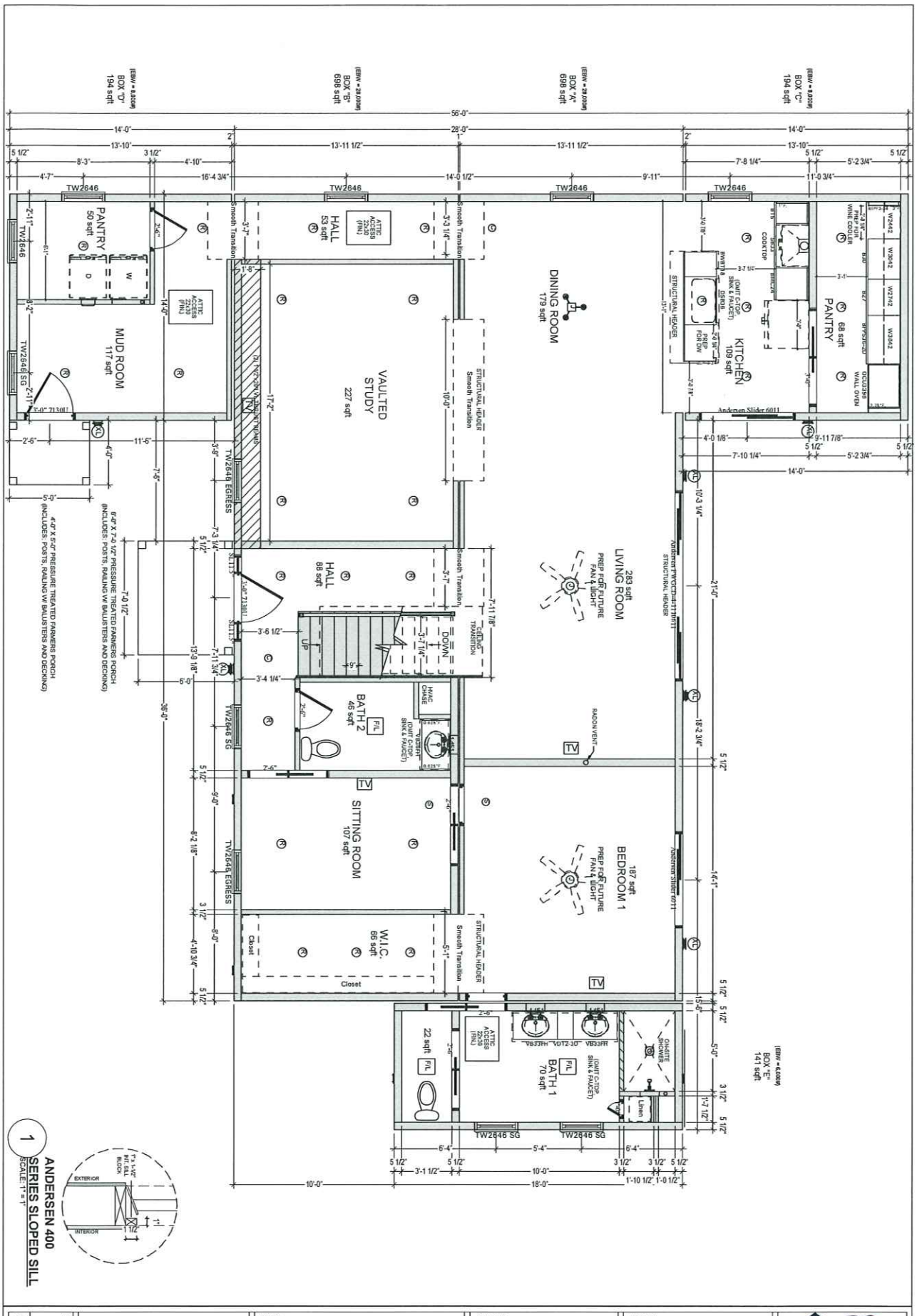
SERIAL #: KBS-4530
DATE: 08/15/2024
DWN BY: RLT

ELEVATIONS

SHEET # P2

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

T:\1_Jobs\4530 RASP 75 Fairgrounds\Engineering\KBS 4530.2d



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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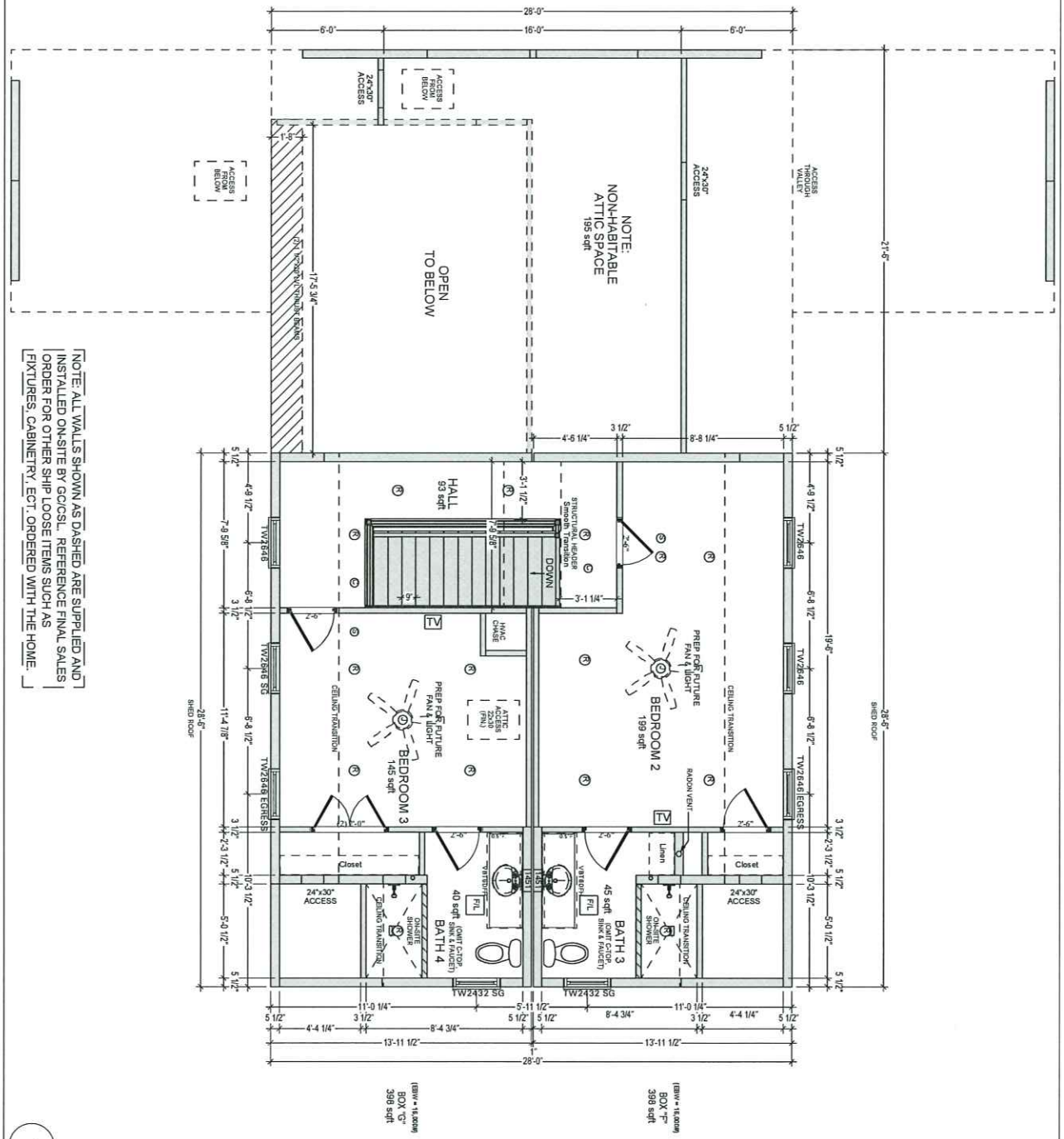
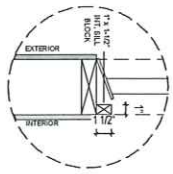


NOTE: ALL WALLS SHOWN AS DASHED ARE SUPPLIED AND INSTALLED ON-SITE BY GC/CSL. REFERENCE FINAL SALES ORDER FOR OTHER SHIP LOOSE ITEMS SUCH AS FIXTURES, CABINETRY, ECT. ORDERED WITH THE HOME.

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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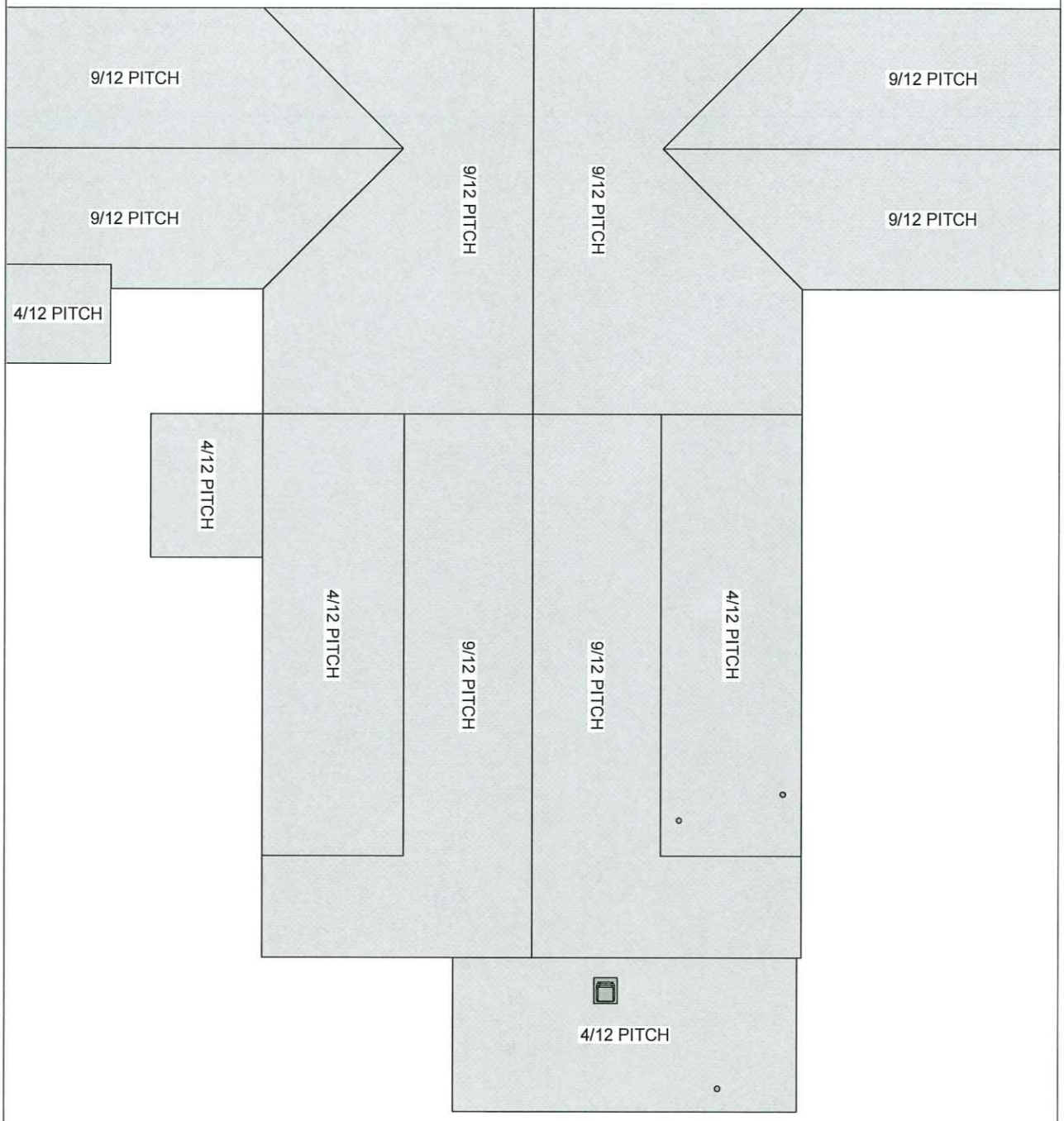

SCALE: 3/16" = 1'-0"	SHEET # P4	SERIAL #: KBS-4530 DATE: 08/15/2024 DWN BY: RLT ROOF VIEW	NOTES Custom 25# GSL / 140 MPH (Vult) WIND Andersen 400 Series WINDOWS 8'-6" 1st 8'-6" 2nd CLG HGT Seismic	JOB NAME 75 Fairgrounds 75 Fairgrounds Nantucket, MA REV#/DATE: 2 SLP 9-6-24 REV#/DATE: REV#/DATE: REV#/DATE:	BUILDER J 5 Development ENTER BUILDERS ADDRESS Nantucket, MA 02584 PERMIT REV# DATE:

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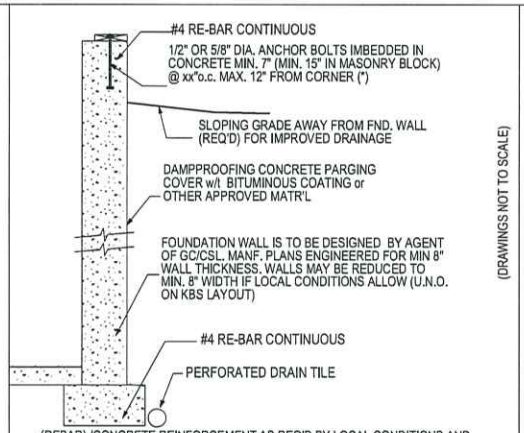
FOUNDATION NOTES:

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.

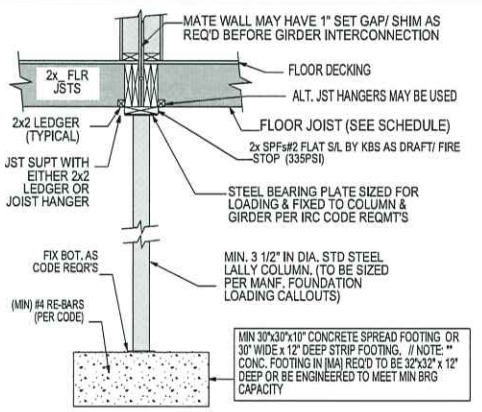
SPECIALITY NOTES PER BUILDING:

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

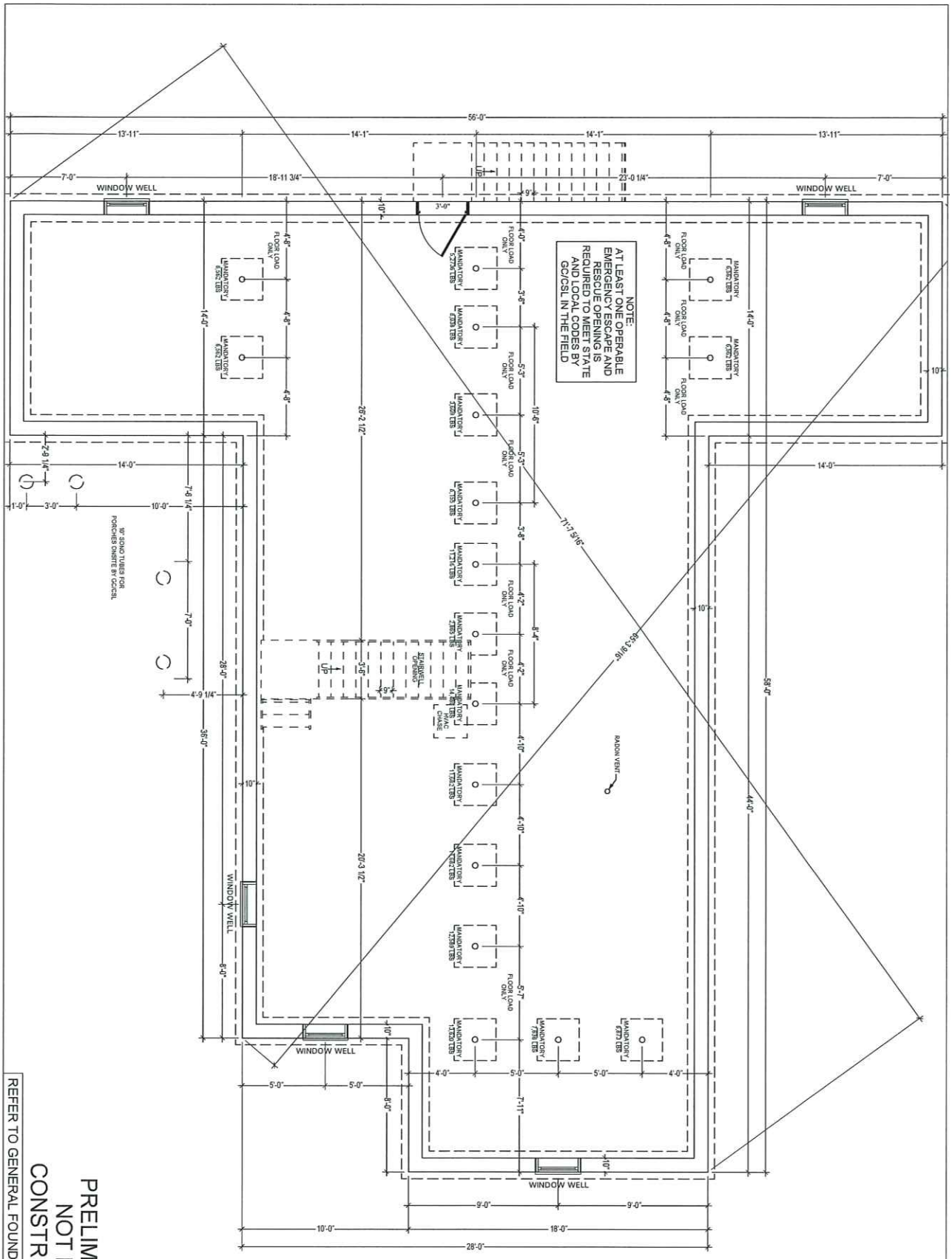
SERIAL #: KBS-4530
DATE: 08/15/2024
DWN BY: RLT

GENERAL
FOUNDATION NOTES

SHEET #
P13

SCALE: NONE

T:\1_Jobs\4530 RASP 75 Fairgrounds\Engineering\KBS 4530.2d



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

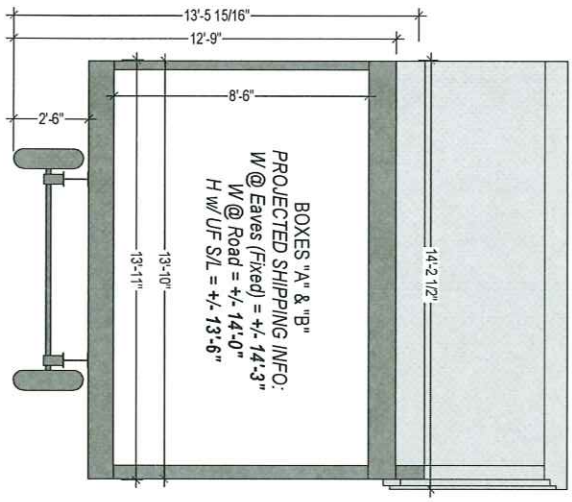
REV#/DATE: 2 SLP 9-6-24
REV#/DATE:
REV#/DATE:
REV#/DATE:

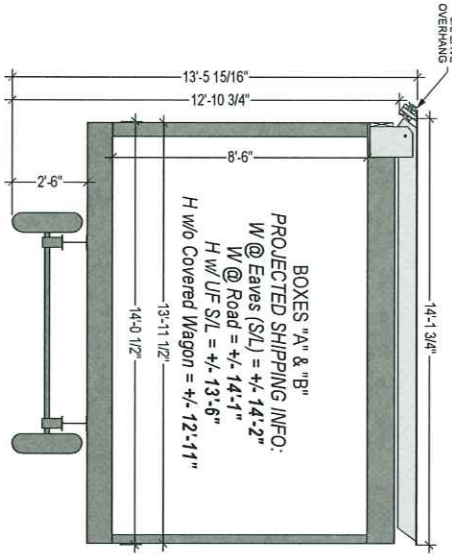
PERMIT REV#
DATE:

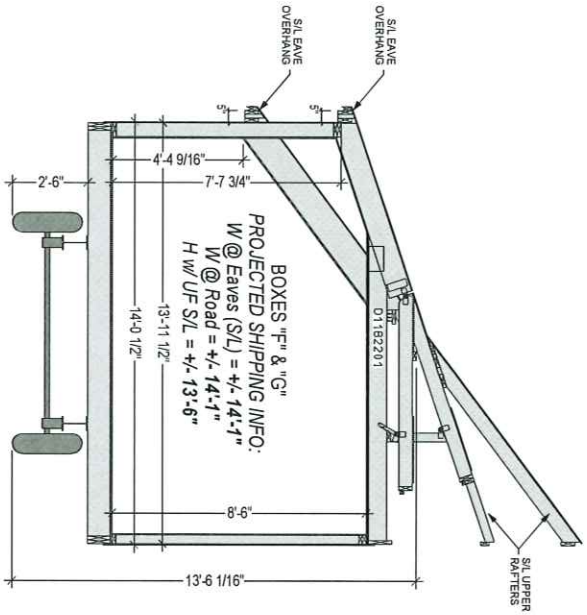
KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

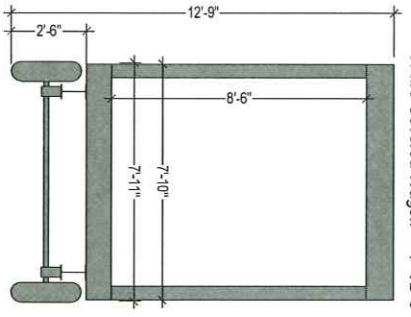
T:\1_Jobs\4530 RASP 75 Fairgrounds\Engineering\KBS 4530.2d

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:

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

T:\1_Jobs\4530 RASP 75 Fairgrounds\Engineering\KBS 4530.2d

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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





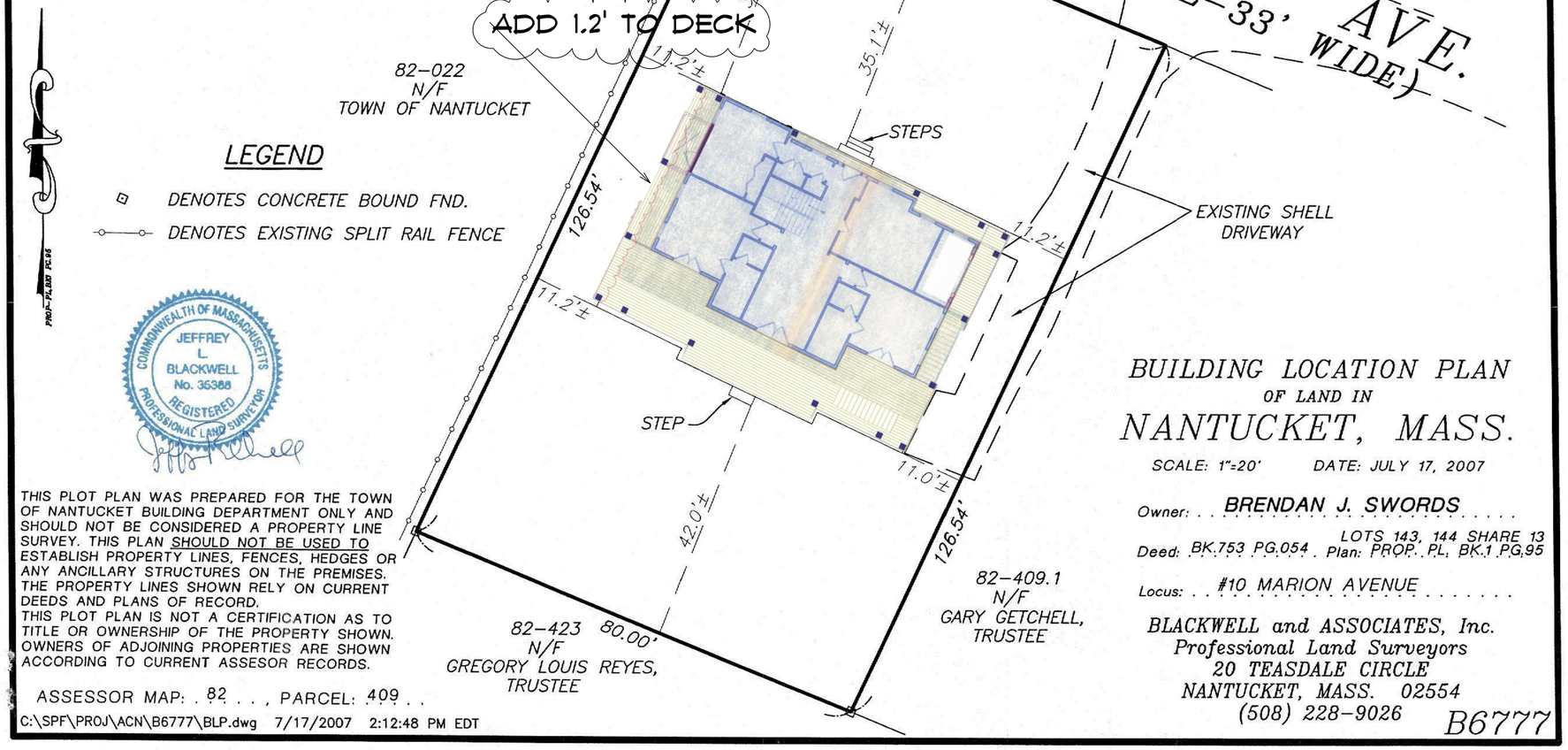




MAP 82 PARCEL 409

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

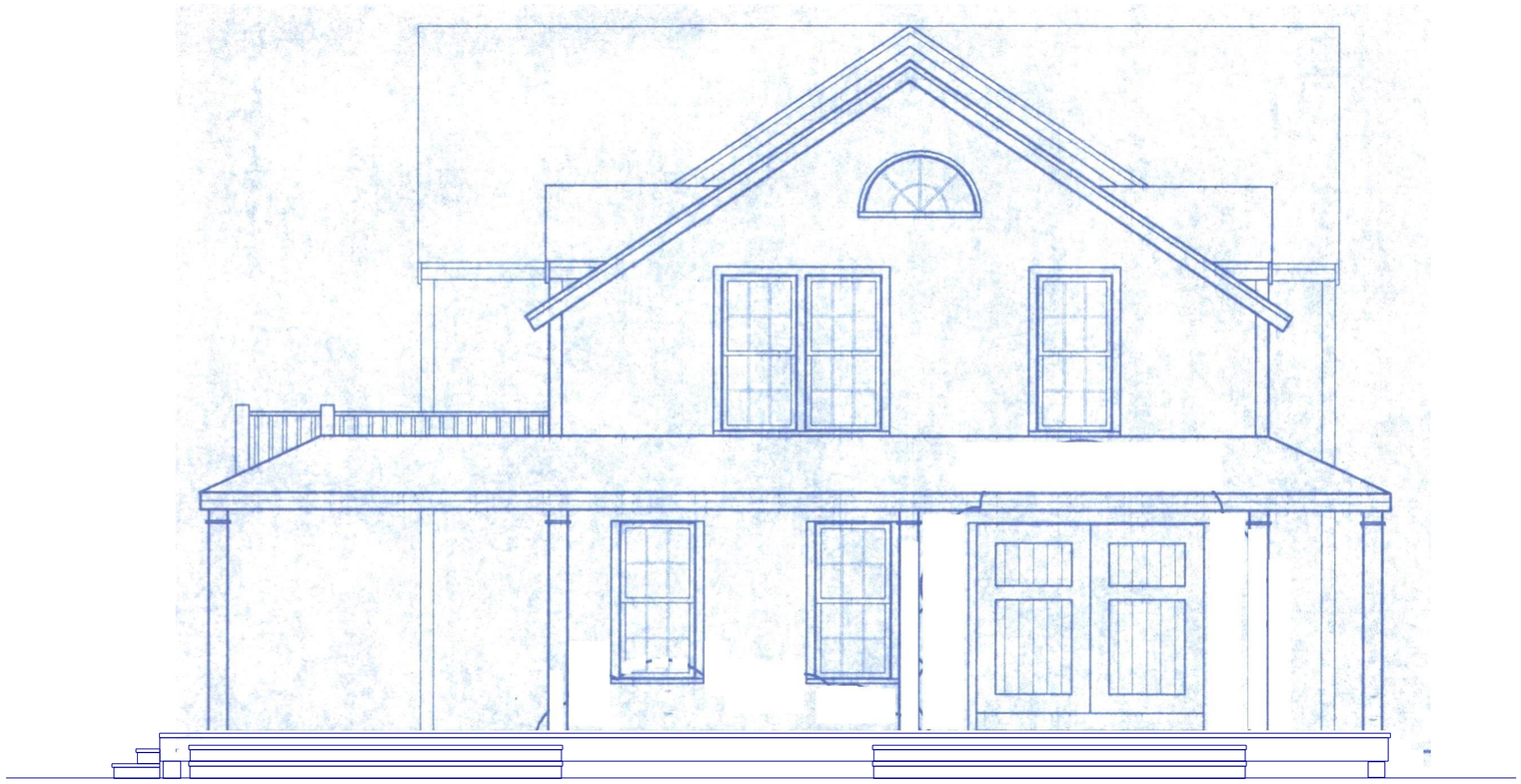
Deed: BK.753 PG.054 Plan: PROP. PL. BK.1 PG.95 LOTS 143, 144 SHARE 13

Locus: #10 MARION AVENUE

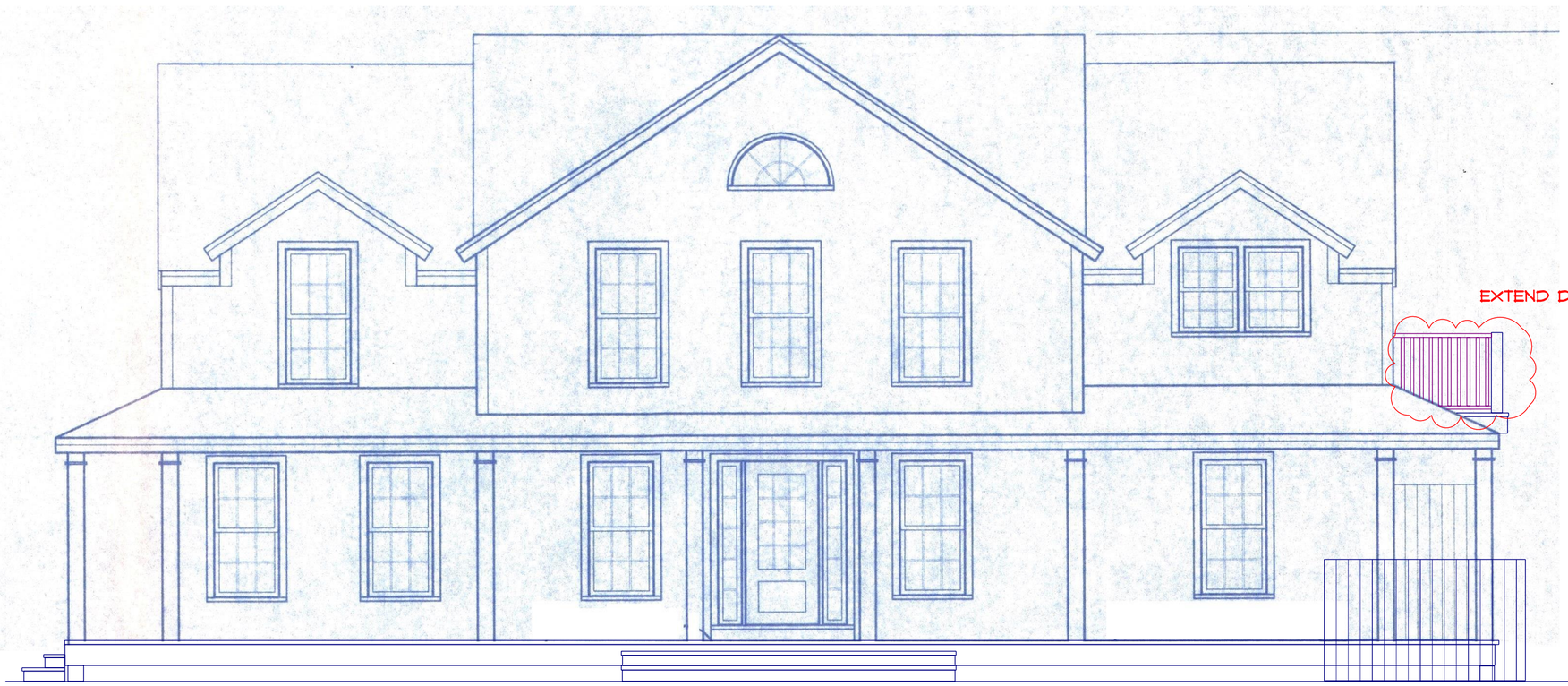
BLACKWELL and ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

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)

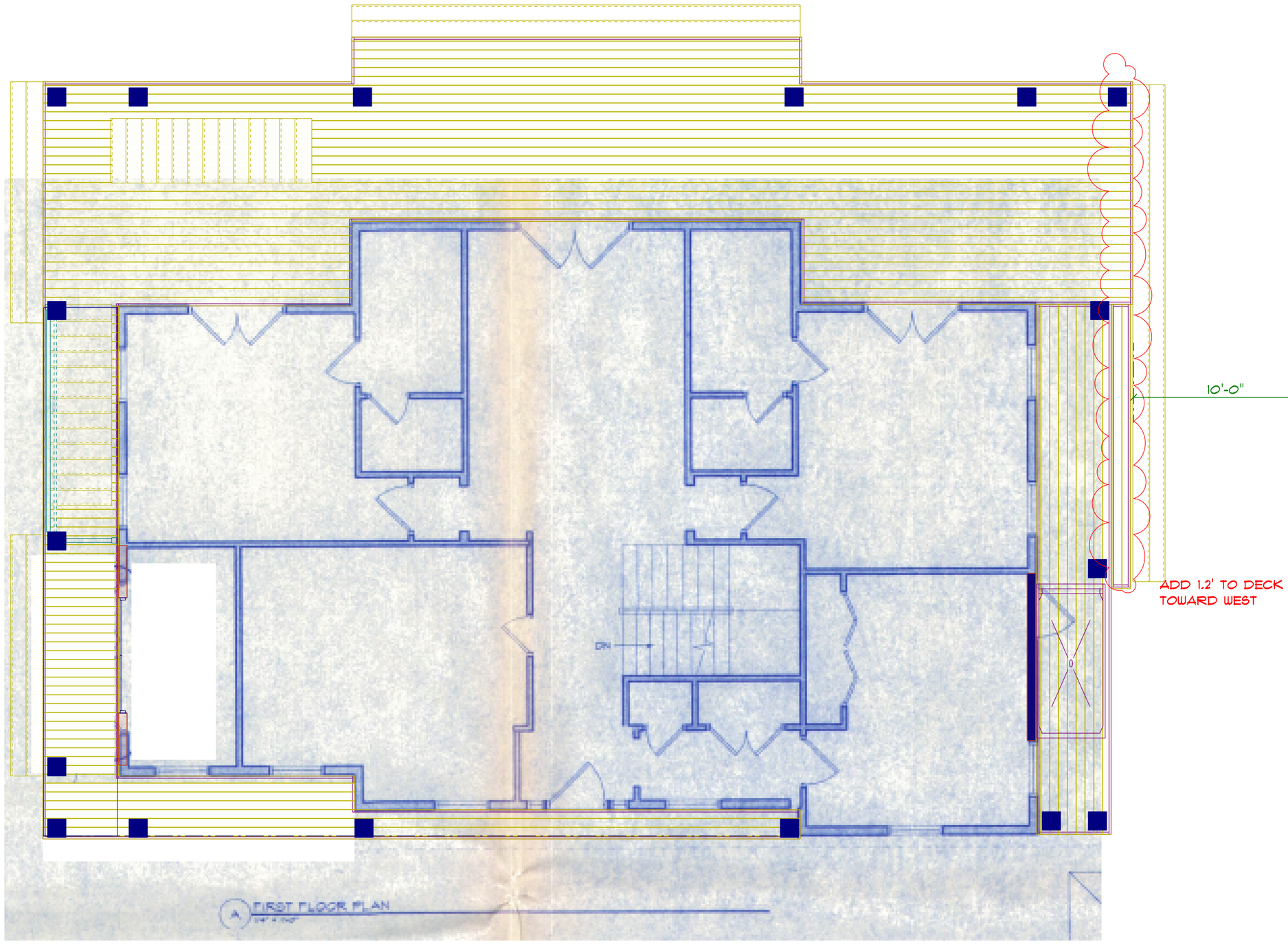




SWORDS- 10 MARION
DECK ALTERATION
9-8-24

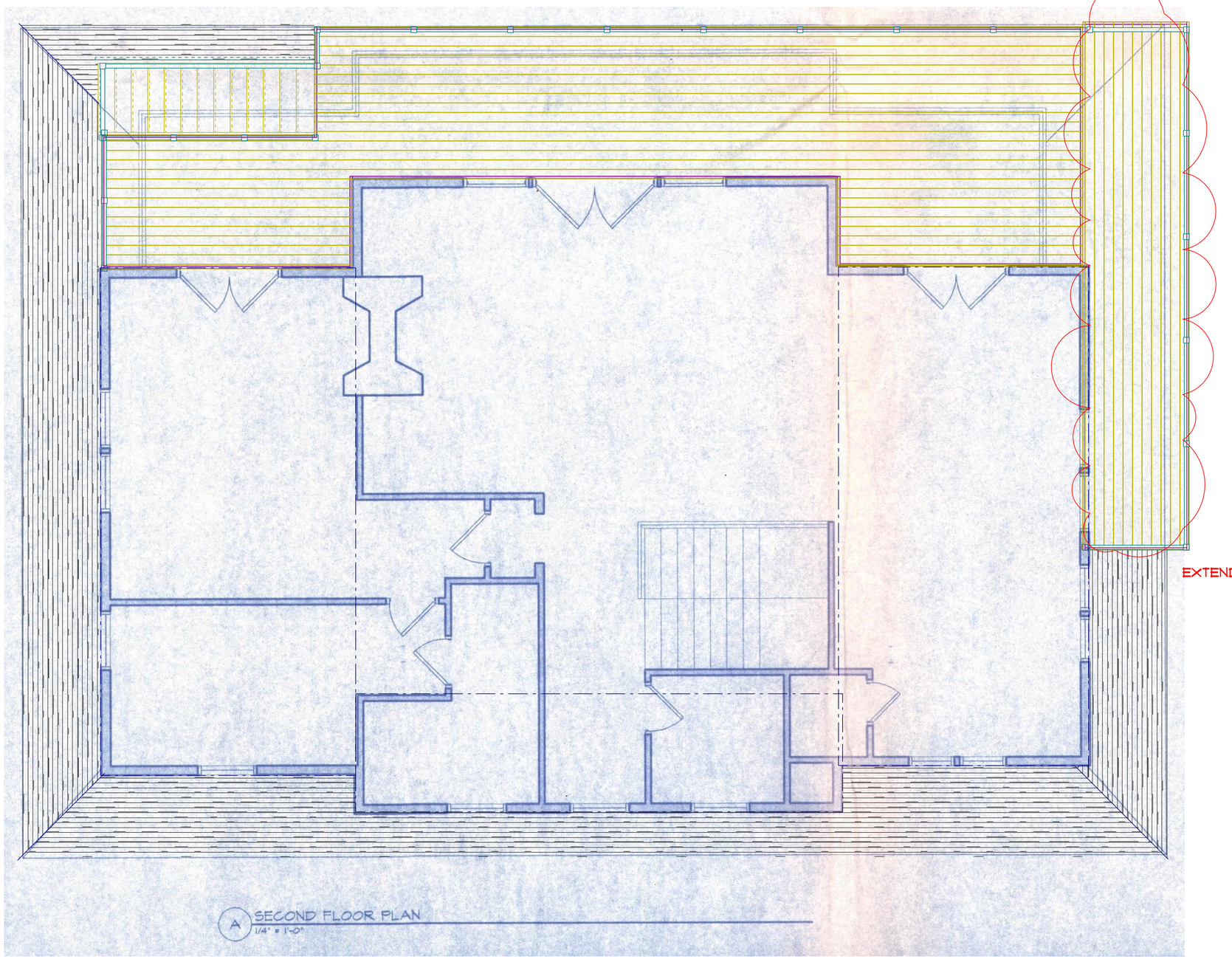


SOUTH ELEVATION



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

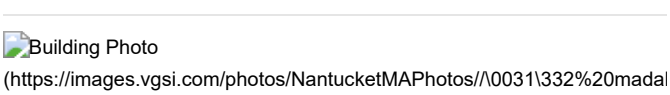
Building Information

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

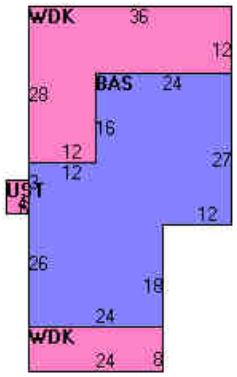
Building Attributes

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

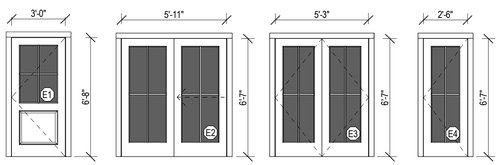


Satellite View

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

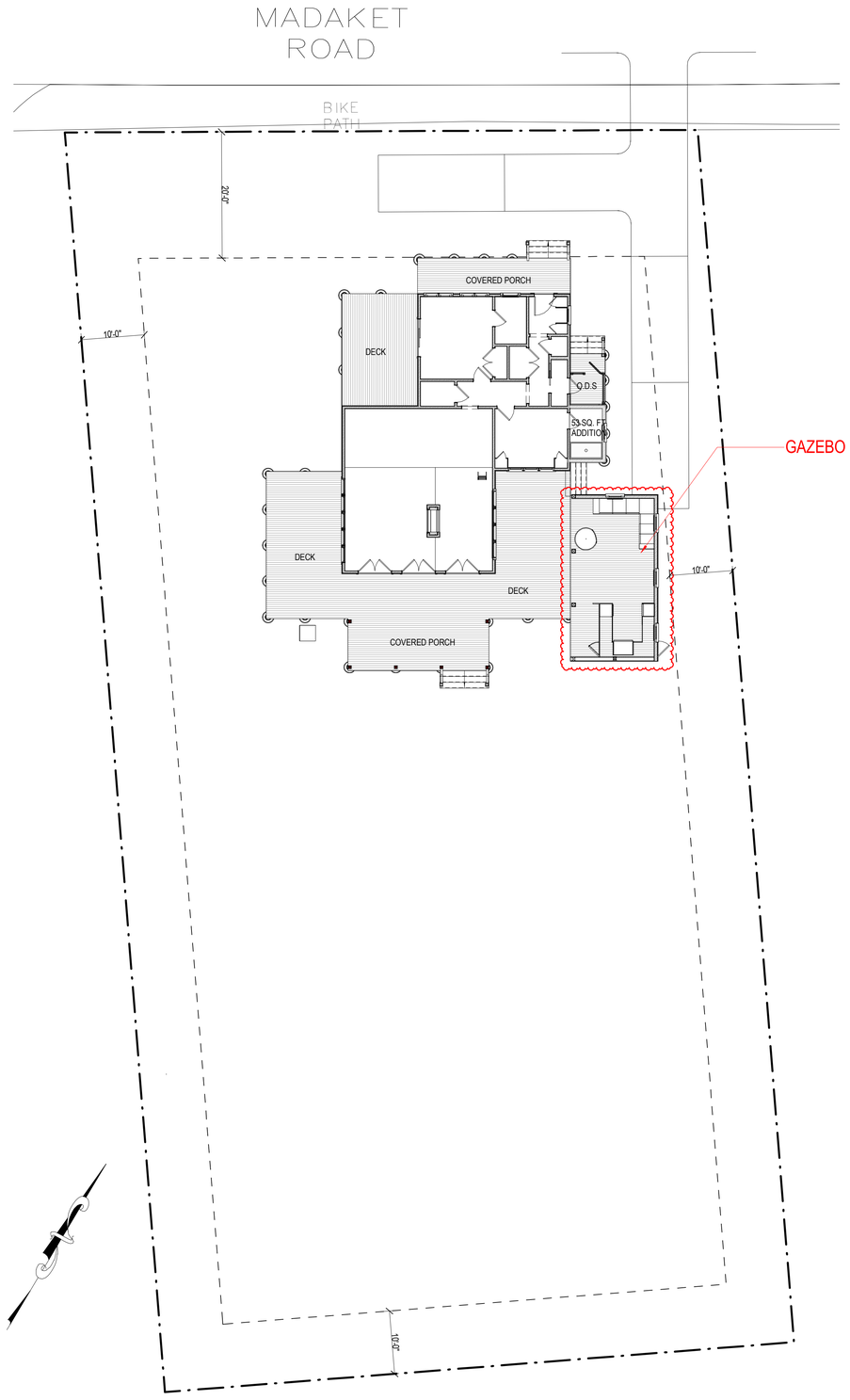
WINDOW SCHEDULE							
WINDOW	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	5	68 7/8	32 1/8	ANDERSEN	400	White	≥ 30
B	9	56 7/8	32 1/8	ANDERSEN	400	White	≥ 30
C	6	48 7/8	30 1/8	ANDERSEN	400	White	≥ 30
D	8	40 7/8	30 1/8	ANDERSEN	400	White	≥ 30
E	3	48 1/2	28 7/8	ANDERSEN	400	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.

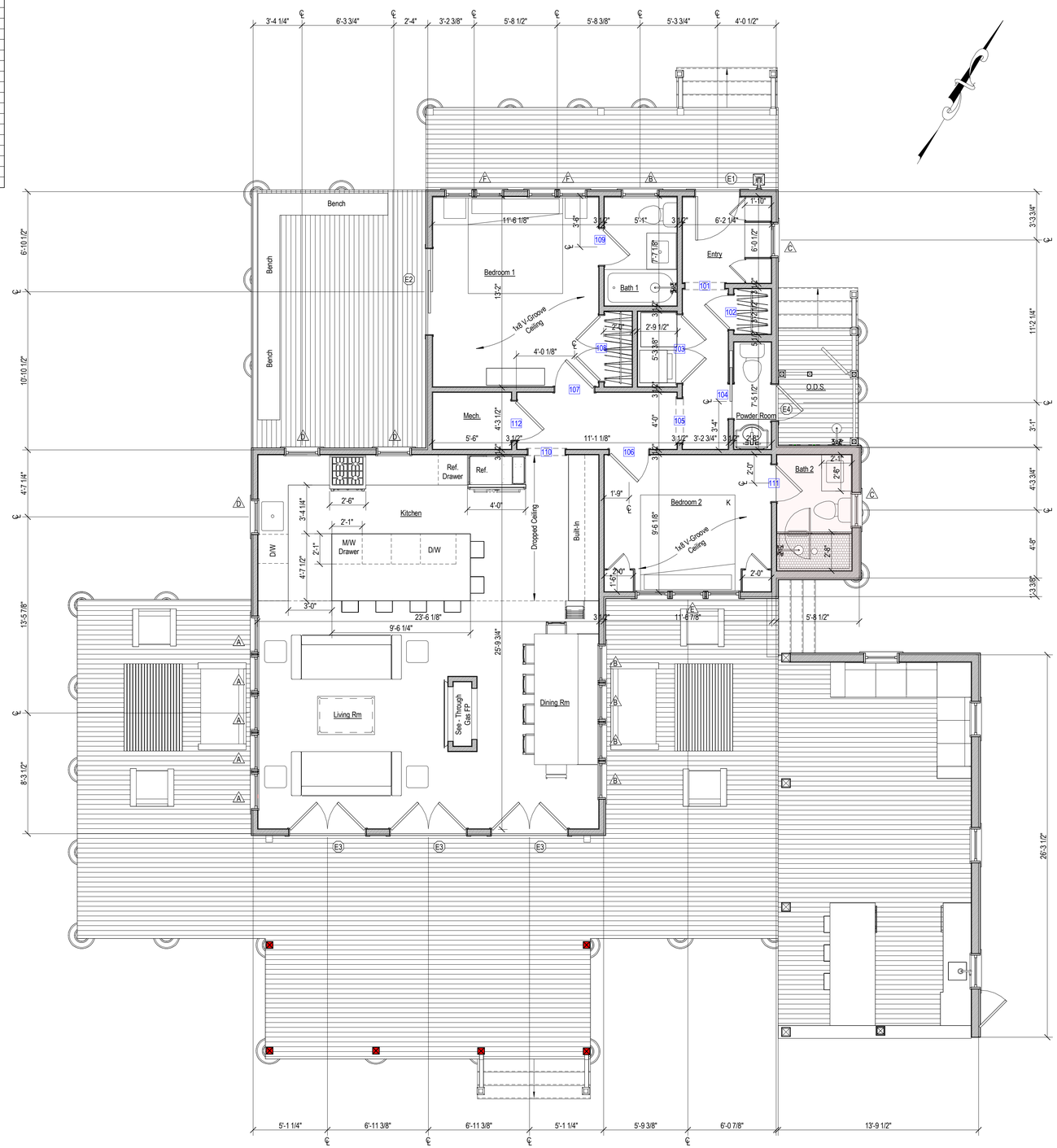
G.1.1

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.

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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
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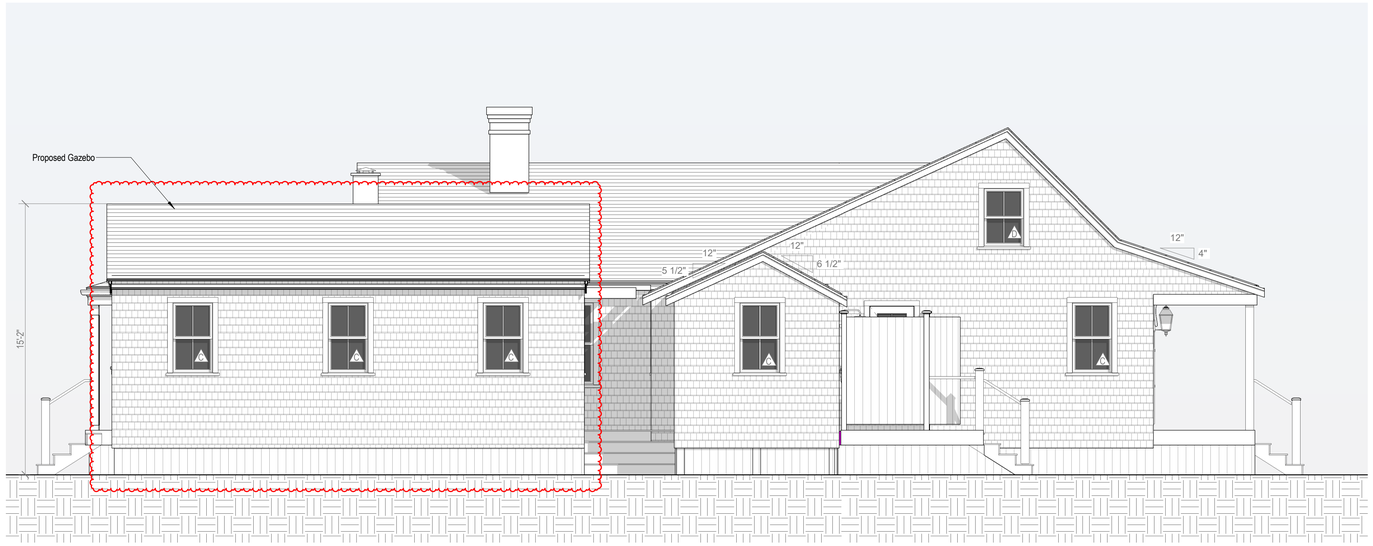
A.1.1
2227

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"

2227

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Exterior Elevations

Site Information

Map & Parcel:	60/100
Current Zoning:	VR
Minimum Frontage:	100 ft.
Front Setback:	20 ft.
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A.2.1

2227

09.09.24

HDC SUBMISSION



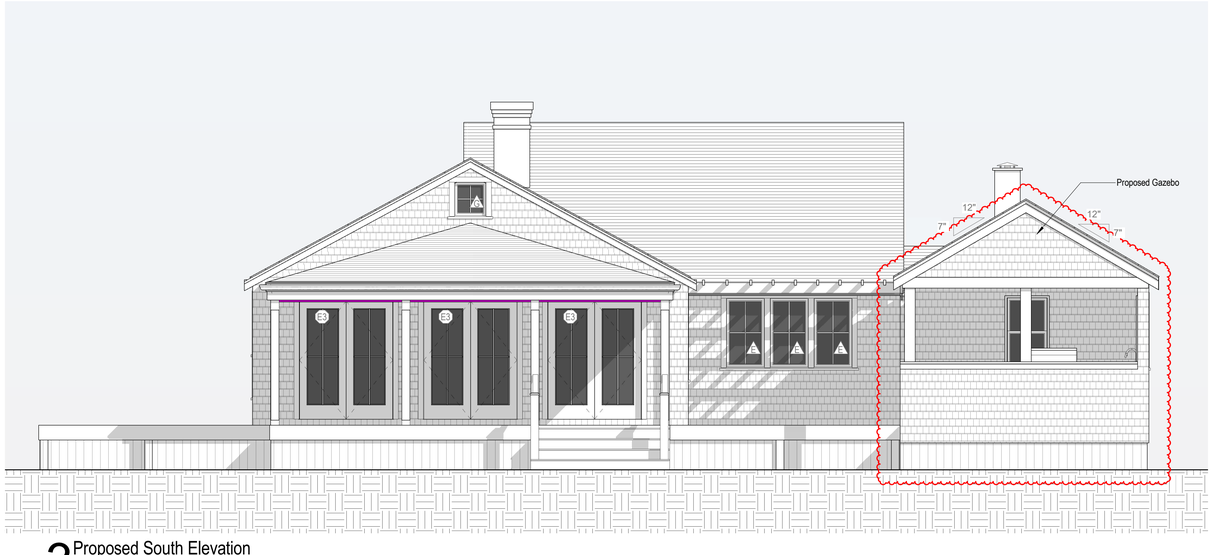
4 Proposed West Elevation
1/4" = 1'-0"



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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508.325.4995
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Exterior Elevations

Site Information

Map & Parcel:	60/100
Current Zoning:	VR
Minimum Frontage:	100 ft.
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Side/Rear Setback:	10 ft.
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A.2.2

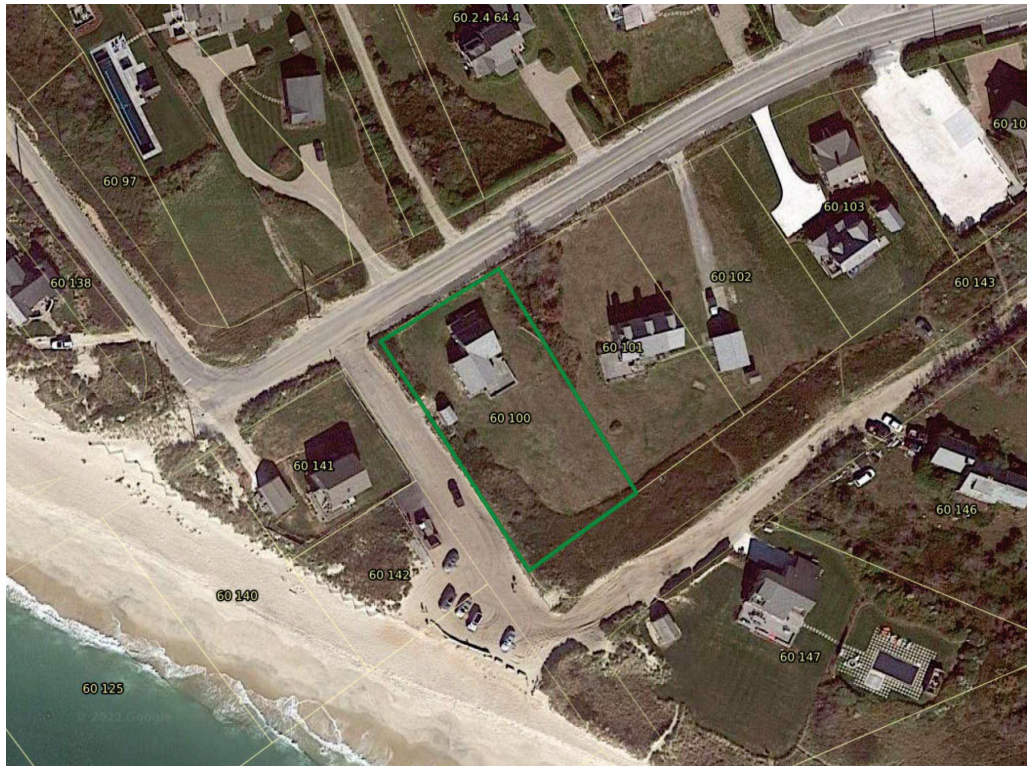
2227

The Whole Spread, LLC

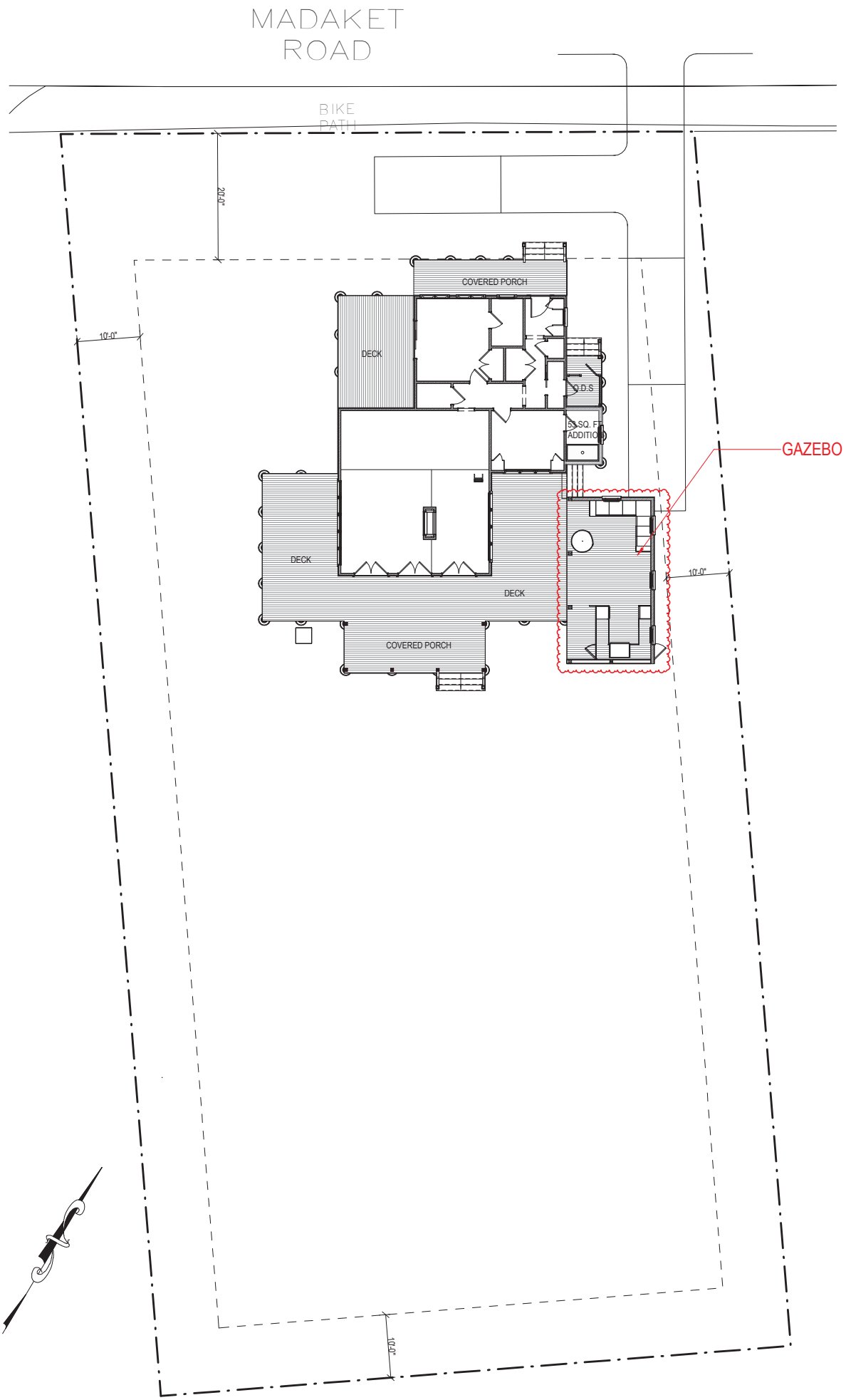
332 Madaket Rd.
Nantucket, MA 02554



Locus Map

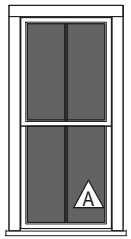


Satellite View

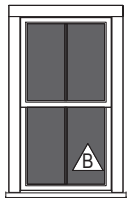


Site Plan

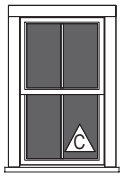
3/32" = 1'-0"



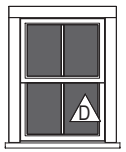
Double Hung
SDL
4 Lite



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



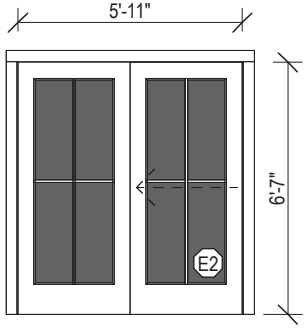
Awning
SDL
4 Lite

Window Legend

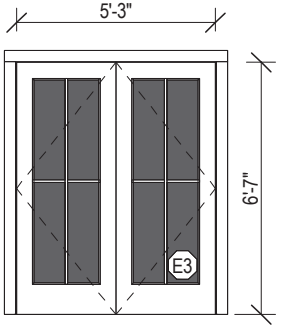
WINDOW SCHEDULE							
WINDOW	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	5	68 7/8	32 1/8	ANDERSEN	400	White	≥ 30
B	9	56 7/8	32 1/8	ANDERSEN	400	White	≥ 30
C	6	48 7/8	30 1/8	ANDERSEN	400	White	≥ 30
D	8	40 7/8	30 1/8	ANDERSEN	400	White	≥ 30
E	3	48 1/2	28 7/8	ANDERSEN	400	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



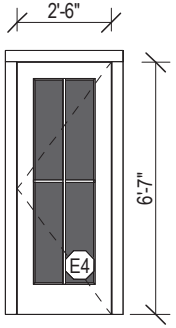
Hinged Door
SDS 4 Lite



Sliding Double Door
SDS 4 Lite



Double Hinged Door
SDS 4 Lite

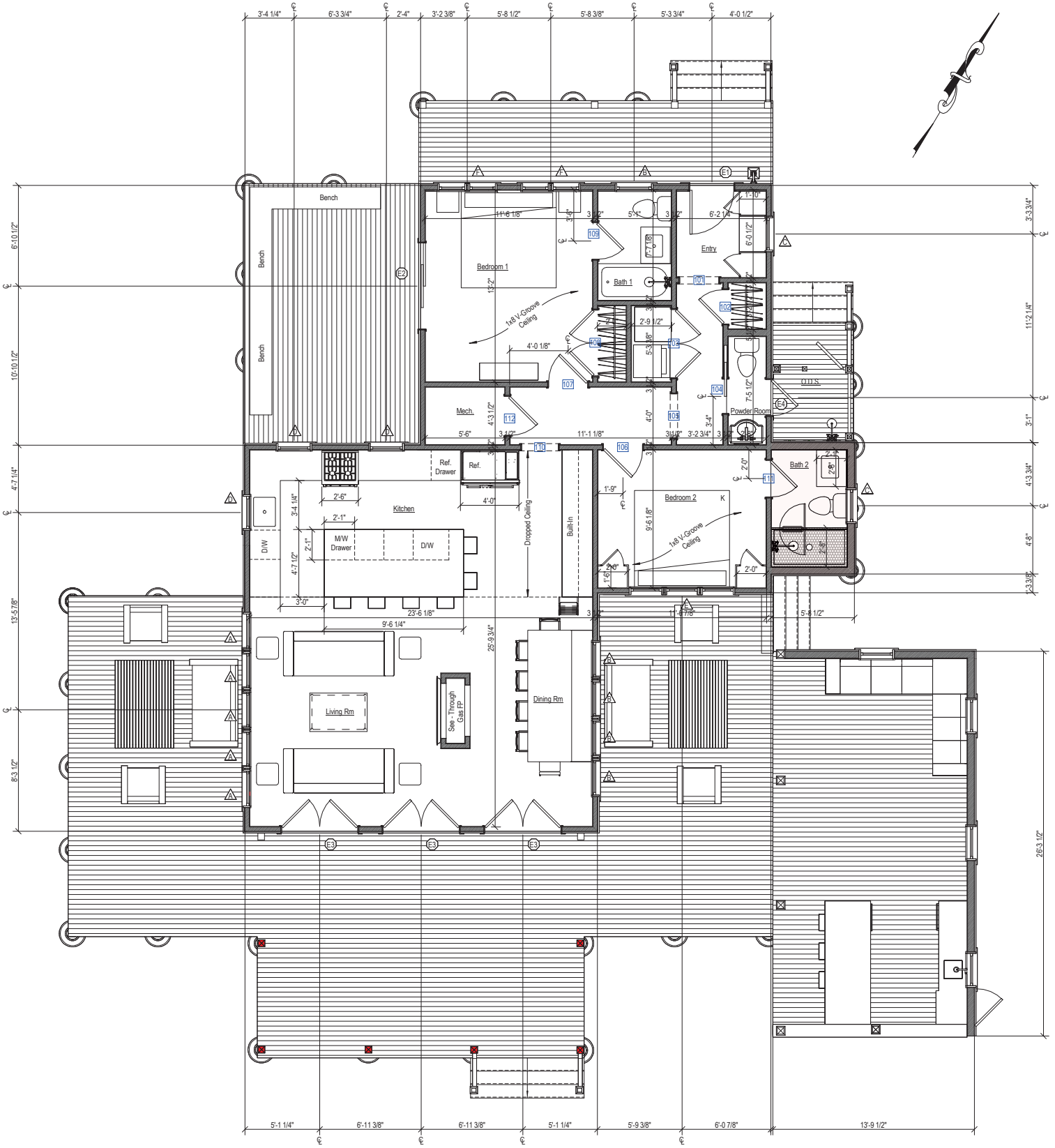


Hinged Door
SDS 4 Lite

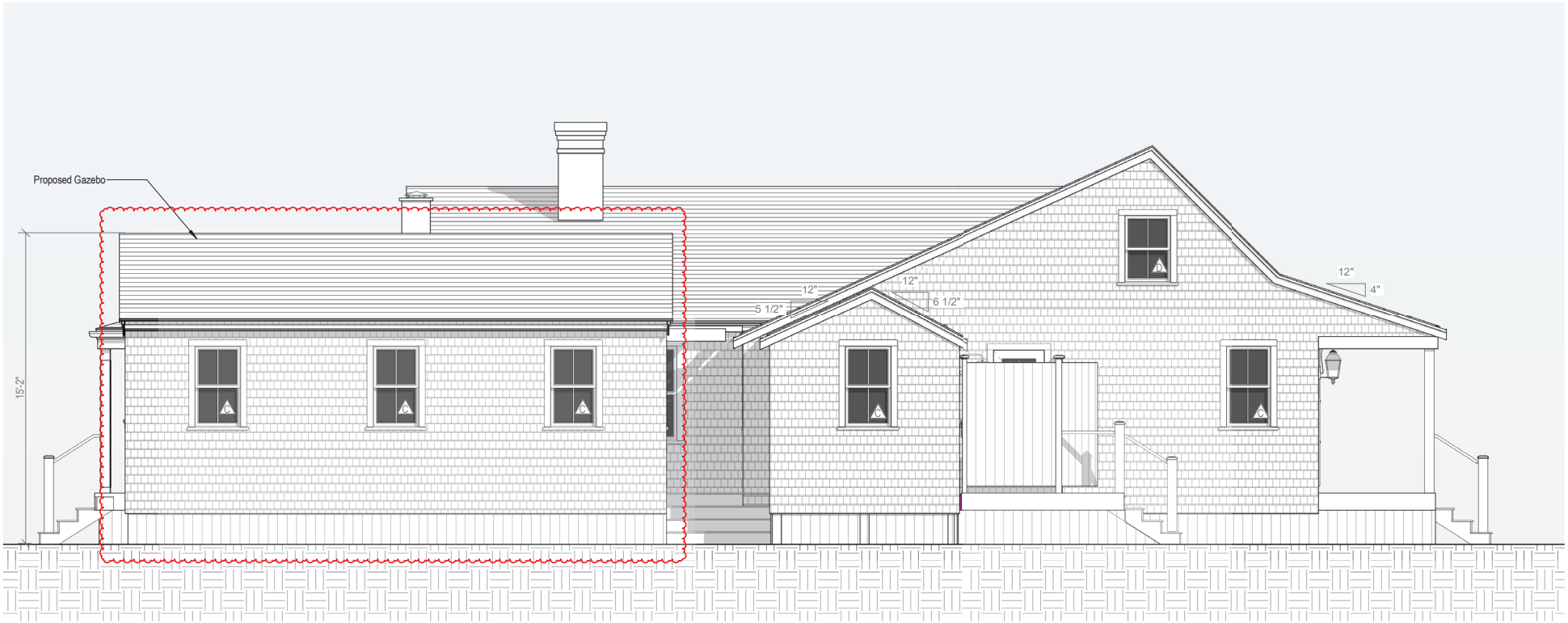
Door Legend

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

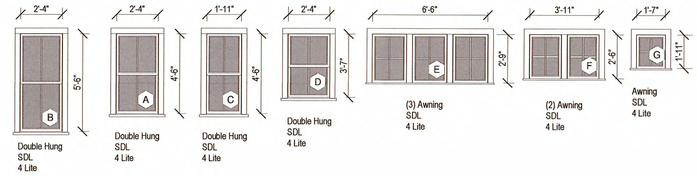
HDC Submission



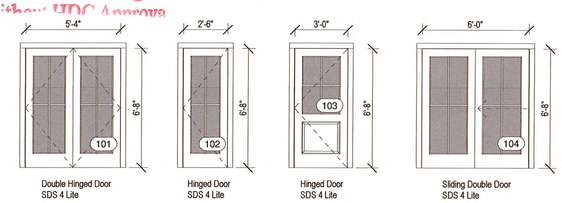
Locus Map



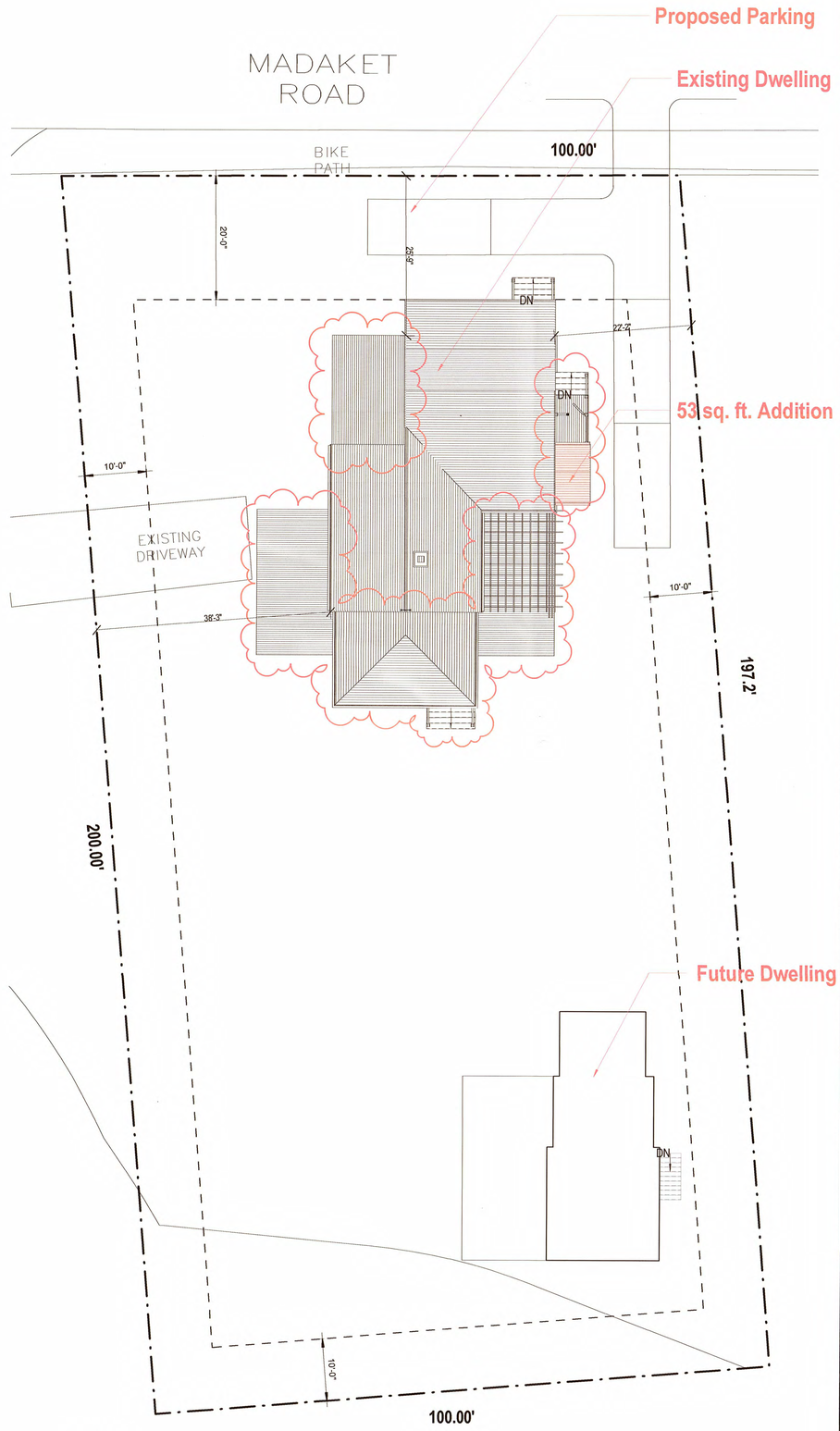
Satellite View



Window Legend



Door Legend



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

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.:	10,000 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

HDC 2023-01-7660

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Revisions

Revision 1 Date 1

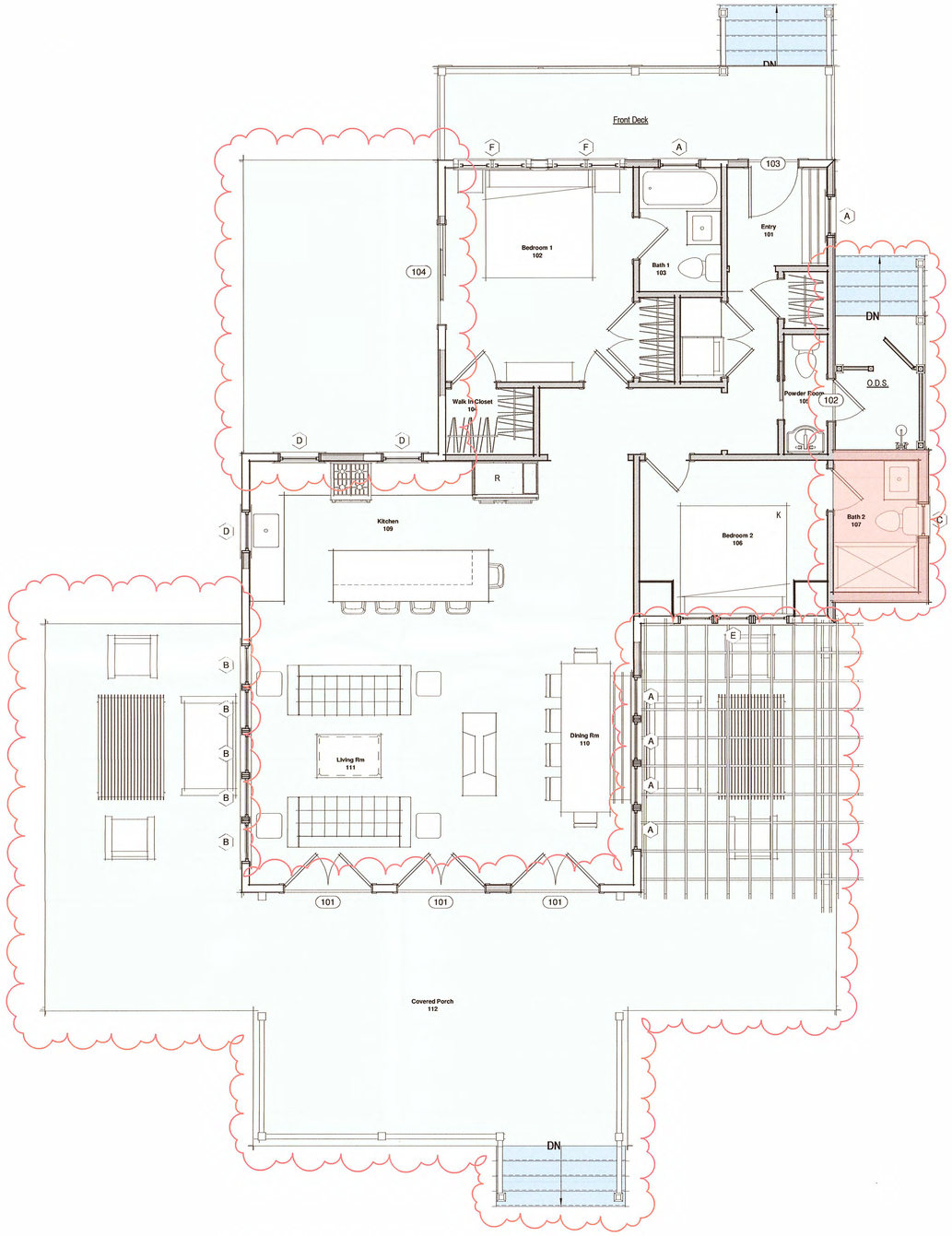
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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.

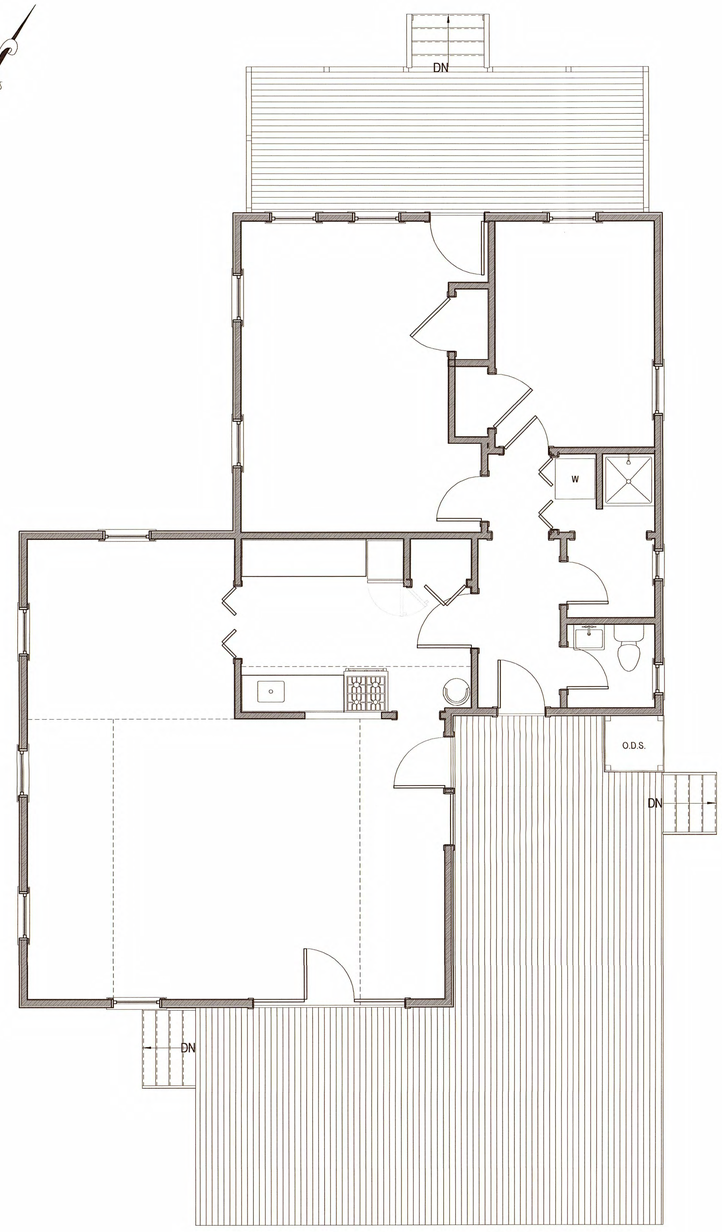
G.1.1
2227

12.12.2022

HDC Submission



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

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.:	10,000 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.

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A.2.2 Exterior Elevations
A.2.3 Perspective

Revisions

Revision 1	Date 1

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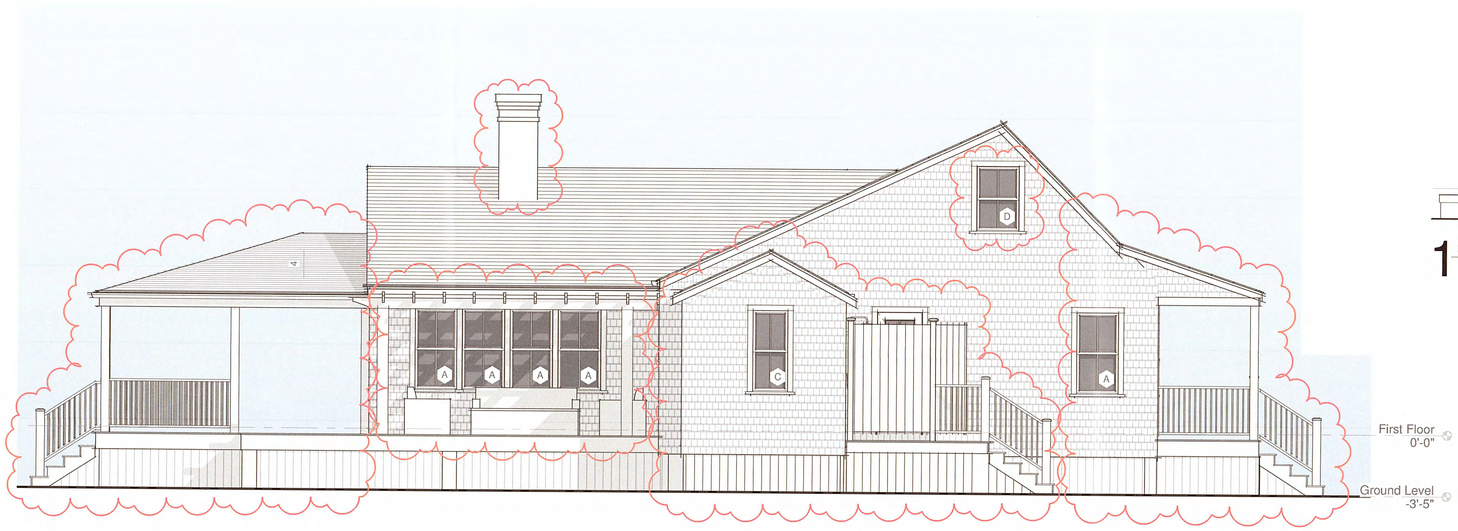
A.1.1

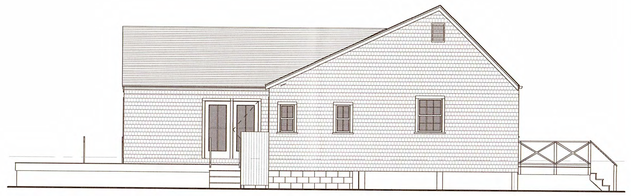
2227

12.12.2022

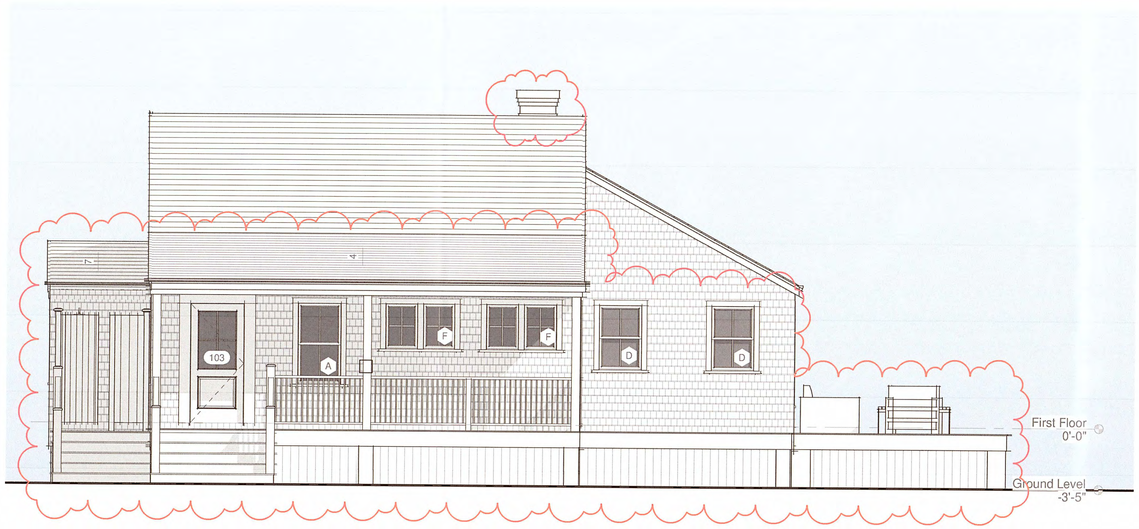
HDC Submission



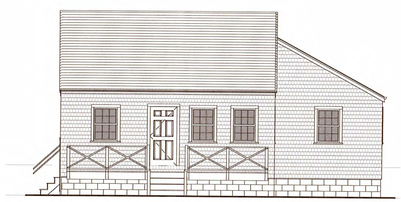
3 Proposed East Elevation
1/4" = 1'-0"



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.

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2023-01-7660

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By

Revisions

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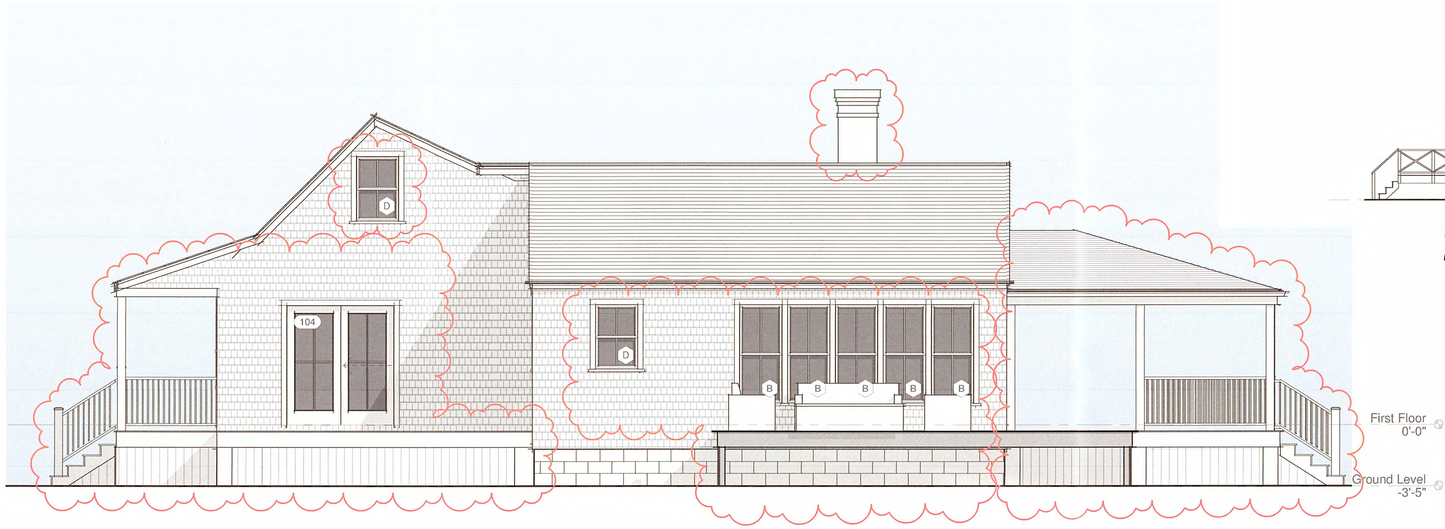
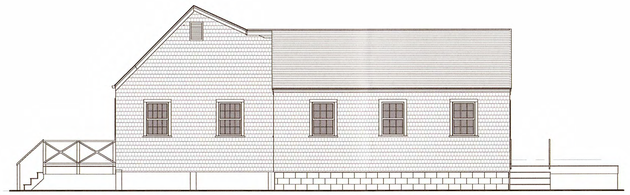
A.2.1
2227

12.12.2022

HDC Submission



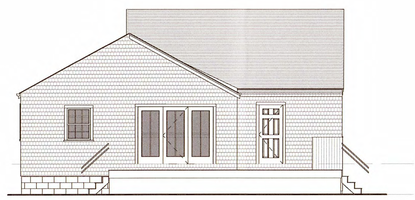
4 Proposed West Elevation
1/4" = 1'-0"



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
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.
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Total Proposed G.C.:	1,279 sq. ft.

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By

Revisions

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

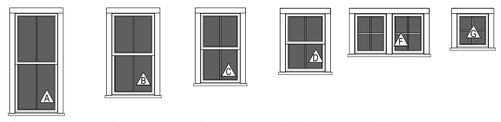
HDC SUBMISSION



Locus Map



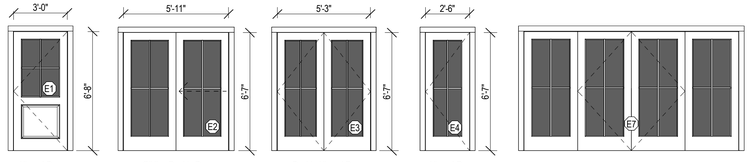
Satellite View



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

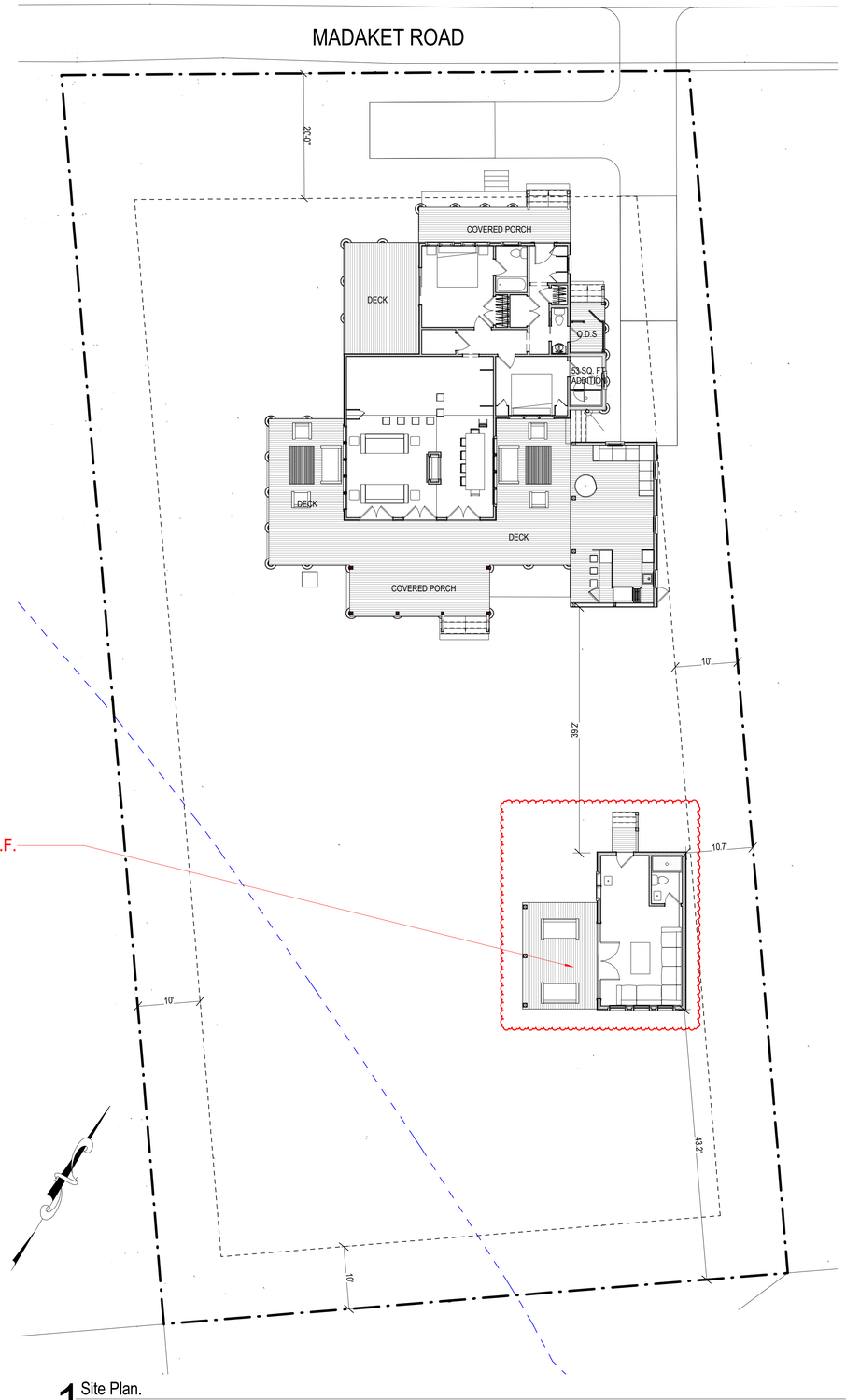
WINDOW SCHEDULE							
WINDOW	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	5	68 7/8	32 1/8	ANDERSEN	400	White	≥ 30
B	9	56 7/8	32 1/8	ANDERSEN	400	White	≥ 30
C	6	48 7/8	30 1/8	ANDERSEN	400	White	≥ 30
D	8	40 7/8	30 1/8	ANDERSEN	400	White	≥ 30
E	3	48 1/2	28 7/8	ANDERSEN	400	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

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 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

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.

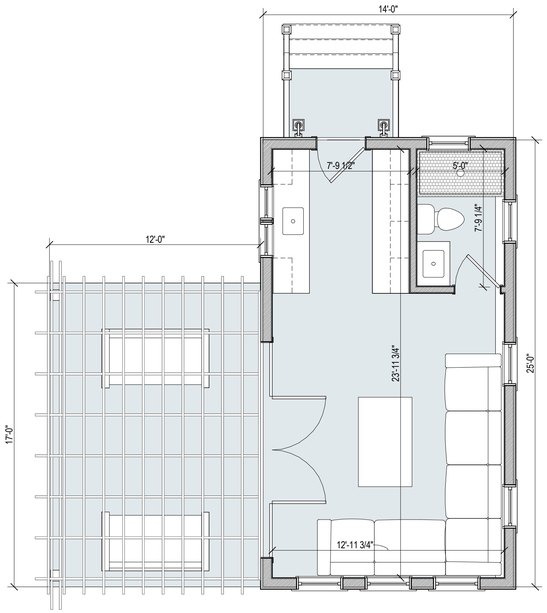
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.1.1

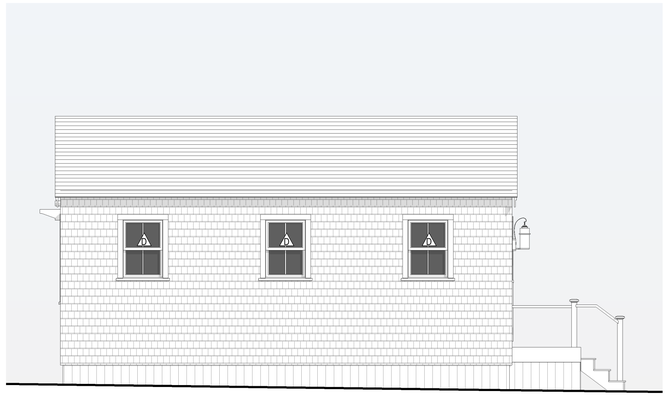
2227

09.09.24

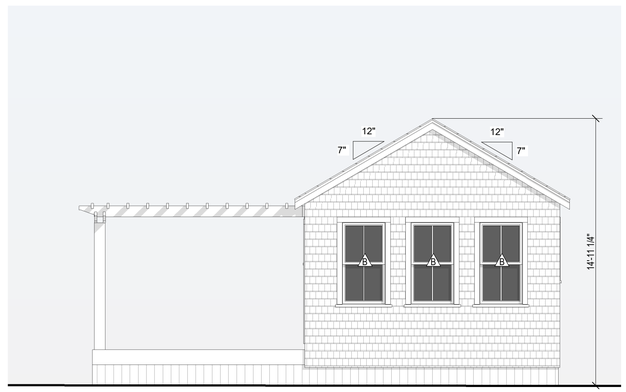
HDC SUBMISSION



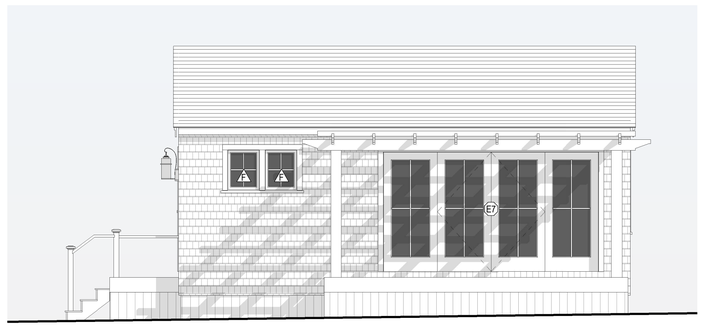
1 Floor Plan
1/4" = 1'-0"



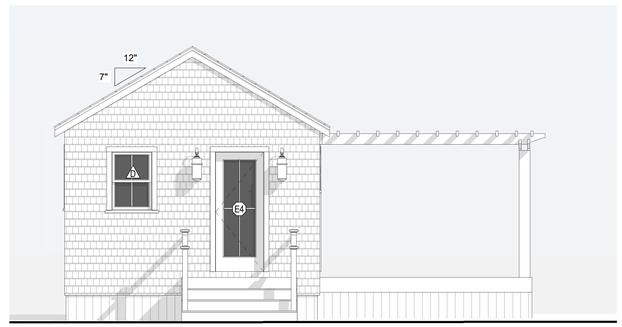
2 East El.
1/4" = 1'-0"



3 South El.
1/4" = 1'-0"



4 west El.
1/4" = 1'-0"



5 North El.
1/4" = 1'-0"

2227

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Nantucket, MA 02554

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

2 DWELLING FLOOR PLAN & 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% = 1,964 sq. ft
Existing G.C.:	1,226 sq. ft.
Proposed G.C.:	1,279 s.f. & 350 s.f.
Total Proposed G.C.:	1,629 s.f. & 335 s.f. vacant

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

Revisions

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A.101

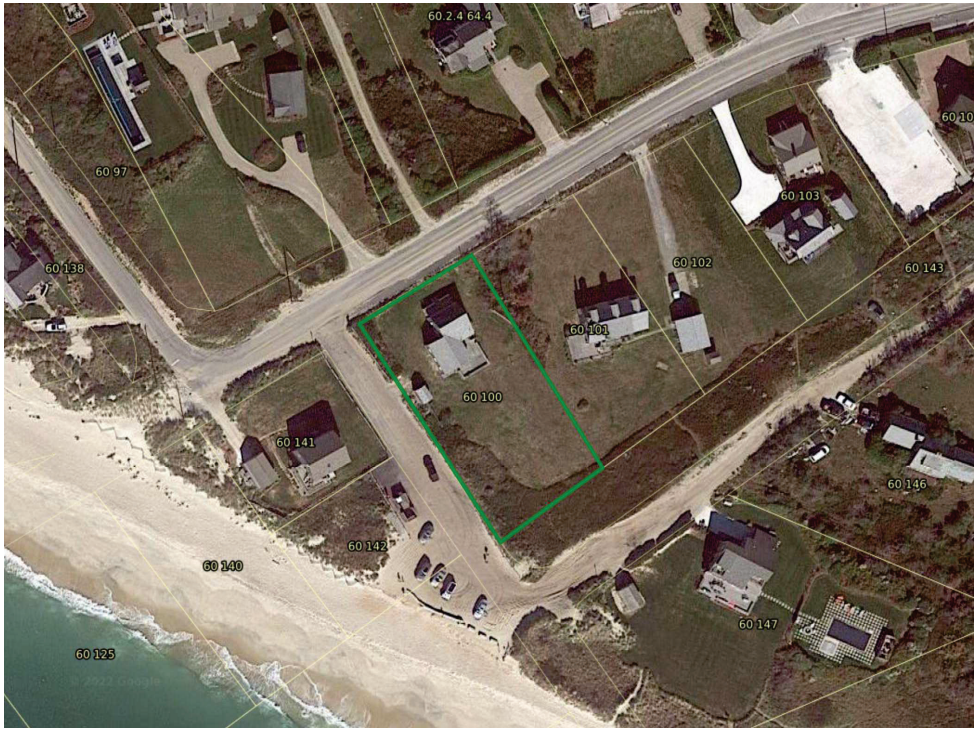
2227

The Whole Spread, LLC

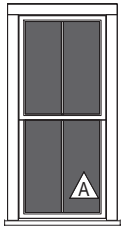
332 Madaket Rd.
Nantucket, MA 02554



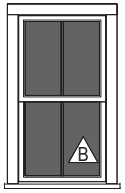
Locus Map



Satellite View



Double Hung
SDL
4 Lite



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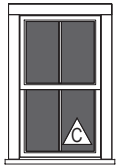

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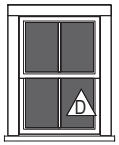

Double Hung
SDL
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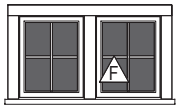


(2) Awning
SDL
4 Lite



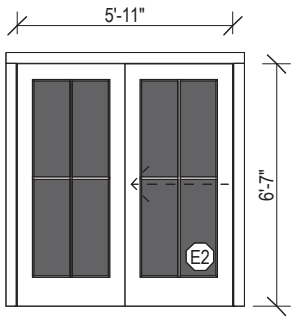
Awning
SDL
4 Lite

Window Legend

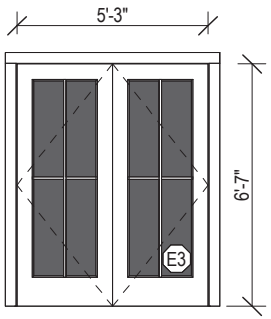
WINDOW SCHEDULE							
WINDOW	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	5	68 7/8	32 1/8	ANDERSEN	400	White	≥ 30
B	9	56 7/8	32 1/8	ANDERSEN	400	White	≥ 30
C	6	48 7/8	30 1/8	ANDERSEN	400	White	≥ 30
D	8	40 7/8	30 1/8	ANDERSEN	400	White	≥ 30
E	3	48 1/2	28 7/8	ANDERSEN	400	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



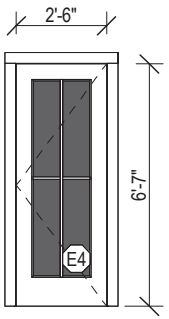
Hinged Door
SDS 4 Lite



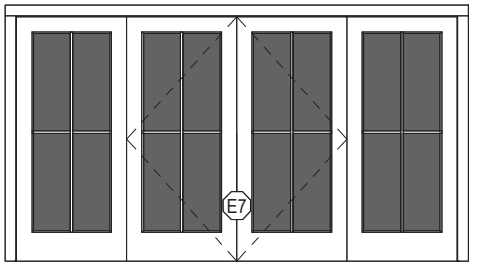
Sliding Double Door
SDS 4 Lite



Double Hinged Door
SDS 4 Lite



Hinged Door
SDS 4 Lite

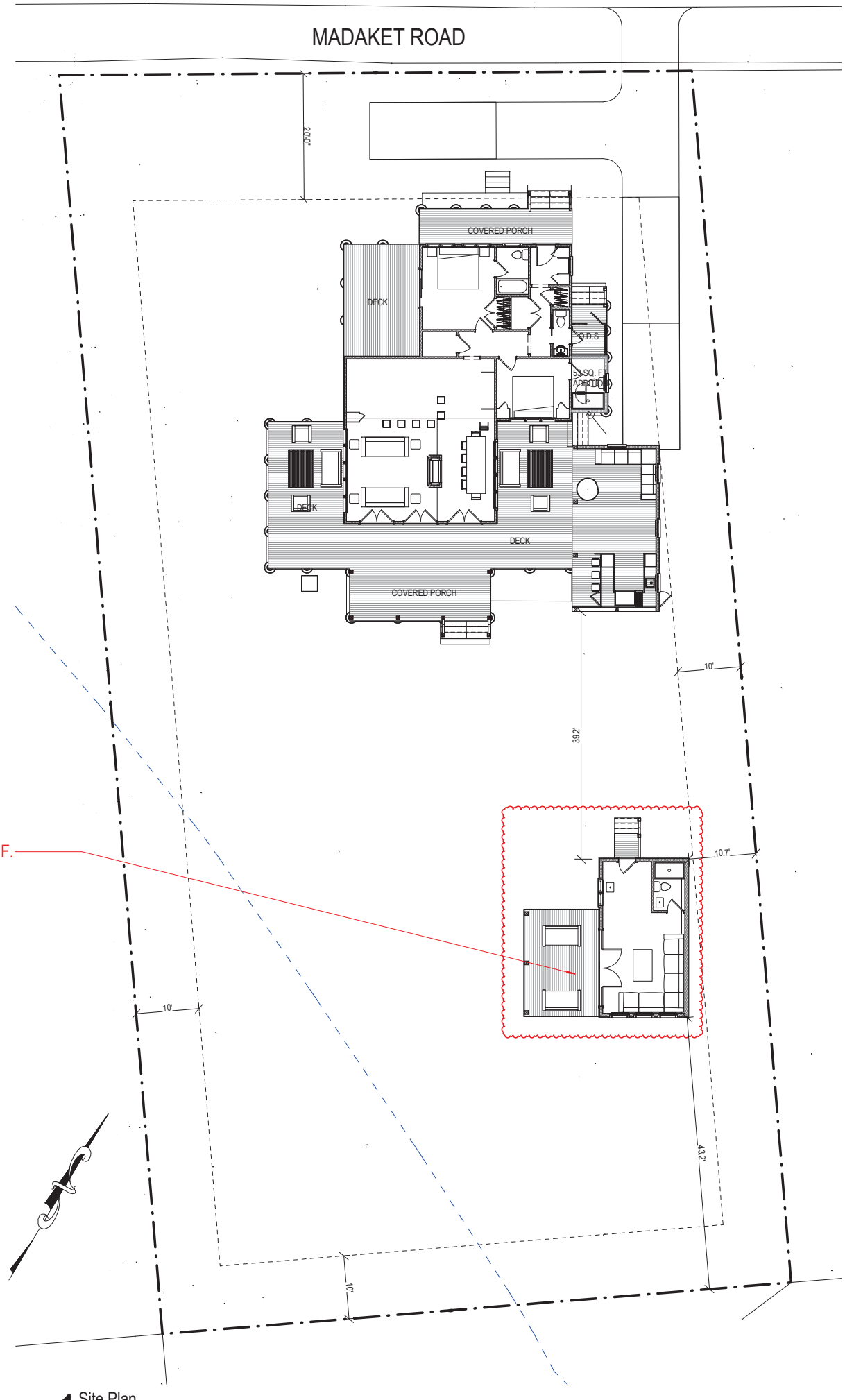


Door Legend

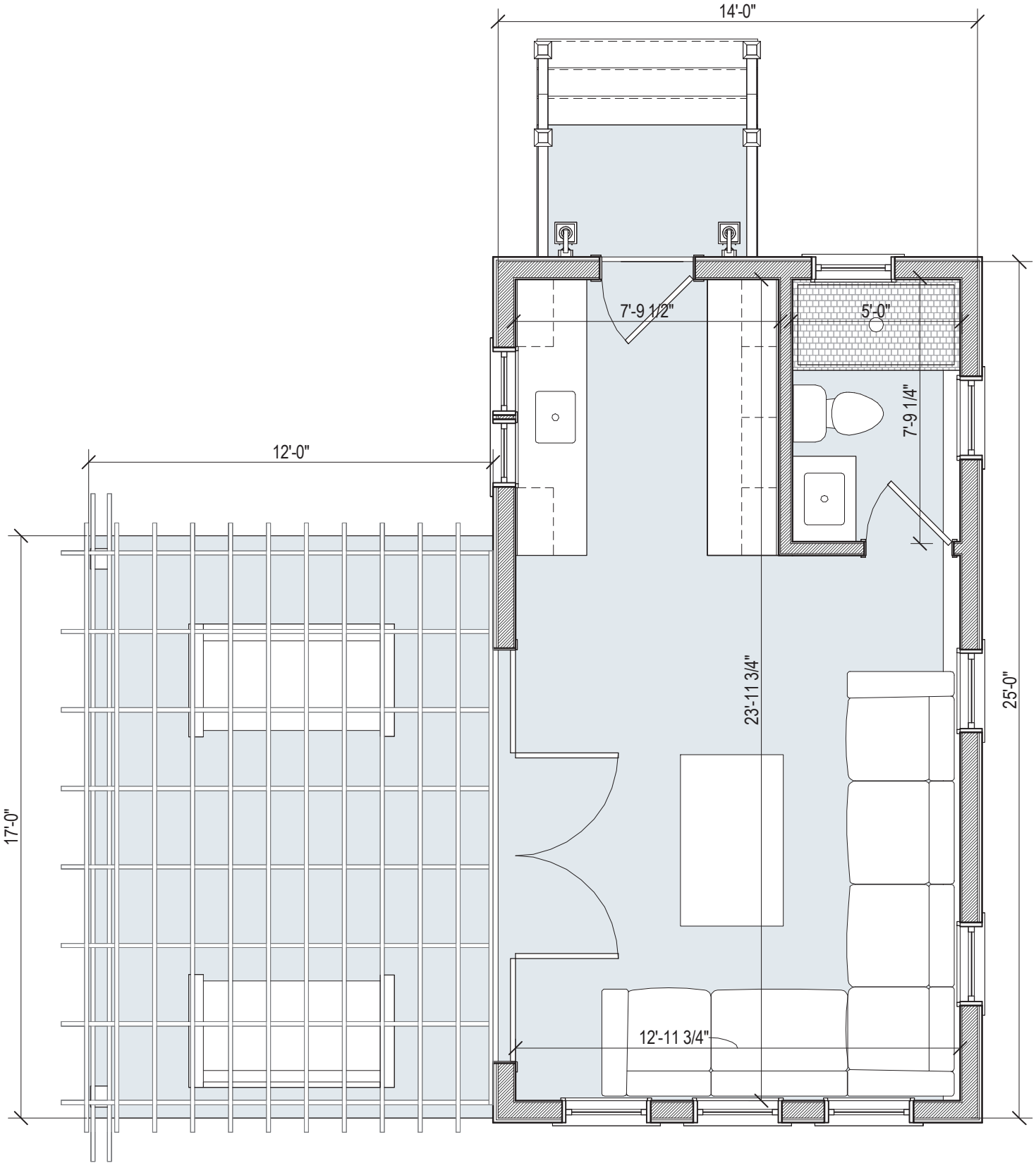
EXTERIOR DOOR SCHEDULE							
DOOR	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
E1	1	80 3/4	37 1/2	TBD	TBD	Grey	≥ 30
E2	1	80	72	Andersen	400 Series	White	≥ 30
E3	3	80	64	Andersen	400 Series	White	≥ 30
E4	1	80	31	Andersen	400 Series	White	≥ 30
E7	1	80 3/4	145 1/2				
E54	1	80 3/4	33 1/2	Andersen	400 Series	White	≥ 30



STRUCTURE, 350 S.F.

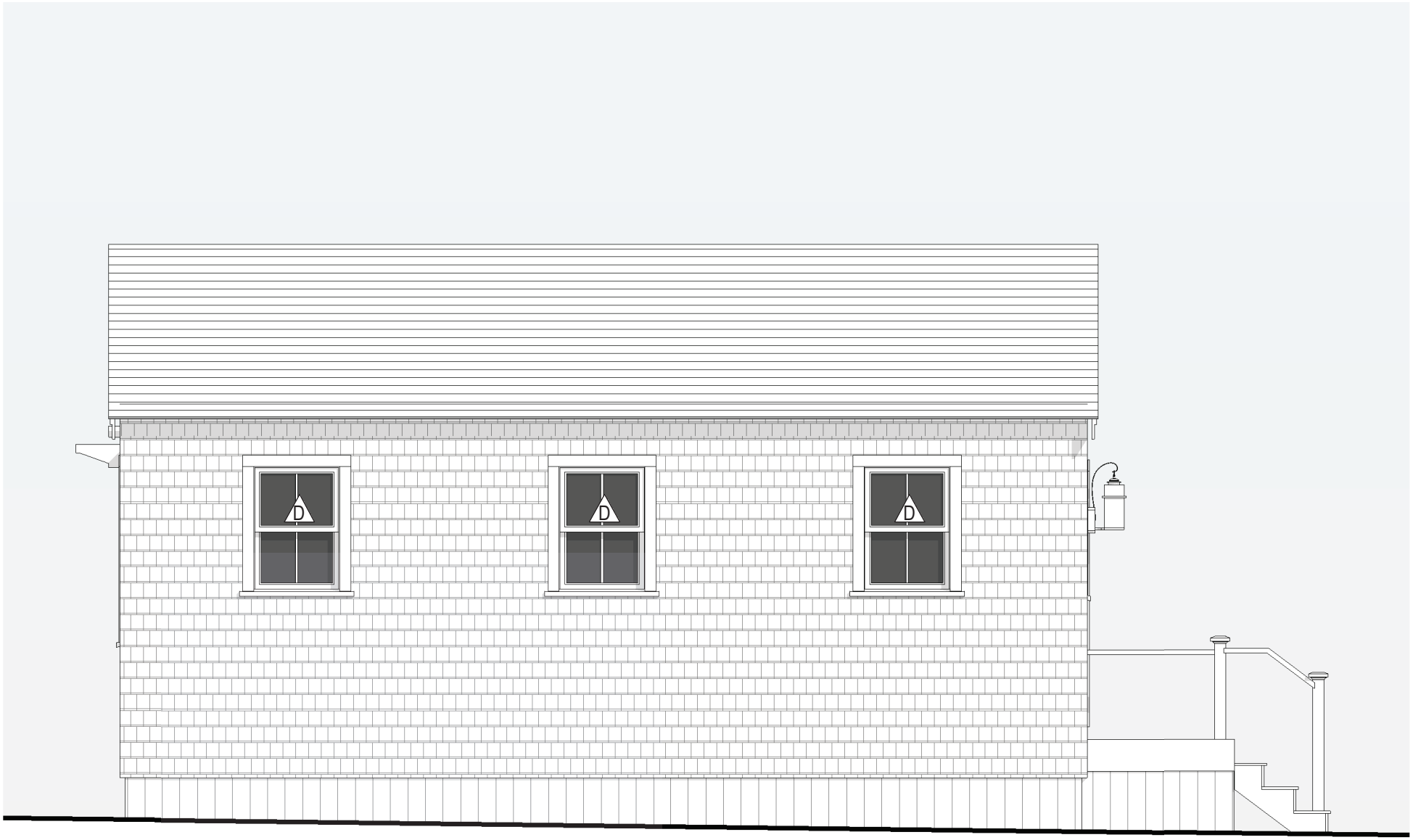


1 Site Plan.
3/32" = 1'-0"



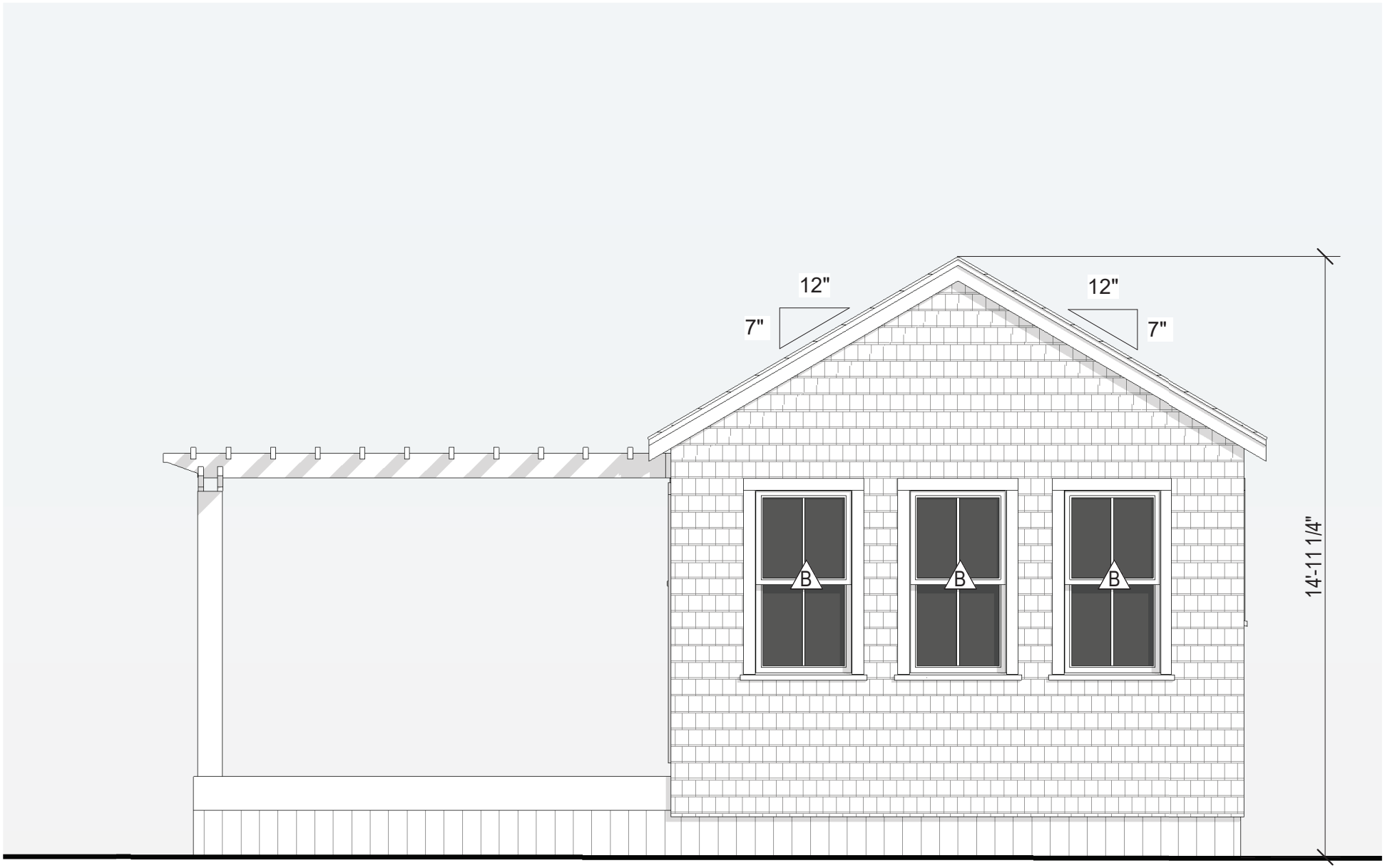
1 Floor Plan

1/4" = 1'-0"



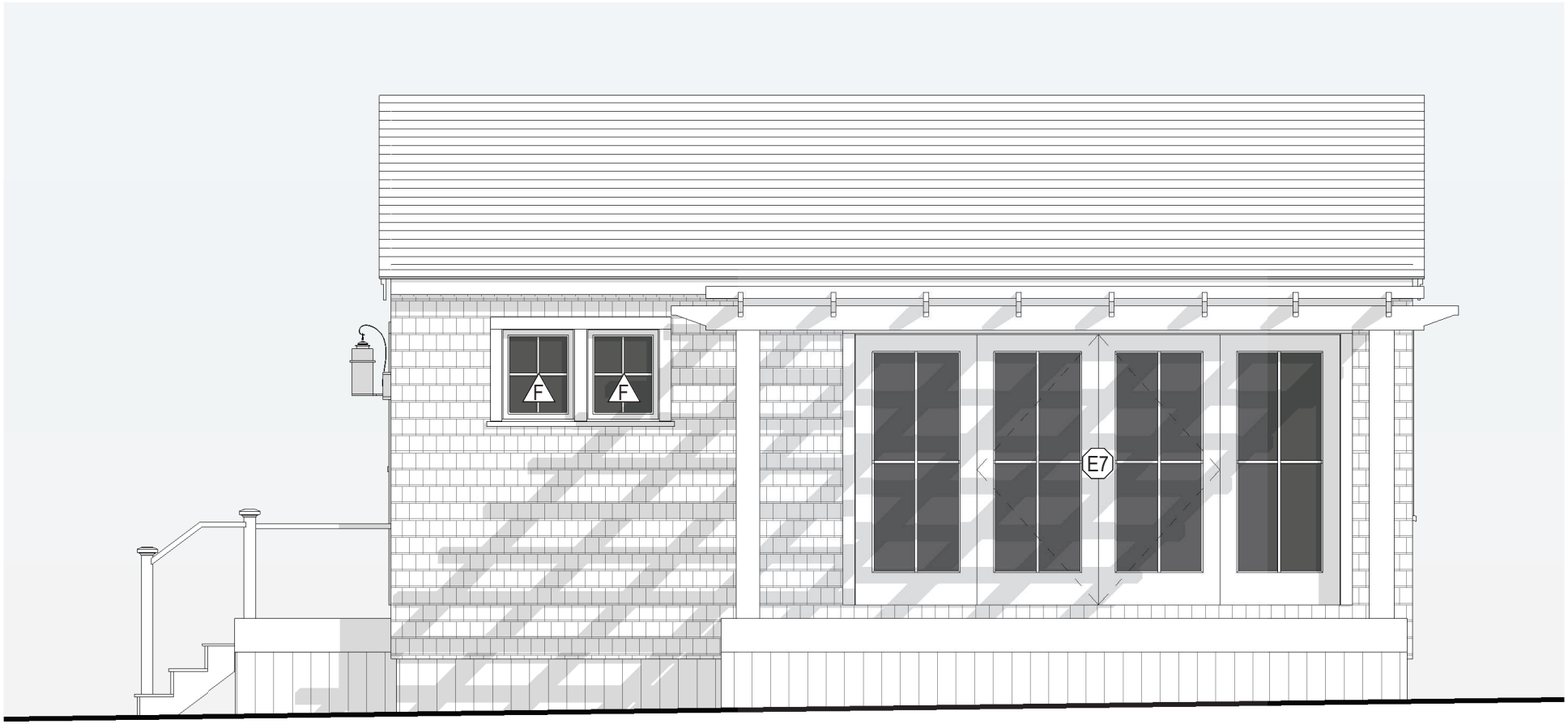
2 East El.

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

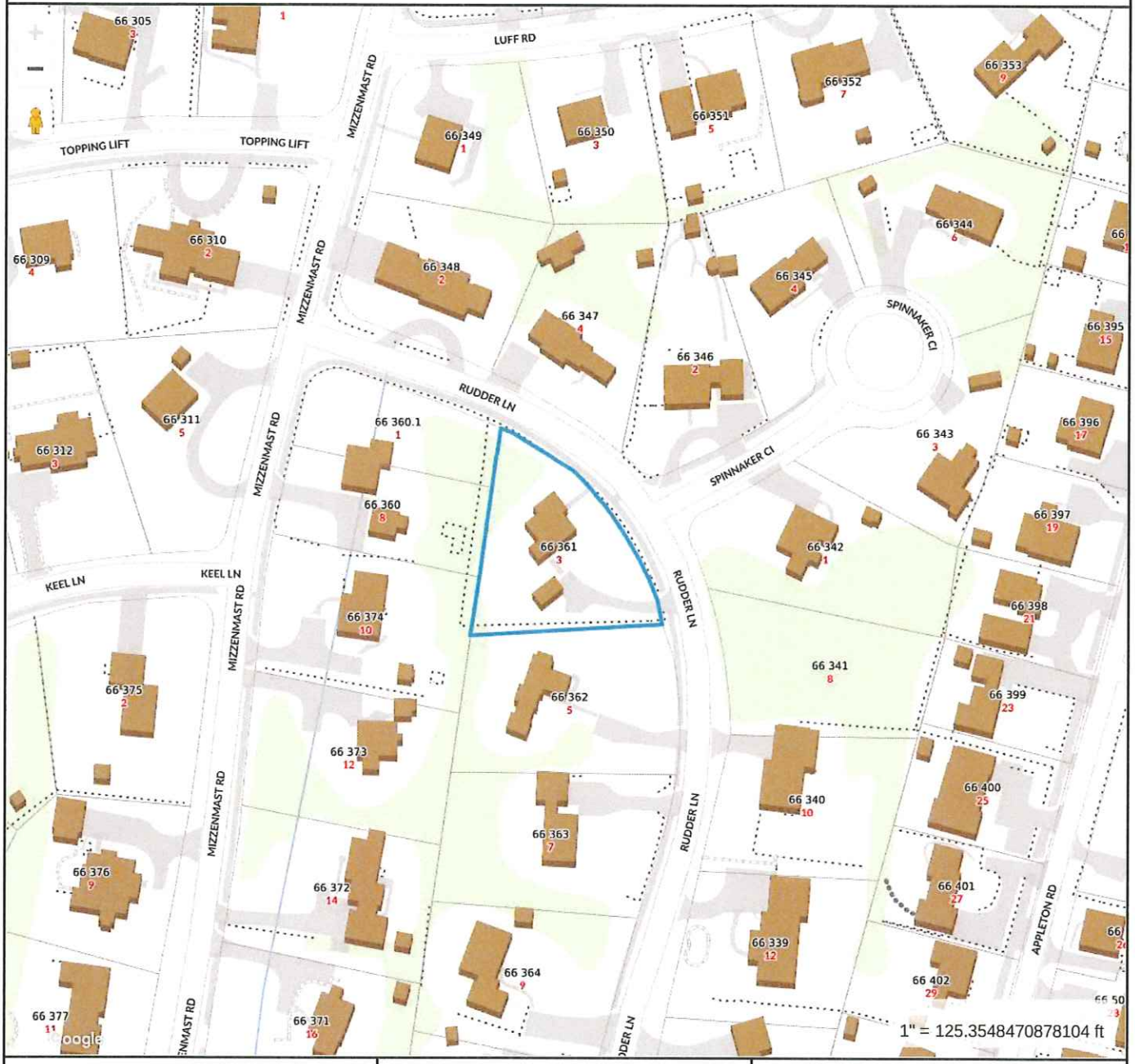
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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.

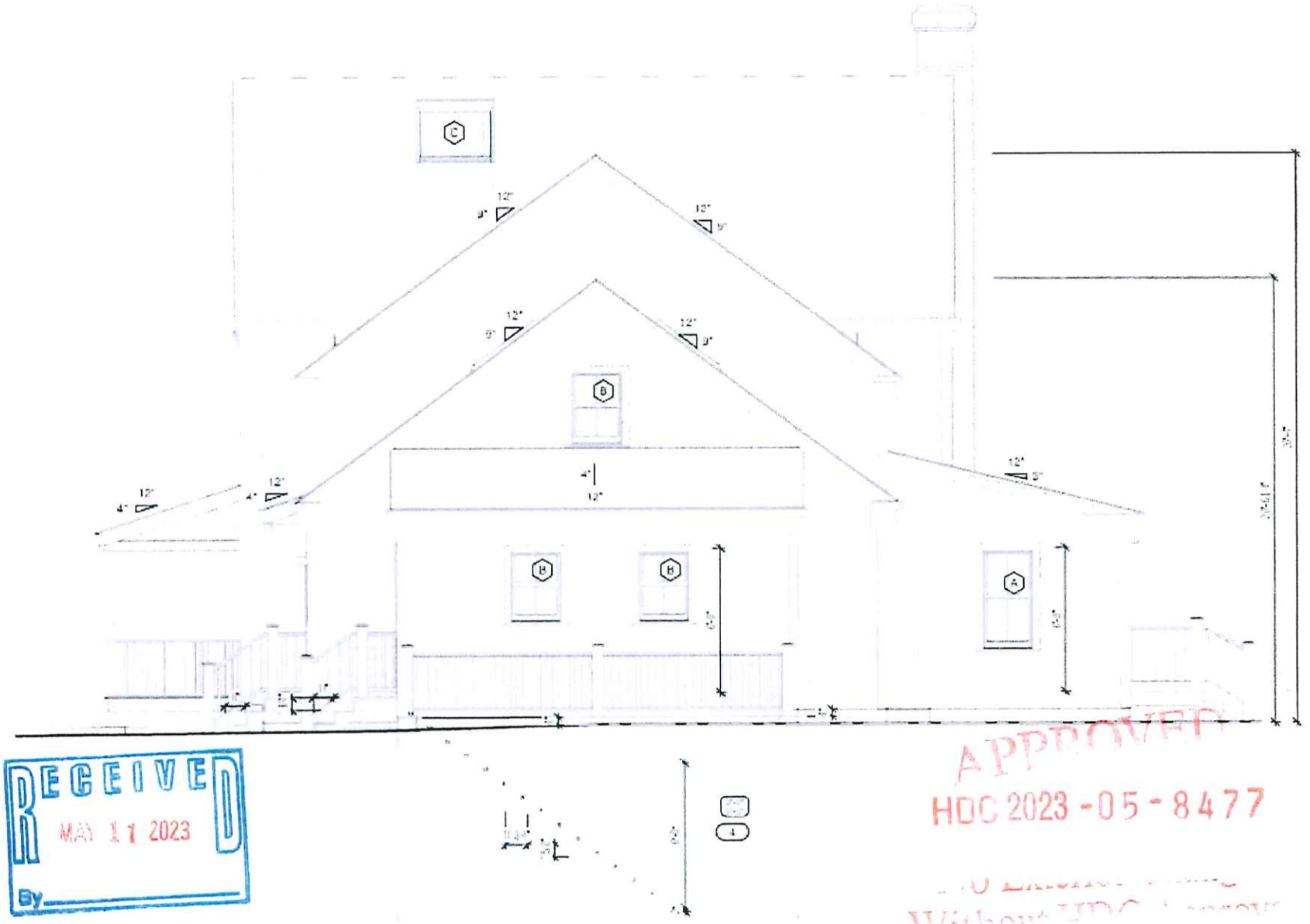
5/24/23 _____ Signed under penalties of perjury

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)**



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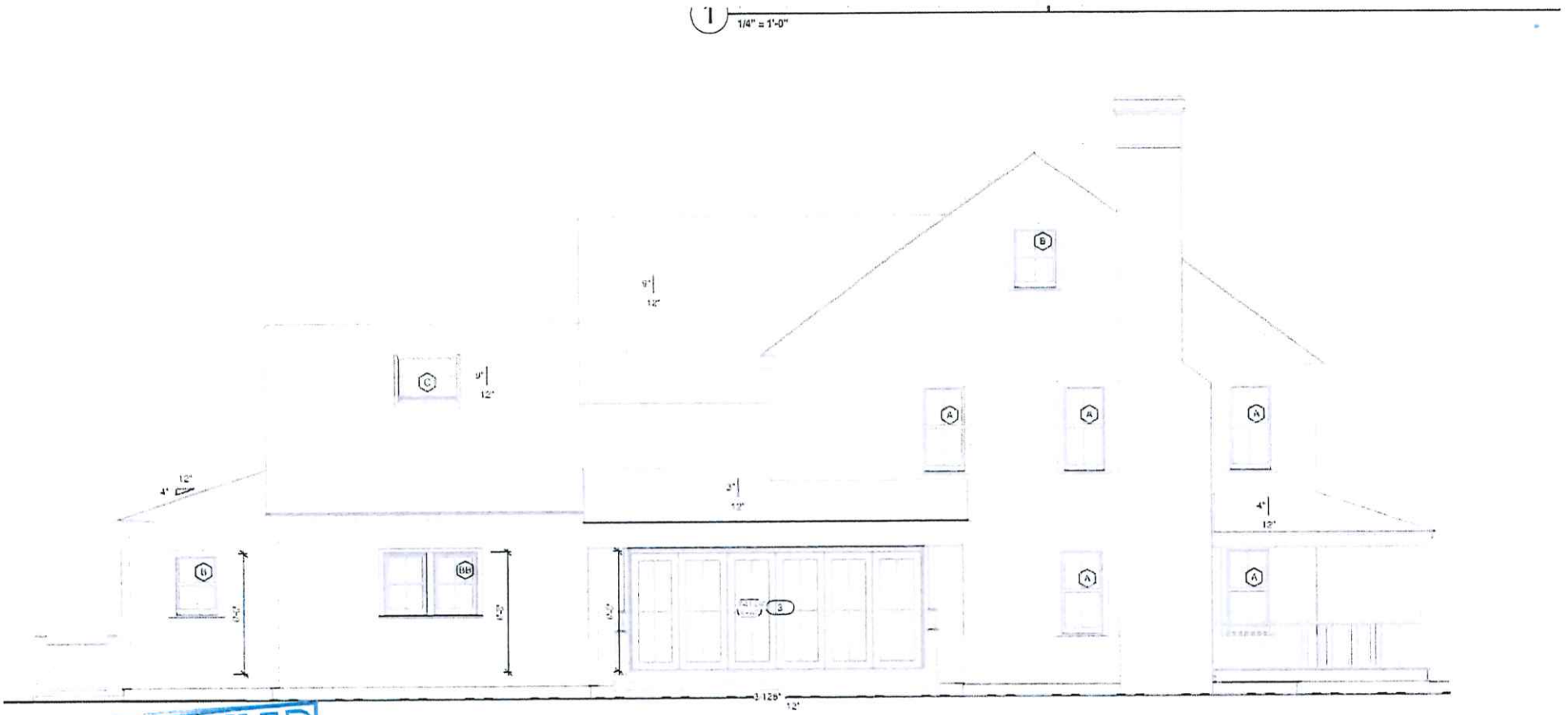
HDC 2023-05-8477

Previously Approved South-West Elevation



Previously Approved South-East Elevation

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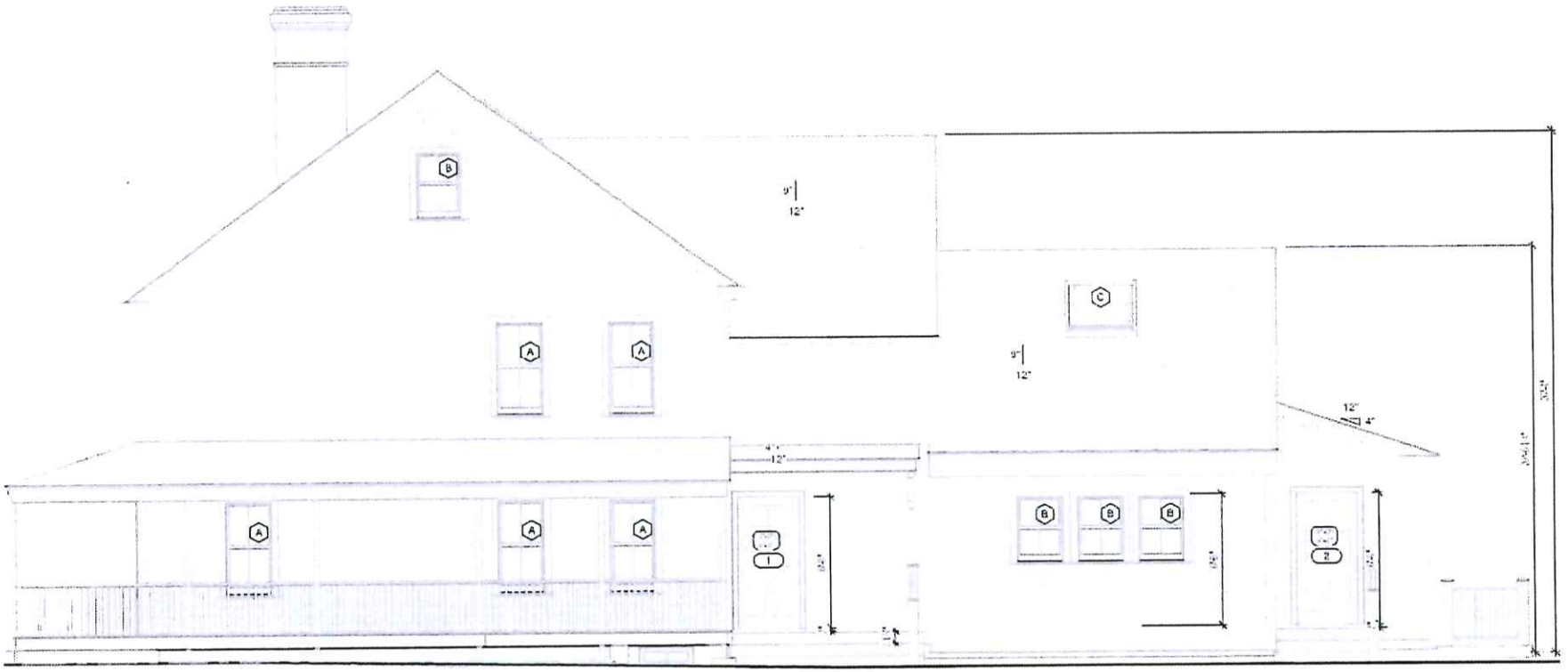

Previously Approved North-West Elevation

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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

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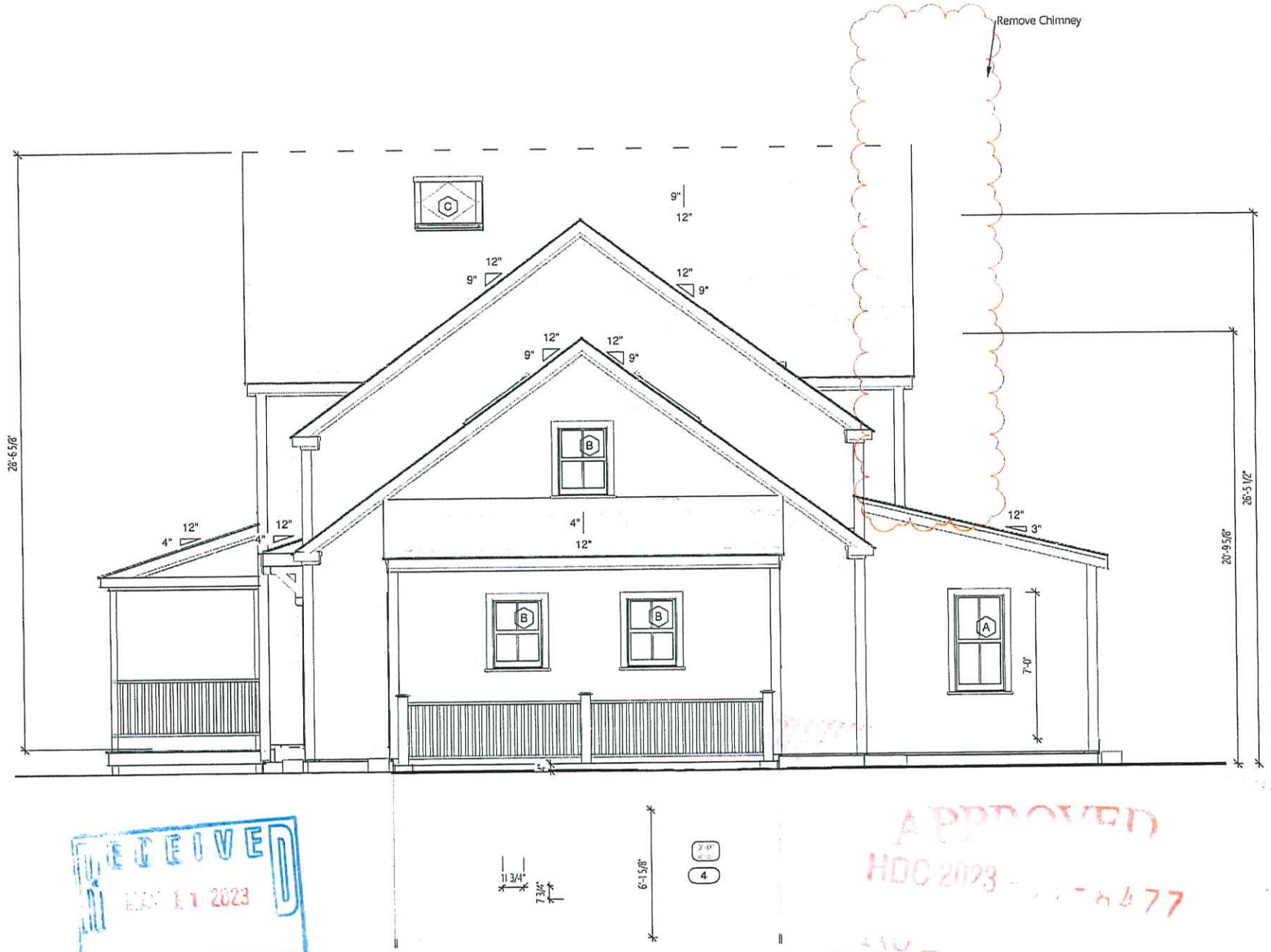

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2023

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HDC 2023

1 South-West Elevation - Proposed

1/4" = 1'-0"



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

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

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HDC 2023-05-0477



1 North-East Elevation - Proposed

1/4" = 1'-0"

APPROVED
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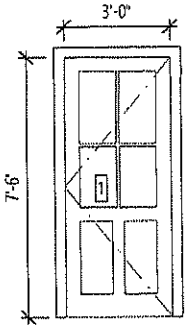
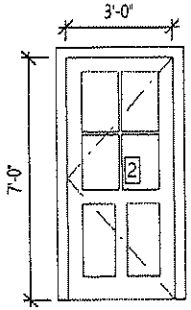
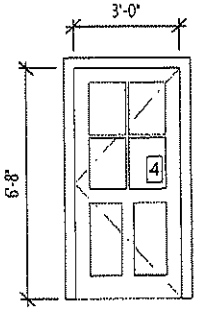
By



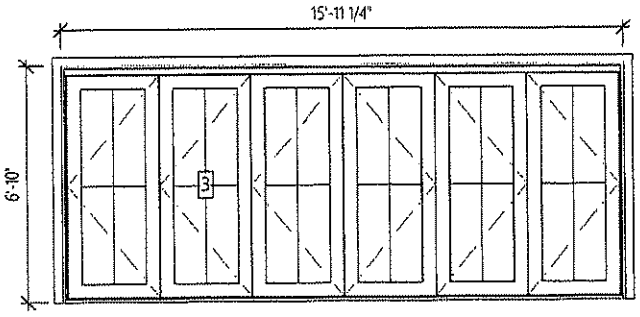
Front Door, 4 Lites 2 Panels
Sash & Trim to Match the Existing



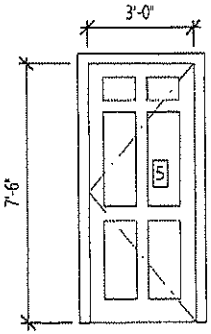
Front Door, 4 Lites 2 Panels
Sash & Trim to Match the Existing



Front Door, 4 Lites 2 Panels
Sash & Trim to Match the Existing



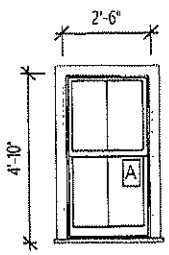
Gliding French Door, (6) Units (4) Lites
Sash & Trim to Match the Existing



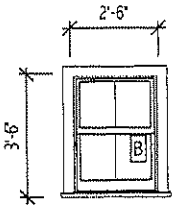
Front Door, (6) Panels
Sash & Trim to Match the Existing

Door Schedule

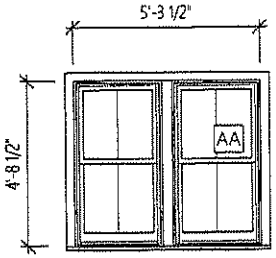
1/4" = 1'-0"



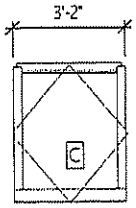
Double Hung, 2/2 Lites
Sash & Trim to Match the Existing



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"







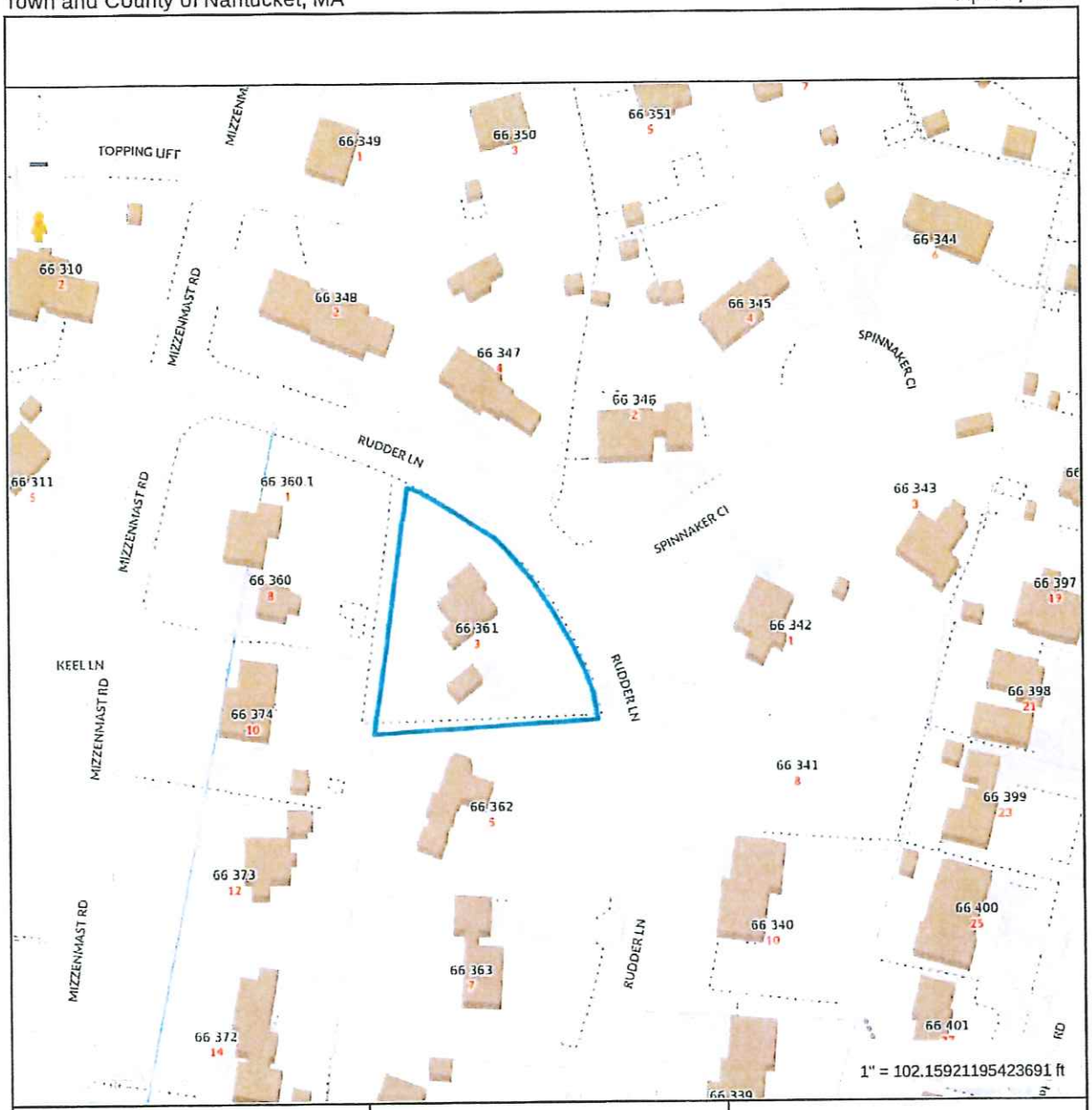
View from Rudder Ln

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

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HDC 2023-05-8477

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2 Locus Map

NTS

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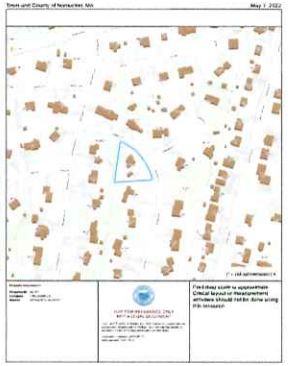
Street View



Front View



Back View



② Locus Map
NTS



Side View



Side View



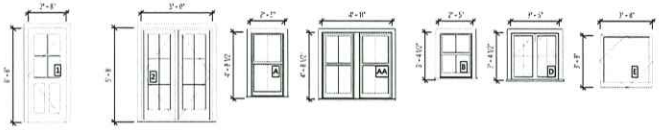
① Site Plan - Proposed
3/32" = 1'-0"

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"

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
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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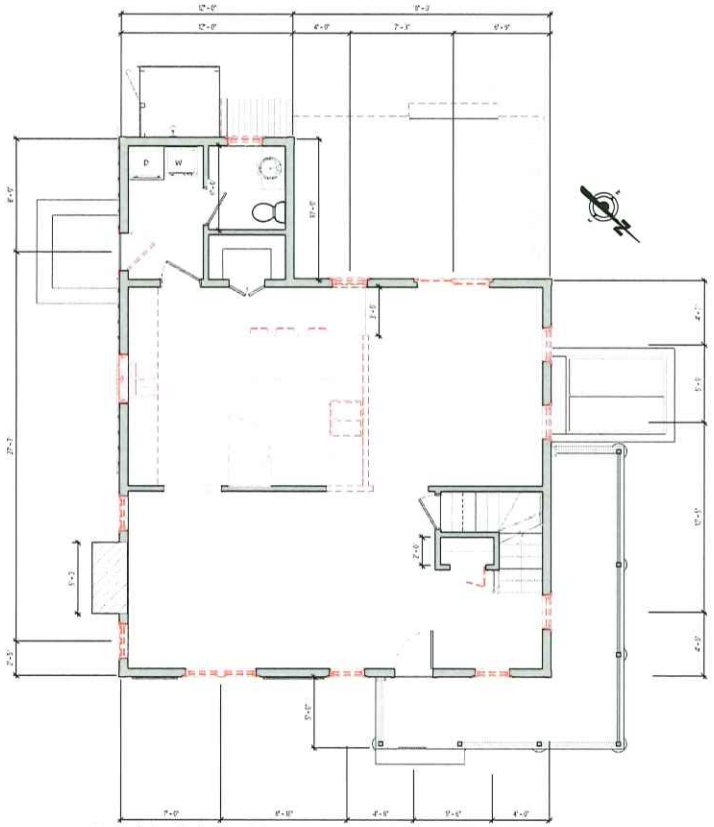
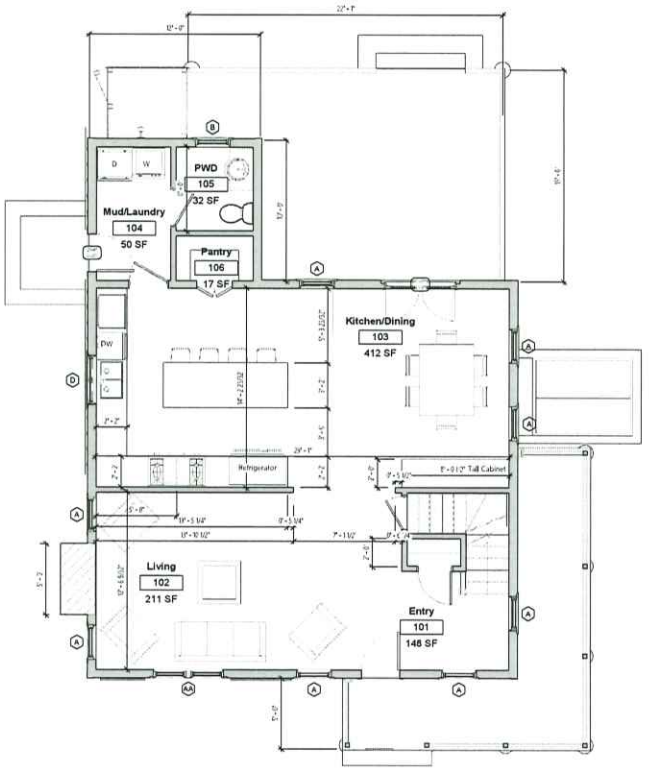


2 Level 1 - Existing/Demo
1/4" = 1'-0"



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

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

Project

Herlihy Residence

3 Rudder Ln, Nantucket, MA 02554

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

For HDC Submission Only - Not For Construction

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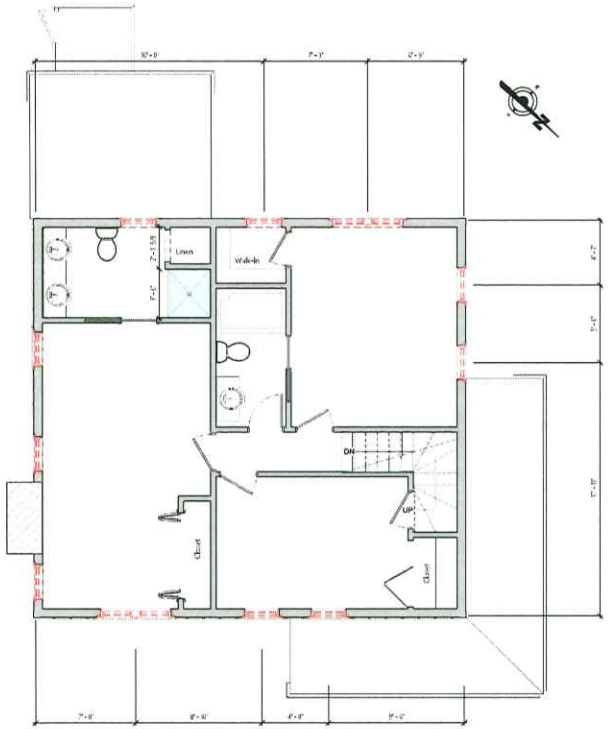
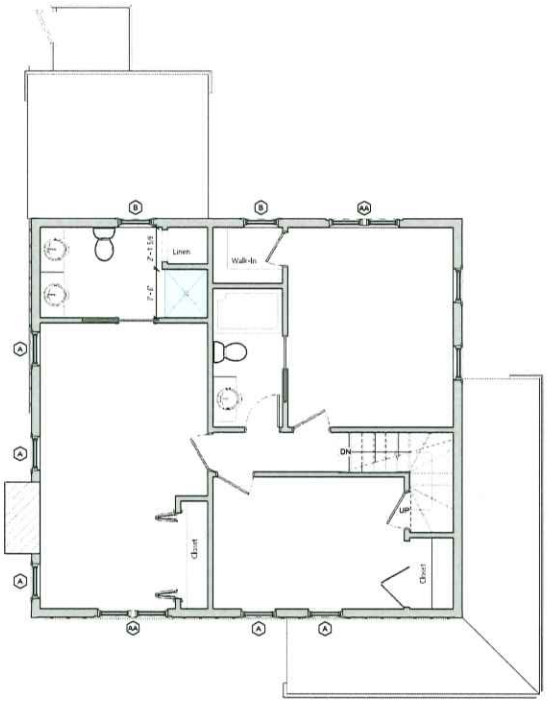


1 Level 2 - Existing/Demo
1/4" = 1'-0"



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

JBSTUDIO
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PO Box 3741
Nantucket, MA 02584

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

Project

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3 Rudder Ln, Nantucket, MA 02554

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

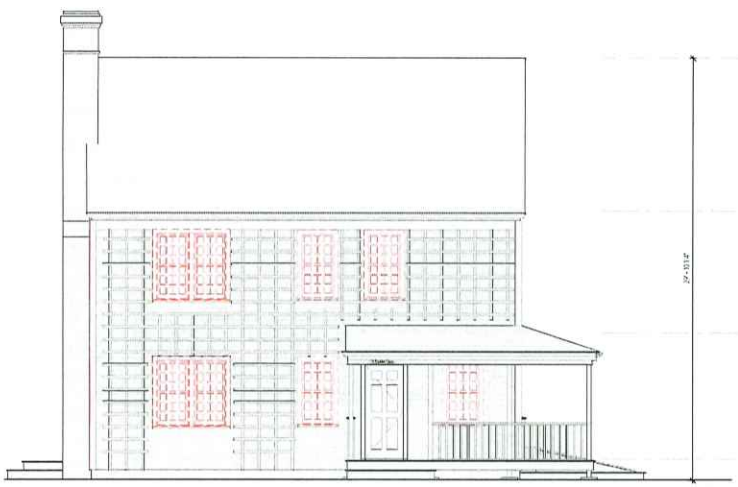
A.103

Scale 1/4" = 1'-0"

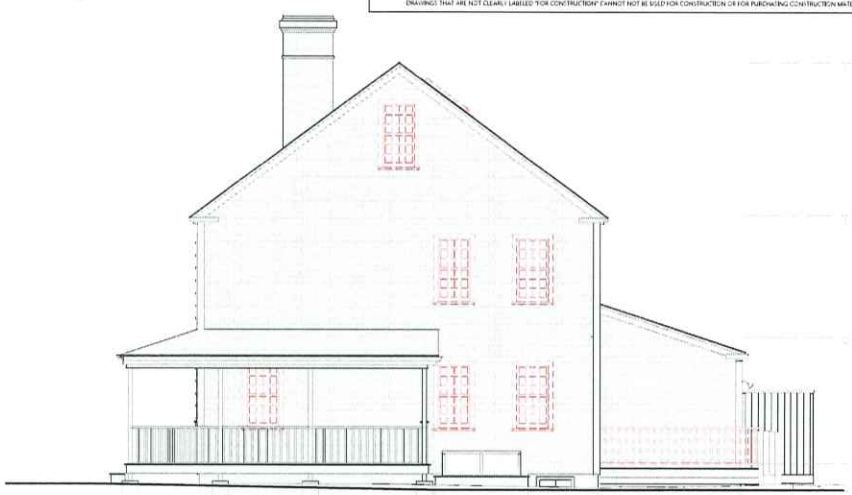
11/30/2023 7:11:14 PM

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 A MISUNDERSTANDING OR MISINTERPRETATION IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE ISSUED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



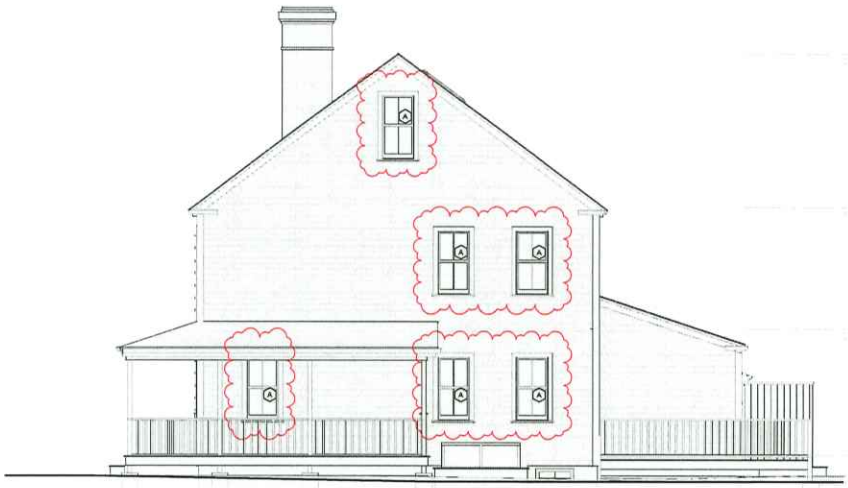
1 North-East Elevation
1/4" = 1'-0"



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"

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

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

Project

Herlihy Residence

3 Rudder Ln, Nantucket, MA 02554

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"

11/30/2023 7:11:24 PM

For HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO. JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
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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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Project

Herlihy Residence

3 Rudder Ln, Nantucket, MA 02554

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

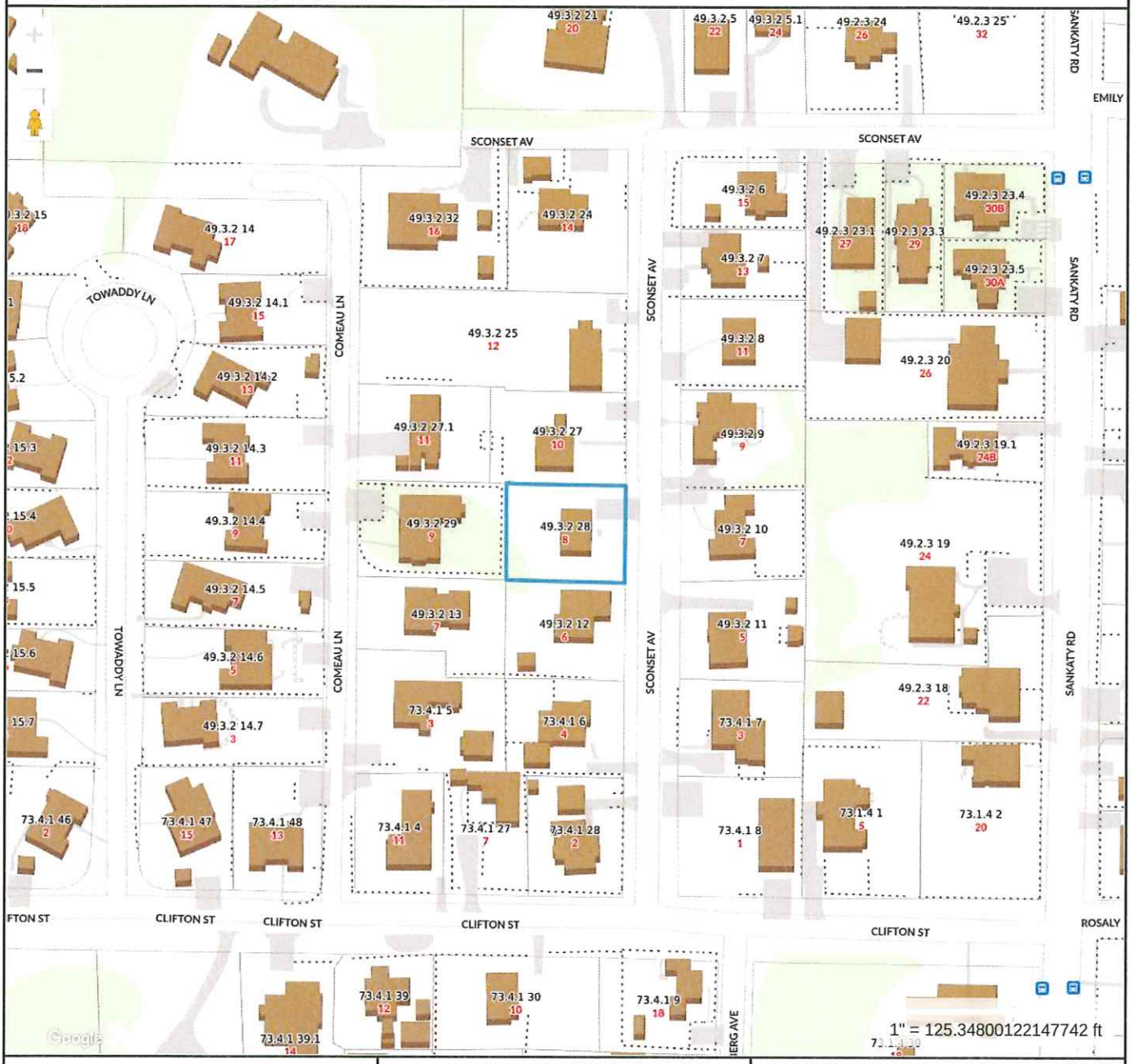
Trim WHITE Sash WHITE Doors WHITE

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

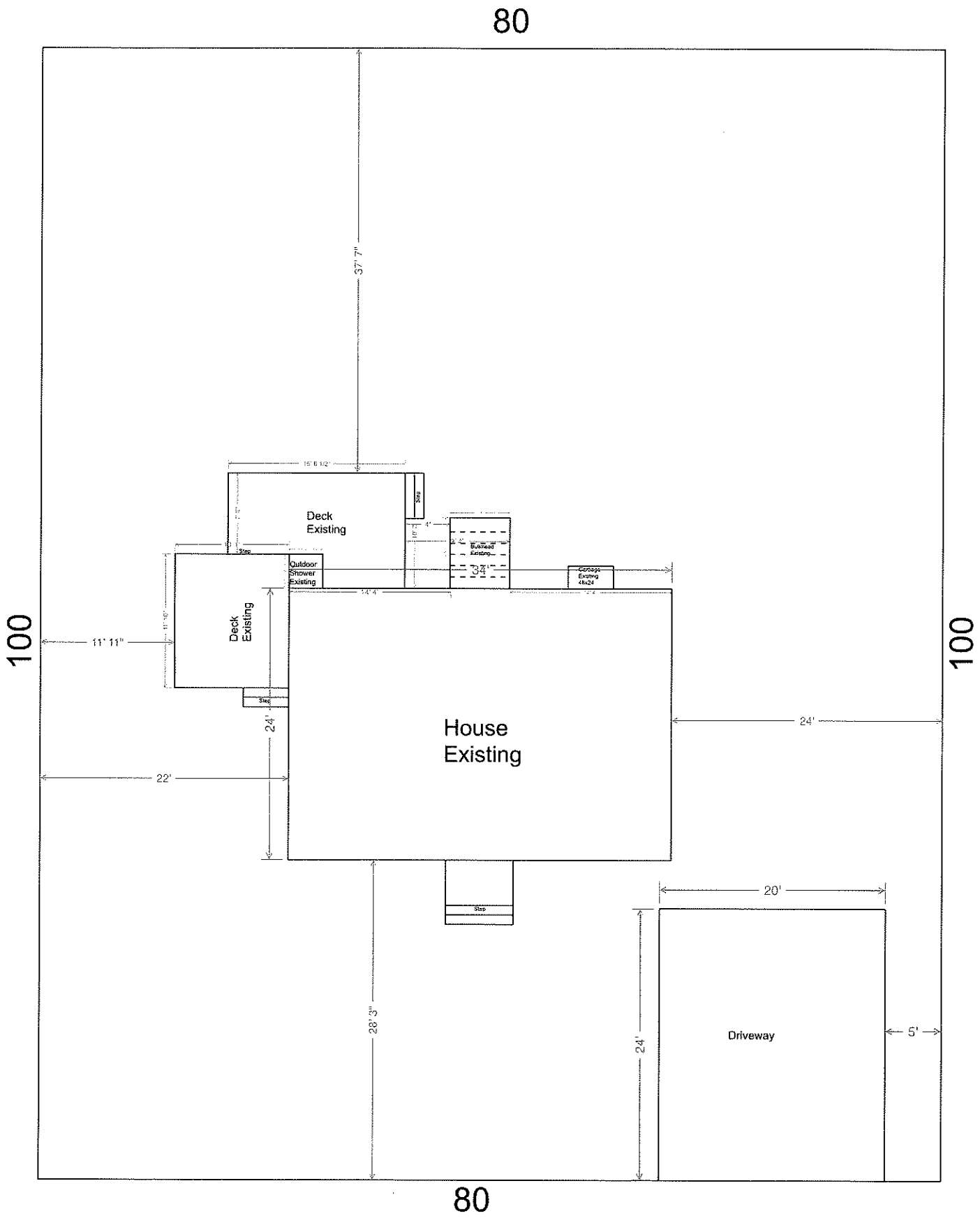
Property ID	10780
Location	8 SCONSET AV
Owner	NANTUCKET DEVELOPMENT LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

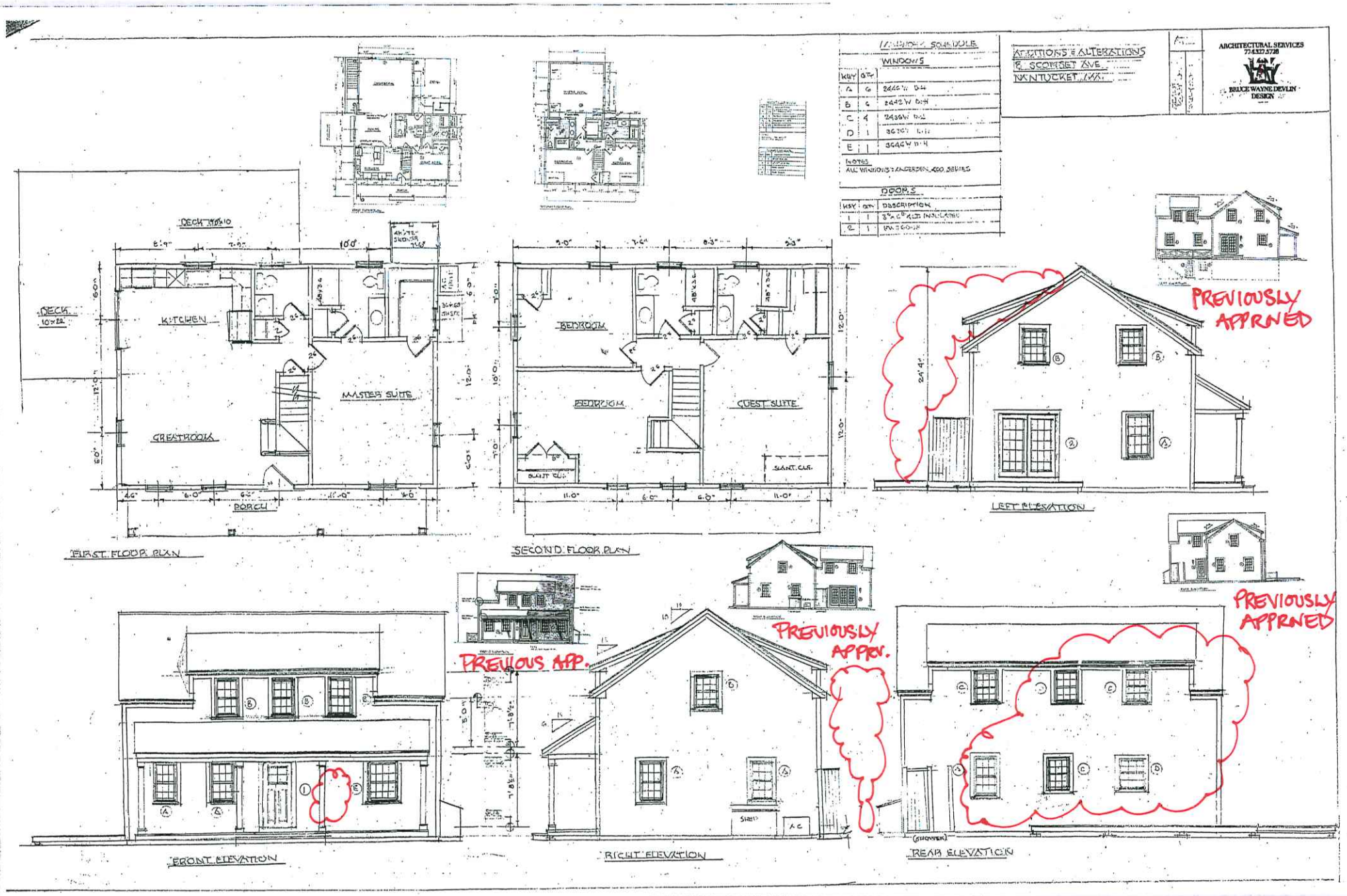
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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
LEFT ELEVATION
PREVIOUSLY APPROVED
PREVIOUS APP.
PREVIOUSLY APPRV.
PREVIOUSLY APPROVED
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.

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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 _____

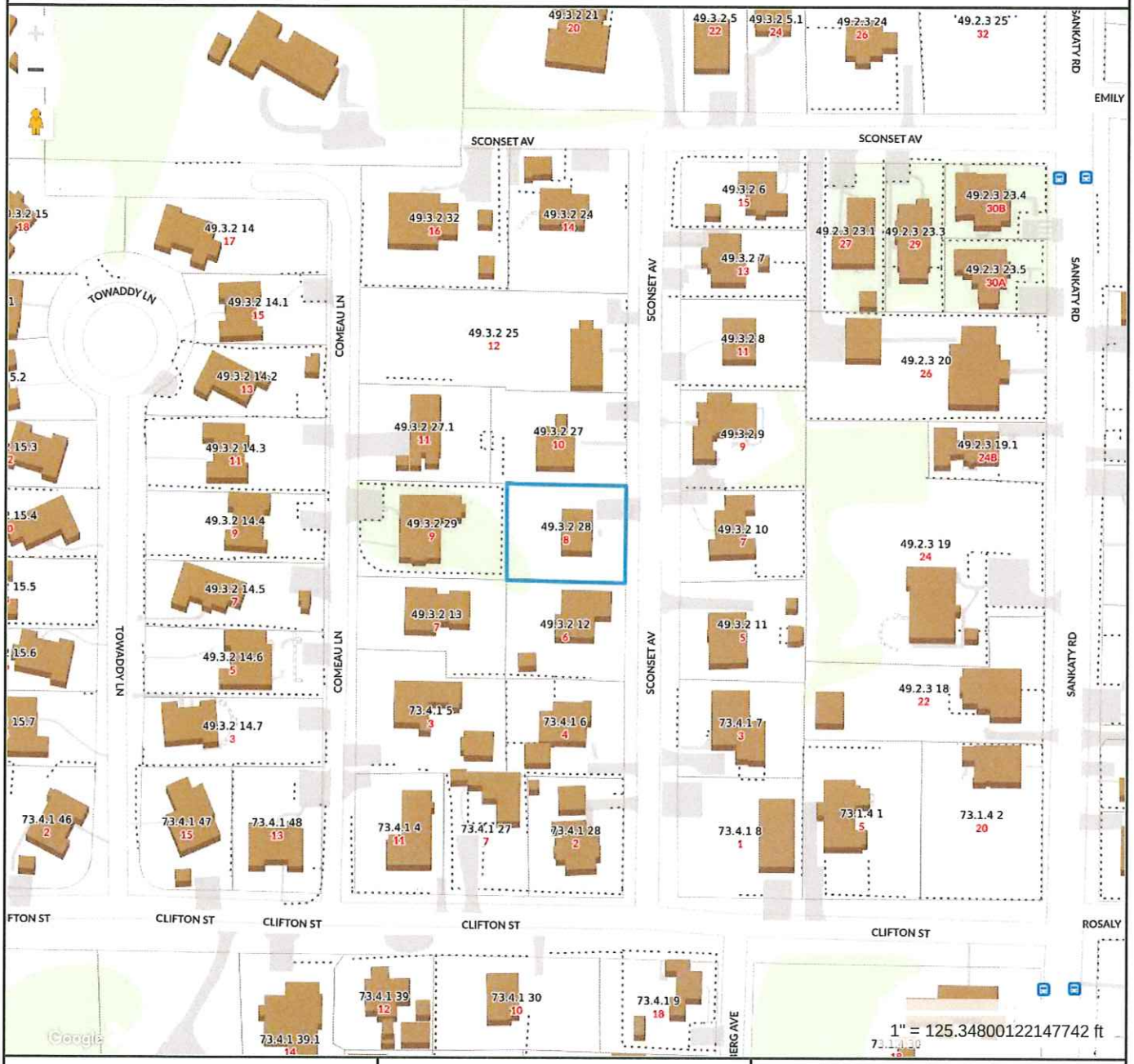
Trim _____ Sash _____ Doors _____

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

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

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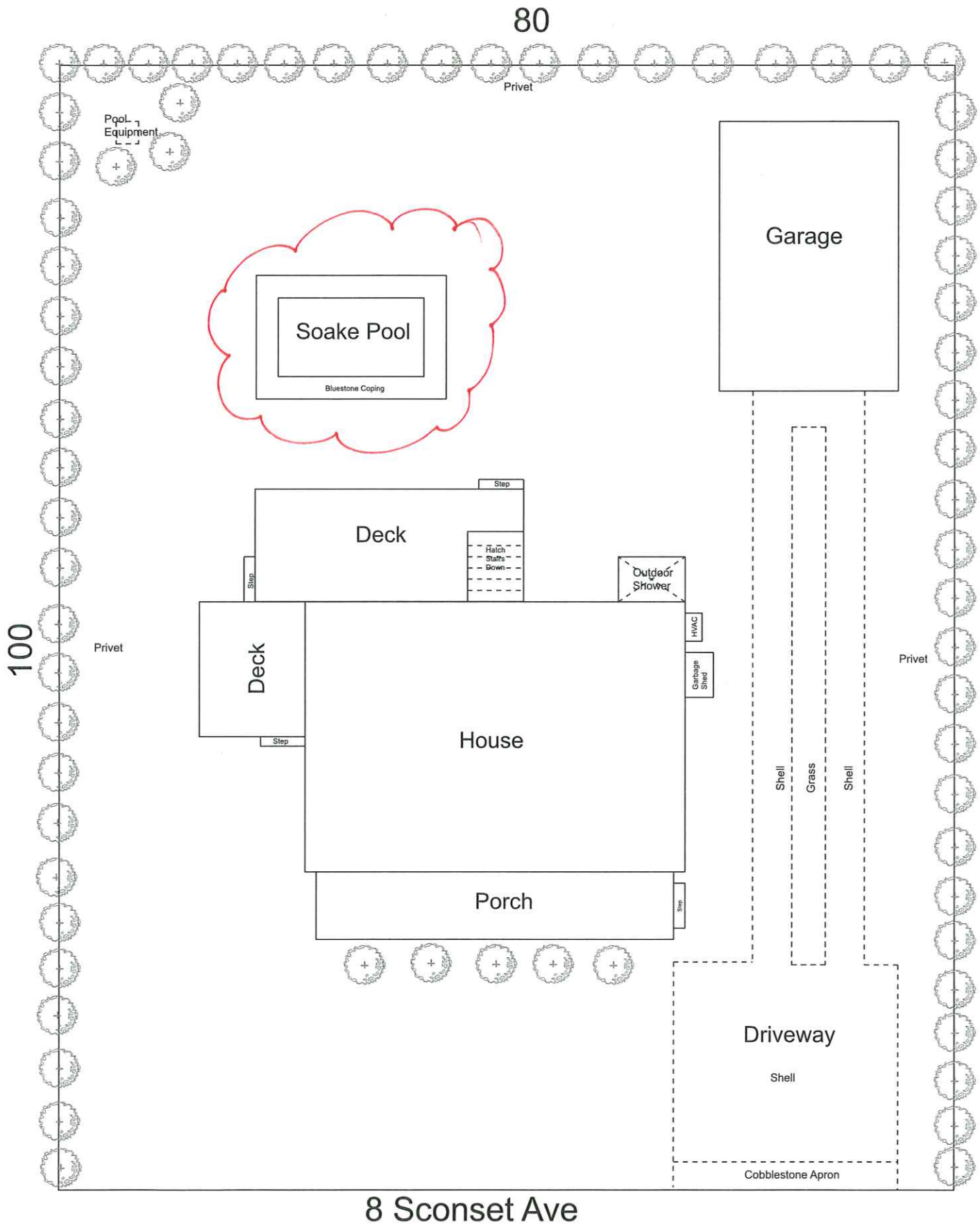
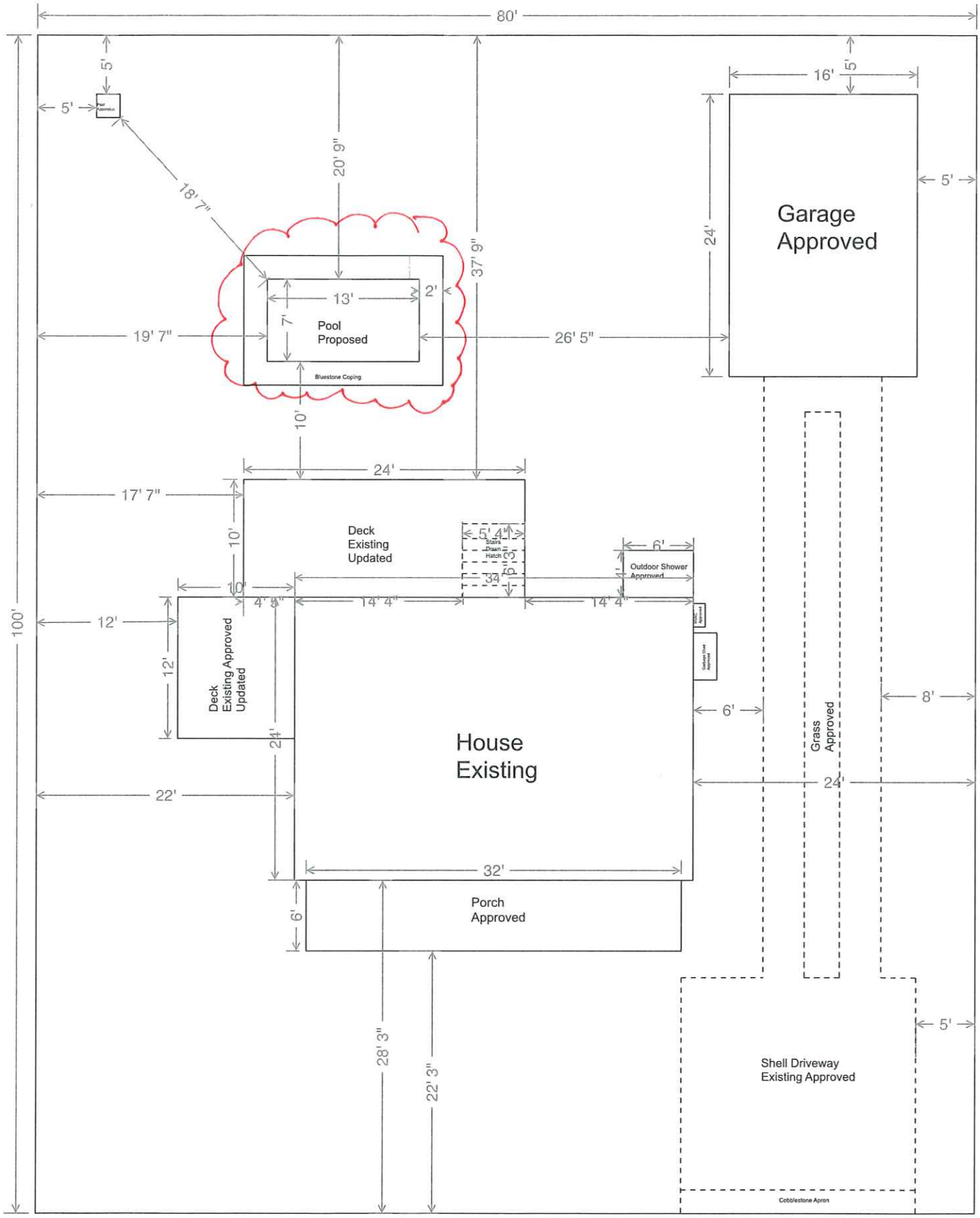

80
Privet
Pool Equipment
Garage
Soake Pool
Bluestone Coping
Step
Deck
Hatch
Shafts
Down
Outdoor Shower
Step
HVAC
Garbage Shed
Deck
House
Step
Porch
Step
100
Privet
Privet
Shell
Grass
Shell
Driveway
Shell
Cobblestone Apron
8 Sconset Ave



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.

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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°: 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.

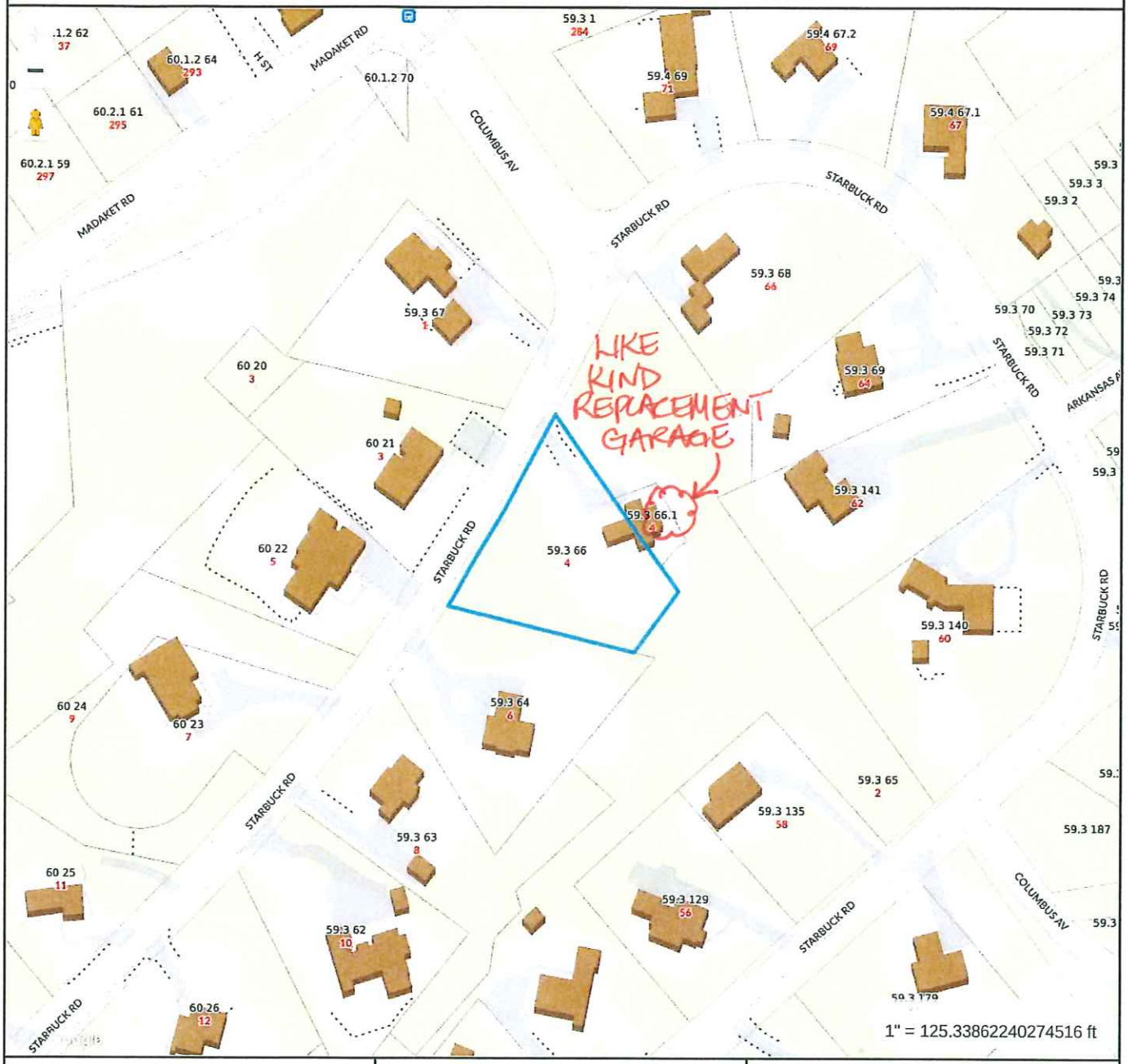
Victoria Ewing — 9/9/2024

Signature — Date

Town and County of Nantucket, MA

August 22, 2024

N



W

E

S

Property Information

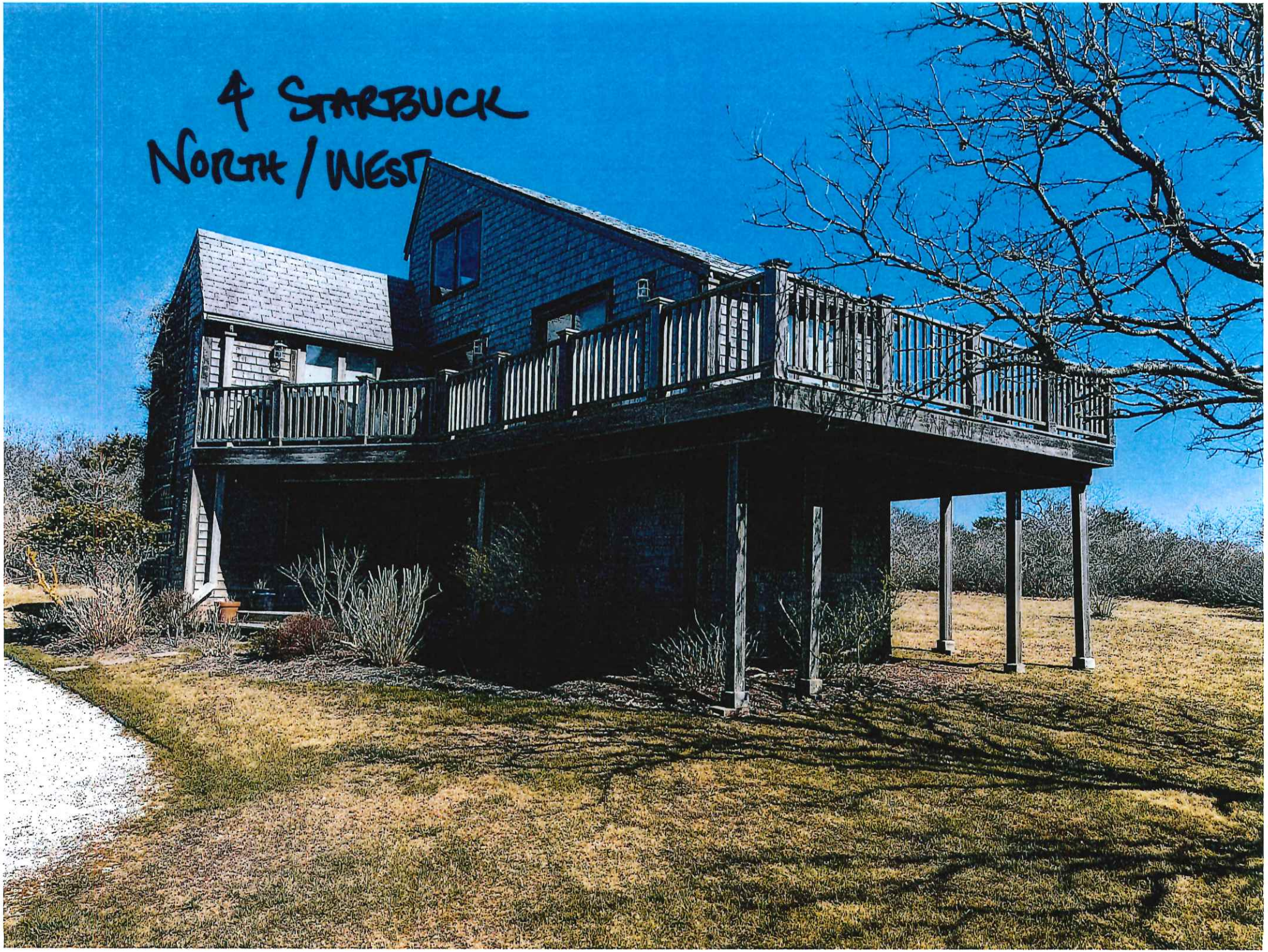
Property ID	8903
Location	4 STARBUCK RD
Owner	GEWIRTZ HENRY

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

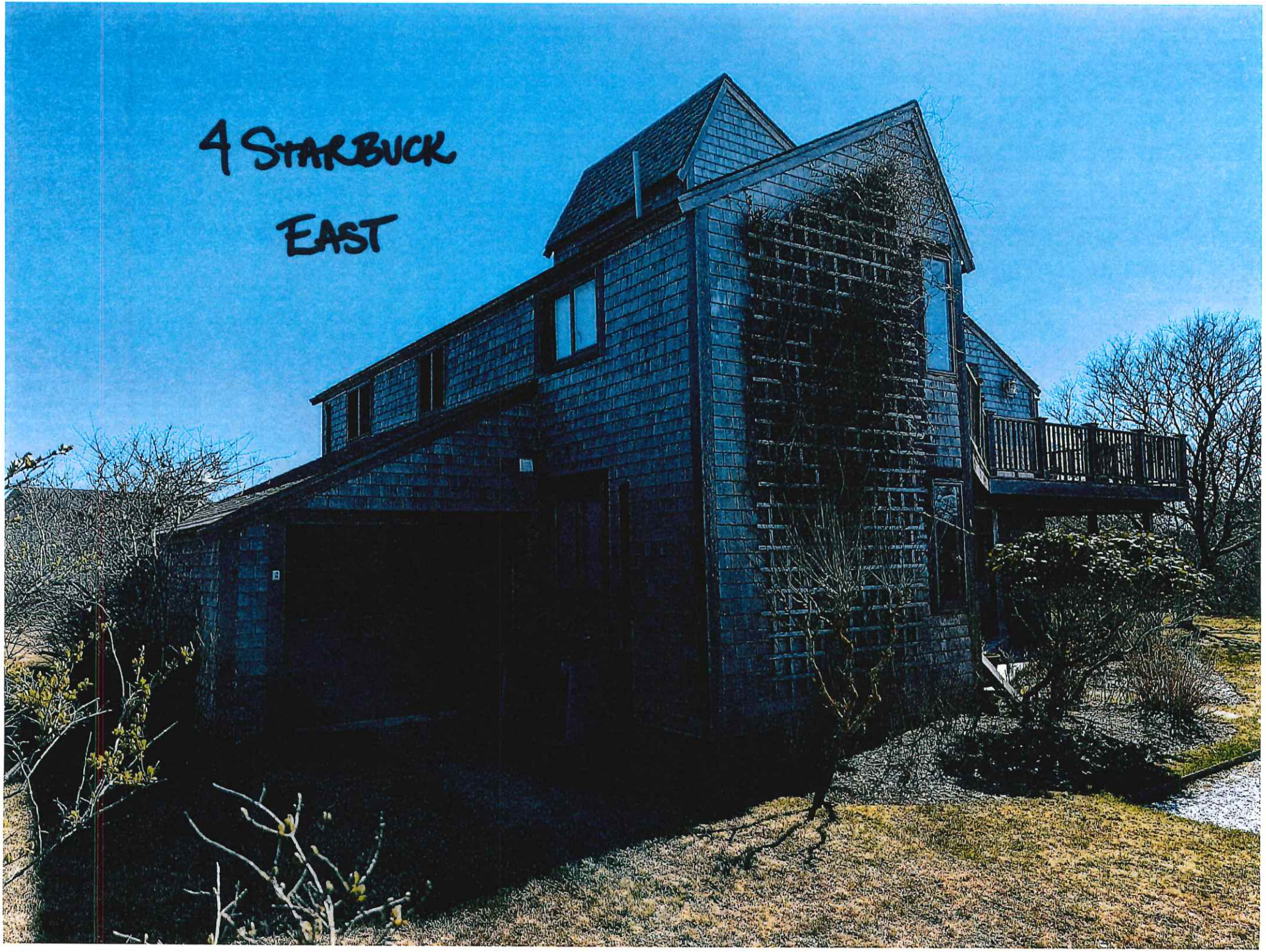
NORTH

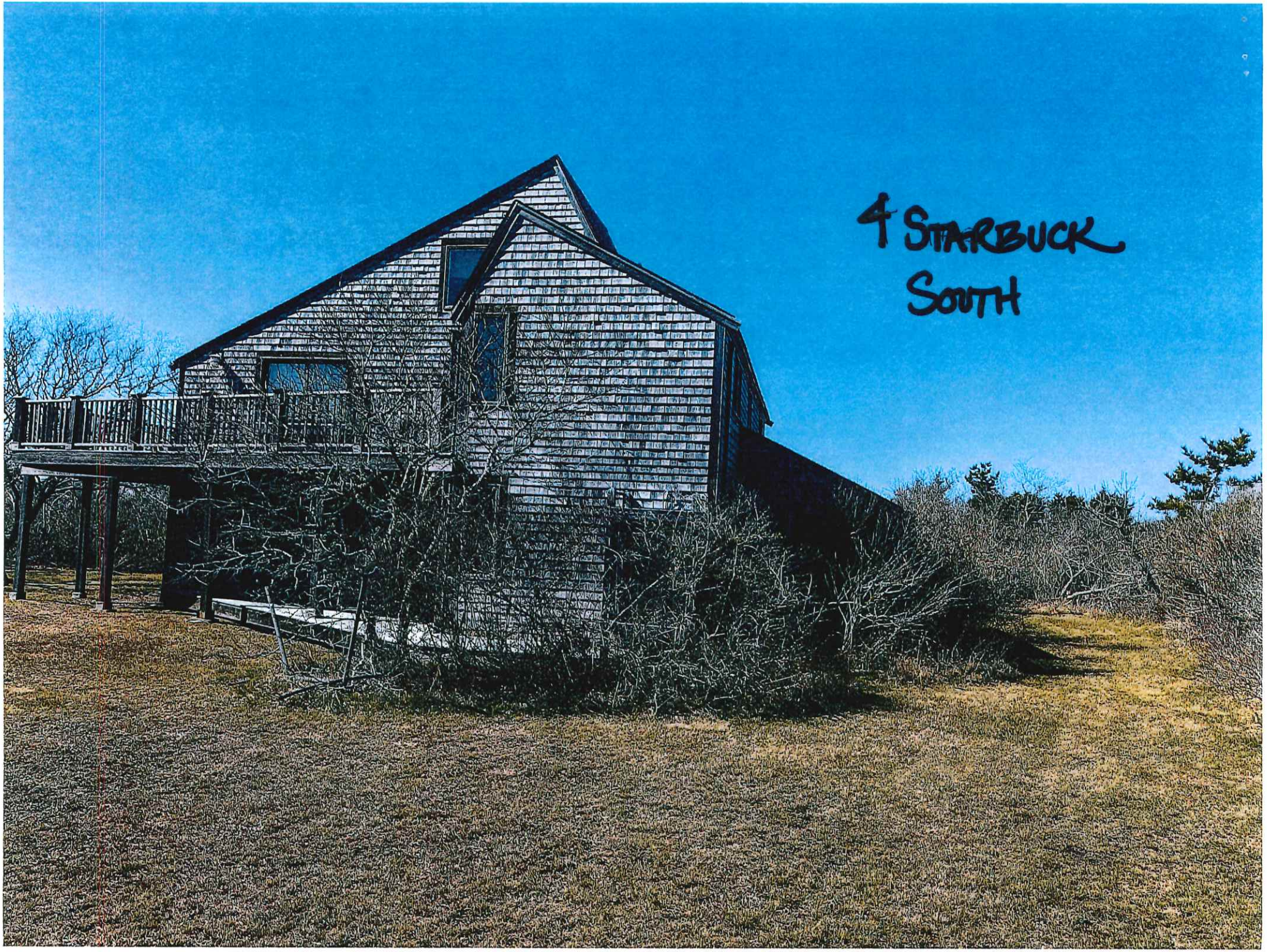


4
STARBUCK
SOUTH/
EAST
← garage



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
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emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o 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.

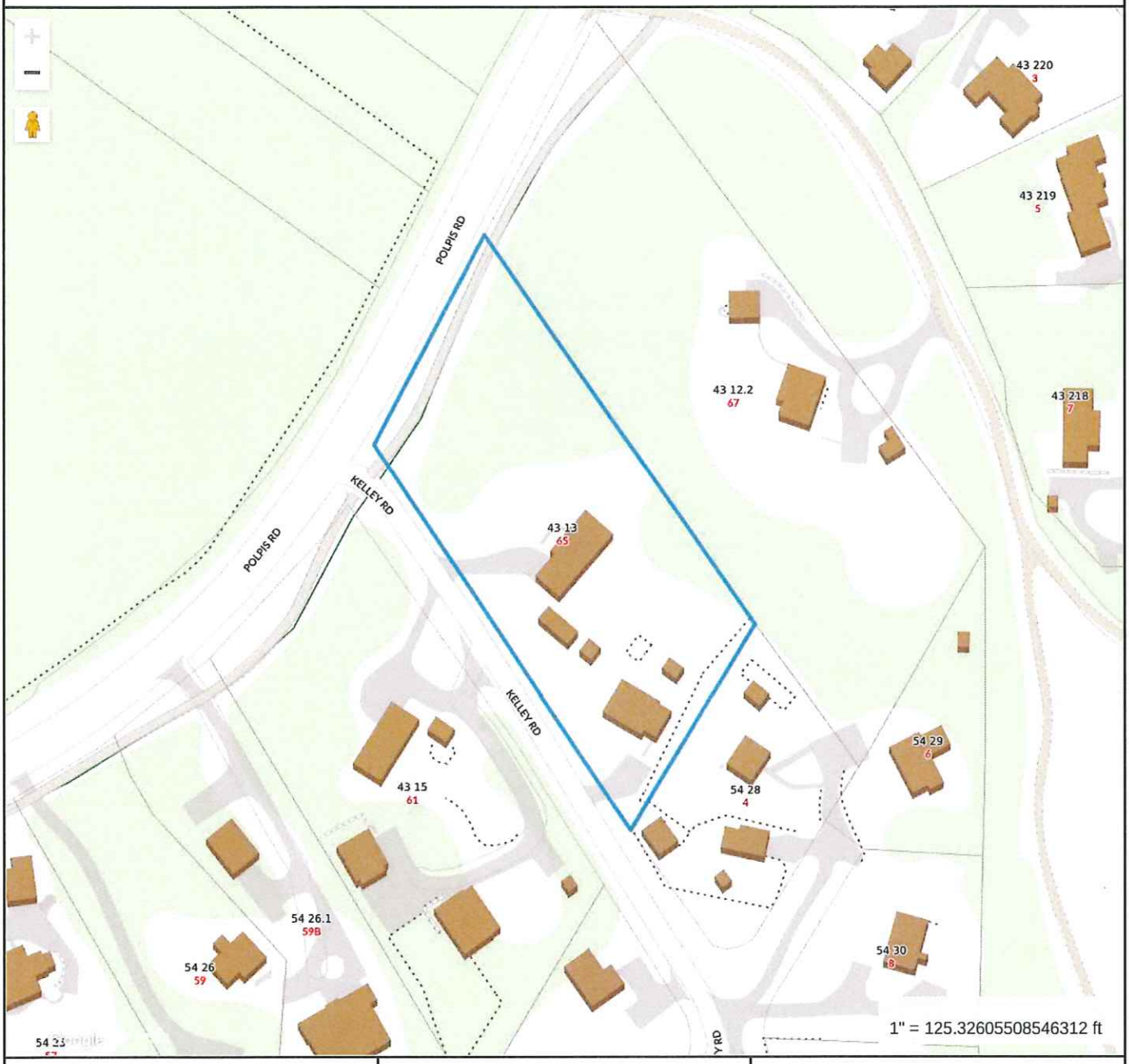
COLORS

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

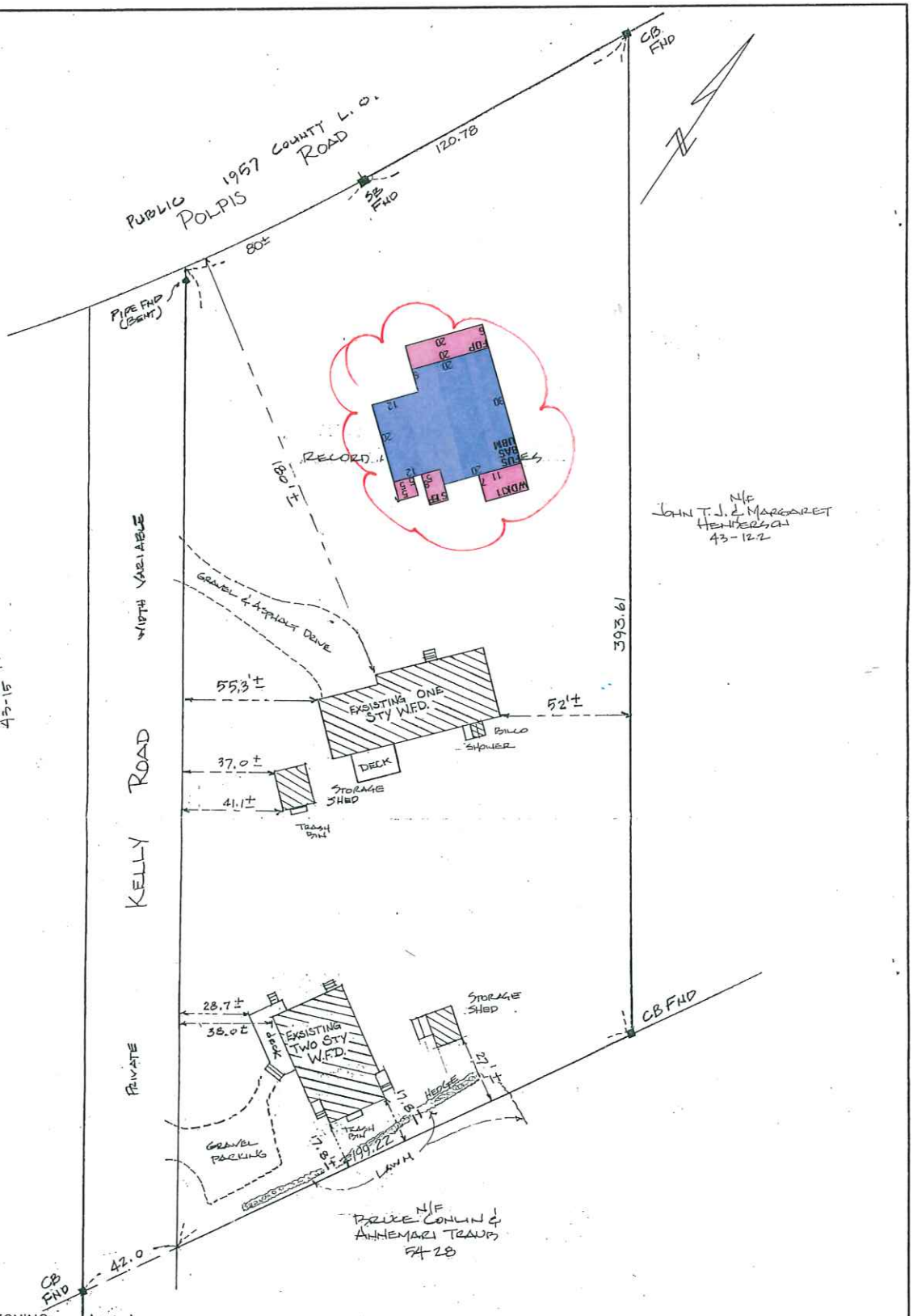
Property ID	2358
Location	65 POLPIS RD
Owner	WALLACE DYLAN

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

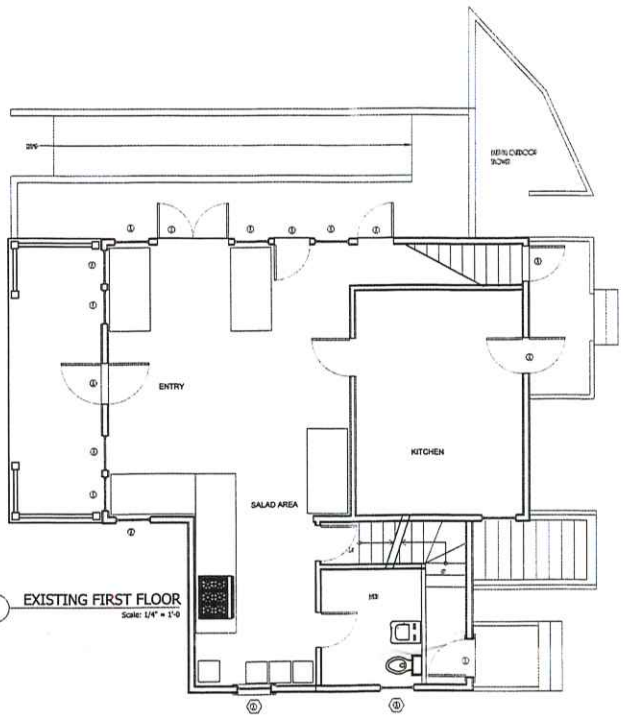
COMMONWEALTH OF MASSACHUSETTS
RICHARD K. EARLE
No. 29416
REGISTERED
PROFESSIONAL LAND SURVEYOR

MORTGAGE INSPECTION PLAN
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1" = 40' DATE: SEPT. 18, 1998

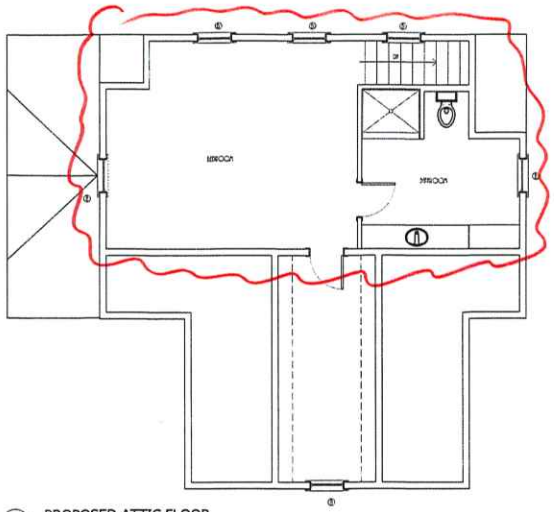
DEED REFERENCE: BK 154 PG 295
PLAN REFERENCE: PL BK 16 PG 26
ASSESSOR'S REFERENCE:
MAP: 43 PARCEL: 13
PREPARED FOR:
ROBERT R. & VALERIE A. HALL &
NANTUCKET BANK

NANTUCKET SURVEYORS INC.
5 WINDY WAY
NANTUCKET, MA. 02554

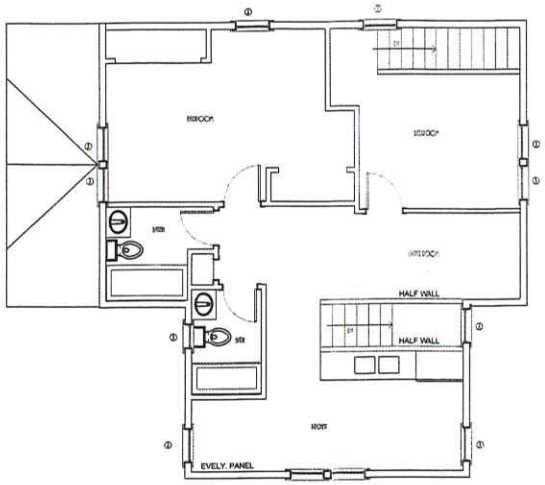
N-2127



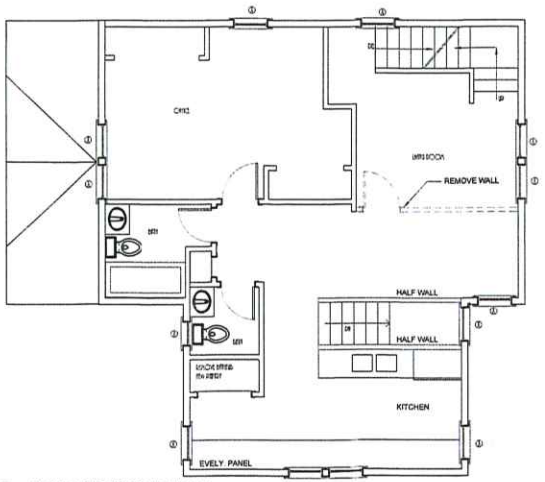
3 EXISTING FIRST FLOOR
Scale: 1/4" = 1'-0



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

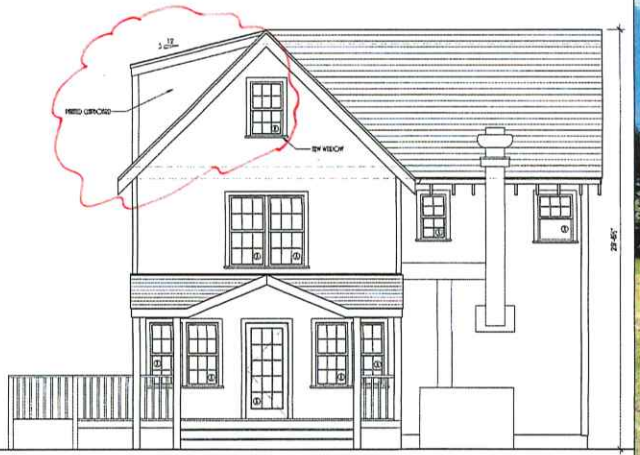
HDC 2211.15	
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B: copyright reg 2022	

2209.16.1559

HDC2



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



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



PHOTO B

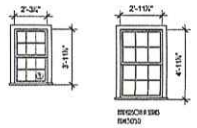


8 EXISTING NORTH ELEVATION
Scale: 1/4" = 1'-0



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

APPROVED
HDC 2022-11-7503



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

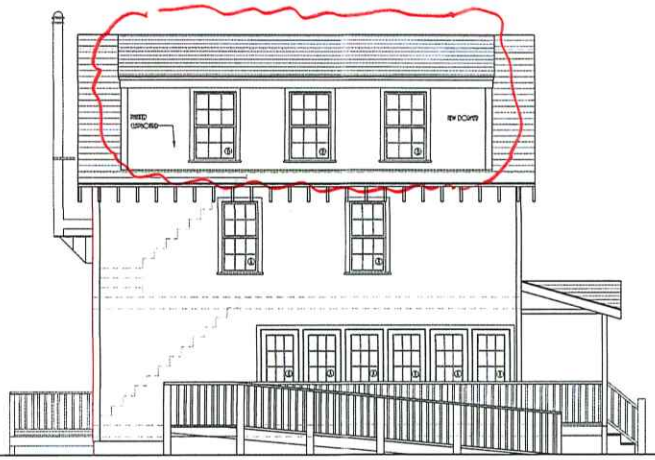
NANTUCKET ARCHITECTURE GROUP LTD.
PO/T OFFICE BOX 1814
NANTUCKET, MA/MACHUSETTS/ 02554
TELEPHONE 508.228.5651
WWW.NANTUCKETARCHITECTURE.COM

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

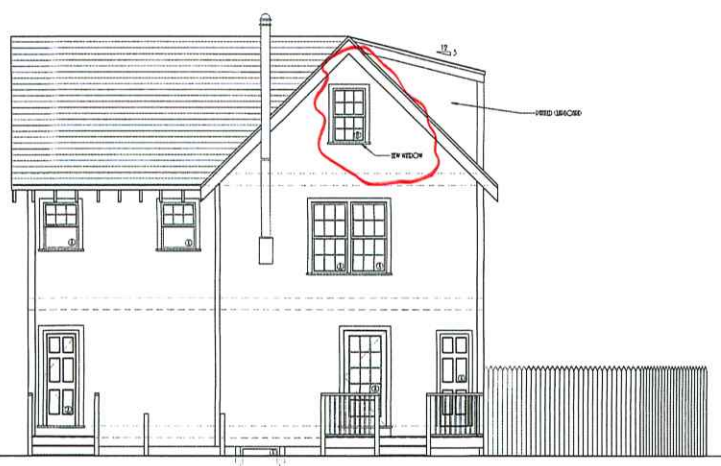
HDC 2211.15
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B: copyright nag 2022

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

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REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
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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

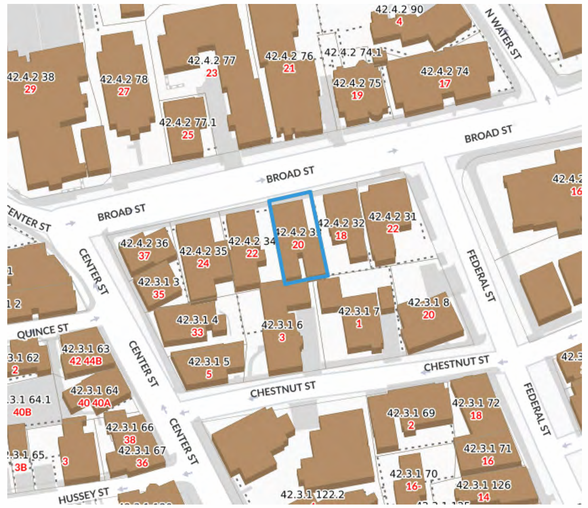
8 Williams Lane.Nantucket.MA.02554
508.325.4995

20 Broad Street

Nantucket, MA

09.09.24

HDC Submission



Locus Map



East Elevation



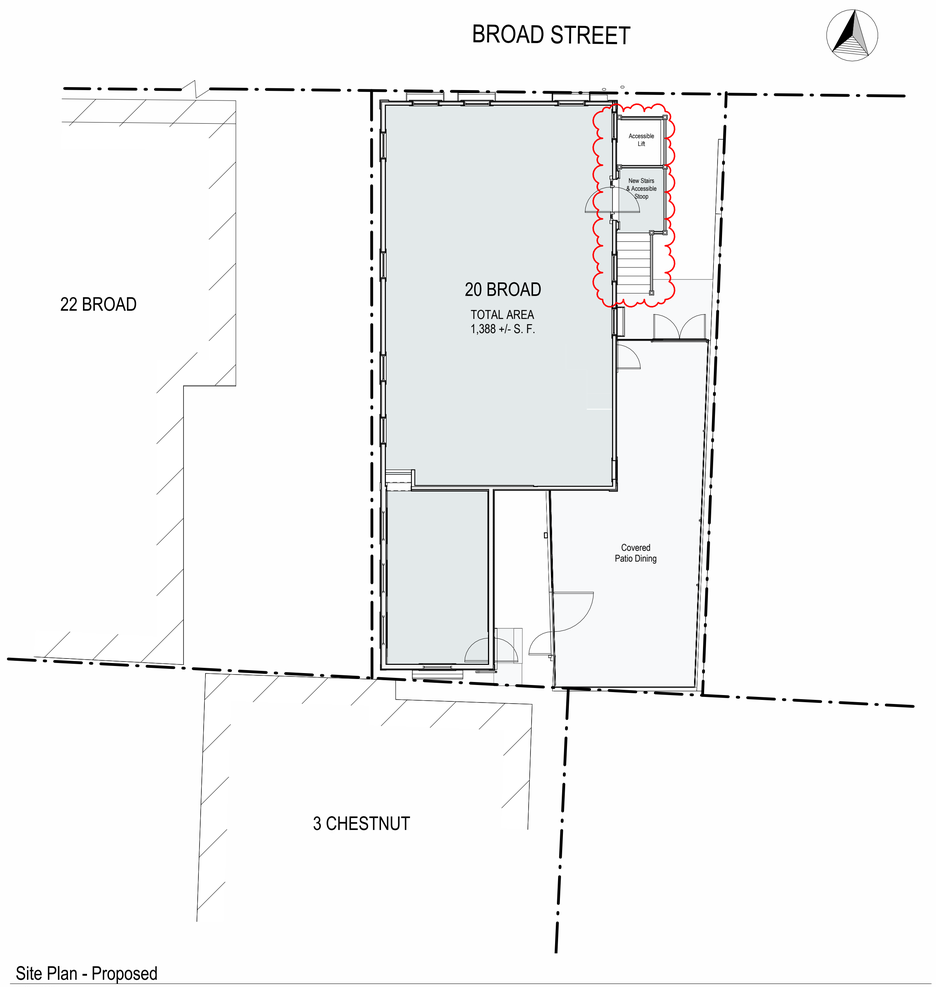
North Elevation



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

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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.

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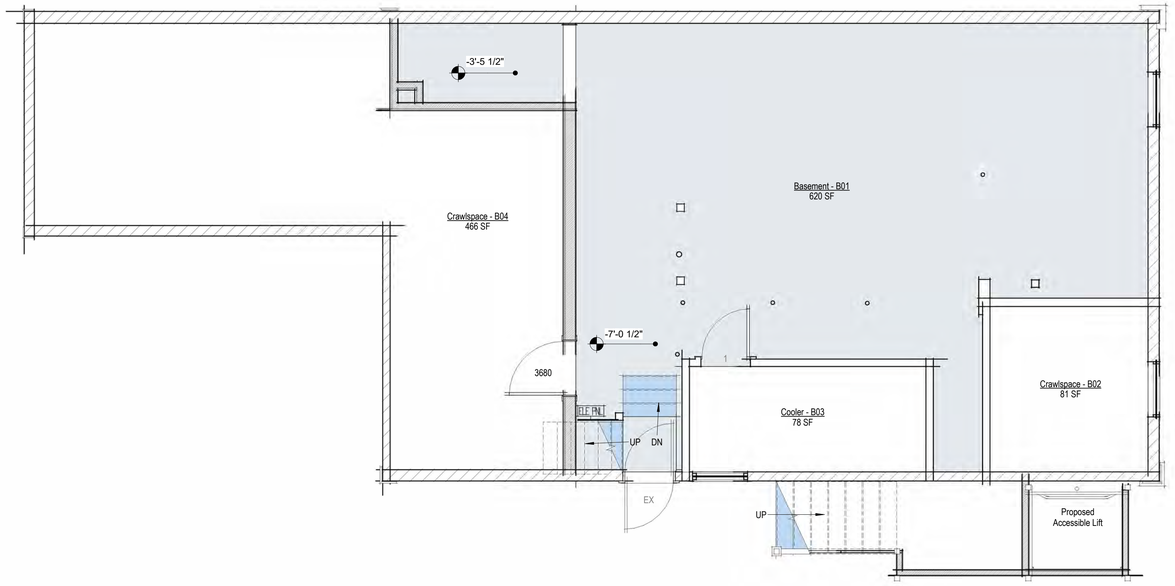
A.0.1

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
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Site Information

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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

Revisions

Floor Plan

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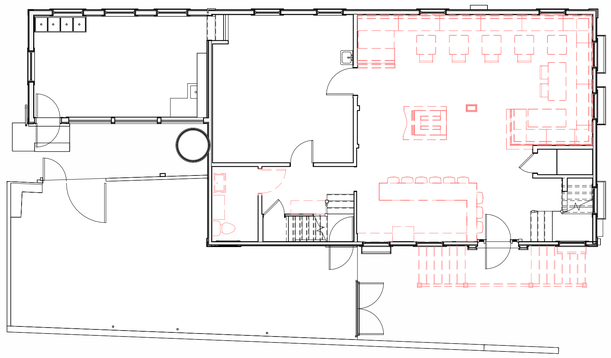
A.1.0

2026

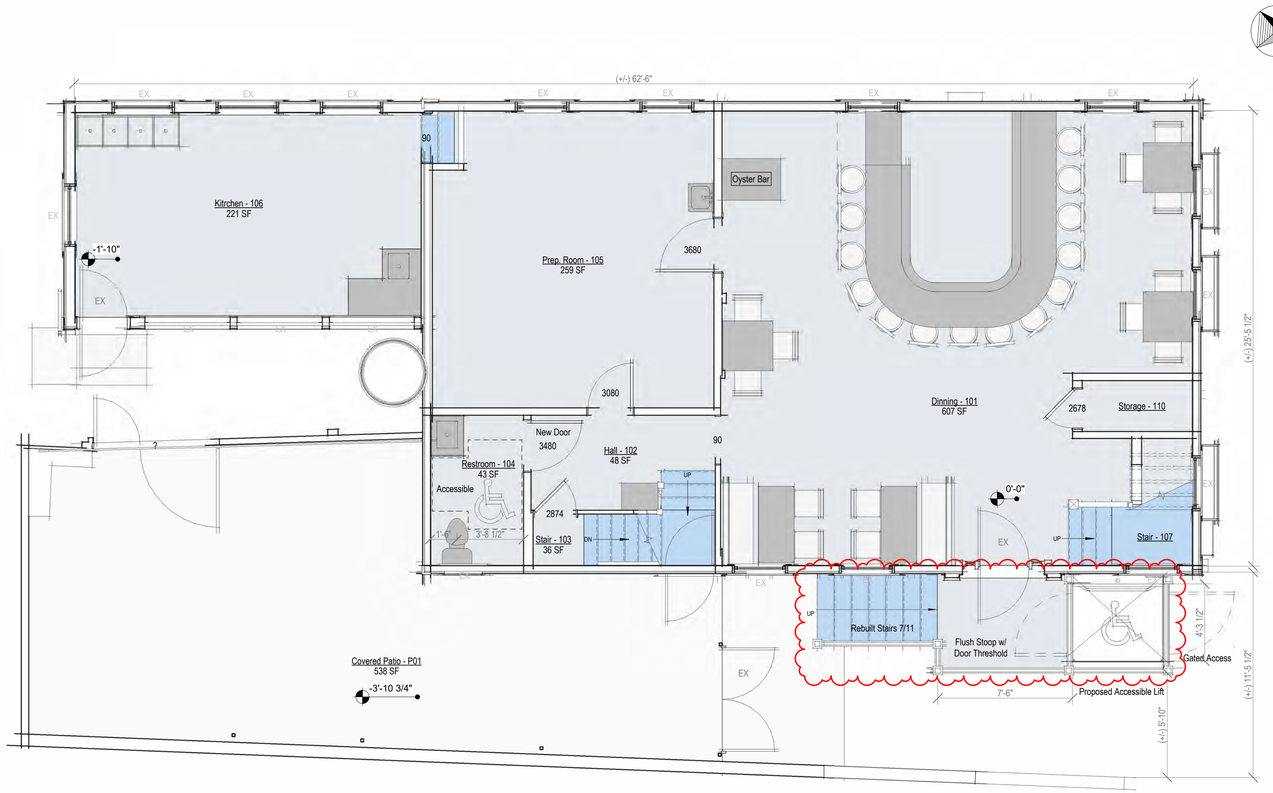
09.09.24

HDC Submission



First Floor Plan - Demolition

1/8" = 1'-0"



First Floor Plan - Proposed

1/4" = 1'-0"

2026

20 Broad Street

Nantucket, MA

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8 Williams Lane
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508.325.4095
www.emeritusltd.com

Site Information

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Allowable G.C.:	75%
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Revisions

Floor Plans

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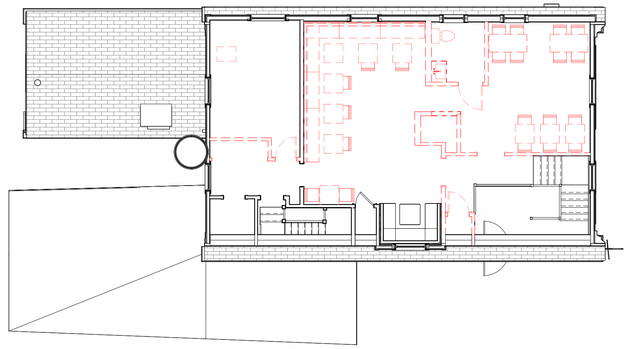
A.1.1

2026

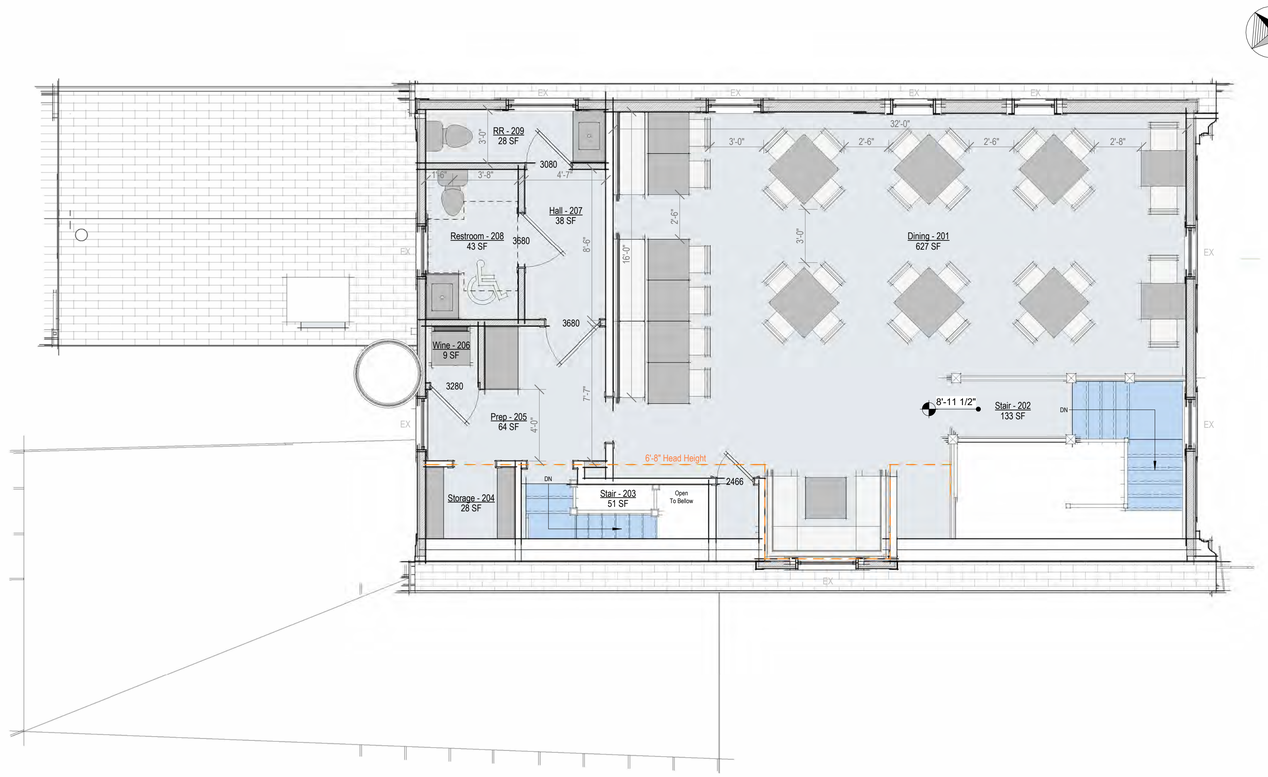
09.09.24

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

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Allowable G.C.:	75%
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Total Proposed G.C.:	1,388 sf

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A.2.3 Exterior Elevations

Revisions

Floor Plans

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A.1.2

2026

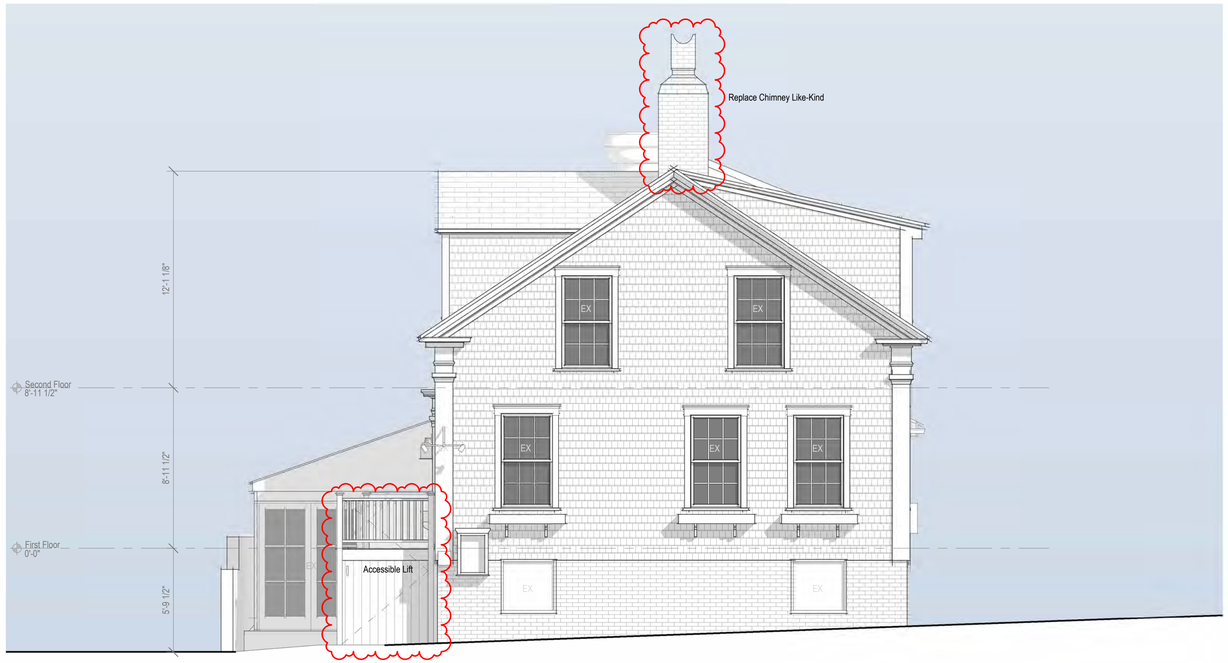
09.09.24

HDC Submission



North Elevation - Existing

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

2026

20 Broad Street

Nantucket, MA

emeritus

8 Williams Lane
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508.325.4095
www.emeritusltd.com

Site Information

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Side/Rear Setback:	0 ft / 5 ft
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Min. Lot Size:	3,750 sf
Allowable G.C.:	75%
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Total Proposed G.C.:	1,388 sf

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A.2.3 Exterior Elevations

Revisions

Exterior Elevations

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A.2.1

2026

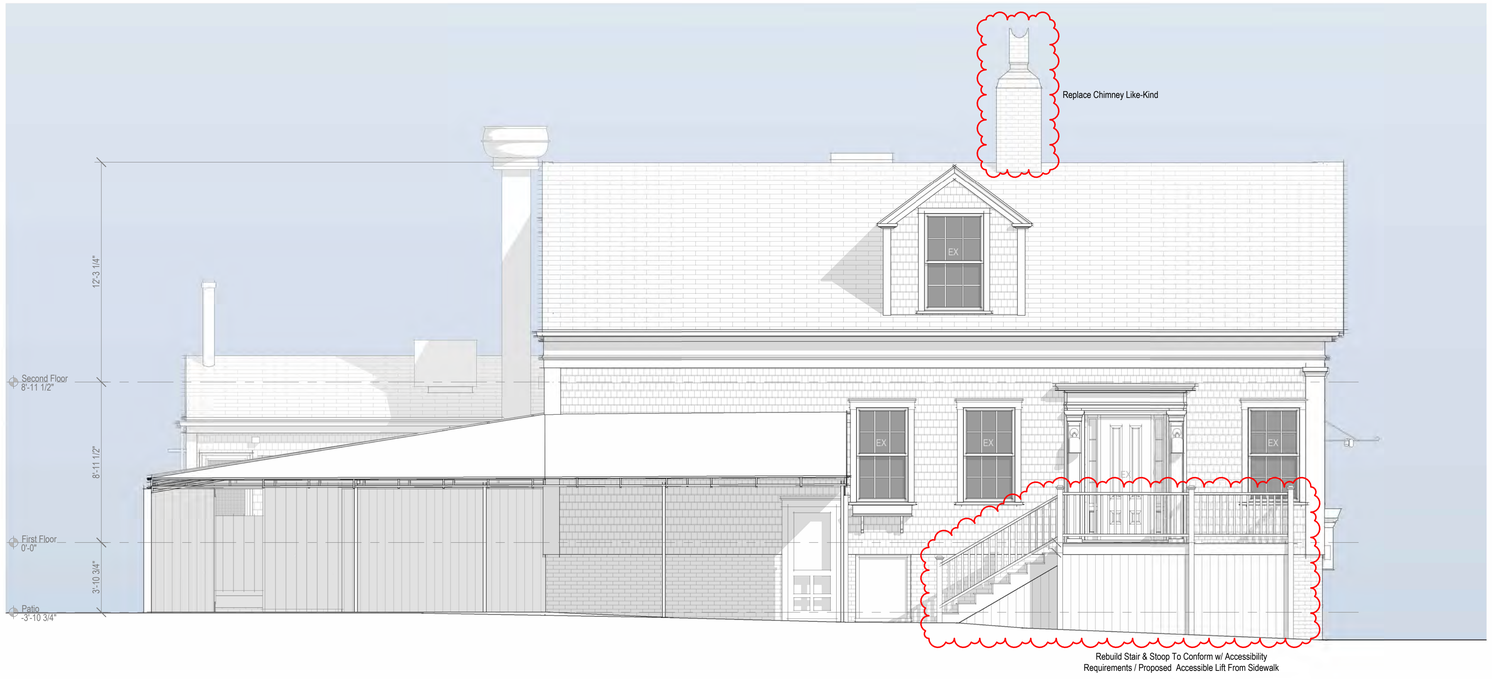
09.09.24

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
www.emeritusltd.com

Site Information

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Minimum Frontage:	35 ft
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Side/Rear Setback:	0 ft / 5 ft
Lot Size:	(+/-) 2,458 sf
Min. Lot Size:	3,750 sf
Allowable G.C.:	75%
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Revisions

Exterior Elevations

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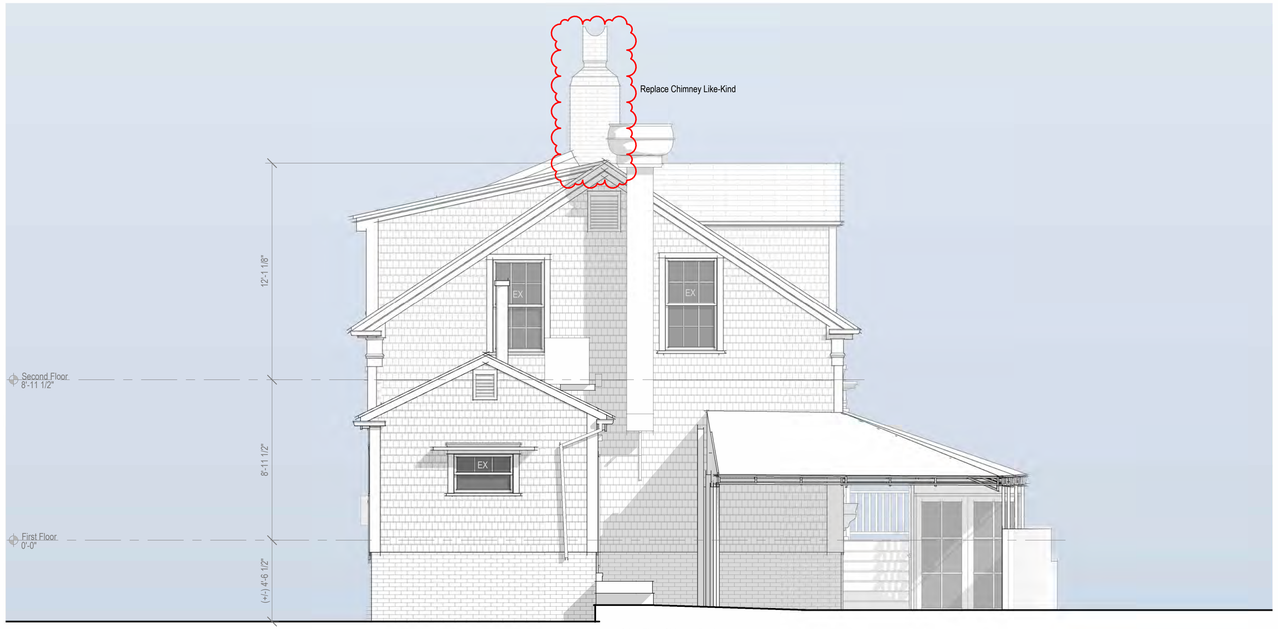
A.2.2

2026

09.09.24

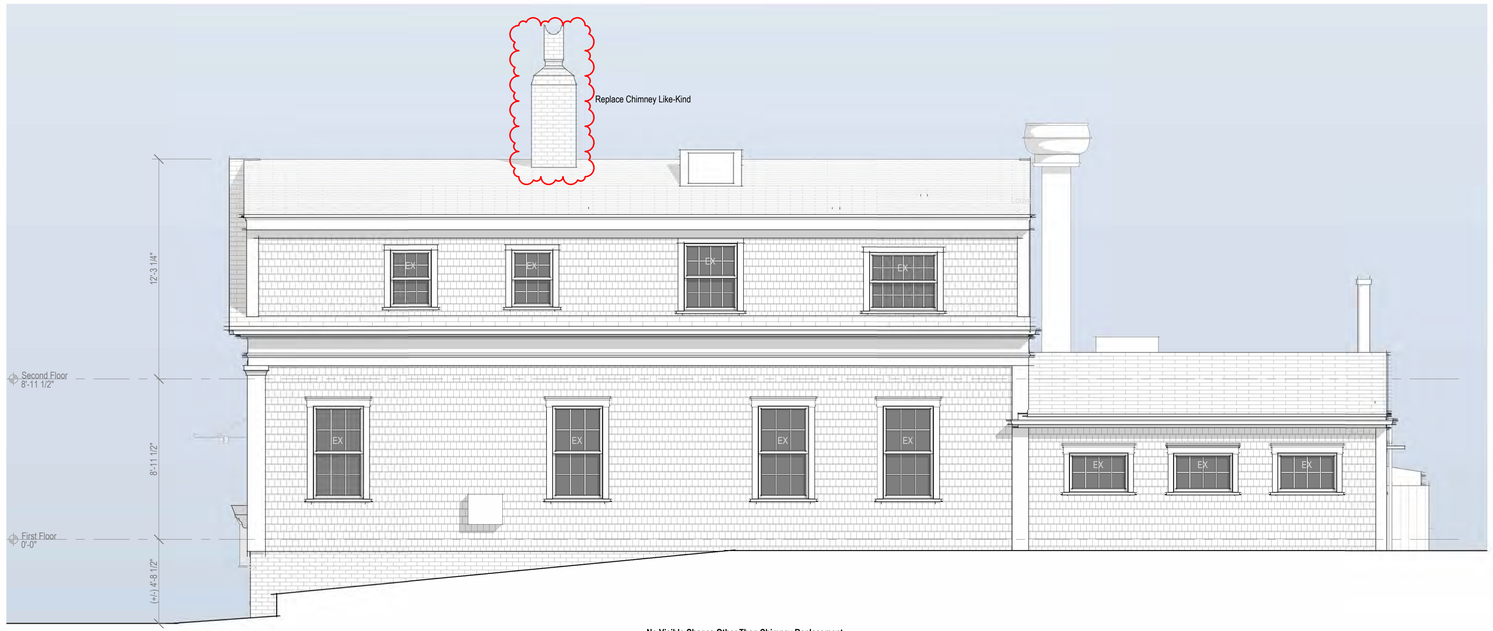
HDC Submission



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

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Side/Rear Setback:	0 ft / 5 ft
Lot Size:	(+/-) 2,458 sf
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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Revisions

Exterior Elevations

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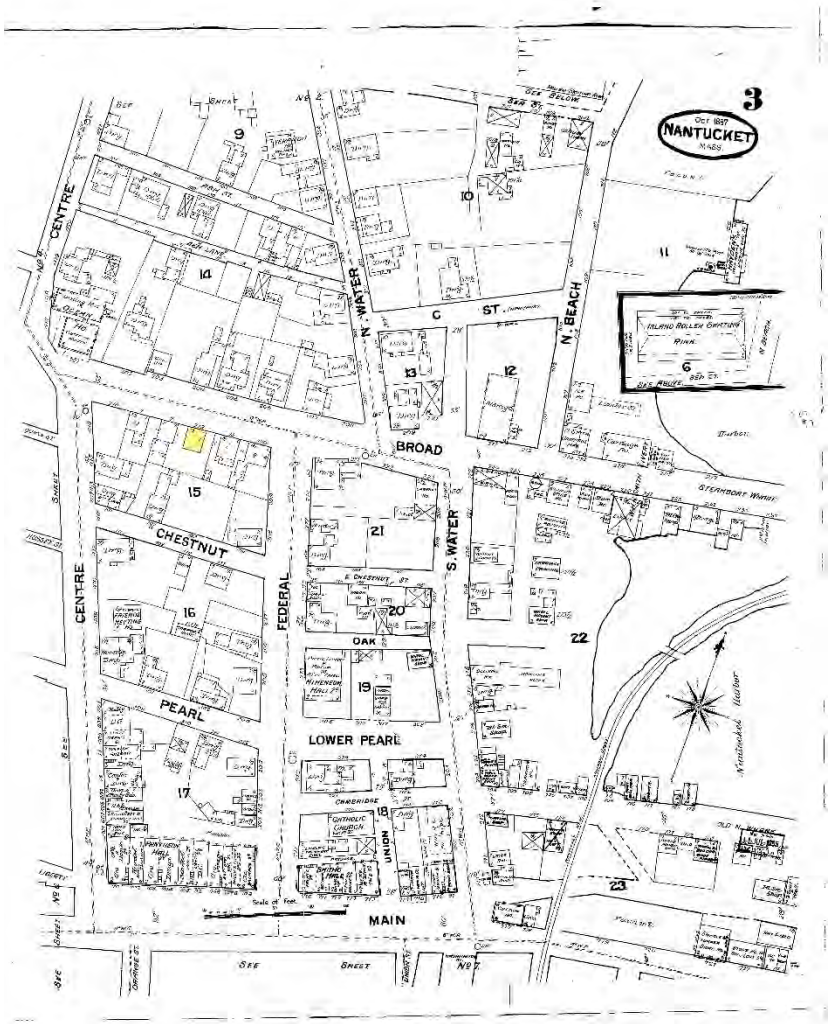
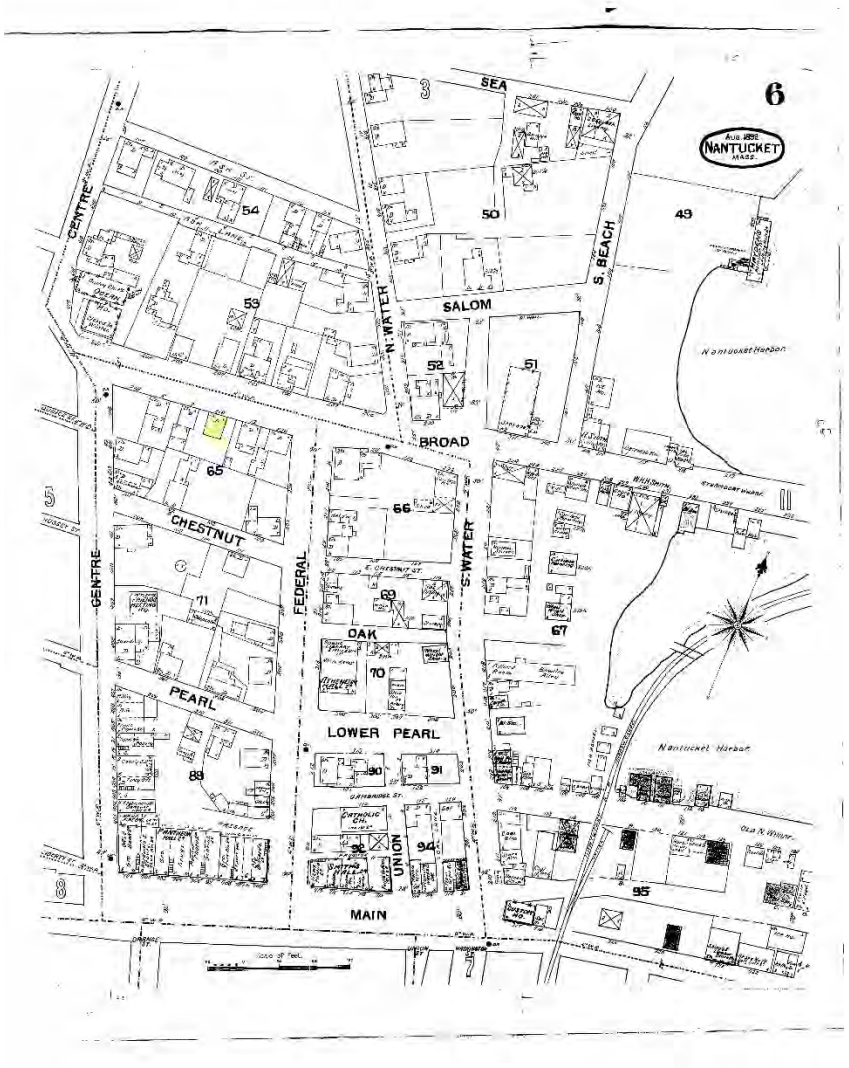
A.2.3

2026



October 1887



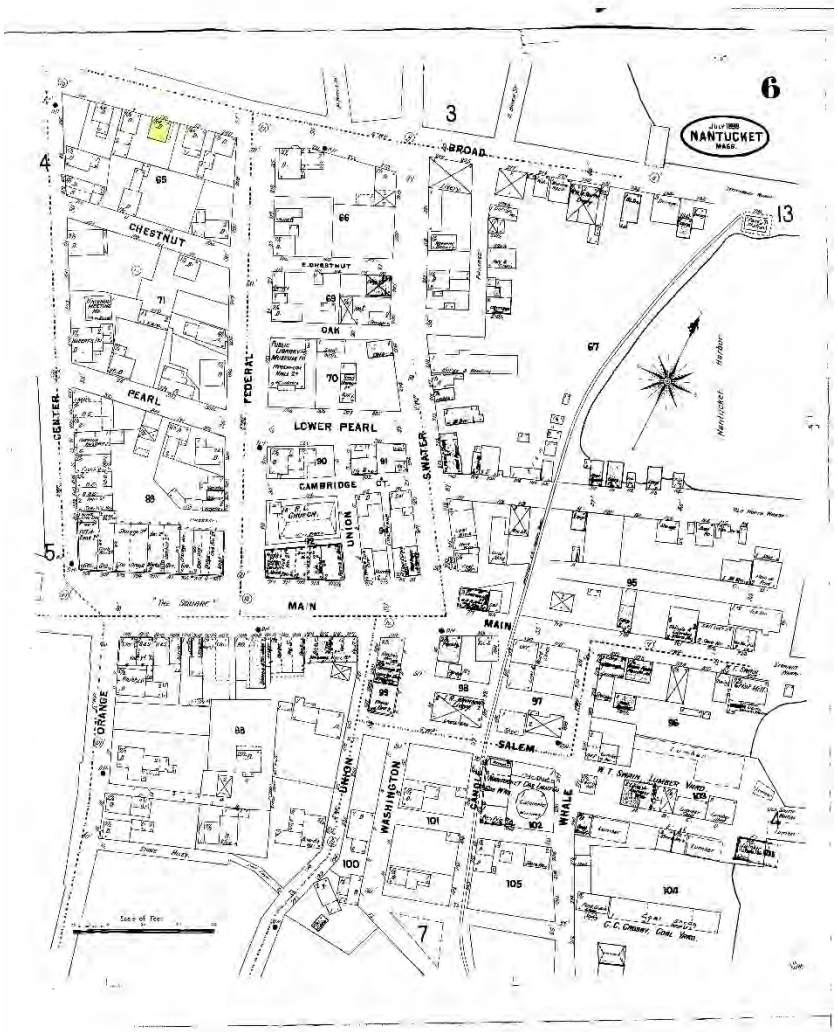
August 1892

20 Broad Street

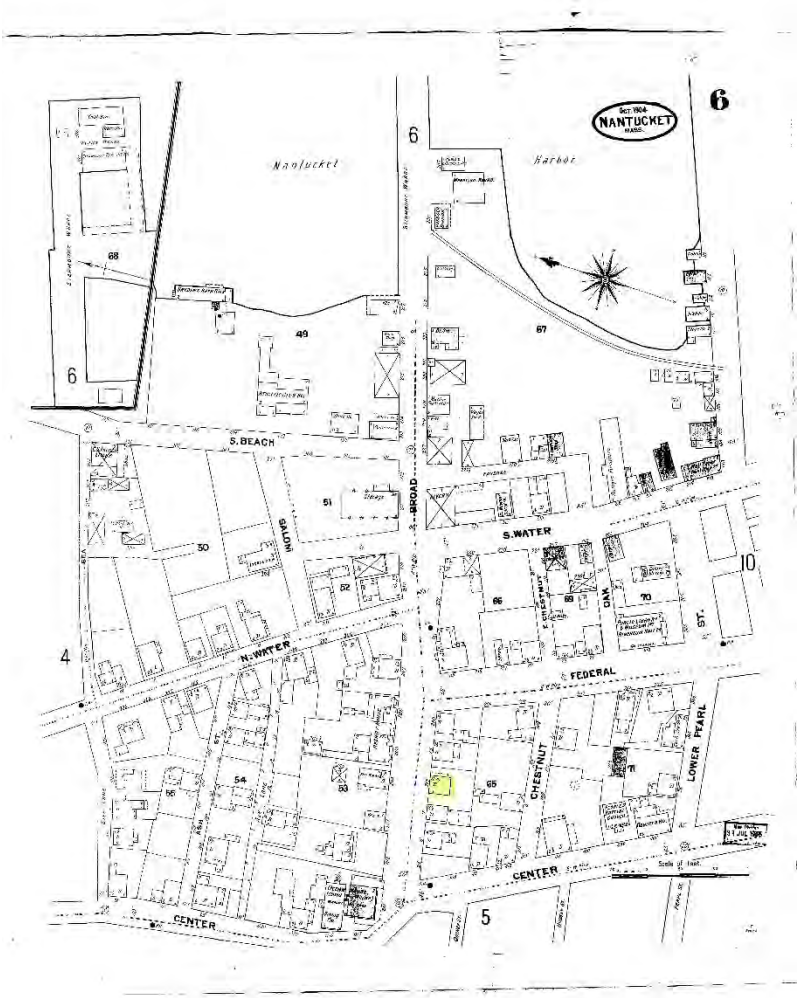
Nantucket, Ma, 02554

Historical Research
Sanborn Maps

emeritus



July 1898



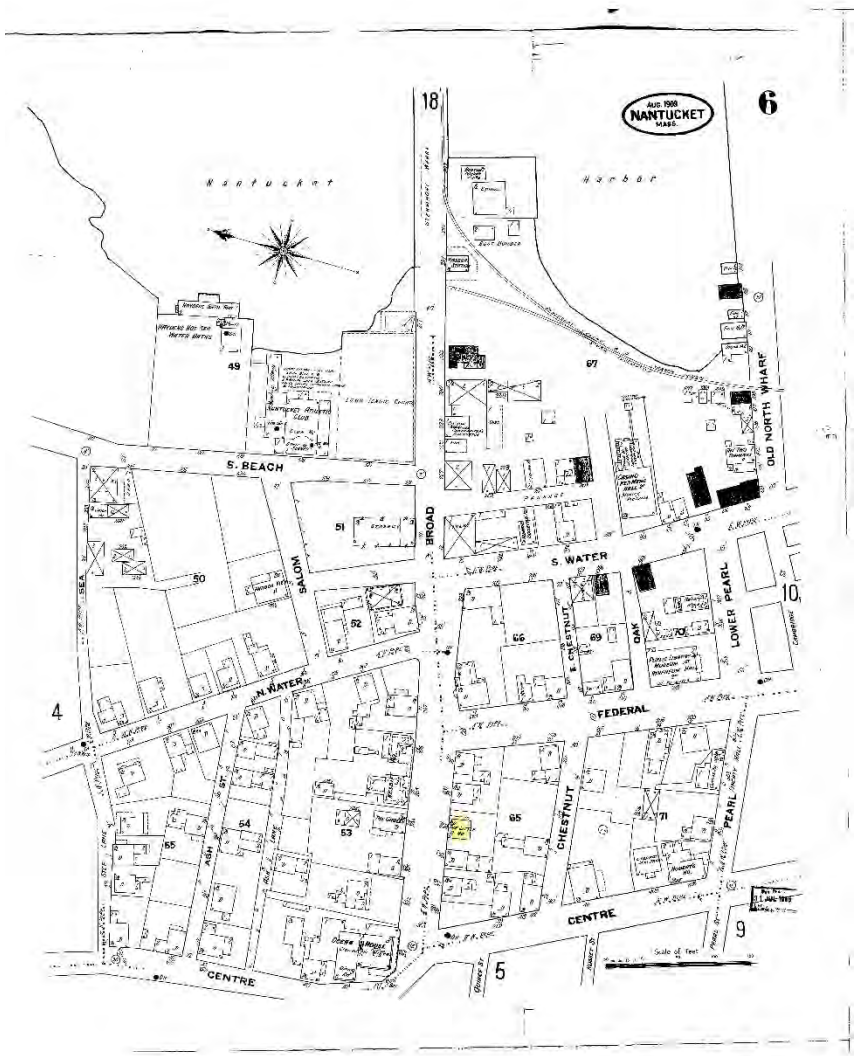
October 1904

20 Broad Street

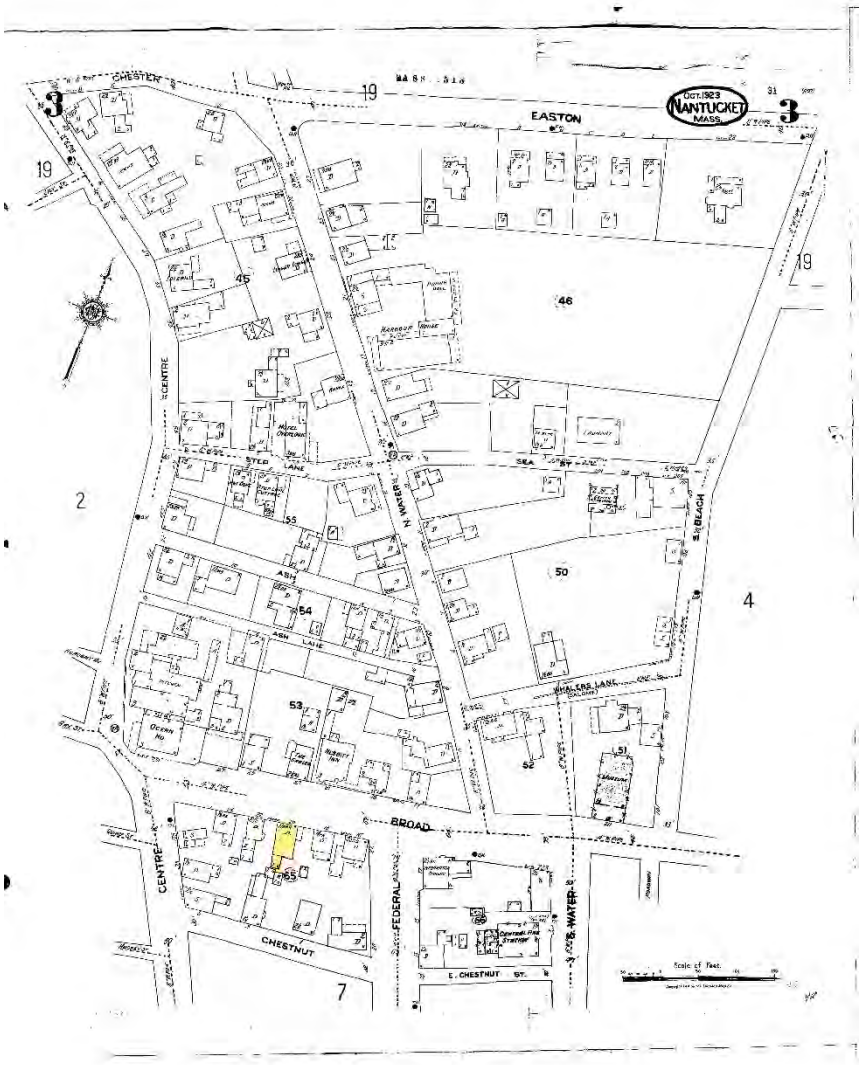
Nantucket, Ma, 02554

Historical Research
Sanborn Maps

emeritus



August 1909



October 1923

20 Broad Street

Nantucket, Ma, 02554

Historical Research
Sanborn Maps

emeritus



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

---

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

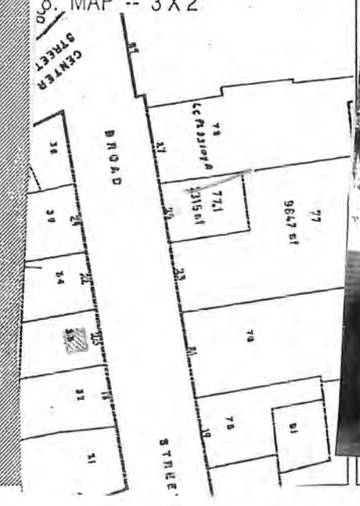
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

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



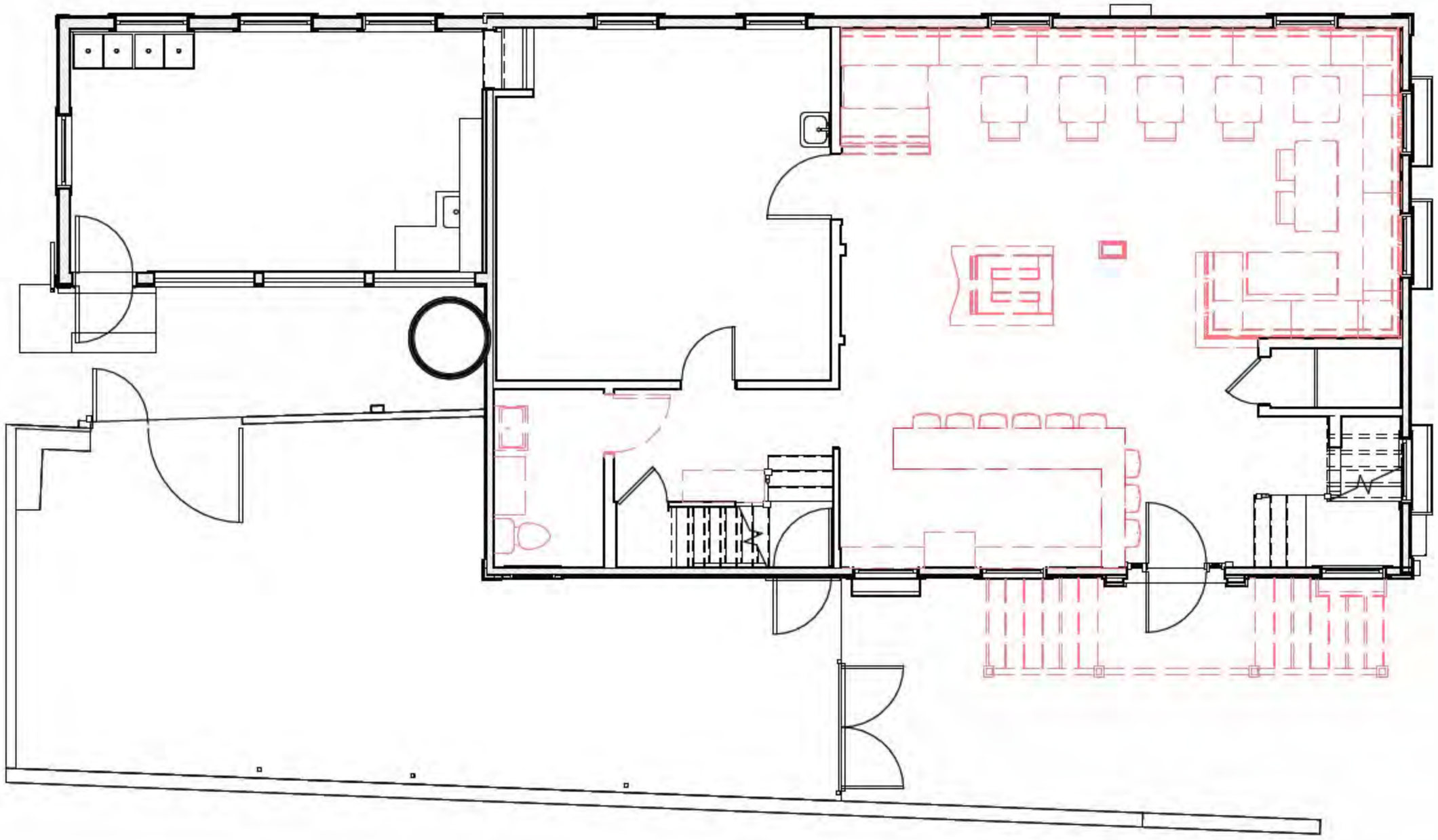


Existing Conditions


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

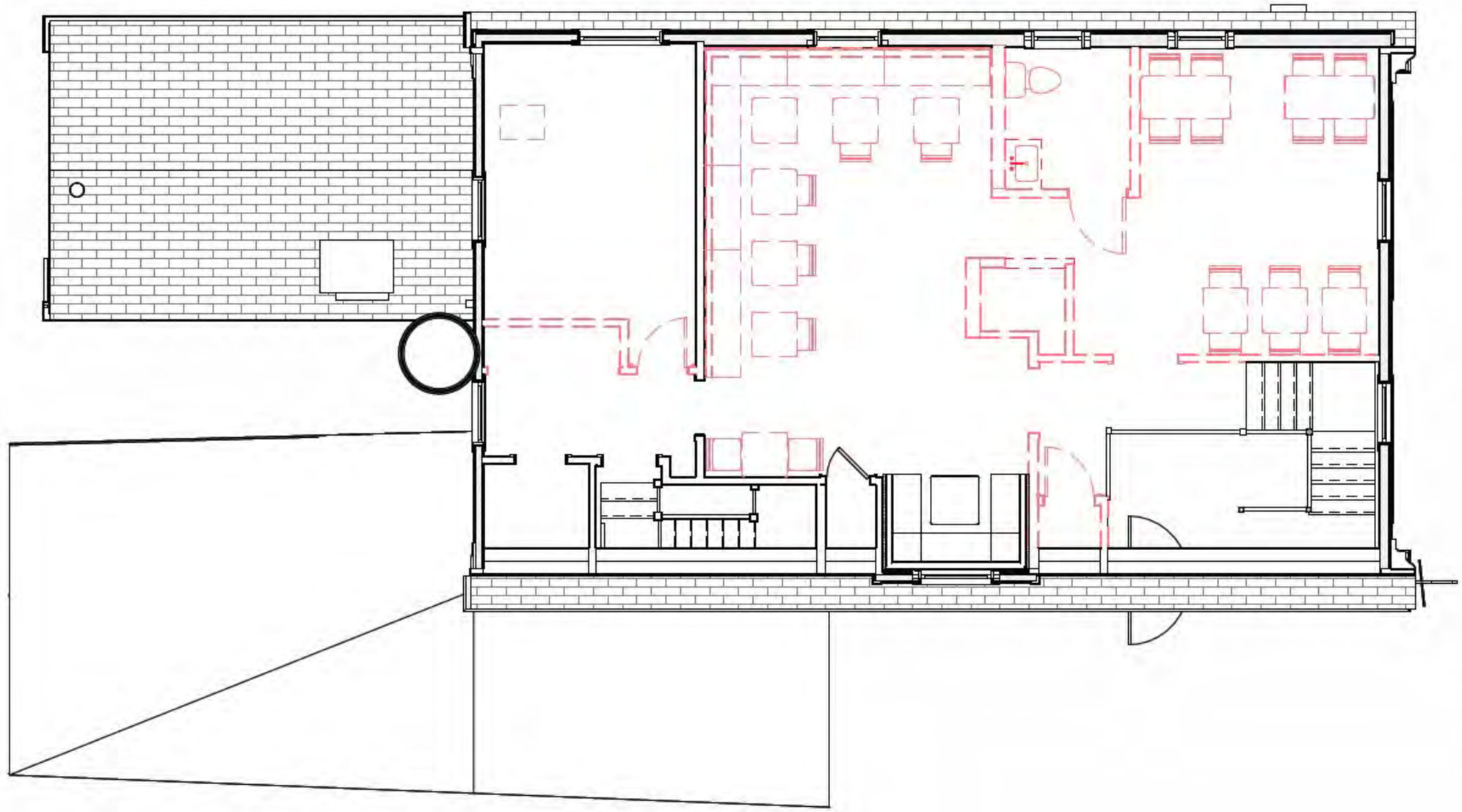
Locus Map


BROAD STREET
Accessible Lift
New Stairs & Accessible Stoop
20 BROAD
TOTAL AREA
1,388 +/- S. F.
22 BROAD
Covered Patio Dining
3 CHESTNUT



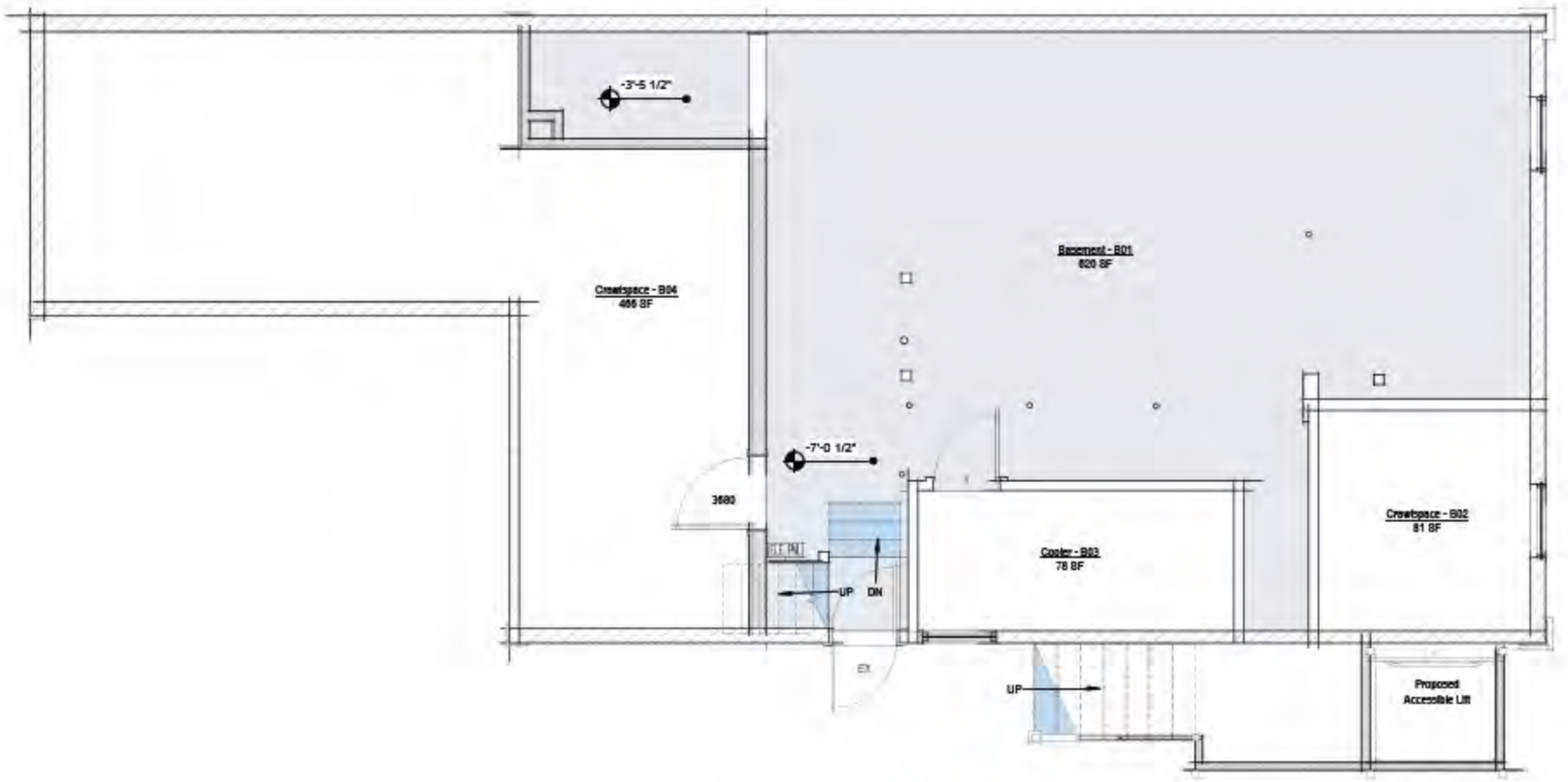
First Floor Plan - Demolition

1/8" = 1'-0"



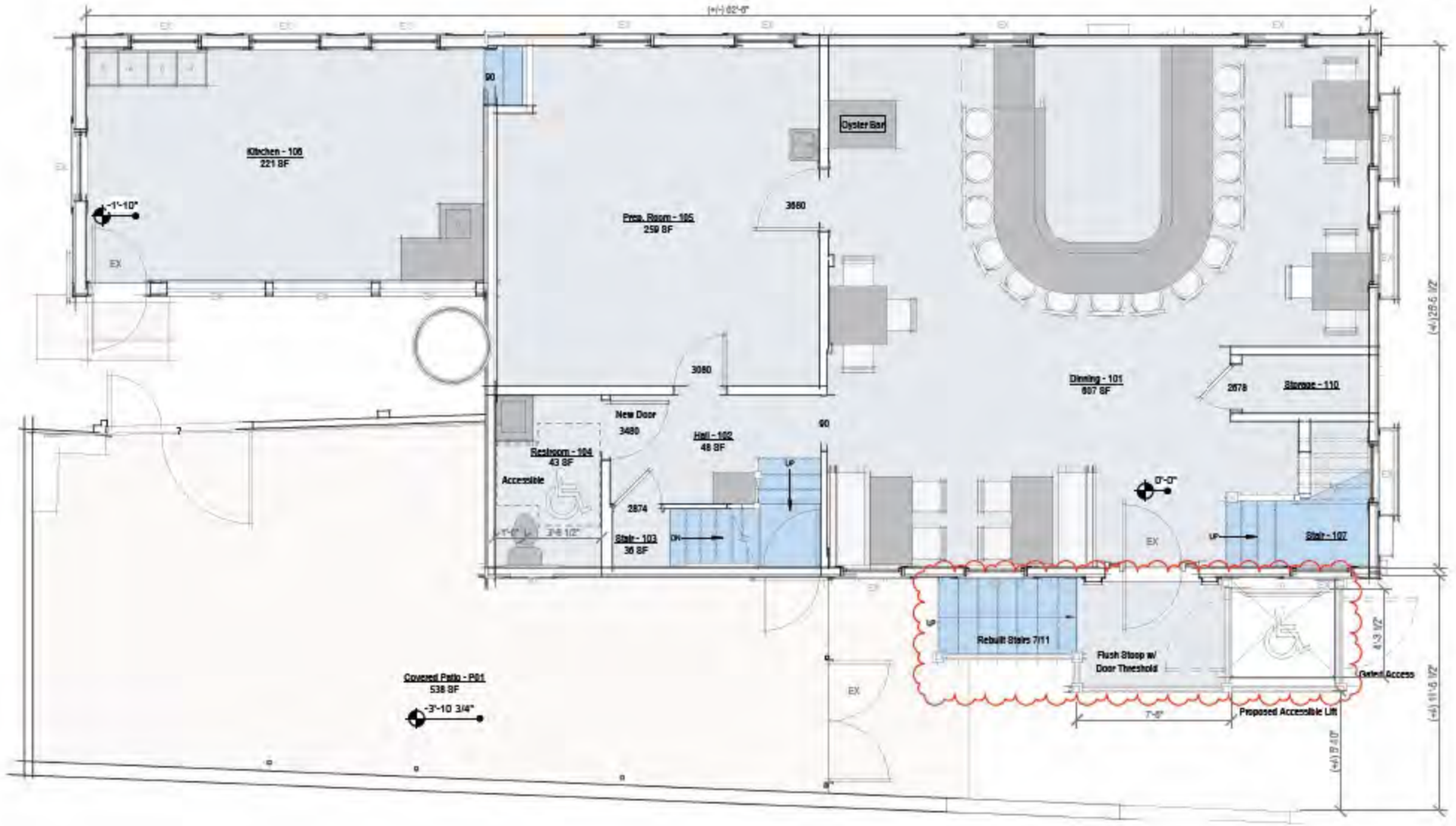
Second Floor Plan - Demolition

1/8" = 1'-0"



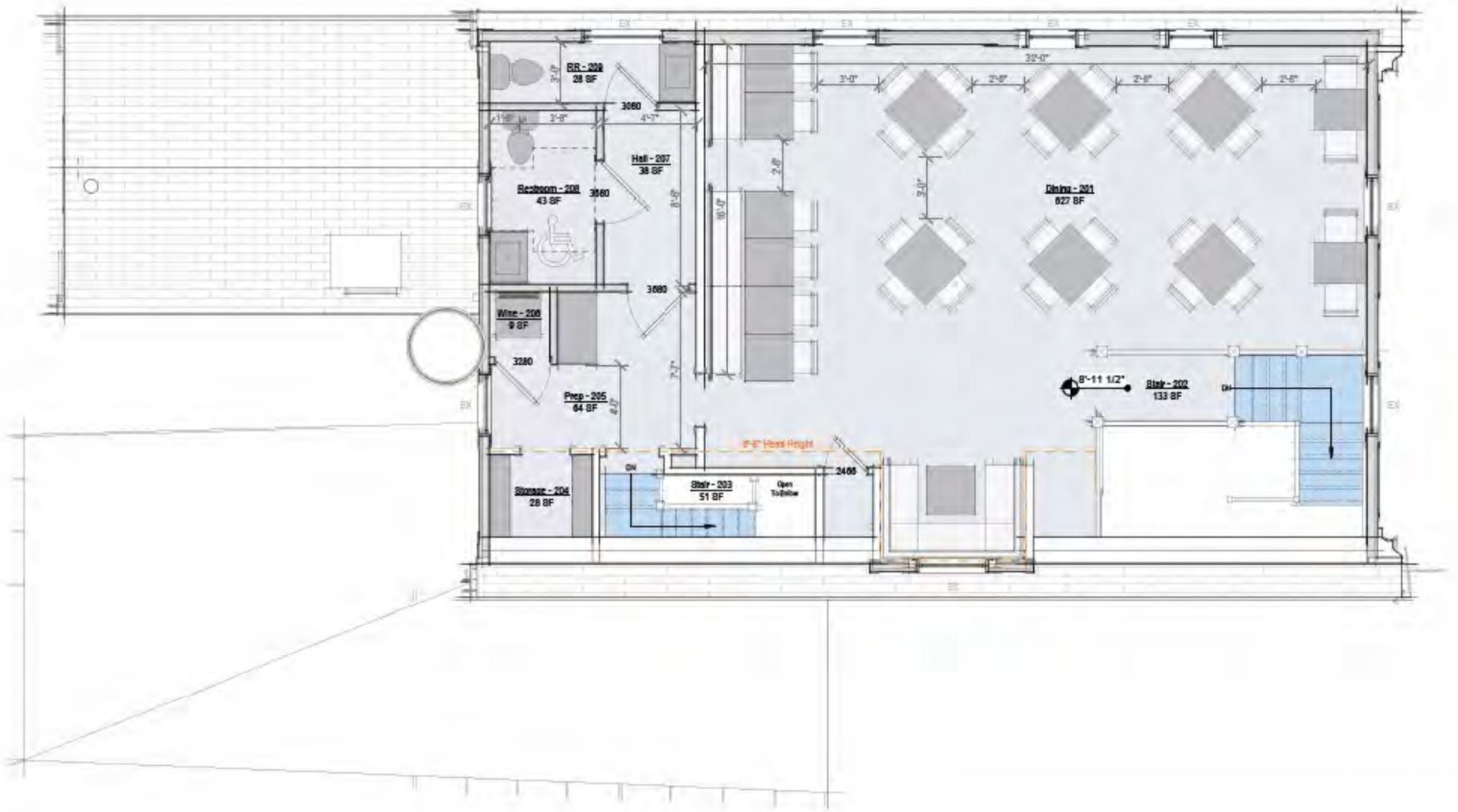
Basement Plan - Proposed

1/4" = 1'-0"



First Floor Plan - Proposed

1/4" = 1'-0"



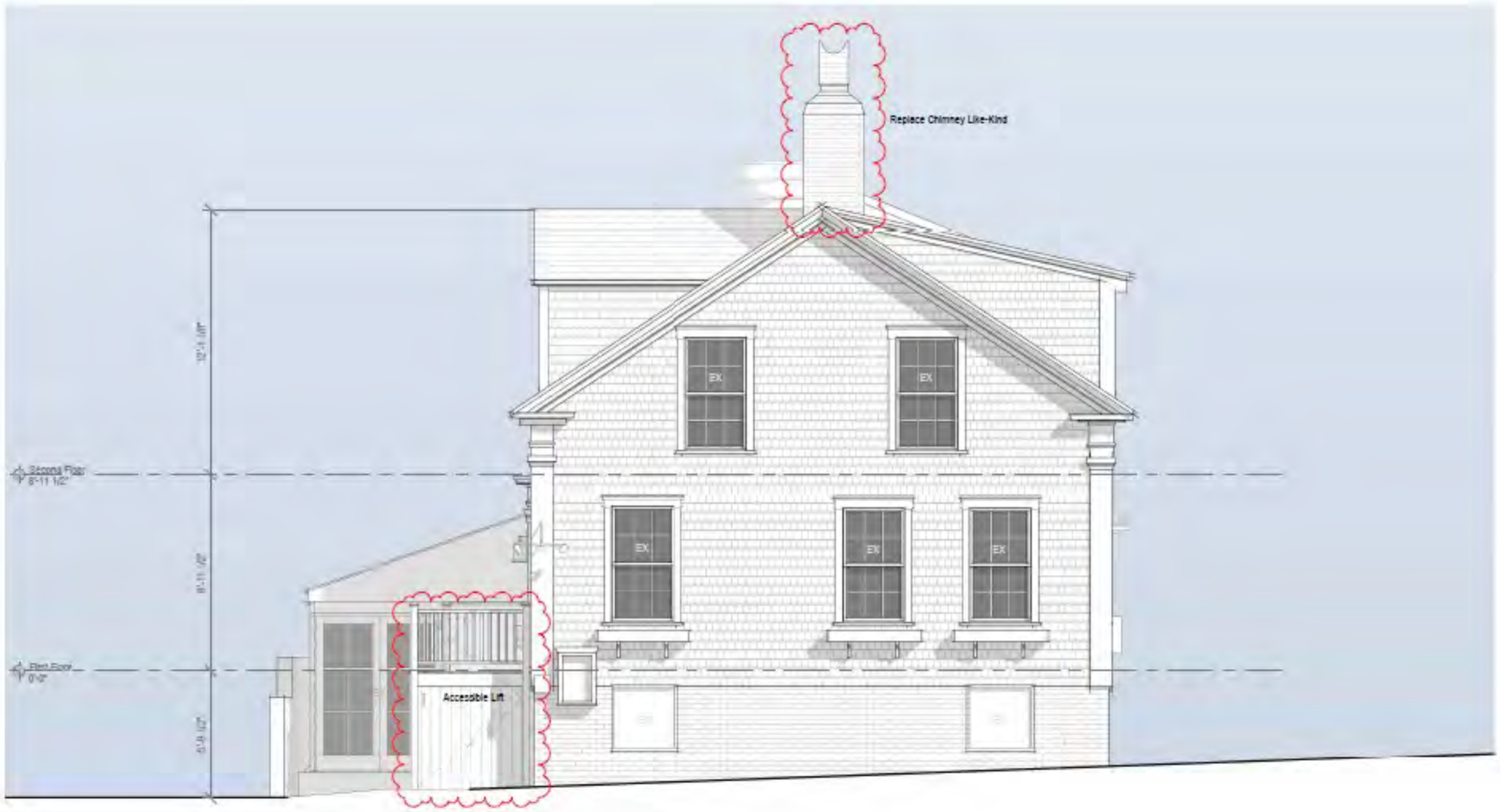
Second Floor Plan - Proposed

1/4" = 1'-0"



North Elevation - Existing

1/8" = 1'-0"



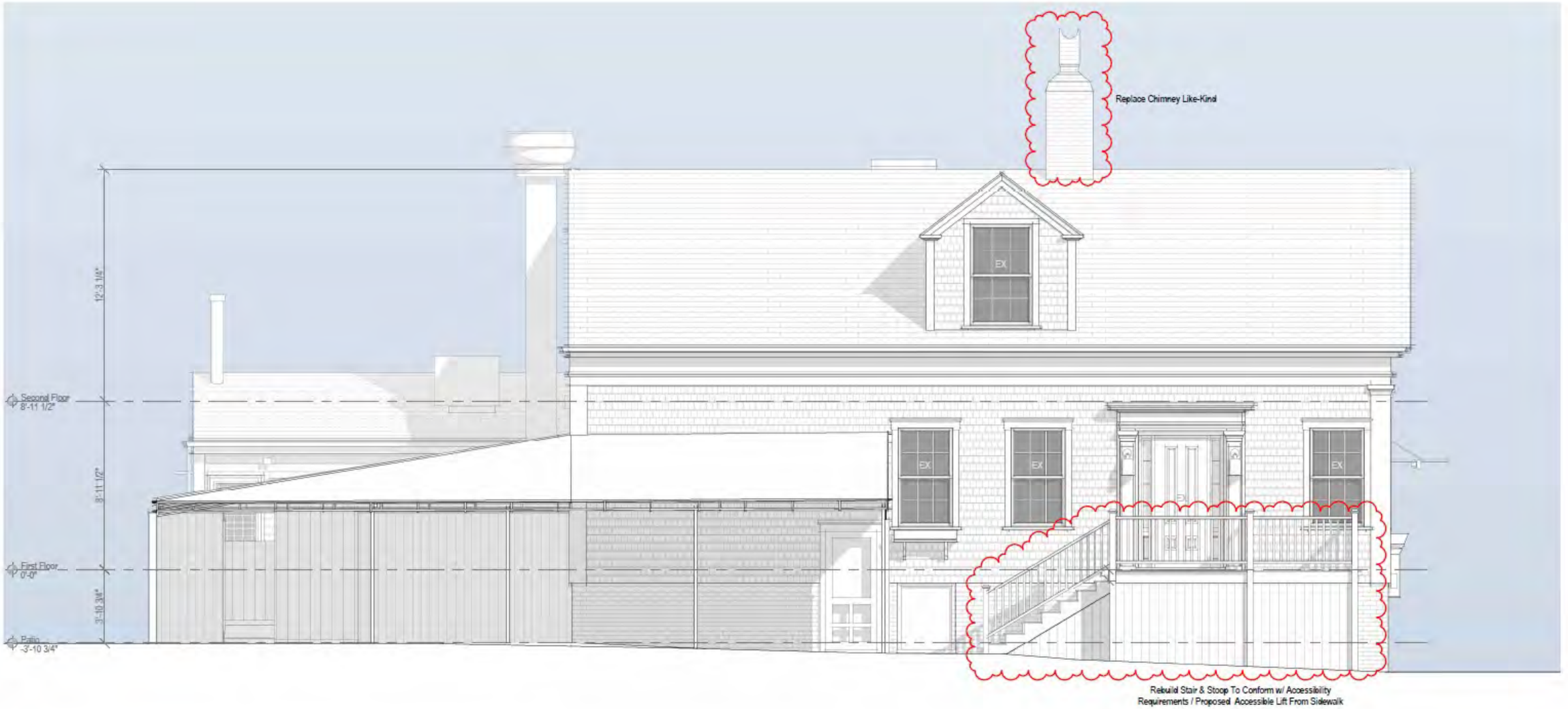
North Elevation - Proposed

1/4" = 1'-0"



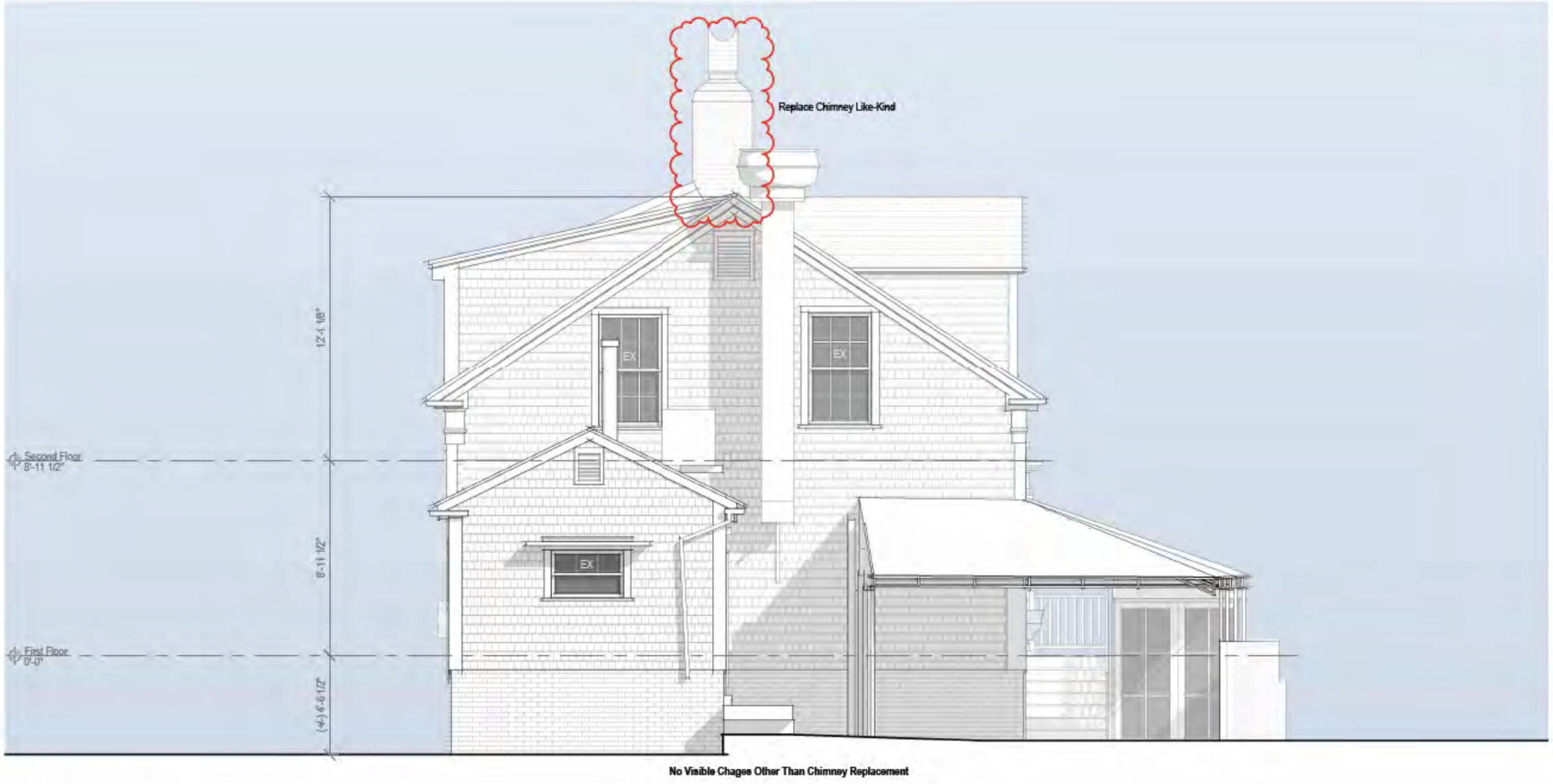
East Elevation - Existing

1/8" = 1'-0"



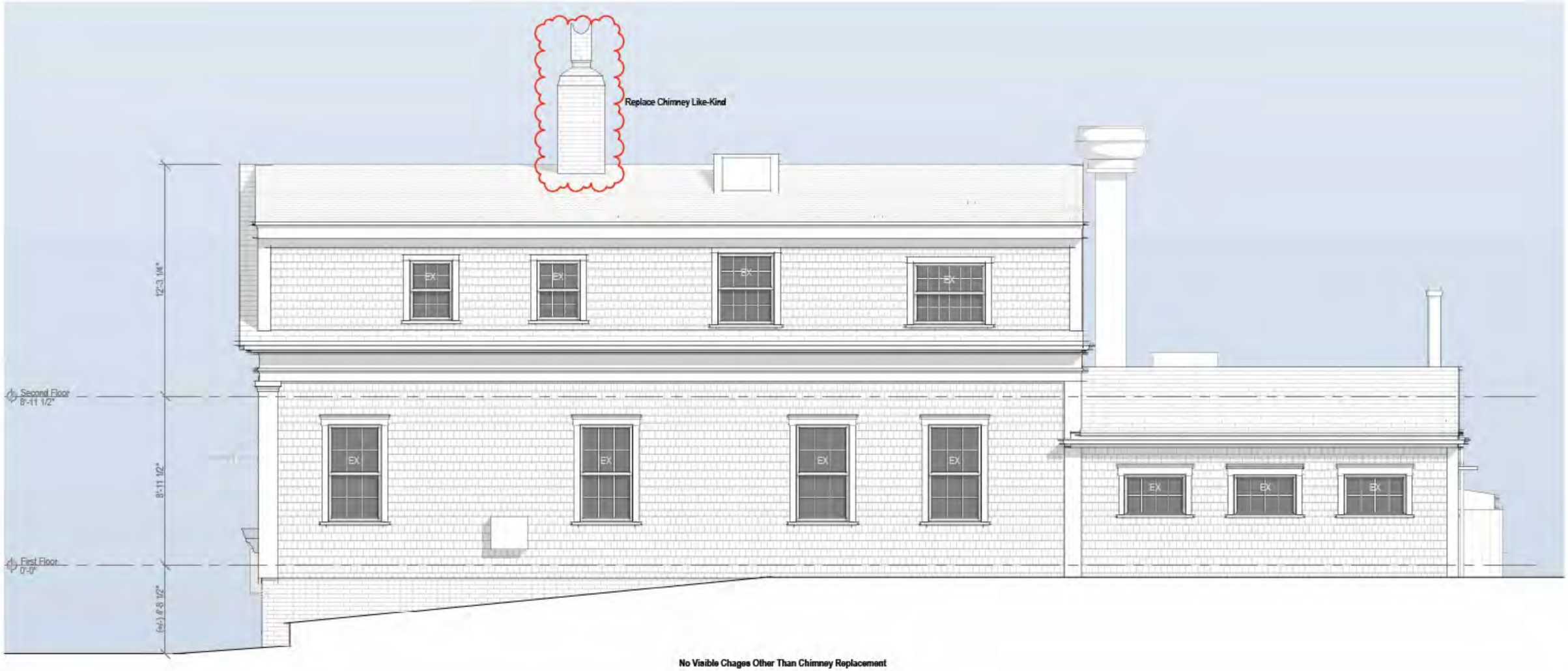
East Elevation - Proposed

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"

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

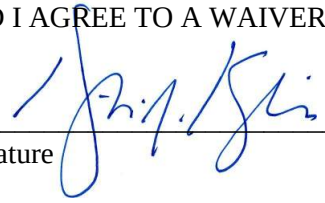
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

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



Main House
32 North Liberty Street
Nantucket, MA 02554

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Main House
32 North Liberty Street
Nantucket, MA 02554

Existing Conditions Photographs
HDC Submission 09.09.24

emeritus

Main House

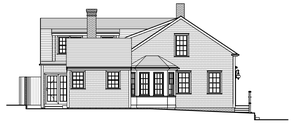
32 North Liberty Street
Nantucket, MA 02554

09.09.24

HDC Submission



East Elevation



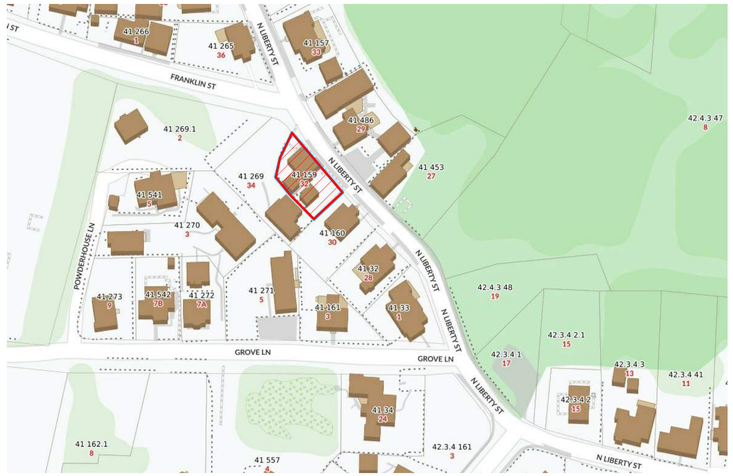
South Elevation



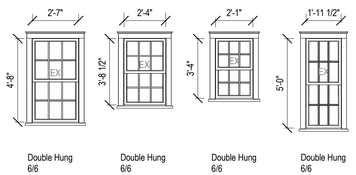
West Elevation



North Elevation



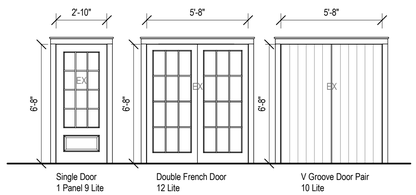
Locus Map



Double Hung 6/6 | Double Hung 6/6 | Double Hung 6/6 | Double Hung 6/6

Window Legend - Dwelling

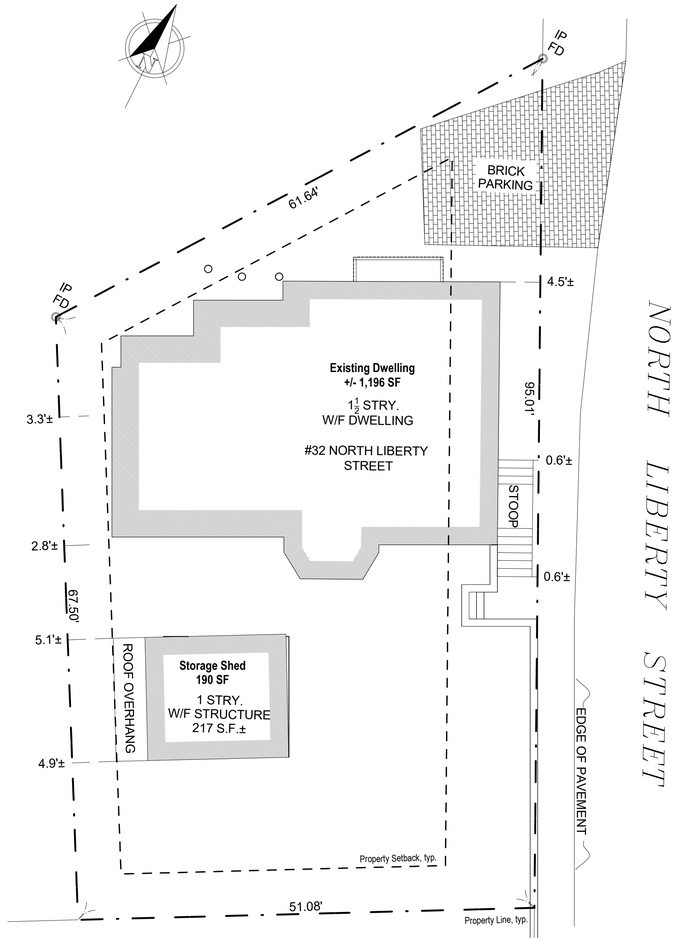
1/4" = 1'-0"



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.
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A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

Revisions

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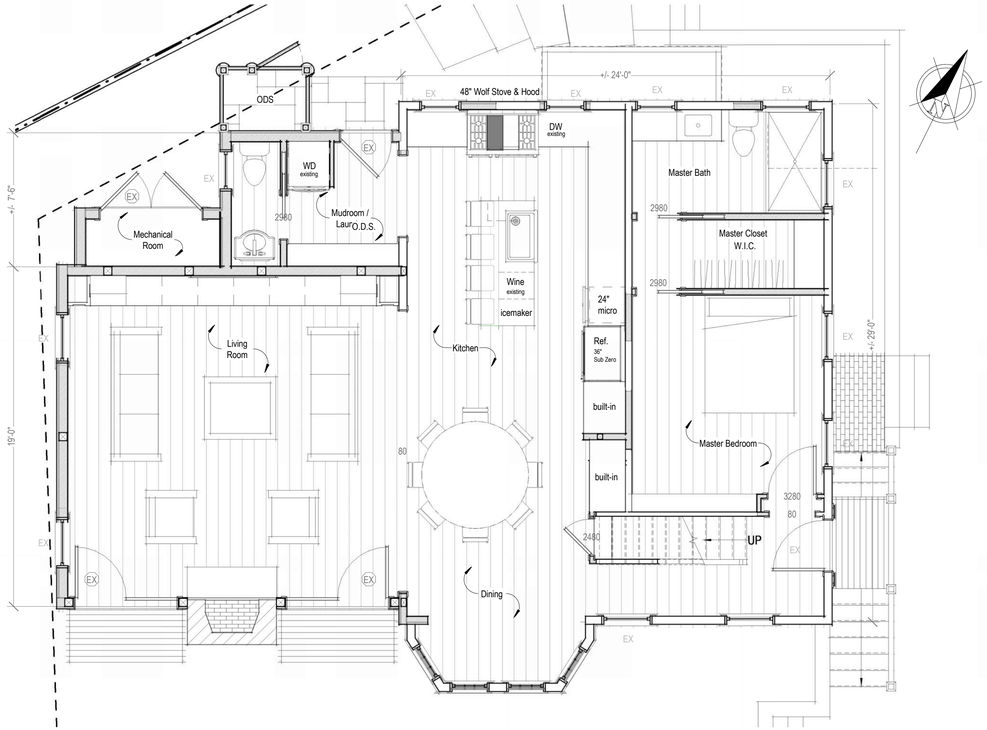
G.1.1

1943

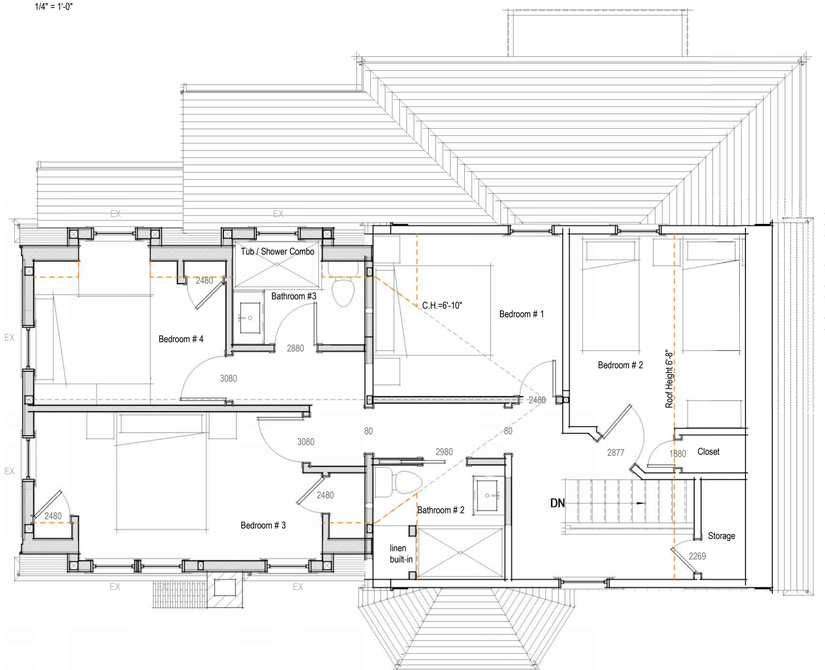
09.09.24

HDC Submission



First Floor - Proposed

1/4" = 1'-0"



Second Floor - Proposed

1/4" = 1'-0"

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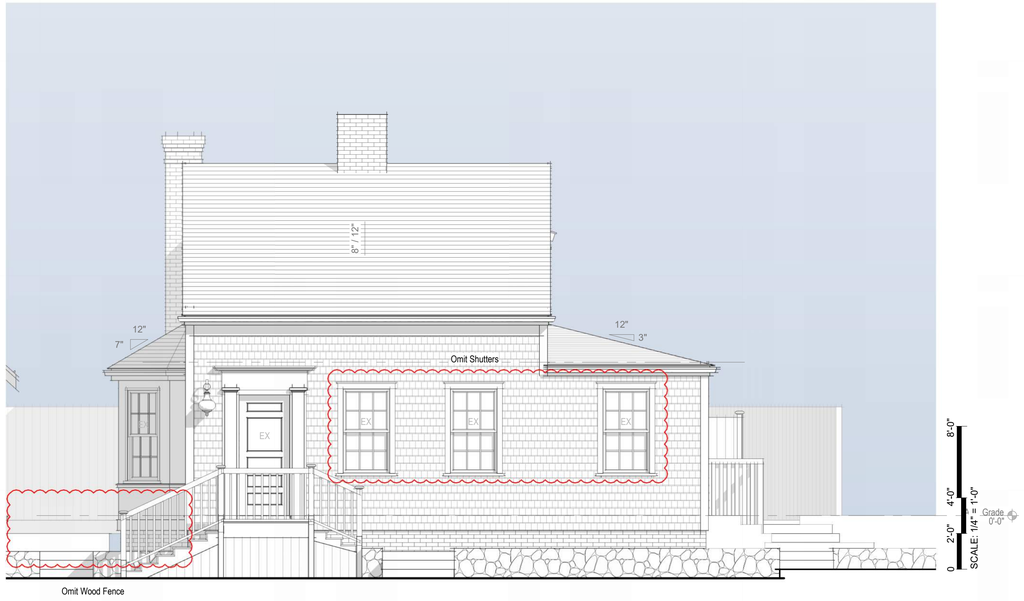
09.09.24

HDC Submission



East Elevation - Previously Approved

1/8" = 1'-0"



East Elevation - Proposed

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North Elevation - Previously Approved

1/8" = 1'-0"



North Elevation - Proposed

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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

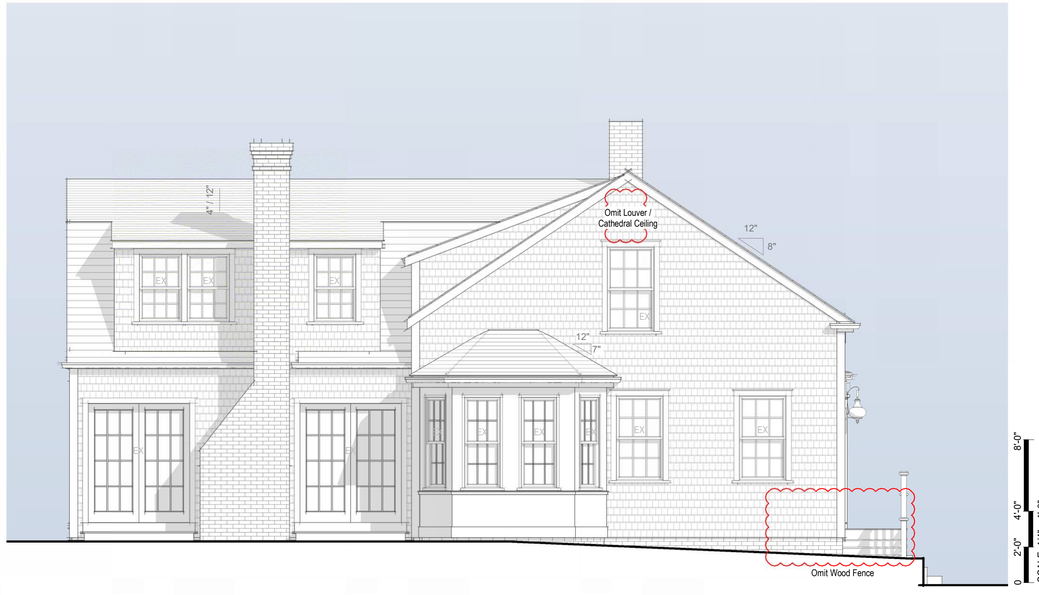
West Elevation - Proposed

1/4" = 1'-0"



South Elevation - Previously Approved

1/8" = 1'-0"



South Elevation - Proposed

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A.2.2

1943

Main House

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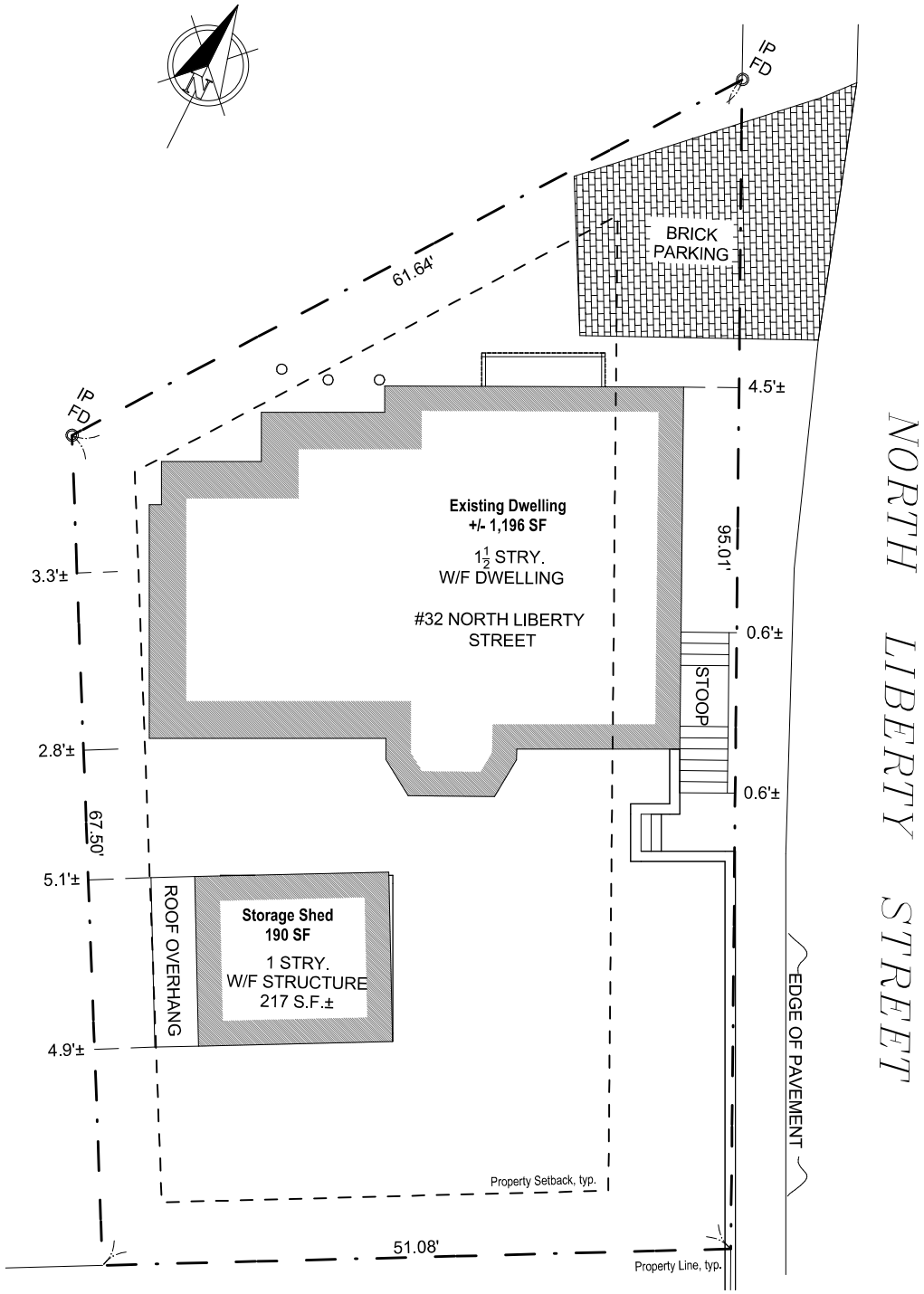
Locus Map

09.09.24



Site Plan

1/8" = 1'-0"



East Elevation



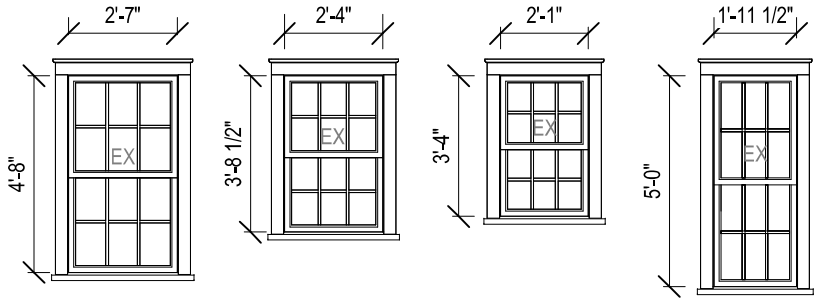
South Elevation



West Elevation



North Elevation



Double Hung
6/6

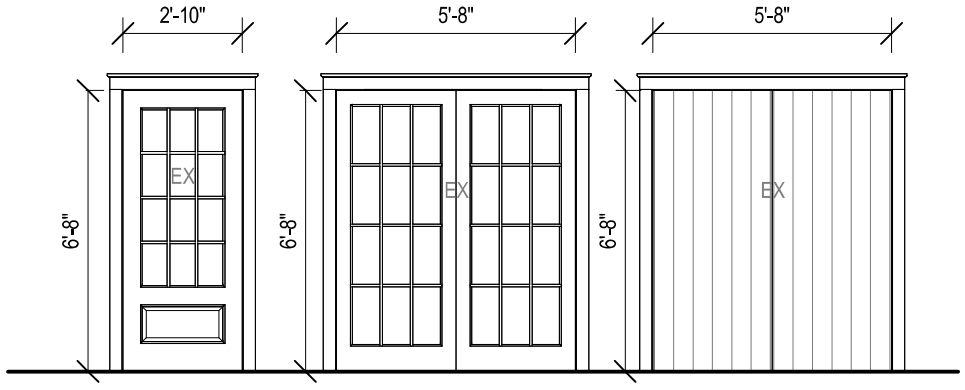
Double Hung
6/6

Double Hung
6/6

Double Hung
6/6

Window Legend - Dwelling

1/4" = 1'-0"



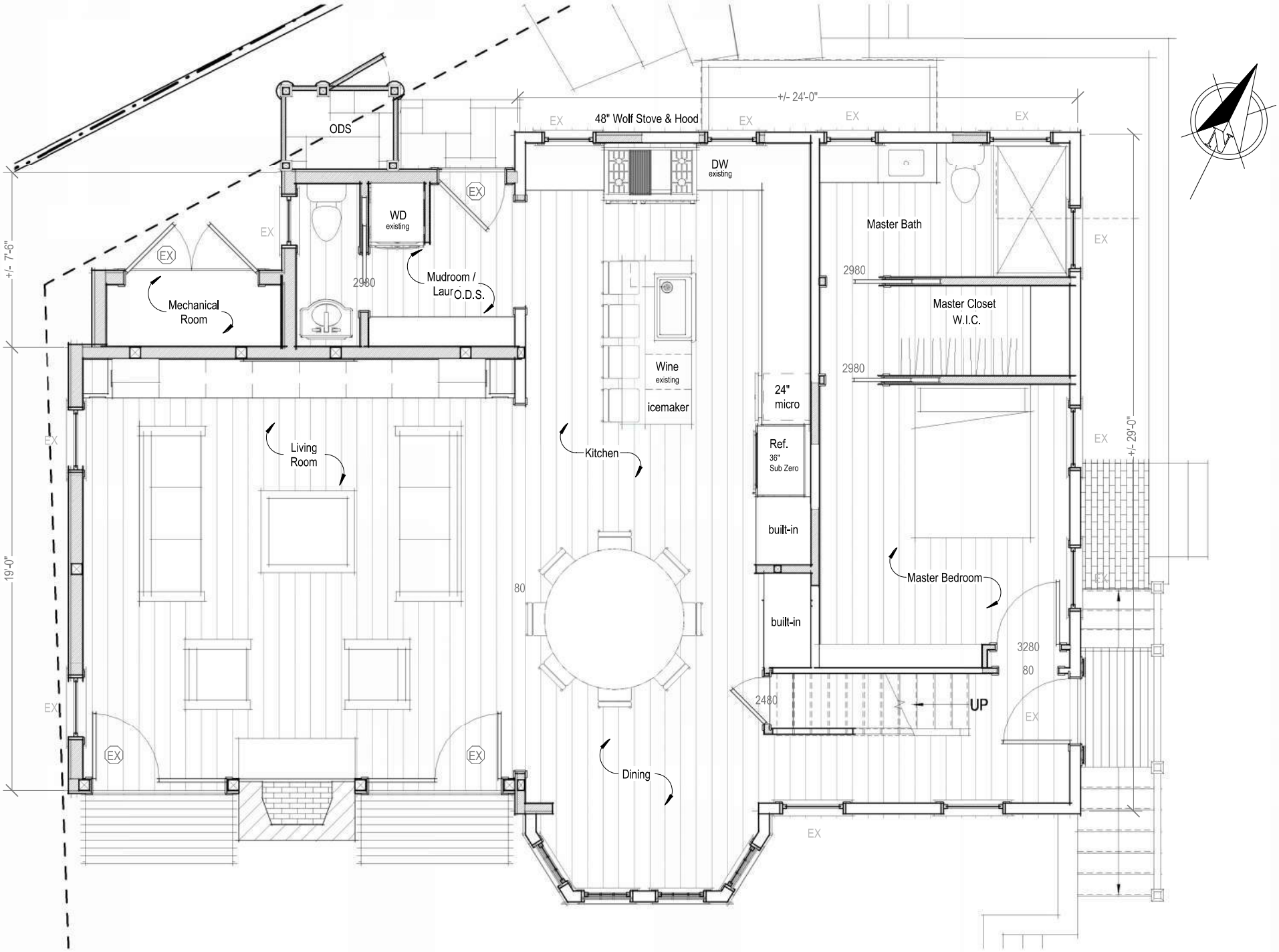
Single Door
1 Panel 9 Lite

Double French Door
12 Lite

V Groove Door Pair
10 Lite

Door Legend - Dwelling

1/4" = 1'-0"



First Floor - Proposed

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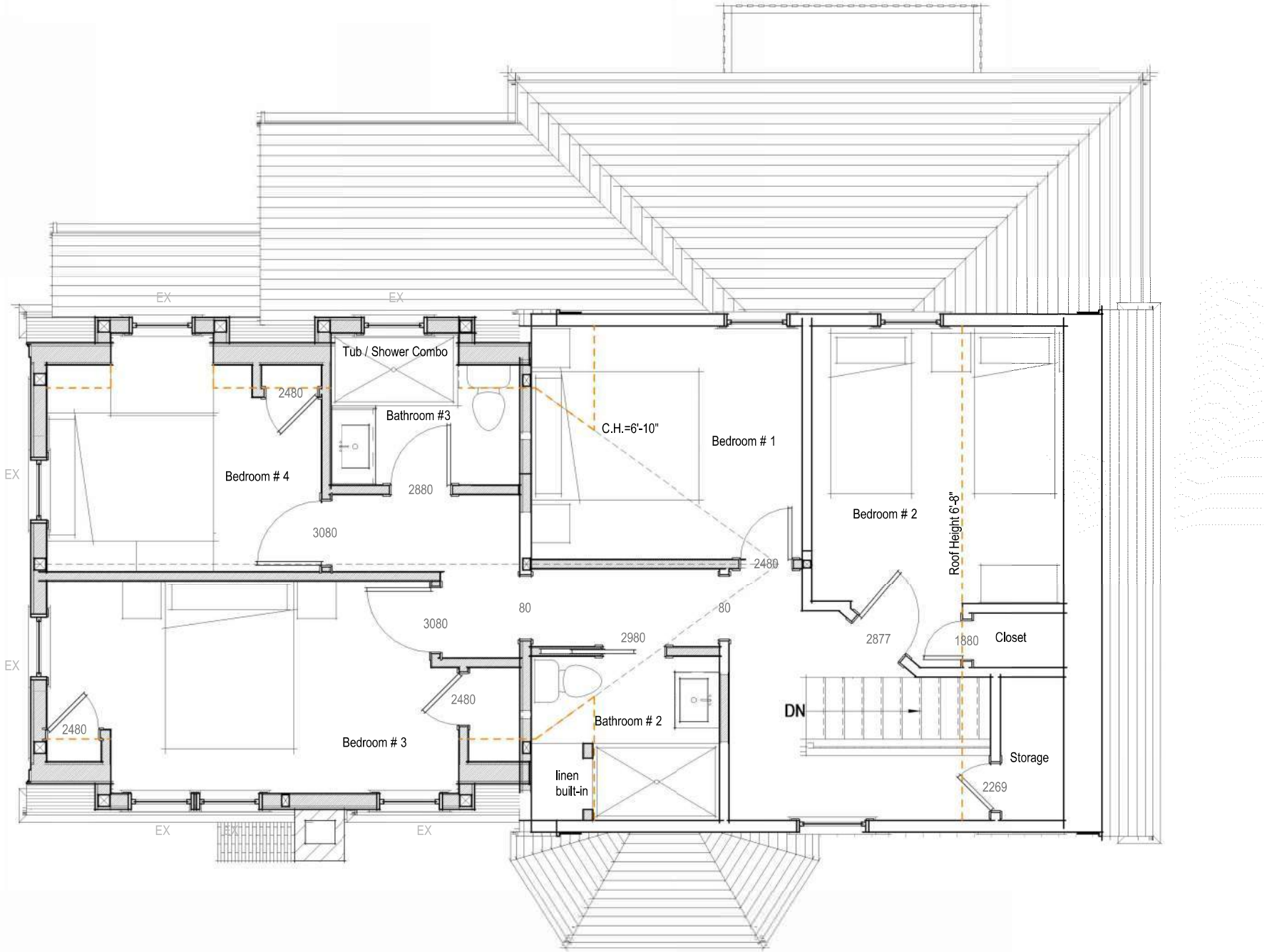
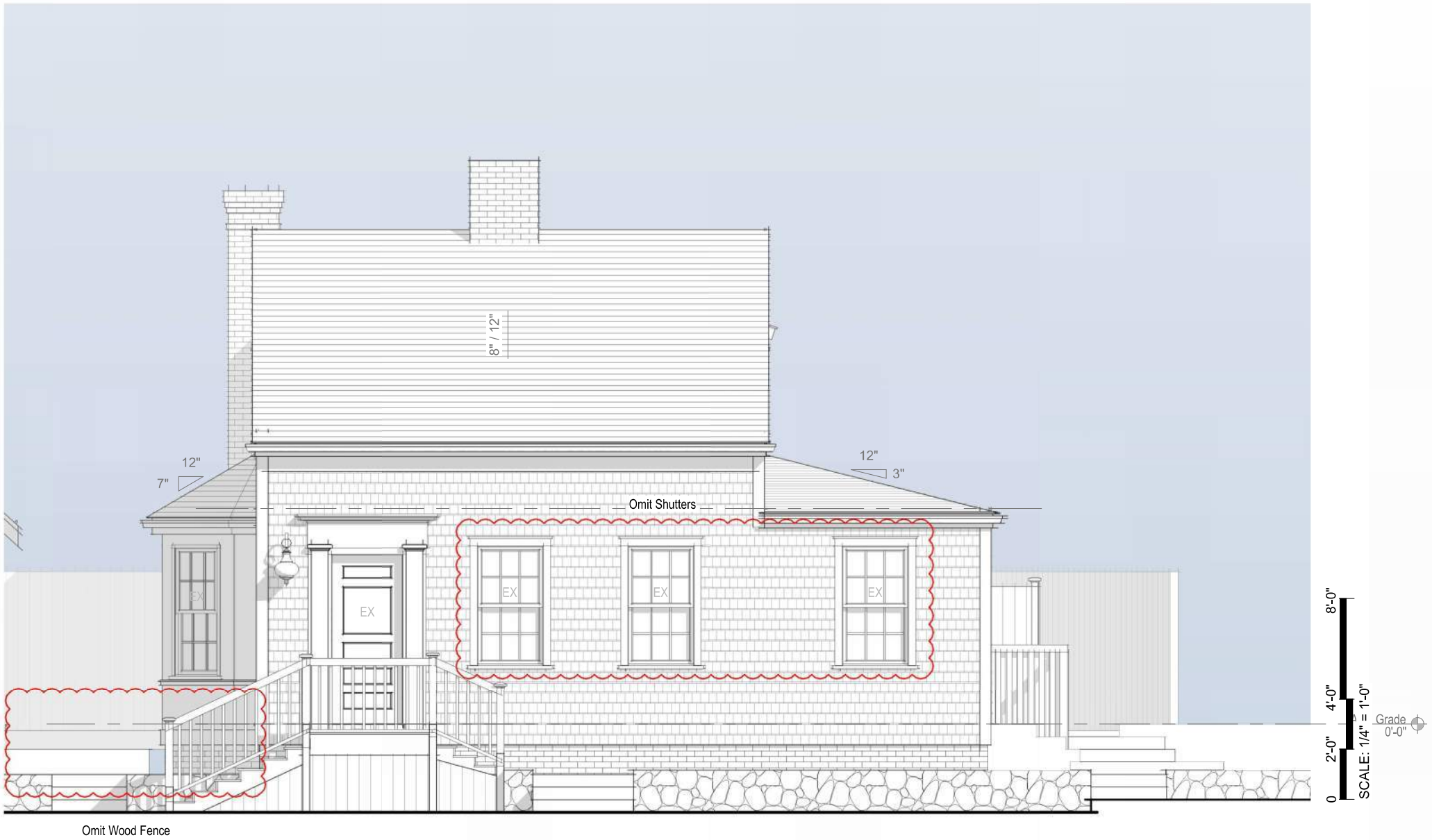


Second Floor - Proposed

1/4" = 1'-0"



East Elevation - Proposed

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

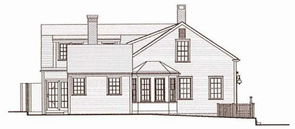
32 North Liberty Street
Nantucket, MA 02554

06.15.22

HDC ATS Submission



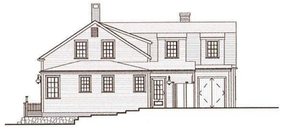
East Elevation



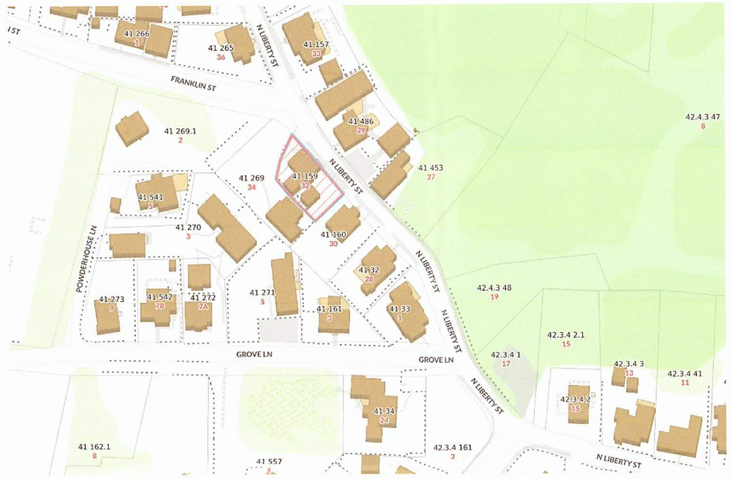
South Elevation



West Elevation



North Elevation



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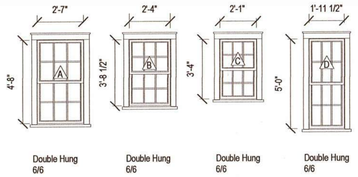
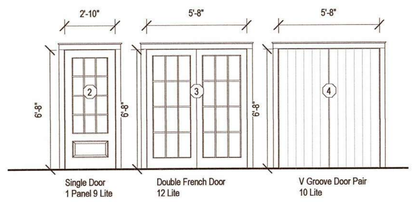


Double Hung 6/6 | Double Hung 6/6 | Double Hung 6/6 | Double Hung 6/6

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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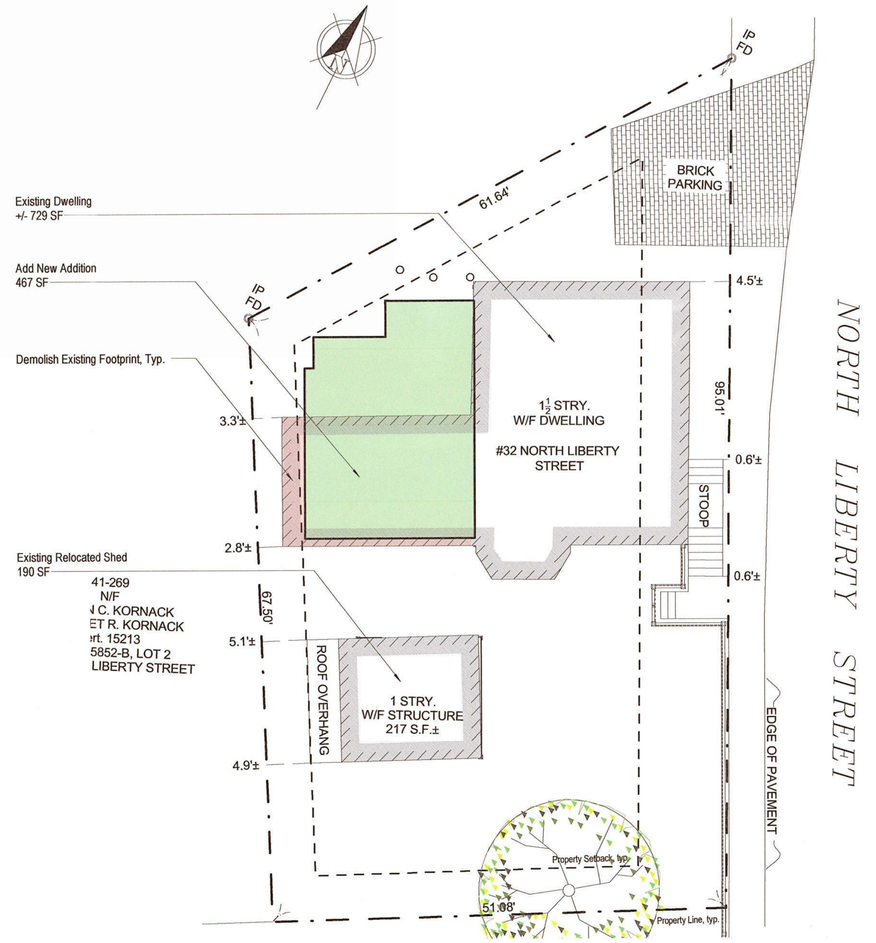

Site Plan

1/8" = 1'-0"

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APPROVED
HDC 2022.03.5873
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL
CHIMNEY UP

Revisions

RECEIVED
JUN 16 2022

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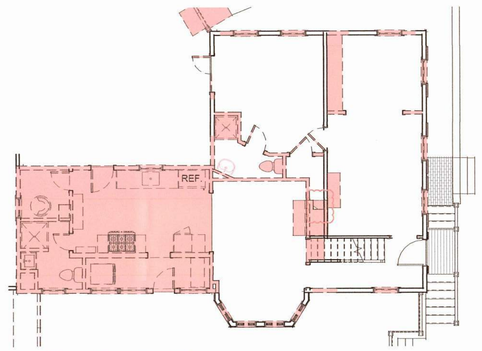
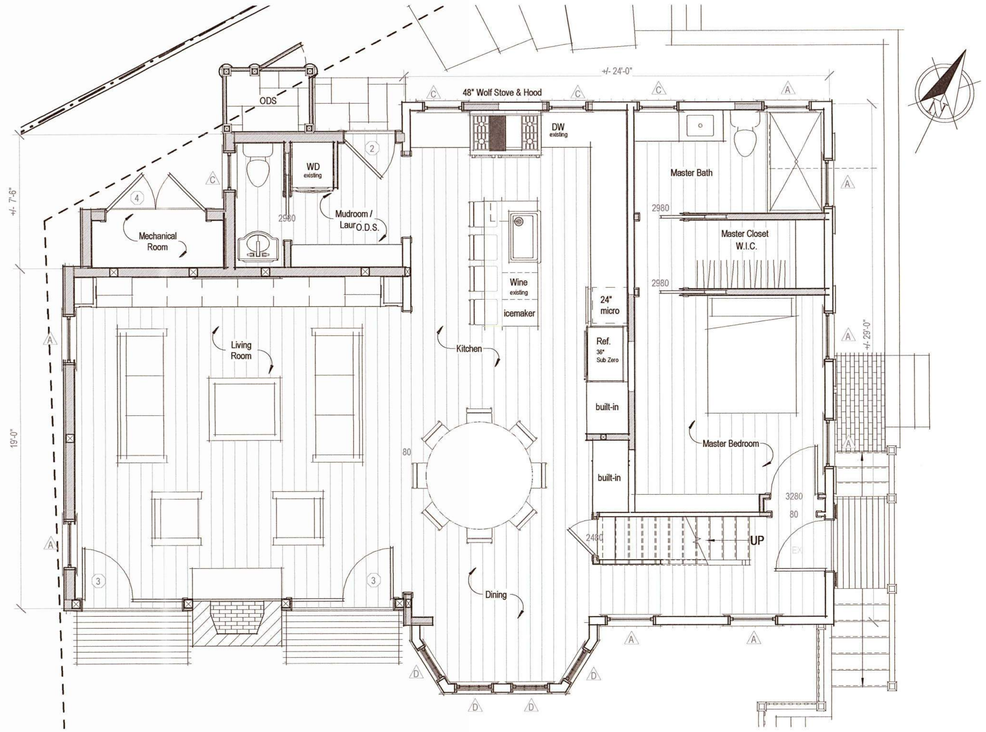


First Floor - Demolition Plan

1/8" = 1'-0"



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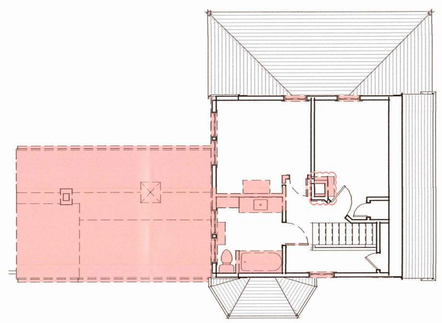
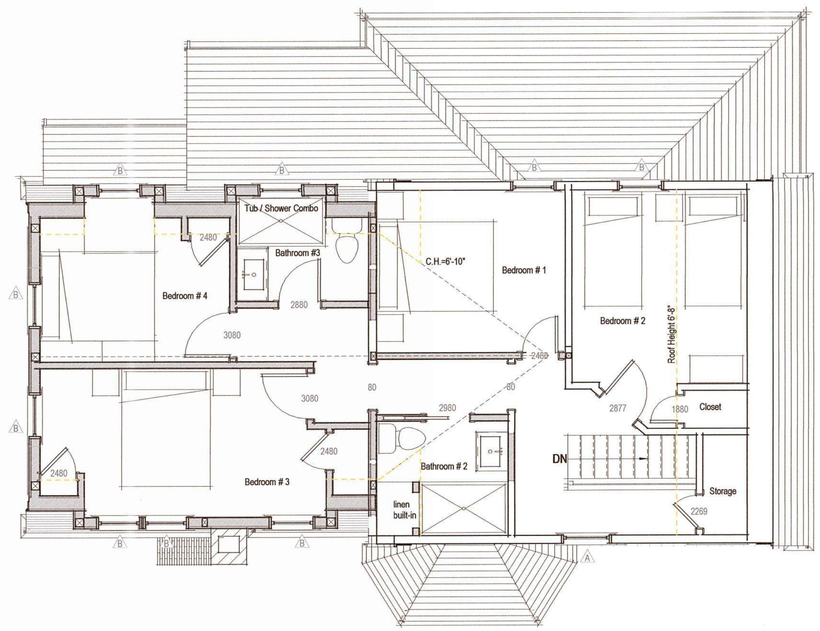


Second Floor - Demolition Plan

1/8" = 1'-0"



Second Floor - Proposed

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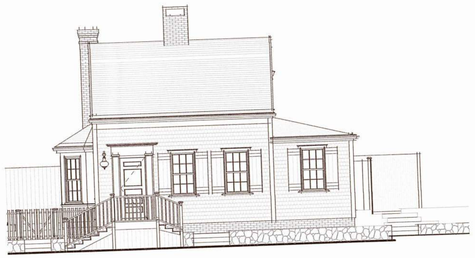
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.1

1943

06.15.22

HDC ATS Submission



East Elevation - Previously Submitted

1/8" = 1'-0"



East Elevation - Previously Approved

1/8" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"



North Elevation - Previously Submitted

1/8" = 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.:	+/- 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 2022-03.5873
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL
CHIMNEY ONLY

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.

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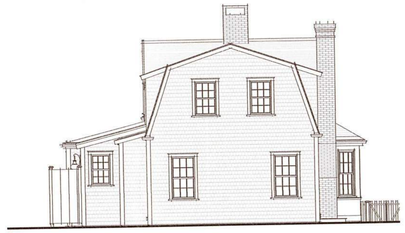
RECEIVED
JUN 1 8 2022

A.2.1

1943

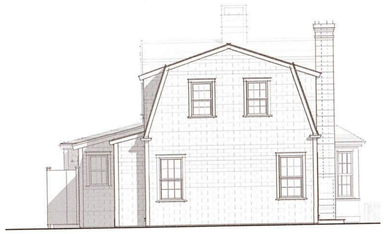
06.15.22

HDC ATS Submission



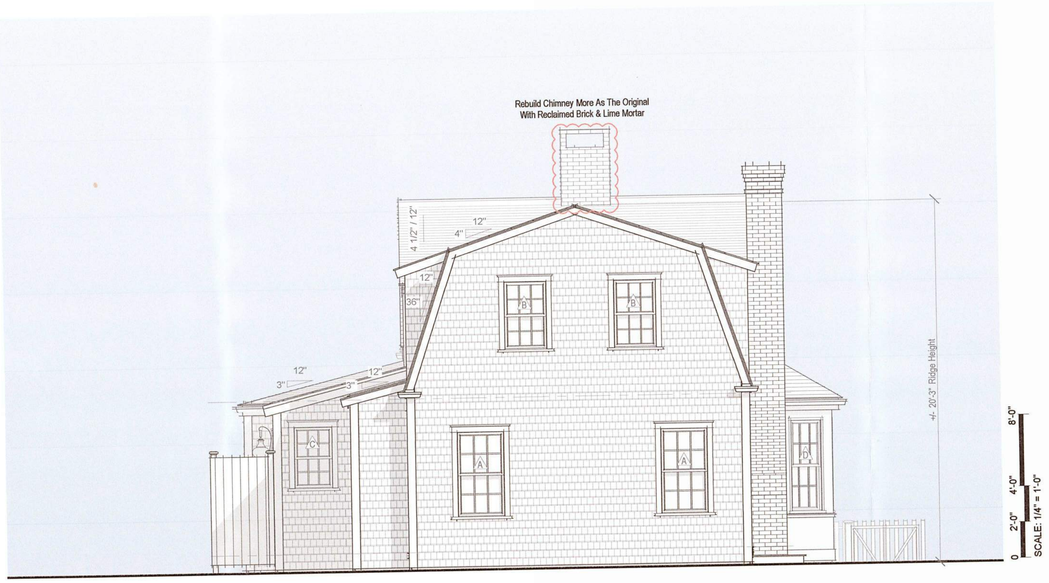
West Elevation - Previously Submitted

1/8" = 1'-0"



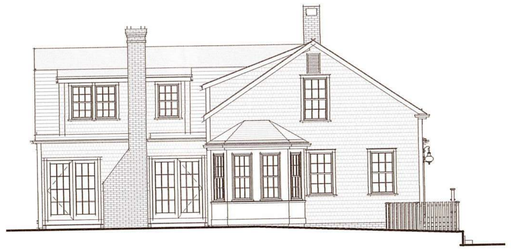
West Elevation - Previously Approved

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

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P: 508.325.4995
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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

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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

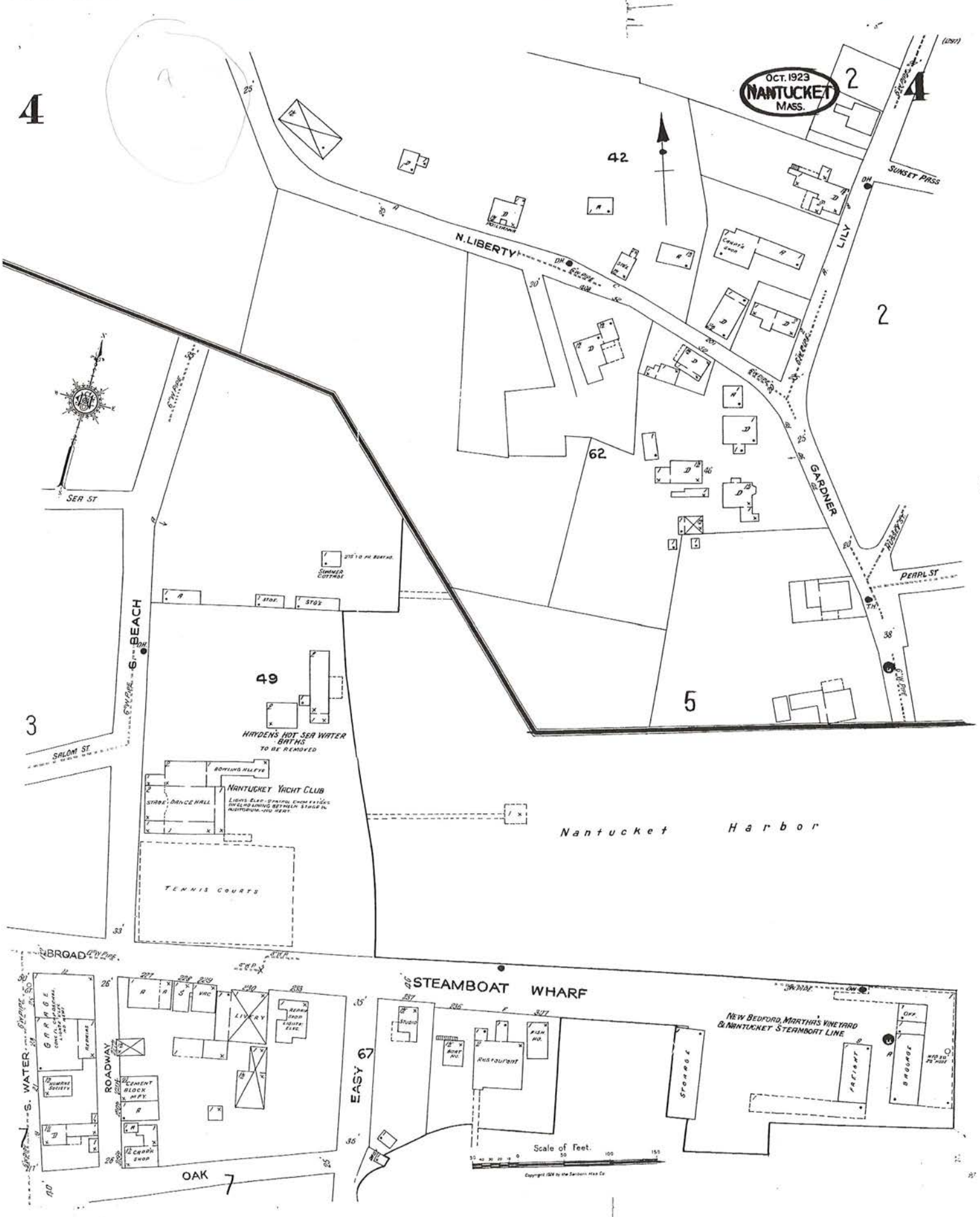
Ranney, Flint
Gift of H Flint Ranney

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

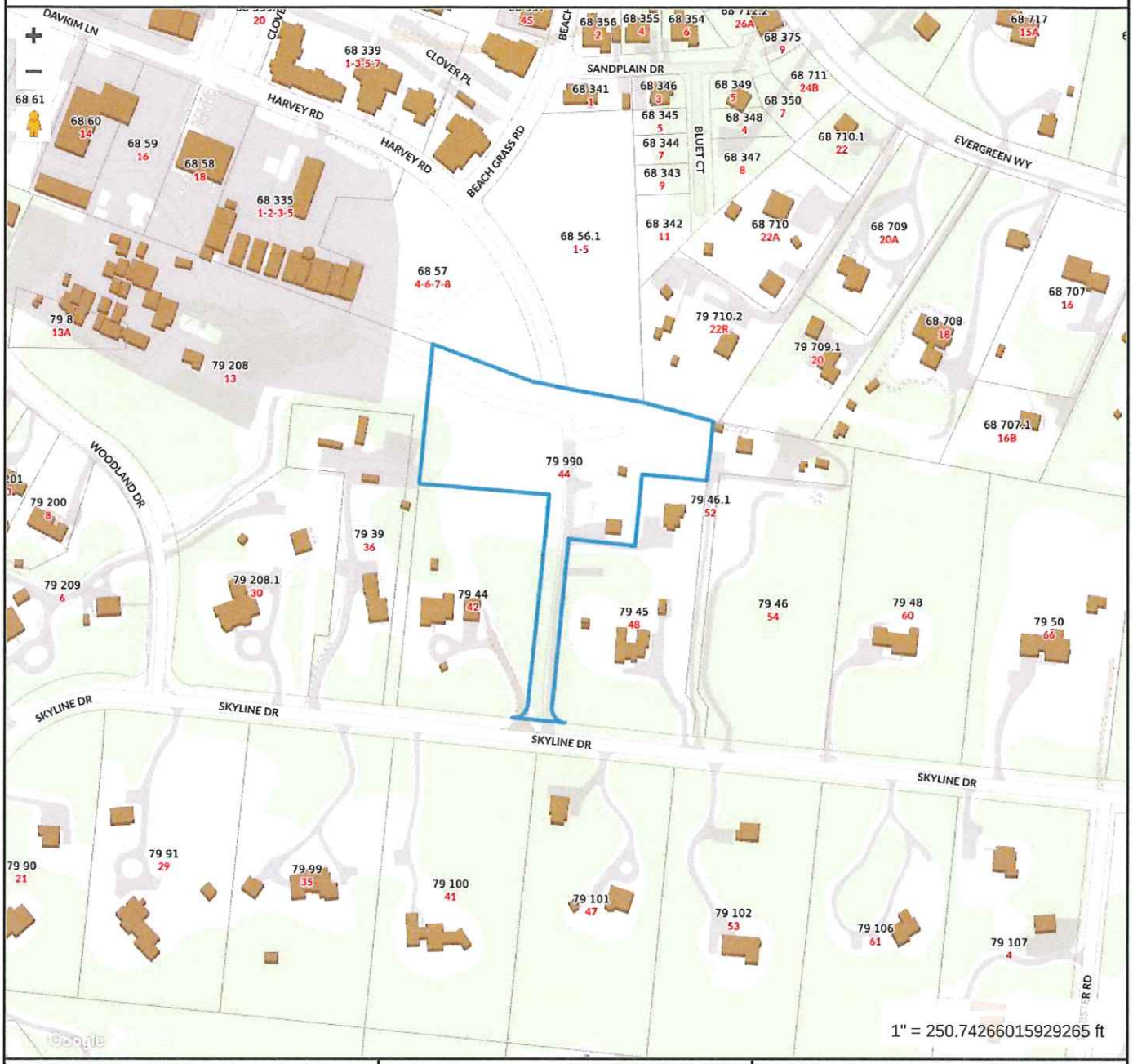
Trim White Sash White Doors Existing

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

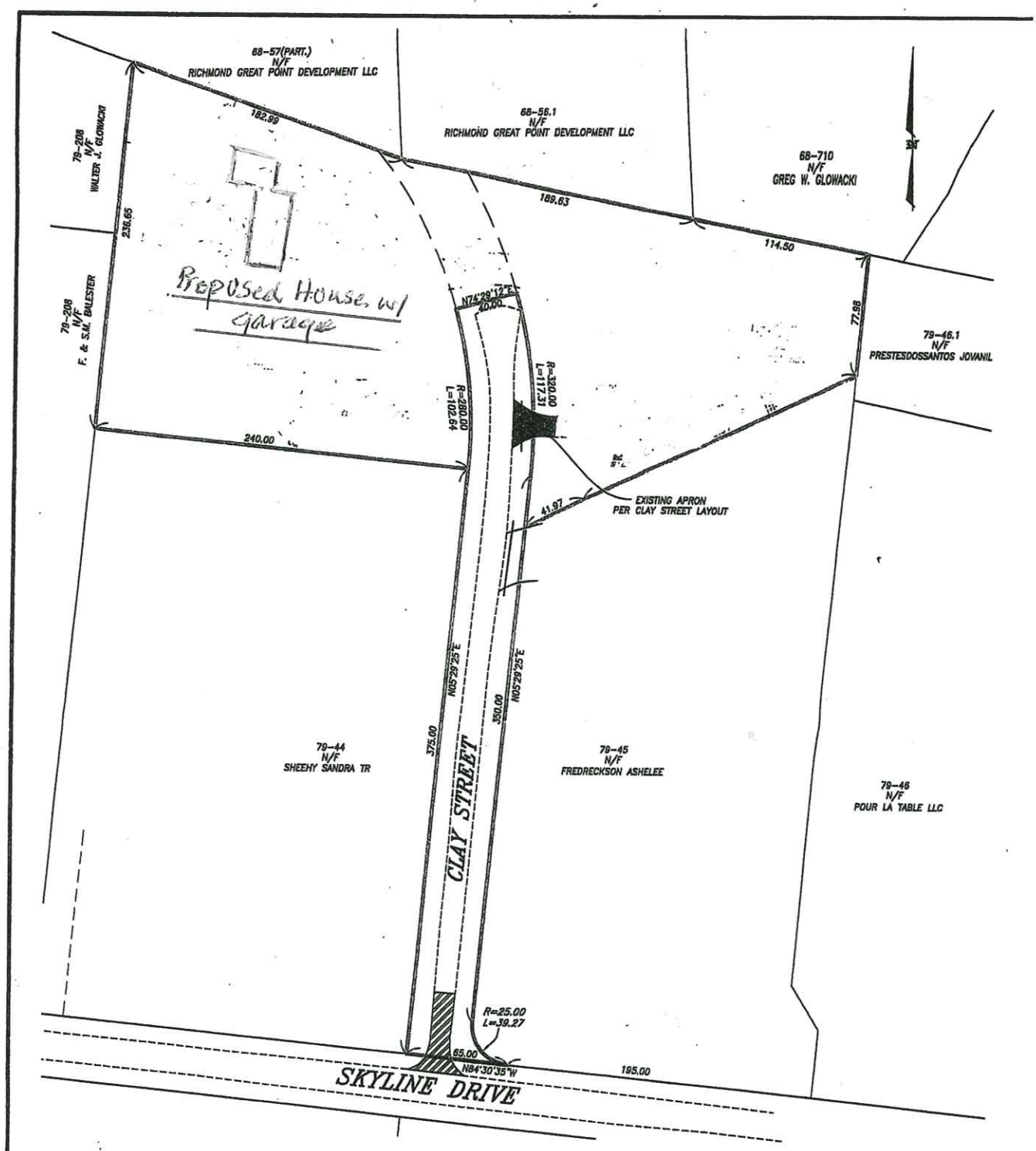
Property ID	190707
Location	44 SKYLINE DR
Owner	CLAY STREET DEVELOPMENT LLC

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 . . . . . .

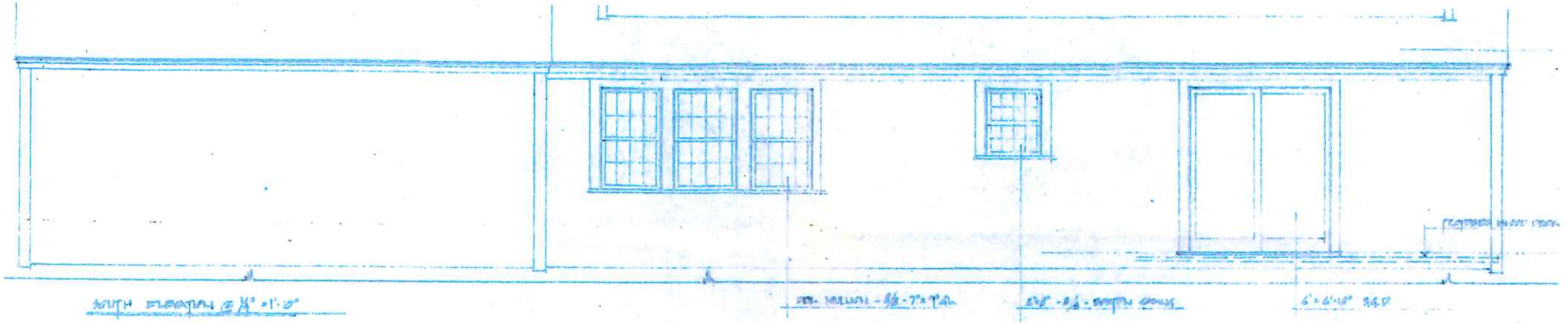
Deed: . . 1840-52 . . Plan: 2017-80; LOTS A1, A2, C1 AND C

Locus: . . . . . 44 SKYLINE DRIVE . . . . . .

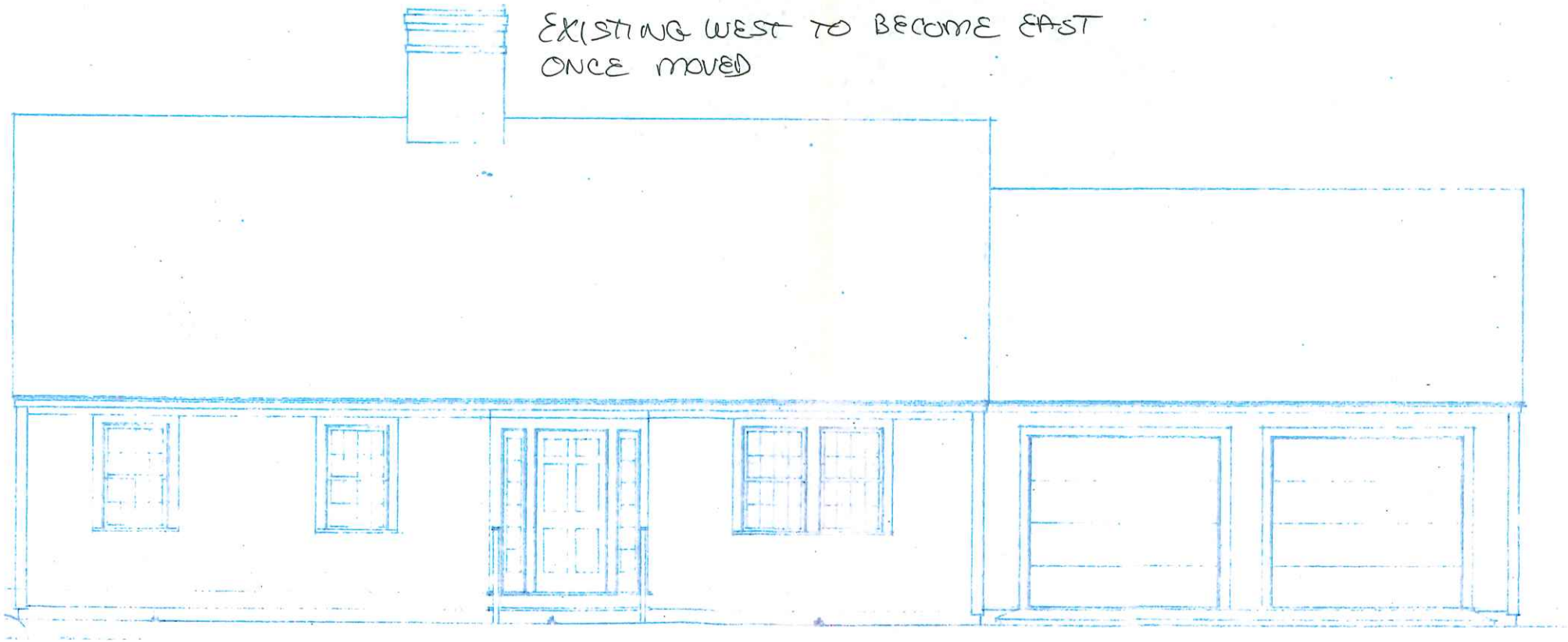
ASSESSOR MAP: . . 79 . . , PARCEL: . 990 . .

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

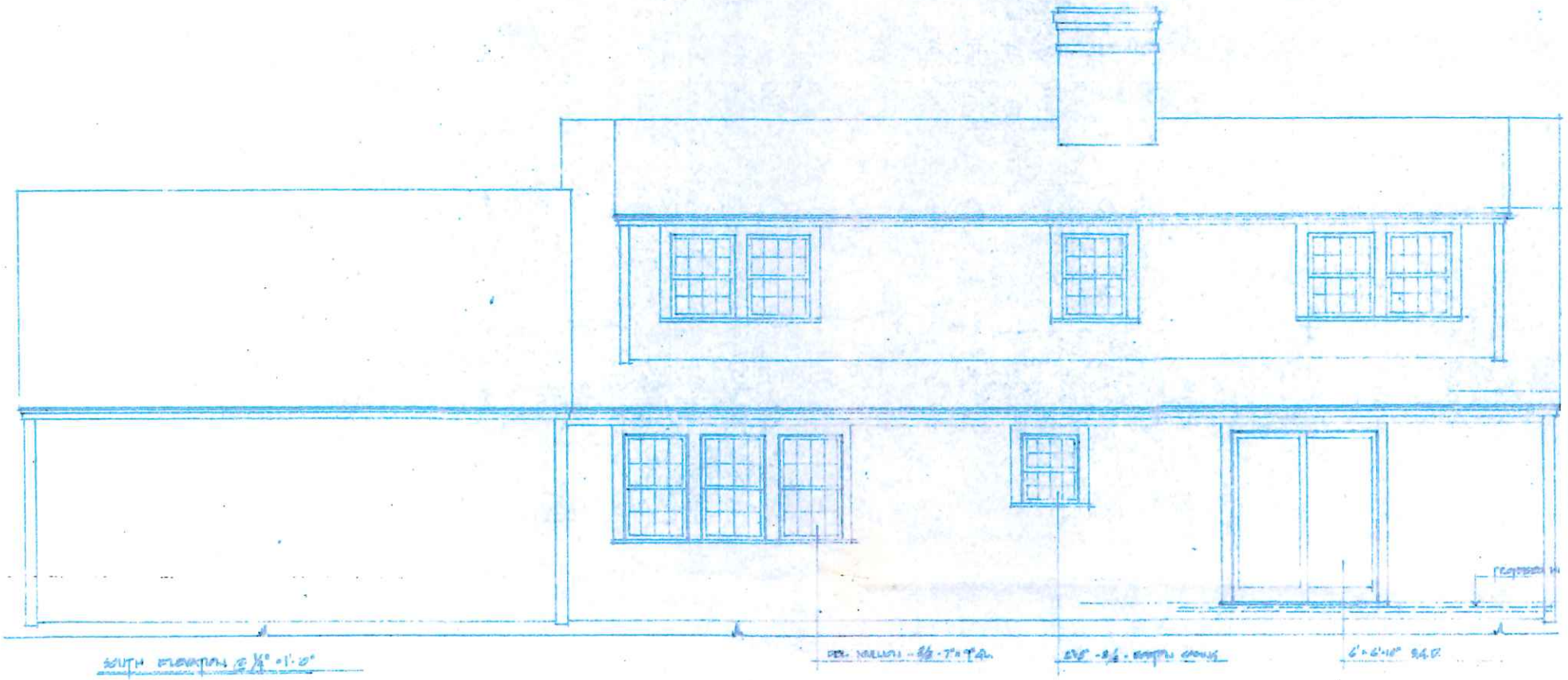
K-1116



EXISTING WEST TO BECOME EAST
ONCE MOVED



EXISTING EAST TO BECOME WEST
ONCE MOVED



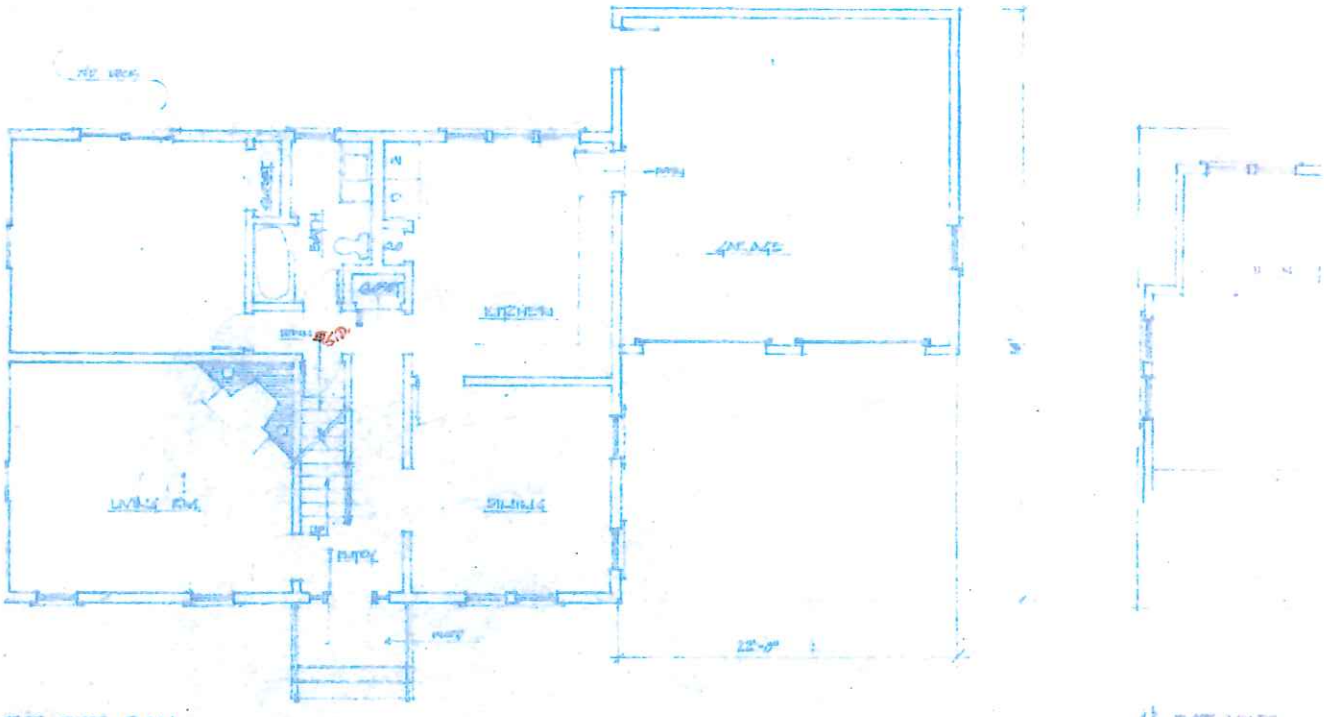
EXISTING SOUTH TO BECOME NORTH ONCE MOVED



ELEVATION

8"×8" - 6/6

7"×9" - 8/8 (TYPICAL 1ST FLOOR)

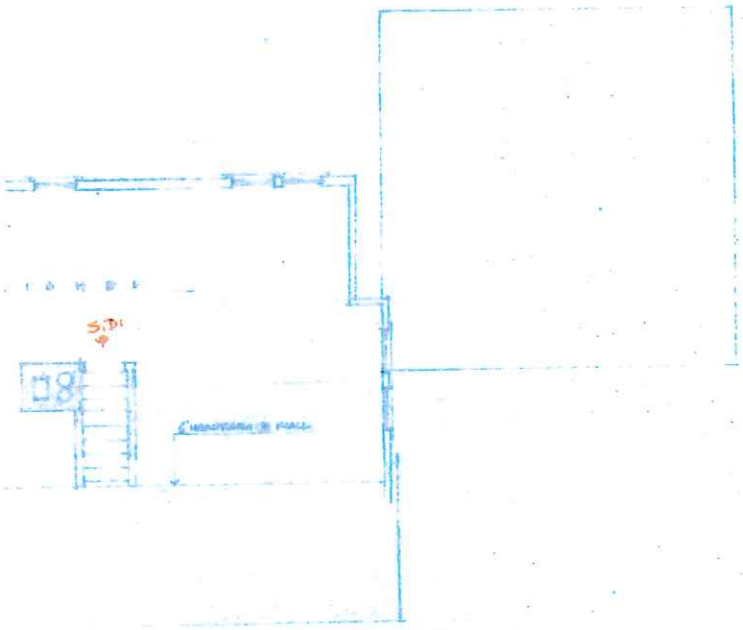


1ST FLOOR PLAN

1/4" = 1'-0"

EXISTING NORTH TO BECOME SOUTH
ONCE MOVED



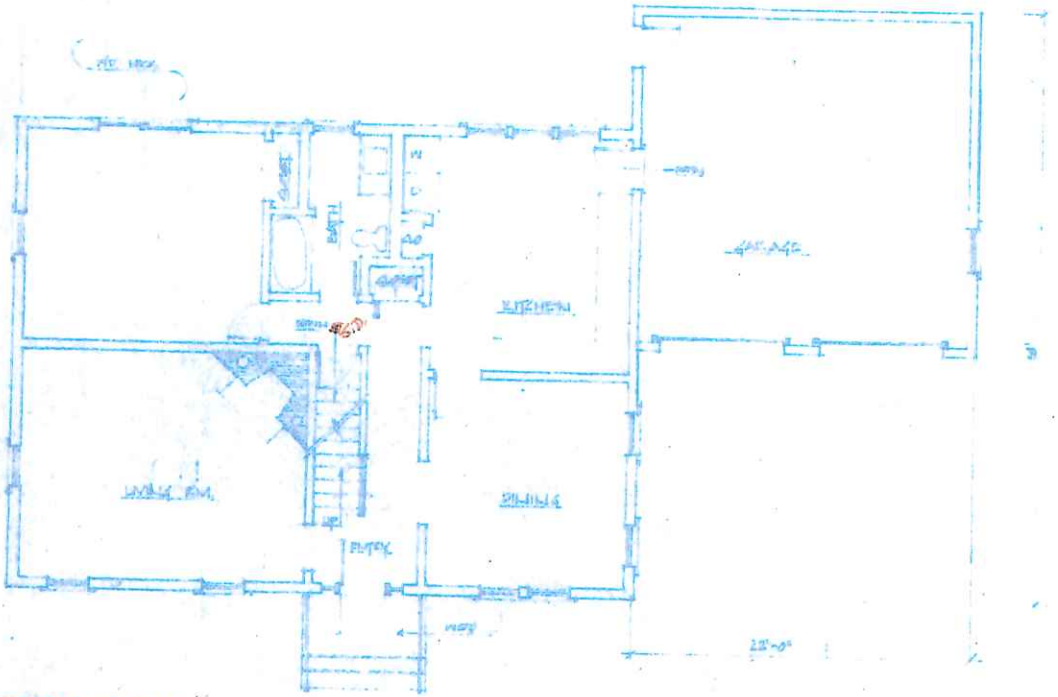


WEST ELEVATION

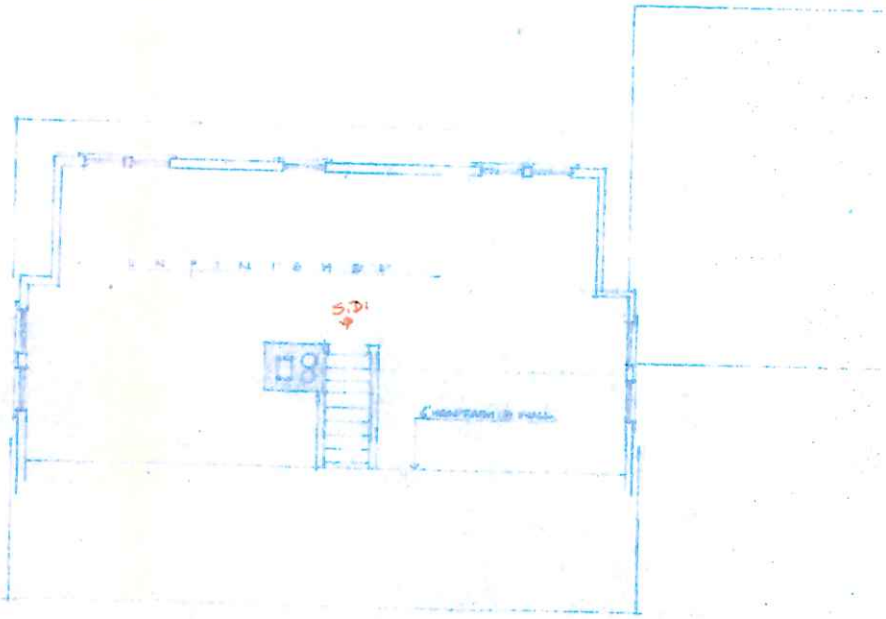
8"×8" -6/6

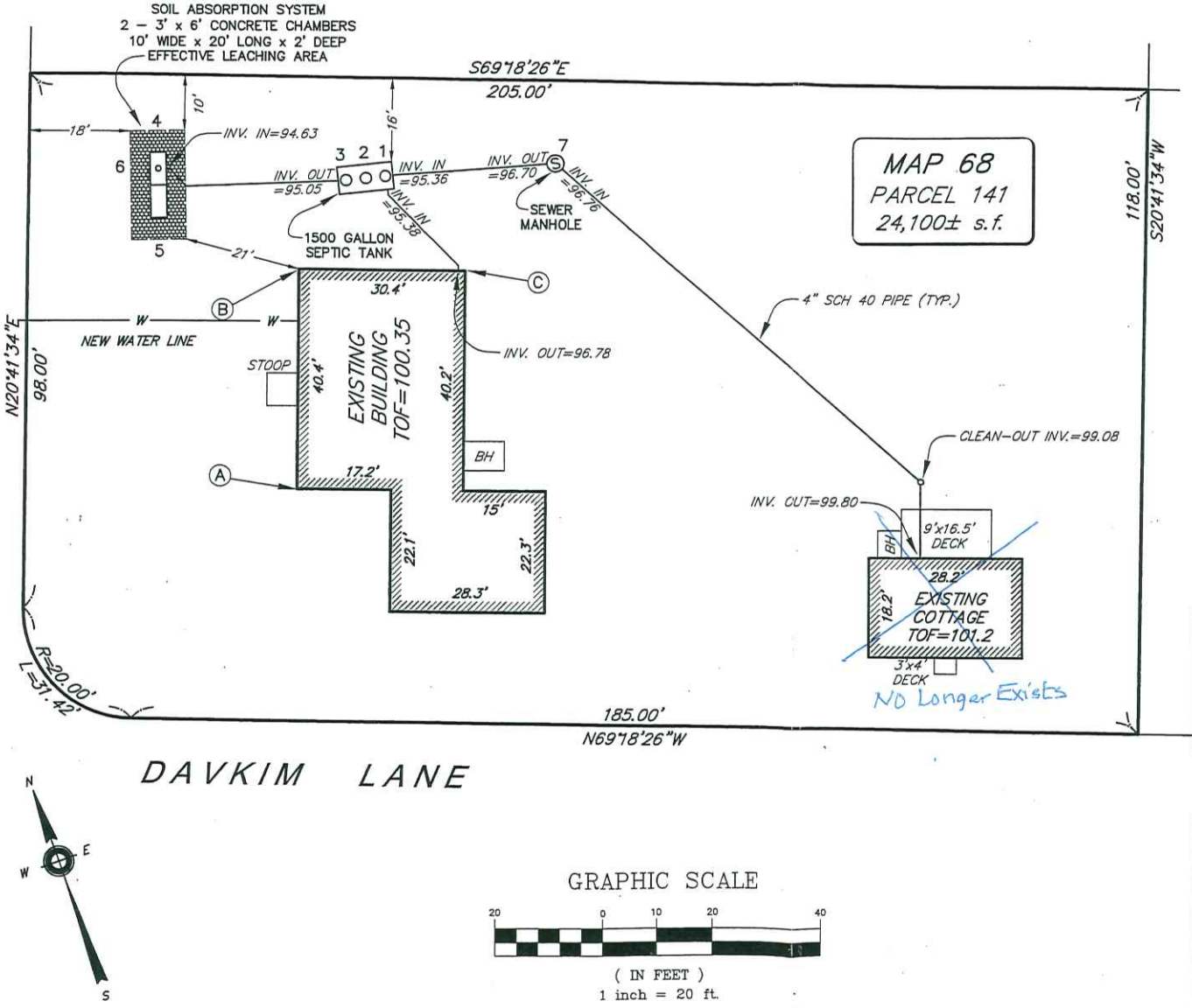
7"×9" - 8/8 (TYPICAL 1ST FLOOR)

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.

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

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

The certificate is valid for three years from 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.

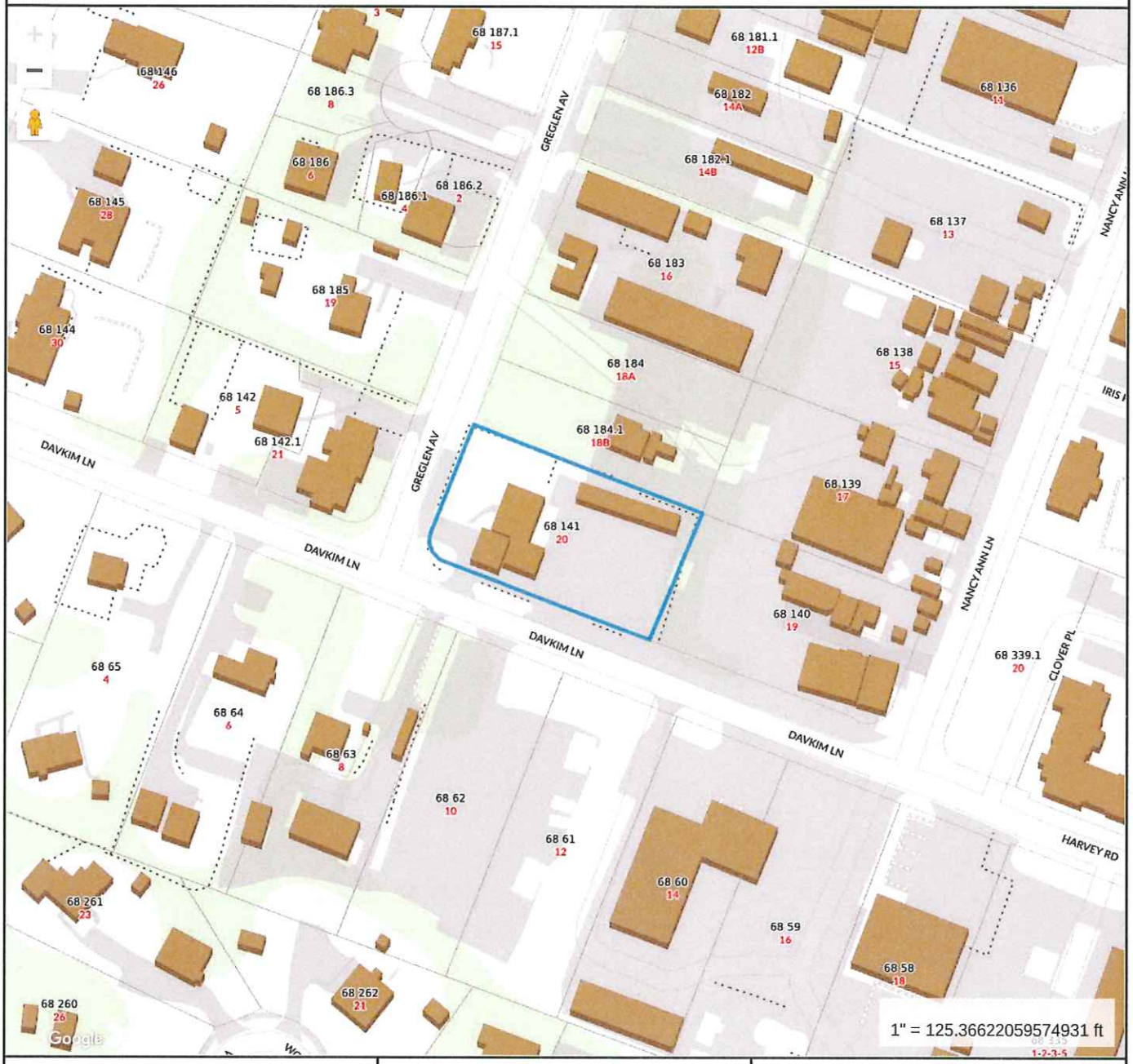
COLORS

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:

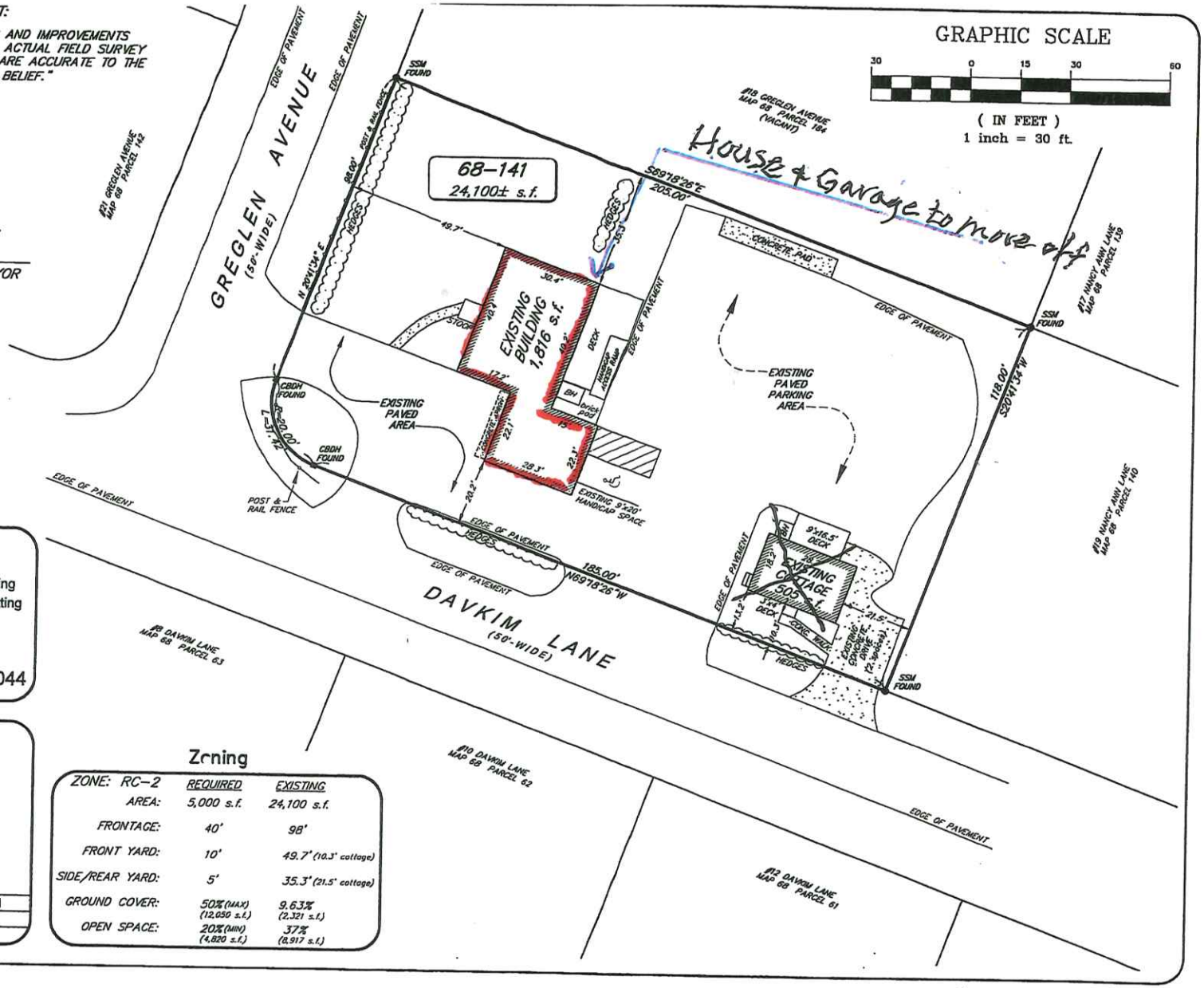
SHEPLEY WOOD PRODUCTS

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

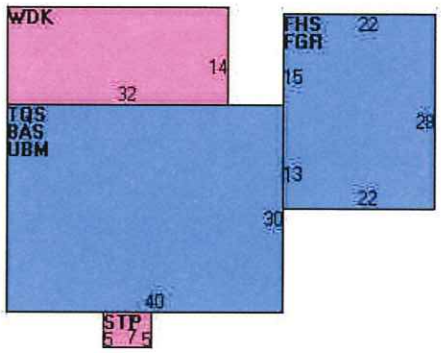
Building Attributes	
Field	**Description**

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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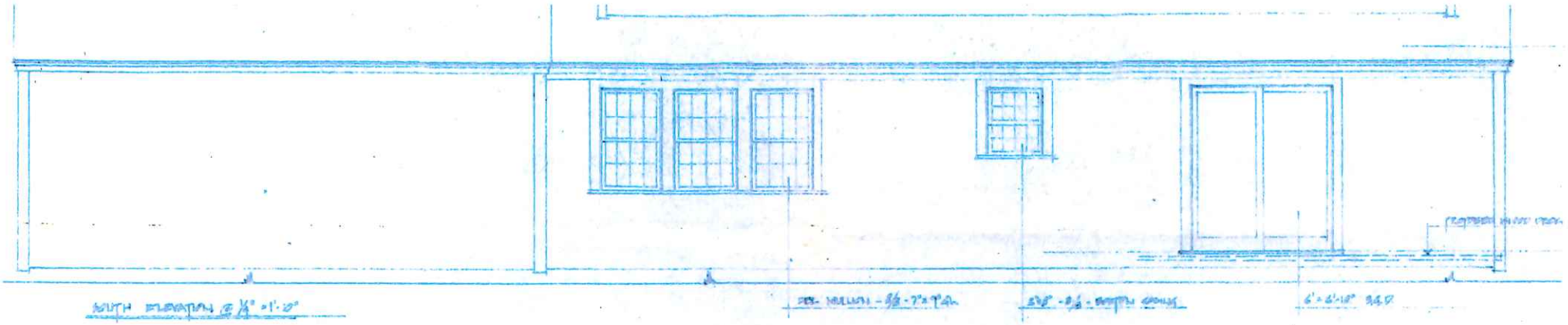
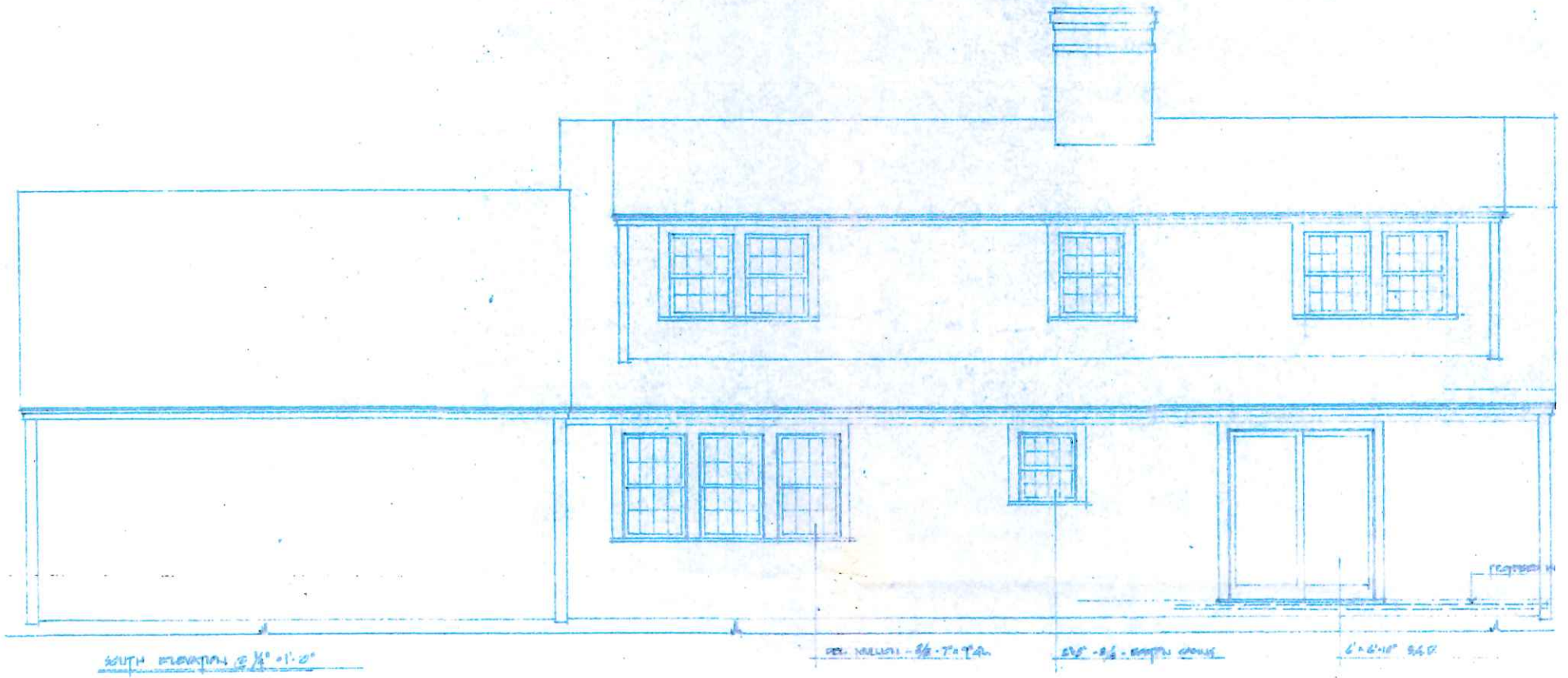


EXISTING WEST TO BECOME EAST
ONCE MOVED



EXISTING EAST TO BECOME WEST
ONCE MOVED



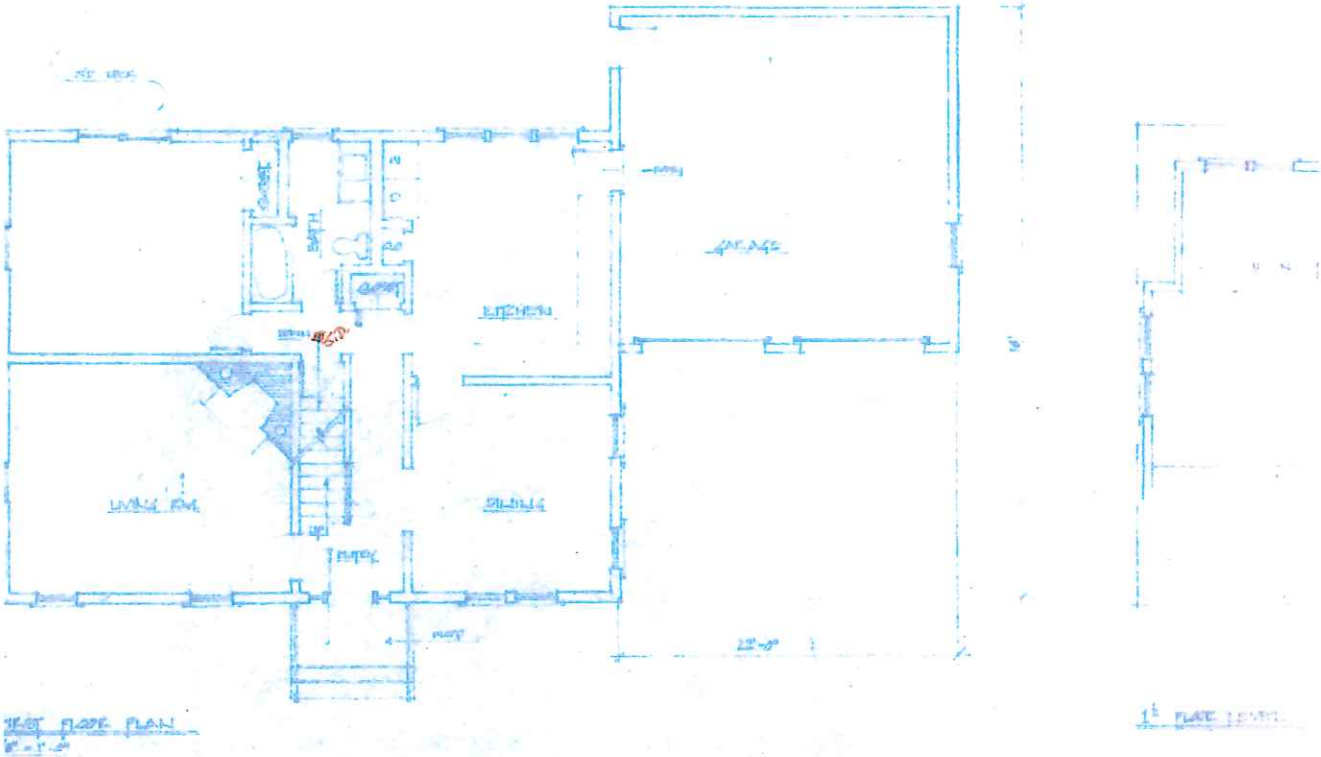
EXISTING SOUTH TO BECOME NORTH ONCE MOVED



ELEVATION

8"x8" -6/6

7"x9" -8/8 (TYPICAL 1ST FLOOR)



1ST FLOOR PLAN

1ST FLOOR LEVEL

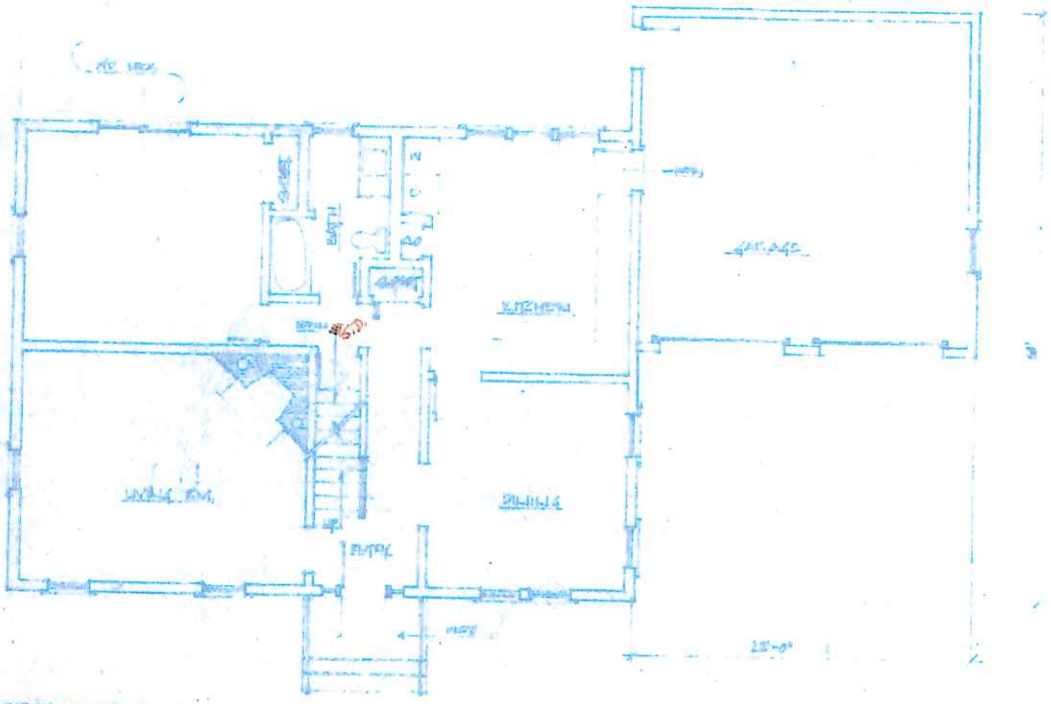
EXISTING NORTH TO BECOME SOUTH
ONCE MOVED



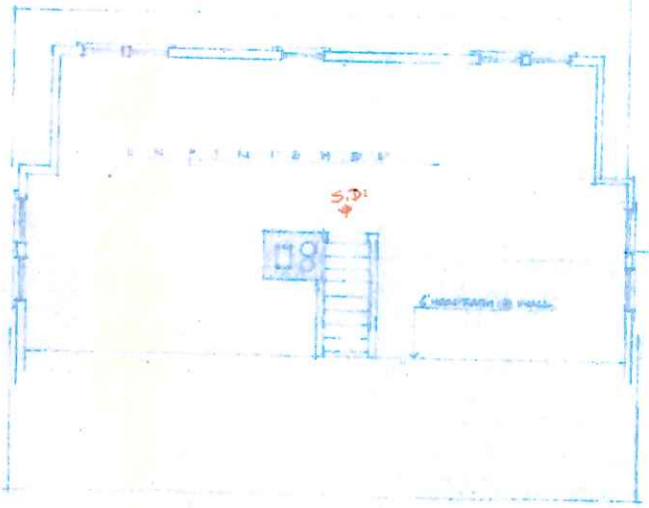
WEST ELEVATION

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

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 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.

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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°: 42.3.4 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.

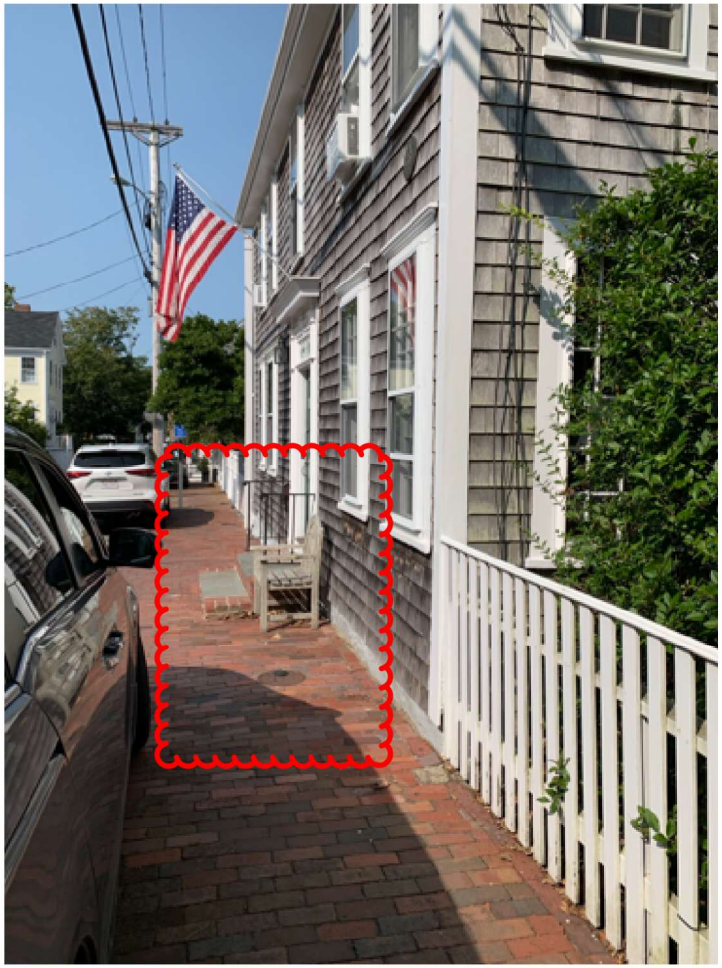
Date 9/12/24 Signature of owner of record Nancy A. Newhouse Signed under penalties of perjury





15 LIBERTY STREET - SOUTH (FRONT)







15 LIBERTY STREET - SOUTH (FRONT)



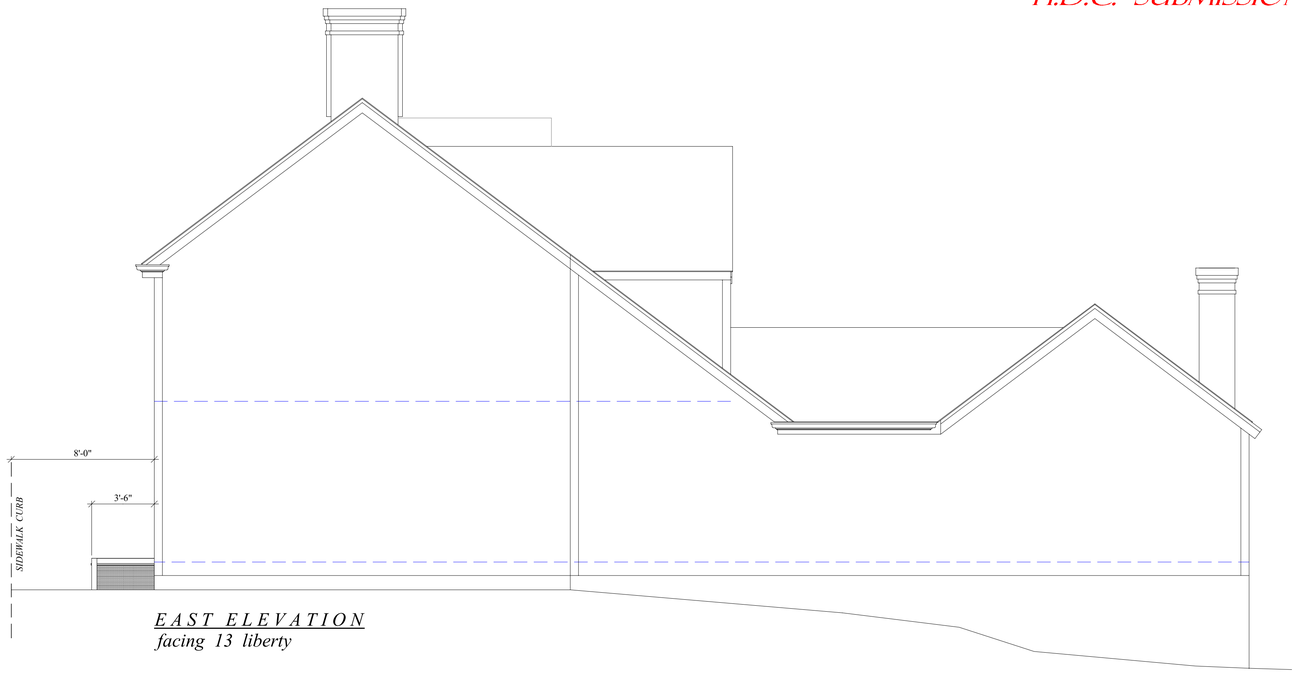


15 LIBERTY STREET - NORTH (REAR)

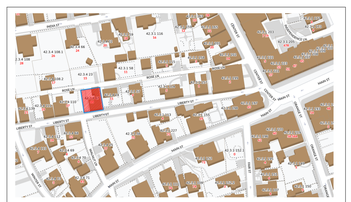
H.D.C. SUBMISSION



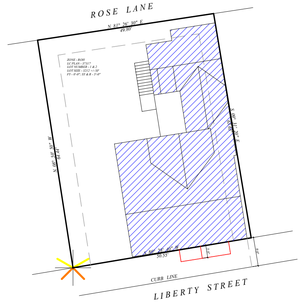
SOUTH ELEVATION
facing liberty street

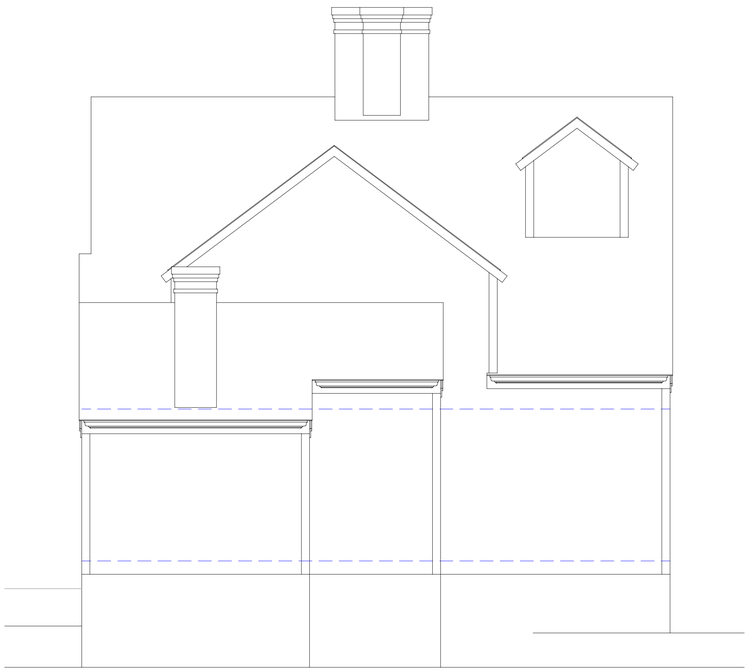


EAST ELEVATION
facing 13 liberty



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.

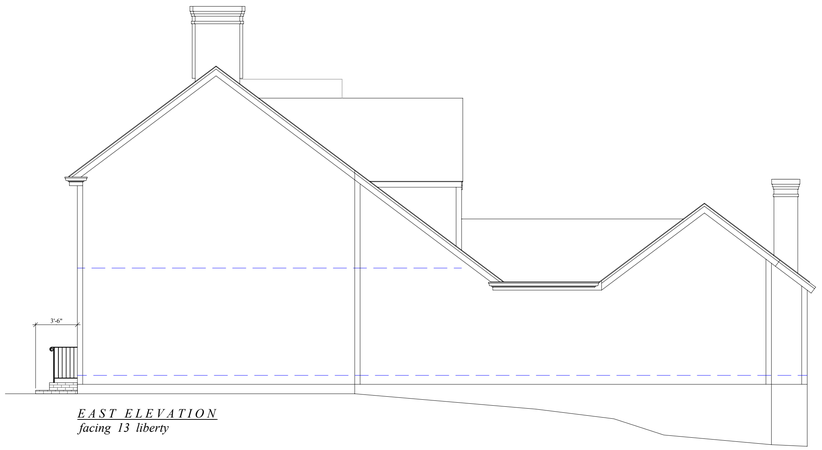
REVISIONS

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

H.D.C. SUBMISSION

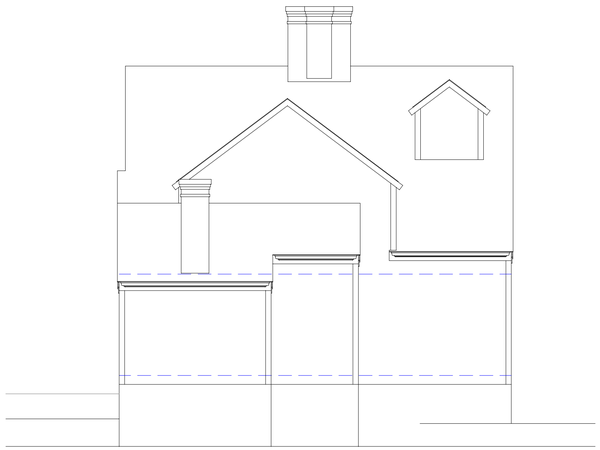


SOUTH ELEVATION
facing liberty street

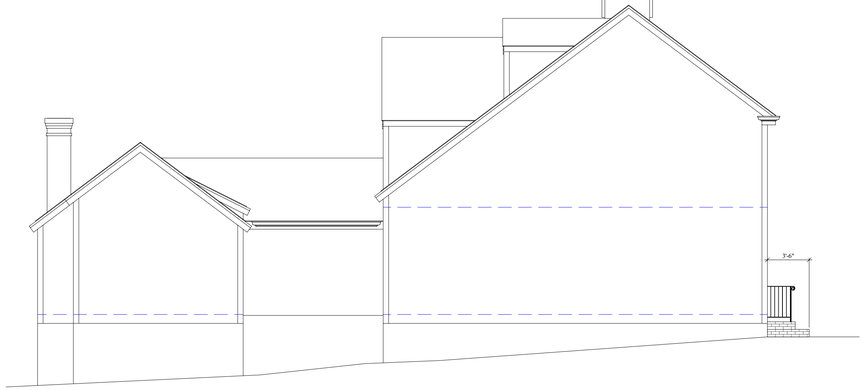


EAST ELEVATION
facing 13 liberty

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

these designs are the property of brook meerbergen designs and may not be copied without the express written consent of brook meerbergen.

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

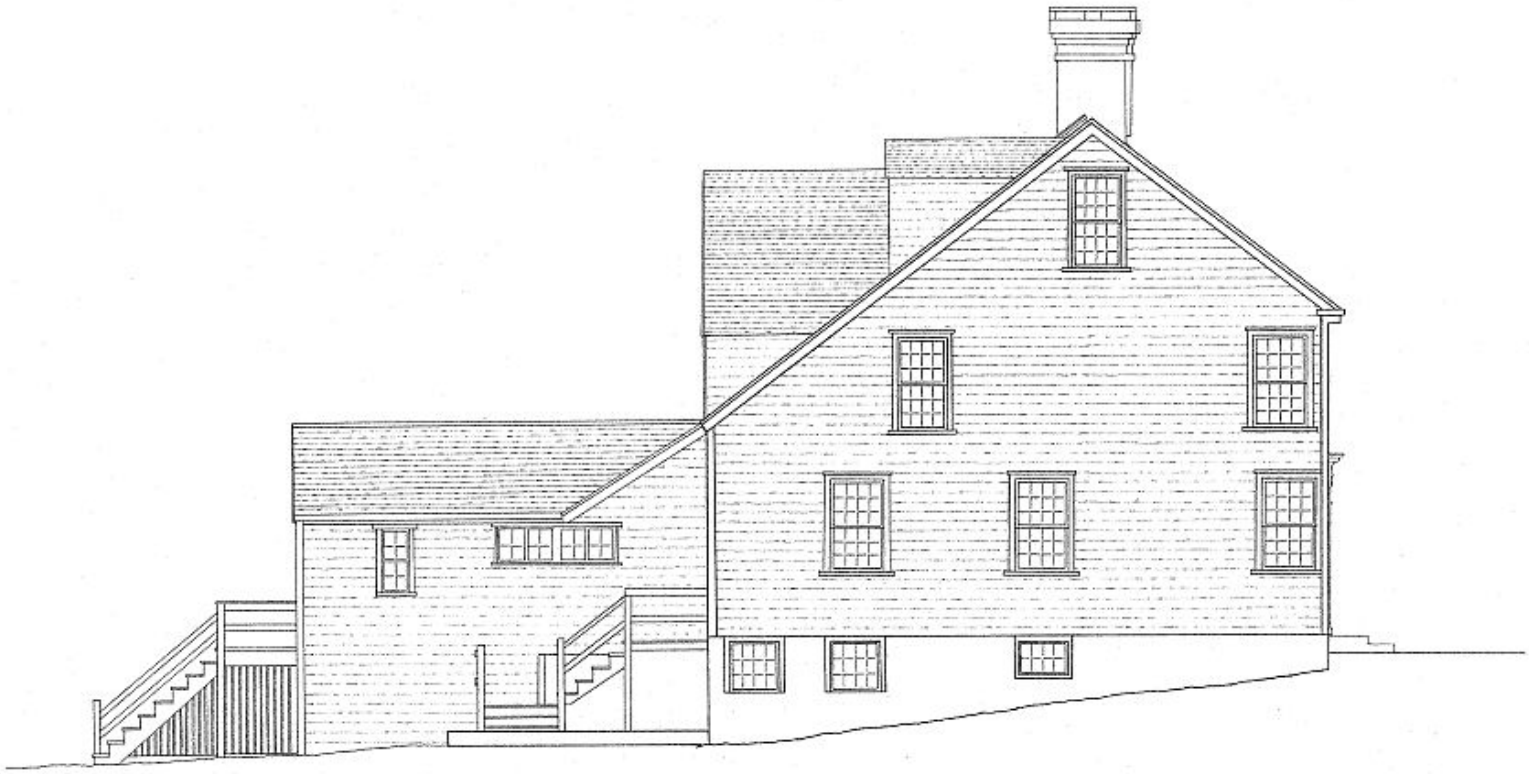
PRESERVATION INSTITUTE
NANTUCKET
UNDER DIRECTION OF THE NATIONAL PARK SERVICE,
UNITED STATES DEPARTMENT OF THE INTERIOR

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.

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

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

The certificate is valid for three years from 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

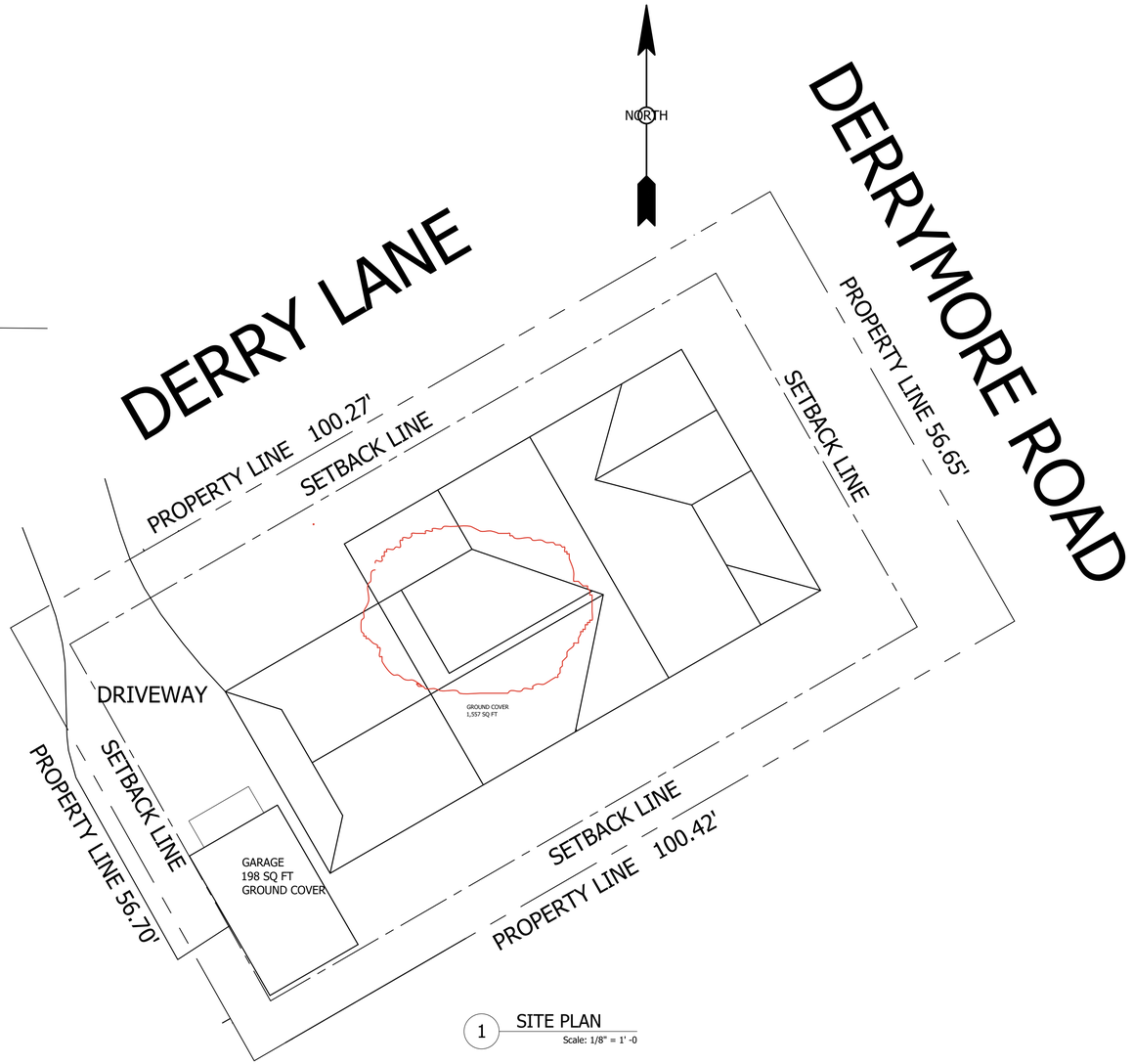
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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…

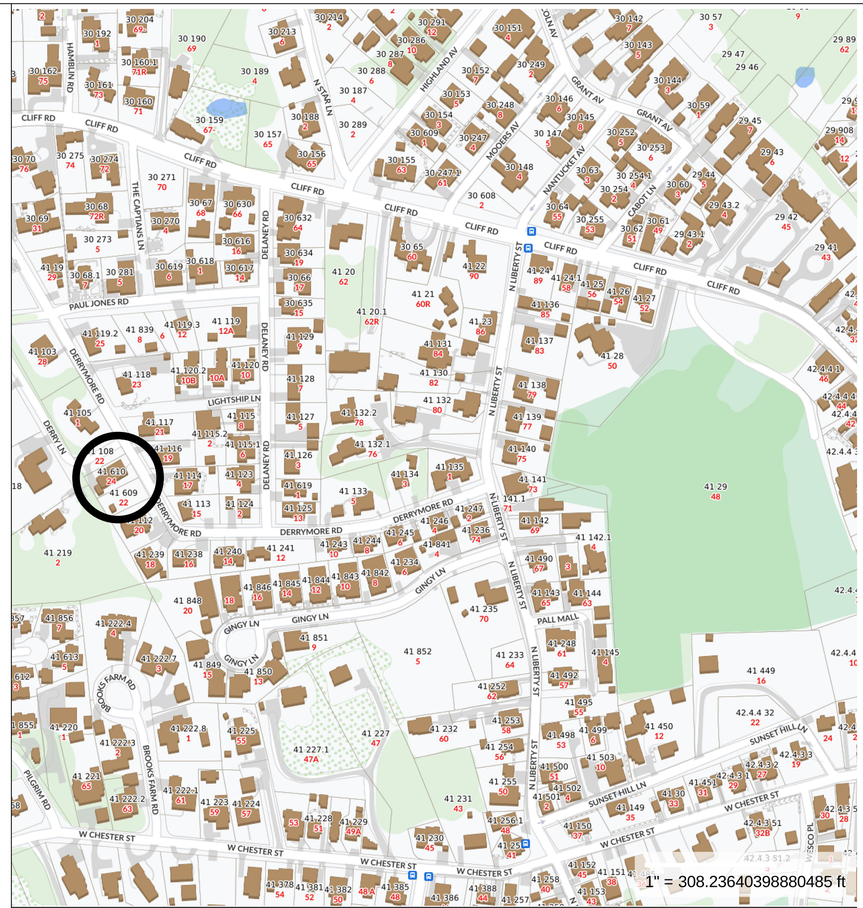
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

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

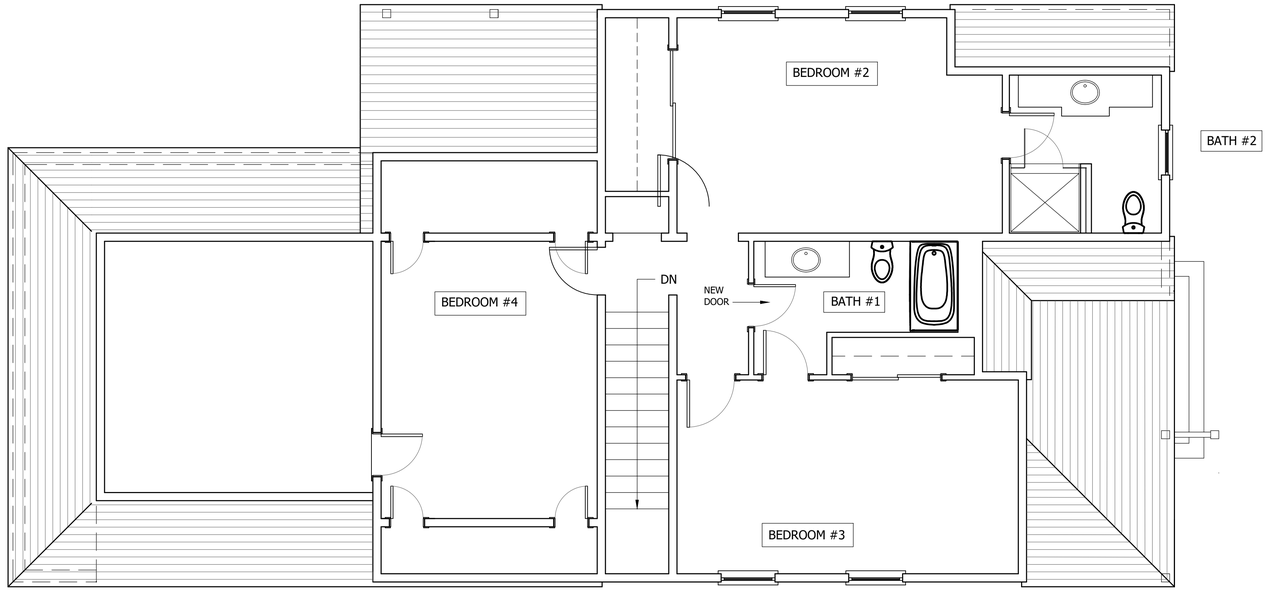
RENOVATIONS FOR:
MR. AND MRS. KENNETH MCAULEY:
24 DERRYMORE ROAD
NANTUCKET, MASSACHUSETTS 02554:
MAP: 41 PARCEL: 610

BASEMENT FLOOR PLANS
SCALE: 1/4" = 1' -0

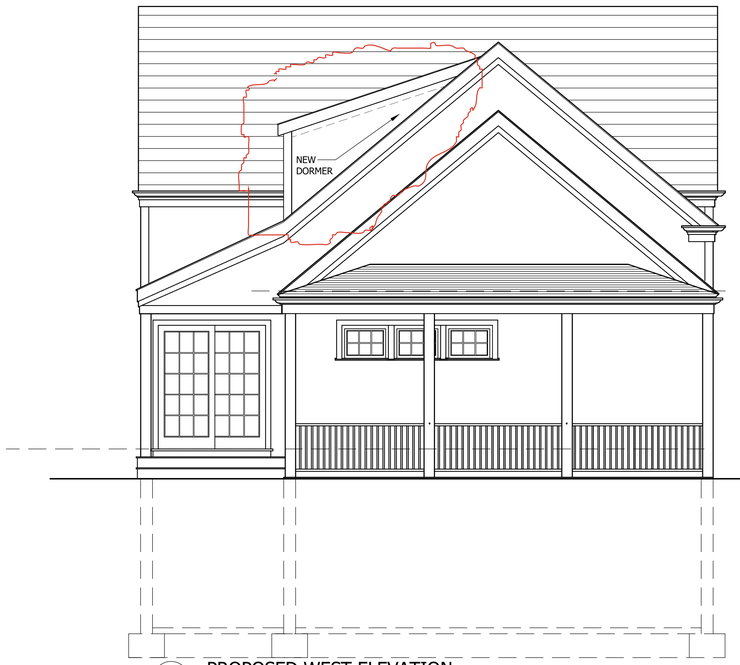
HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS: 14, SEPT 2024
REVISIONS:
REVISIONS:
REVISIONS:
D/B:

2409.04.1429

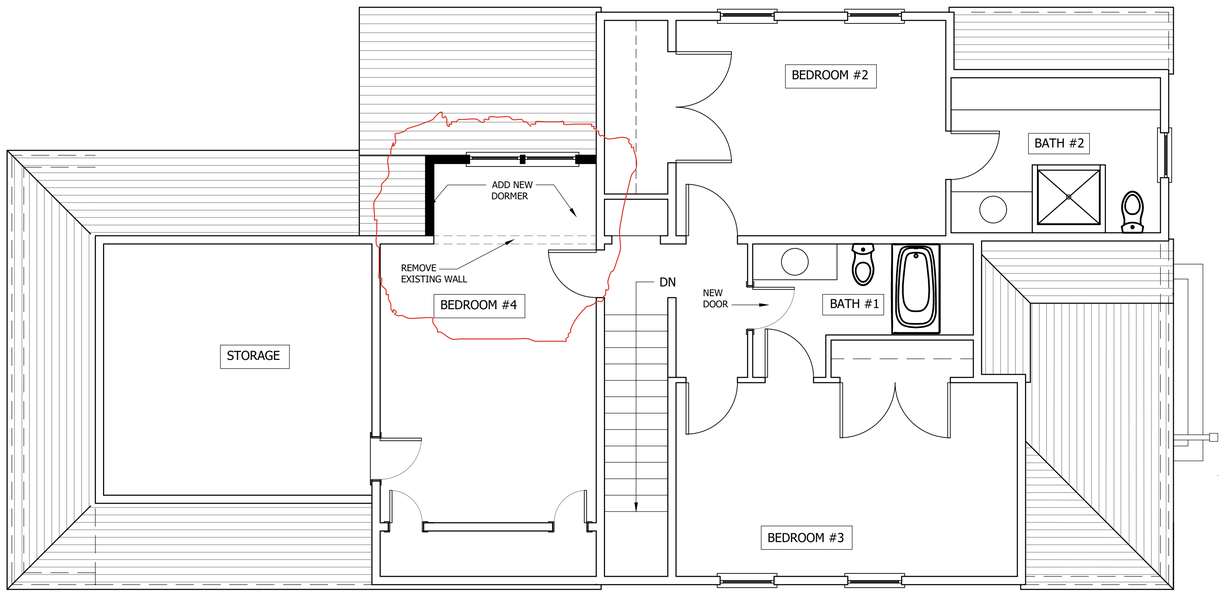
HDC1



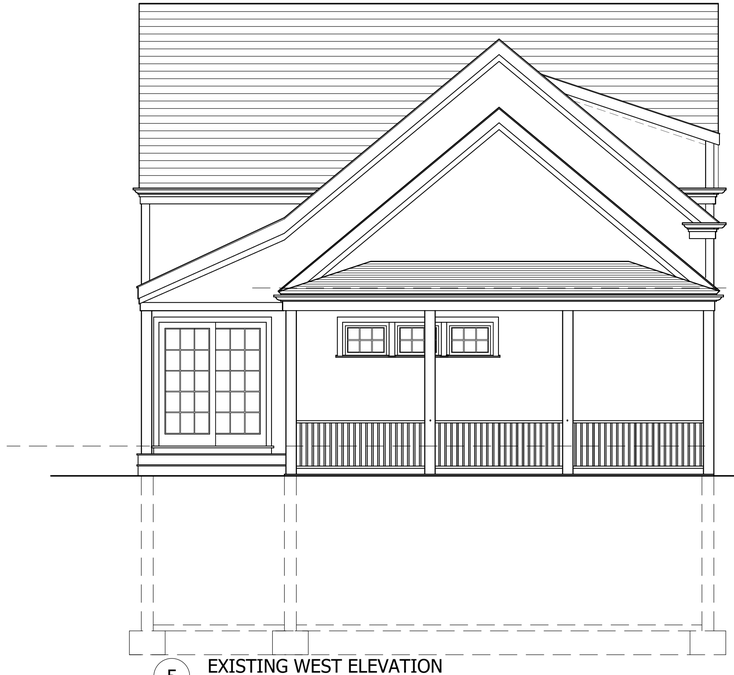
2 EXISTING SECOND FLOOR PLAN
Scale: 1/4" = 1' -0



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

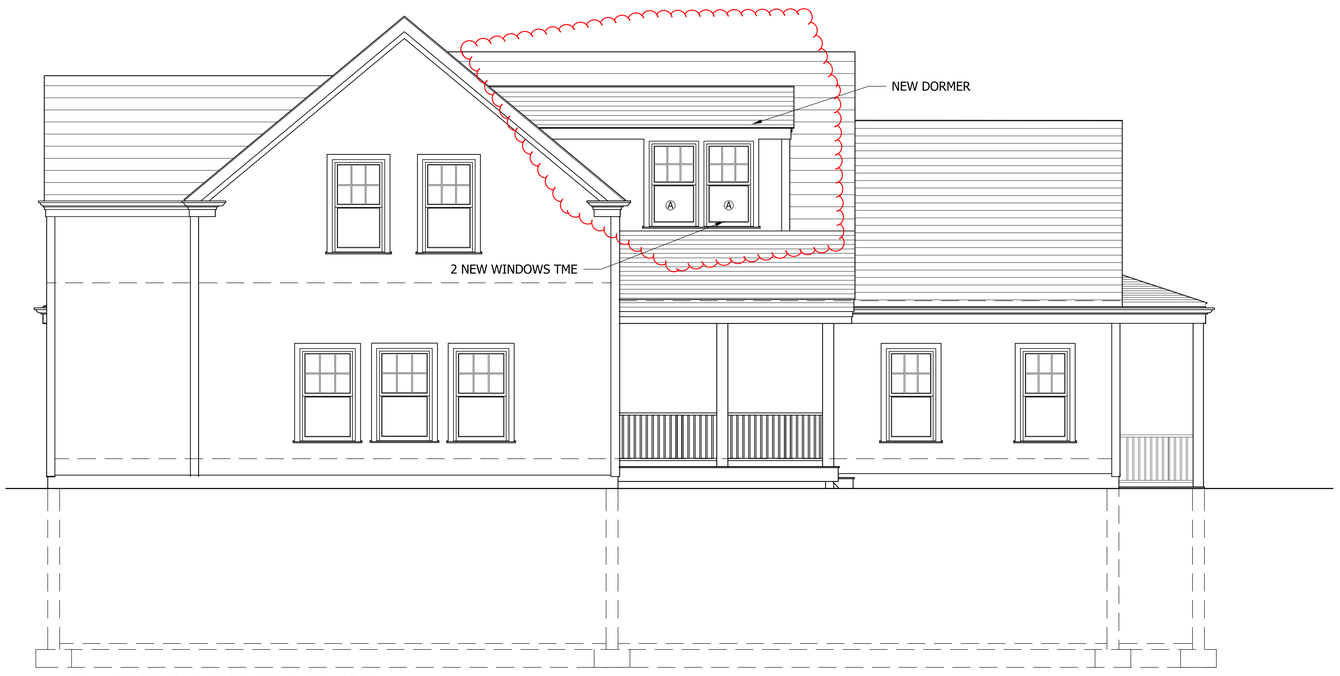
HDC2



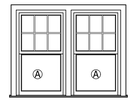
6 EXISTING NORTH ELEVATION
Scale: 1/4" = 1' -0



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.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
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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

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 _____

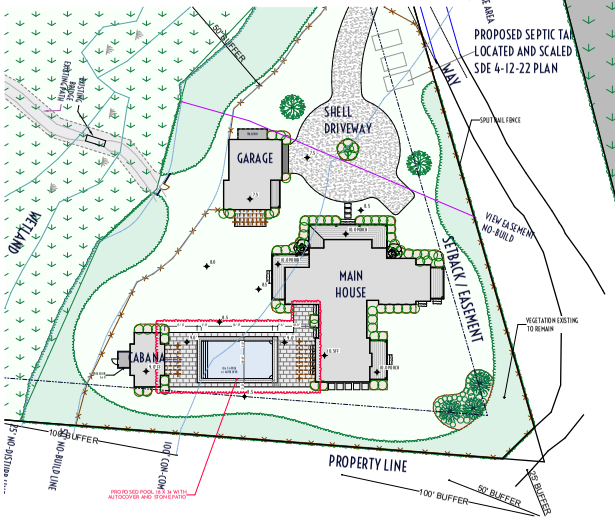
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

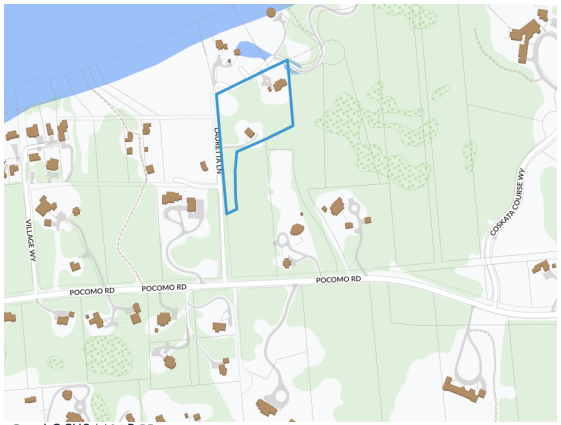
* Attach manufacturer's color samples if color is not from HDC approval list.

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.

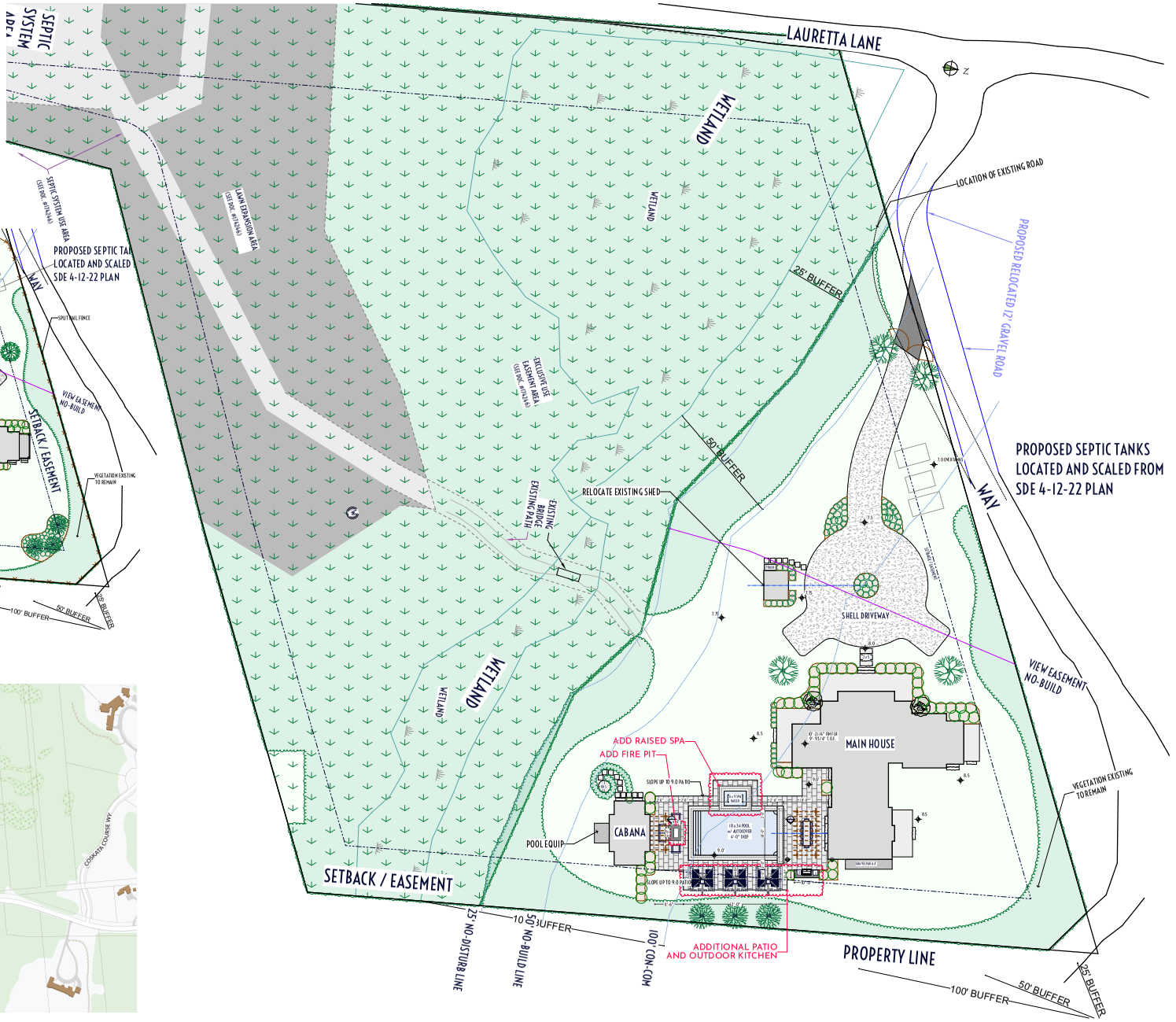
Date 09-25-2024 Signature of owner of record _____ Signed under penalties of perjury



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.

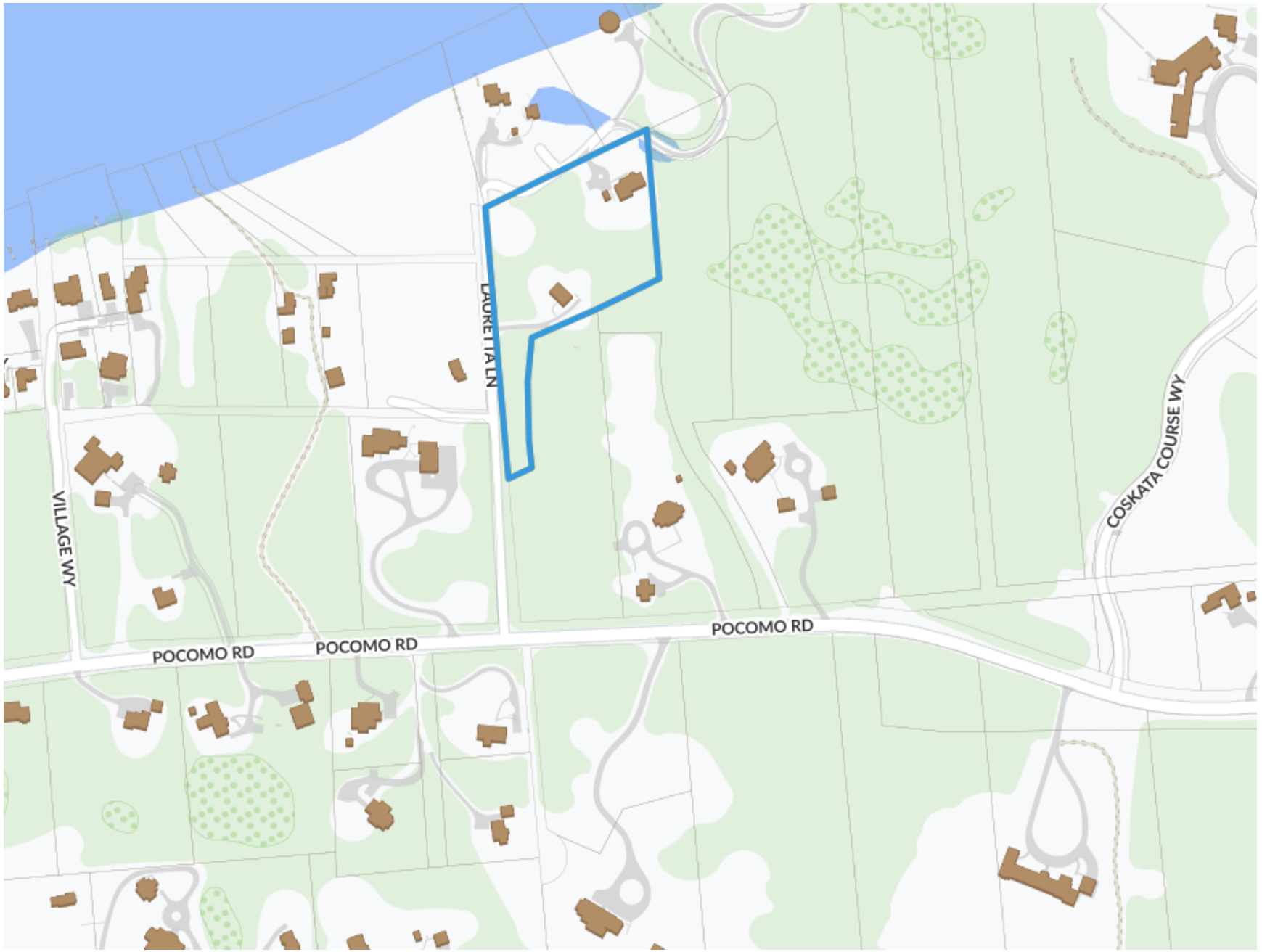
Landscape at
7 Lauretta Ln
Nantucket, Ma.
02554

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

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-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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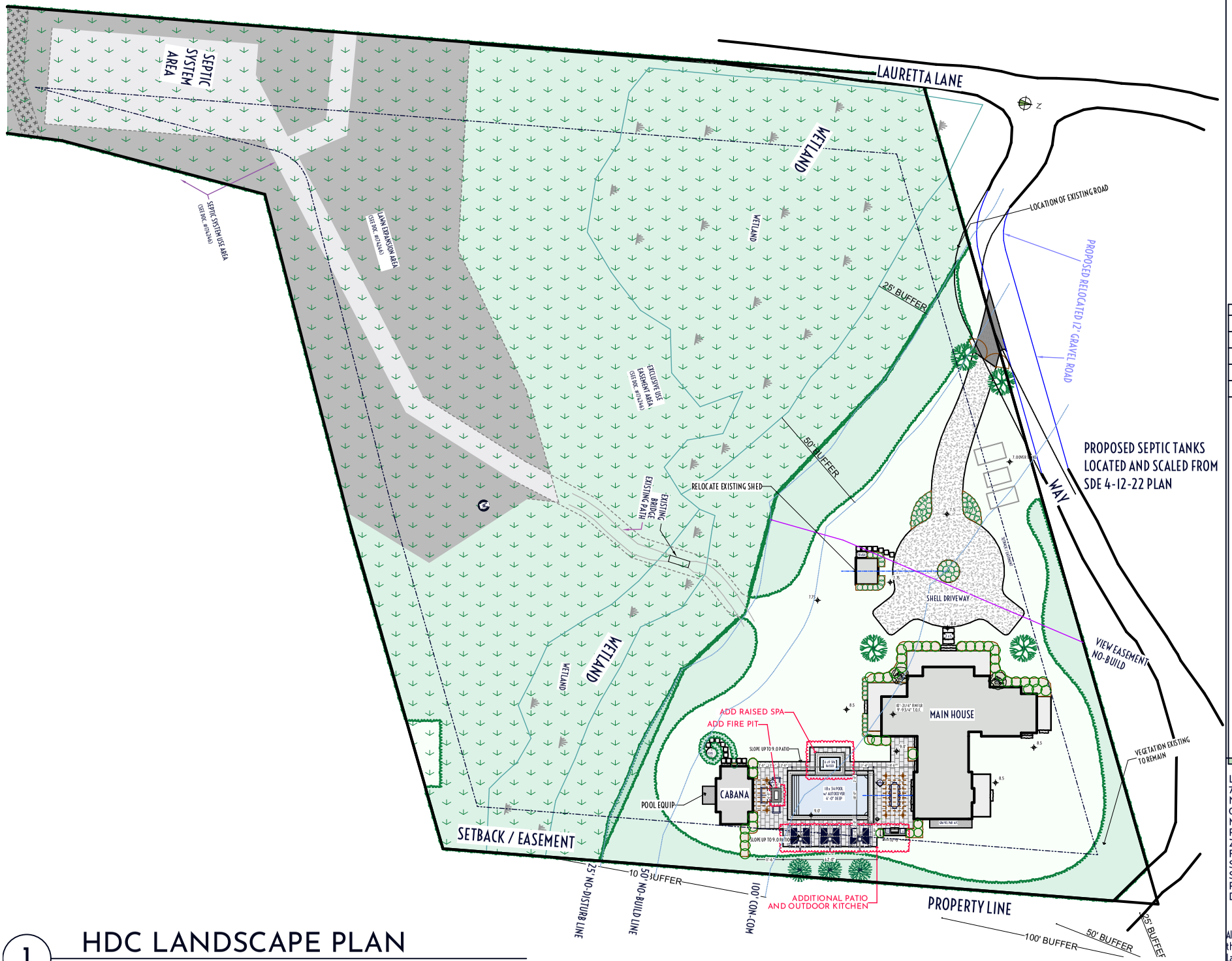


1 HDC LANDSCAPE PLAN

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

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 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

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



2 SPA RAISED COLONIAL STONE



4 COLONIAL STONE OUTDOOR KITCHEN



3 COLONIAL STONE FIRE PIT

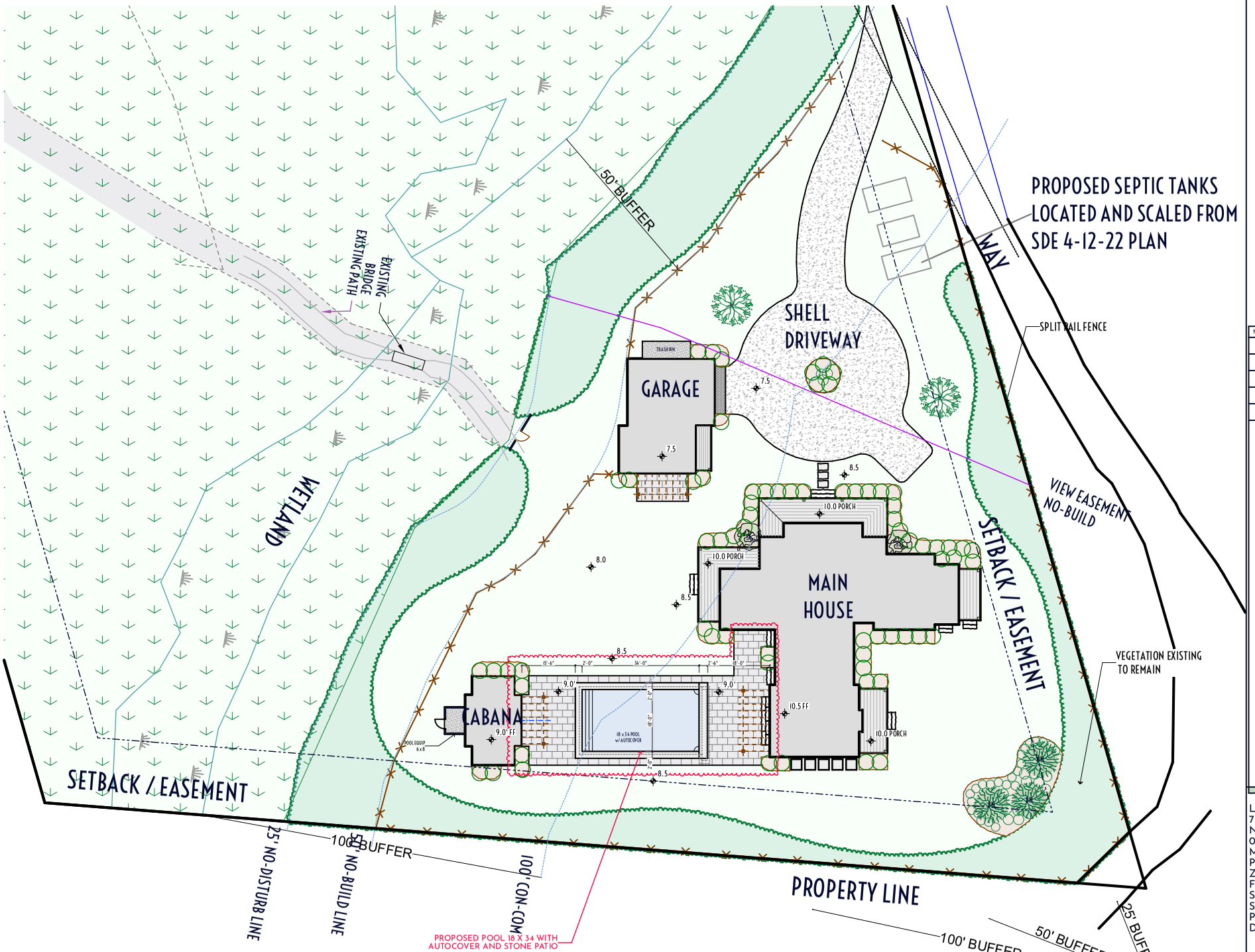
atlantic LANDSCAPING, INC

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

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 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**								

9589 0710 5270 1006 2133 47

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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,

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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- ☐ 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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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
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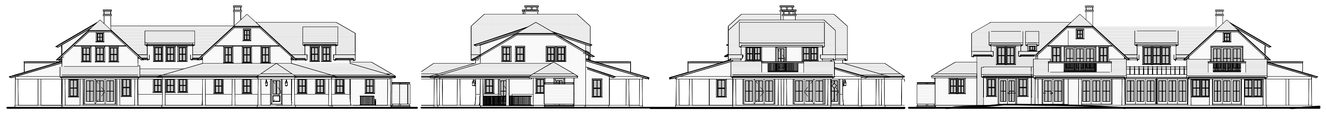
88 Pocomo LLC Residence

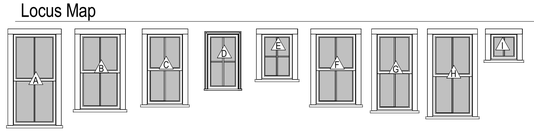
88 Pocomo Rd.
Nantucket, MA 02554

09.16.24





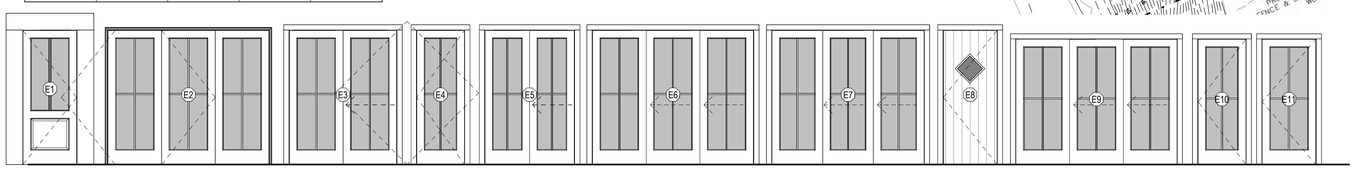
Locus Map



Window Legend

1/4" = 1'-0"

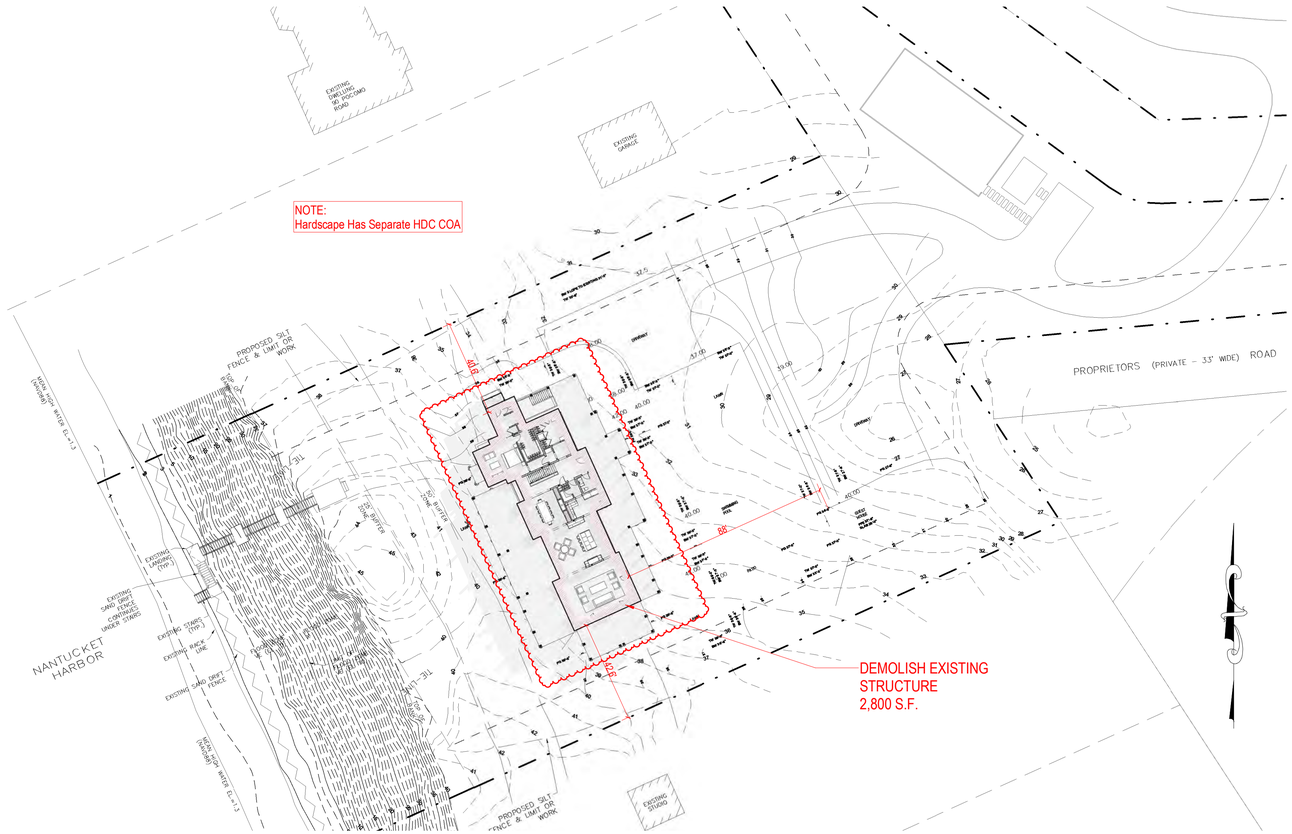
WINDOW SCHEDULE				
WINDOW	QUANTITY	Rough Height	Rough Width	DP RATING
A	21	5'-3"	2'-8"	≥ 30
B	20	4'-4 1/4"	2'-6 1/4"	<varies>
C	4	4'-1"	2'-3"	≥ 30
D	1	3'-3"	2'-0"	≥ 30
E	3	2'-8"	2'-0"	≥ 30
F	3	4'-1"	2'-6"	≥ 30
G	2	4'-5"	2'-3"	
H	3	4'-9"	2'-6"	<varies>
I	1	1'-7"	1'-9"	≥ 30



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

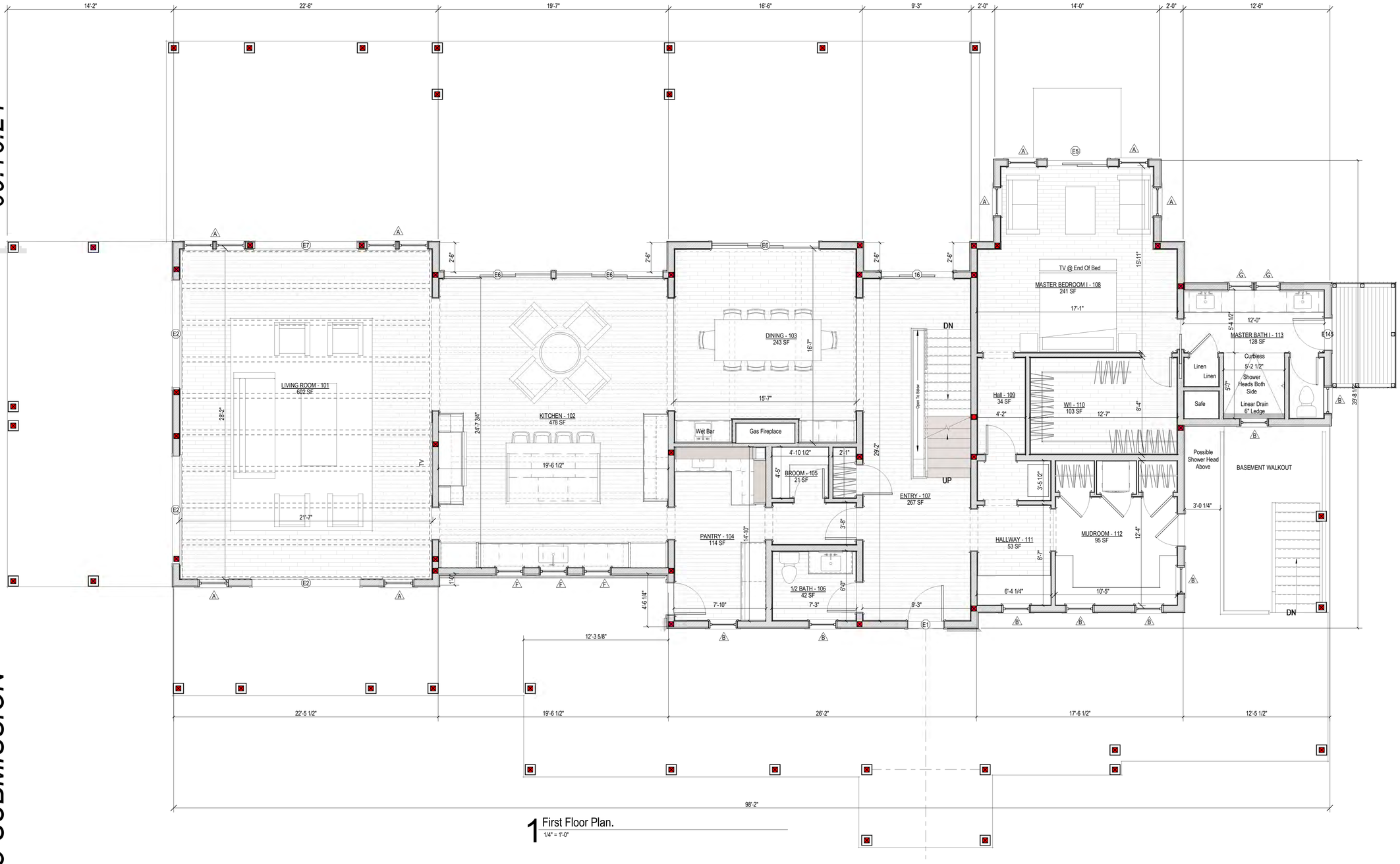
Revision 1 Date 1

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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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

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
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.101 FIRST FLOOR PLAN
A.103 ROOF PLAN
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS

Revisions

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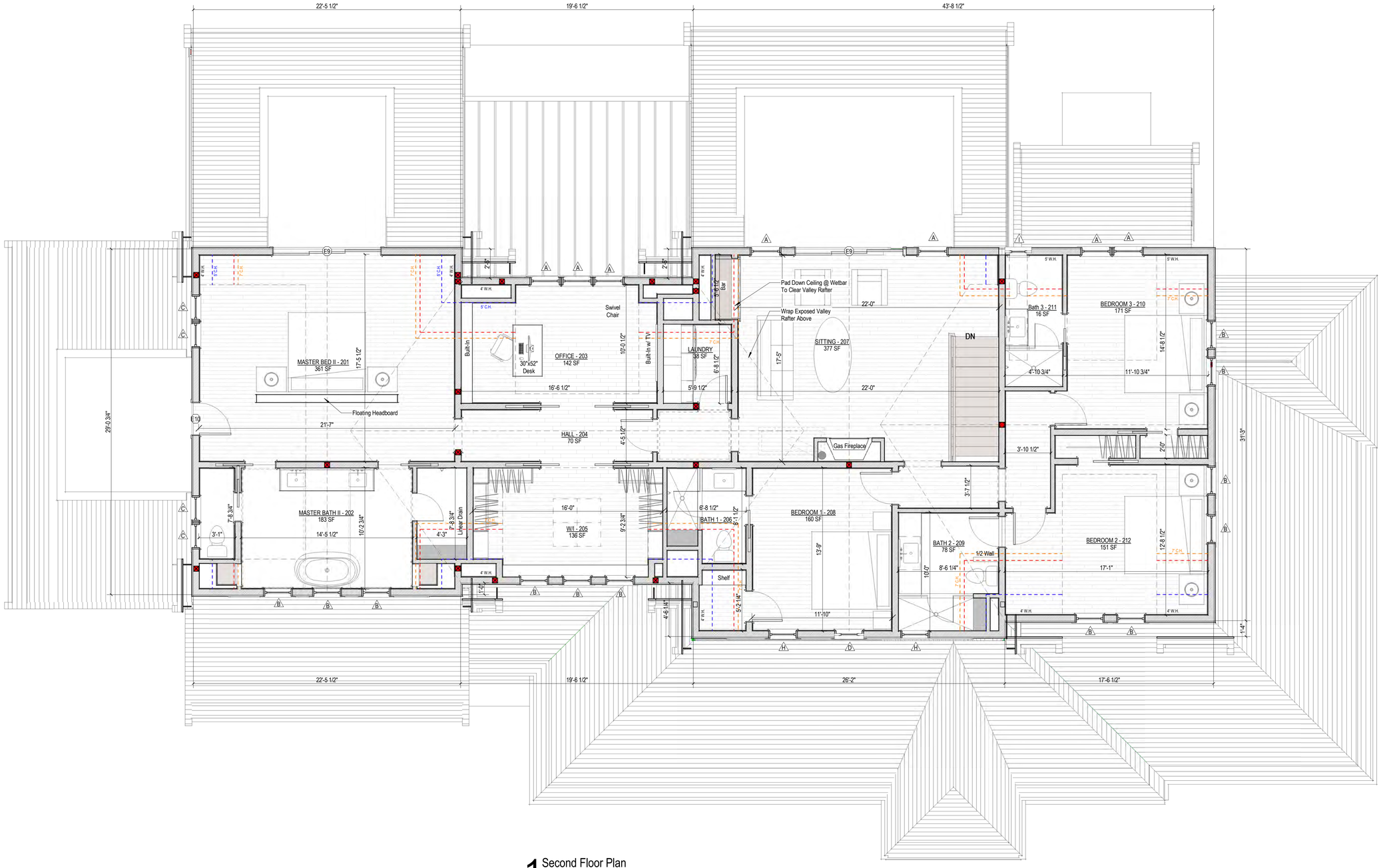
A.101
2128

09.16.24

HDC SUBMISSION



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

2128

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

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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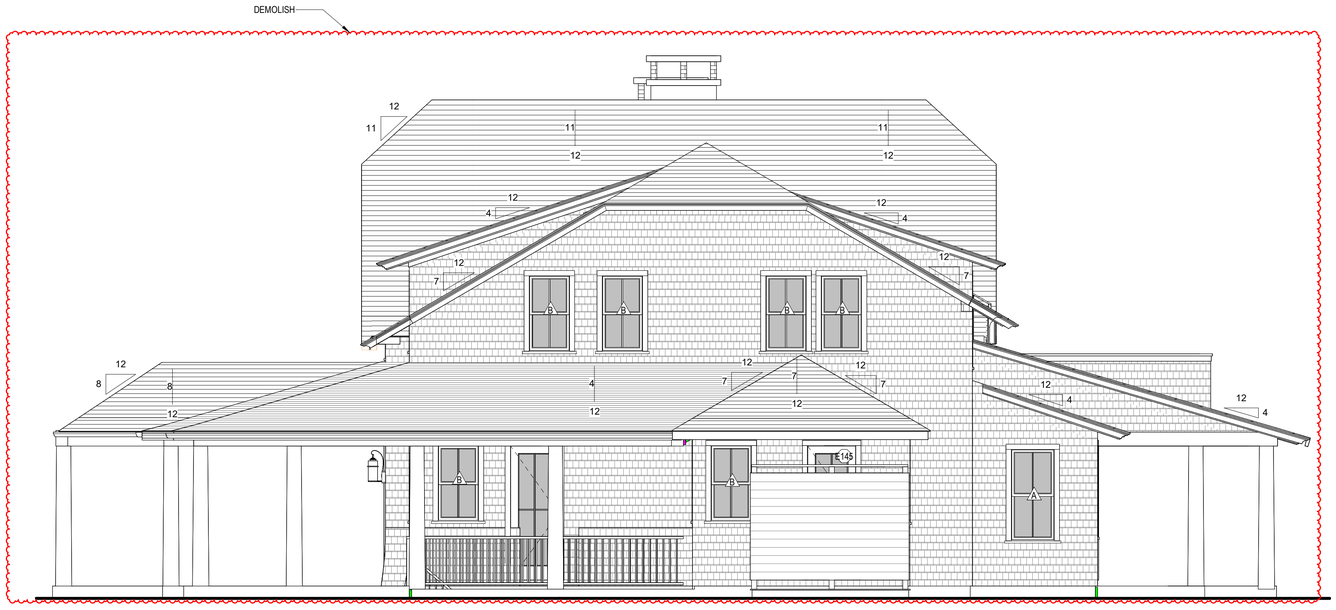
A.102
2128



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



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

2128

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

EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
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Existing G.C.:	n/a
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Revisions

Revision 1 Date 1

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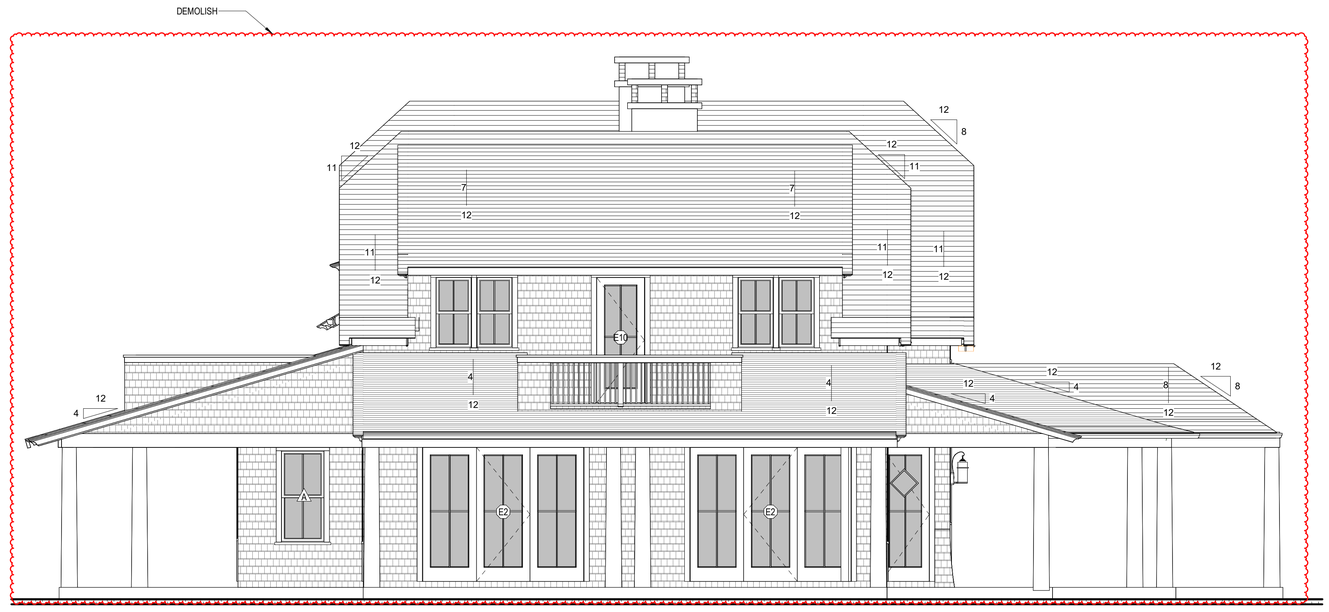
A.201
2128



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



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

2128

88 Pocomo LLC
Residence
88 Pocomo Rd.
Nantucket, MA 02554

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

EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
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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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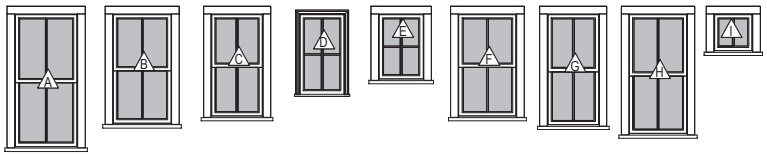
A.202
2128

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

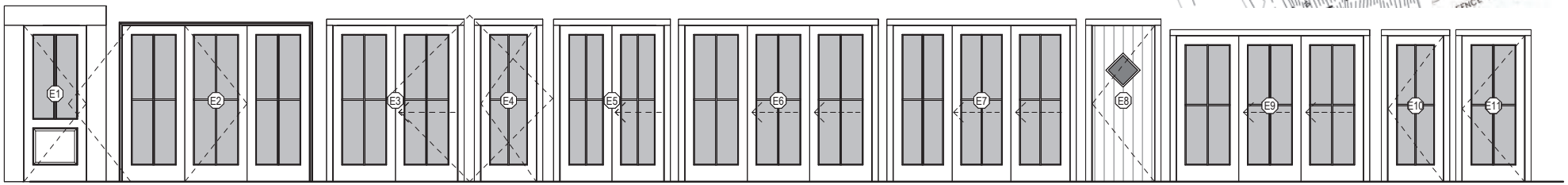
Window Legend

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



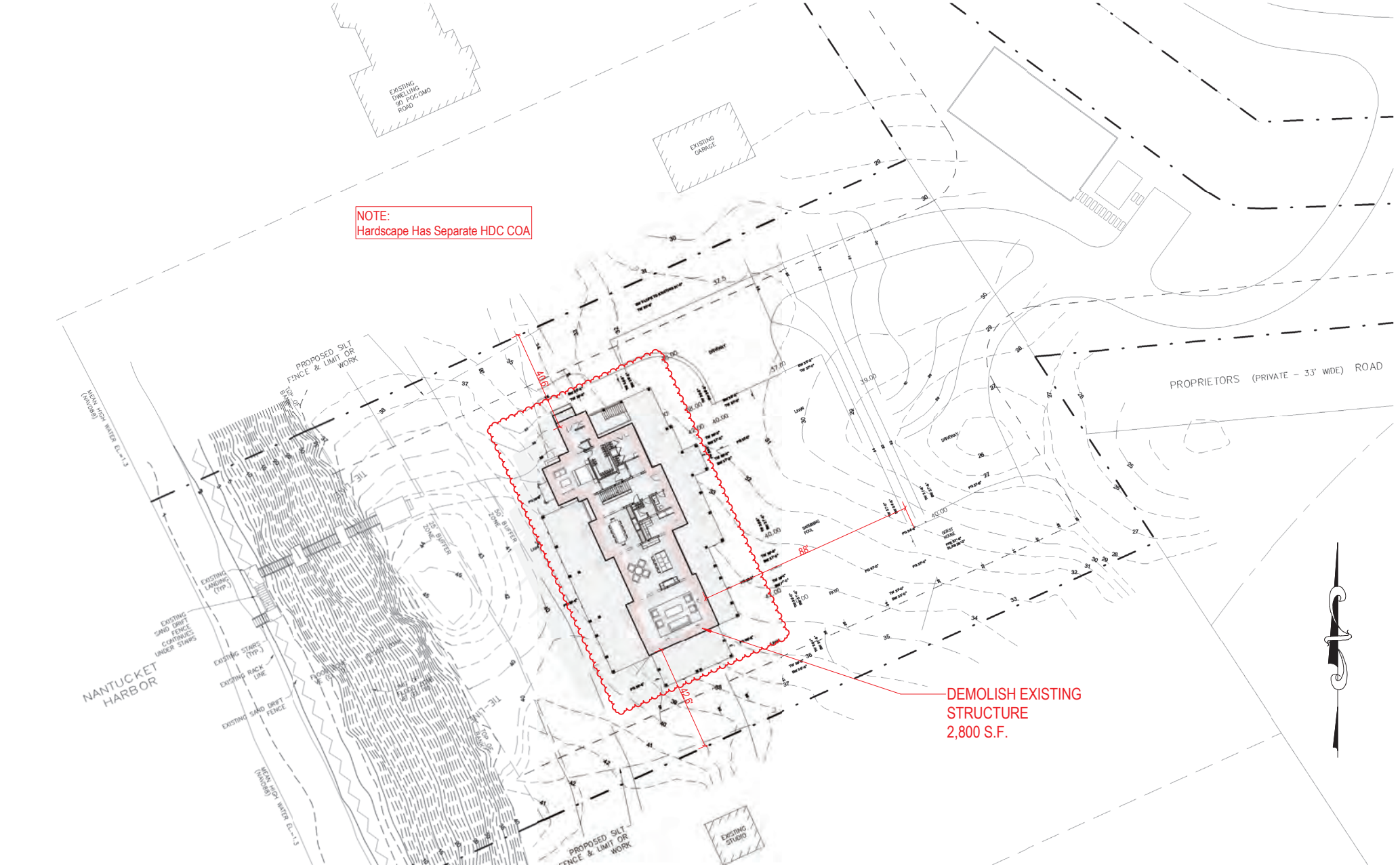


Door Legend

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	



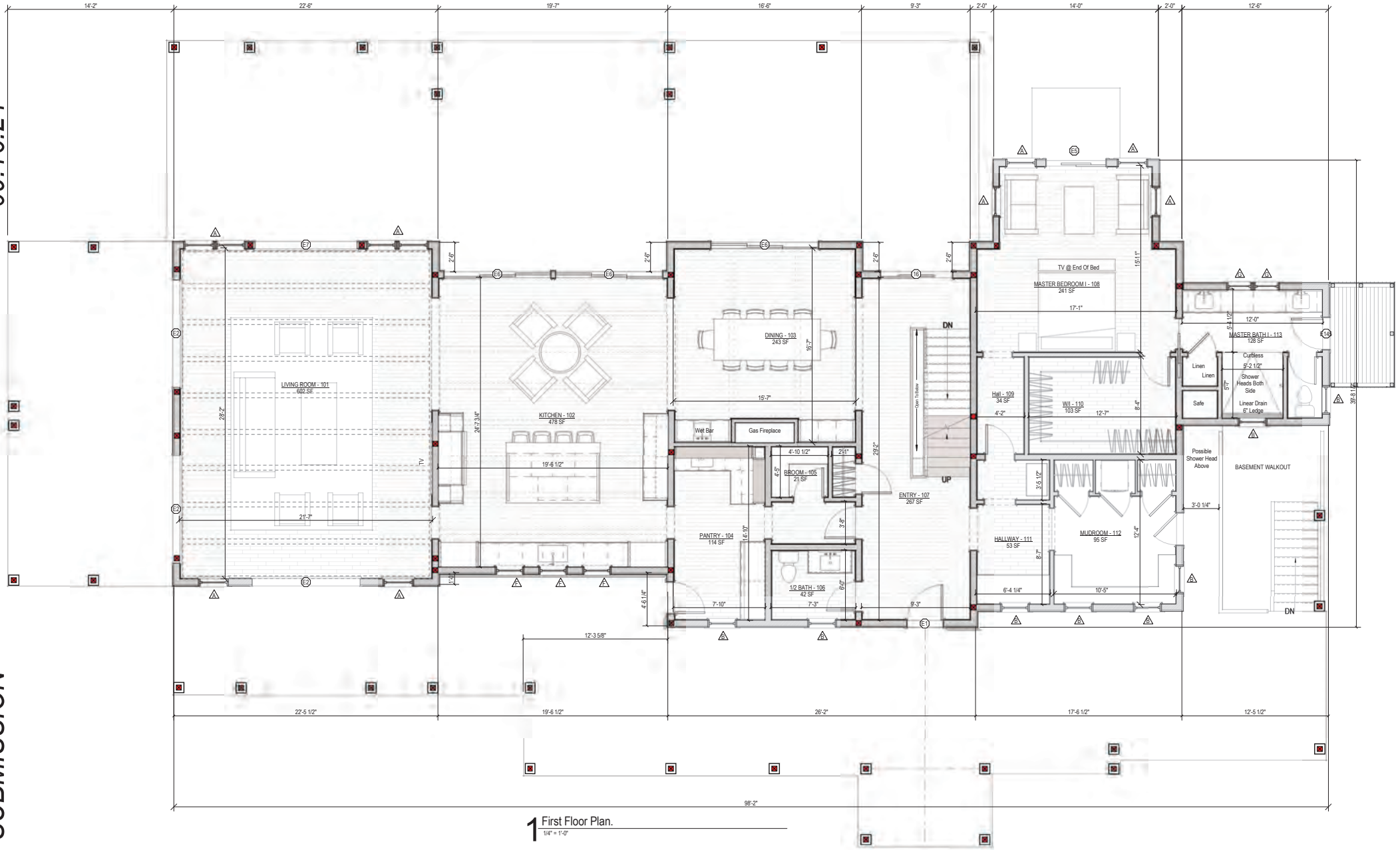


SITE PLAN

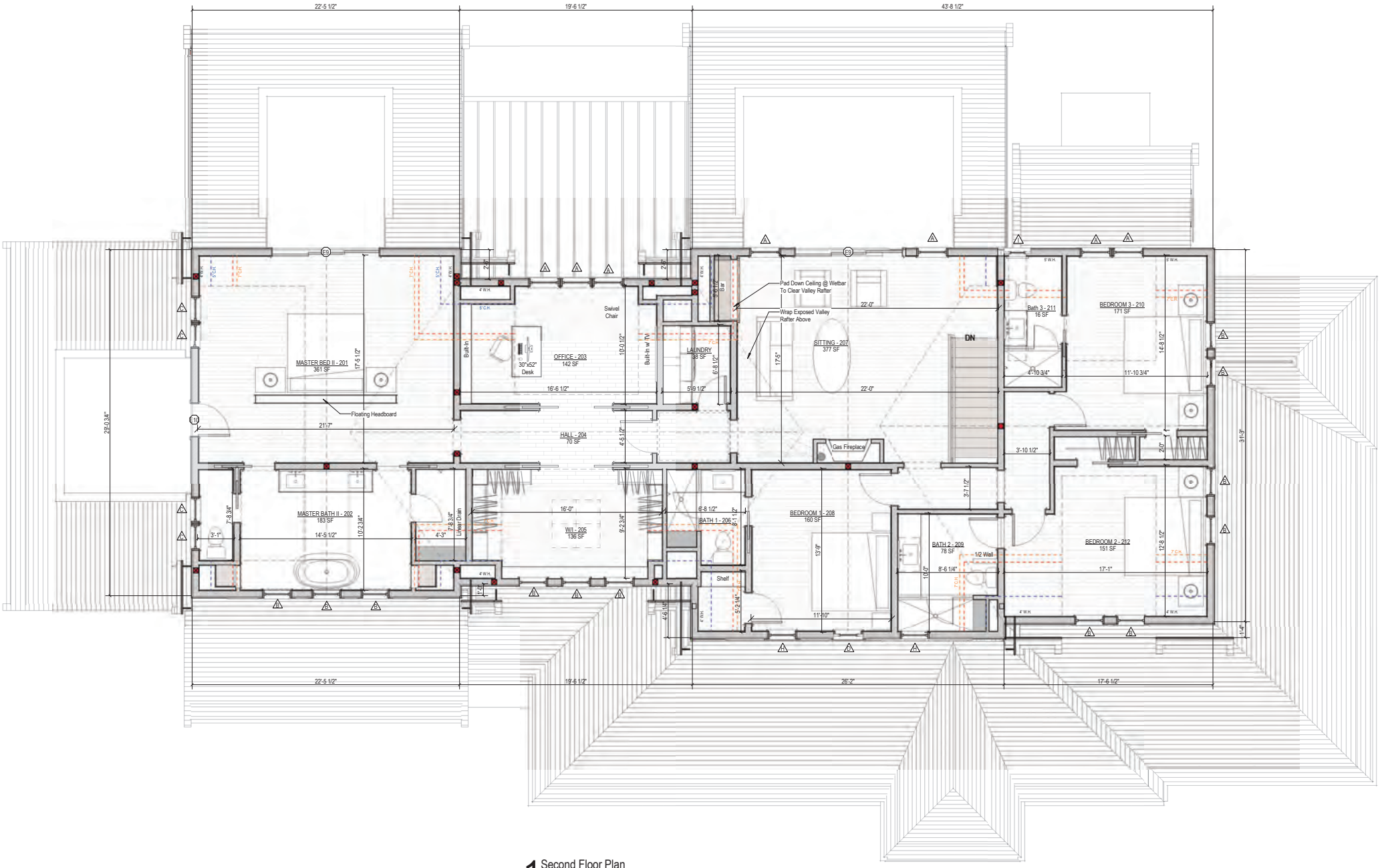
1" = 30'-0"

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"

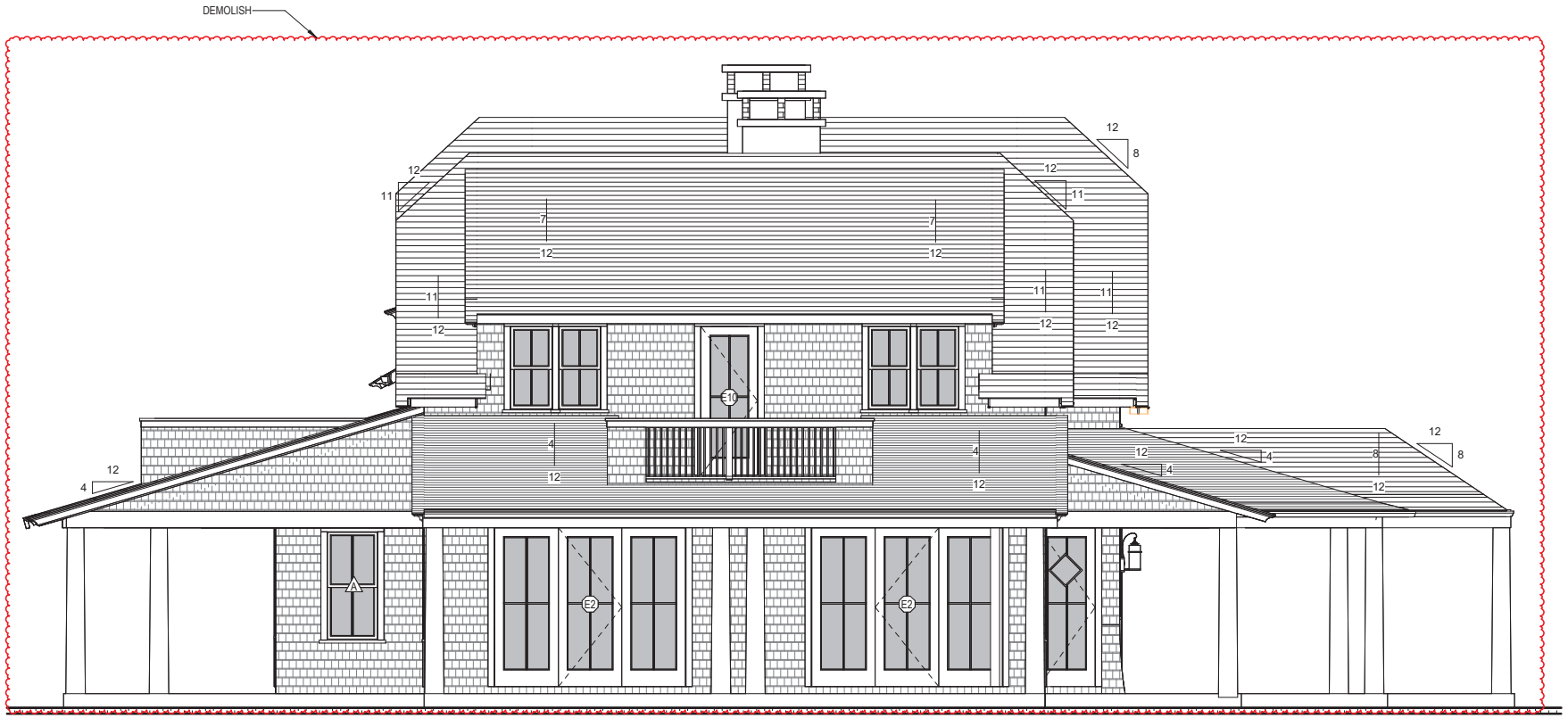


2 North Elevation

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

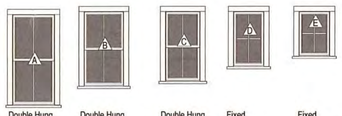


East North South West

HDC Submission Through Staff 09.12.22

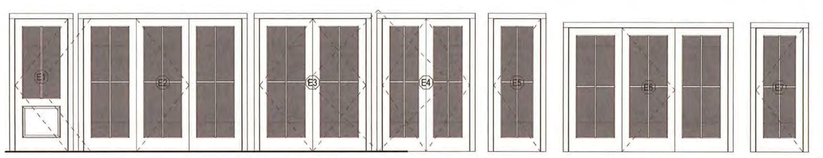


Locus Map



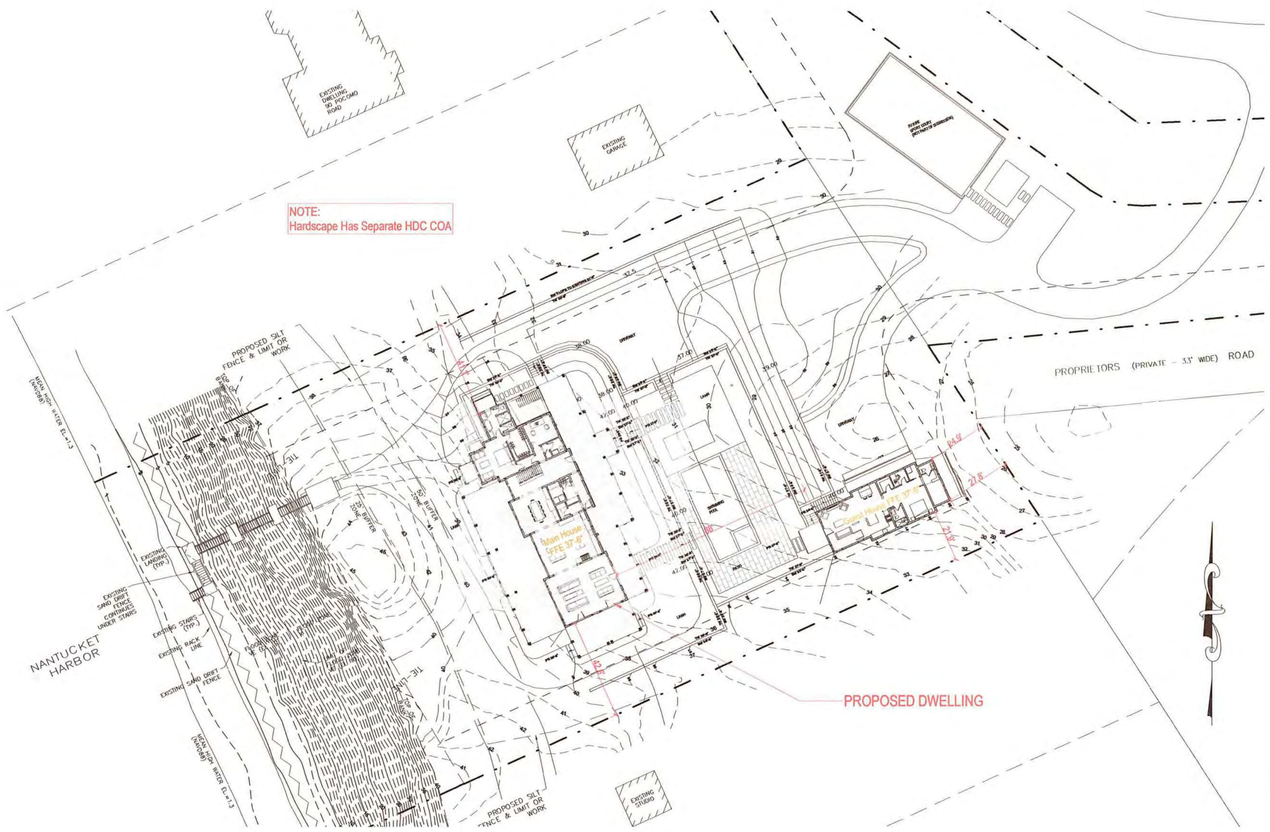
Double Hung 2/2 SDL | Double Hung 2/2 SDL | Double Hung 2/2 SDL | Fixed 4 Lite SDL | Fixed 4 Lite SDL

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

88 Pocomo Rd.
Nantucket, MA 02554

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

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

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SEP 15 2022
By

Revisions

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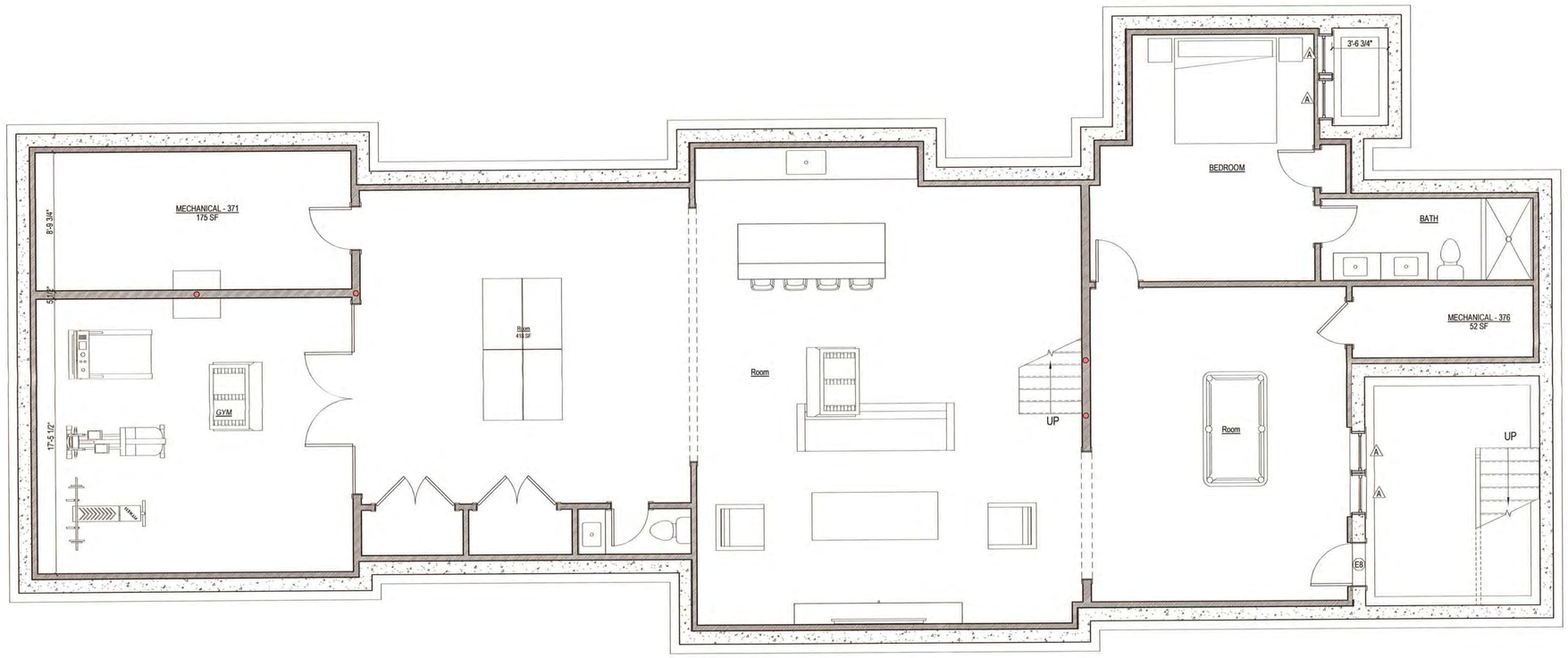
G.1.1
2128

HDC Submission Through Staff 09.12.22



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

2128

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emeritus
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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.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

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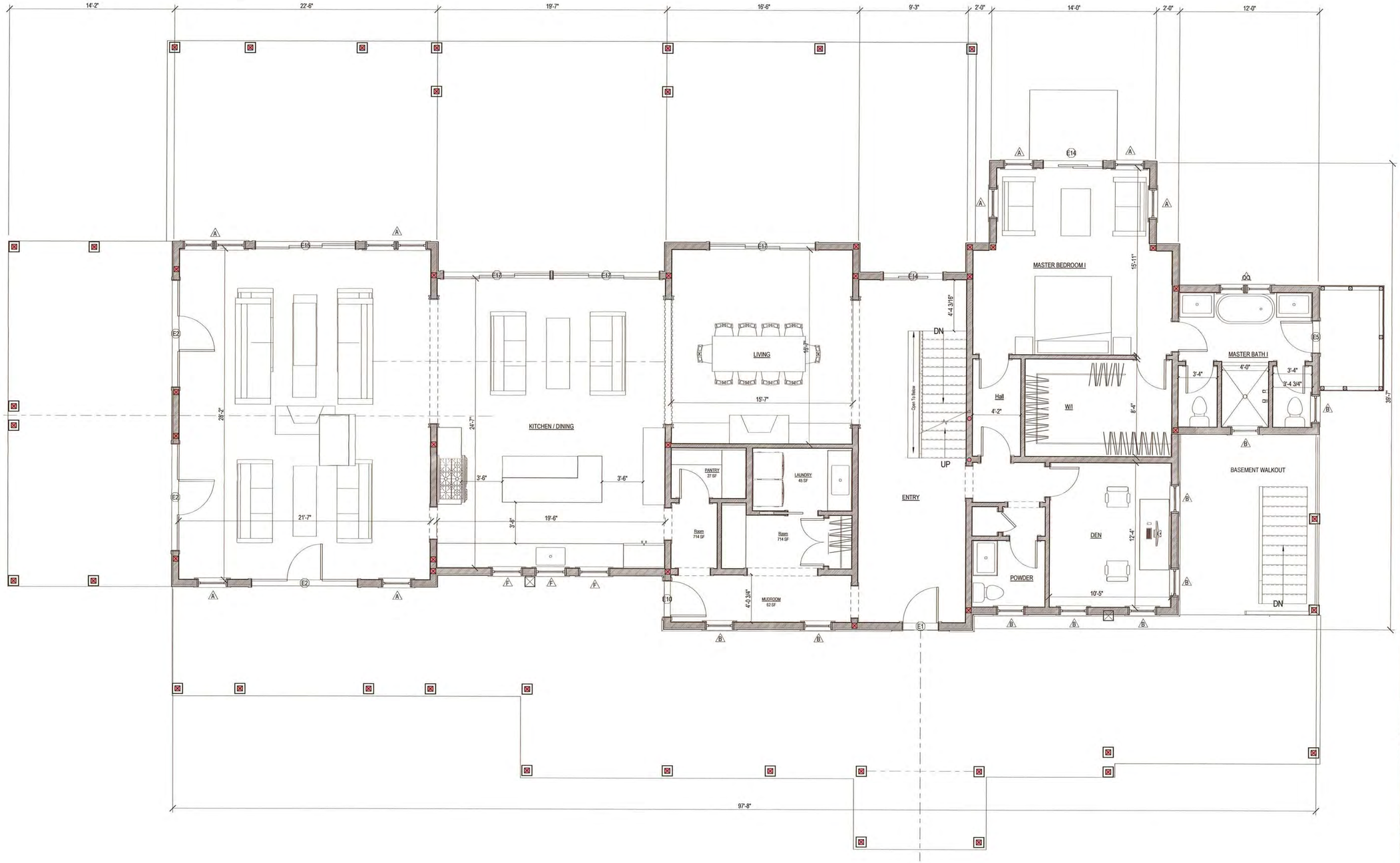
A.100
2128



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

2128

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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
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.202 Exterior Elevations
S.103 ROOF FRAMING PLAN

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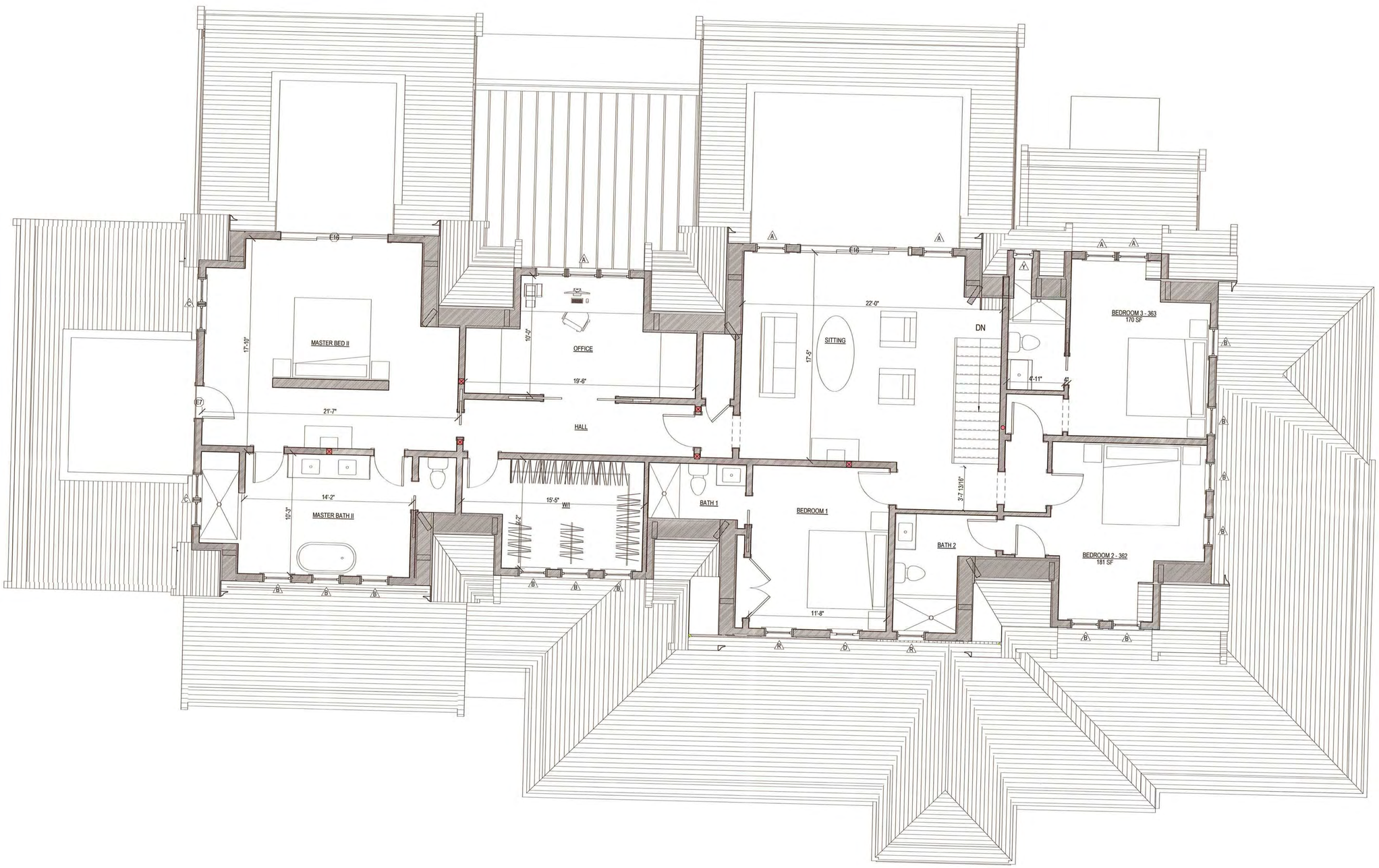
A.101
2128



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

2128

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emeritus
8 Williams Lane
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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

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A.101 First Floor Plan
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A.202 Exterior Elevations
S.103 ROOF FRAMING PLAN

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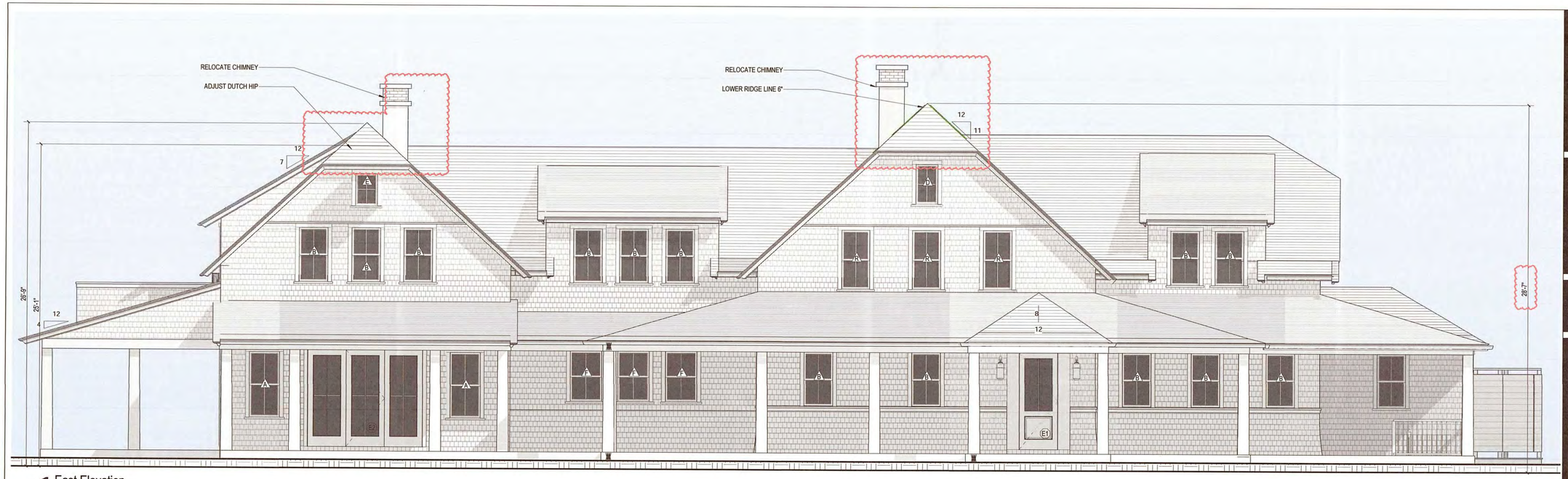
A.102
2128



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



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

2128

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Nantucket, MA 02554

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Exterior Elevations

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
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A.102 Second Floor Plan
A.201 Exterior Elevations
A.202 Exterior Elevations
S.103 ROOF FRAMING PLAN

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Revisions

Revision 1	Date 1

HDC2022-03-585
No Exterior Changes Without HDC Approval
APPROVED

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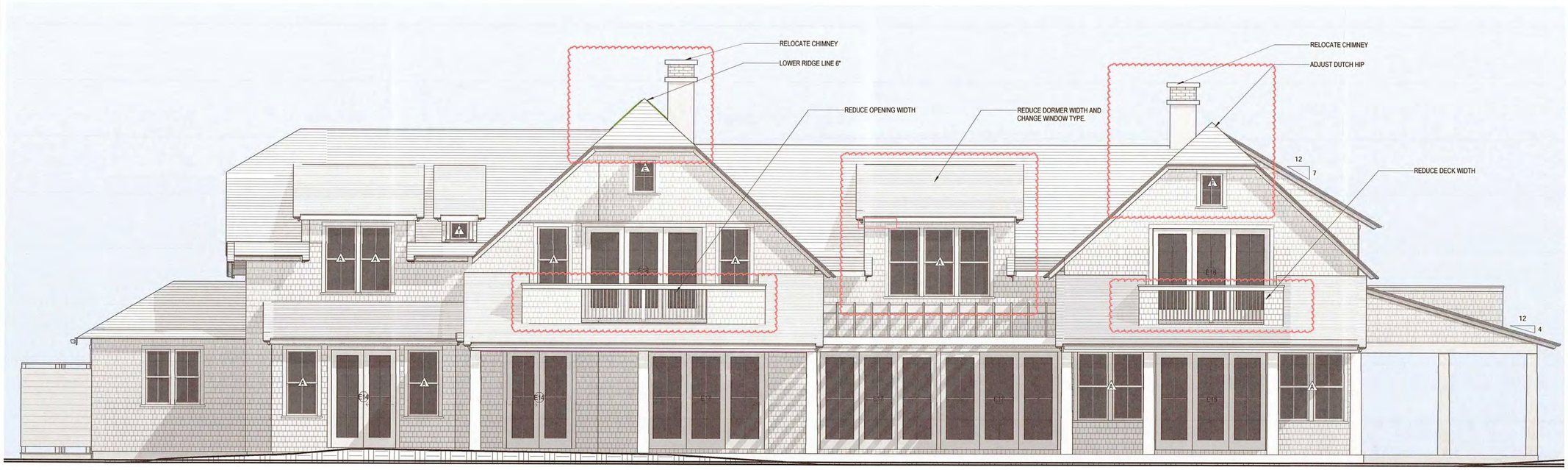
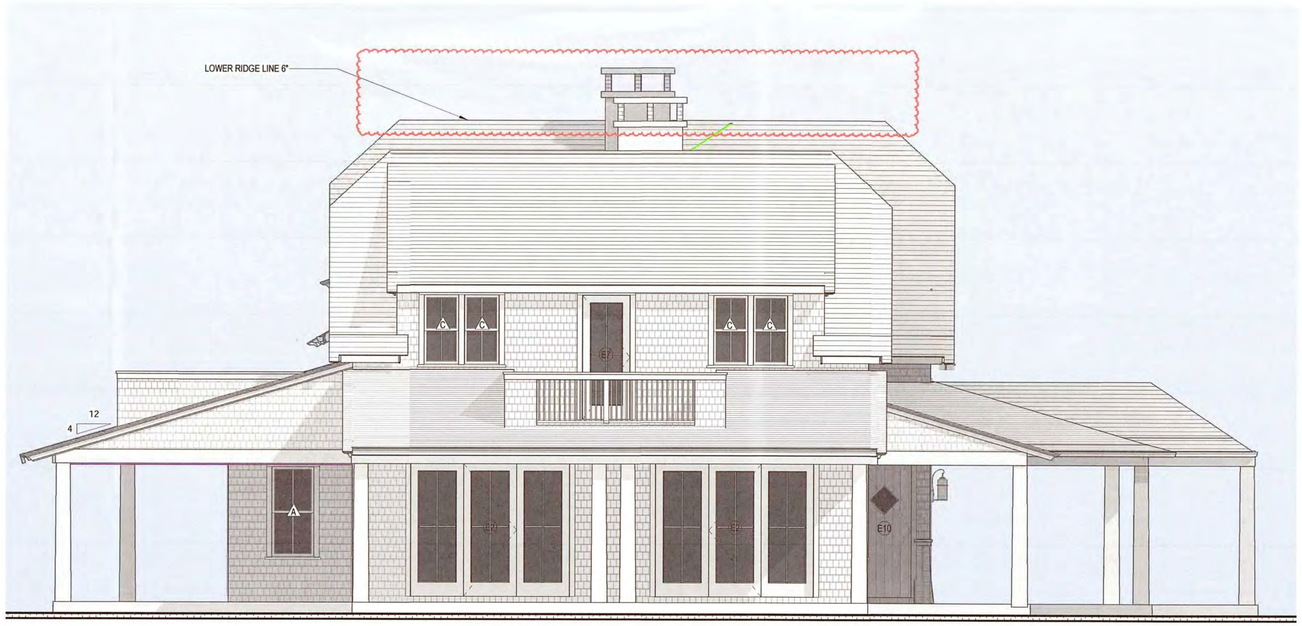
A.201
2128



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



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

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508.325.4995
www.emeritusltd.com

Exterior Elevations

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
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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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A.103 Unnamed
G.1.1 Cover Sheet
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A.102 Second Floor Plan
A.201 Exterior Elevations
A.202 Exterior Elevations
S.103 ROOF FRAMING PLAN

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 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

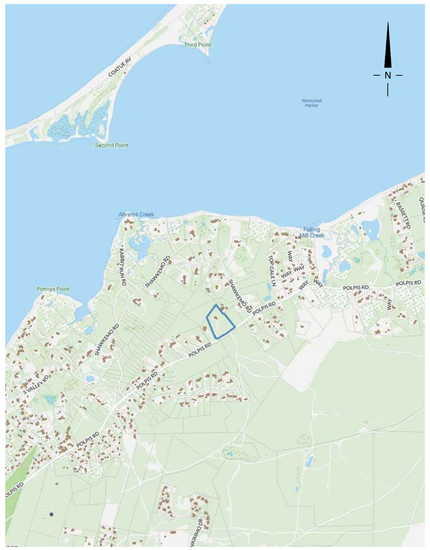
COLORS

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

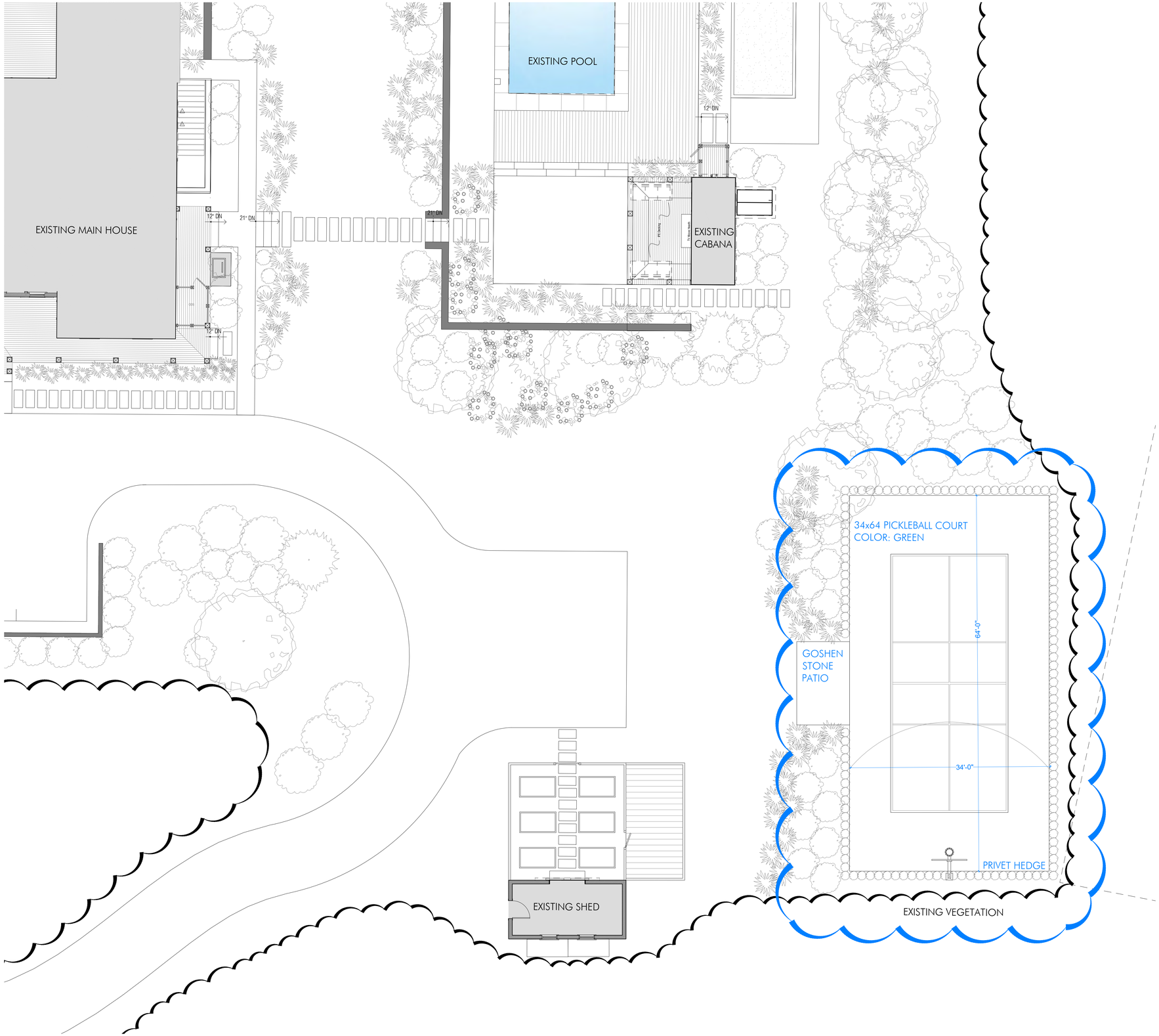

Third Point
Cowtail Mr
Nantucket Harbor
Second Point
Polpis Point
Polpis Harbor
POLPIS RD
Shawkemo Rd
Quaise Rd
Sesachacha Rd
Quidnet Rd
Tawasset Rd
Hummock Pond Rd
Hidden Valley Rd
Quaise Ln
Shawkemo Rd
Quidnet Rd
Quaise Rd
Tawasset Rd
Polpis



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: _____

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)

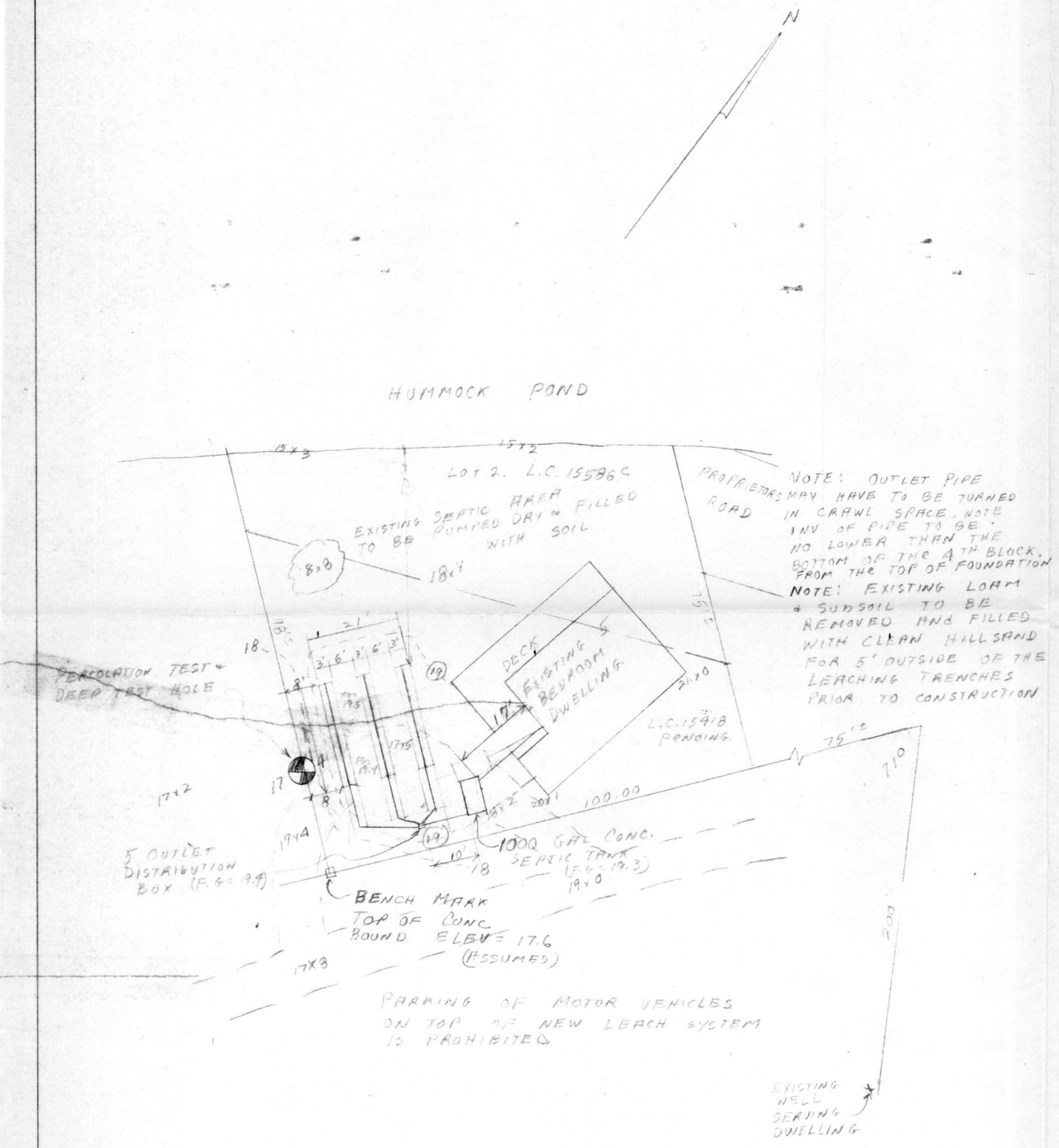
____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction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

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

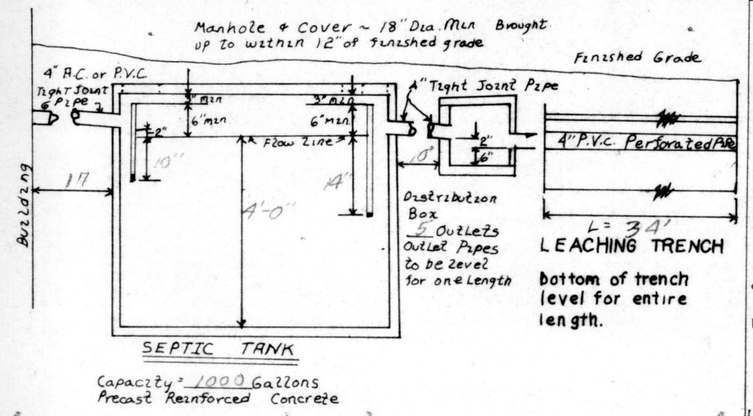
PLOT PLAN

Scale: 1" = 20'

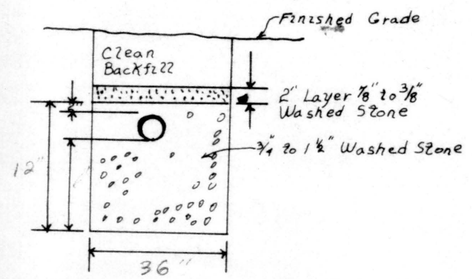
LOT AREA = 8600 ± S.F.



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.

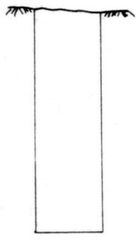
16.) In cases where ledge or rock is present the engineer will not be responsible for assuring the amount of rock to be encountered

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°: 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



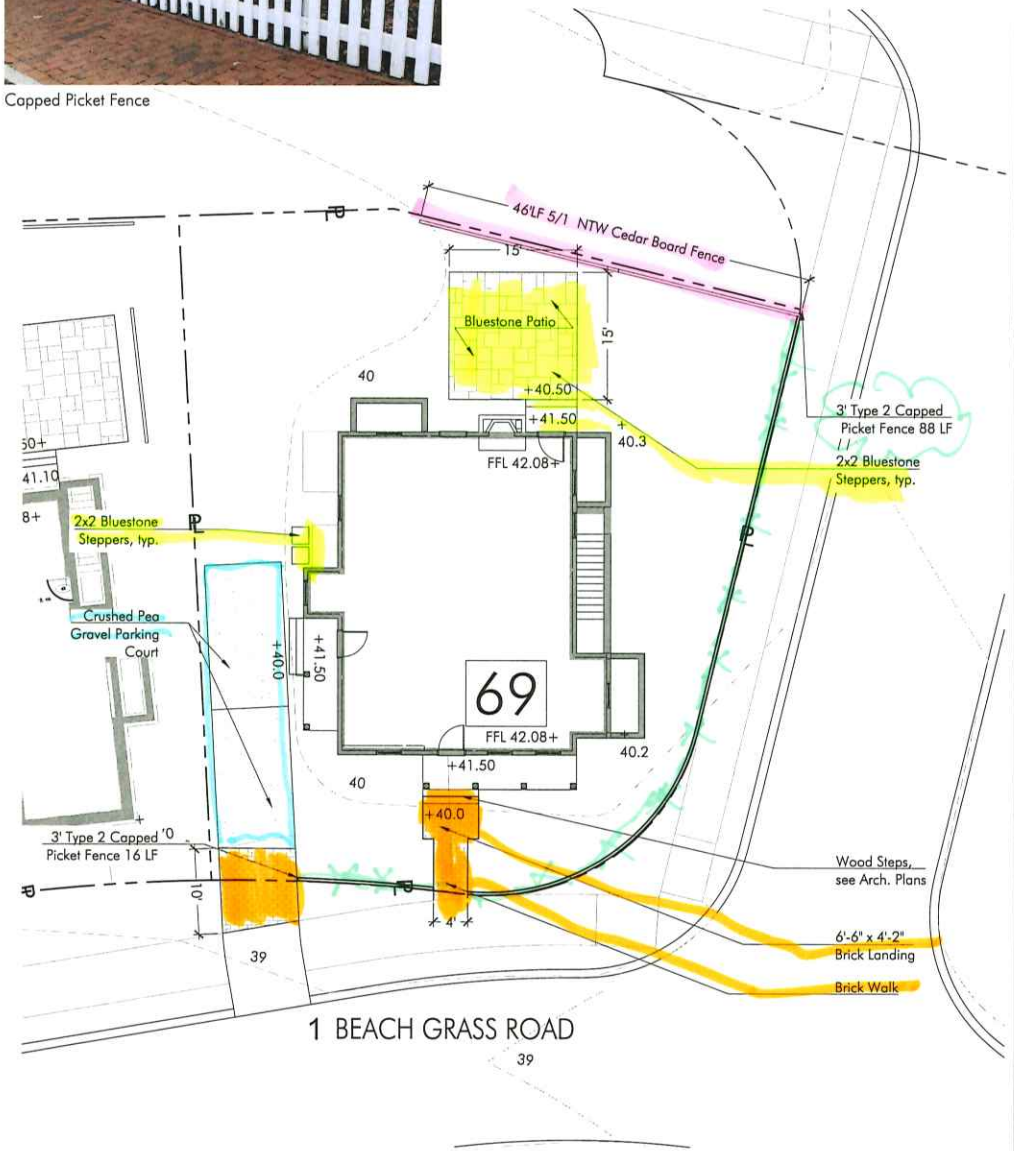
Bluestone Patio randum rectagular pattern



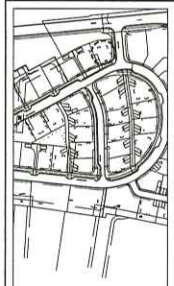
2x2 Bluestone Stepping Stones



Pea Gravel



VERDANT
LANDSCAPE ARCHITECTURE
Verdant Landscape Architecture, Inc.
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

© Verdant Landscape Architecture

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.

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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

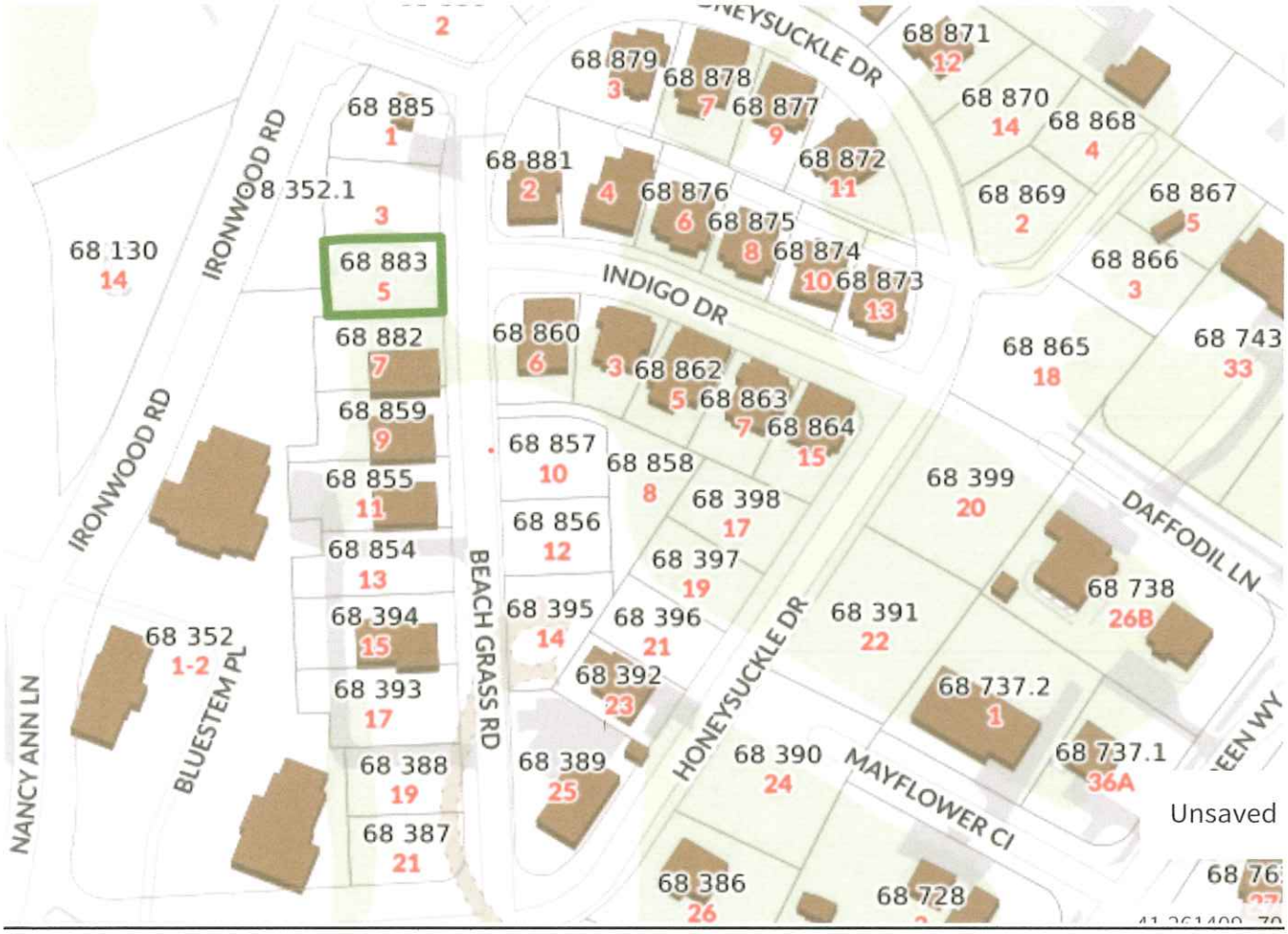
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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





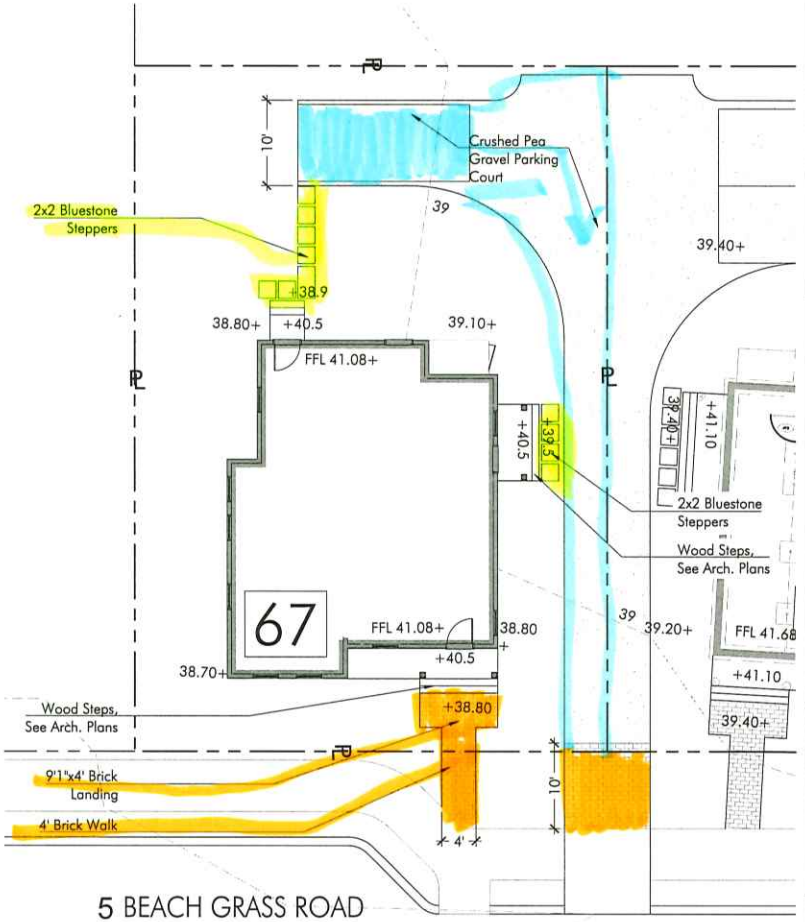
Brick Paving



2x2 Bluestone Stepping Stones



Pea Gravel

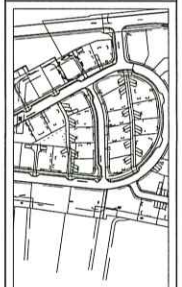


5 BEACH GRASS ROAD

SCALE: 1" = 10'-0"

0 5' 10' 25'

VERDANT
LANDSCAPE ARCHITECTURE
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

© Verdant Landscape Architecture

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.

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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 _____

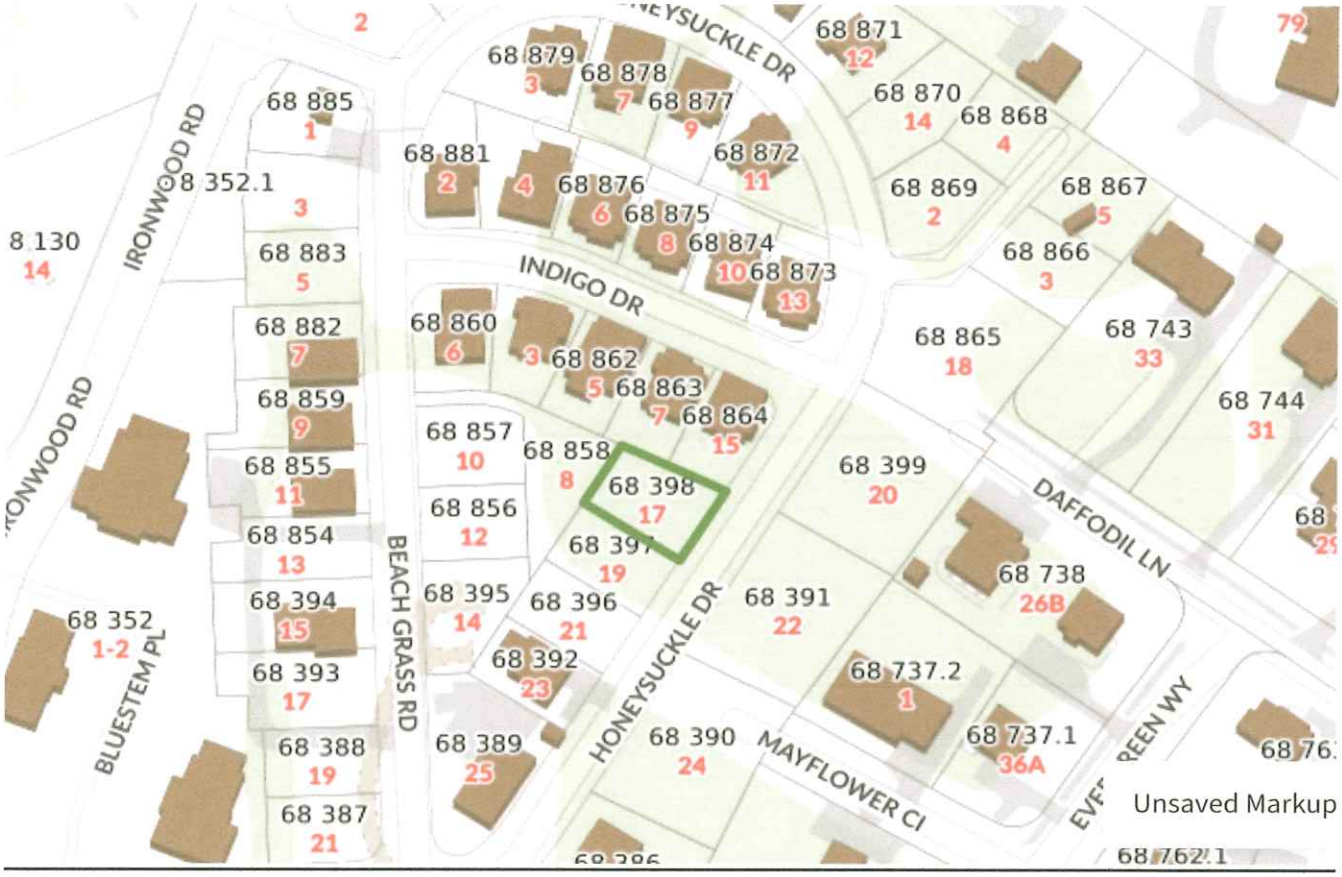
Deck _____ Foundation _____ Fence NEW Shutters _____

* 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



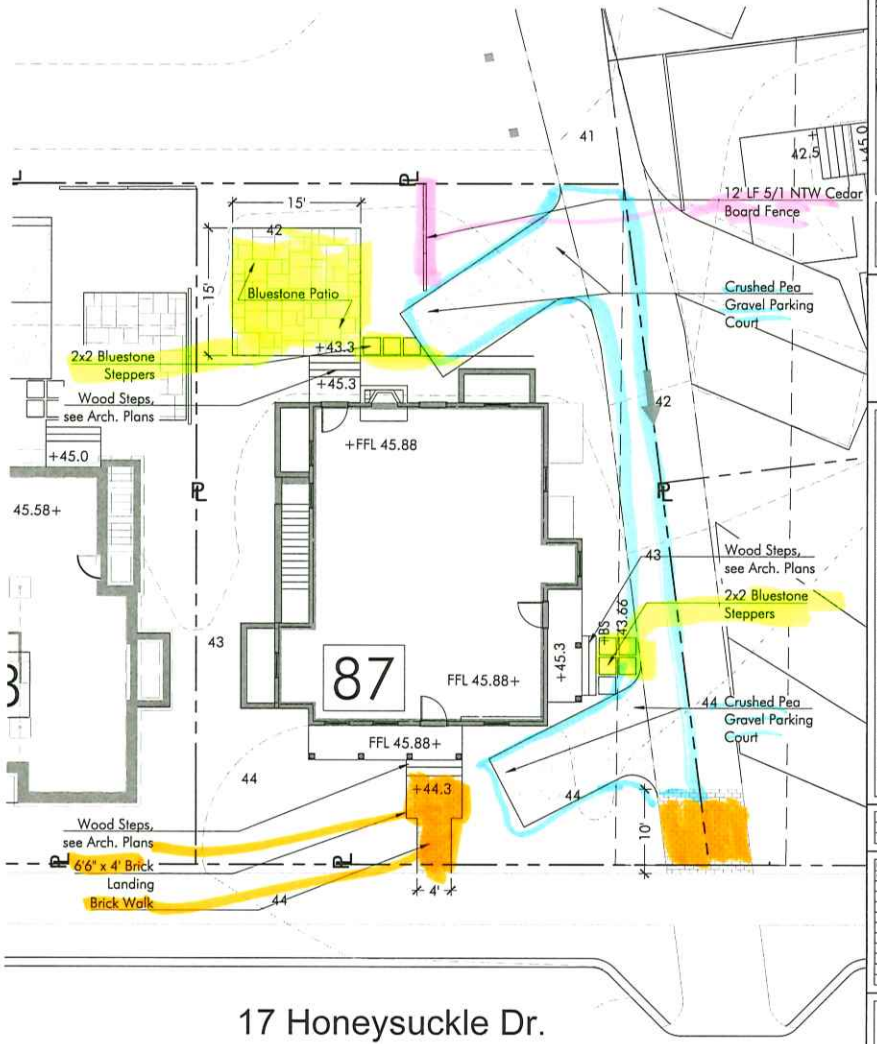
Brick Paving



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.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with 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°. 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.

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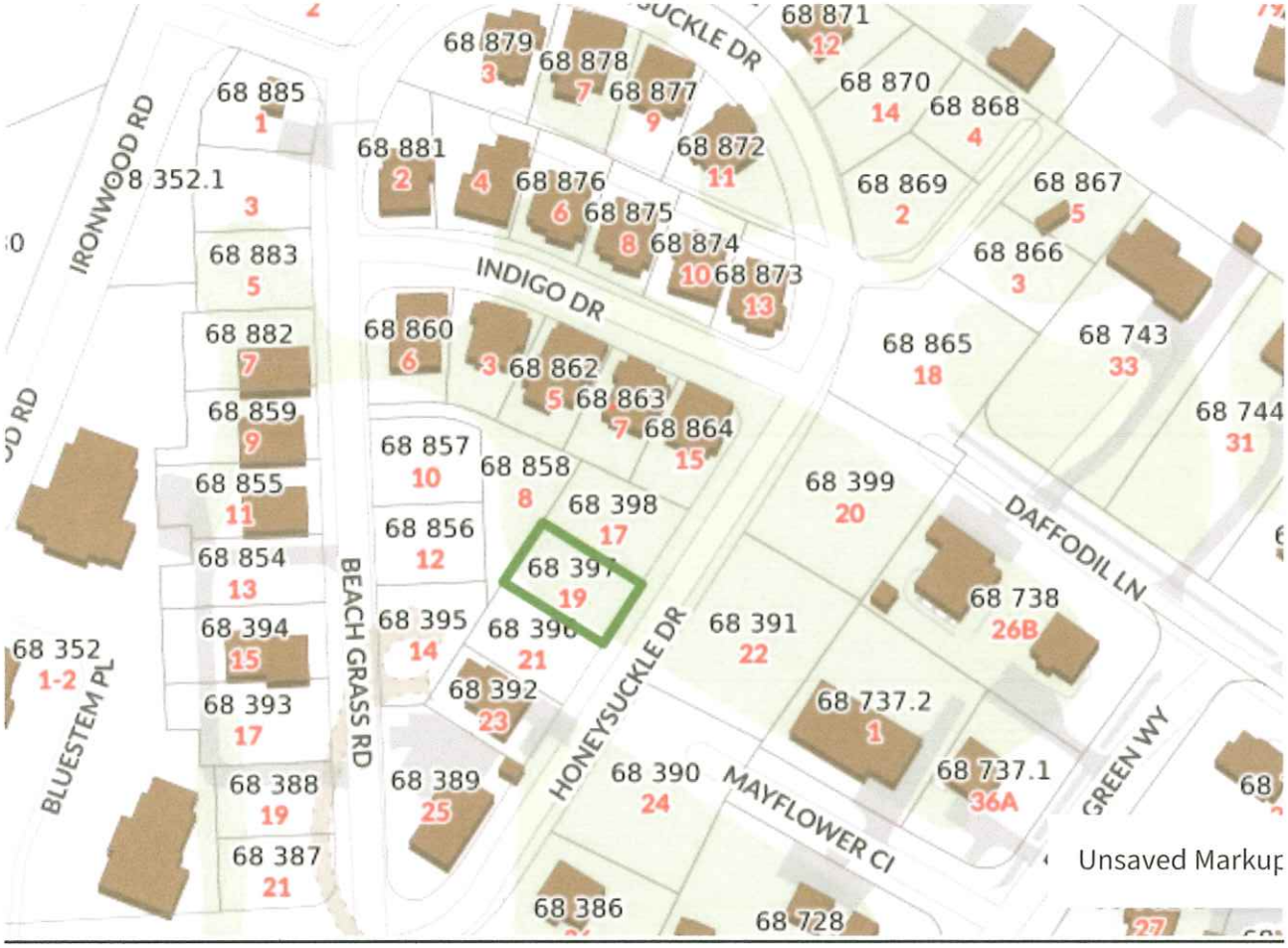
Date 9/22/2024 Signature of owner of record _____ Signed under penalties of perjury

19 HONEYSUCKLE DRIVE – HARDSCAPE





Bluestone Patio randum rectagular pattern



Brick Paving



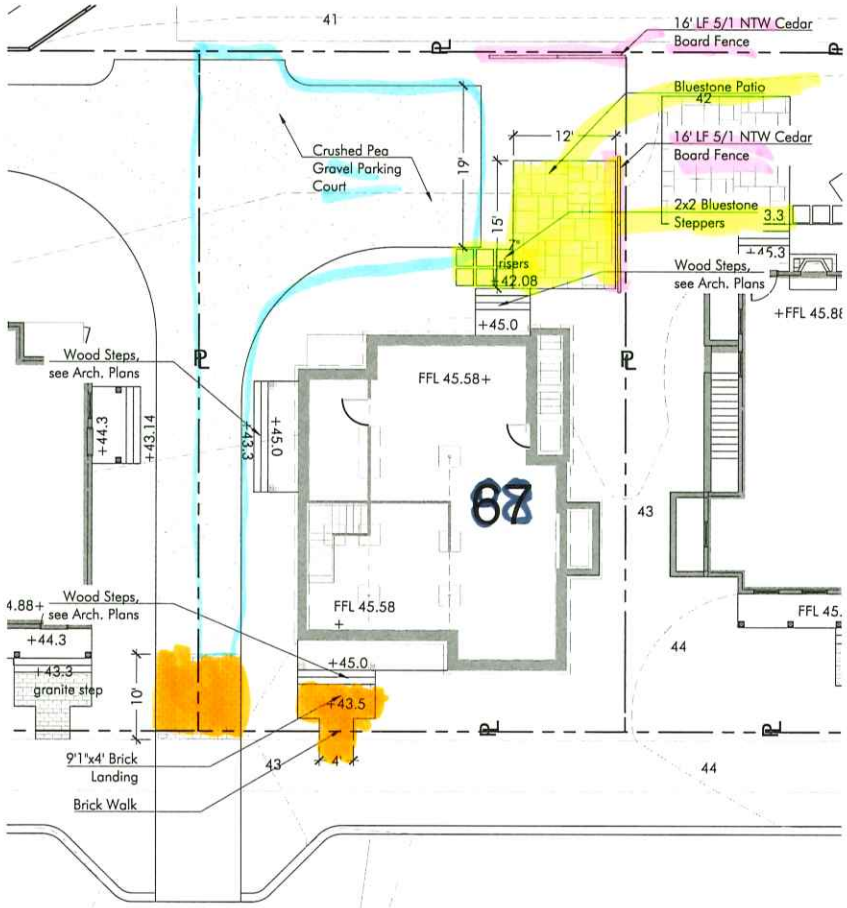
5/1 NTW Cedar Board Fence



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

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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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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 _____

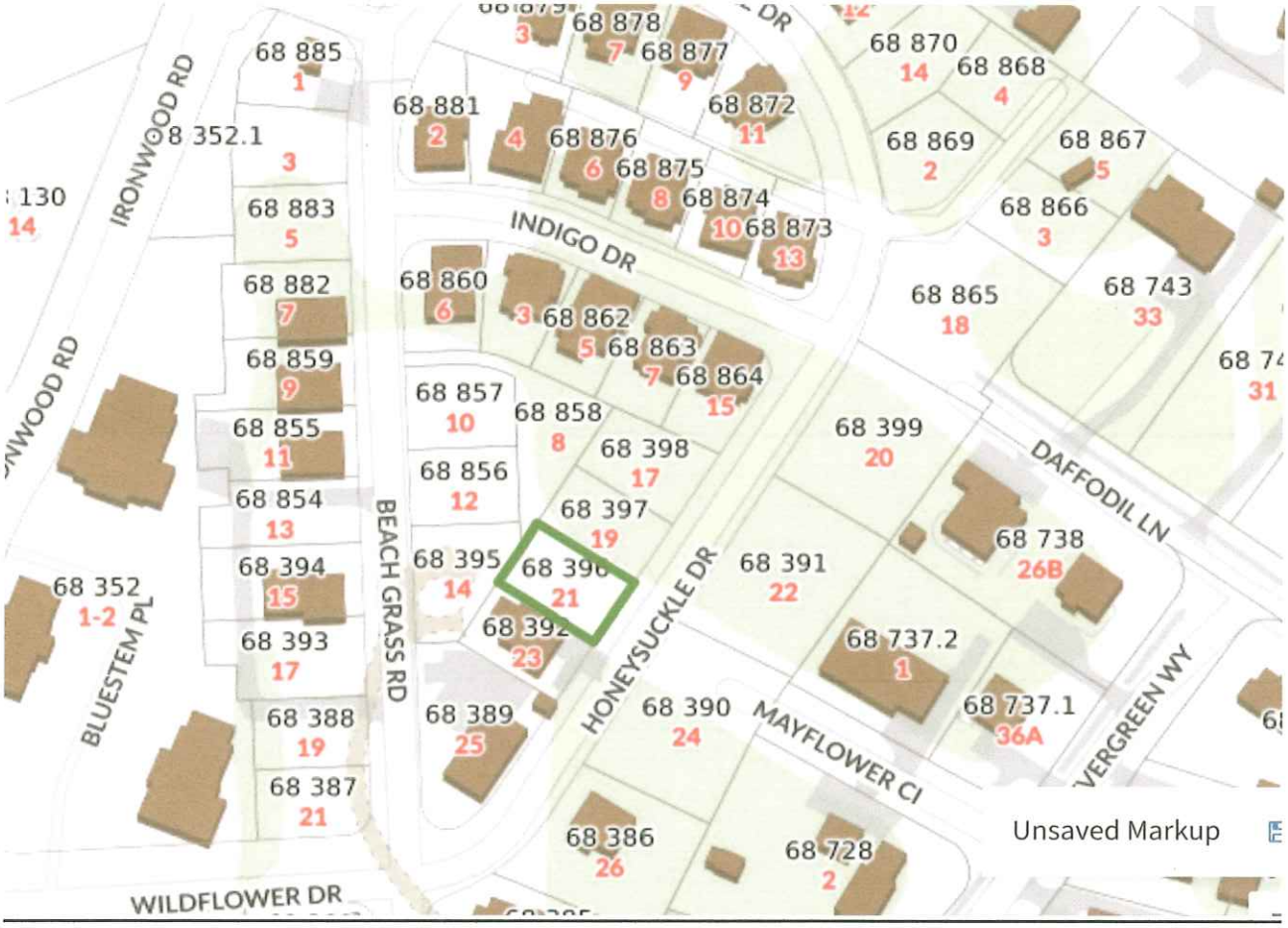
Deck _____ Foundation _____ Fence NTW Shutters _____

* 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





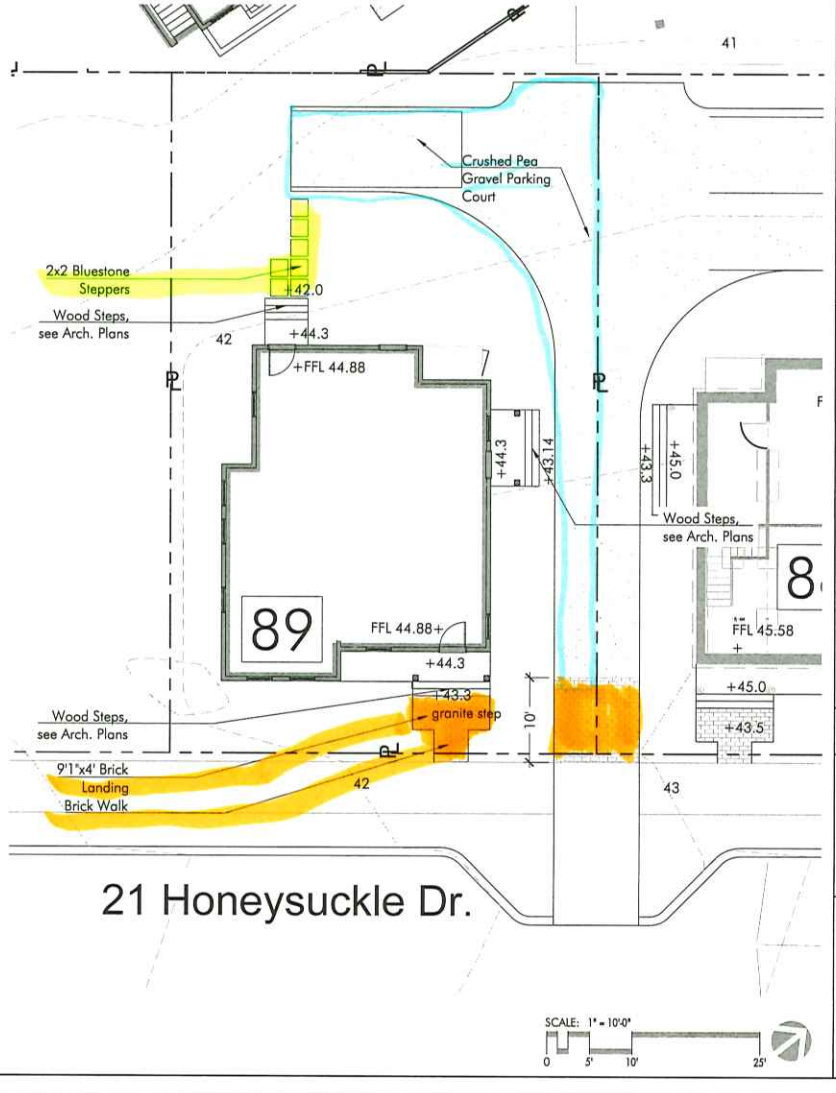
2x2 Bluestone Stepping Stones



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
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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):

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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

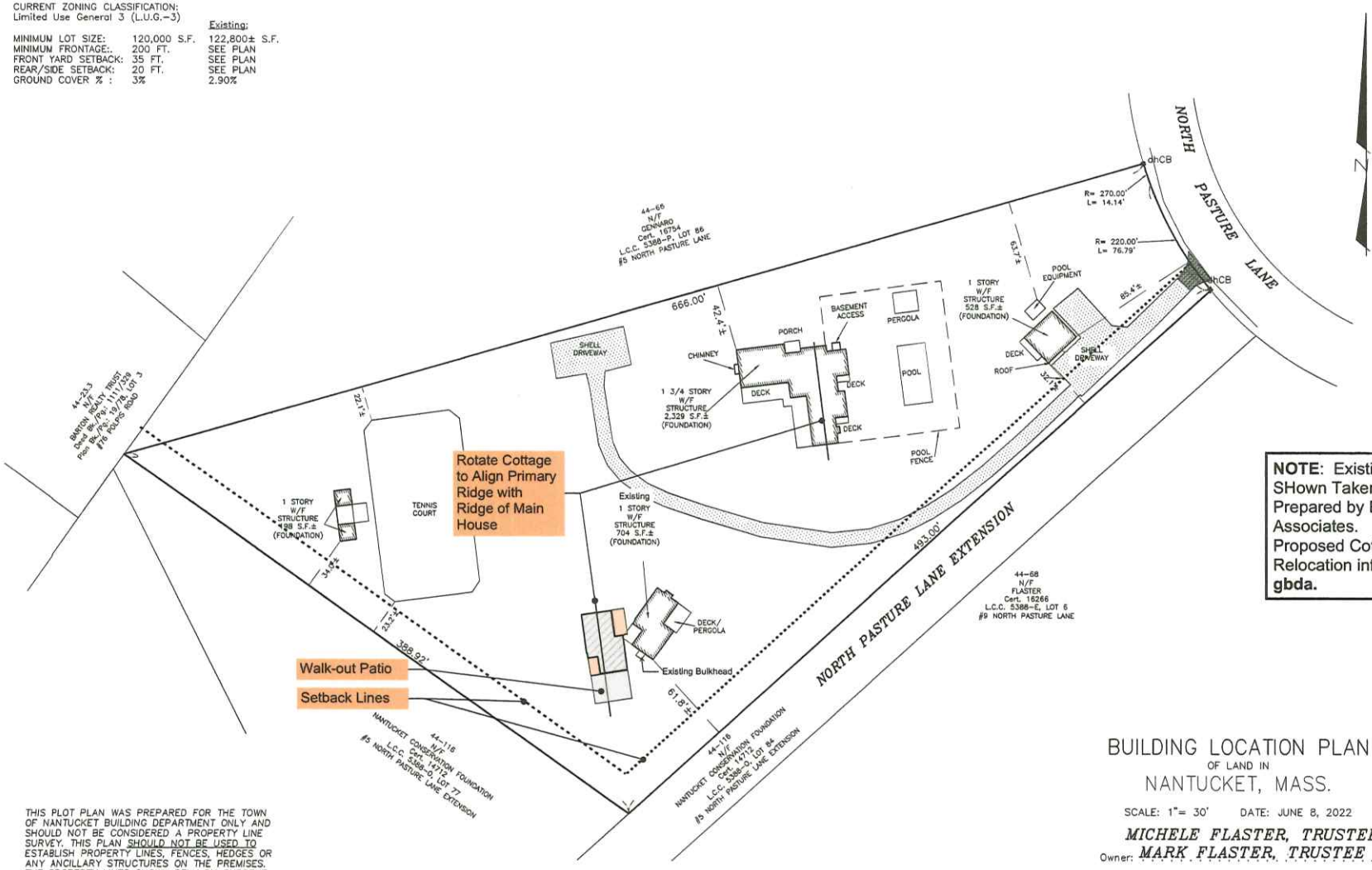
Proposed Renovations
12 Bosun's Lane
Mashpee, MA 002649

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

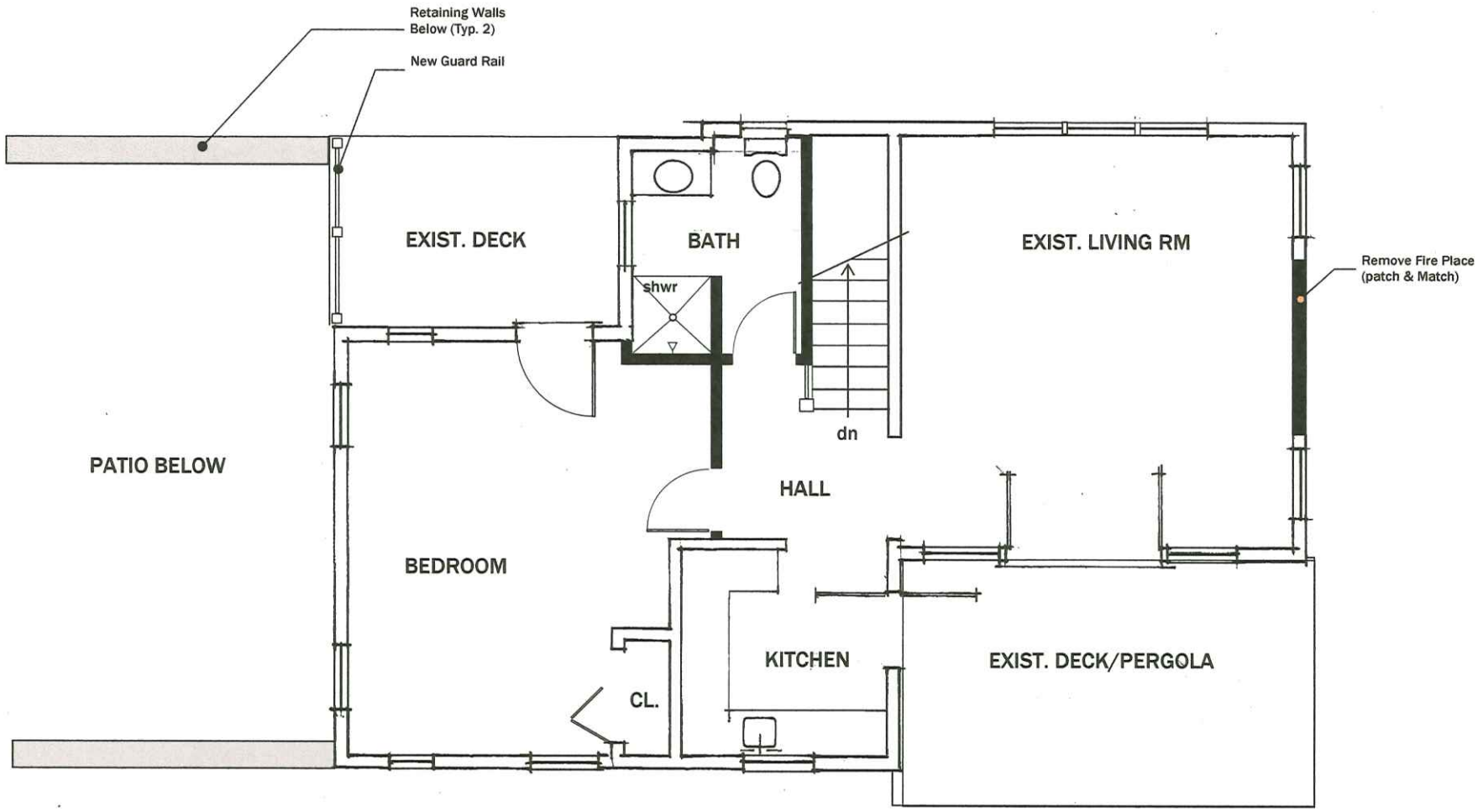
Note: Ridge of Main House visible in the background. Proposed rotation of Cottage Primary Ridge to align parallel with that.

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

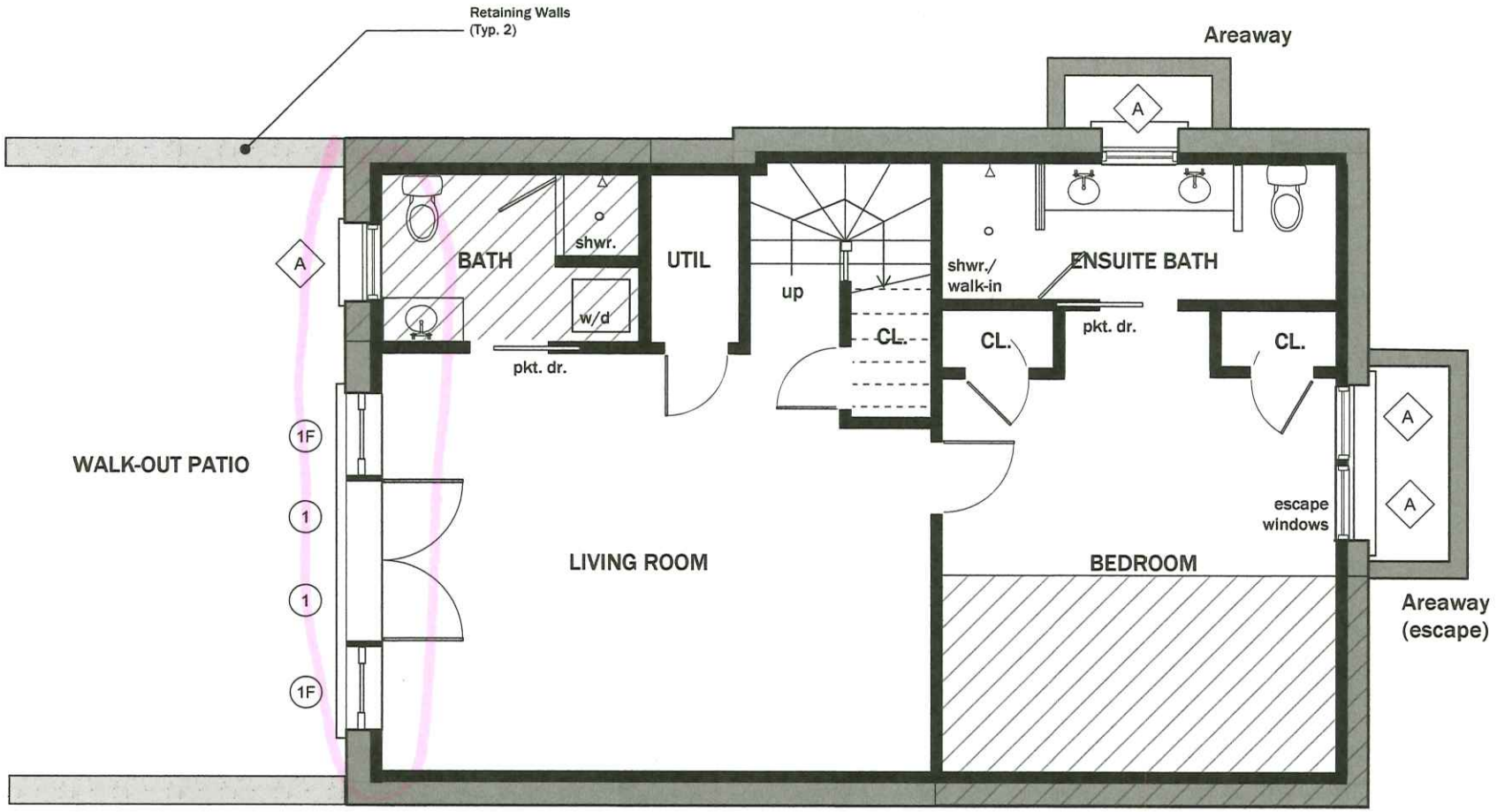
Date: 9/22/24

Rev.:

Drw by: GAB

Scale: 1/4"

A.1



PROPOSED LOWER LEVEL PLAN

1/4" = 1'=0"

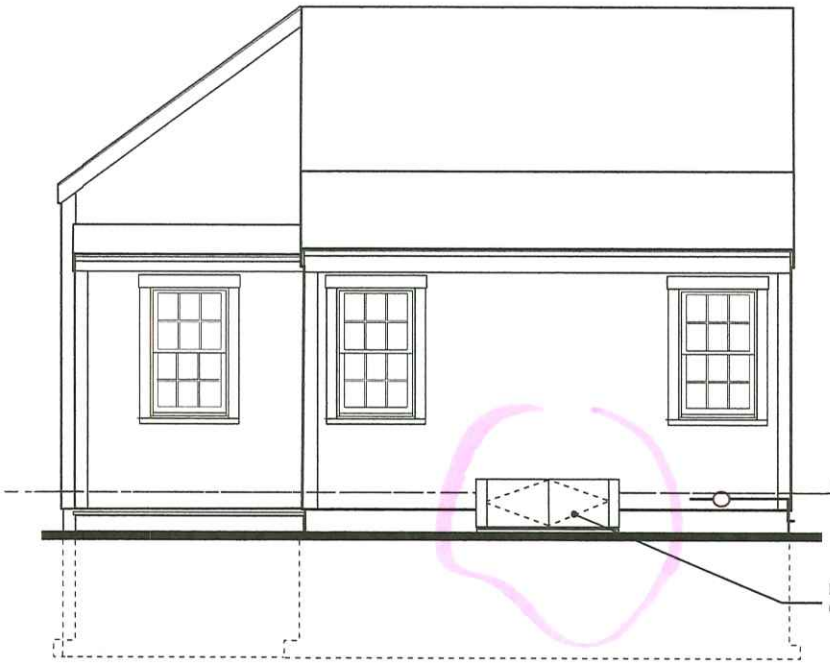
NOTE: Hatched Areas are Open Decks Above.

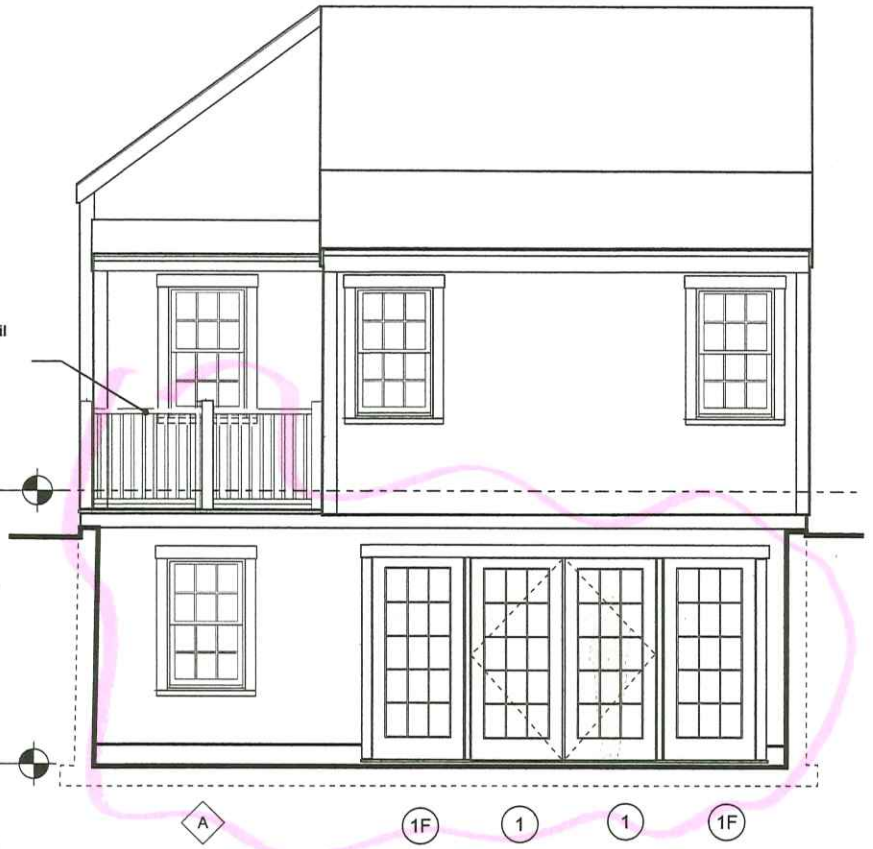
gbda

FLASTER COTTAGE
7 N. Pasture, Nantucket
Proposed Lower Level Floor Plan

Date: 9/22/24
Rev.:
Drw by: GAB
Scale: 1/4"

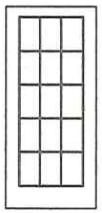
A.2





EXISTING SOUTH - WEST ELEVATION

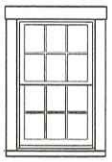
1/4" = 1'=0"



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"

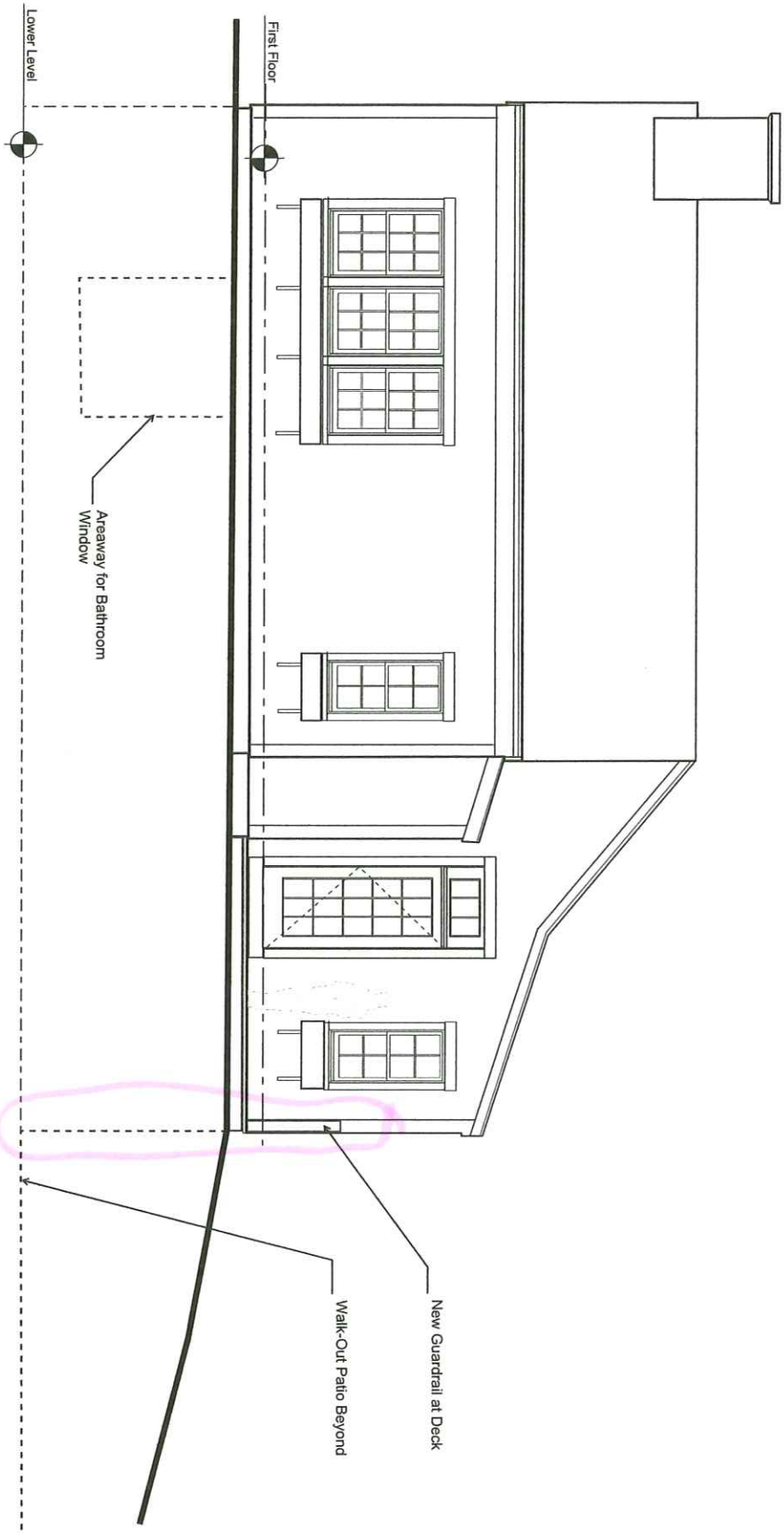
NOTE 1: Side-walling and trim to match existing cottage.
NOTE 2: Screens not shown on French Doors for Clarity.

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.

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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
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Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

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FOR OFFICE USE ONLY

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Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

☐ 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 _____

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

Doors* (type and material): ☐ 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.

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7 NORTH PASTURE LANE

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74
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387 Feet

Proposed Relocation/Renovations
Flaster Cottage
7 North Pasture Lane
Nantucket, MA 02554



PROJECT SITE
7 North Pasture Lane

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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:
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		Existing:
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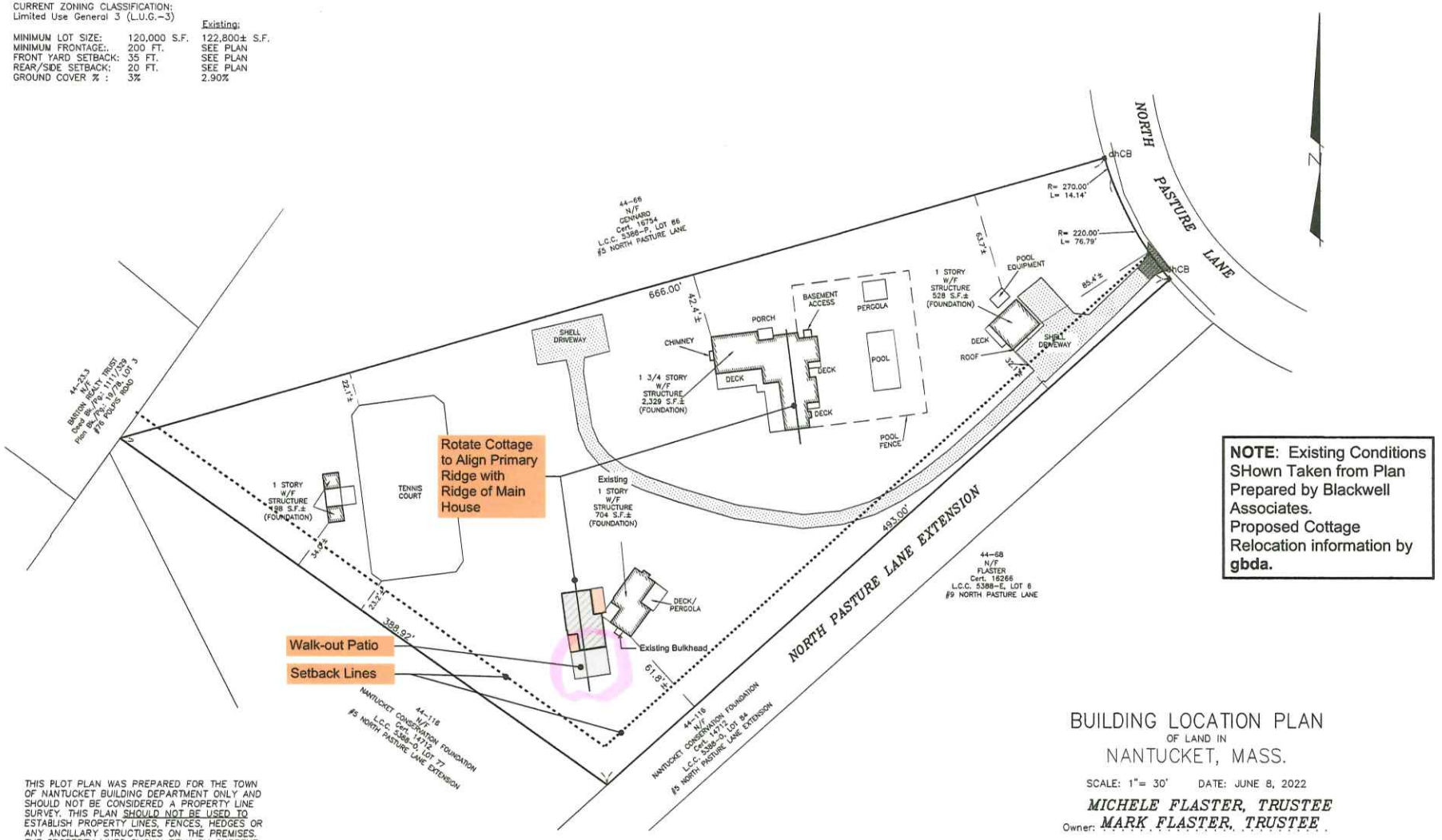

NOTE: Existing Conditions SHown Taken from Plan Prepared by Blackwell Associates.
Proposed Cottage Relocation information by **gbda.**

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

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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

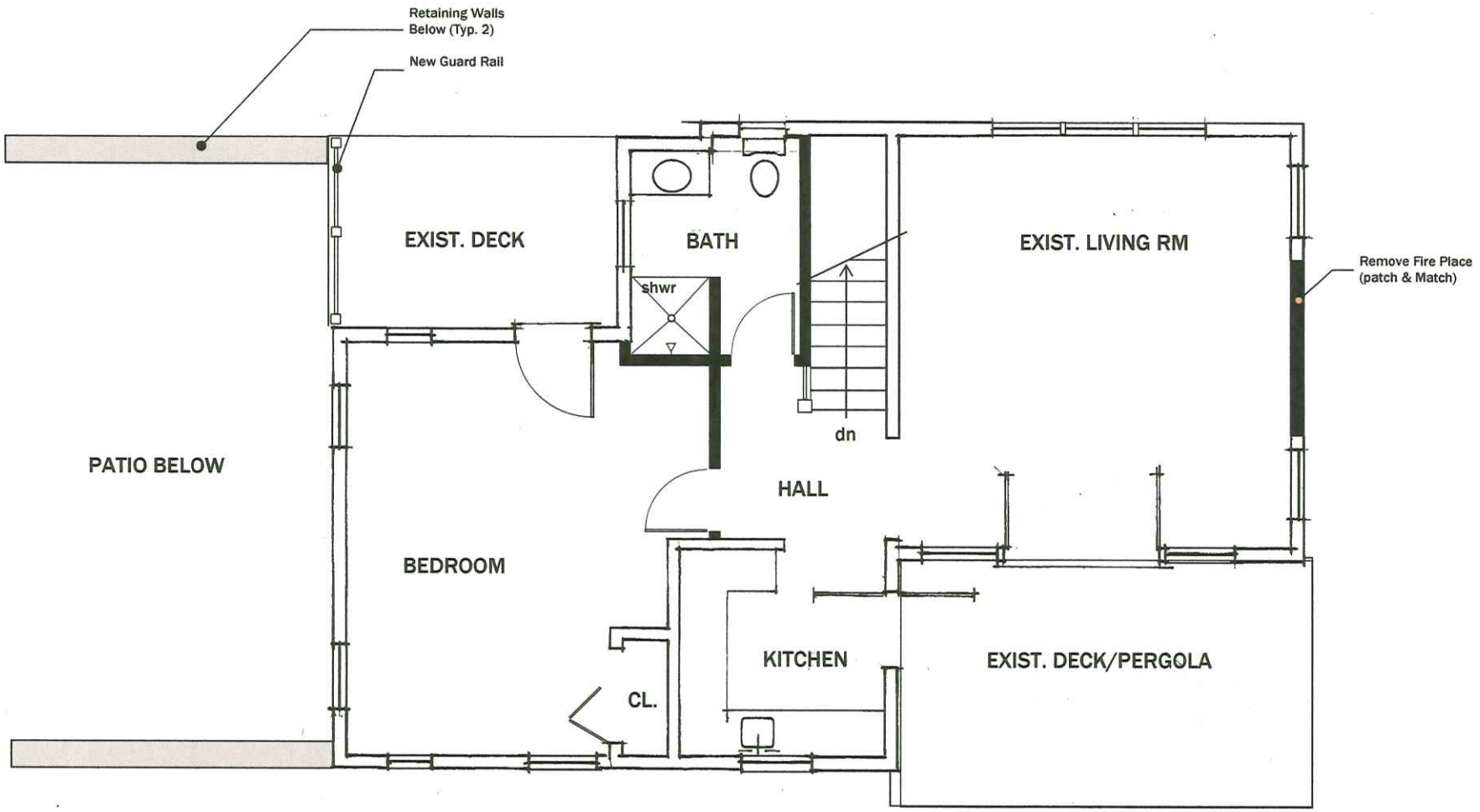
Note: Ridge of Main House visible in the background. Proposed rotation of Cottage Primary Ridge to align parallel with that.

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"

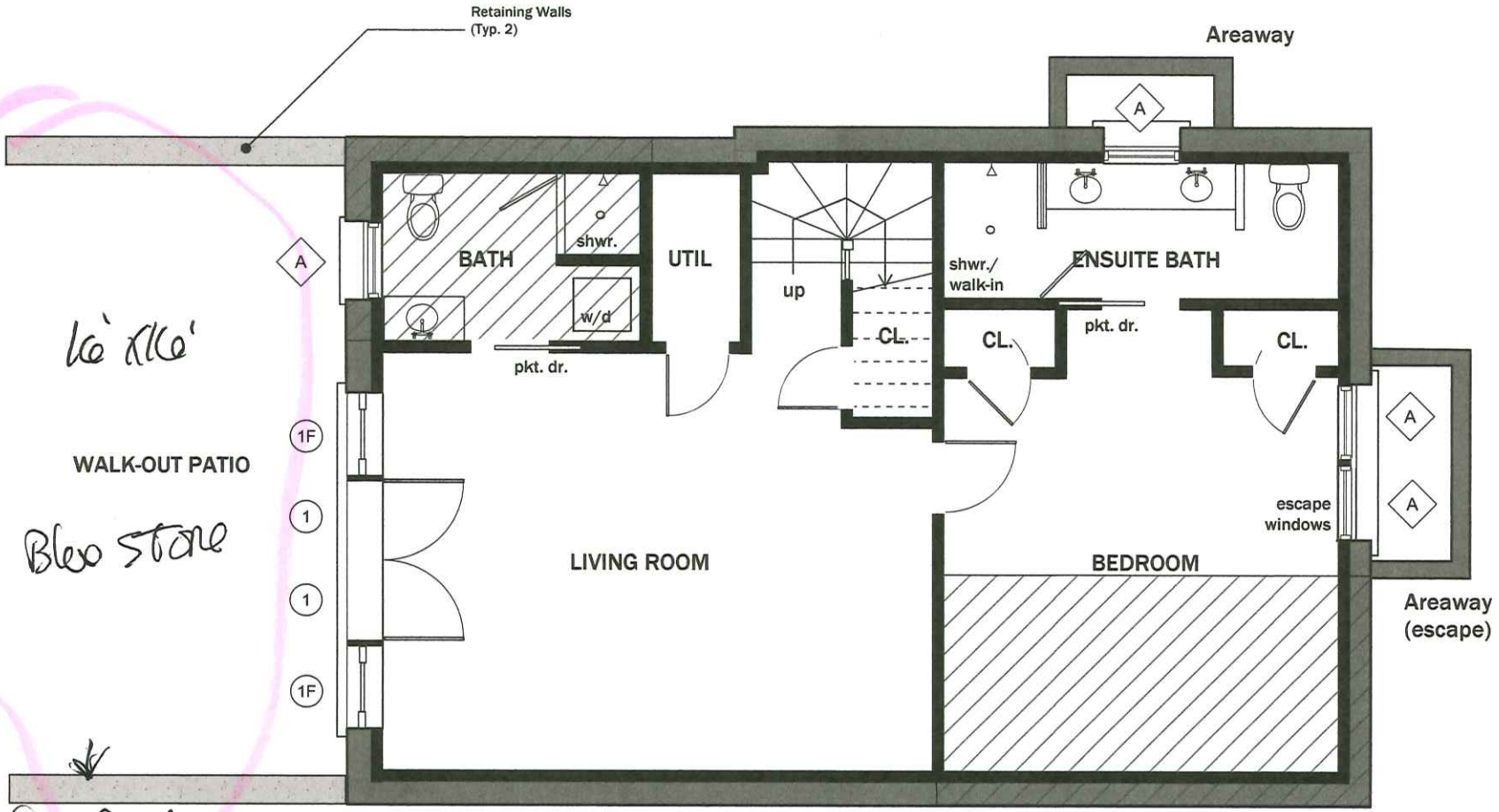
NOTE: New Partitions are Shaded

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"

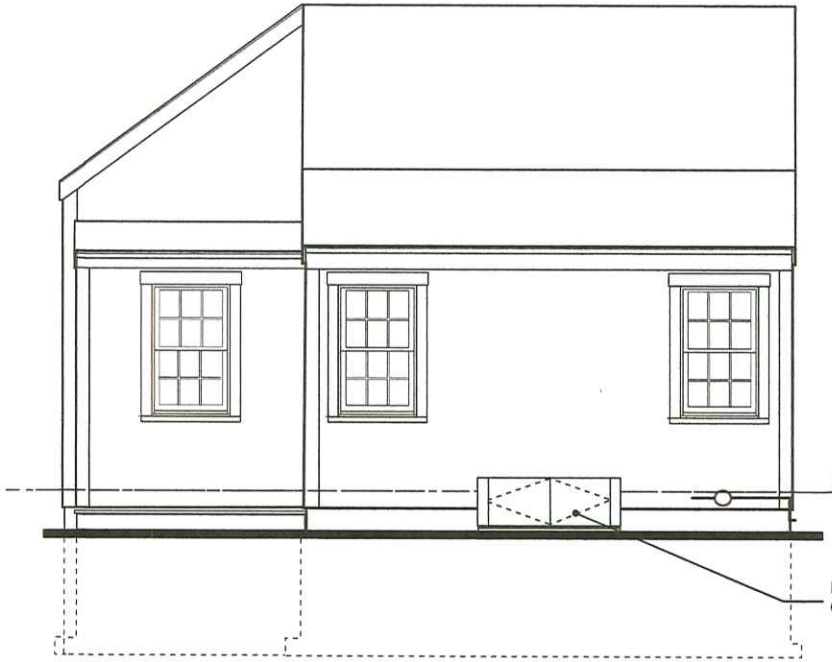
NOTE: Hatched Areas are Open Decks Above.

gbda

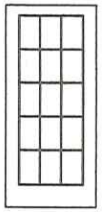
FLASTER COTTAGE
7 N. Pasture, Nantucket
Proposed Lower Level Floor Plan

Date: 9/22/24
Rev.:
Drw by: GAB
Scale: 1/4"

A.2



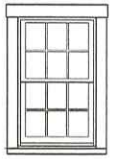
EXISTING SOUTH - WEST ELEVATION
1/4" = 1'=0"



1

CUSTOM 2-1/4" "UTILE" MAHOGANY DOORS

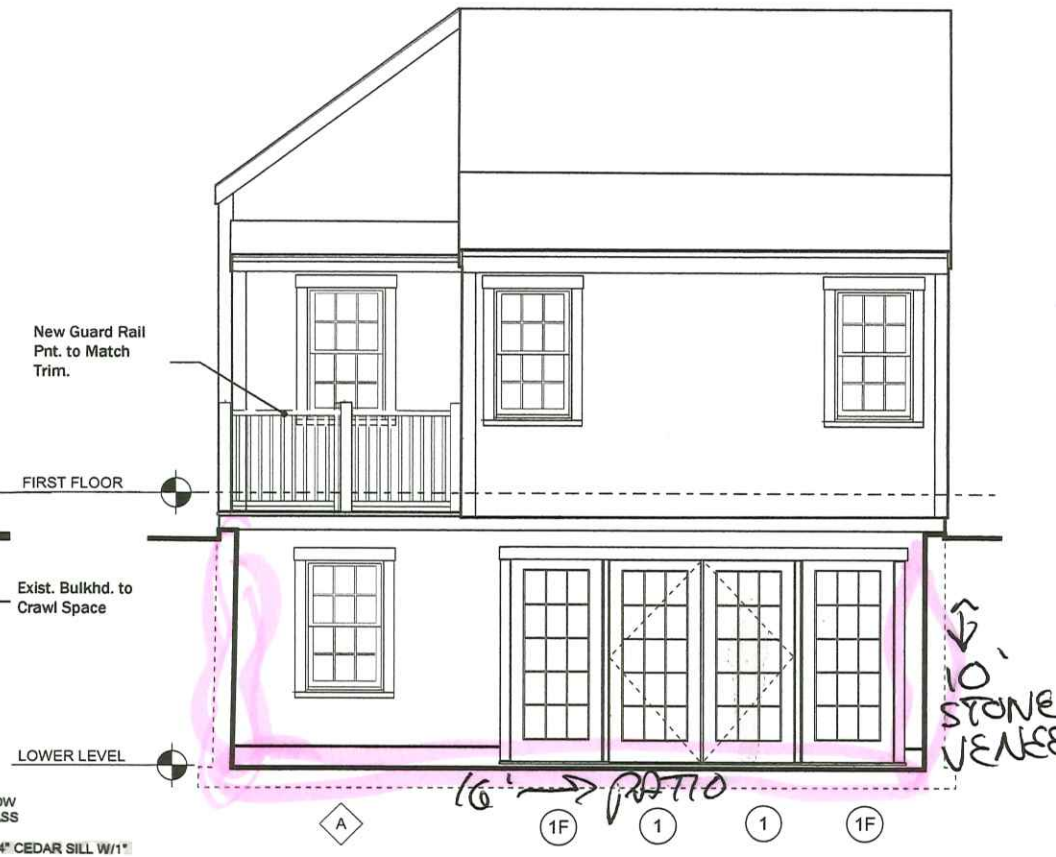
. 6-3/4" MAHOGANY JAMBS
. 1-1/8" SDL WITH DARK SPACER BAR
. LOW E TEMPERED GLASS WITH ARGON
. MULTI-POINT LOCK ON ACTIVE AND PASSIVE PANELS
. FINISH HANDLE SETS BY OTHERS
. 5/4" X 5" CASING
. SOLID MAHOGANY SILL
. PREHUNG-MAHOGANY FULLVIEW COMBINATION OR SCREEN DR
. FULL VIEW STYLE, WITH REMOVABLE TEMP 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"

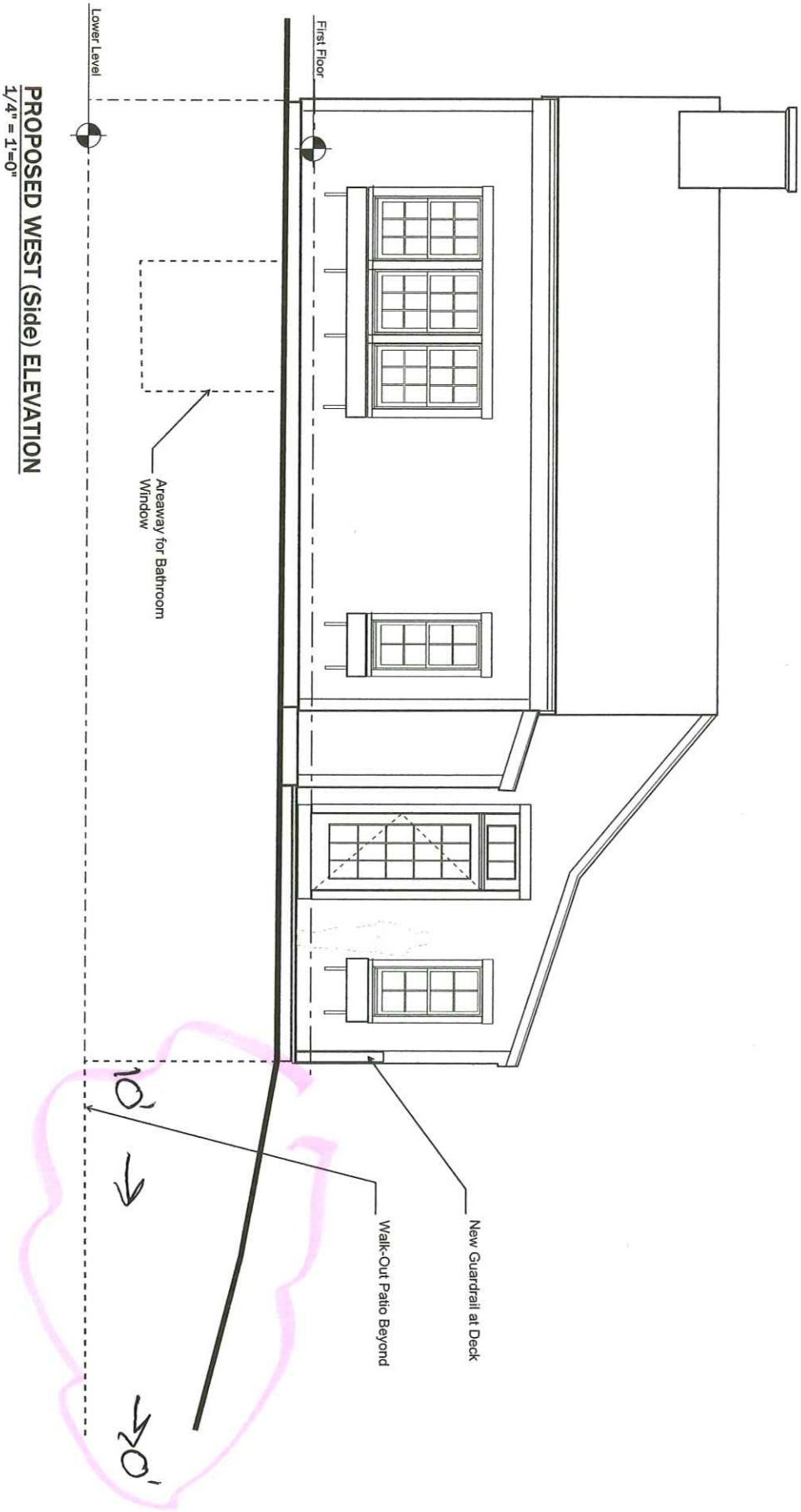
NOTE 1: Side-walling and trim to match existing cottage.
NOTE 2: Screens not shown on French Doors for Clarity.

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

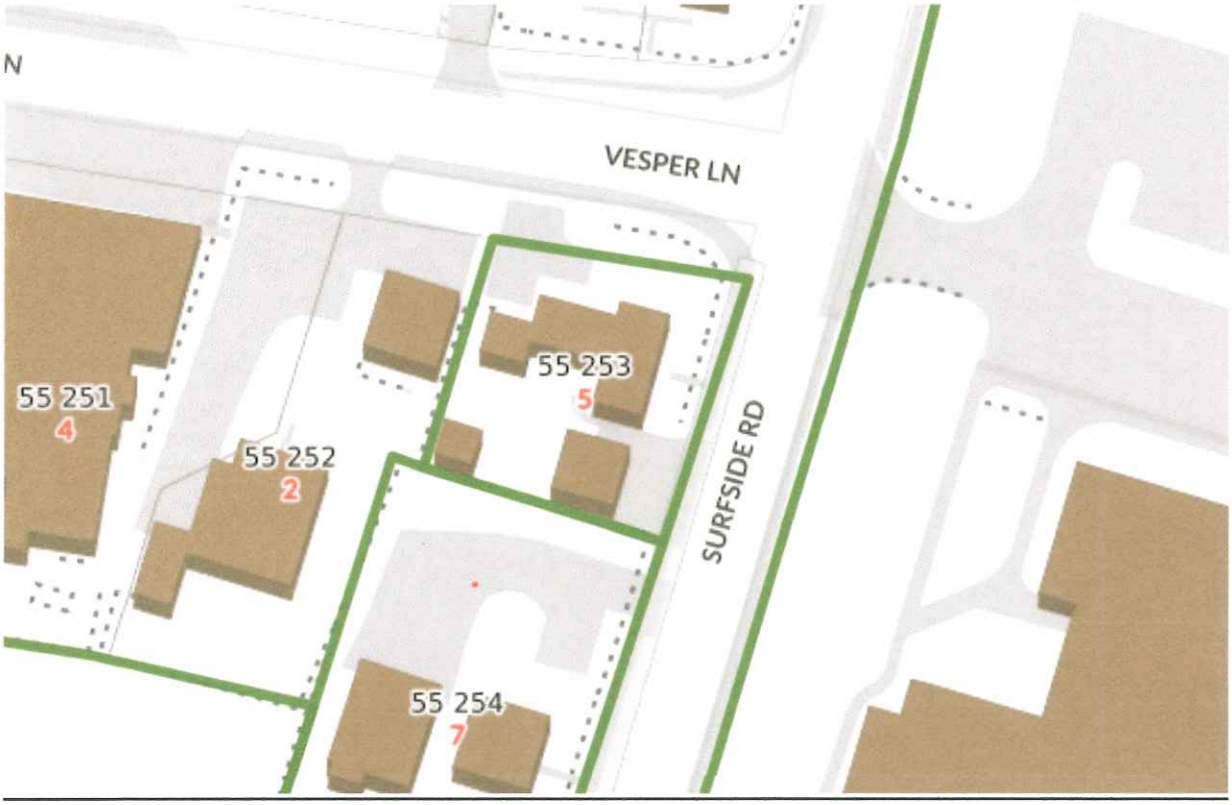
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim WHITE TRIM Sash _____ Doors WHITE TRIM
Deck _____ Foundation _____ Fence NTW Shutters _____

* 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



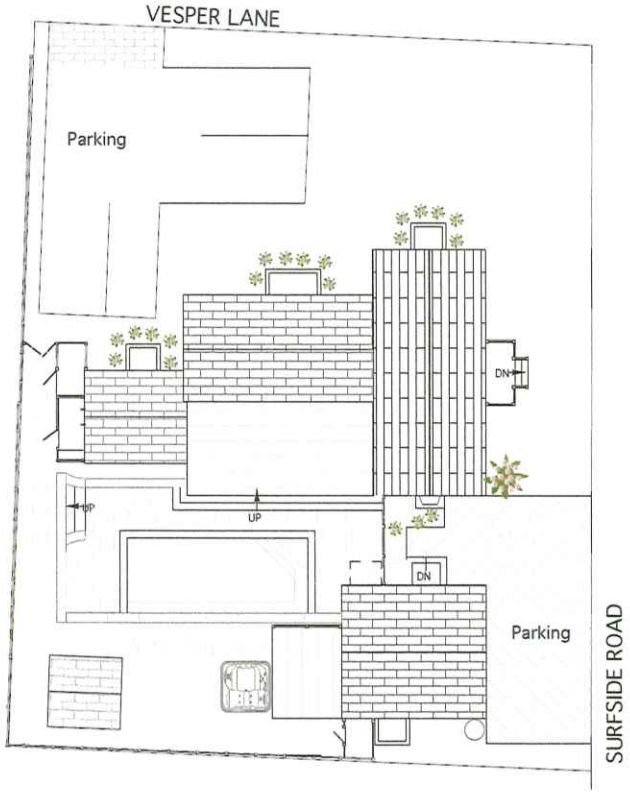




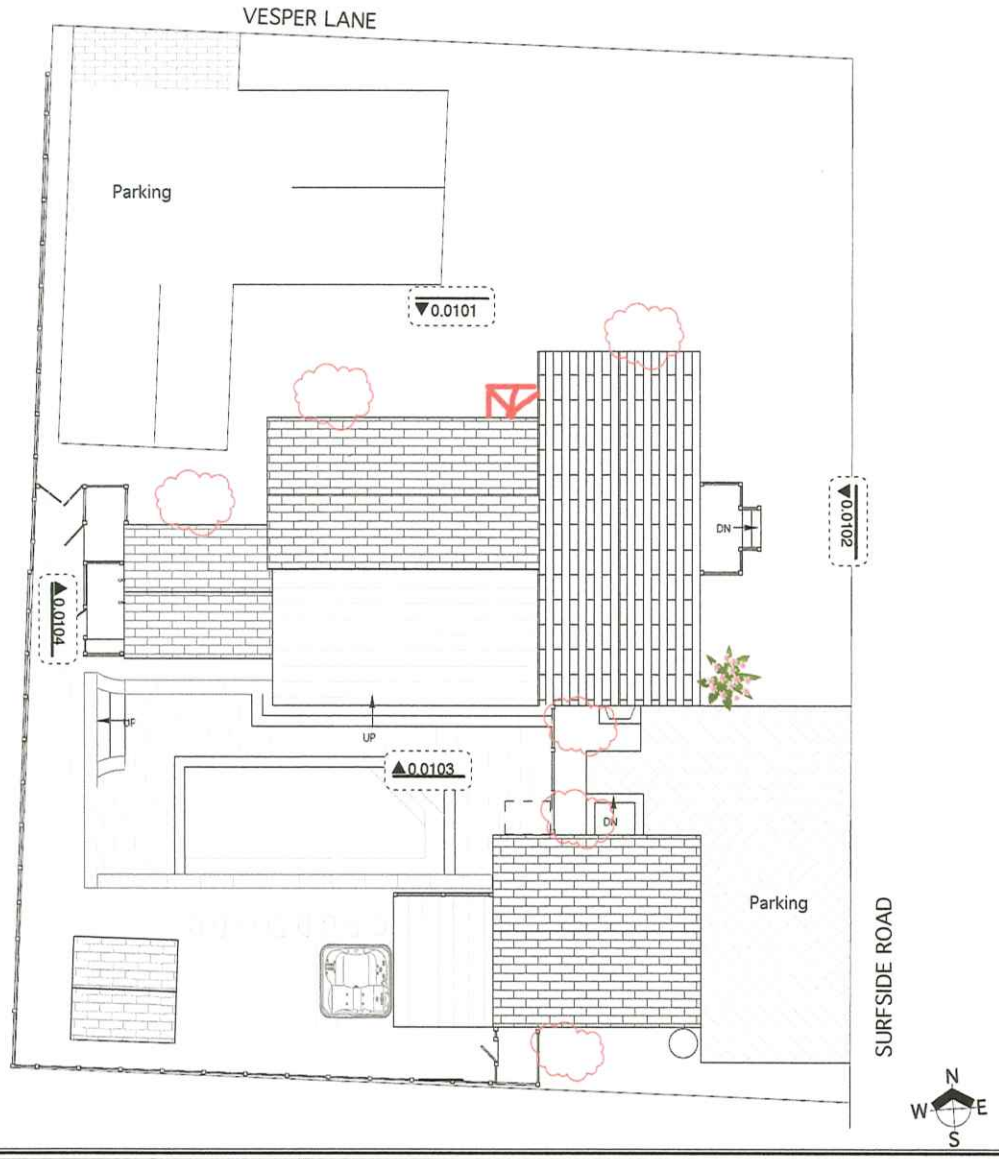


CHANGE 9 LT TO 12 LT FRENCH DOOR WITH KICK PANEL – CHANGE THE SLIDER TO A PAIR OF 12 LT FENCH DOORS WITH KICK PANEL – INSIDE THE BACK YARD

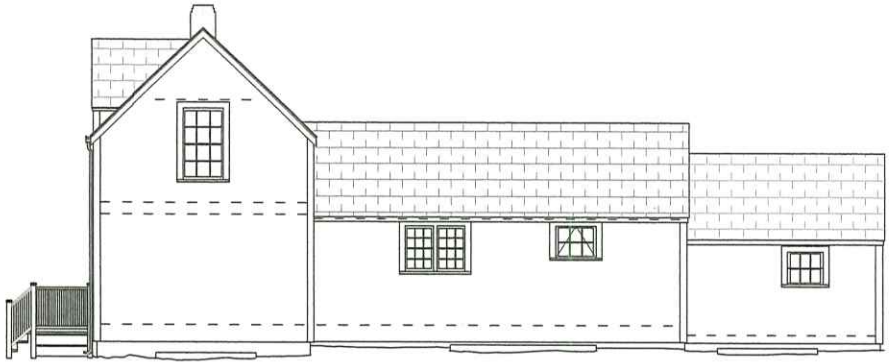




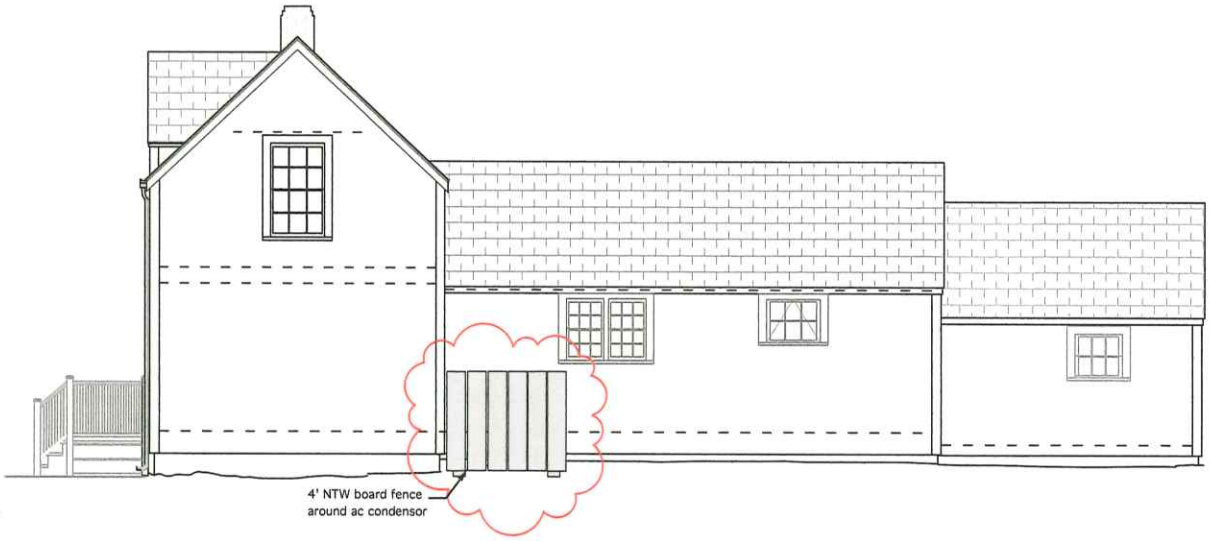
Approved Landscape Plan



	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



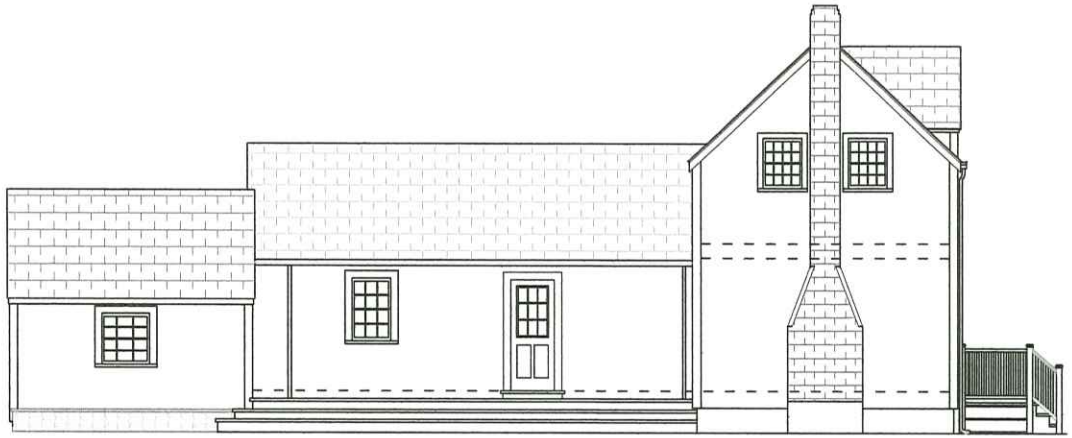
Approved North Elevation - Main House



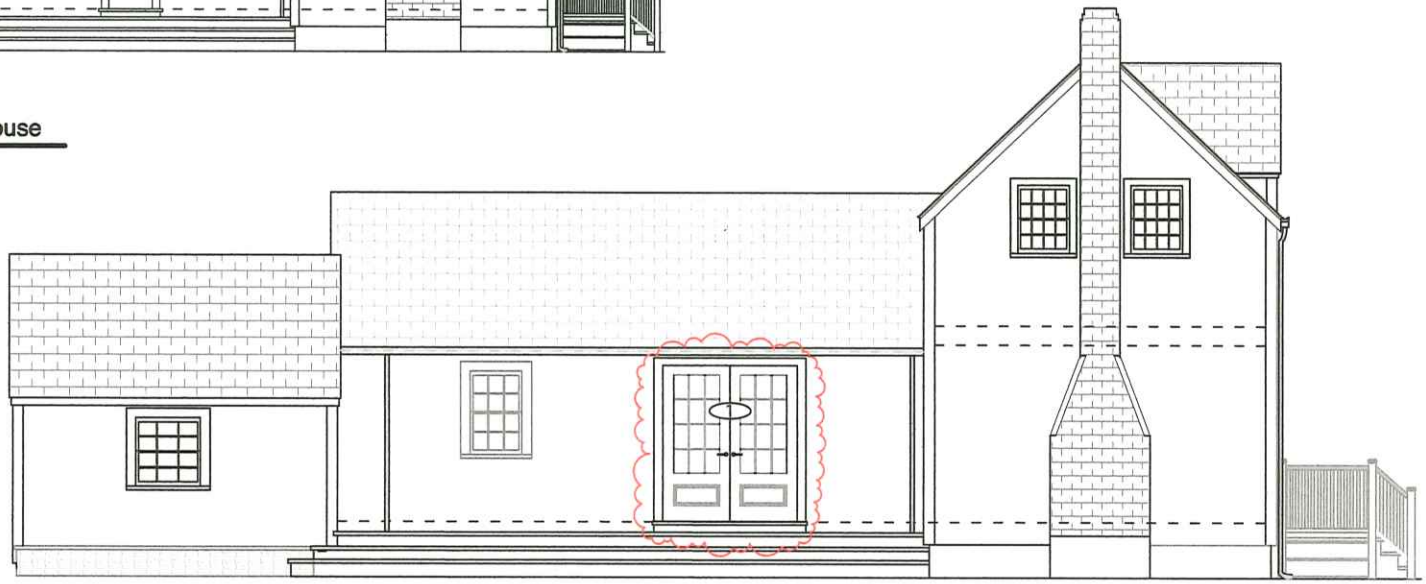
Revisions: *Added fence surrounding HVAC condensors*

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

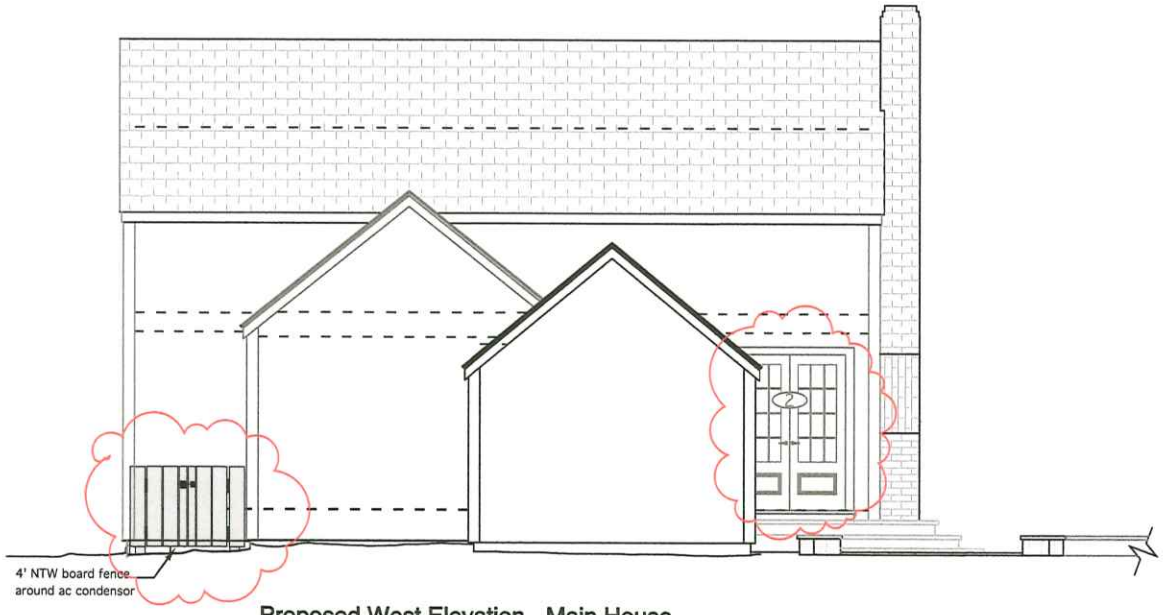
Issue date: September 19, 2024

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

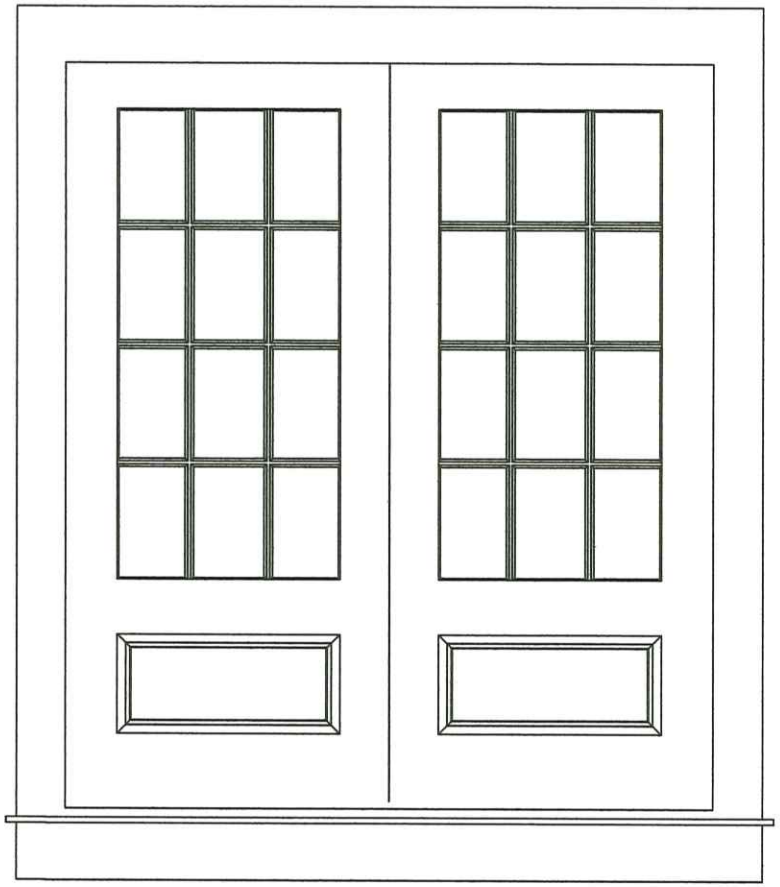
prepared by:
5 Surfside Road LLC
326 A Street, Suite 5A
Boston, MA 02110

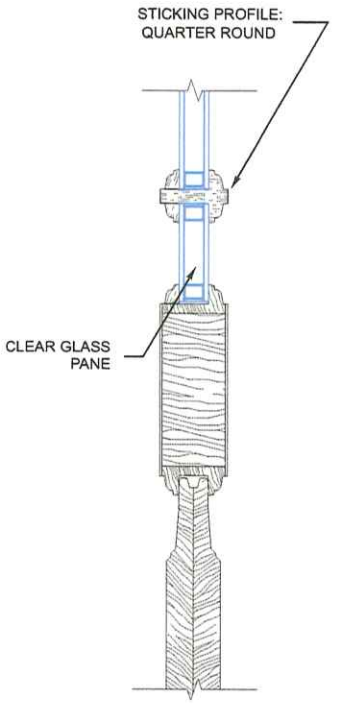
Proposed East Elevation

Issue date: September 18, 2024

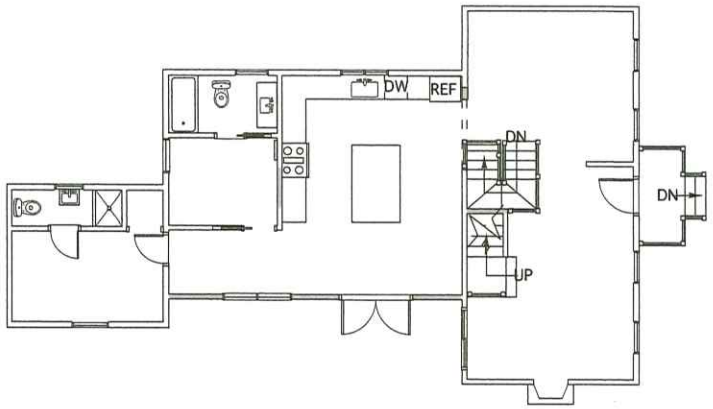
Main House
5 Surfside Road
Nantucket, MA

0.0102

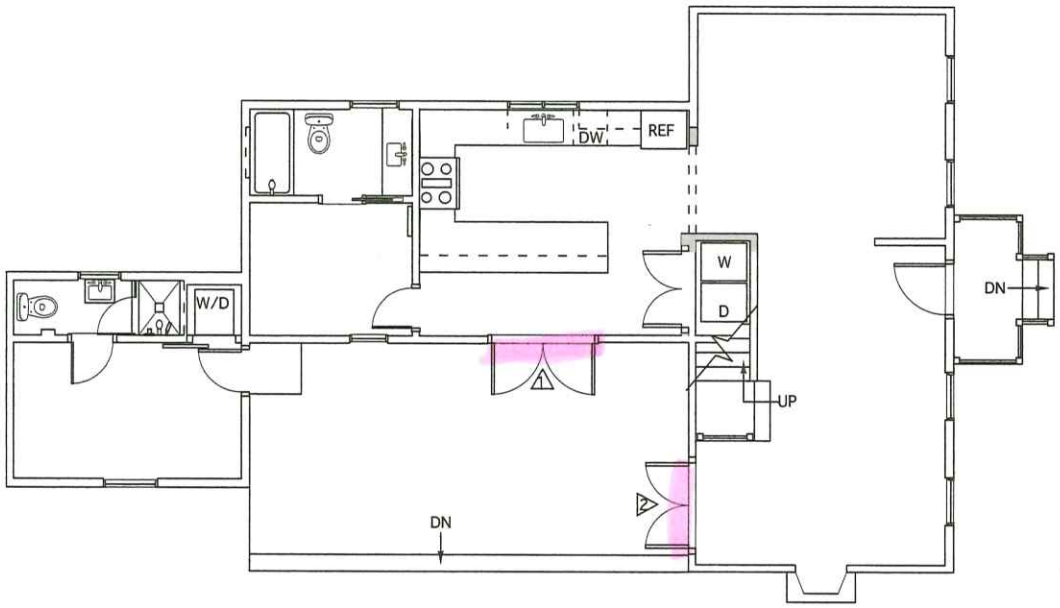




	prepared by: 5 Surfside Road LLC 326 A Street, Suite 5A Boston, MA 02110	French Door Sections & Details Issue date: September 19, 2024	Main House **5 Surfside Road** **Nantucket, MA**	SK 3-A

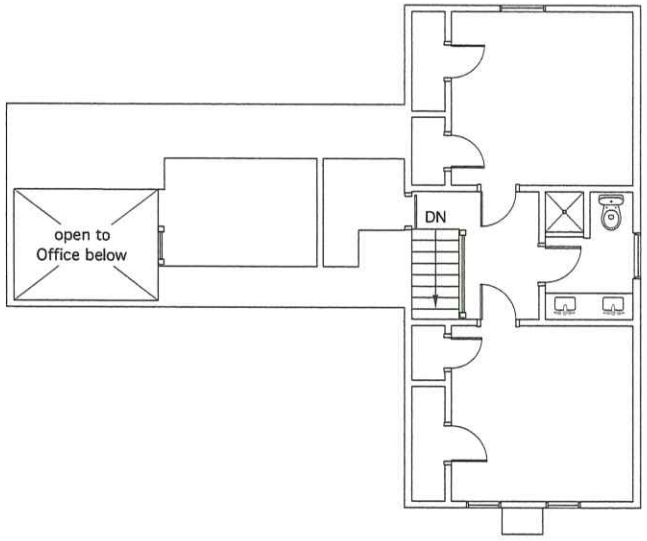


Approved First Floor Plan - Main House

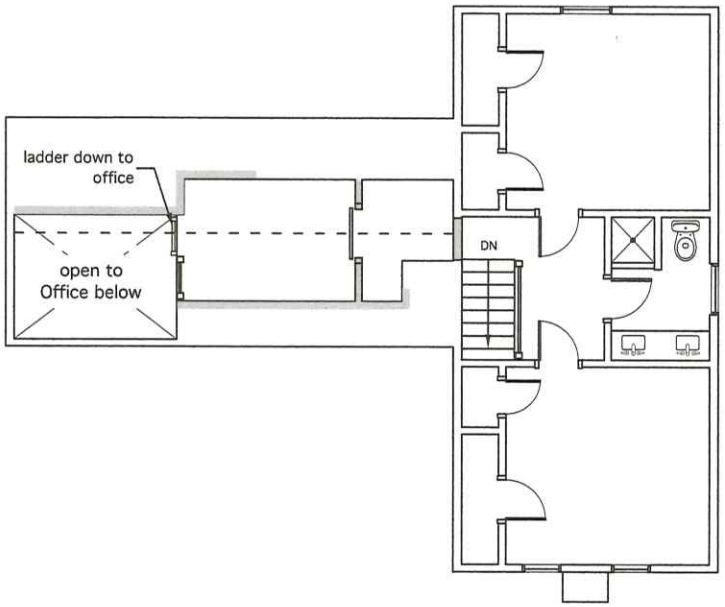


Proposed First Floor Plan - Main House

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 2/2/4LR

Doors* (type and material): ☐ TDL ☒ SDL Front 4 PANEL - 4 TOP LTS Rear 7 6 LT FRENCH Side 4 LT SINGLE PANEL 2 6LT FRNR

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.

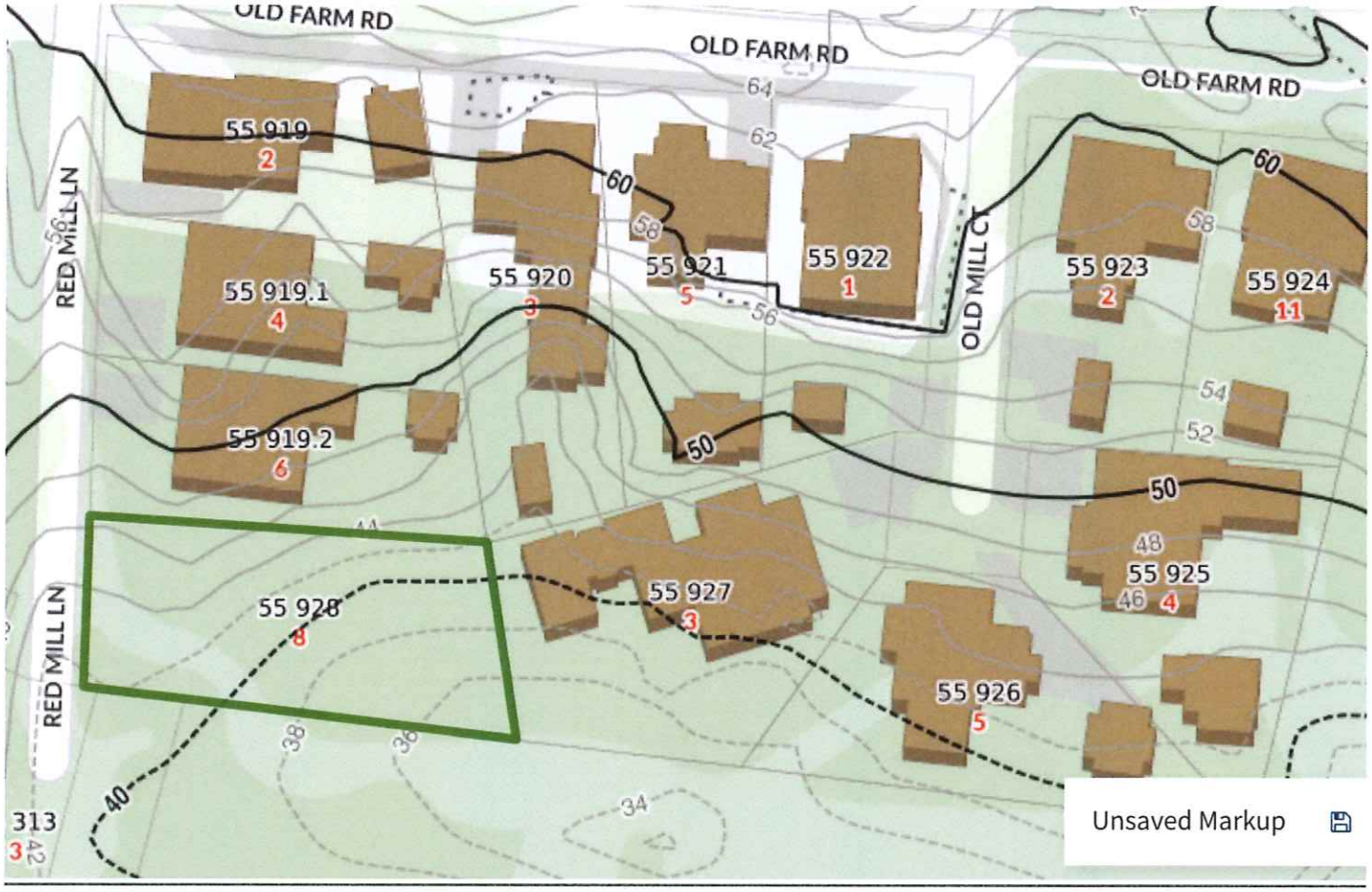
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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



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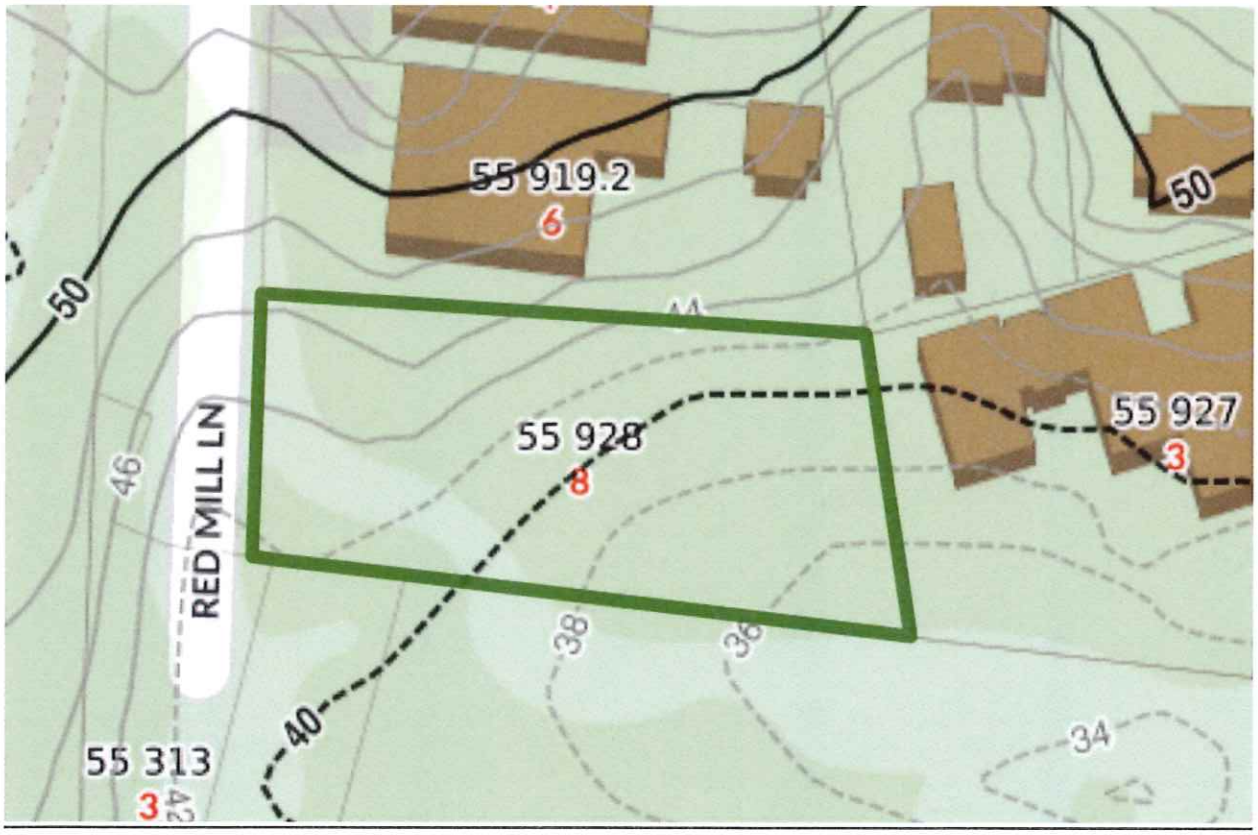
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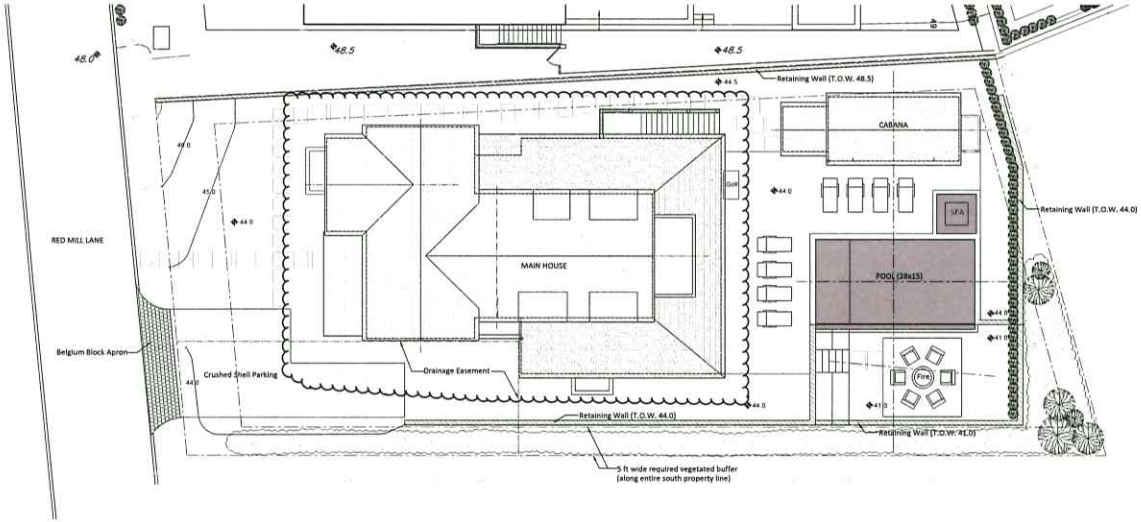


1 Site Plan
1" = 10'



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

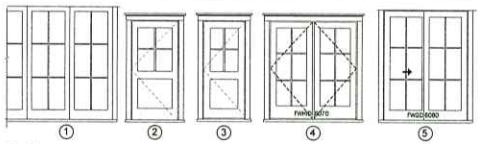
DRAWN BY:

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

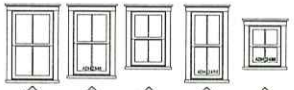


① ② ③ ④ ⑤

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

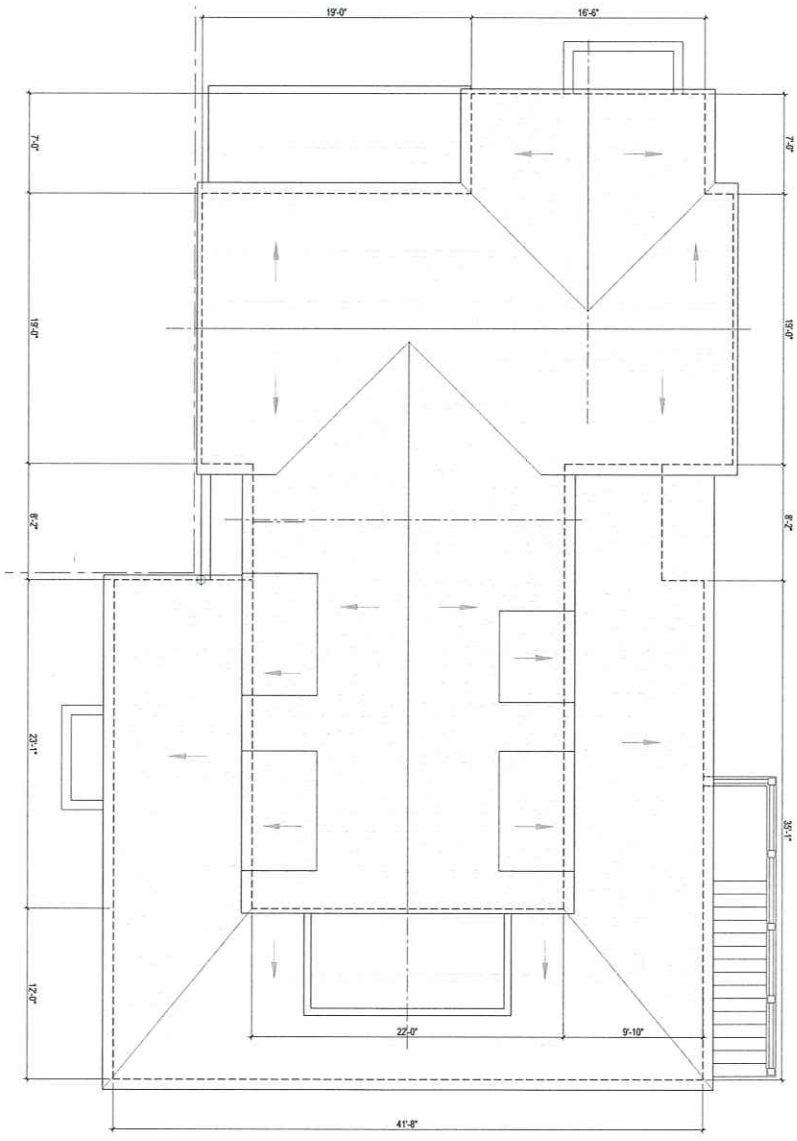
Elevations

8 Red Mill Lane
Woodland Hill, Nantucket MA

DRAWN BY:

DATE:
HDC Submission
September 16, 2024

A3.2

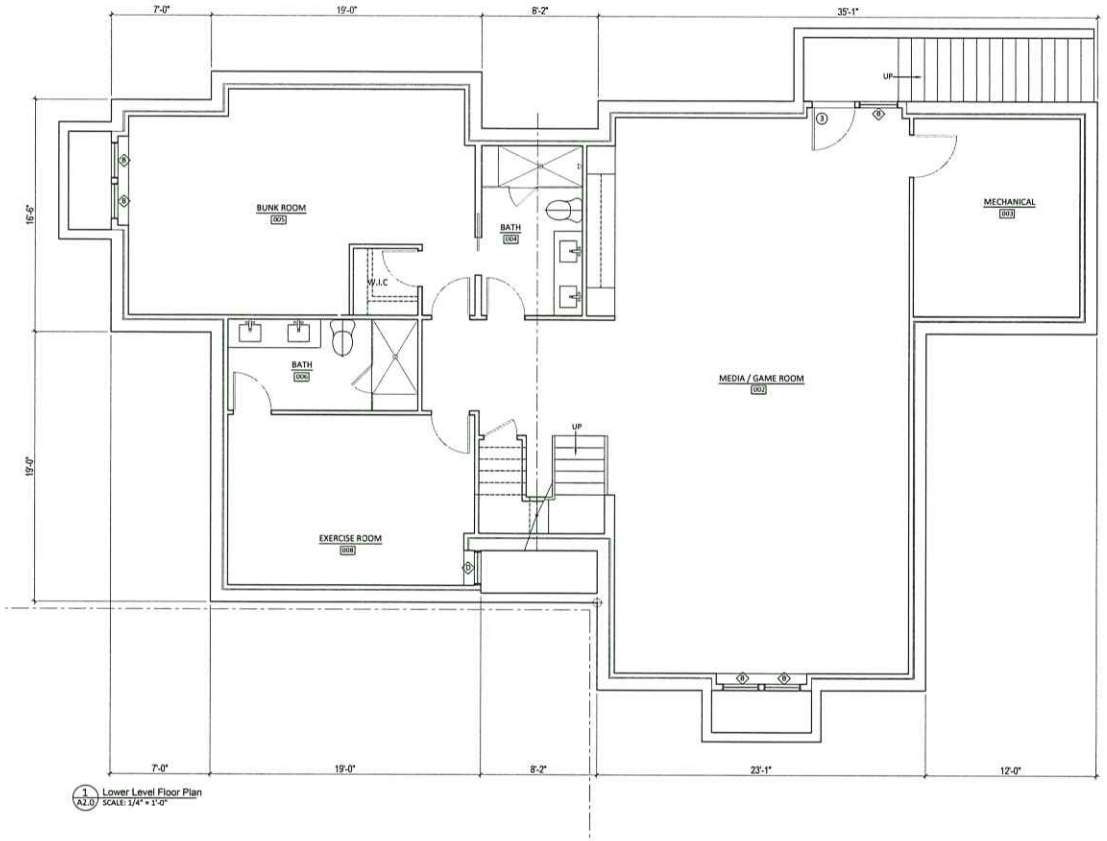


A2.3 Roof Plan
SCALE: 1/4" = 1'-0"

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
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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

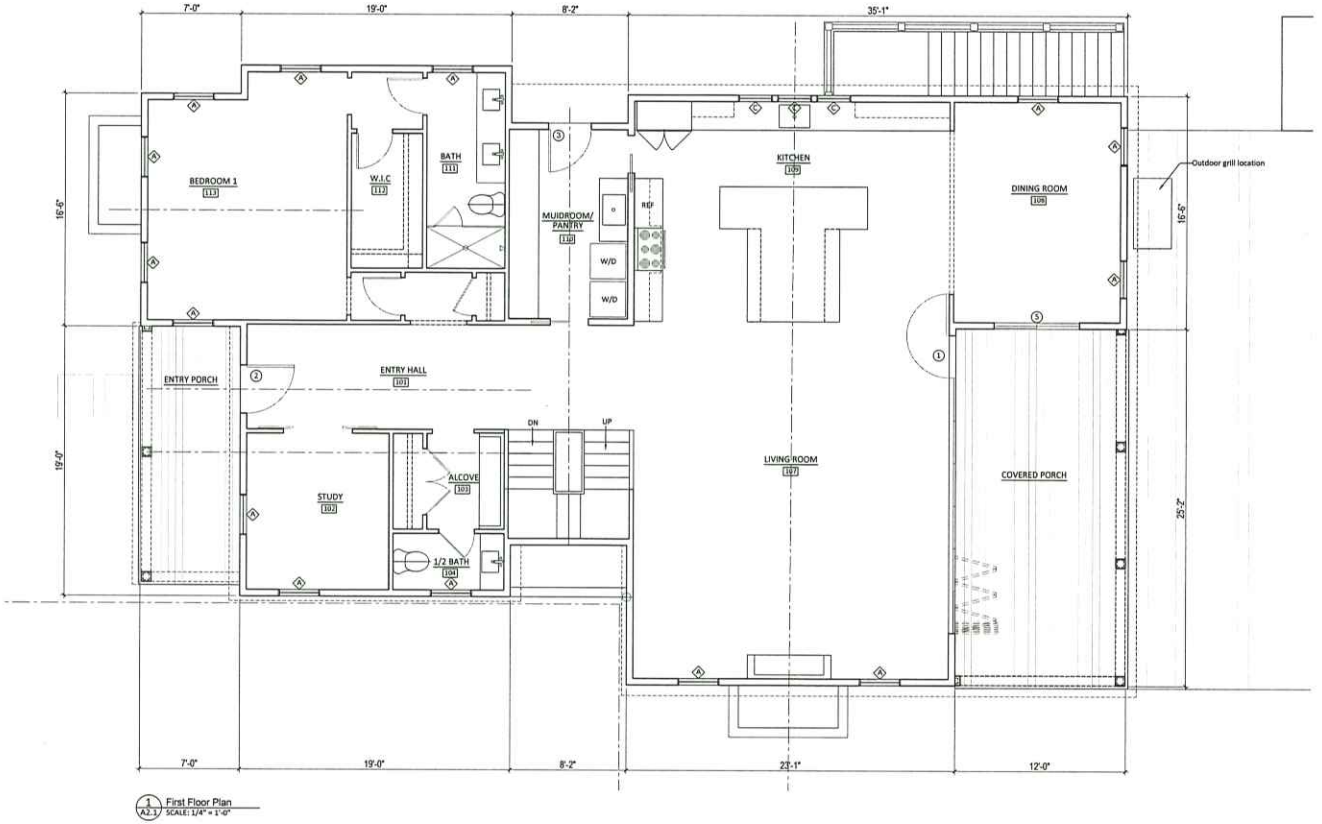
Lower Level Plan

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

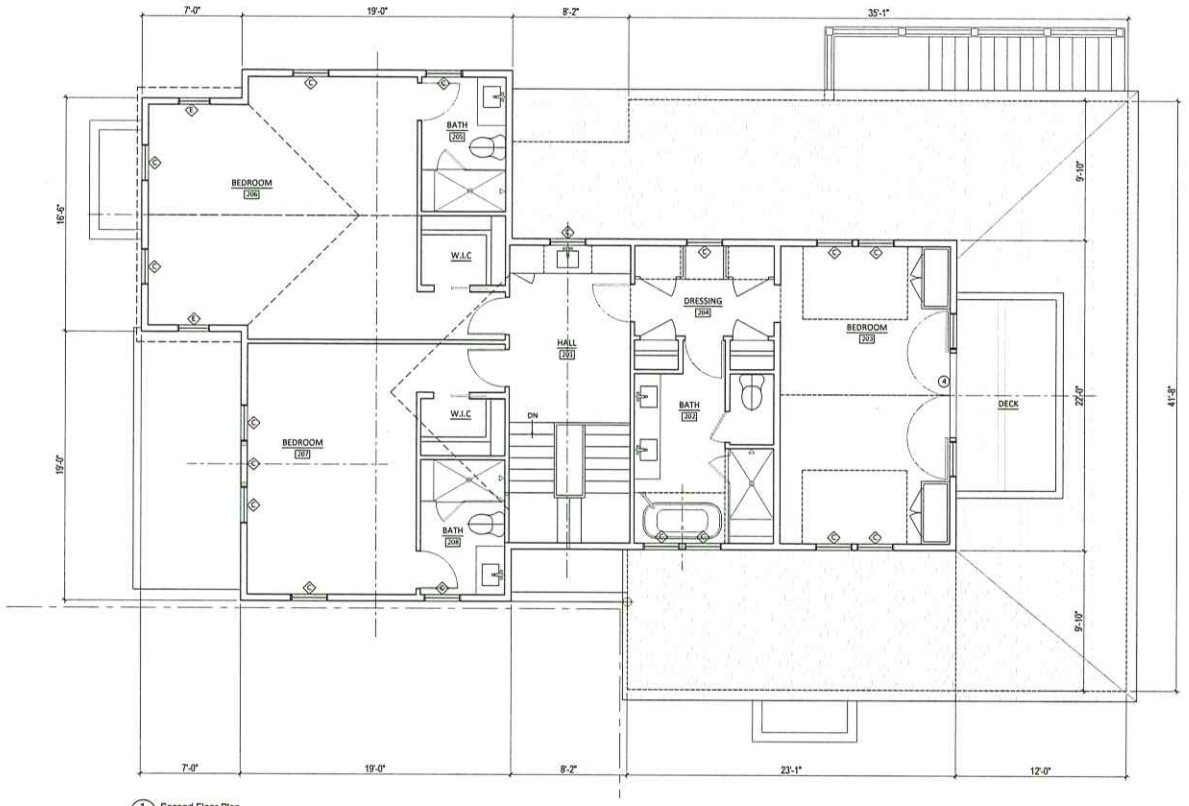
First Floor Plan

8 Red Mill Lane
Woodland Hill, Nantucket MA

DRAWN BY:

DATE:
HDC Submission
September 16, 2024

A2.1



1 A2.2 Second Floor Plan
SCALE: 1/4" = 1'-0"

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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.

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

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

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

The certificate is valid for three years from 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 LN

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: 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

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/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

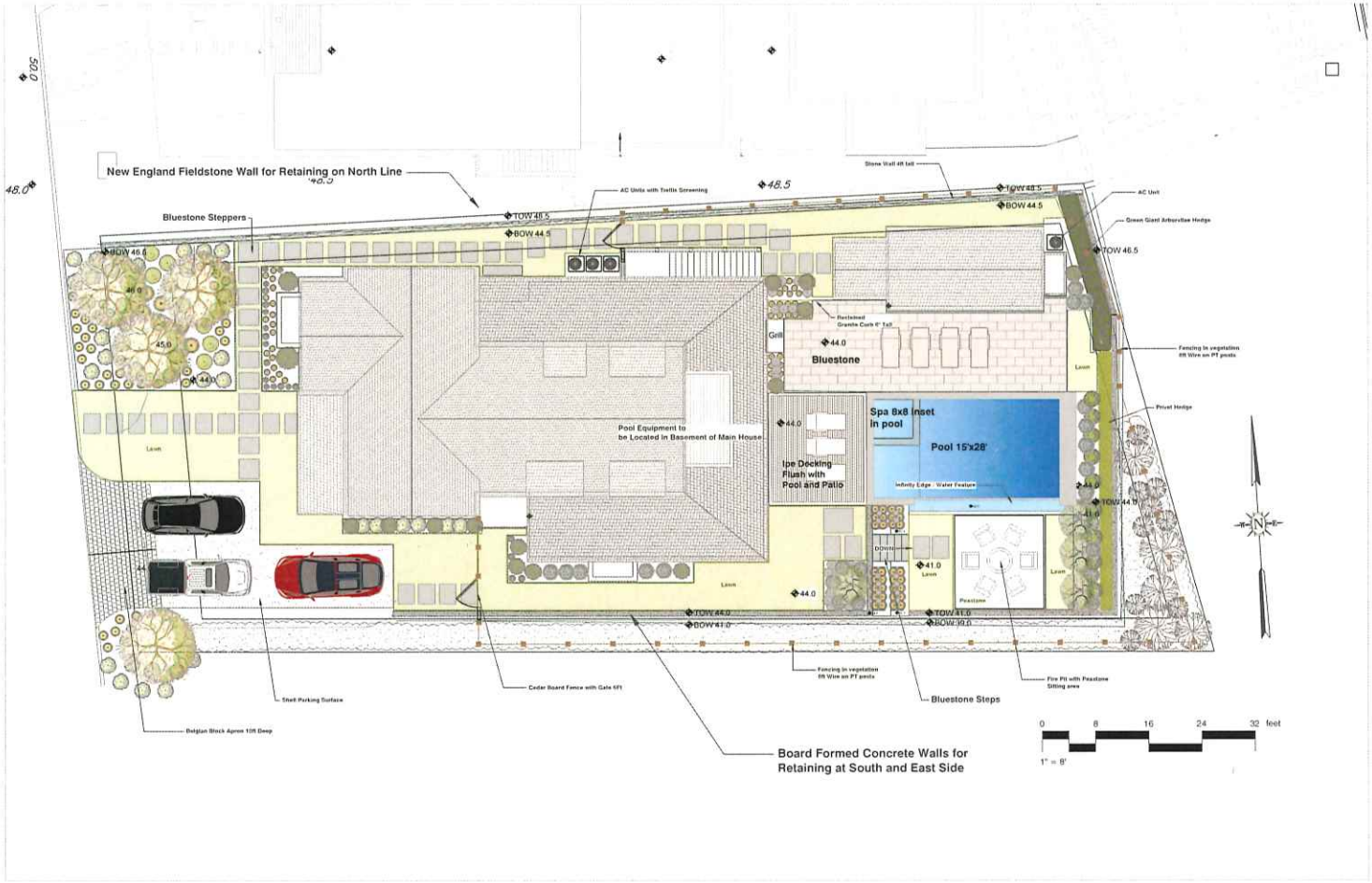




LOOKING DOWN RED MILL LANE







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.

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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.

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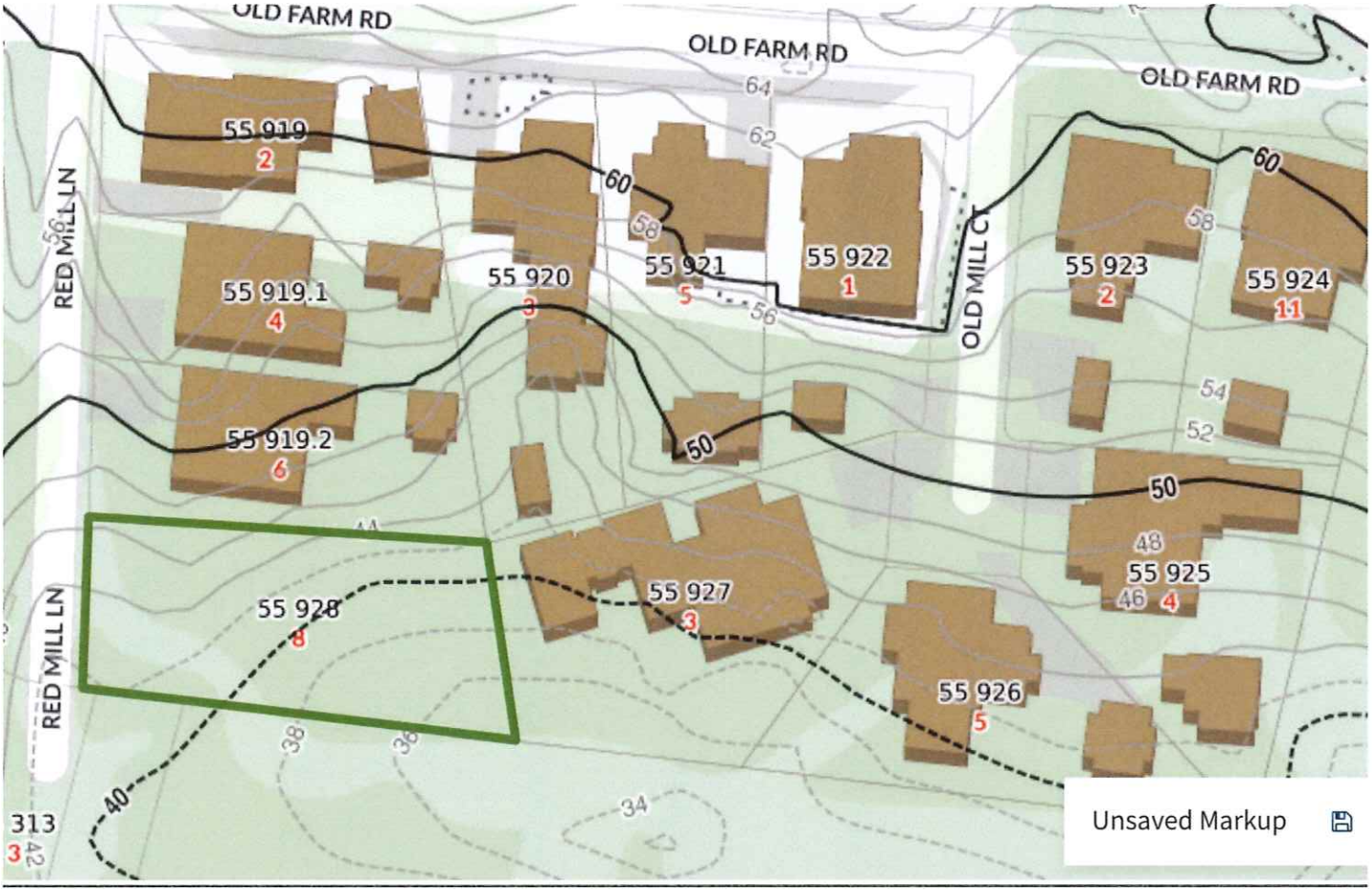
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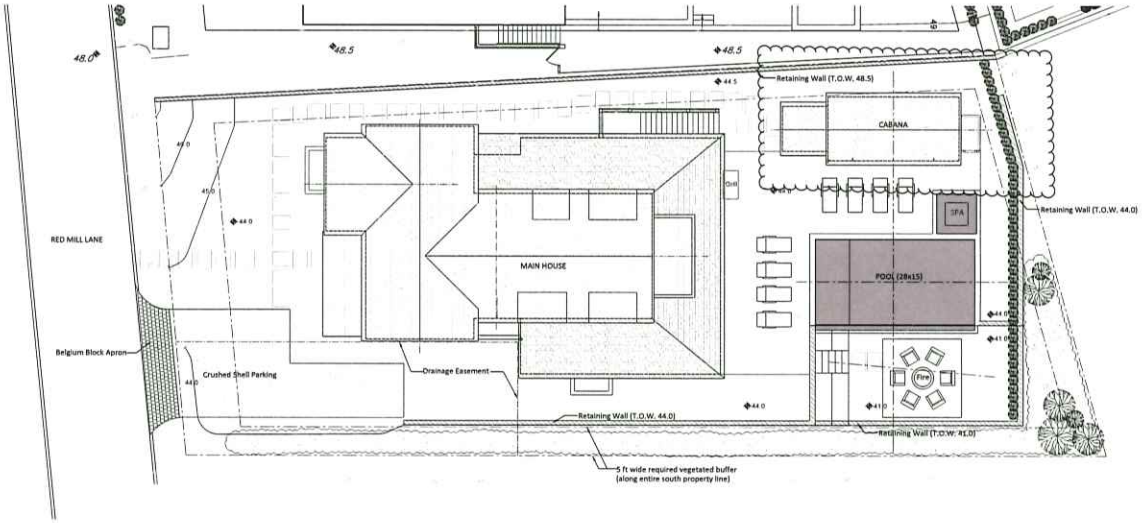
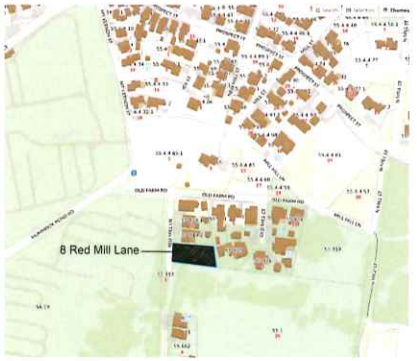


1 Site Plan
1" = 10'



Locus Map

Contour Key

- Existing Contours to Remain
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- New Contours

SITE / ZONING NOTES

--Locus: #8 Red Mill Lane, Map 55 Parcel 928
--Zoning Classification R-1

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--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

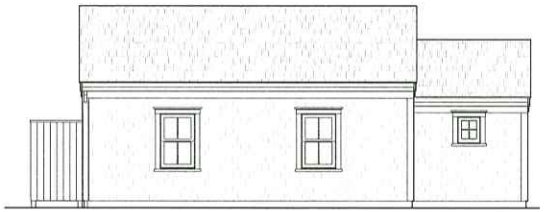
DRAWN BY:

DATE:
HDC Submission
September 16, 2024

A1.1



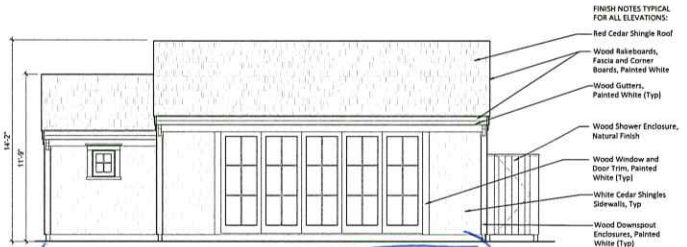
1 AC.1.1 West Elevation
SCALE: 1/4" = 1'-0"



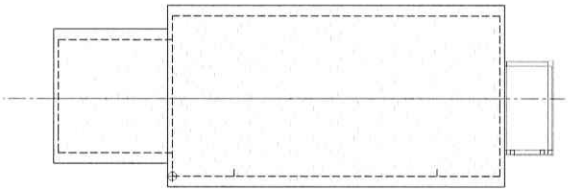
2 AC.1.1 North Elevation
SCALE: 1/4" = 1'-0"



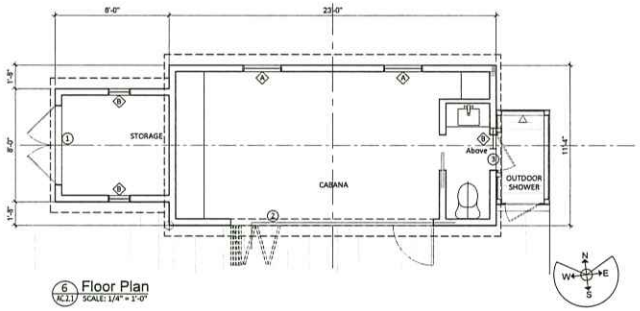
3 AC.1.1 East Elevation
SCALE: 1/4" = 1'-0"



4 AC.2.1 South Elevation
SCALE: 1/4" = 1'-0"

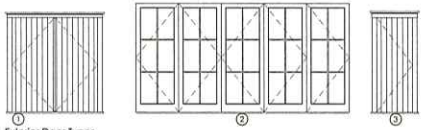


5 AC.2.1 Roof Plan
SCALE: 1/4" = 1'-0"



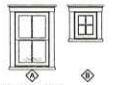
6 AC.1.1 Floor Plan
SCALE: 1/4" = 1'-0"

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

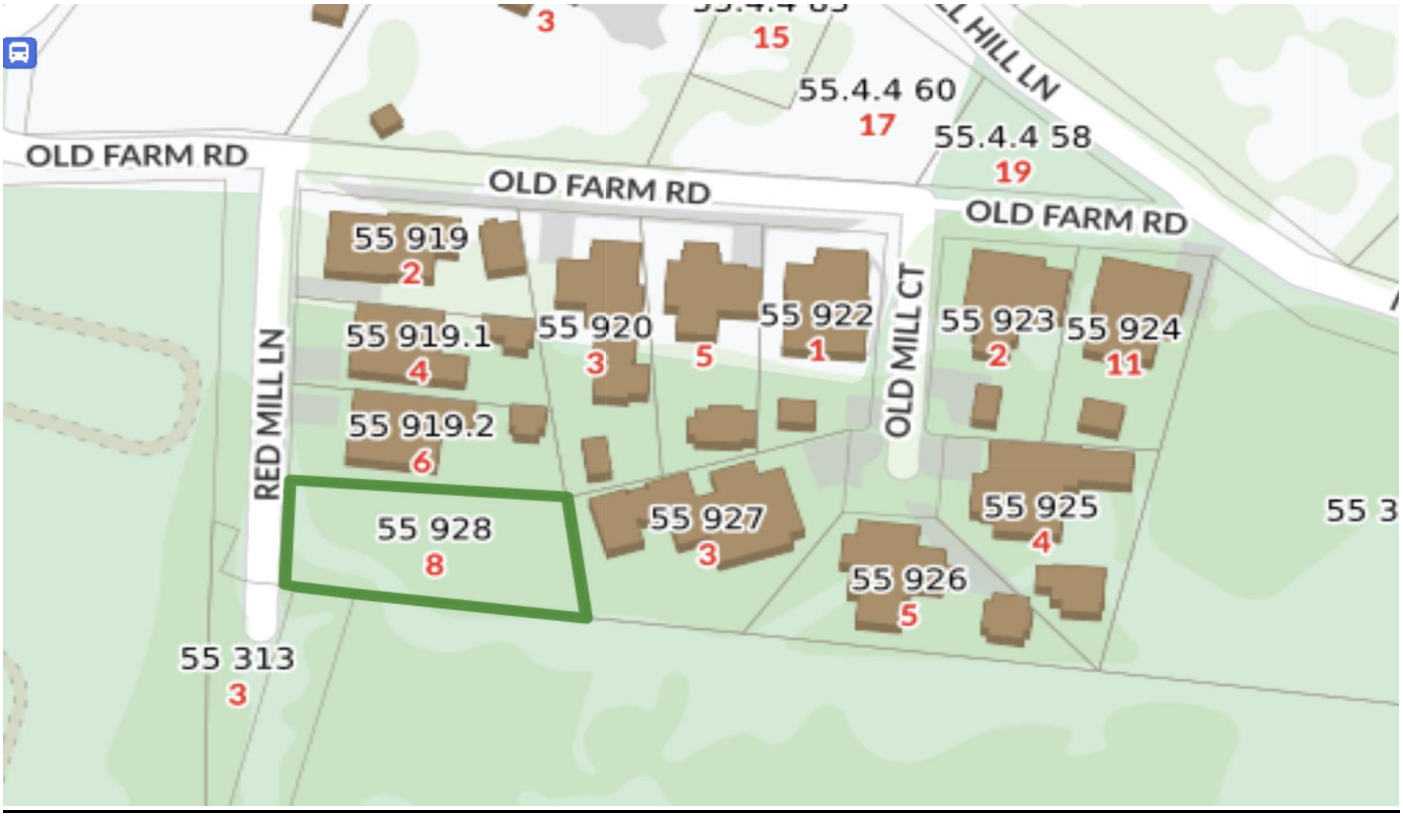
8 Red Mill Lane
Woodland Hill, Nantucket MA

DRAWN BY:

DATE:
HDC Submission
September 16, 2024

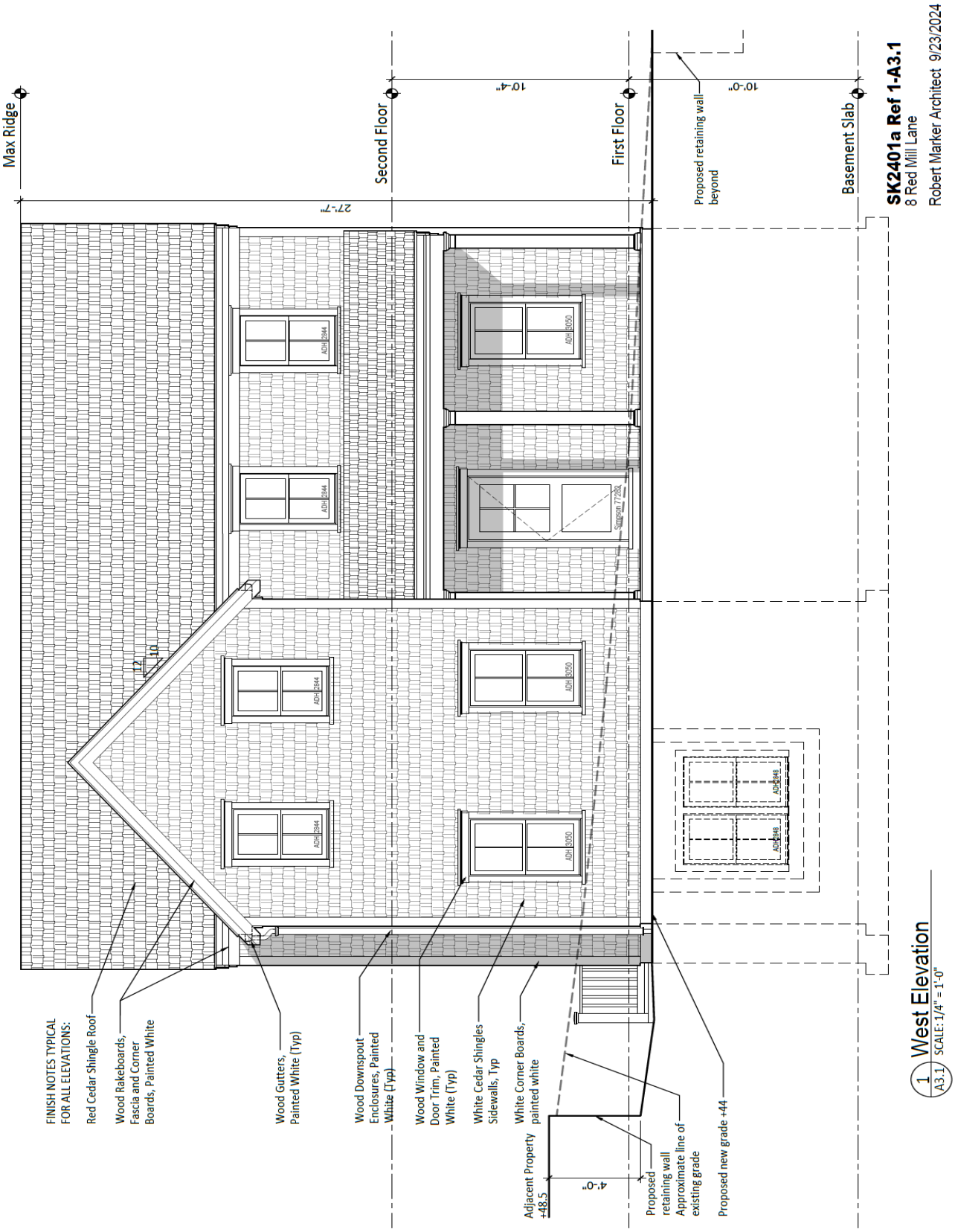
AC
2.1

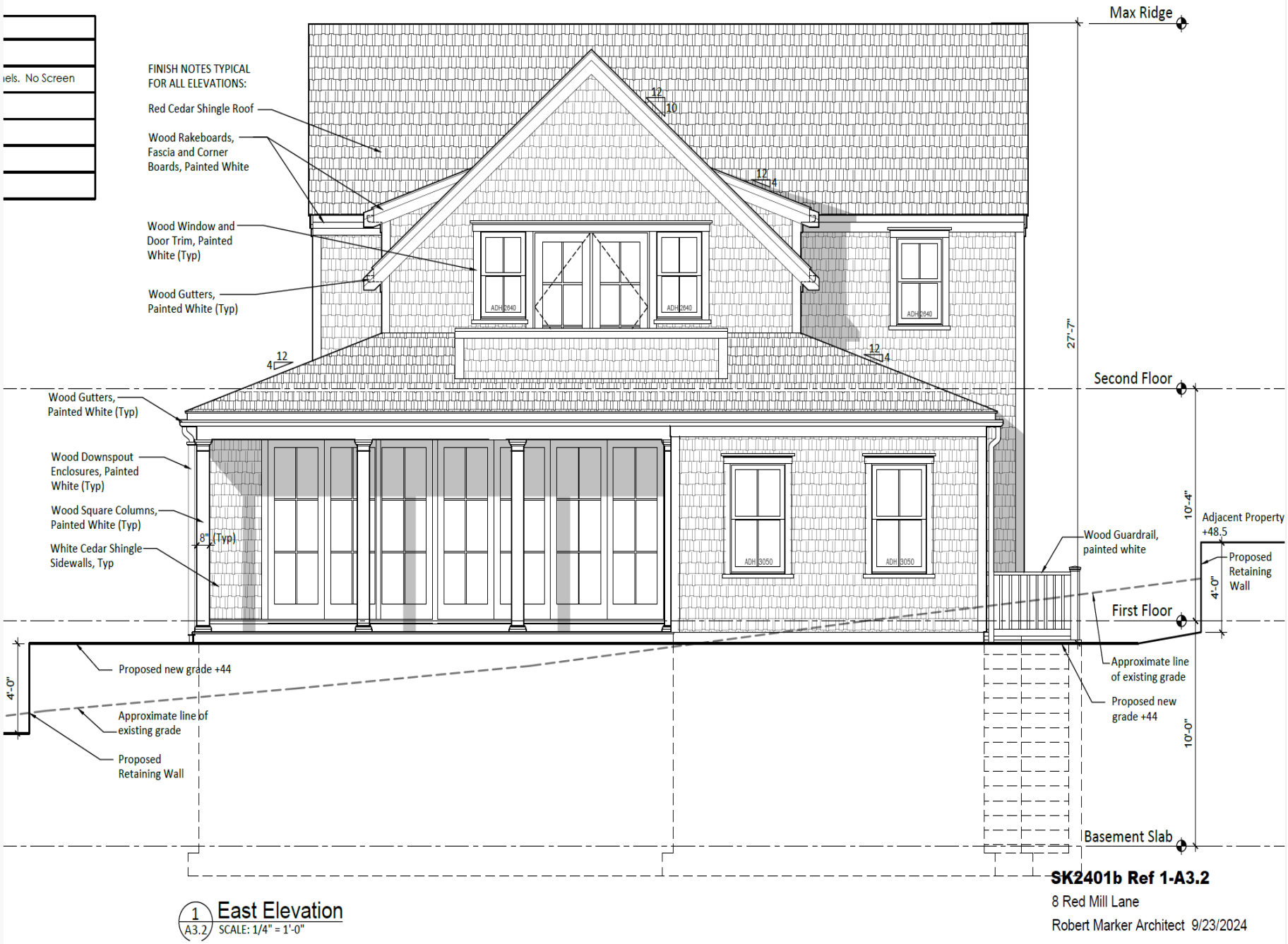
8 RED MILL LANE – NEW DWELLING/CABANA/POOL





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



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

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

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee**: See back of application for fee schedule or call the office.

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

n/a 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

n/a 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

n/a 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

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.

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

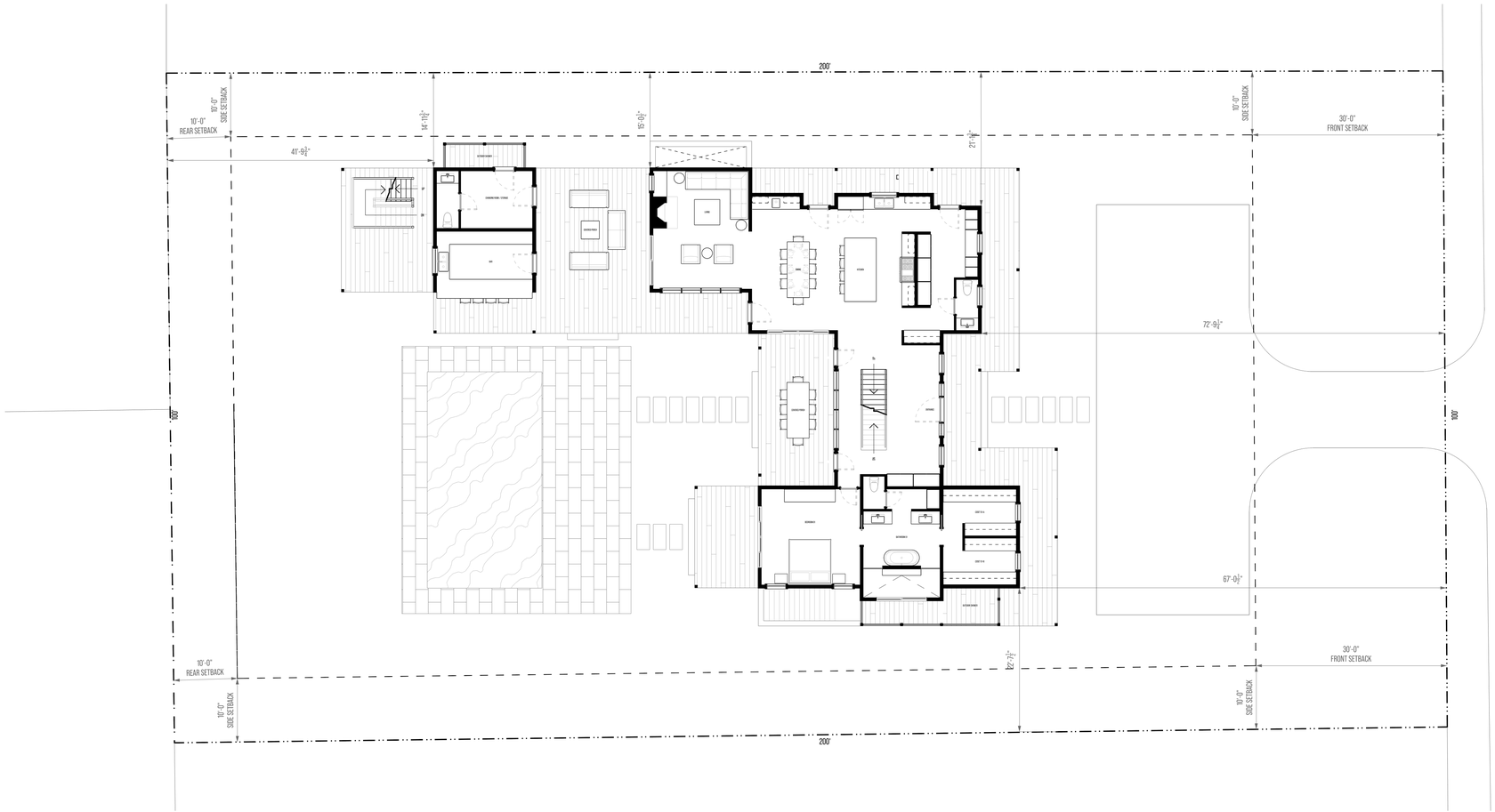
Dustin Maury <dustin@mauryassociates.com> Sun, Sep 15, 2024 at 1:35 PM
To: Reid Yenor <rkyenor@gmail.com>

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



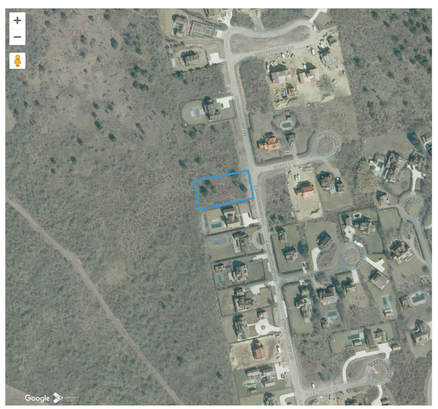
1 SITE PLAN

SCALE : 1:10

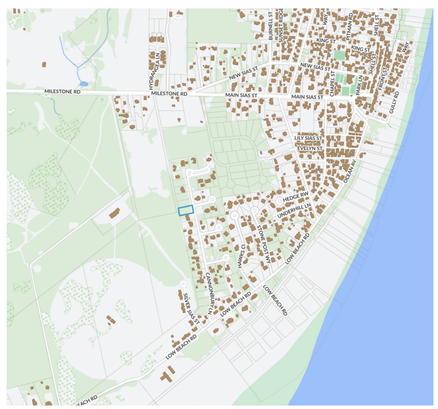


2 NEIGHBORHOOD MAP

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:
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MAURY

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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

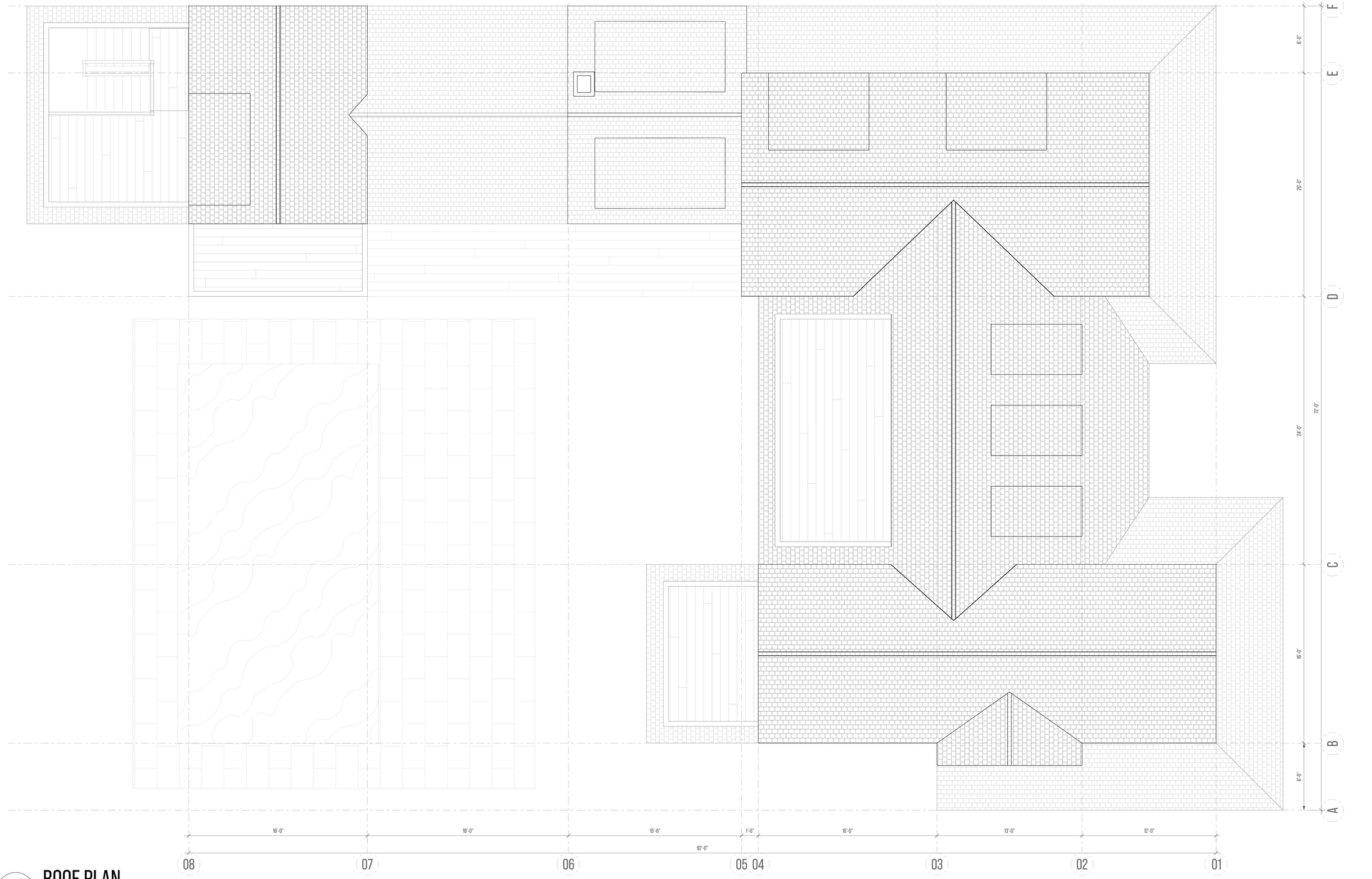
SECOND
FLOOR PLAN

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

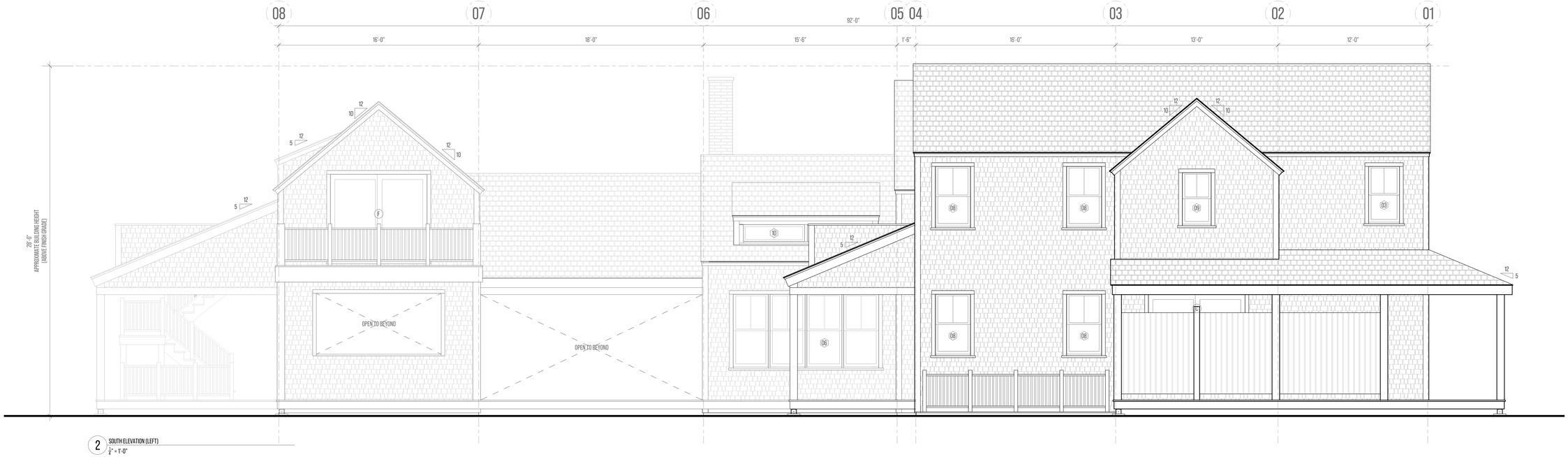
A-2.00

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

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-3.00

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™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

Nantucket, MA 02554

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total 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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Nantucket, MA 02554

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☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

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

U.S. Postal Service™
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Nantucket, MA 02554

Certified Mail Fee	$4.85
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☐ Return Receipt (hardcopy)	$0.00
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☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

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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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)	
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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

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°: 42.3.1 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

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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

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



Ehinger Residence
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Nantucket, MA 02554

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09.23.24



Ehinger Residence
2 Stone Alley
Nantucket, MA 02554

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Ehinger Residence
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Nantucket, MA 02554

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Ehinger Residence
2 Stone Alley
Nantucket, MA 02554

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09.23.24



Ehinger Residence
2 Stone Alley
Nantucket, MA 02554

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Deck Railing Full Scale Mock-up

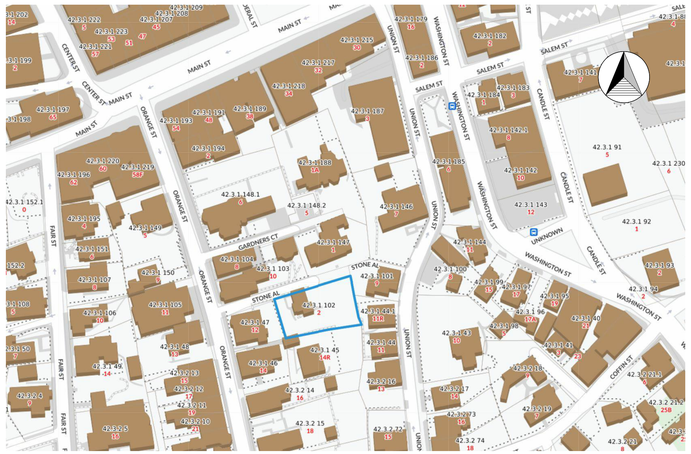
09.23.24

Ehinger Residence

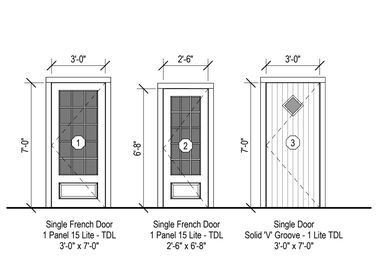
2 Stone Alley
Nantucket, MA 02554

09.23.24

HDC Submission



Locus Map



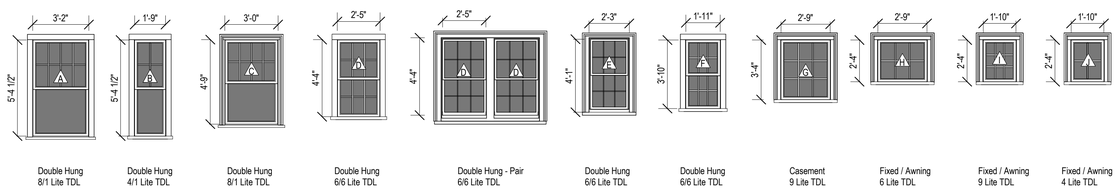
Single French Door
1 Panel 15 Lite - TDL
3'-0" x 7'-0"

Single French Door
1 Panel 15 Lite - TDL
2'-6" x 6'-8"

Single Door
Solid 'V' Groove - 1 Lite TDL
3'-0" x 7'-0"

Door Legend - Exterior

1/4" = 1'-0"



Double Hung
8/1 Lite TDL

Double Hung
4/1 Lite TDL

Double Hung
8/1 Lite TDL

Double Hung
6/6 Lite TDL

Double Hung - Pair
6/6 Lite TDL

Double Hung
6/6 Lite TDL

Double Hung
6/6 Lite TDL

Casement
9 Lite TDL

Fixed / Awning
6 Lite TDL

Fixed / Awning
9 Lite TDL

Fixed / Awning
4 Lite TDL

Window Legend

1/4" = 1'-0"



North Elevation



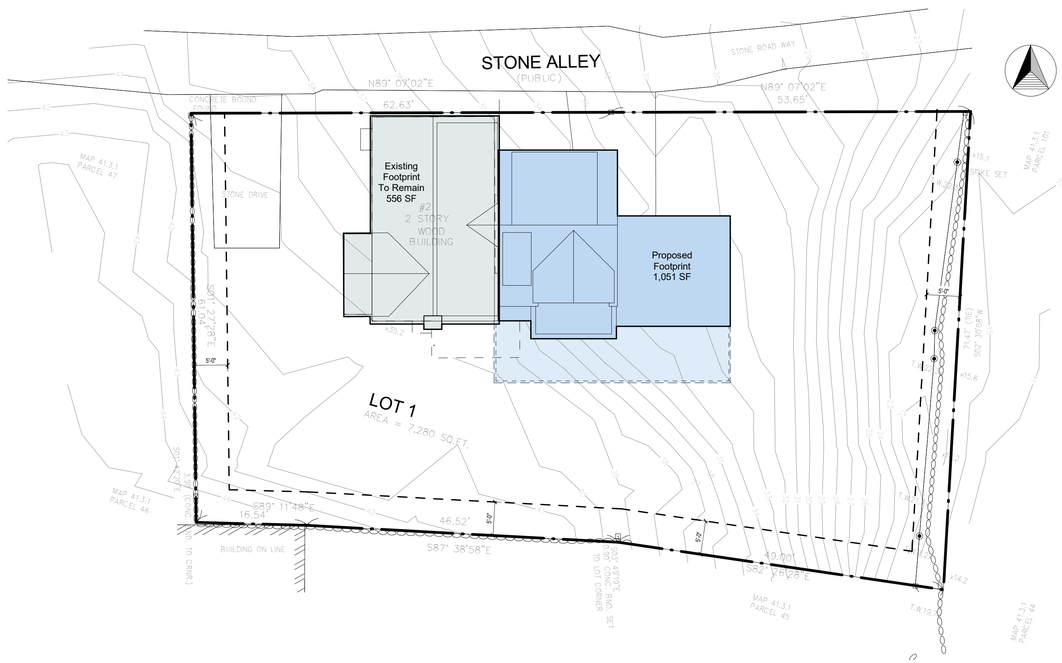
East Elevation



South Elevation



West Elevation


STONE ALLEY
(PUBLIC)
N89° 0'02"E
62.63'
N89° 07'02"E
53.65'
STONE ROAD WAY
CONCRETE BOUND FOUND
Existing Footprint To Remain 556 SF
#2
2 STORY WOOD BUILDING
Proposed Footprint 1,051 SF
LOT 1
AREA = 7,280 SQ.FT.
S89° 11'48"E
16.50'
46.52'
S87° 38'58"E
40.00'
S82° 26'08"E
BUILDING ON LINE
5'-0"
MAP 41.3.1 PARCEL 47
MAP 41.3.1 PARCEL 46
MAP 41.3.1 PARCEL 45
MAP 41.3.1 PARCEL 44
MAP 41.3.1 PARCEL 101
STONE DRIVE
T.W.15.1
B.W.14.8
T.W.15.6
B.W.15.3
T.W.15.2
B.W.14.7
T.W.15.3
B.W.14.4
T.W.15.4
B.W.14.5
T.W.15.5
B.W.14.6
T.W.15.6
B.W.14.7
T.W.15.7
B.W.14.8
T.W.15.8
B.W.14.9
T.W.15.9
B.W.15.0
T.W.15.0
B.W.15.1
T.W.15.1
B.W.15.2
T.W.15.2
B.W.15.3
T.W.15.3
B.W.15.4
T.W.15.4
B.W.15.5
T.W.15.5
B.W.15.6
T.W.15.6
B.W.15.7
T.W.15.7
B.W.15.8
T.W.15.8
B.W.15.9
T.W.16.0
B.W.16.1
T.W.16.1
B.W.16.2
T.W.16.2
B.W.16.3
T.W.16.3
B.W.16.4
T.W.16.4
B.W.16.5
T.W.16.5
B.W.16.6
T.W.16.6
B.W.16.7
T.W.16.7
B.W.16.8
T.W.16.8
B.W.16.9
T.W.16.9
B.W.17.0
T.W.17.0
B.W.17.1
T.W.17.1
B.W.17.2
T.W.17.2
B.W.17.3
T.W.17.3
B.W.17.4
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T.W.17.8
B.W.17.9
T.W.18.0
B.W.18.1
T.W.18.1
B.W.18.2
T.W.18.2
B.W.18.3
T.W.18.3
B.W.18.4
T.W.18.4
B.W.18.5
T.W.18.5
B.W.18.6
T.W.18.6
B.W.18.7
T.W.18.7
B.W.18.8
T.W.18.8
B.W.18.9
T.W.19.0
B.W.19.1
T.W.19.1
B.W.19.2
T.W.19.2
B.W.19.3
T.W.19.3
B.W.19.4
T.W.19.4
B.W.19.5
T.W.19.5
B.W.19.6
T.W.19.6
B.W.19.7
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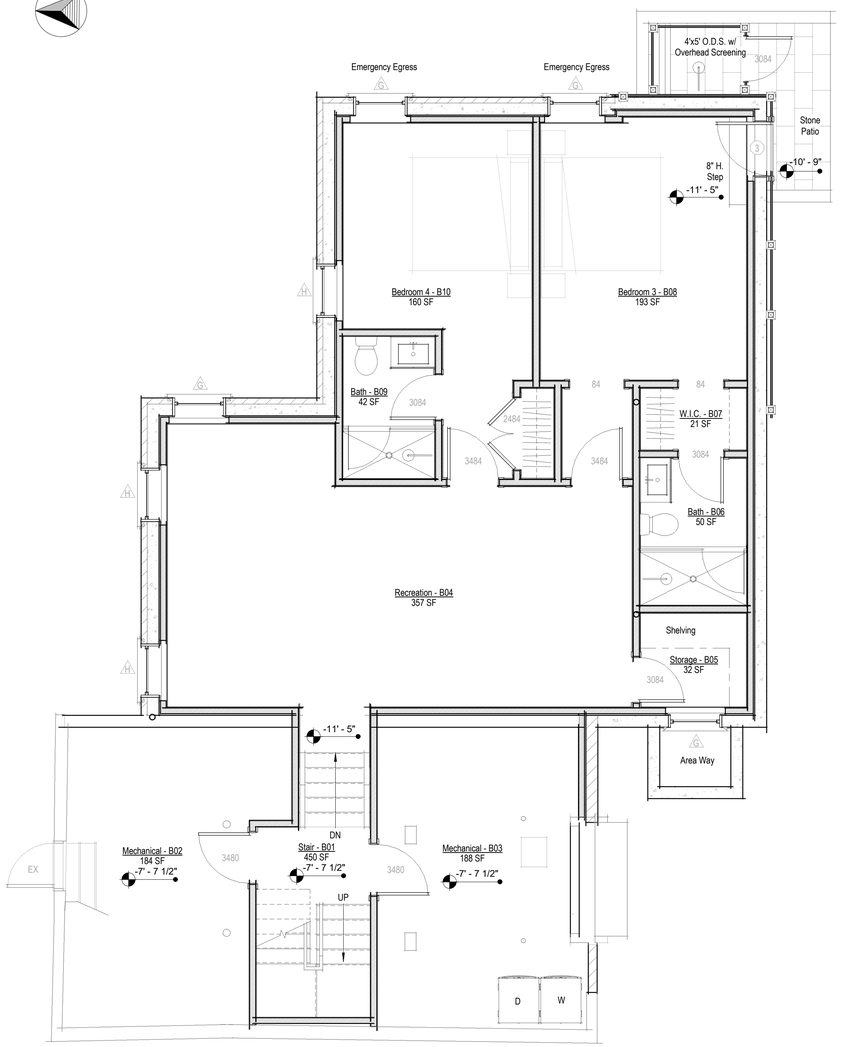
B.W.19.8
T.W.19.8
B.W.19.9

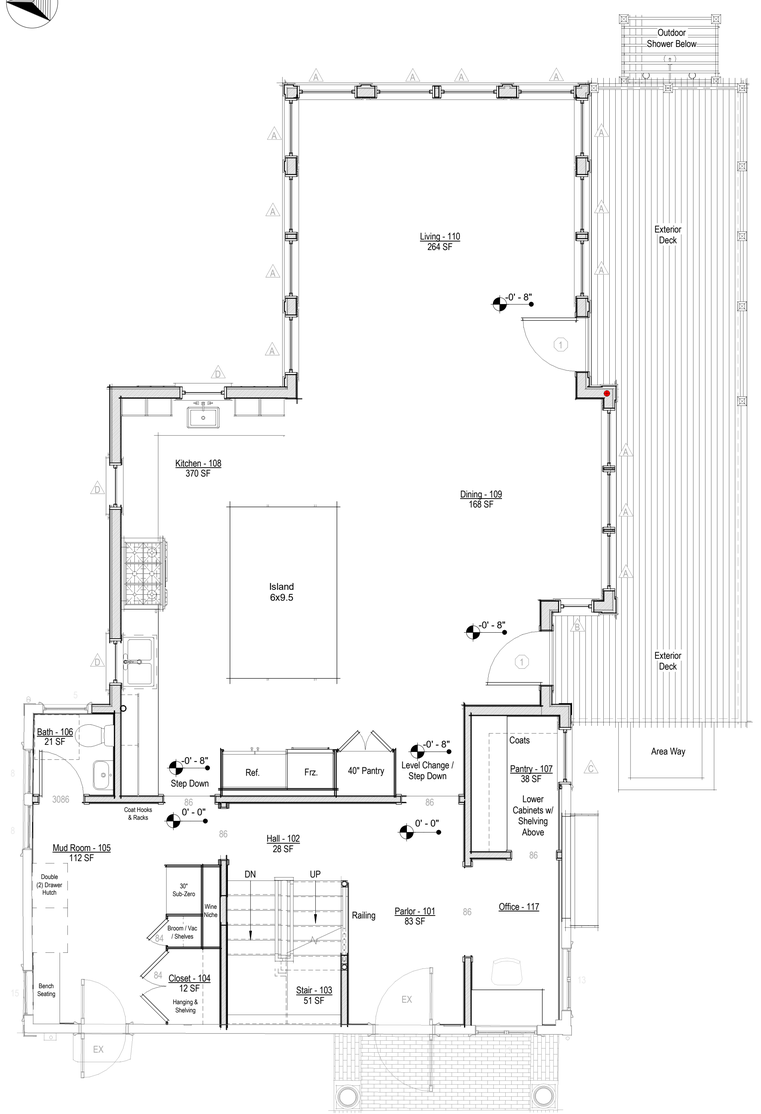
09.23.24

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

Site Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft
Lot Size:	7,280 sq. ft.
Min. Lot Size:	5,000 sq ft
Allowable G.C.:	40% or 2,912 sq. ft.
Existing G.C.:	556 sq. ft.
Proposed G.C.:	1,051sq. ft.
Total Proposed G.C.:	1,607 sq. ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.0 Cover Sheet
A.1.1 Floor Plans
A.1.2 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.5.1 Perspective View

Revisions

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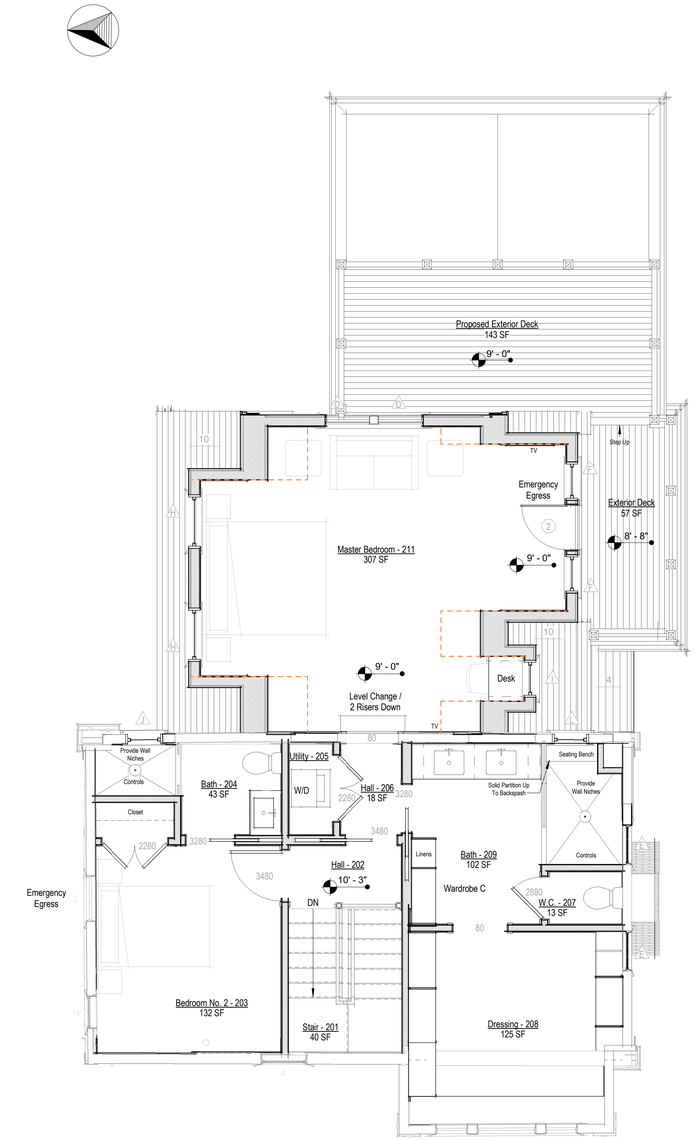
A.1.1

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

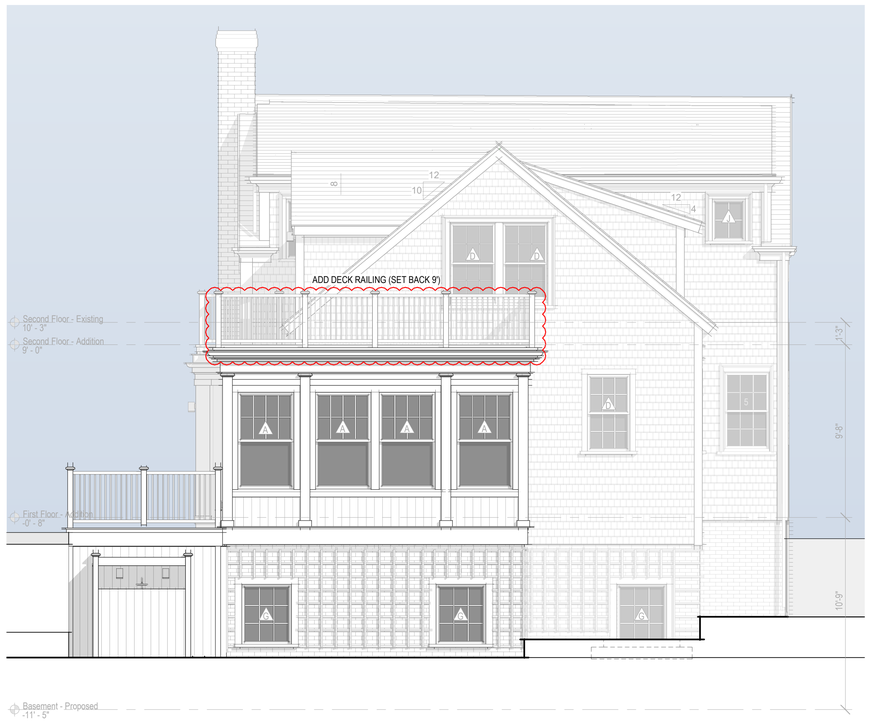
West Elevation - Proposed

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

Site Information

Map & Parcel:	42.3.1 / 102
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A.2.1

2110

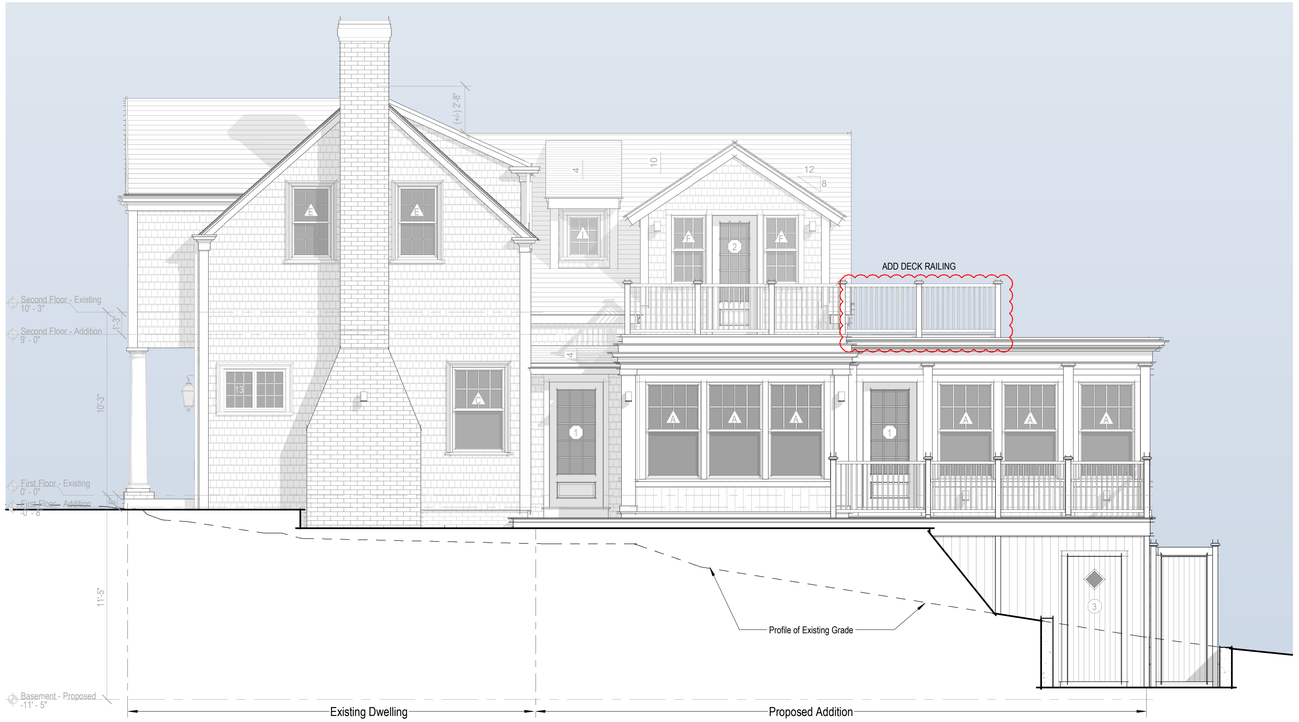
09.23.24

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

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A.2.2

2110

09.23.24

HDC Submission



2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

Perspective View

Site Information

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Current Zoning:	ROH
Minimum Frontage:	50 ft
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A.5.1

2110

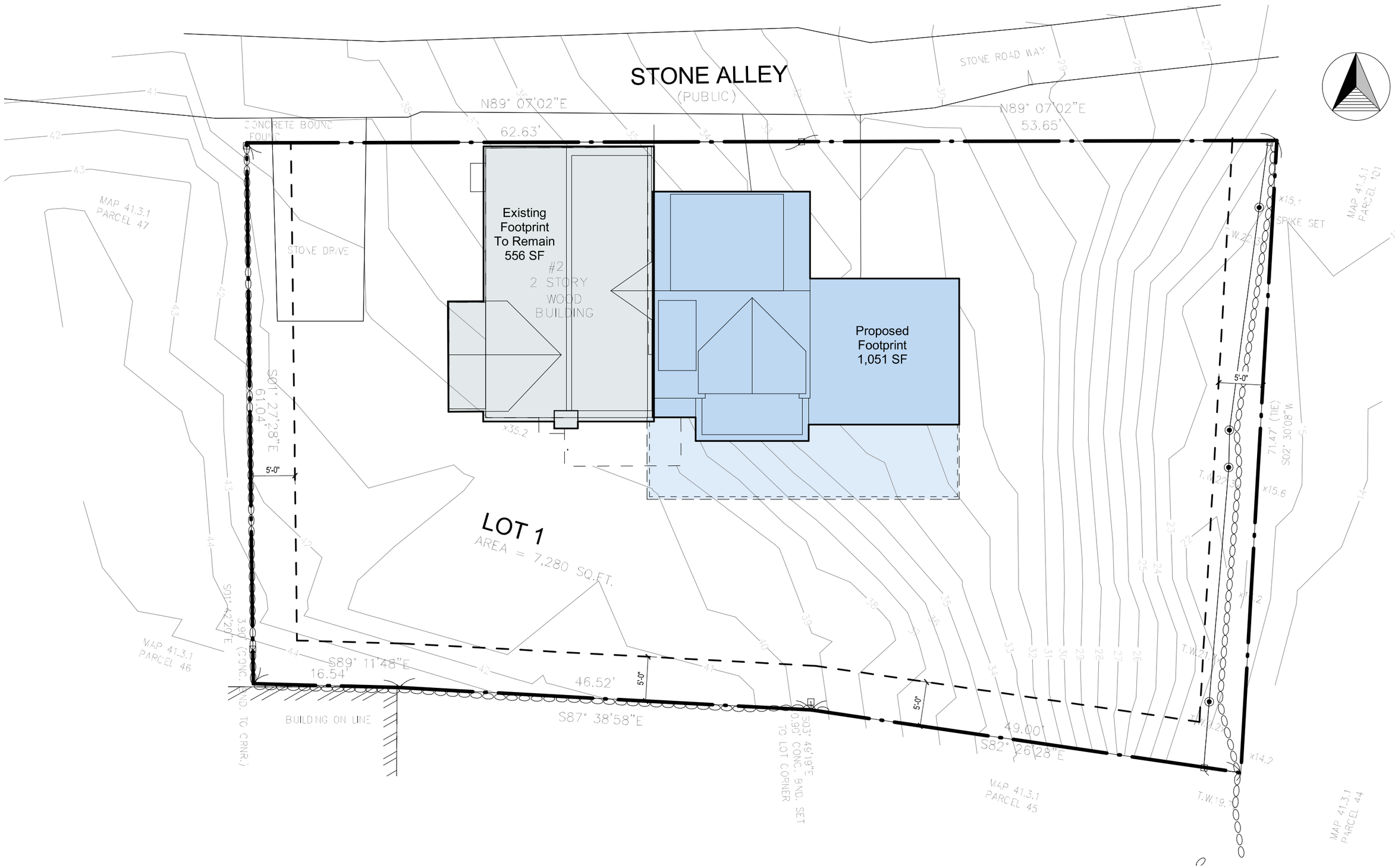
Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

09.23.24



Locus Map



Site Plan

3/32" = 1'-0"



North Elevation



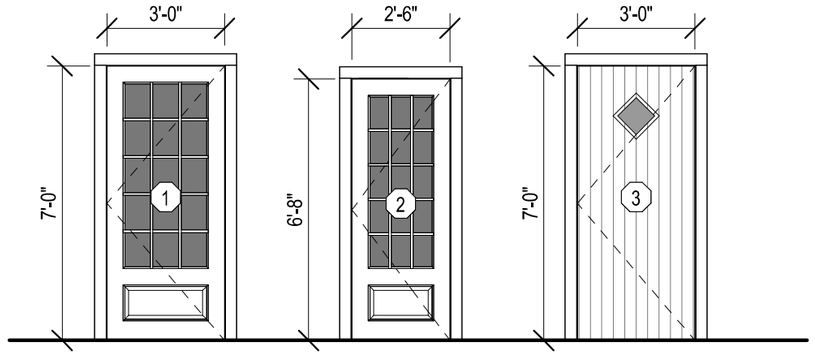
East Elevation



South Elevation



West Elevation



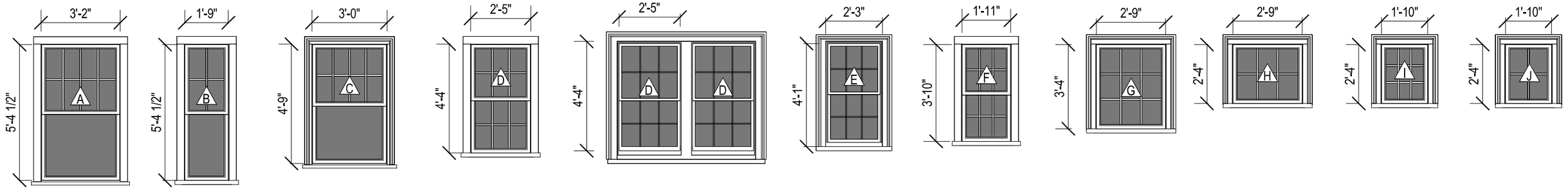
Single French Door
1 Panel 15 Lite - TDL
3'-0" x 7'-0"

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

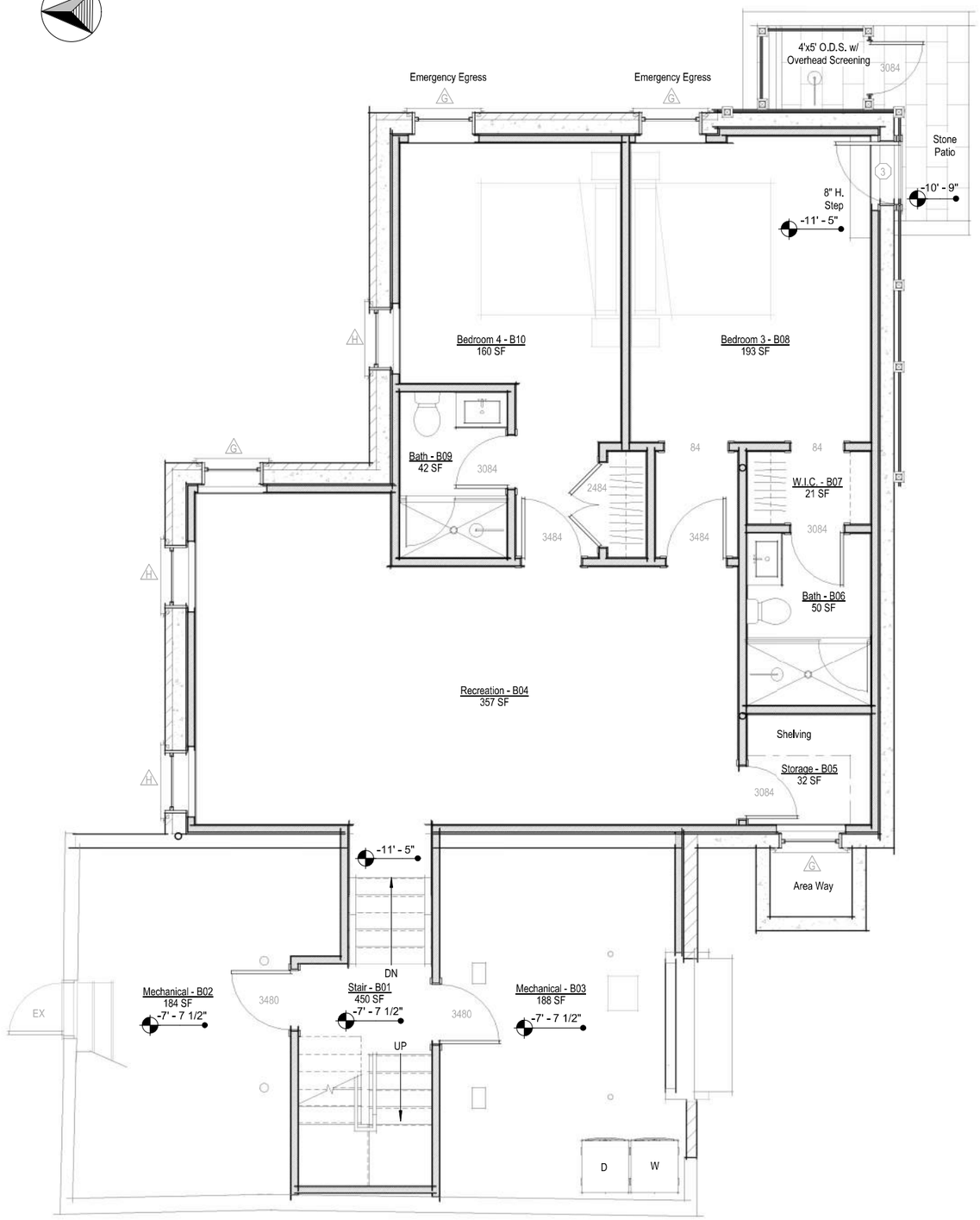
Fixed / Awning
6 Lite TDL

Fixed / Awning
9 Lite TDL

Fixed / Awning
4 Lite TDL

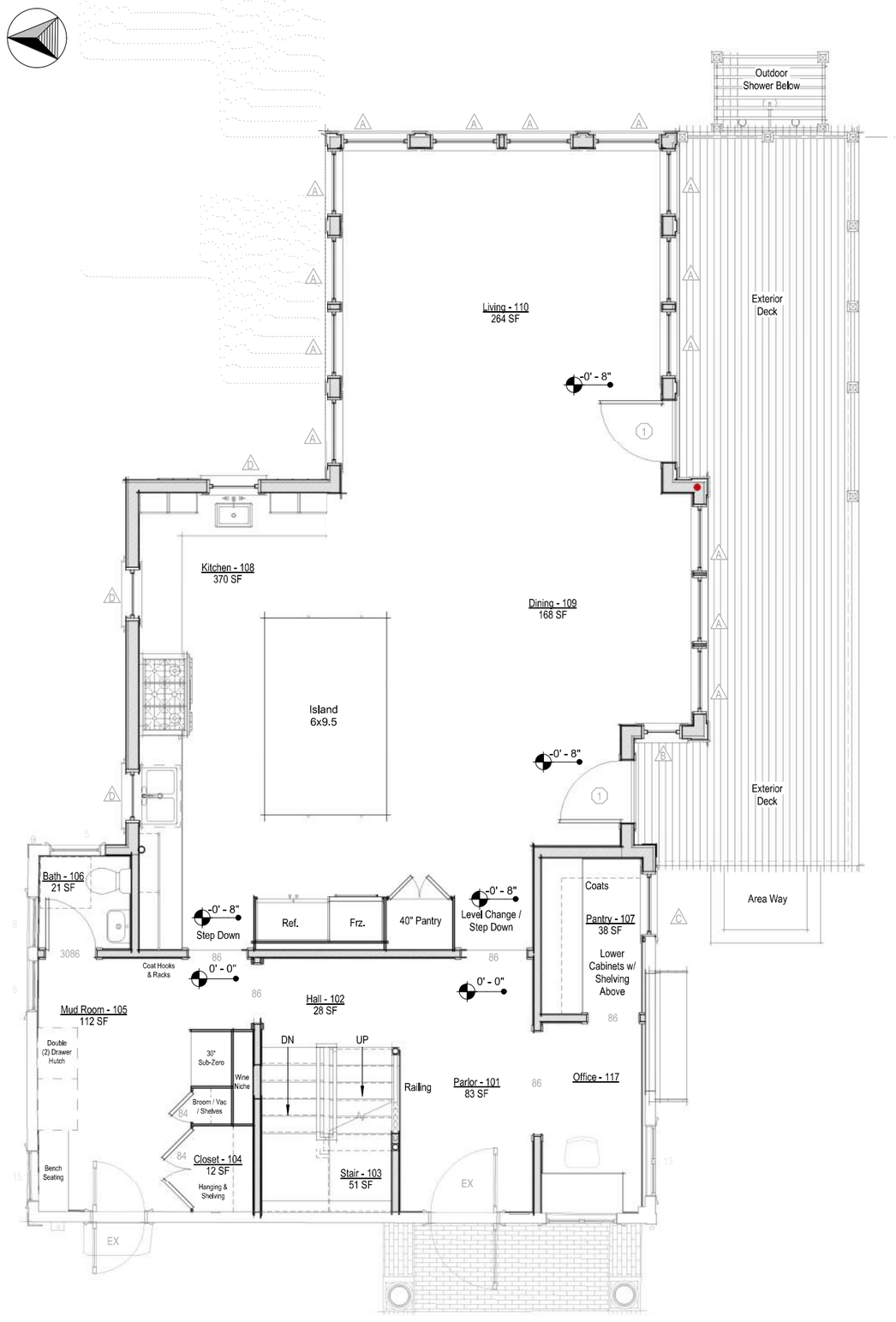
Window Legend

1/4" = 1'-0"



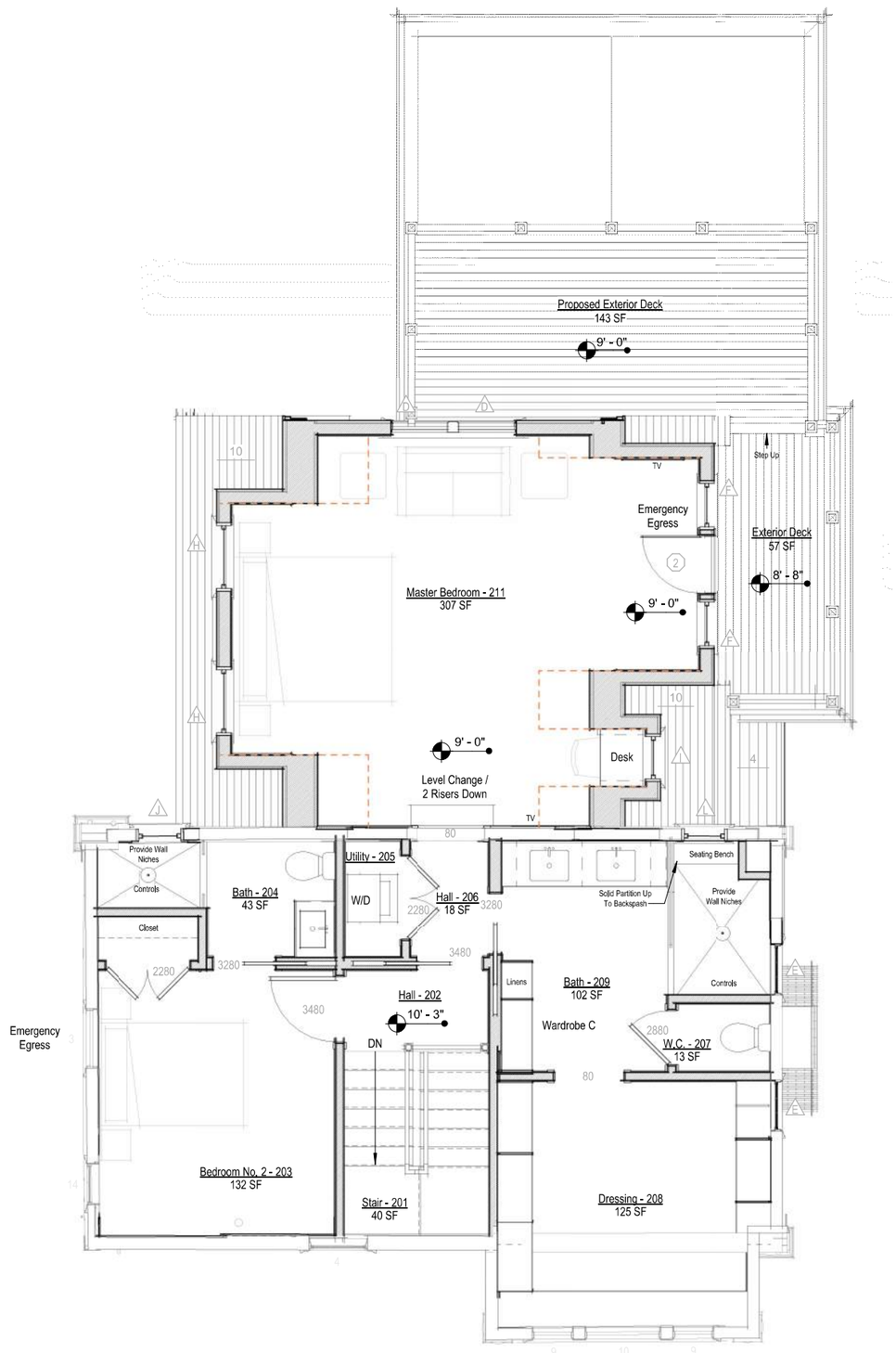
Basement - Proposed

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"



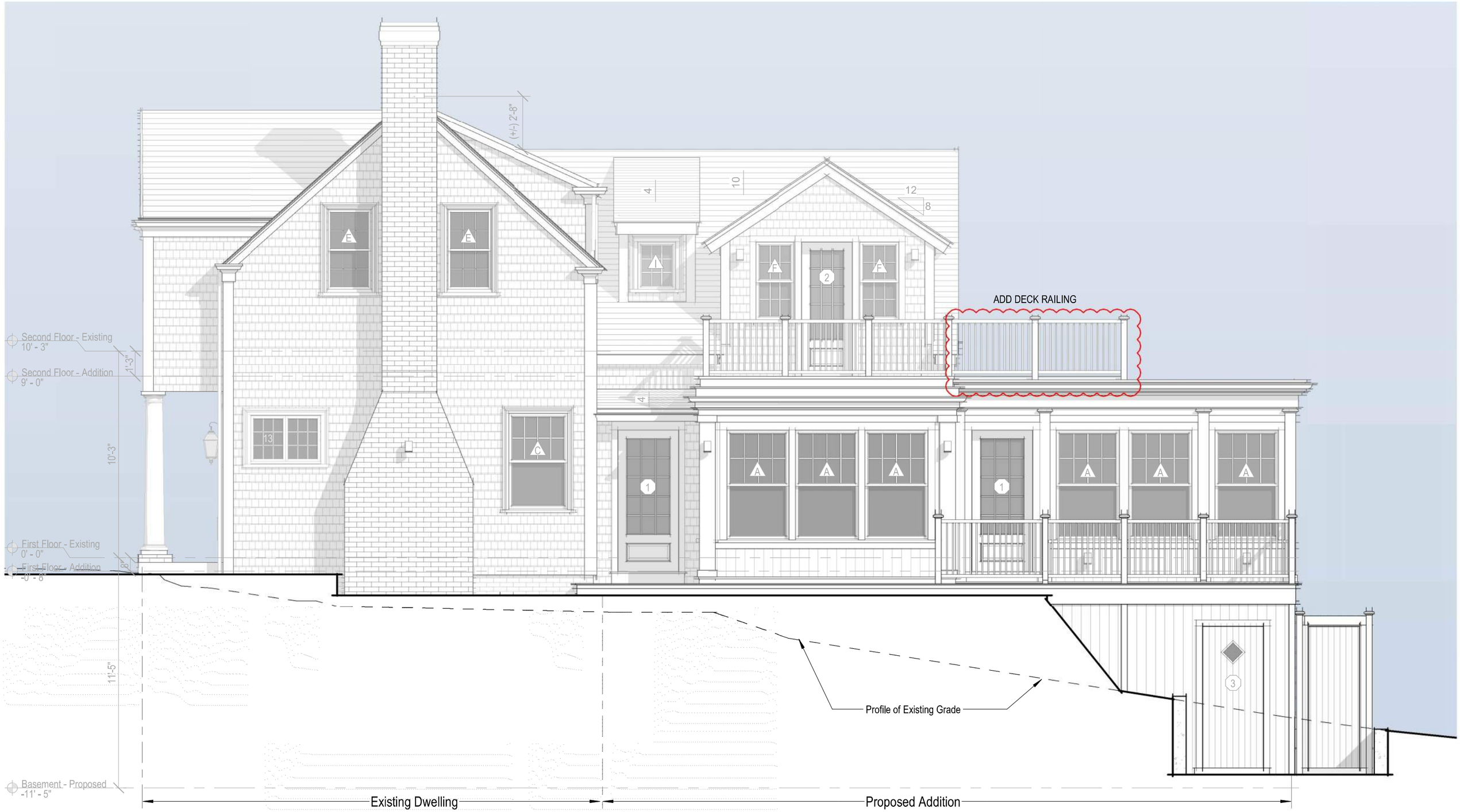
East Elevation - Proposed

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.

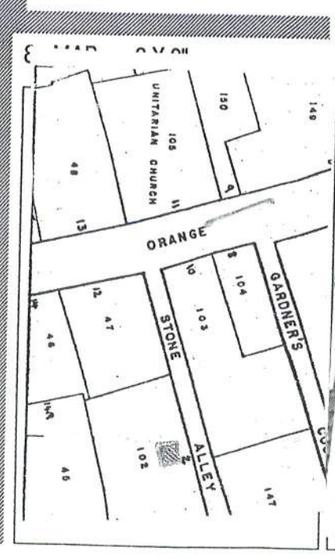
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

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

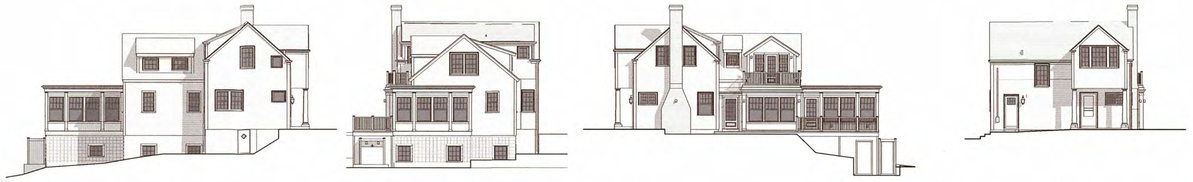
2 Stone Alley
Nantucket, MA 02554

02.08.24

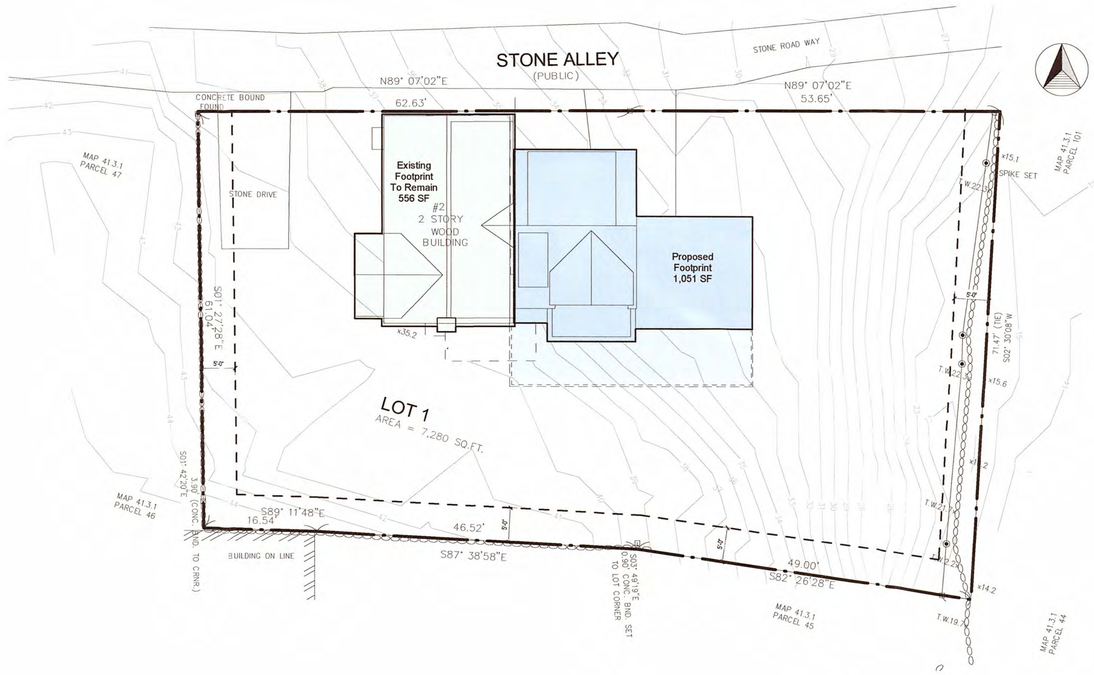
HDC ATS Submission



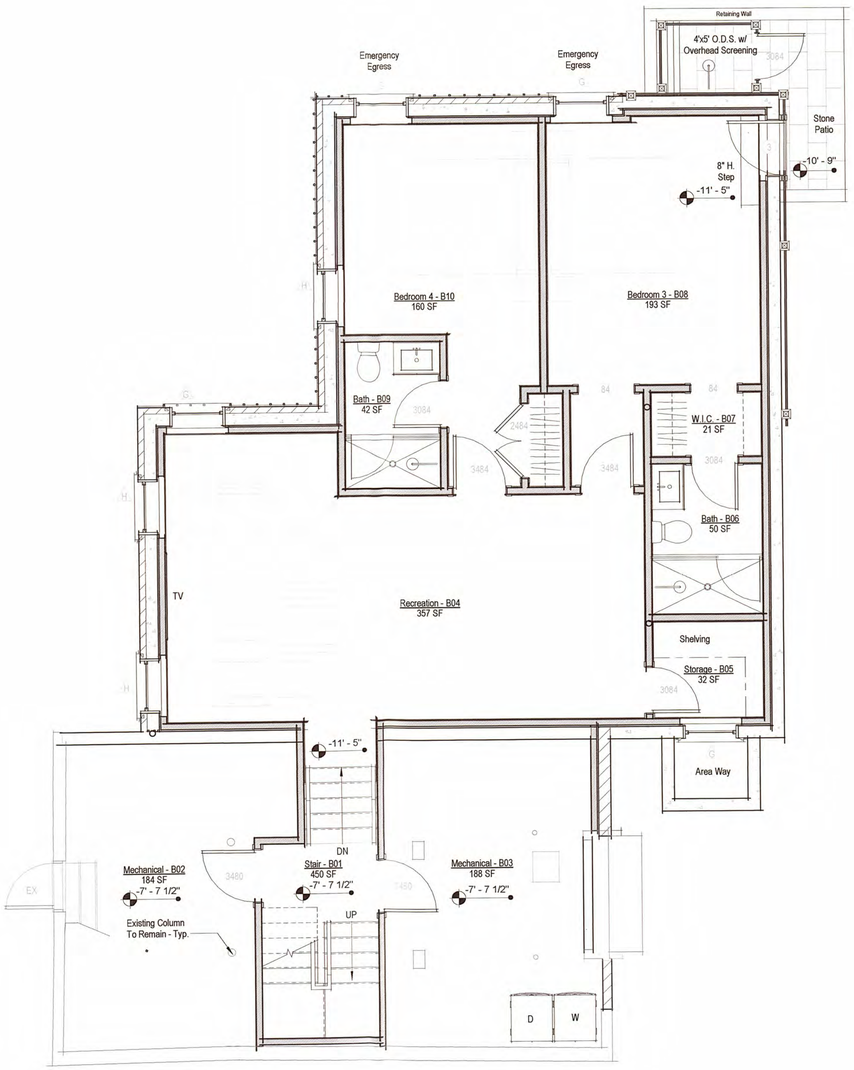
Locus Map



North Elevation | East Elevation | South Elevation | West Elevation

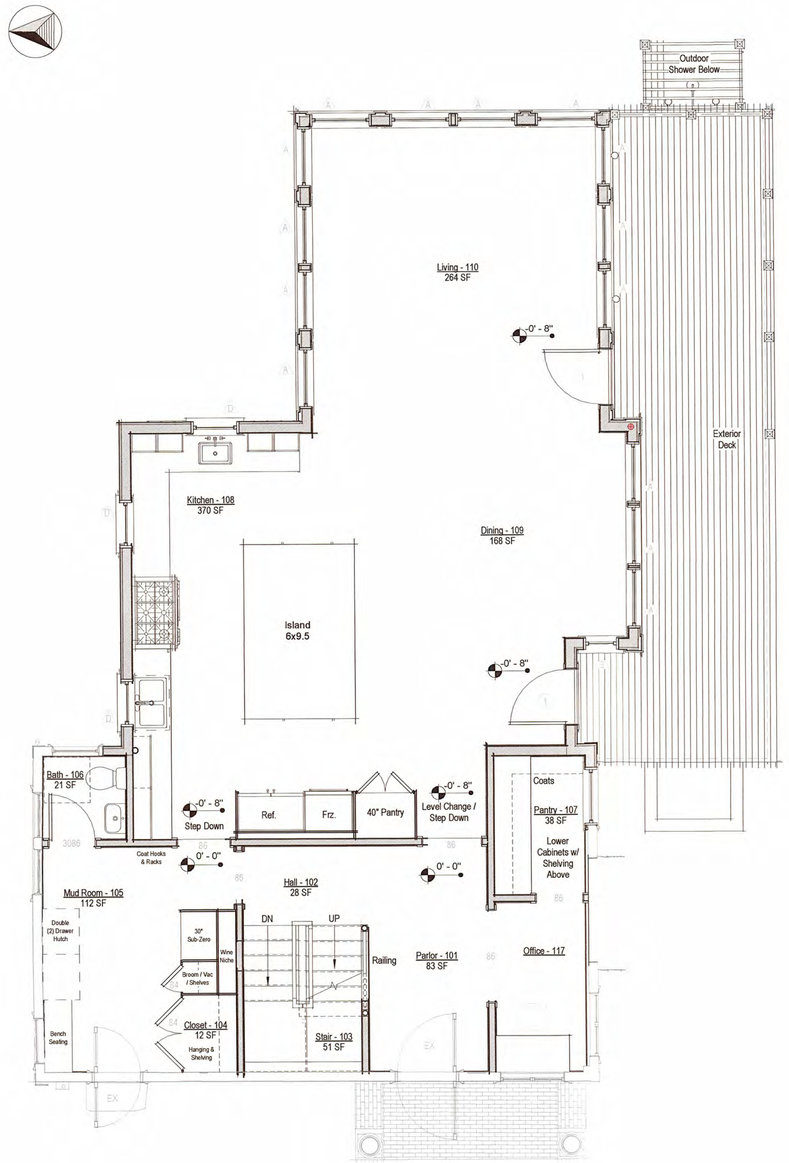


HDC ATS Submission 02.08.24



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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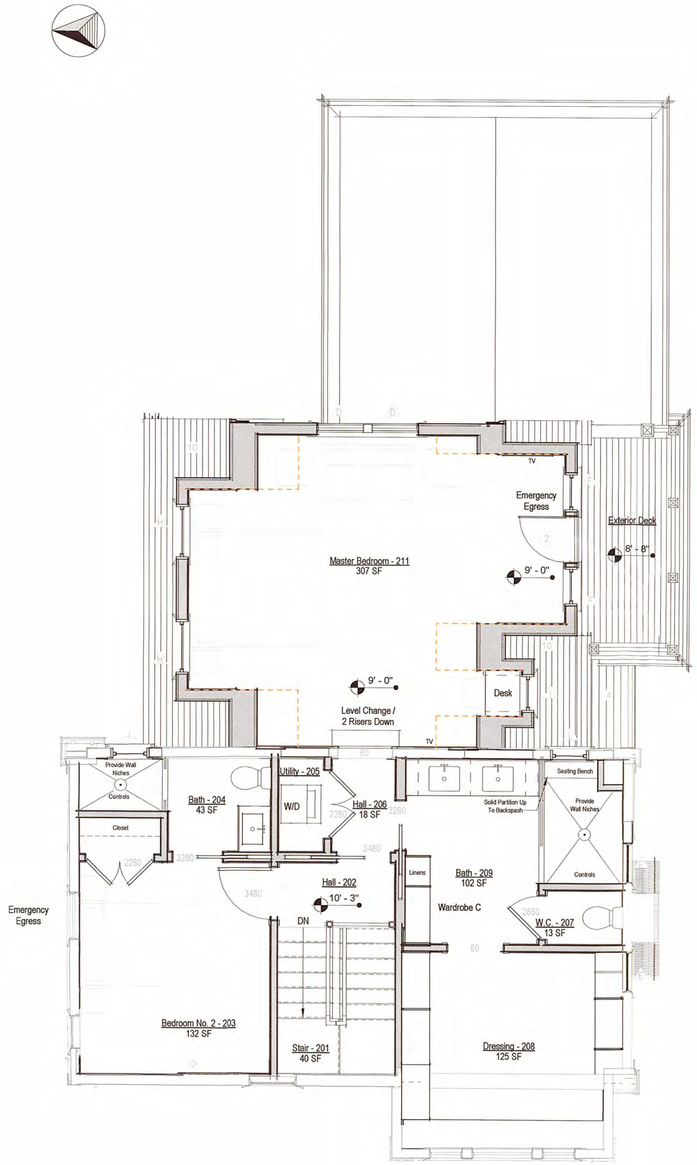
A.1.1
2110

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
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A.1.2 Floor Plans
A.2.1 Exterior Elevations
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
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Total Proposed G.C.:	1,607 sq. ft.

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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
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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

2 STONE ALLEY – SECOND FLOOR DECK SUPPORTING DOCUMENTS

DECK SIZE/LOCATION REVISED



FROM ORANGE STREET



FROM STONE ALLEY

















FROM UNION STREET





MOCK UP HAVING PULLED THE RAILING BACK







APPROVED SECTION OF DECK/RAILING





2 STONE ALLEY FROM WASHINGTON STREET





AREA CONTEXT

14 ORANGE STREET





16 ORANGE STREET



18 ORANGE STREET





20 ORANGE STREET





26 ORANGE STREET

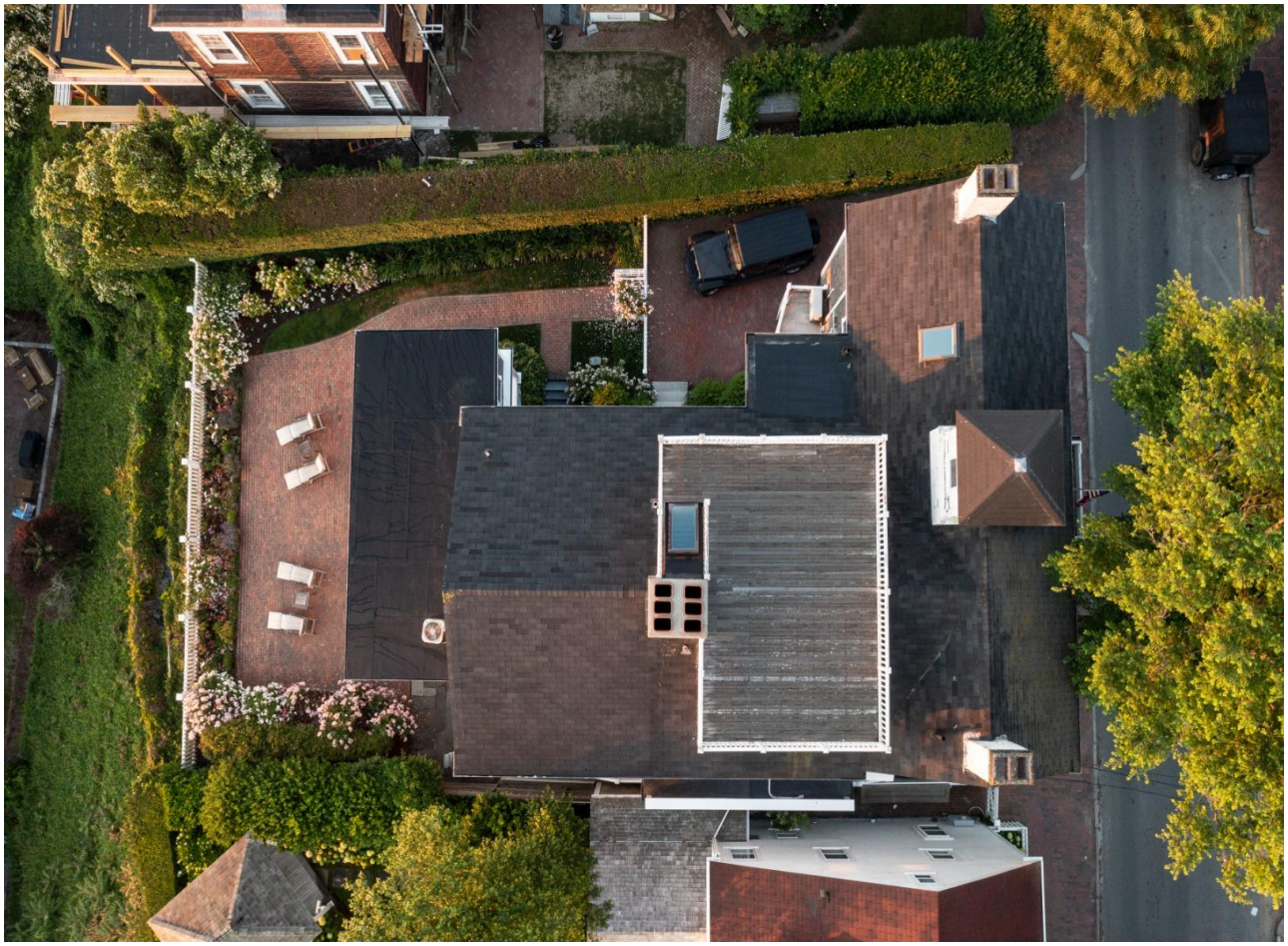



www.linknantucket.com


www.linknantucket.com

28 ORANGE STREET







ENCLOSED SECOND FLOOR DECK – 26 ORANGE STREET DECKS TO THE RIGHT





30 ORANGE STREET (FOUR CHIMNEYS)

28 ORANGE STREET TO THE RIGHT – 32 ORANGE STREET TO THE LEFT



32 ORANGE STREET





REAR 38/36/34 ORANGE STREET



36 ORANGE STREET



38 ORANGE STREET

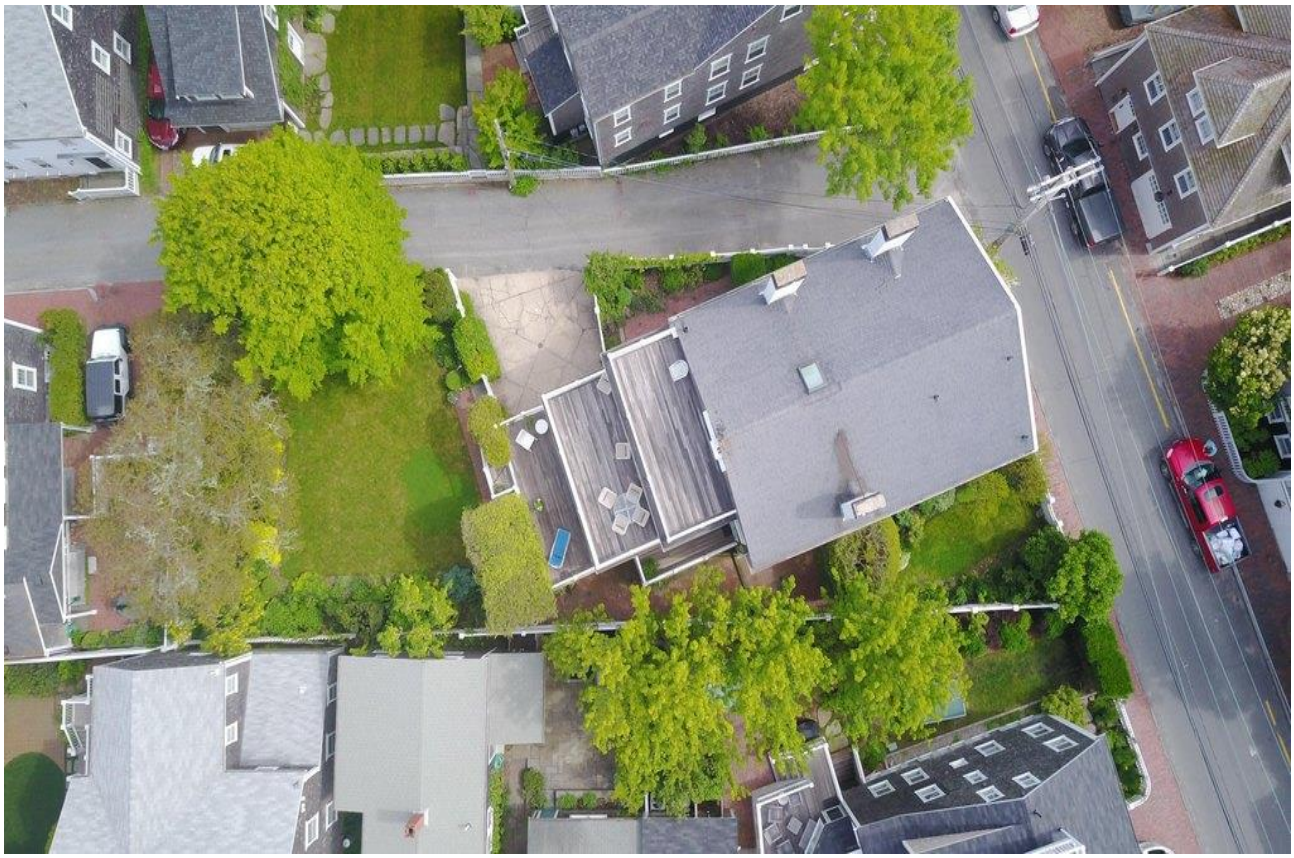




48 ORANGE STREET



54 ORANGE STREET – FULLY VISIBLE FROM MULBERRY STREET





VIEW FROM MULBERRY STREET



1 GARDNER COURT OFF ORANGE STREET– ELIZA CODD DESIGNED BUILDING





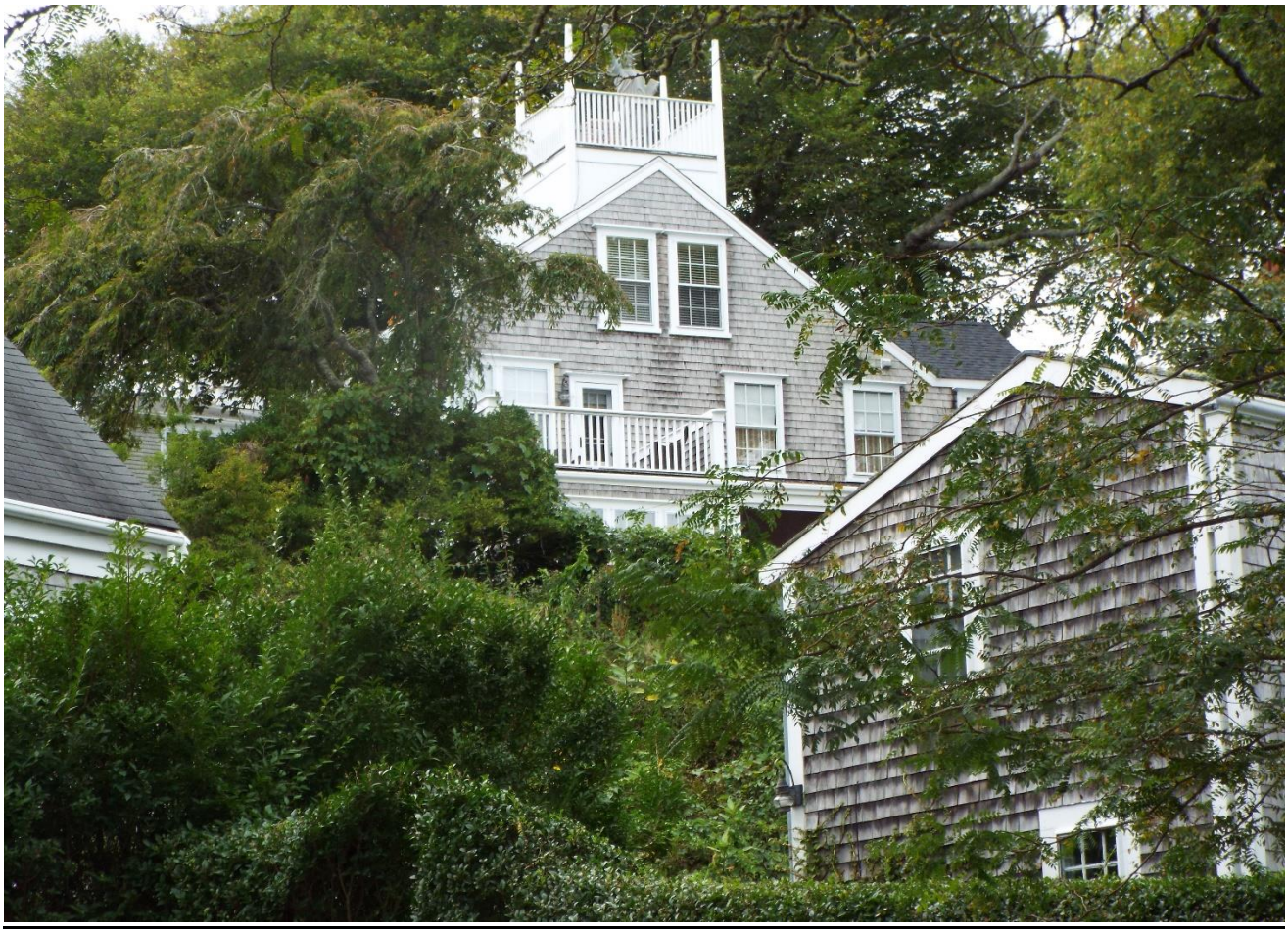
FROM WASHINGTON STREET - SIMILAR TREATMENT





FROM UNION STREET








CHOU INN

FROM WASHINGTON STREET



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.
X	3.	**As-Built Plans (1 copy):** of existing elevations
n/a	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
n/a	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
JH	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)		
n/a	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
n/a	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 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

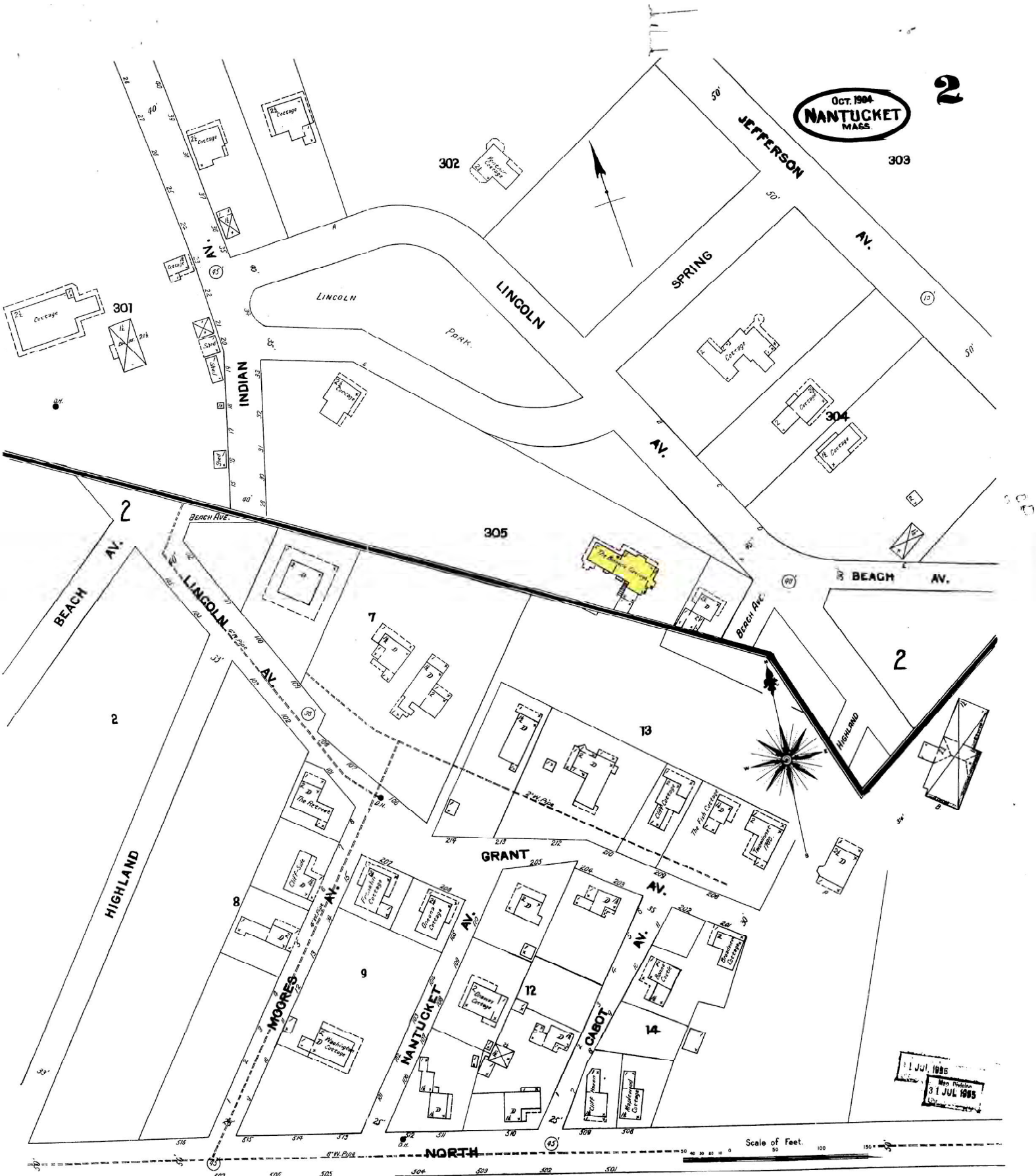
42. Role the Building Plays: National Register: Contributing
43. Date of Initial Construction: 1902
Source: Wannacomet Water Company, Sanborn Maps
Architect: Unknown Builder: Unknown
44. Building Type: Additive, Gabled Ell
45. Architectural Style: Queen Anne, Shingle Style
46. Historical and Architectural 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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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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1010WINS LLC

10 Lincoln Ave
Nantucket, MA 02554

09.23.24



Proposed North Elevation



Proposed East Elevation



Proposed South Elevation



Proposed West Elevation

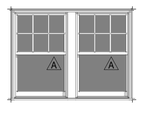


Locus Map

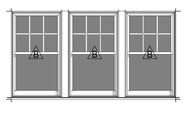
Site Plan
3/64" = 1'-0"



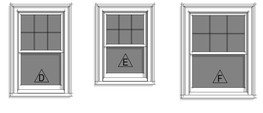
(1) Double Hung
2/2 TDL
(Window Well)



(2) Double Hung
2/2 TDL
(Window Well)



(3) Mulled Double Hung
6/1 TDL



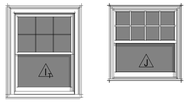
(1) Double Hung
6/1 TDL

(1) Double Hung
6/1 TDL

(1) Double Hung
6/1 TDL

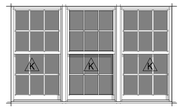


(1) Double Hung
4/1 TDL



Double Hung
6/1 TDL

Double Hung
8/1 TDL



(3) Double Hung
6/6 TDL



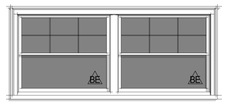
(3) Mulled Casement
6 Lite TDL

WINDOW & DOOR NOTES

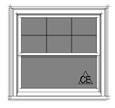
1. Windows w/ DP Rating of 30 or Greater Required
2. Contractor to Confirm New Windows & Doors Match Existing Rough Openings Prior to Placing Order
3. Refer To Plan For Tempered Glass Locations; Contrator To Verify Tempered Windows Are Provided Where Required
4. Contractor Shall Install Self Adhesive 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



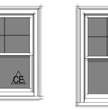
Existing
(1) Double Hung
6/1 TDL



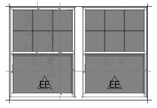
Existing
(2) Double Hung
6/1 TDL



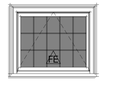
Existing
(1) Double Hung
6/1 TDL



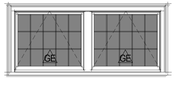
Existing
(1) Double Hung
6/1 TDL



Existing
(2) Double Hung
6/1 TDL



Existing
(1) Awning
15 Lite TDL



Existing
(2) Awning
15 Lite TDL



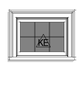
Existing
(1) Double Hung
6/1 TDL



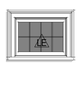
Existing
(1) Double Hung
6/1 TDL



Existing
(1) Double Hung
4/1 TDL



Existing
(1) Fixed
6 Lite TDL



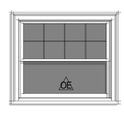
Existing
(1) Fixed
8 Lite TDL



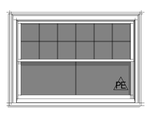
Existing
(1) Double Hung
9/1 TDL



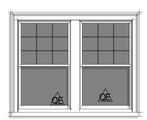
Existing
(1) Double Hung
6/1 TDL



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"			

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10 Lincoln Ave
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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 +/-

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E.1.3 Third Floor Lighting Plan

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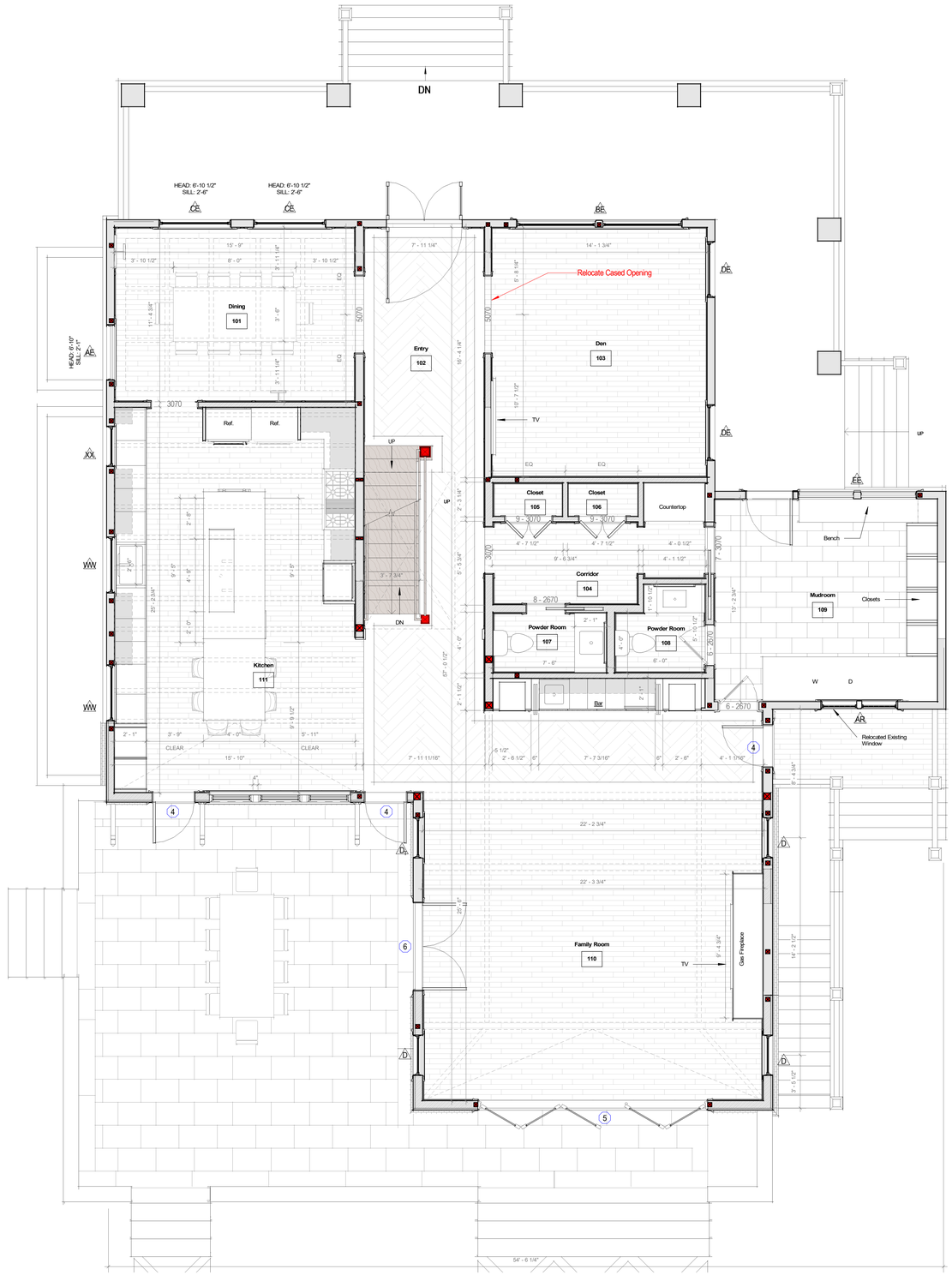
G.1.0
2124

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.

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First 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
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Total Proposed G.C.:	2,976 SF +/-

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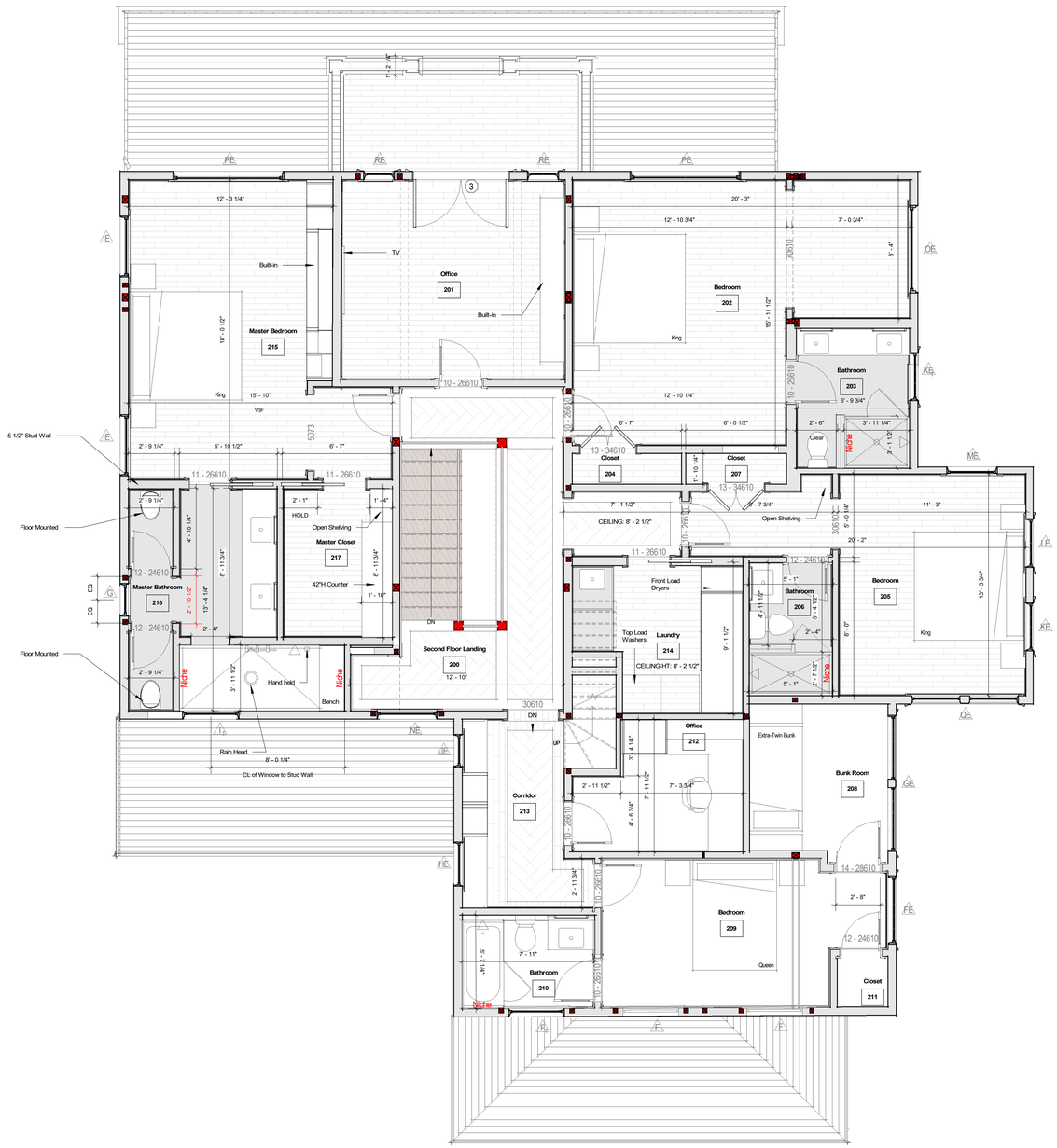
A.1.1

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:

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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
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A.1.2

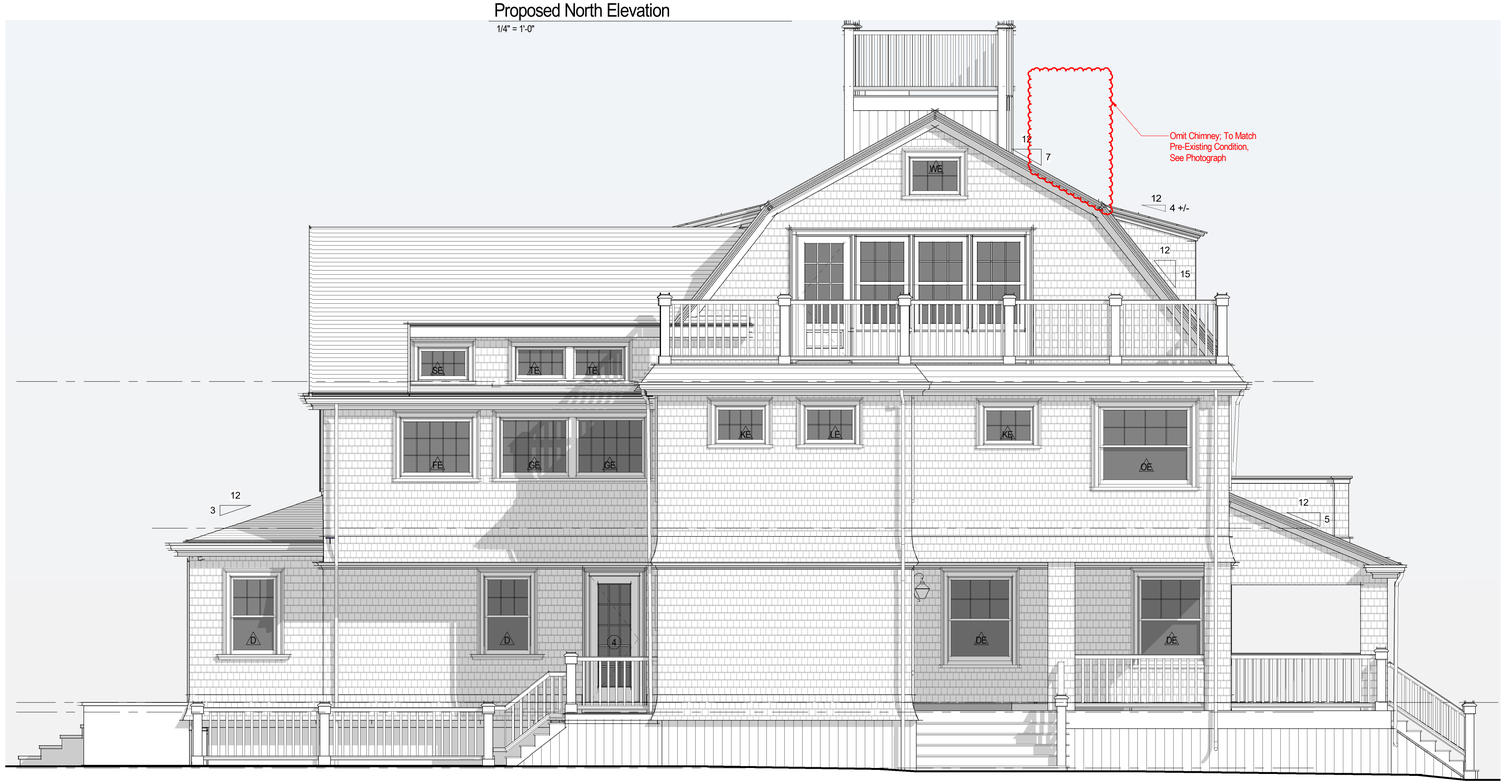
2124

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

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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

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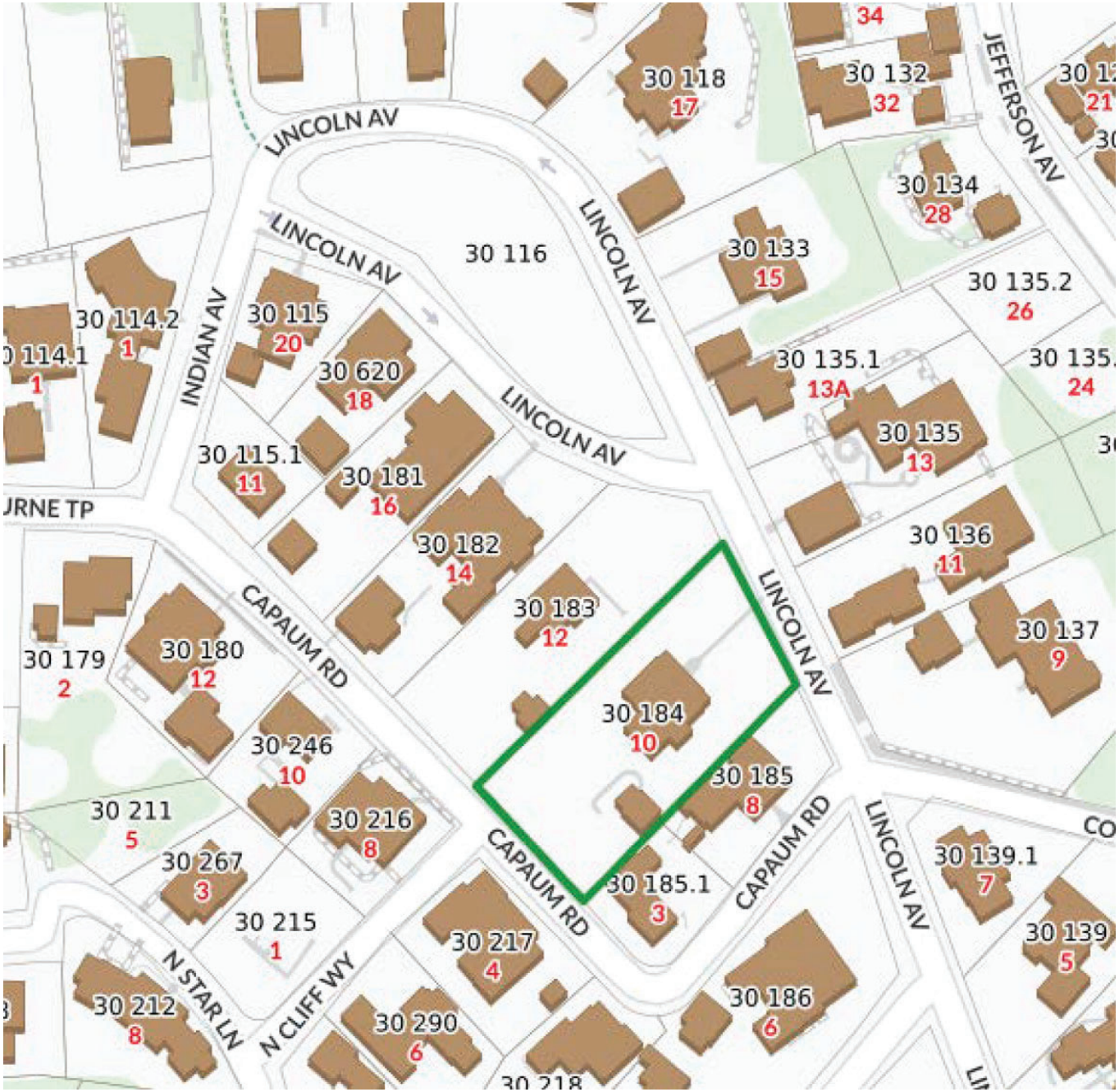
A.2.2

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
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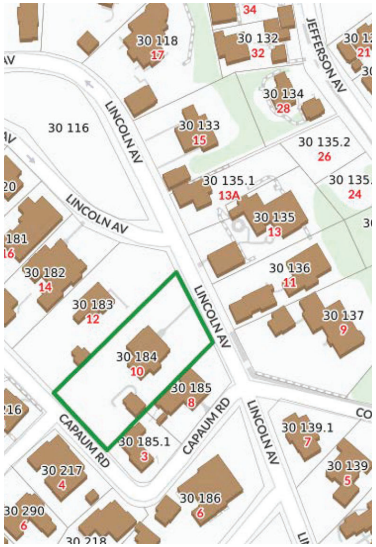
6
30 218

Locus Map



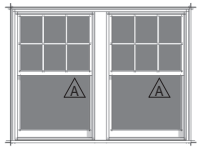
husetts Minimum Egress Requirements
hod

Site Plan

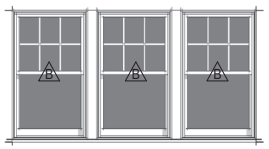
3/64" = 1'-0"



(1) Double Hung
2/2 TDL
(Window Well)



(2) Double Hung
2/2 TDL
(Window Well)



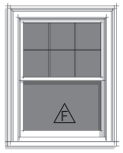
(3) Mulled Double Hung
6/1 TDL



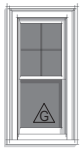
(1) Double Hung
6/1 TDL



(1) Double Hung
6/1 TDL



(1) Double Hung
6/1 TDL



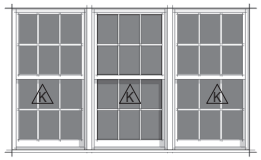
(1) Double Hung
4/1 TDL



Double Hung
6/1 TDL



Double Hung
8/1 TDL



(3) Double Hung
6/6 TDL



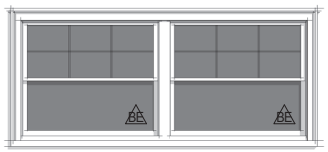
(3) Mulled Casement
6 Lite TDL

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



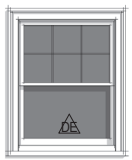
Existing
(1) Double Hung
6/1 TDL



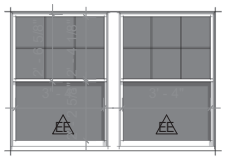
Existing
(2) Double Hung
6/1 TDL



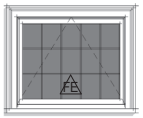
Existing
(1) Double Hung
6/1 TDL



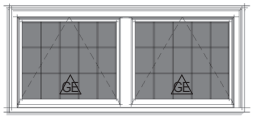
Existing
(1) Double Hung
6/1 TDL



Existing
(2) Double Hung
6/1 TDL



Existing
(1) Awning
15 Lite TDL



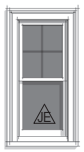
Existing
(2) Awning
15 Lite TDL



Existing
(1) Double Hung
6/1 TDL



Existing
(1) Double Hung
6/1 TDL



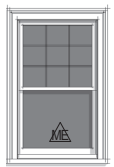
Existing
(1) Double Hung
4/1 TDL



Existing
(1) Fixed
6 Lite TDL



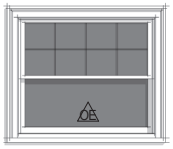
Existing
(1) Fixed
8 Lite TDL



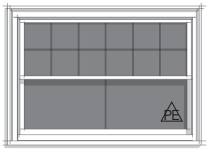
Existing
(1) Double Hung
9/1 TDL



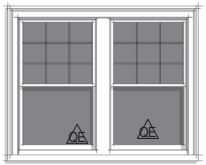
Existing
(1) Double Hung
6/1 TDL



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



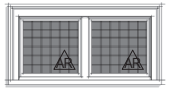
Existing
(1) Fixed
6 Lite TDL



Existing
(1) Double Hung
4/1 TDL



Existing
(1) Fixed
16 LiteTDL



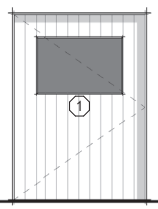
Relocated
(2) Fixed
36 Lite TDL



(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

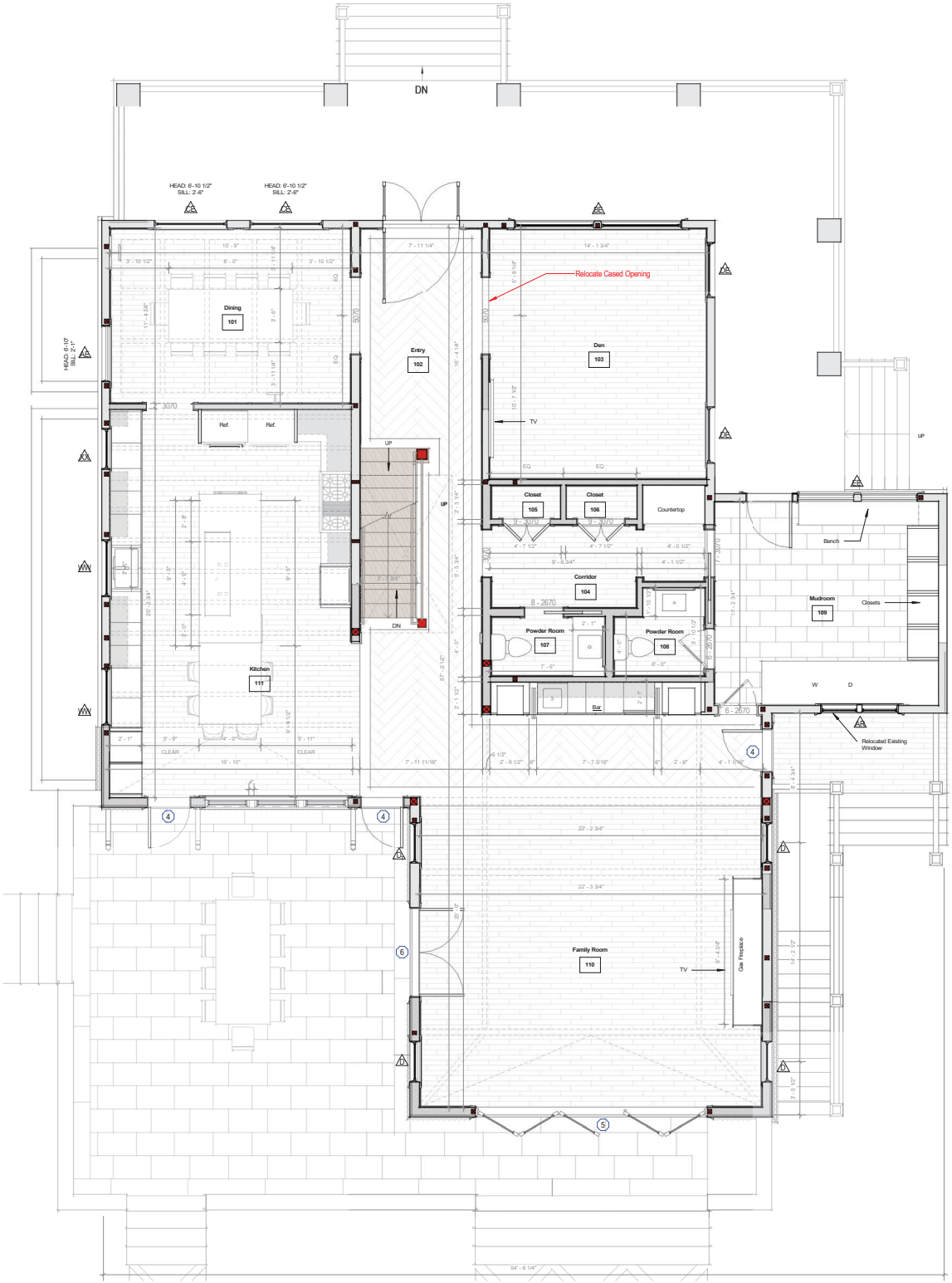
French Door
15 Lite

5 Panel Bi-fold
12 Lite

Double French Door
15 Lite

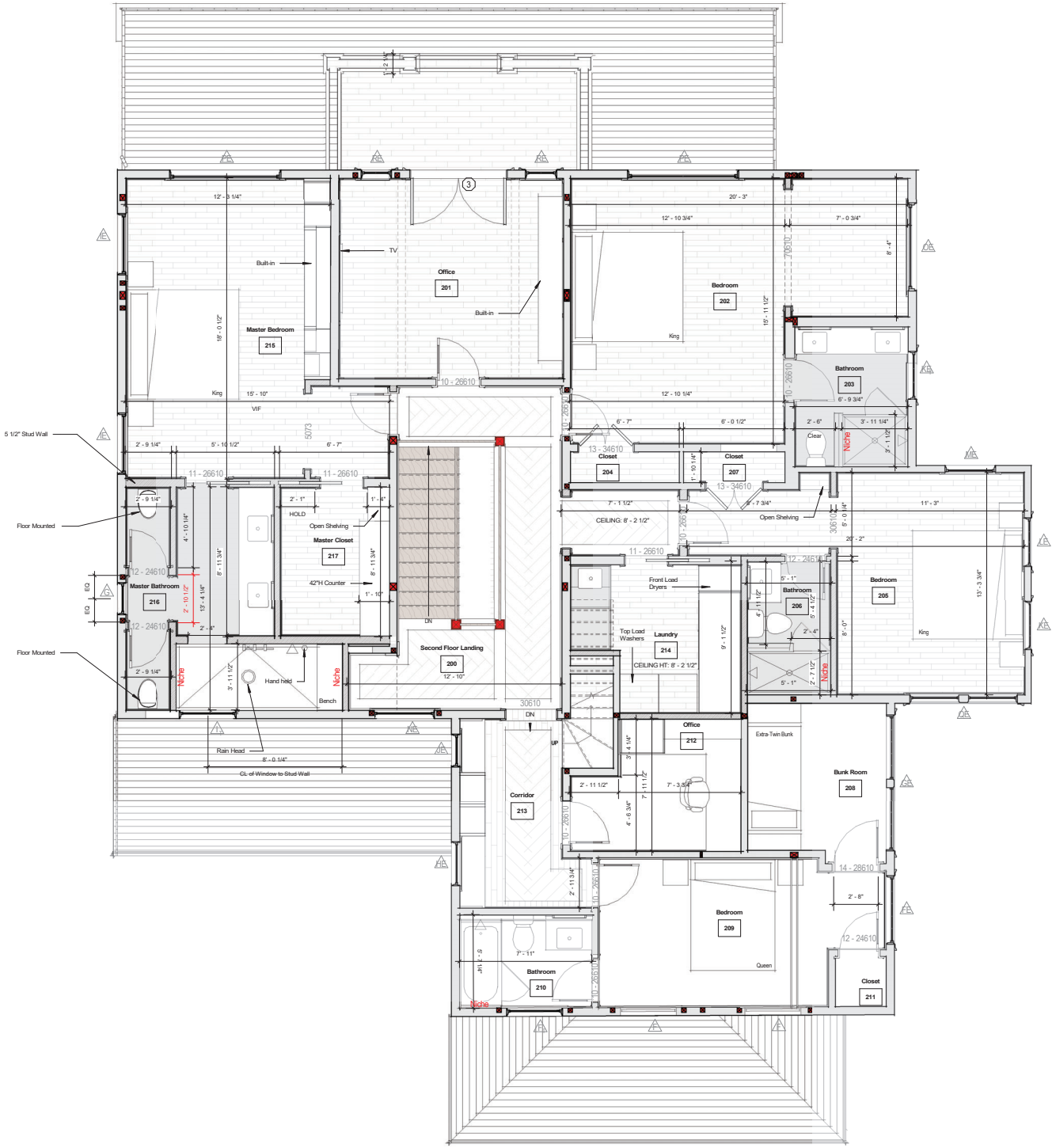
French Door
12 Lite

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"

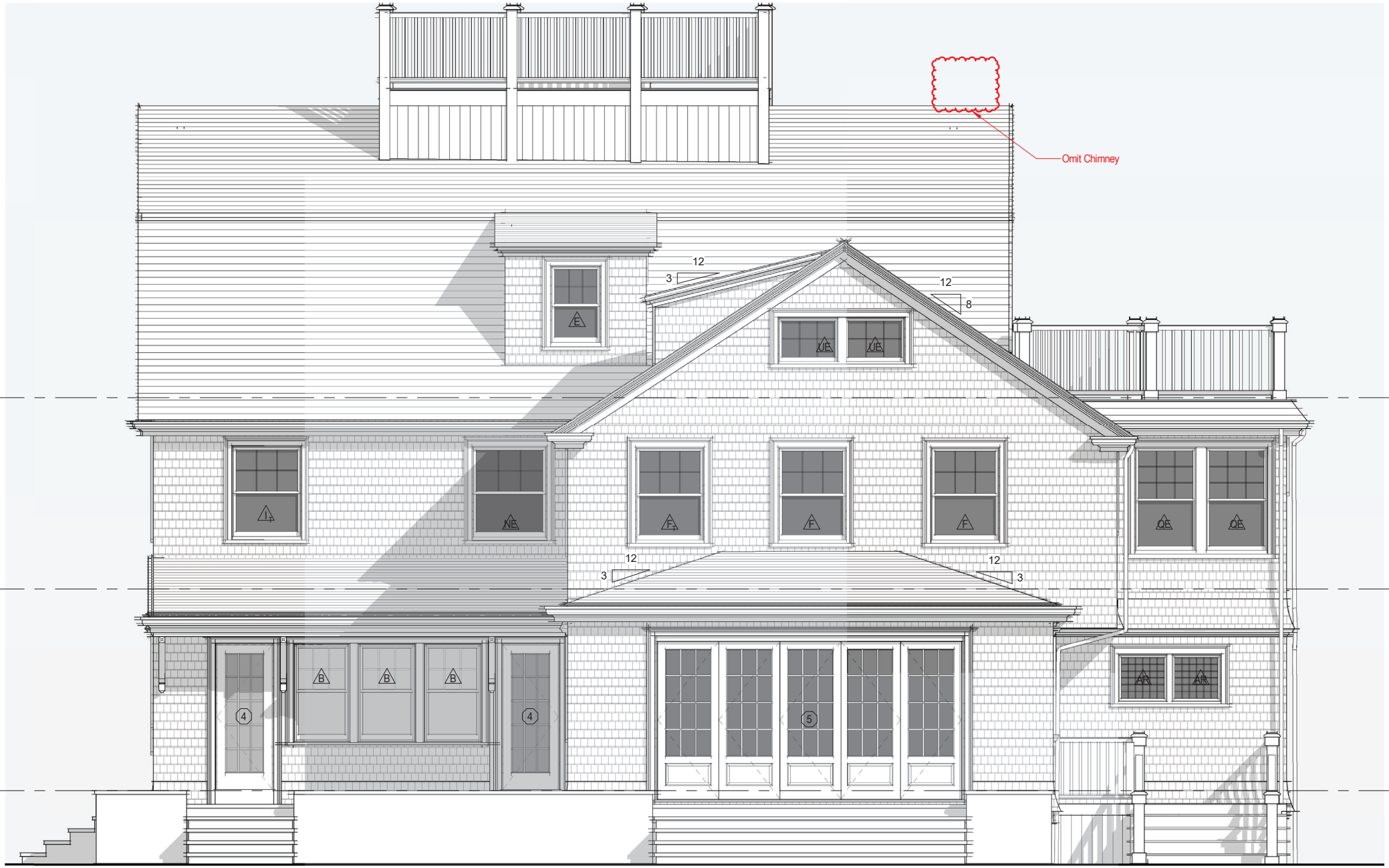


Proposed East Elevation



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 - 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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- ☐ 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
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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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City, State, ZIP+4® Nantucket MA 02554

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
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Sent To 3 Masaquet LLC
Street and Apt. No., or PO Box No. 800 Boylston St
City, State, ZIP+4® Boston MA 02199

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- ☐ 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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- ☐ 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
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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

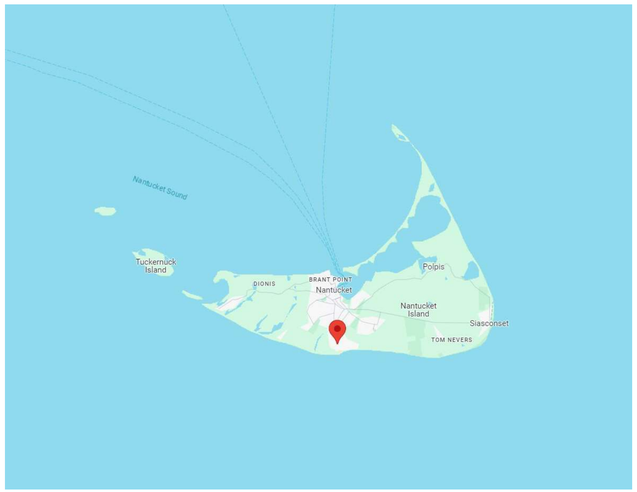
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

3PA

DEMOLITION OF EXISTING CABANA

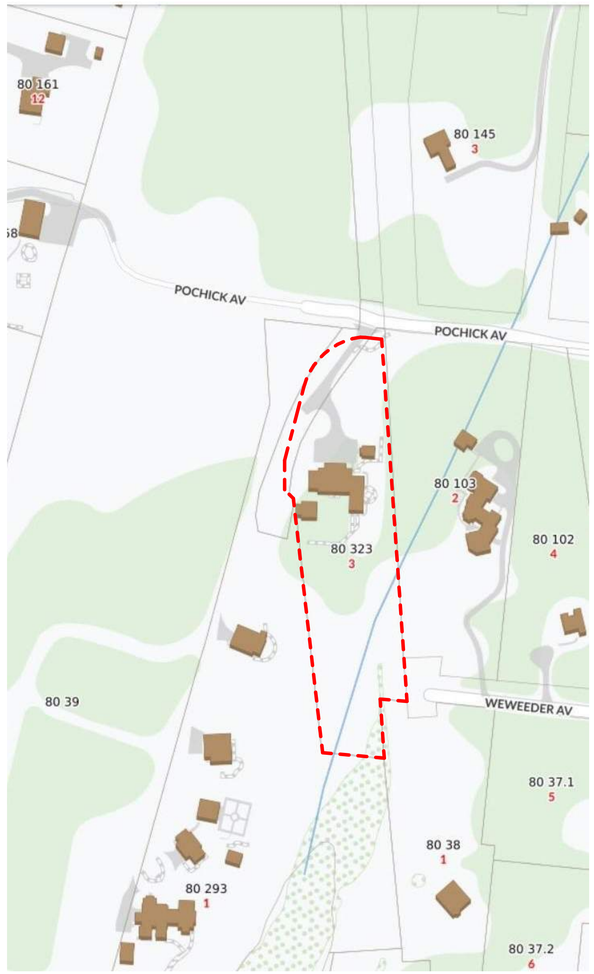
HDC SUBMISSION
CABANA
08/26/24

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
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

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

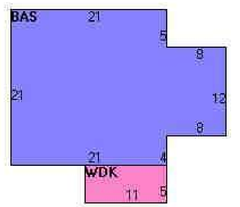
Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	1.00 UNITS	$11,100	1
FPO	EXTRA FPL OPEN	1.00 UNITS	$1,100	1

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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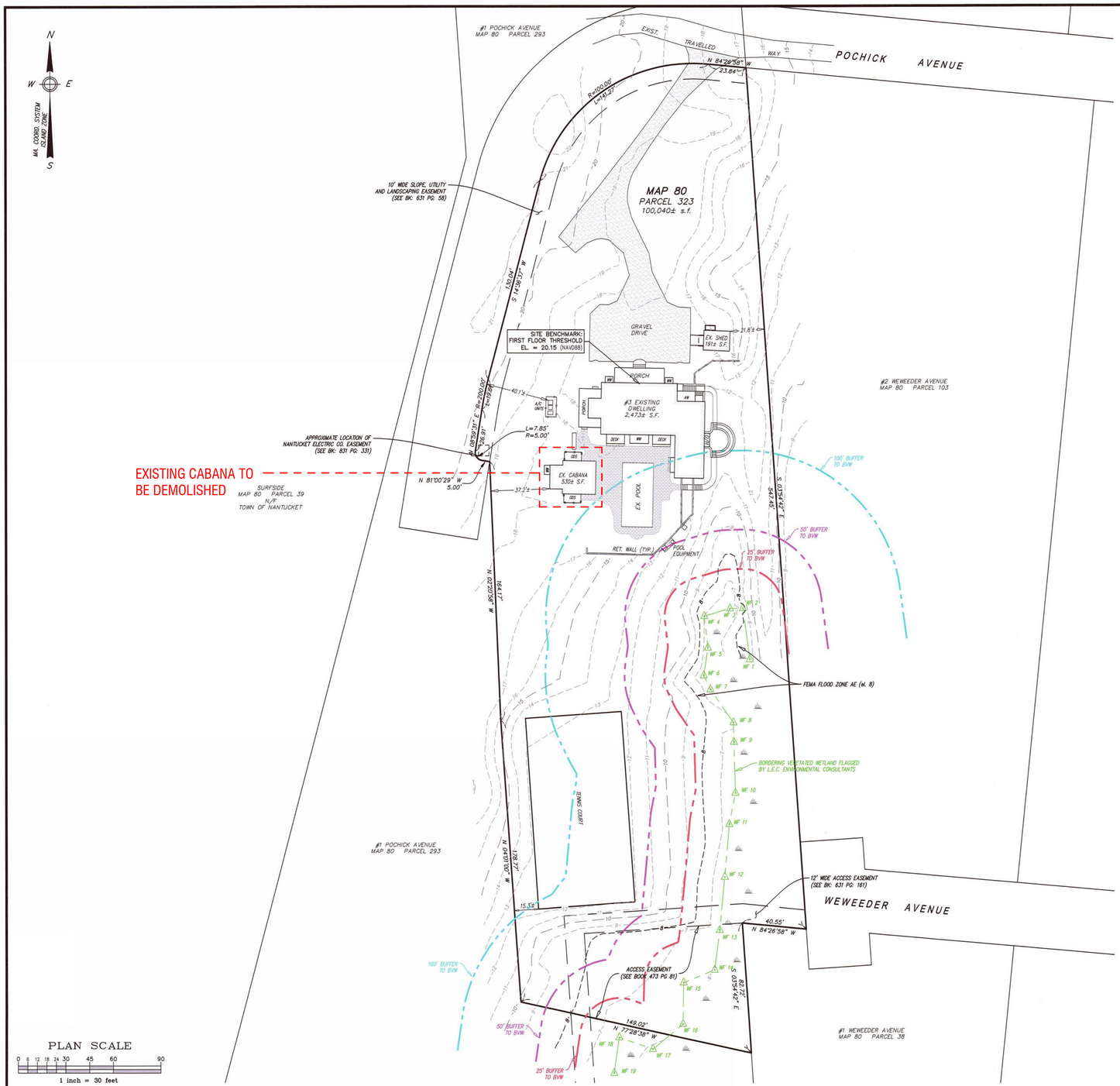
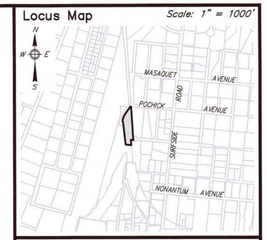


S:\Autocad Drawings\Nantucket\Pochick Avenue\3 Pochick Avenue\3 Pochick Avenue.dwg

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

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
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SURVEYOR

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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

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

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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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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

7022 2410 0002 8680 1603

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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 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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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 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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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
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

7022 2410 0002 8680 1580

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Extra Services & Fees *(check box, add fee as appropriate)*
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

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

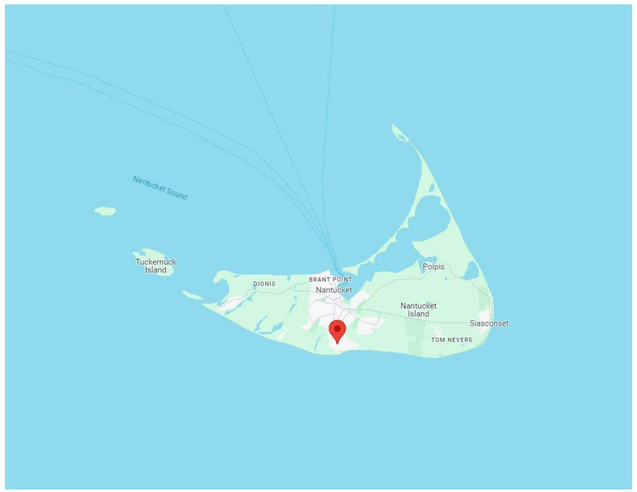
3PA

DEMOLITION OF EXISTING SHED

HDC SUBMISSION

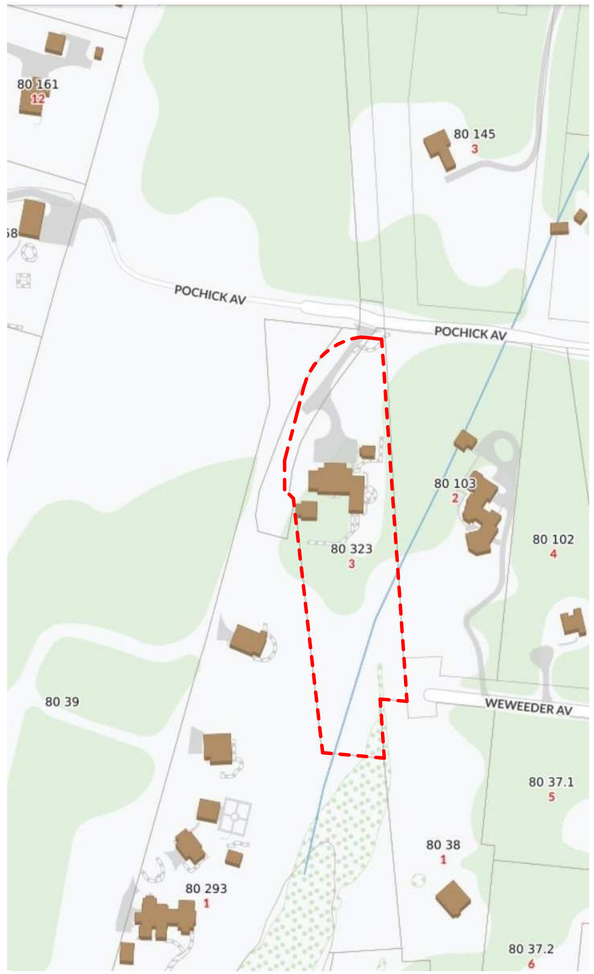
SHED
08/26/2024

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

OWNER
3 POCHICK SURFSIDE LLC
133 WHITTREDGE RD, SUMMIT, NJ 07901

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NOT FOR CONSTRUCTION

SIGN & SEAL

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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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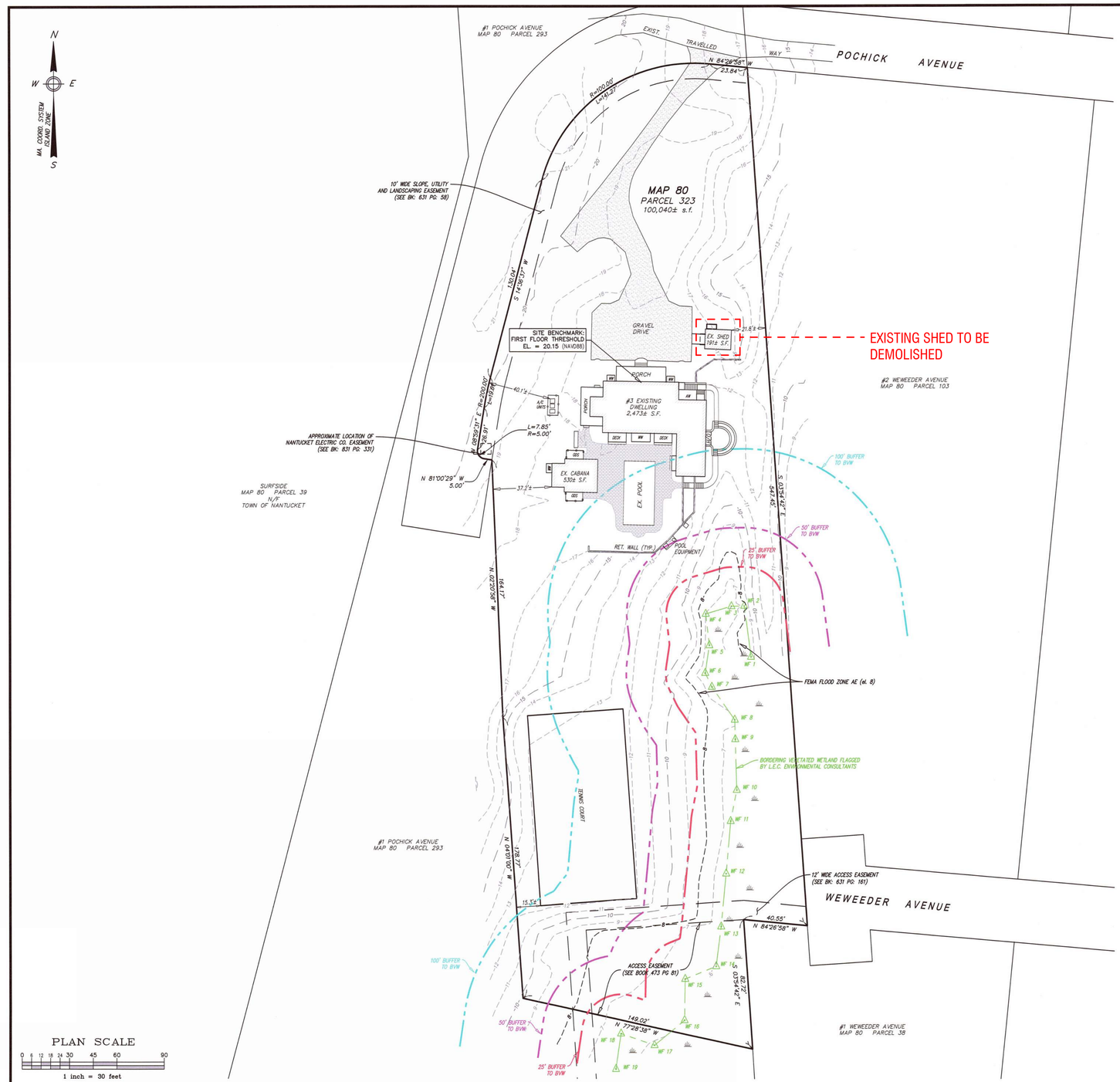


PLAN SCALE

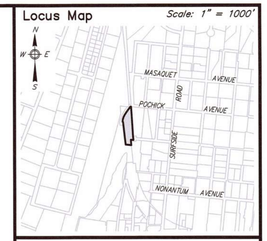
0 6 12 18 24 30 45 60 90

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

ARCHITECT

WORKSHOP/APD

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SIGN & SEAL

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1	08/26/2024	HDC SUBMISSION

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SHEET FIRST ISSUE:	04/24/24
SCALE:	
PROJ. NO.	PROJECT NUMBER

EXISTING CONDITIONS - SITE PLAN

HDC-03

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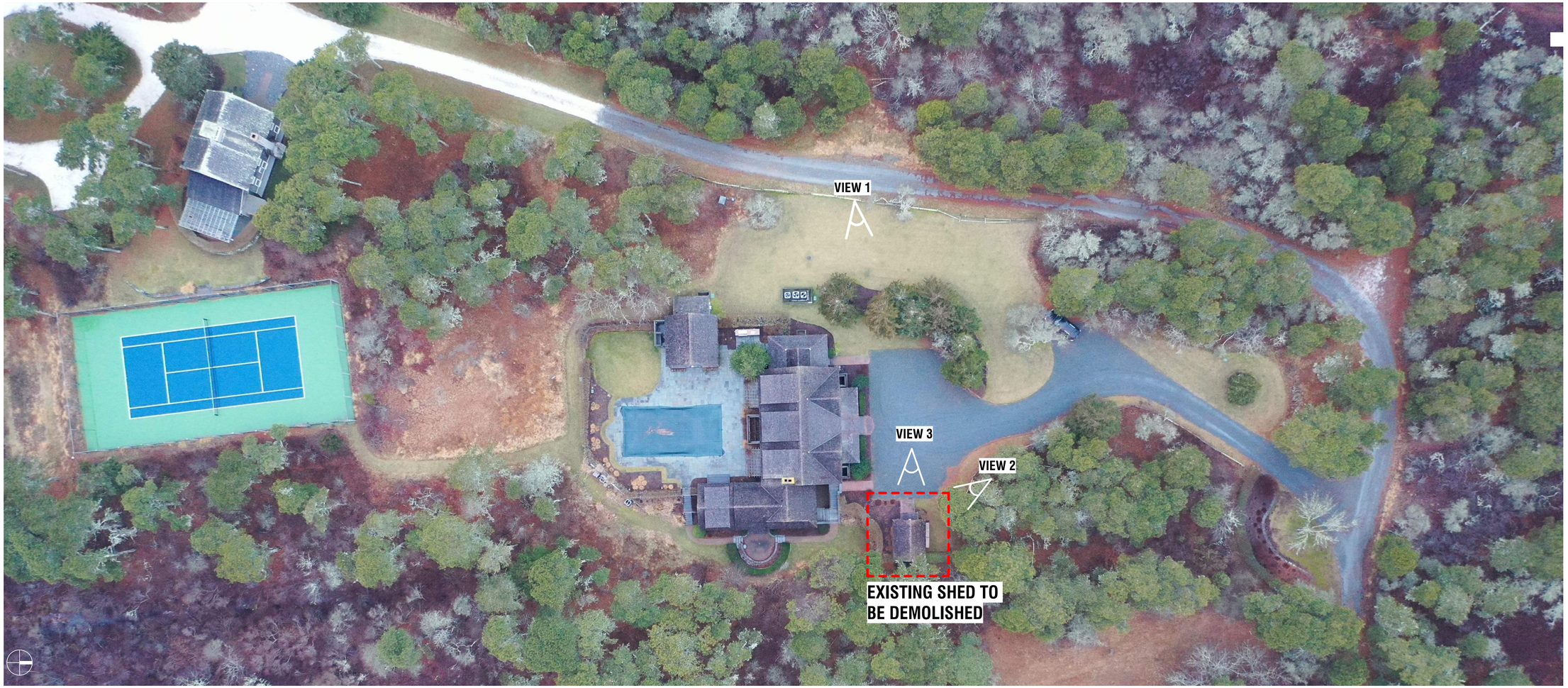

AERIAL VIEW FROM NORTHWEST



VIEW 1 - LOOKING 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

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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 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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BERKELEY, CA 94075

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WASHINGTON, DC 20008-2915

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MED PRIMARY DWELLING

HDC - NEW BUSINESS SUBMISSION
PRIMARY DWELLING
09/23/2024



DRAWING INDEX - HDC

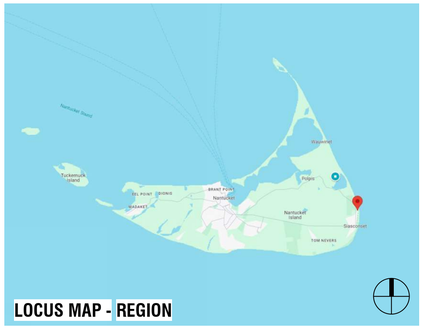
SHEET NAME	Sheet Number	09/23/2024 - HDC SUBMISSION
00-TITLE		
TITLE SHEET	T-000	•
01-GENERAL		
GENERAL NOTES	G-001	•
WINDOW AND DOOR LEGENDS	G-002	•
EXISTING CONDITIONS	G-003	•
EXT RENDERINGS - OVERALL	G-004	•
BAXTER RD & SCONSET CONTEXT	G-005	•
BAXTER RD & SCONSET CONTEXT	G-006	•
SITE SURVEY	X-000	•
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

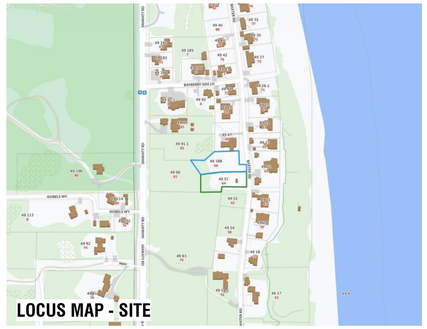
EXTERIOR COLORS

SASH: BLACK
TRIM: GRAY



LOCUS MAP - REGION


LOCUS MAP - REGION


LOCUS MAP - SITE

NANTUCKET, MA - ZONING ANALYSIS

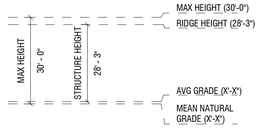
MAP & PARCEL: 49-51
CURRENT ZONING: SR-20

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.

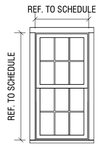
MECHANICAL NOTES

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

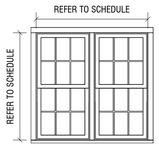
WINDOW SCHEDULE

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



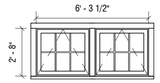
(A2) TYPE: 6/6 LITE
SASH: BLACK
TRIM: GRAY
MODEL: DOUBLE HUNG - DOUBLE MULLED
MFGR: CUSTOM



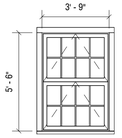
(C) TYPE: 4 LITE
SASH: BLACK
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM



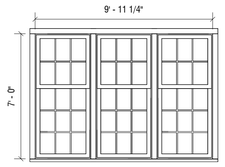
(D) TYPE: 6 LITE
SASH: BLACK
TRIM: GRAY
MODEL: AWNING
MFGR: CUSTOM



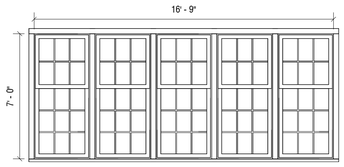
(E) TYPE: 6 LITE
SASH: BLACK
TRIM: GRAY
MODEL: AWNING - DOUBLE MULLED
MFGR: CUSTOM



(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

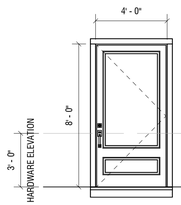


(H) TYPE: 6/9 LITE
SASH: BLACK
TRIM: GRAY
MODEL: DOUBLE HUNG - QUINTUPLE MULLED
MFGR: CUSTOM

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
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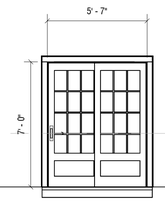
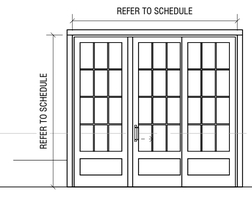
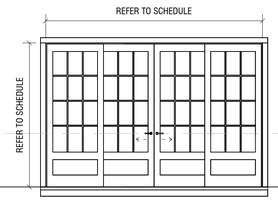
TRIM: BLACK
MODEL: SWING
MFGR: CUSTOM



(02) TYPE: 12 LITE - 2 PANEL
SASH: BLACK
TRIM: GRAY
MODEL: SLIDING
MFGR: CUSTOM



(03) TYPE: 12 LITE - 3 PANEL
SASH: BLACK
TRIM: GRAY
MODEL: SLIDING
MFGR: CUSTOM



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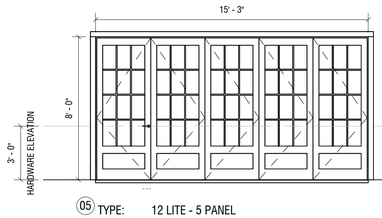
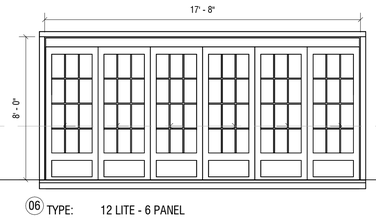
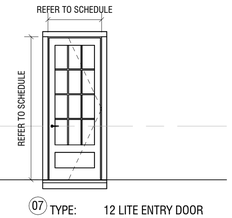
SASH: BLACK
TRIM: GRAY
MODEL: SLIDING
MFGR: CUSTOM



(05) TYPE: 12 LITE - 5 PANEL
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
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SHEET REVISIONS

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DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	SWT
CHECKED BY:	ADK/MLW/SCS/TJZ
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SCALE:	1/4" = 1'-0"
PROJ. NO.	324011

WINDOW AND DOOR LEGENDS

G-002

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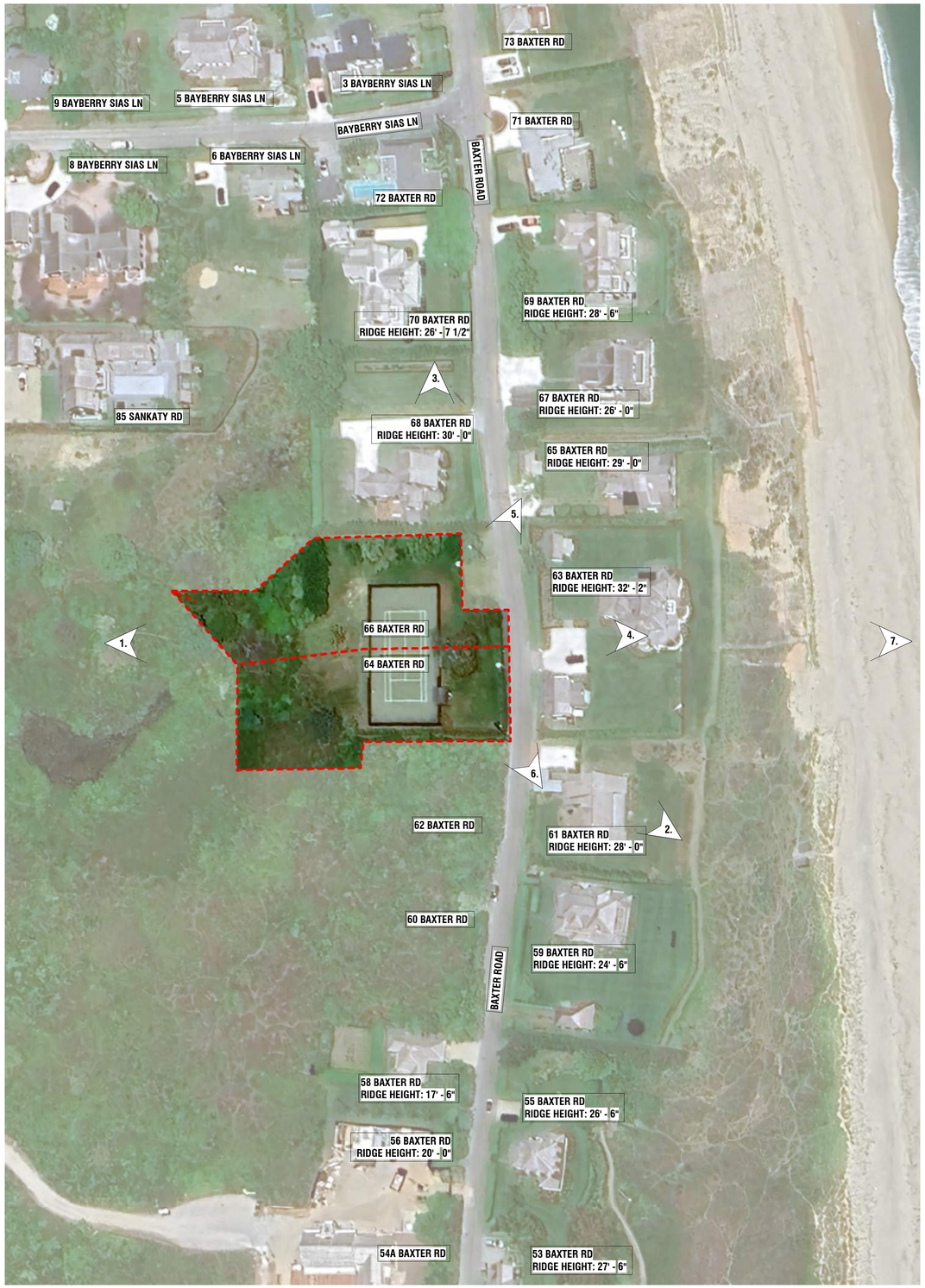



1. AERIAL VIEW - LOOKING EAST TOWARDS OCEAN



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

MED

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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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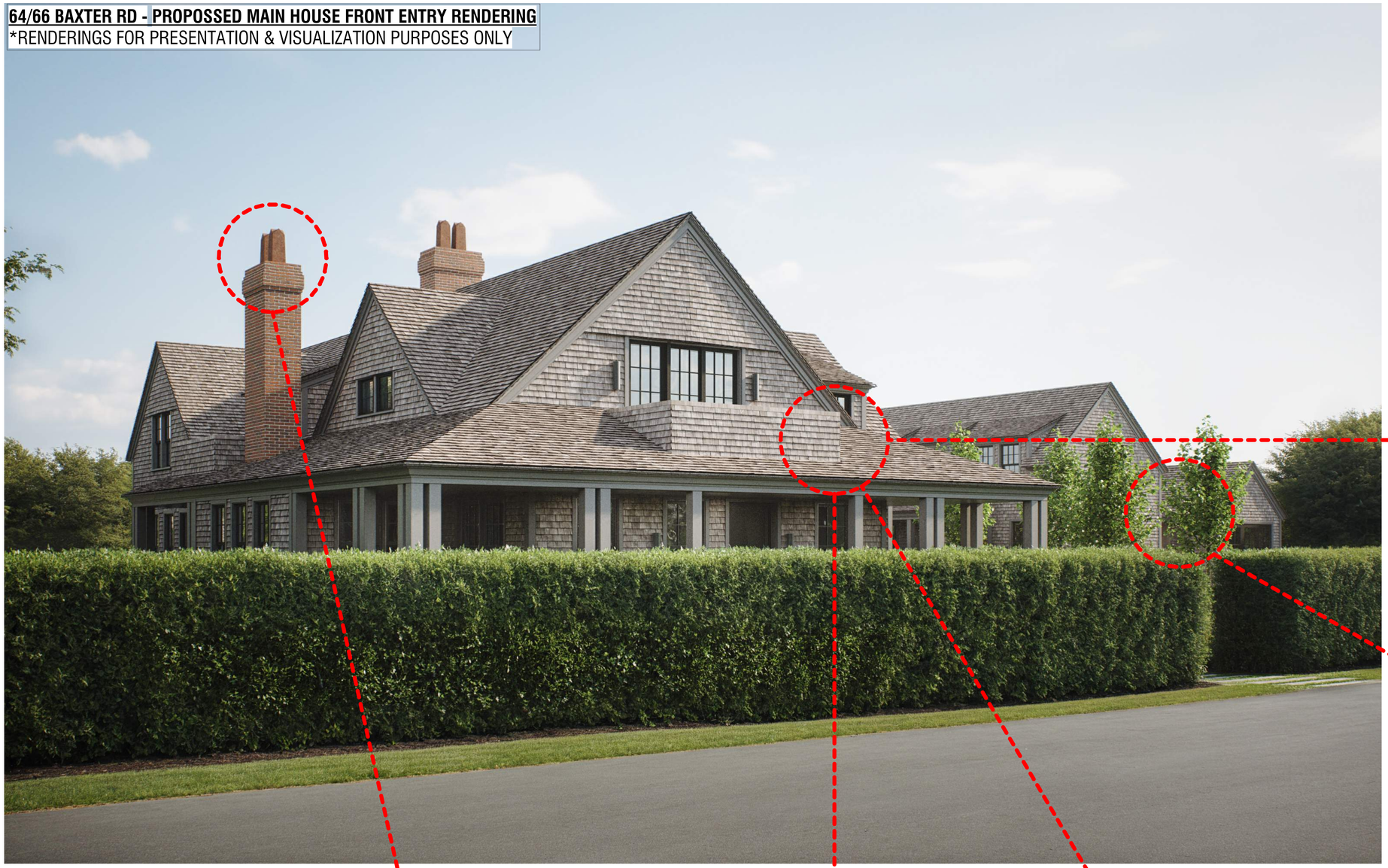


BUILDING WITH NANTUCKET IN MIND & BUILDING WITH SCONSET IN MIND EXCERPTS.

"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

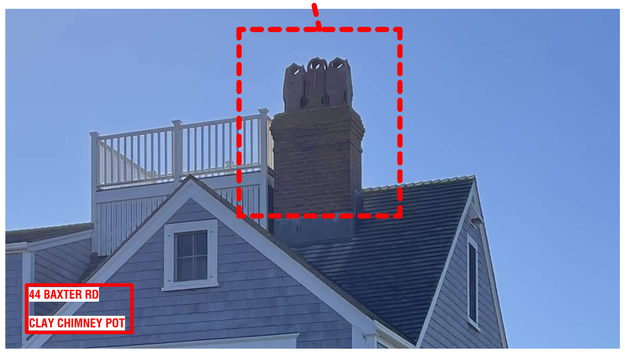


THE SHINGLE SYLE SYNTHESIZED THE STICK STYLE, QUEEN ANNE AND COLONIAL INFLUENCES. A TRUE DESENDANT OF HISTORIC NANTUCKET HOUSES, IT IS IMMEDIATELY CHARACTERIZED BY THE CONTINUOUS UNIFORM SKIN OF SHINGLES THAT WRAPS THE OVERALL, OFTEN PICTURESQUE, MASSING.
BUILDING WITH NANTUCKET IN MIND - P.48-49

"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

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BAXTER RD & SCONSET CONTEXT

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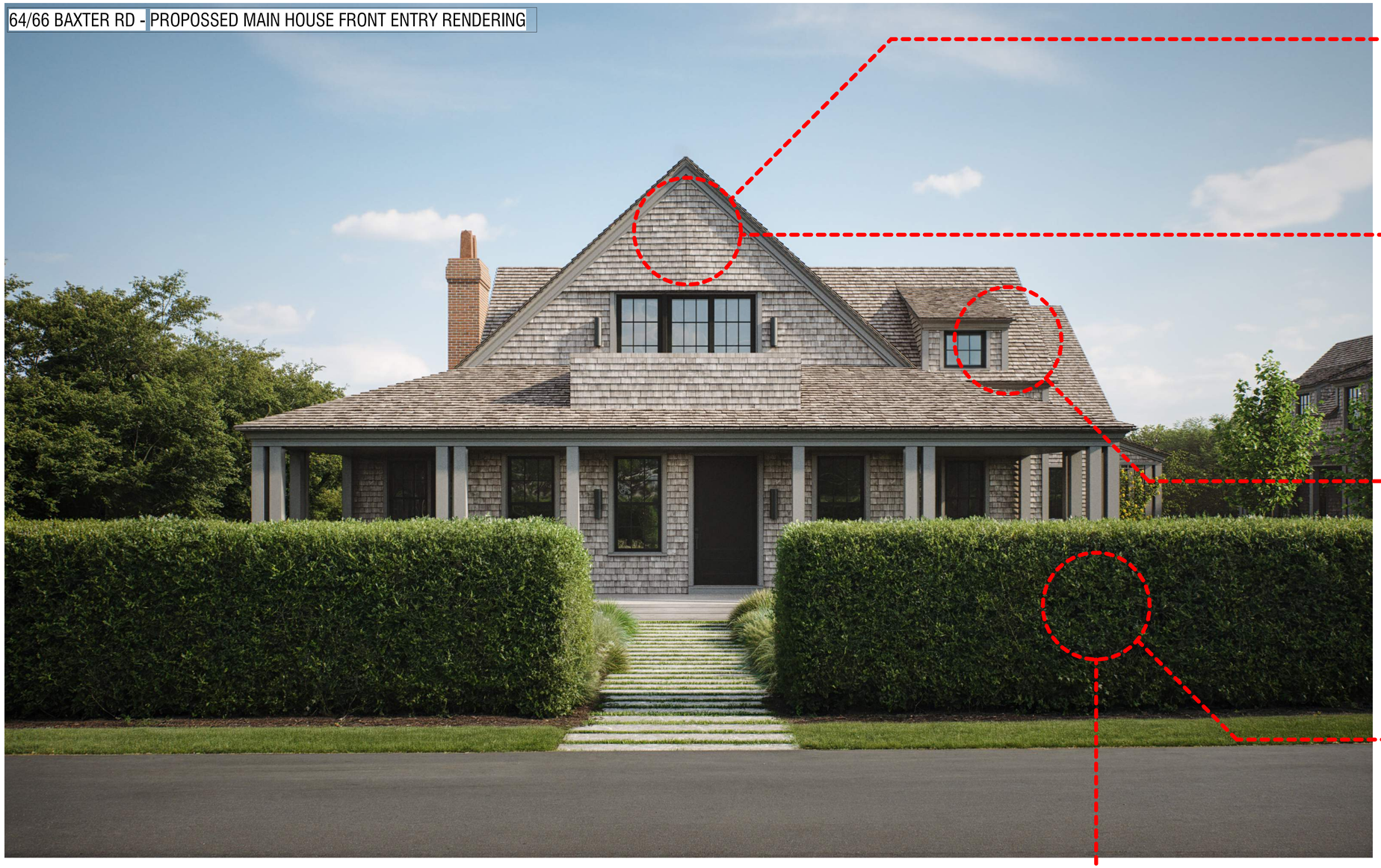
64/66 BAXTER RD - PROPOSSED MAIN HOUSE FRONT ENTRY RENDERING







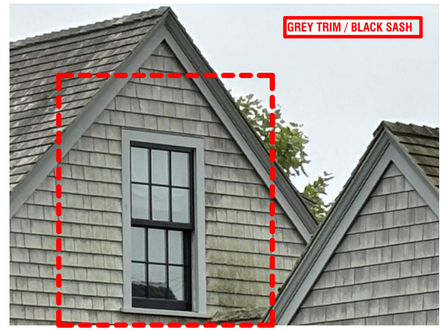
"**HARMONIOUS FENSTRATION PROPORTIONS AND ROOF AND TRIM DETAILS** ARE ALSO IMPORTANT."
BUILDING WITH SCONSET IN MIND - P.72





"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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64 & 66 BAXTER ROAD
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EXT. RENDERINGS - VIEWS FROM BAXTER RD

G-007

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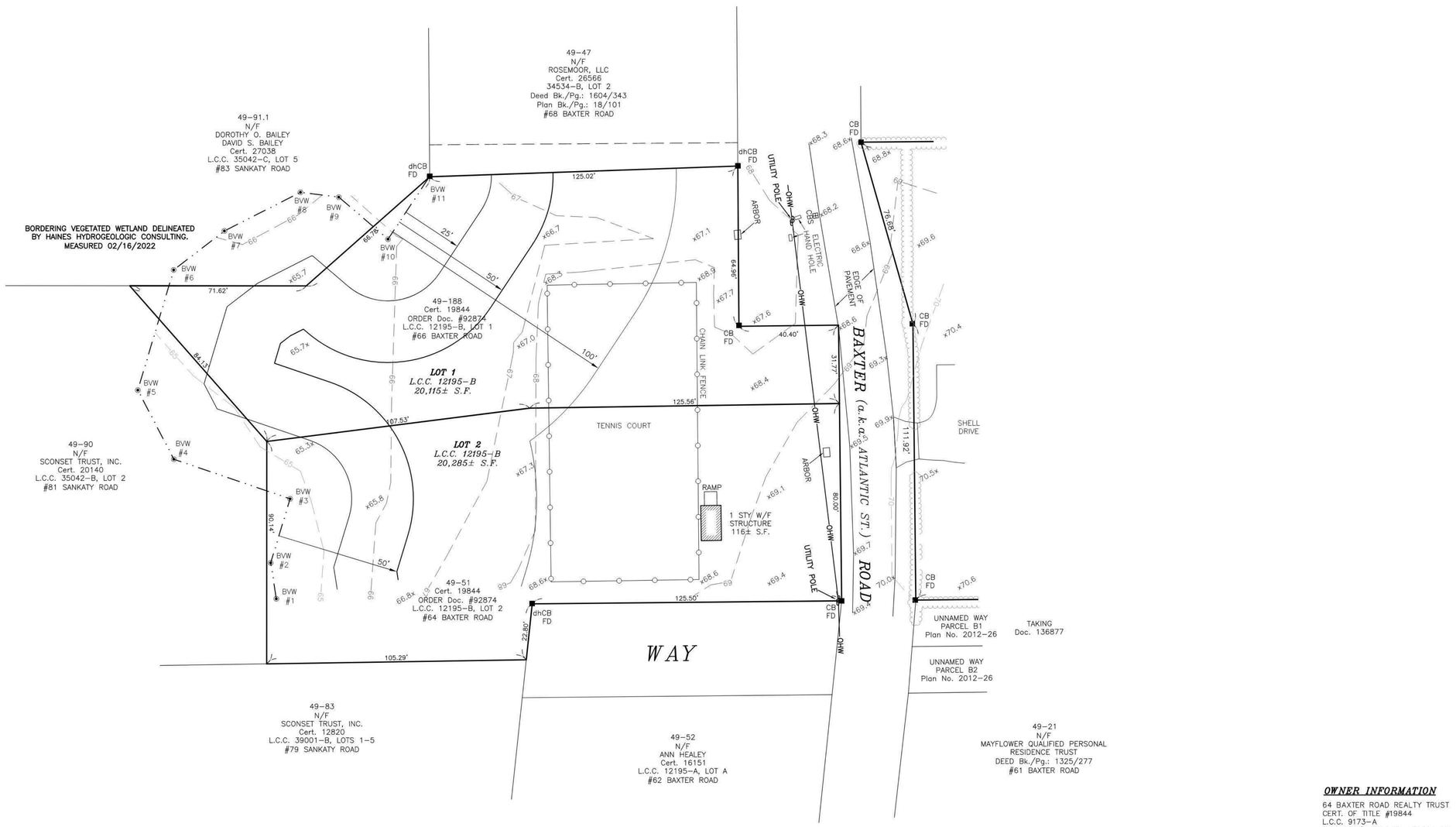
CURRENT ZONING CLASSIFICATION:
Siasconset Residential 20 (SR-20)

		#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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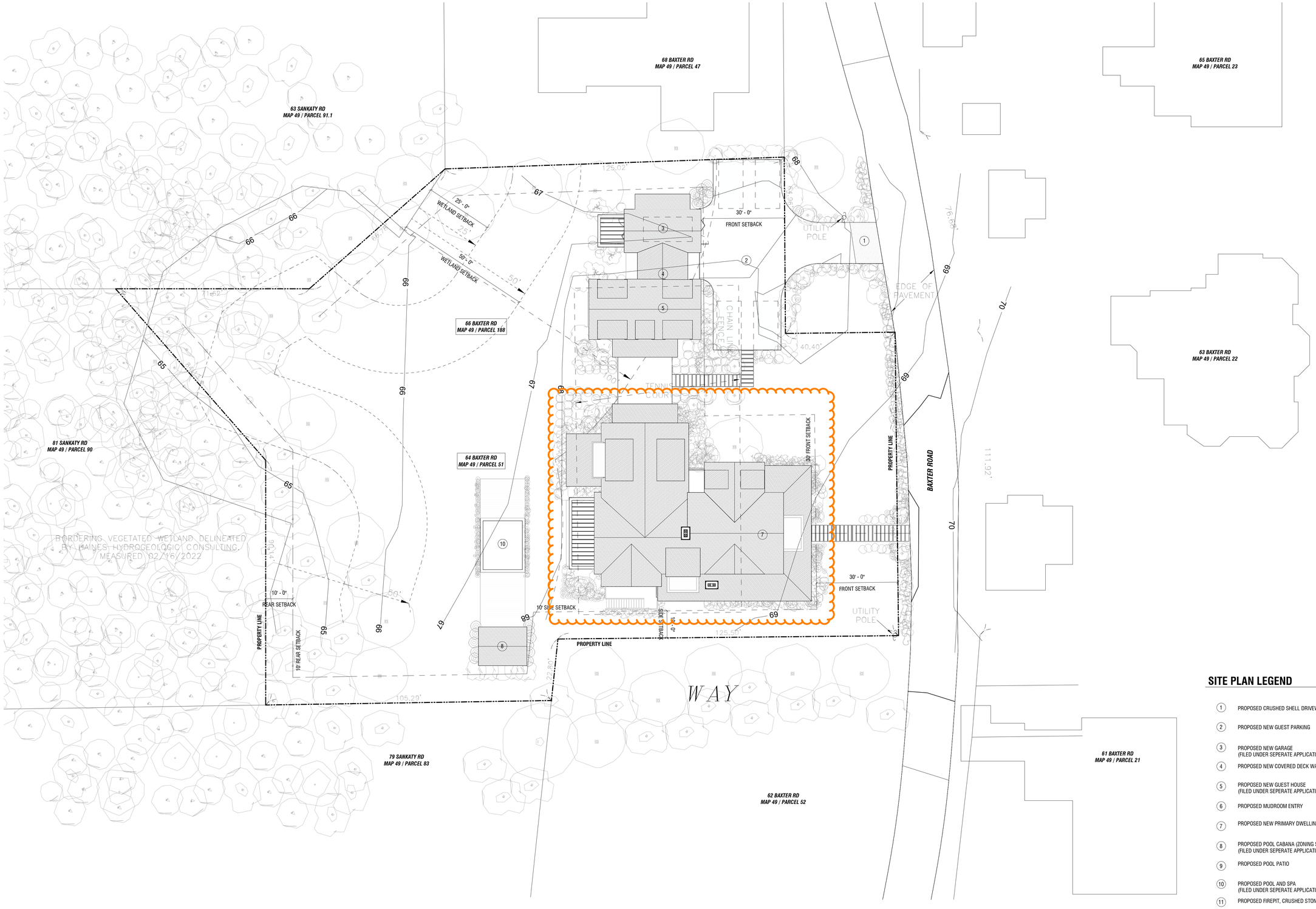

SITE PLAN LEGEND

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

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NANTUCKET, MA 02554

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SITE PLAN

Z-100

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1 EXTERIOR ELEVATION - EAST

1/4" = 1'-0"



2 EXTERIOR ELEVATION - WEST

1/4" = 1'-0"

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20 Teasdale Circle
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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

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

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BUILDING ELEVATIONS

A-201

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1 BASEMENT

1/4" = 1'-0"

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LOWER LEVEL - CONSTRUCTION PLAN

A-100

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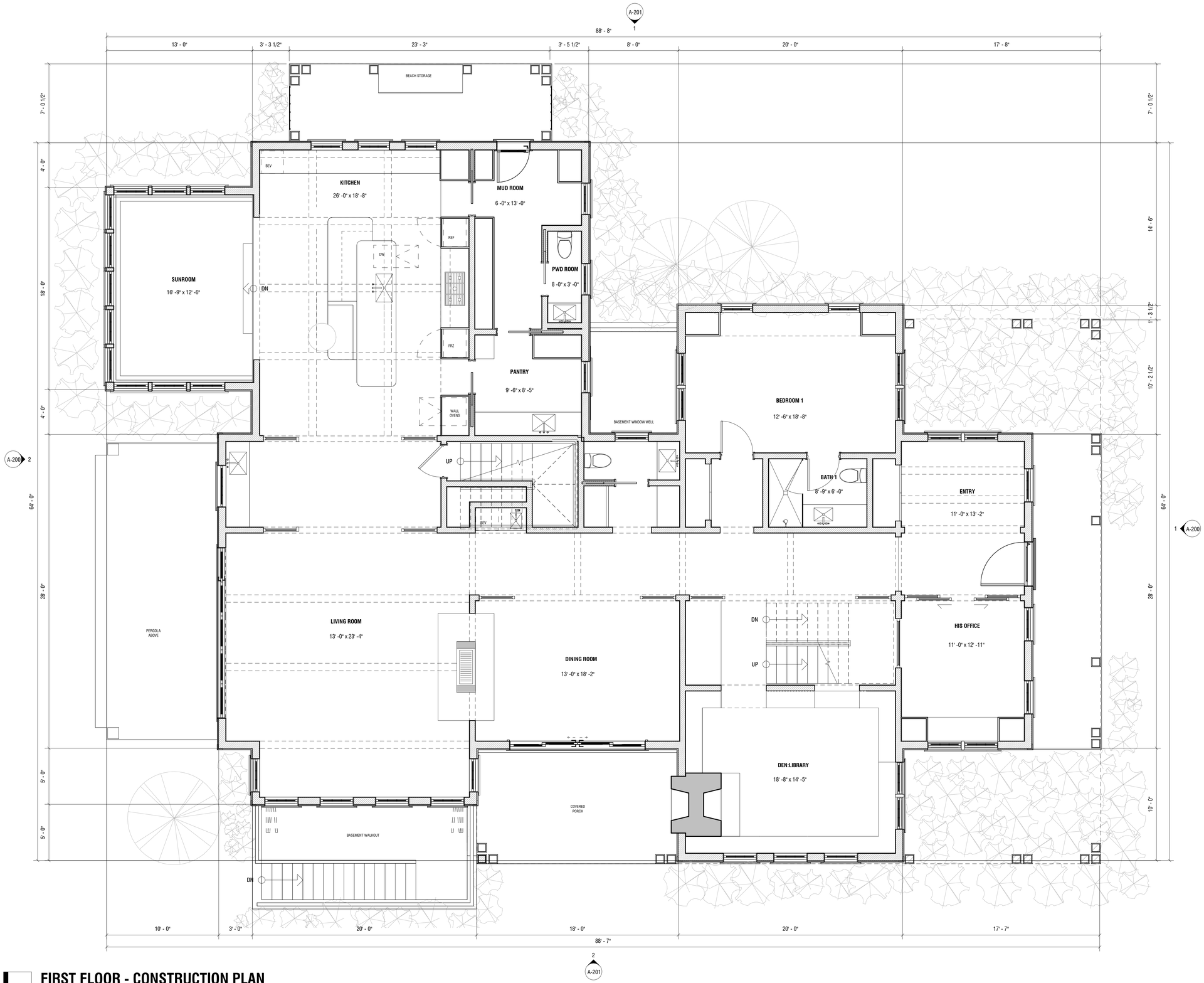

1 FIRST FLOOR - CONSTRUCTION PLAN

1/4" = 1'-0"

MED

PRIMARY DWELLING

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16th Floor, Boston, MA 02109

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FIRST FLOOR
CONSTRUCTION PLAN

A-101

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1 A-200

1 SECOND FLOOR

1/4" = 1'-0"

MED

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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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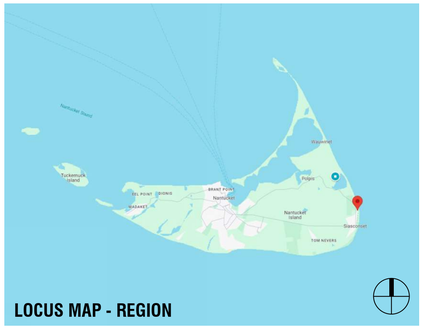
MED SECONDARY DWELLING

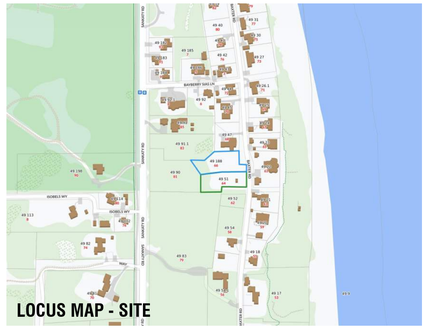
HDC - NEW BUSINESS SUBMISSION
SECONDARY DWELLING
09/23/2024





LOCUS MAP - REGION


LOCUS MAP - REGION


LOCUS MAP - SITE

DRAWING INDEX - HDC

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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

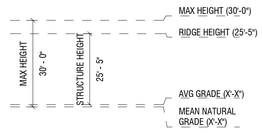
NANTUCKET, MA - ZONING ANALYSIS
MAP & PARCEL: 49-51
CURRENT ZONING: SR-20

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
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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.

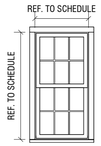
MECHANICAL NOTES

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

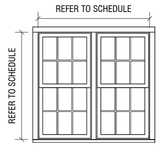
WINDOW SCHEDULE

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

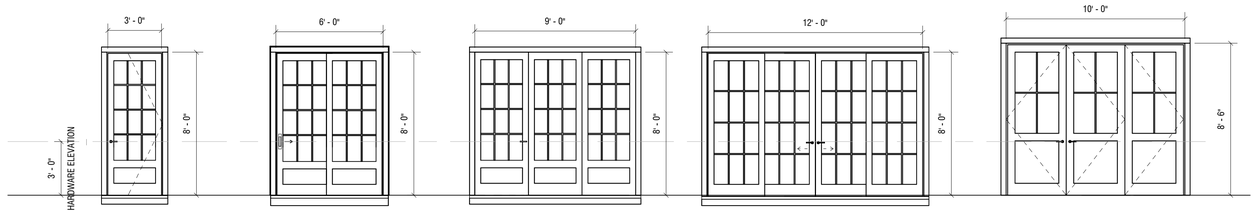


C TYPE: 4 LITE
SASH: BLACK
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM

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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WINDOW & DOOR LEGEND

G-002

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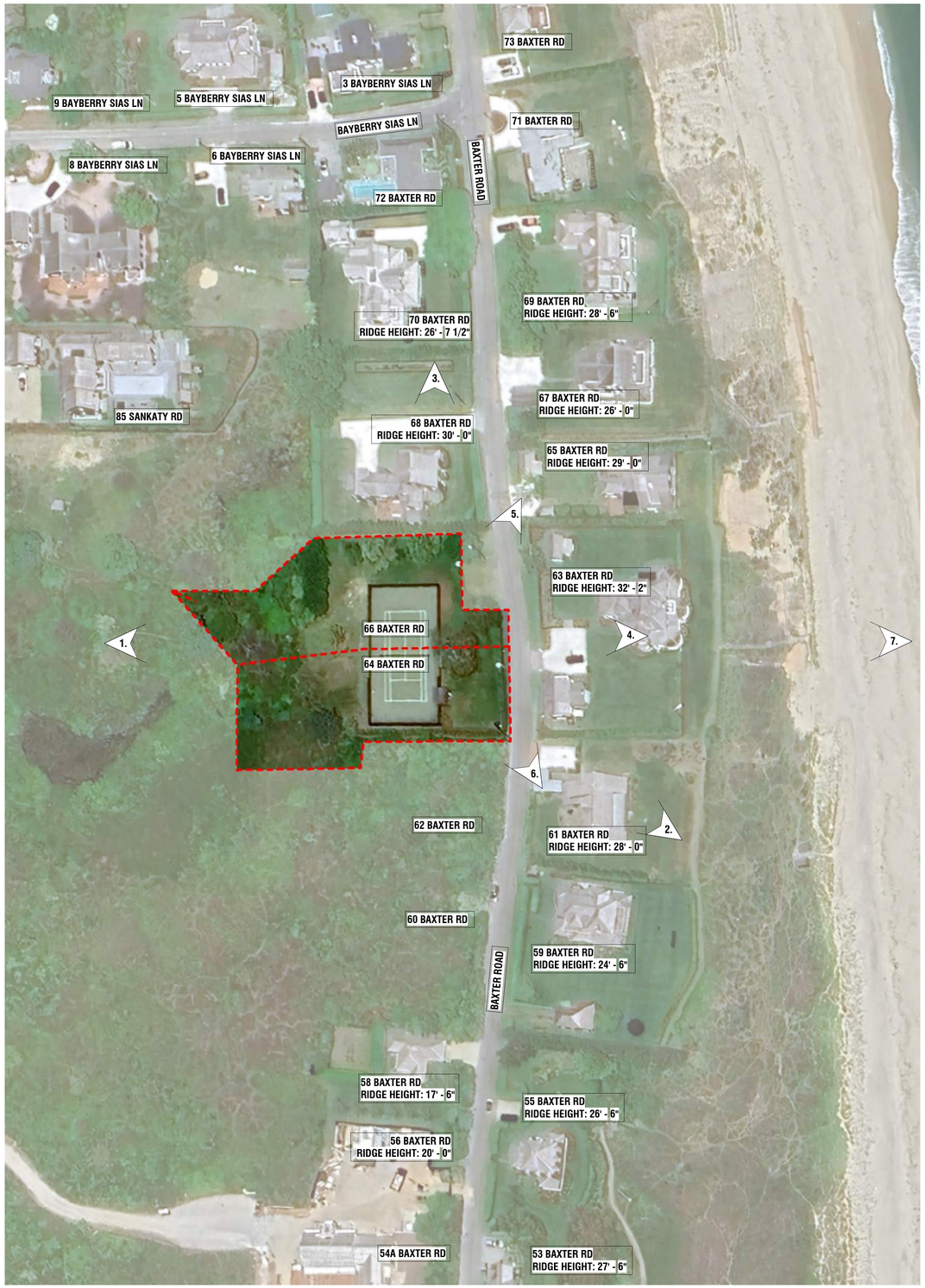



1. AERIAL VIEW - LOOKING EAST TOWARDS OCEAN



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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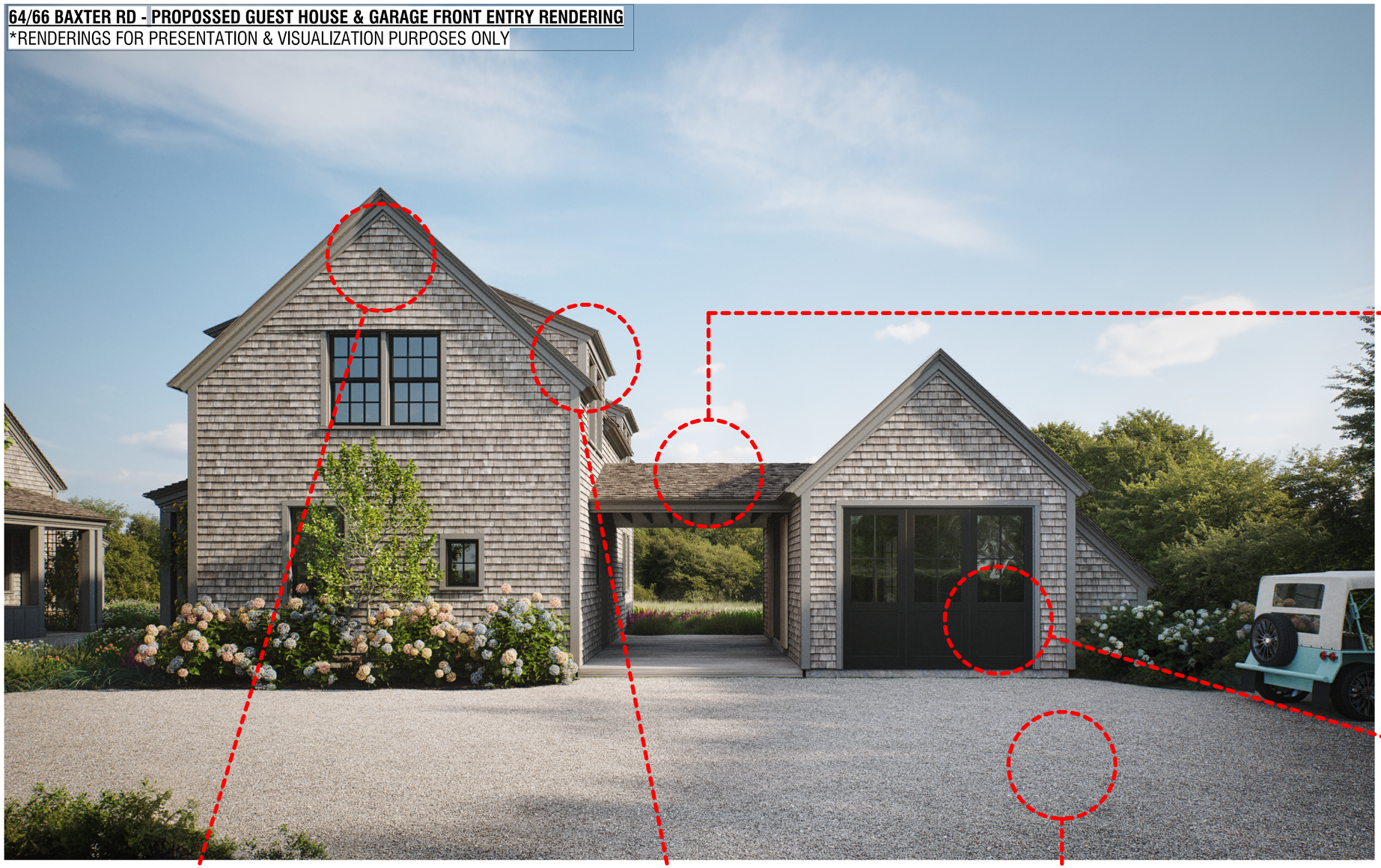
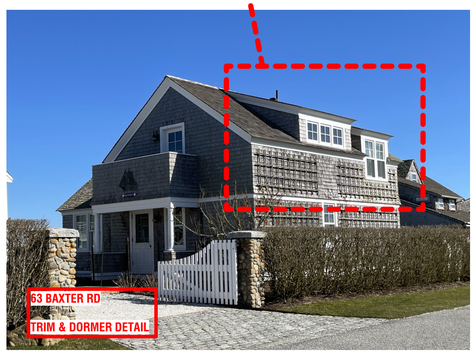




"THE BUILDINGS ARE CHARACTERIZED BY PICTURESQUES ROOFS AND MASSES AS WELL AS INTEGRAL **VOIDS OF PORCHES AND VERANDAS**."
BUILDING WITH SCONSET IN MIND - P.72



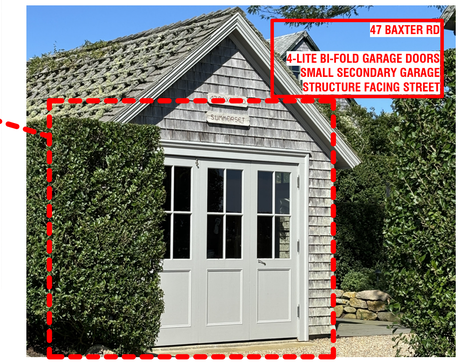
"**HARMONIOUS FENSTRATION PROPORTIONS AND ROOF AND TRIM DETAILS** ARE ALSO IMPORTANT."
BUILDING WITH SCONSET IN MIND - P.72

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



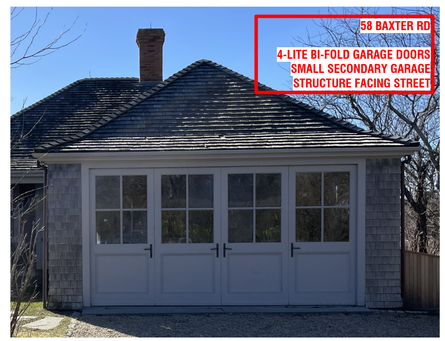
"**ADDATIVE MASSING** TO SUGGEST CONSTRUCTION OVERTIME SHOULD BE THE RULE THORUGHOUT THE NEIGHBORHOOD."
BUILDING WITH SCONSET IN MIND - P.73



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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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

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STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
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LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
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Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

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
CHECKED BY:	ADK/TJZ/MLW/SCS
SHEET FIRST ISSUE:	09/23/2024
SCALE:	
PROJ. NO.	324011

EXT. RENDERINGS - VIEWS FROM BAXTER RD

G-006

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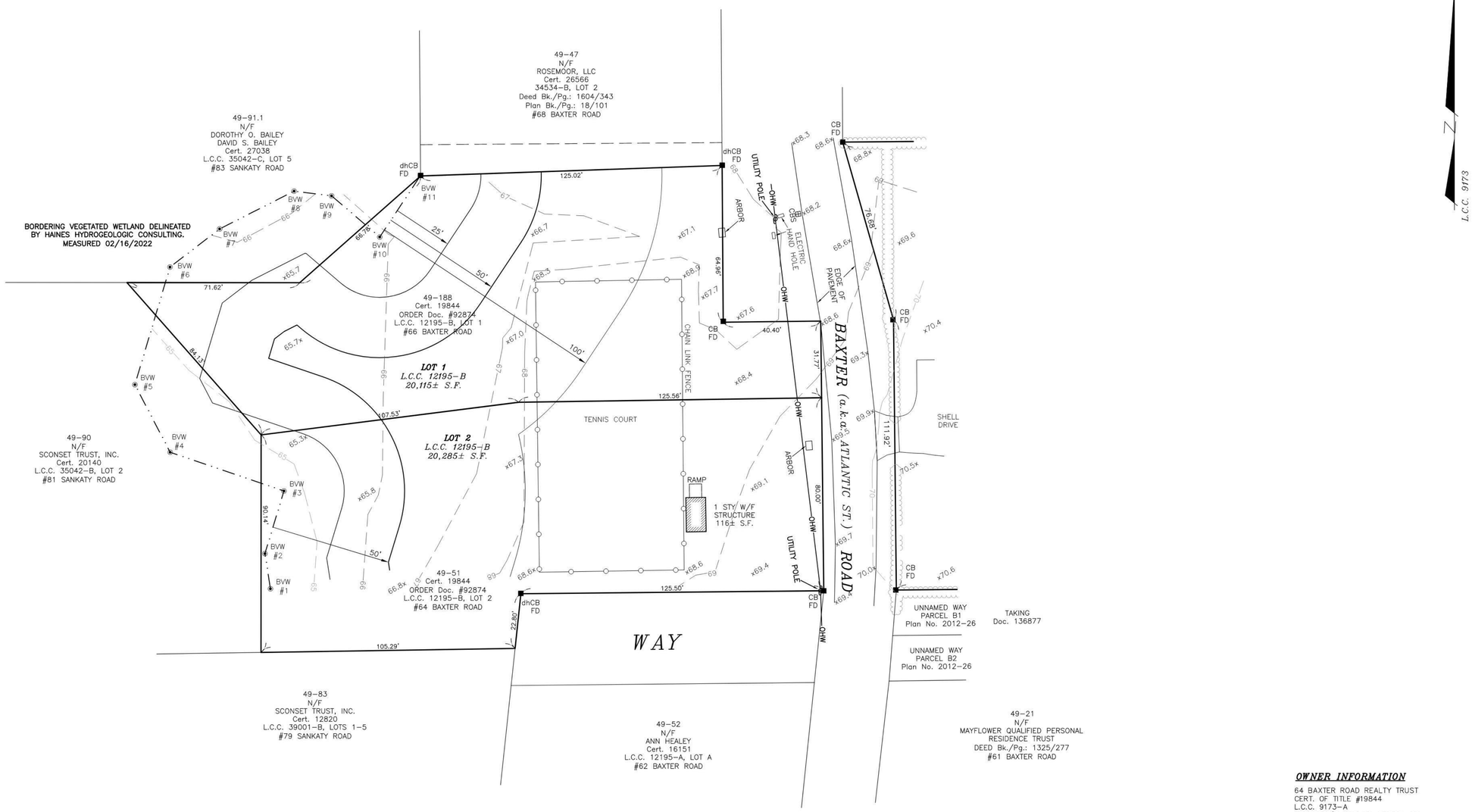
CURRENT ZONING CLASSIFICATION:
Siasconset Residential 20 (SR-20)

		#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

GOLDEN POND LLC
Hemenway & Barnes LLP - 75 State Street,
16th Floor, Boston, MA 02109

ARCHITECT

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39 W 38th Street, 7th Fl, New York, NY 10018
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SITE SURVEY

X-000

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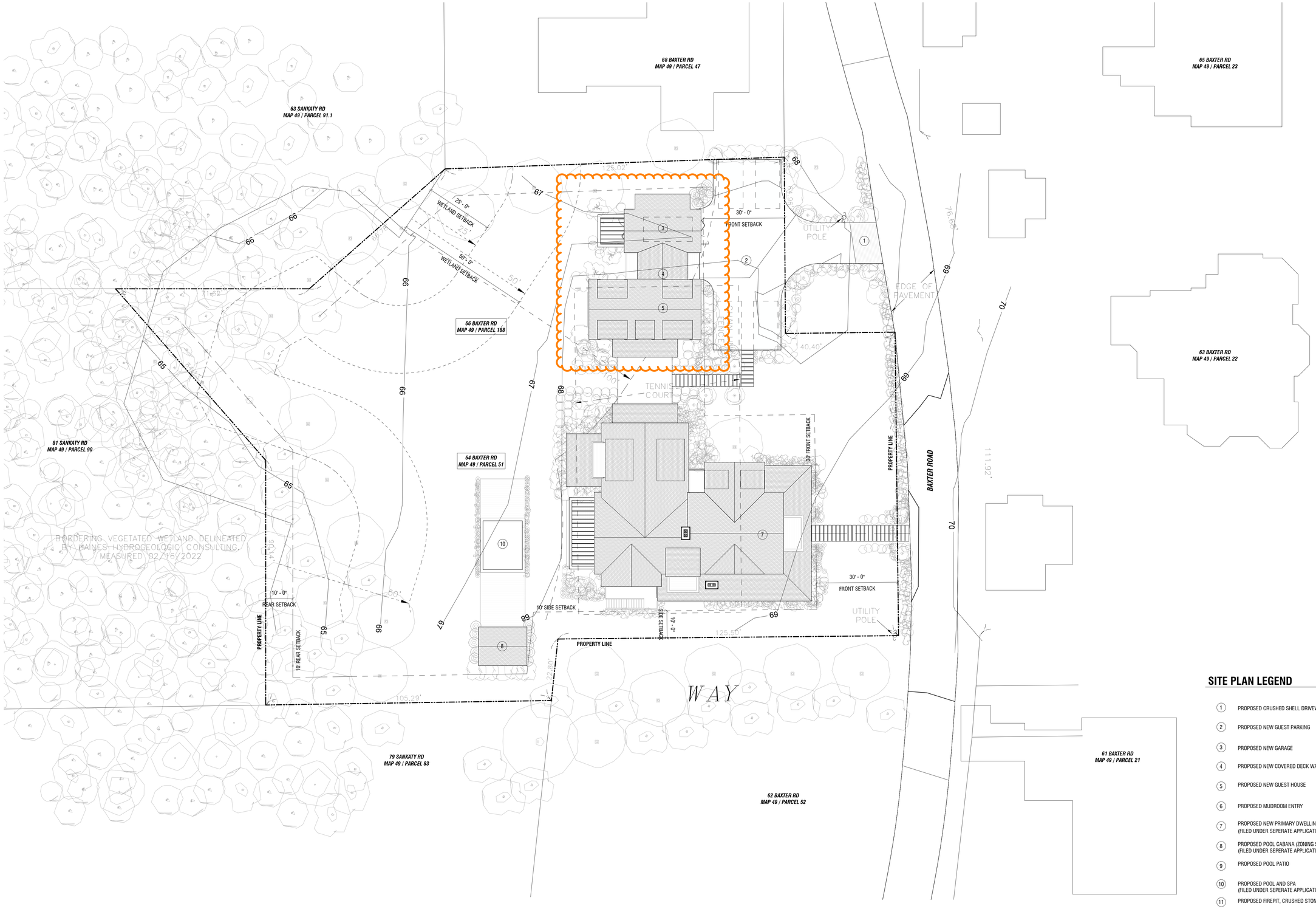

SITE PLAN LEGEND

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

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SITE PLAN

Z-100

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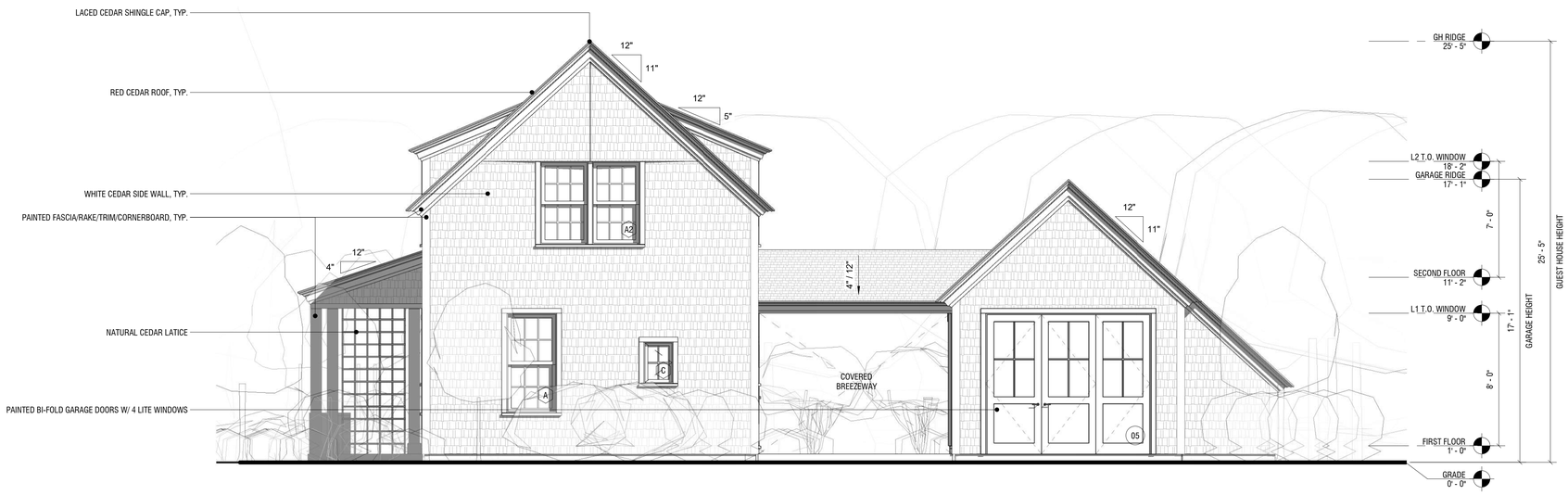

1 GH + GARAGE - EAST

1/4" = 1'-0"



2 GH + GARAGE - WEST

1/4" = 1'-0"

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BUILDING ELEVATIONS

A-202

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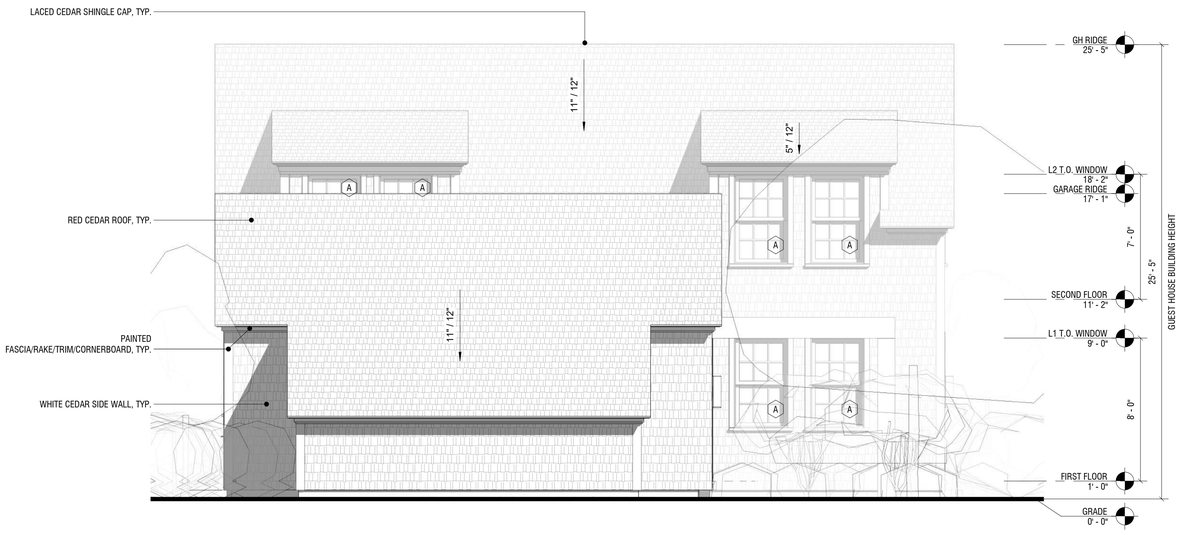
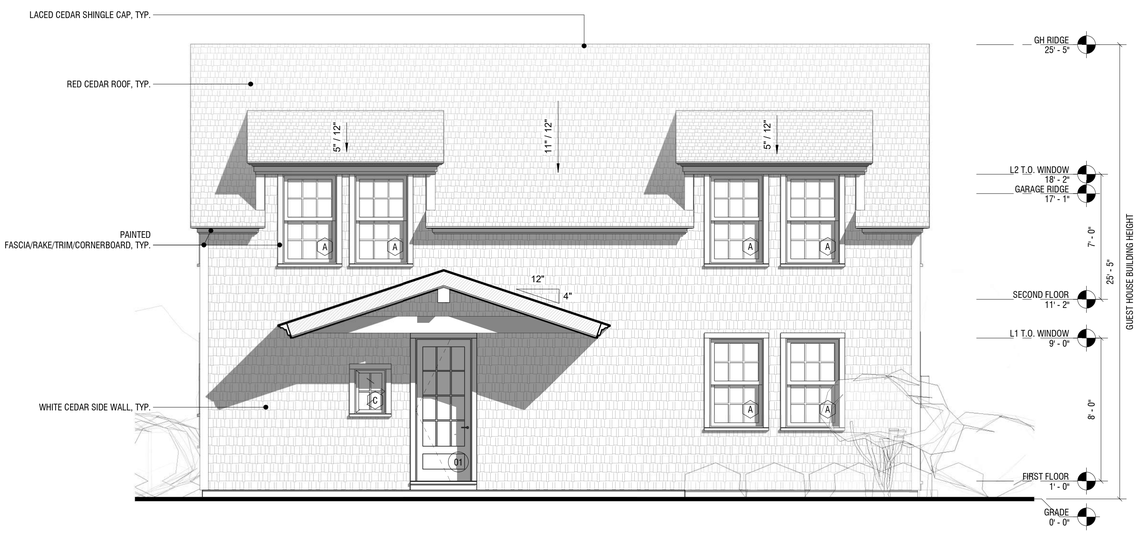


1 GH + GARAGE - NORTH

1/4" = 1'-0"



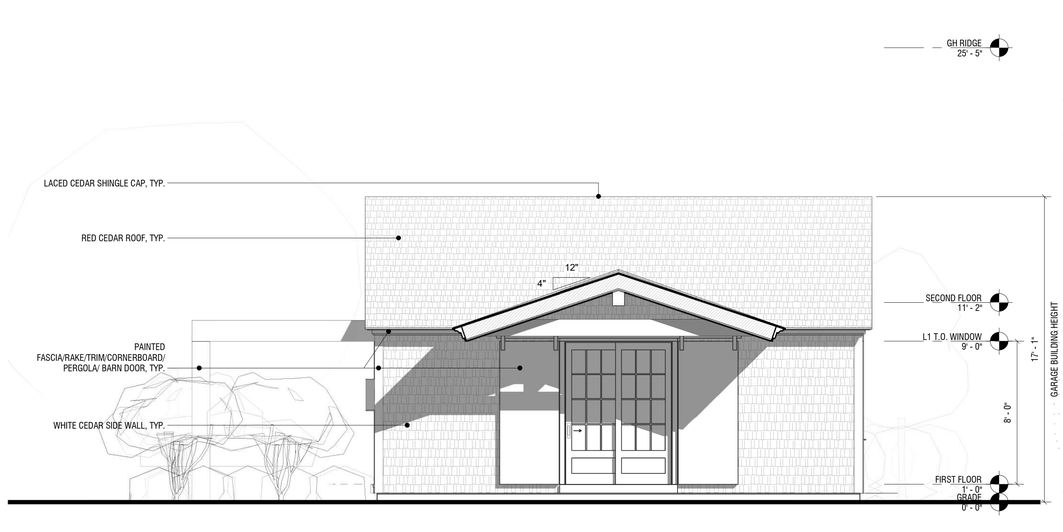
3 GH - NORTH

1/4" = 1'-0"



2 GH + GARAGE - SOUTH

1/4" = 1'-0"



4 GARAGE - SOUTH

1/4" = 1'-0"

MED

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09/23/2024	HDC NEW BUSINESS SUBMISSION

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BUILDING ELEVATIONS

A-203

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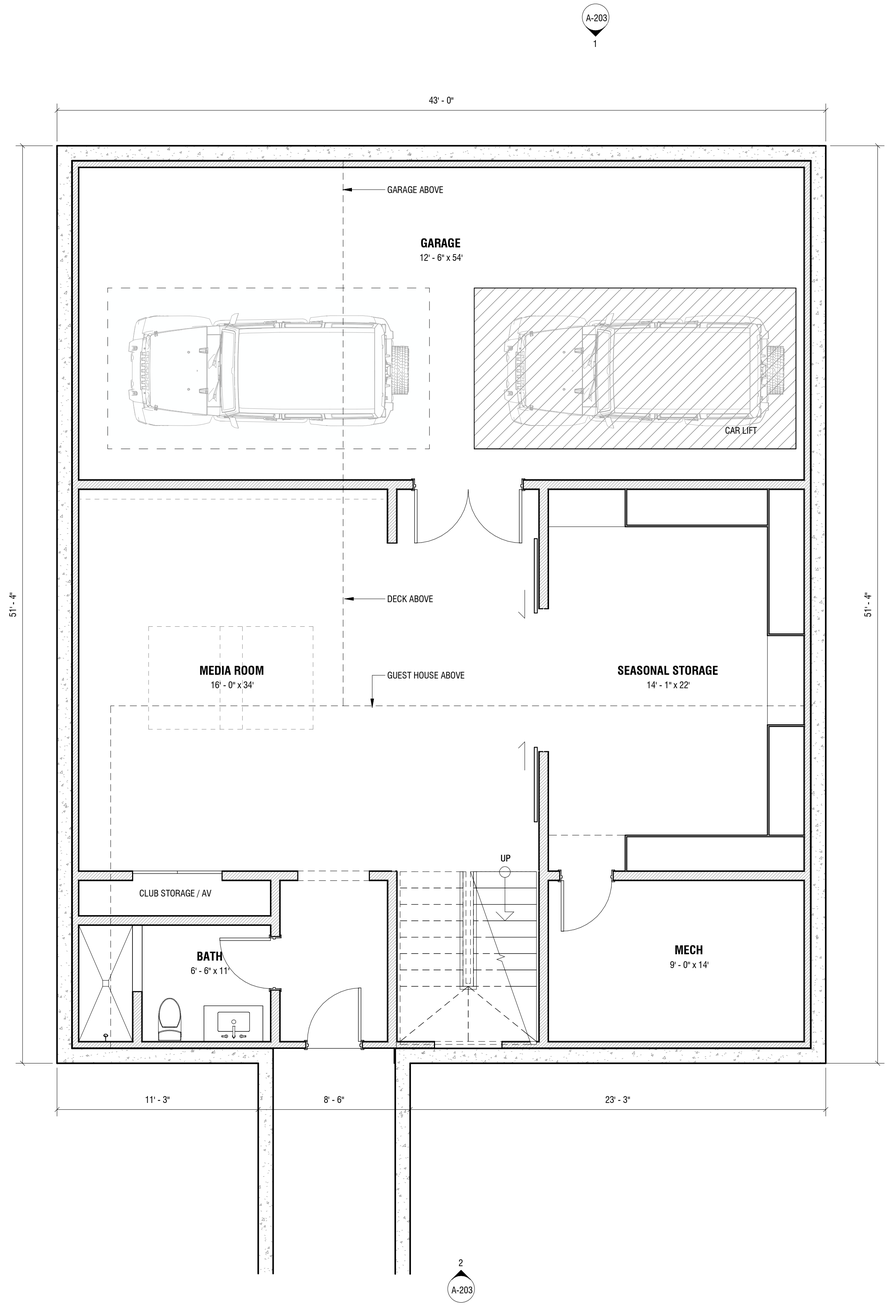

1 BASEMENT

1/4" = 1'-0"

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LOWER LEVEL - CONSTRUCTION PLAN

A-100

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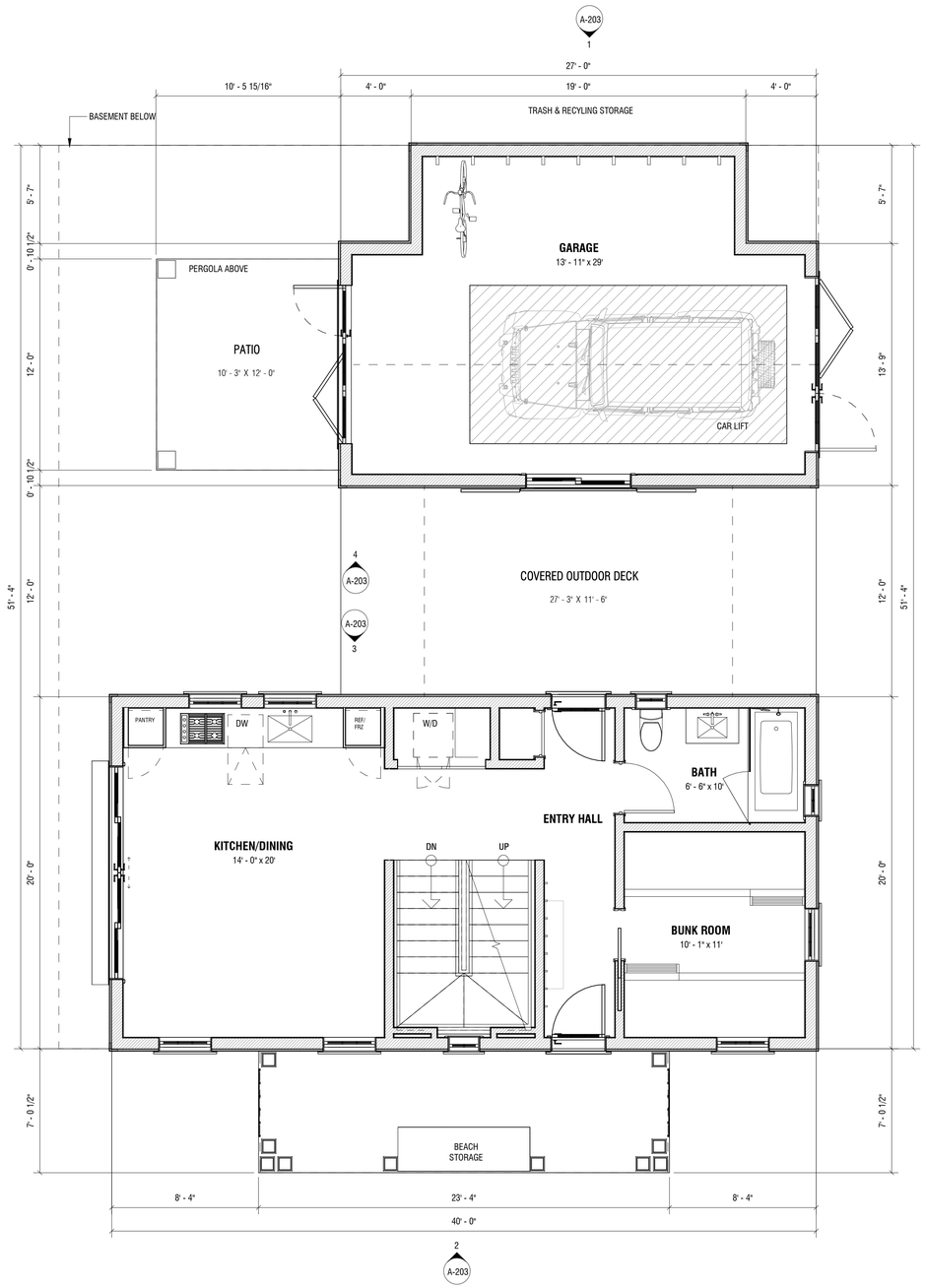

1 FIRST FLOOR - CONSTRUCTION PLAN

1/4" = 1'-0"

MED

SECONDARY DWELLING

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NANTUCKET, MA 02554

OWNER

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FIRST FLOOR
CONSTRUCTION PLAN

A-101

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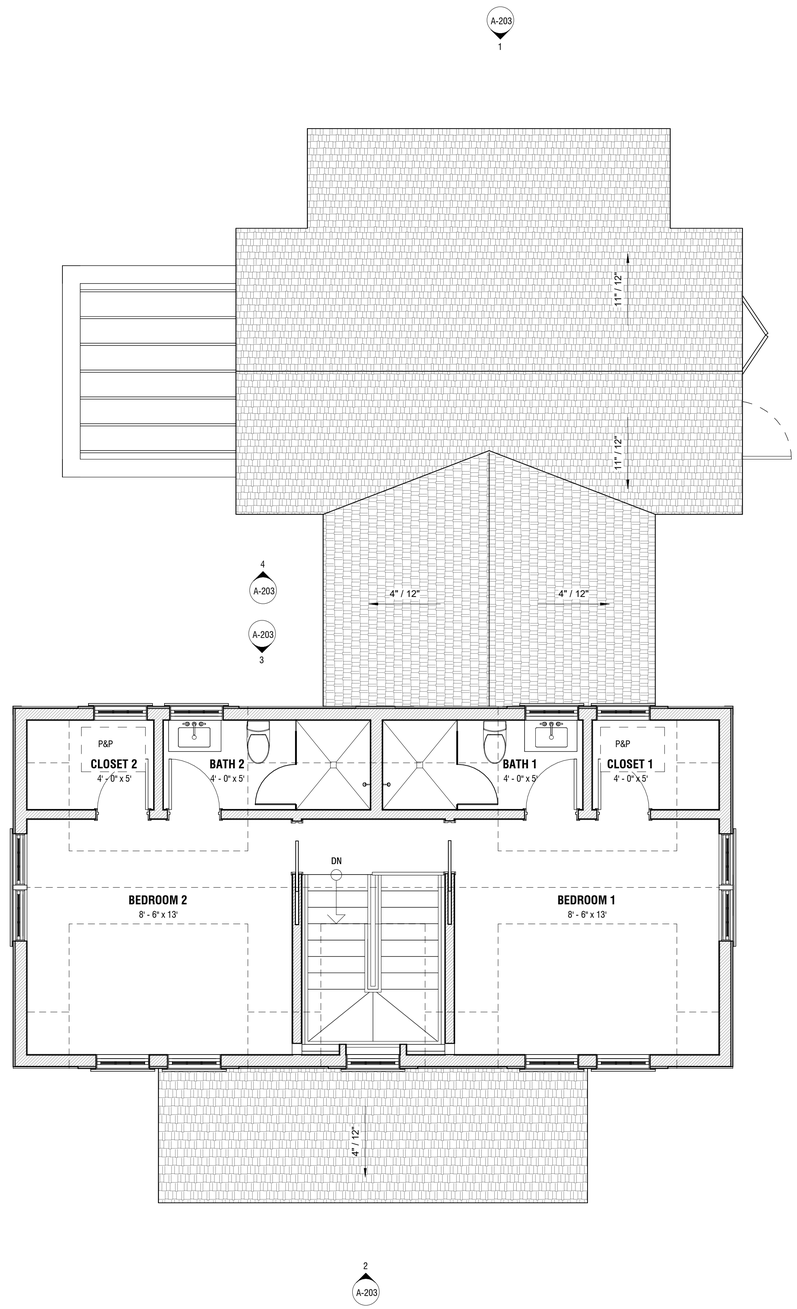

1 SECOND FLOOR

1/4" = 1'-0"

MED

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NANTUCKET, MA 02554

OWNER

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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

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.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 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

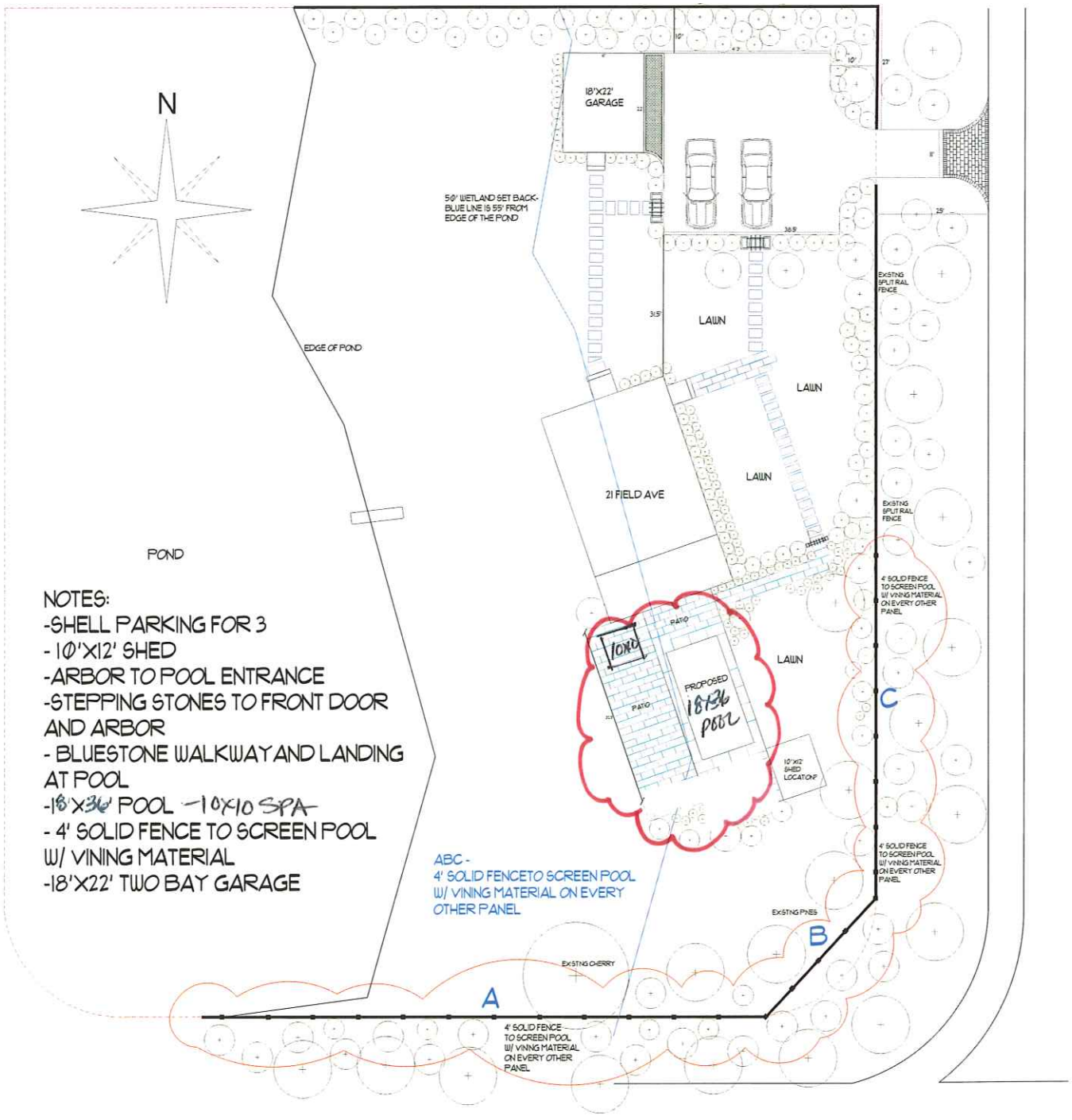
Property ID	7500
Location	21 FIELD AV
Owner	GRELL TIMOTHTY J & SUSAN R

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

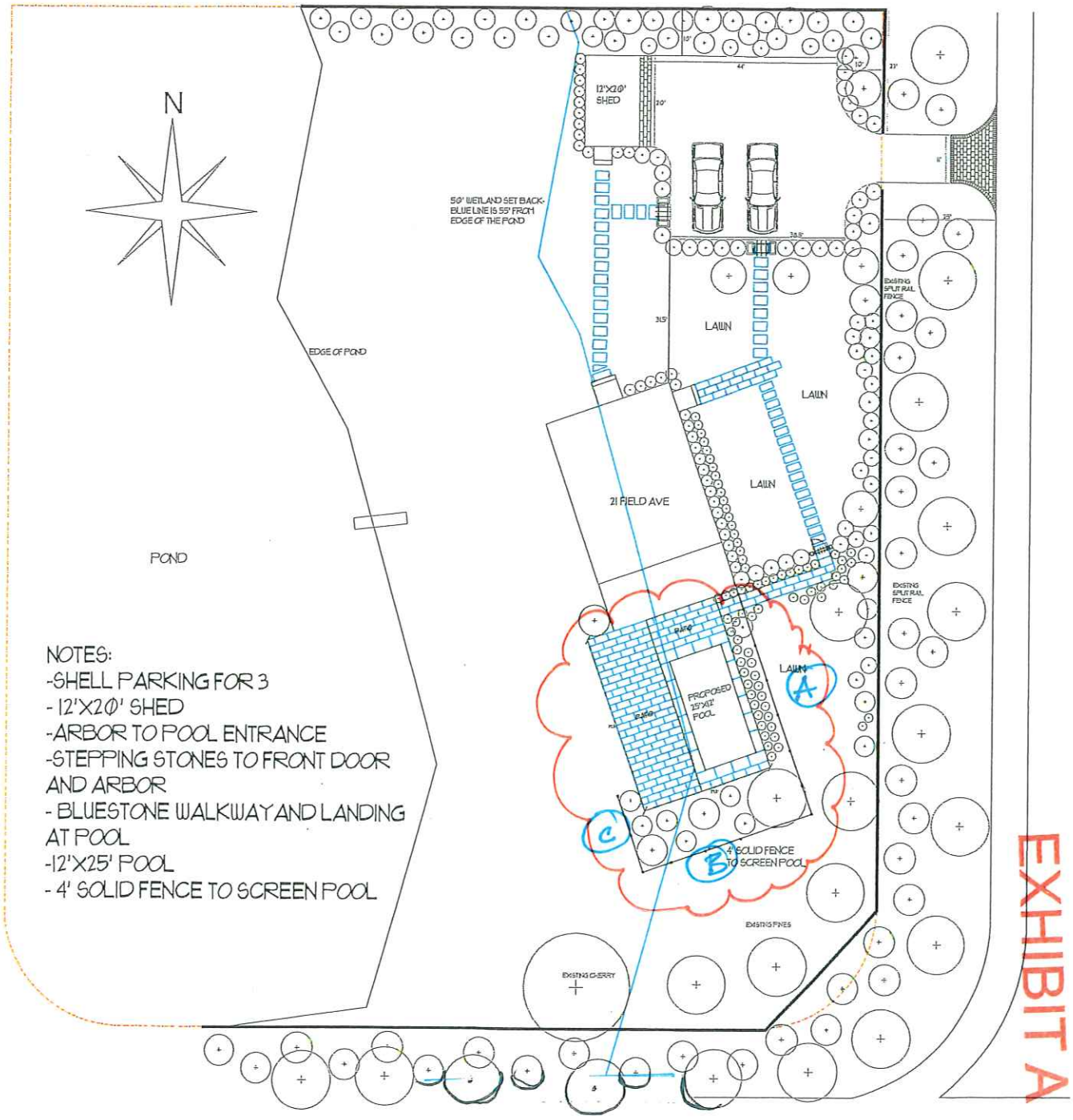
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



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