1. SIGNS 10/15/2024

    Documents:

    112 PLEASANT ST WALL SIGN HOURS.PDF
    112 PLEASANT ST PROJECTING SIGN ATM.PDF
    112 PLEASANT ST WALL SIGN CLEARANCE.PDF
    112 PLEASANT ST WINDOW SIGN DRIVE UP.PDF
    112 PLEASANT ST WALL BUILDING SIGN 1 SIDE VIEW FACING PLEASANT.PDF
    112 PLEASANT ST WALL BUILDING SIGN 2 FRONT VIEW FACING PARKING LOT.PDF
    ZERO MAIN ST PROJECTING SIGN ATM.PDF
    ZERO MAIN ST WALL SIGN HOURS.PDF

2. OLD BUSINESS 10/8/2024 FROM 10/8/2024

    Documents:

    OB 81 CLIFF RD HARDSCAPE.PDF

3. NEW BUSINESS 09/03/2024

    Documents:

    76 ORANGE ST CURB CUT.PDF
    12 NEW ST FENCE.PDF
    32 HINSDALE RD SHED.PDF
    134 MIACOMET RD CABANA.PDF
    7 BREWSTER RD NEW DWELLING.PDF

4. 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

5. NEW BUSINESS 10/01/2024

Documents:

15 LIBERTY RAMP.PDF
24 DERRYMORE RD ADDITION.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

6. NEW BUSINESS 10/15/2024

Documents:

2 CABOT LN UNIT 2 REV ALTERATION 8902.PDF
41 CROOKED LN RENEW GARAGE ADDITION.PDF
9 NEW JERSEY REMOVE CHIMNEY.PDF
19 RIDGE LANE DOOR.PDF
16 WALSH MOVE DEMO.PDF
124 SURFSIDE RD SHED.PDF
23 NEW ST DEMO CHIMNEY.PDF
12 PLOVER LN ADDITION.PDF
2 WANNACOMET RD WINDOW DOORS.PDF
5 SHAWKEMO HILLS REV 10161 FENESTRATION CHANGES.PDF
76A OLD SOUTH RD REMOVE CUPOLA OFF BARN.PDF
35 EEL POINT ROAD - DEMOMOVE OFF GARAGE.PDF
25 SQUAM ROAD - GH GARAGE REVS.PDF
4 HENDERSON DR FENCE.PDF
1 NEW ST SHED.PDF
21 WIGWAM MOVE ON GUEST HOUSE FROM 30 RUSSELLS WY.PDF
26 DARTMOUTH STREET ROOF.PDF
156 CLIFF RD POOL HARDSCAPE.PDF

4 SOPHIES WAY POOL SPA HARDSCAPE.PDF
18 BISHOPS RISE GAME COURT.PDF
5 PINE CREST FENCE.PDF
15 PINE CREST POOL.PDF
5 HIGH BRUSH POOL REV 10780.PDF
22 CANNONBURY LN (EXTEND DECK).PDF
36 HOOPER FARM -ALTERATIONS.PDF
19A WAYDALE RD NEW DWELLING.PDF
5 MAXEY POND ADDITION MH.PDF
6 HOWARDS ST COLOR CHANGE.PDF
46 EASTON STREET - CUDDY REVS FENESTRATION DECK.PDF
6 FAIR STREET - DORMER REVS 10363.PDF
35 EEL POINT ROAD - FENS REVS.PDF
60 KENDRICK SHED.PDF
2 NOBADEER ADDITION ALTERATIONS.PDF
35 INDIA ST WINDOW CHANGE ROOF WALK RENO.PDF
7 I ST HARDSCAPE GATE FENCE.PDF
7 I ST REV 9248 DOOR WINDOW CHANGES.PDF
4 KENDRICK CABANA.PDF
4 KENDRICK POOL AND HARDSCAPE.PDF
6 PIPPENS WY COLOR CHANGE MAIN HOUSE.PDF
6 PIPPENS WY COLOR CHANGE GARAGE.PDF
50 WAUWINT RENEW COA GARAGE.PDF
6A SILVER ST SHED.PDF
36 POCOMO ROAD REV 10734.PDF
10 NEW WHALE ST DEMO NATIONAL GRID.PDF
26 ARLINGTON ST DEMO SHED.PDF
26 ARLINGTON POOL.PDF
28 ORANGE PARAPET.PDF
22 EEL POINT MH WINDOW CHANGE.PDF
4 N WATER ST LIFT.PDF
15 LILY ST COLOR CHANGE.PDF
103A OLD SOUTH RD DRIVEWAY.PDF
38 WAUWINET (REV TO COA 2022-08-6979).PDF
108 CLIFF GARAGE.PDF
29 LONGWOOD WINDOW DOOR.PDF
45B VESTAL ST POOL HARDSCAPE.PDF
33.5 VESPER LN POOL.PDF
15 LYFORD RD POOL HARDSCAPE.PDF
26 QUIDNET PATH FENESTRATION CHANGES.PDF
1 RIDGE LN GARAGE.PDF
3 PRIMROSE GATE.PDF
42 SHIMMO POND ROAD - DEMOMOVE STUDIO.PDF
42 SHIMMO POND ROAD - DEMOMOVE OFF SHED.PDF
42 SHIMMO POND ROAD - MH MOVE ON LOT AND RENOVATE.PDF
42 SHIMMO POND ROAD - NEW GUEST HOUSE.PDF
42 SHIMMO POND ROAD - NEW GARAGE.PDF
41 HULBERT AVE - MH FENS REVS.PDF
24 WALSH ST FENCE W ARBORS.PDF
5 SANDPLAIN NEW DWELLING.PDF
6 HONEYSUCKLE MAIN DWELLING.PDF
6 HONEYSUCKLE GARAGE.PDF
6 HONEYSUCKLE POOL.PDF
4 HONEYSUCKLE MAIN DWELLING.PDF
4 HONEYSUCKLE GARAGE.PDF
4 HONEYSUCKLE POOL.PDF
2 HONEYSUCKLE MAIN DWELLING.PDF
2 HONEYSUCKLE GARAGE.PDF
2 HONEYSUCKLE POOL.PDF

7. OLD BUSINESS 10/08/2024

Documents:

OB 12A PEQUOT DETACHED GARAGE.PDF
OB 13 NANCY ANN LANE MIXED USE.PDF
15 NANCY ANN LANE NEW MIXED USE BUILDING.PDF

Historic District Commission
SIGN 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.

Attendance is required at the Sign Advisory Council Meeting. Please check with Staff for further information on meeting schedules.

The Sign Advisory Council and the HDC urges all applicants review The Sign Book: Regulations and Guidelines for Signs on Nantucket Island, prior to submittal:

https://www.nantucket-ma.gov/DocumentCenter/View/14445/The-Sign-Book-PDF

	Completed application- Signed by owner of record of the building in which the business is located and the agent/lease, if necessary. Contact phone number and email address is required. If unable to obtain owners signature, consent via email will suffice. • Please make a copy to be scanned with submission.
	Sign up for a New Business Meeting at Front Desk
	Application fee: $50.00; cash or check made out to the Town of Nantucket; one Sign per application
	Locus Map: 2 Copies: https://www.nantucket-ma.gov/151/GIS-Maps
	Site Plan: 2 Copies; indicating the buildings footprint and its location on its site. Copies may be available from the Registry of Deeds or the Building Department at 2 Fairgrounds Road
	Measured Drawings: 2 Copies at ¼ scale of the building where the sign is located OR a clear photograph with the sign shown/sketched in to scale.
	Scaled Drawings: 2 Copies of the sign, its support bracket, lighting (if any). The HDC recommends a scale of 3" equals 1' or larger, but the scale should be noted if different. Be sure to include specific dimensions and show details of any edge banding and/or molding used.
	Sample of the type face to be used, unless provided in the scaled drawing. Clear photographs of existing signs, detailed drawings are also acceptable.
	Paint Sample: of proposed colors.

Historic District Commission
SIGN CHECKLIST

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

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

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

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

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

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

Affidavit Certifying Completeness of Application

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

Signature: _____ Date: 10/2/24

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

TAX MAP #: 55 PARCEL #: ~~3344~~ 149

Street & Number of Proposed Sign: 112 Pleasant st

Owner of Building: Cape Cod Five Cents Savings Bank

Mailing Address: 1500 Iyannough Rd Hyannis MA 02601

508247

Telephone: 2216 Email: Craber@capecodfive.com

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

Signature of Owner of Record

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes – Comments – Restrictions – Conditions:

Agent/Owner of Business

Name: Catherine Anastasia / Poyant Signs

Mailing Address: 125 Samuel Barnet Blvd New Bedford MA 02745

Telephone: 508 962 1066 Email: canastasia@poyantsigns.com

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

B. MATERIAL
1. Wood (not plywood)
2. Other (specify) HDU / Sign Foam

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

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

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

F. COLOR(S)
1. Lettering Dark Blue
2. Ground White
3. Edgebanding Dark Blue
4. Moulding Dark Blue

G. WORDING ON SIGN
Cape Cod 5
Lobby Hours of Operation
Drive up Hours of Operation

H. SIZE OF SIGN 2'-4 3/4" x 2'

I. SHAPE OF SIGN
Rectangle with rounded Corners

J. LOCATION OF SIGN ON BUILDING
Right hand side of main Entrance

K. TYPE OF SUPPORT BRACKETS
Threaded Rod

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

Date: 10/2/24 Signature of Applicant Catherine Anastasia Signed under penalties of perjury

Owner Information:

Christopher W. Raber

The Cape Cod Five Cents Savings Bank

1500 Iyannough Rd

Hyannis MA 02601

508-247-2216

craber@capecodfive.com

Agent Information:

Catherine Anastasia

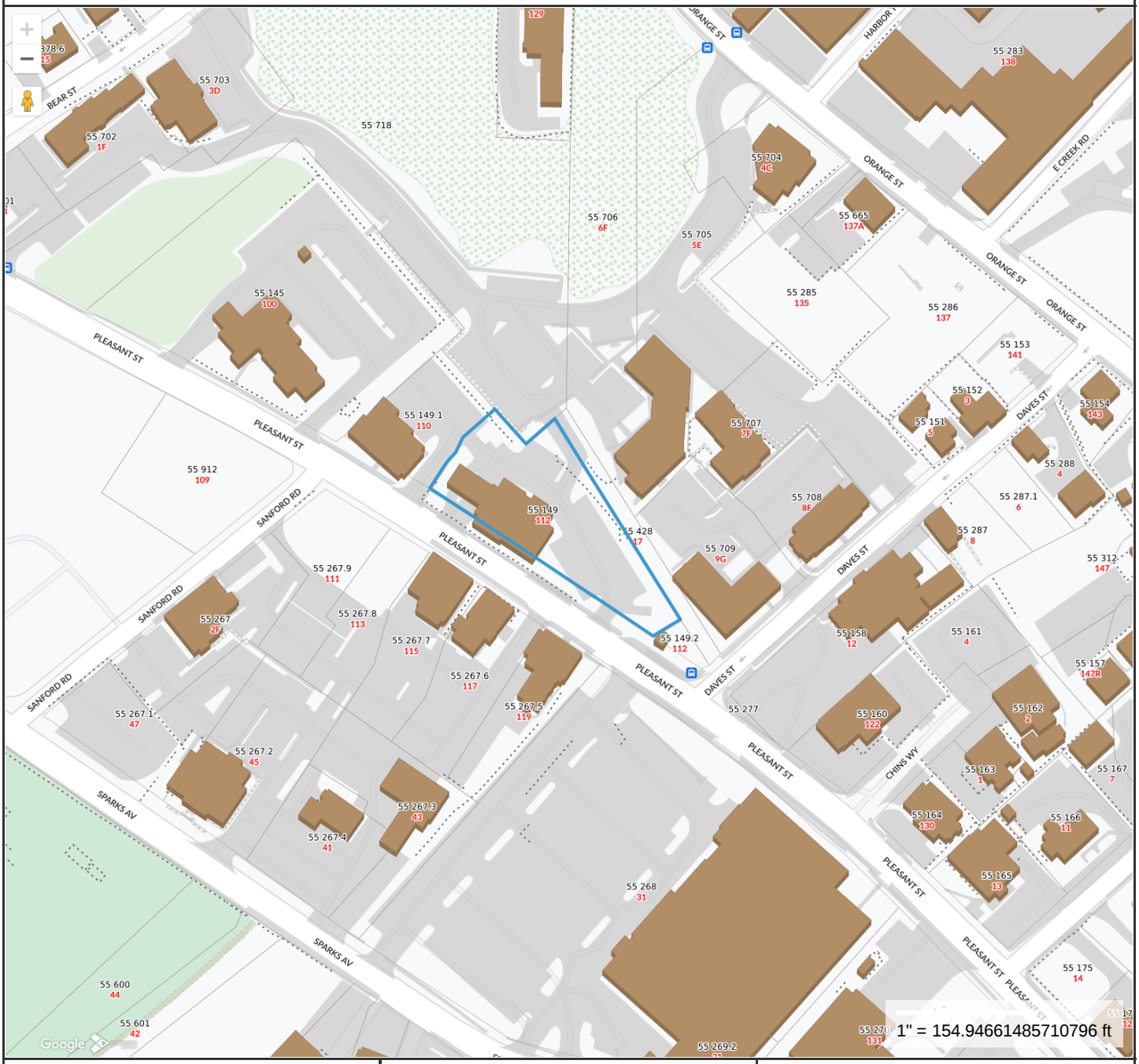
Poyant Signs

125 Samuel Barnet Boulevard

New Bedford, MA 02745

508-962-1066

canastasia@poyantsigns.com



Property Information

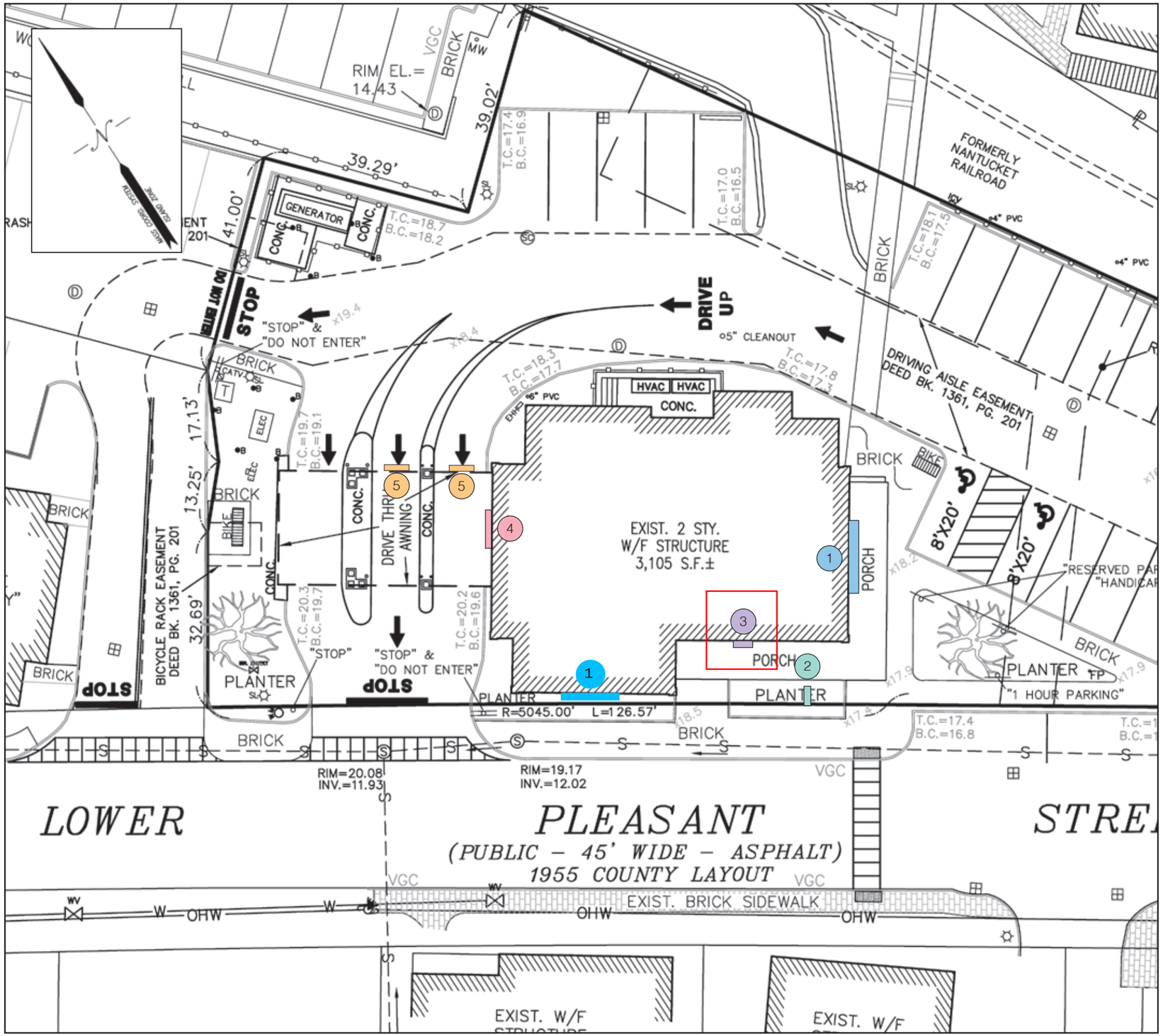
Property ID	3341
Location	112 PLEASANT ST
Owner	CAPE COD FIVE CENTS SAVINGS BANK

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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



A Site Plan - Plan View
Not to Scale

Sign Type Key

1. Building Sign - Page 1A
2. Blade Sign - Page 2A
3. Building Sign - Page 3A
4. Vinyl Graphics - Page 4A
5. Building Sign - Page 5A

Poyant
Building Your Brand

125 Samuel Barnet Boulevard
New Bedford, MA 02745
800.544.0961 | poyantsigns.com

CAPE COD 5

112 Pleasant Street
Nantucket MA 02554

Project: 24248
Cape Cod 5

Sales: Bethany Leonard
Date: 05.16.24
Designer: JST

Note:
This is an original unpublished drawing created by Poyant Signs, Inc. It is submitted for your personal use in connection with a project being planned for you by Poyant Signs, Inc. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied or exhibited in any fashion until transferred.

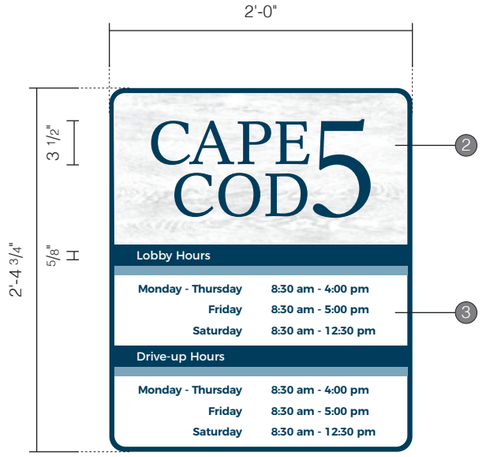
Revisions:
9-18-24 JST R2 added to package

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

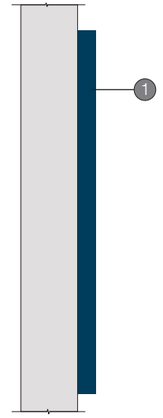
Approved By:

Date:

Site Plan



A Sign Elevation - Front View
Scale: 1"=1'-0"



B Sign Elevation - Side View
Scale: 1"=1'-0"

Fonts
Montserrat Regular - "Lobby Hours", "Drive-up Hours"
Montserrat Semi Bold - Days & Hours

Specifications

Qty = 1 — 7.5 Sq Ft

Single Face Non Illuminated Building Sign

- Secured to buildings fascia with threaded rod & adhesive

Customer to:
- Approve hours (hours taken from website)

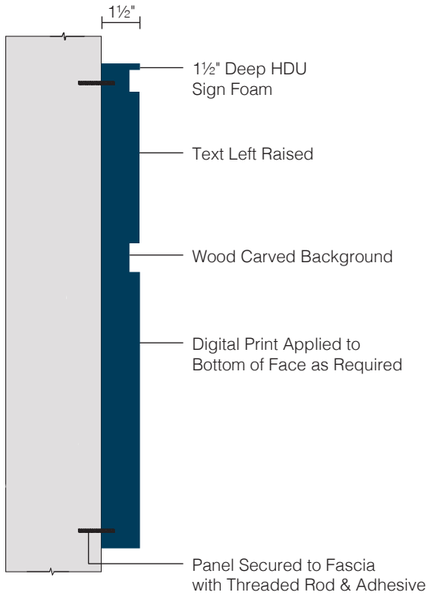
Colors & Materials

1 Paint
Blue; Satin Finish - PMS 302 C
Border, Returns & Logo

2 Paint
White; Satin Finish
Wood Grain Portion

3 Digital Print
(Qty: 1) 23¼"W x 16"H
Printed 3M Opaque Control Tac
Clear UV Laminate, Luster Finish
Contour Cut Around Perimeter of Graphic
1st Surface Application

PMS 302 C
PMS 7695 C
White



C Sign Elevation - Side Section View
Not to Scale



D Photo Comp - Existing
Not to Scale



E Photo Comp - Proposed
Not to Scale

Poyant
Building Your Brand

125 Samuel Barnet Boulevard
New Bedford, MA 02745
800.544.0961 | poyantsigns.com

CAPE COD 5
112 Pleasant Street
Nantucket MA 02554

Project: 24248
Cape Cod 5

Sales: Bethany Leonard
Date: 05.16.24
Designer: JST

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Revisions:
7-3-24 JST R1 updated photo comp per survey

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

Date:

Building Sign

Option A

Sign Type 24248.3A-R1

Historic District Commission
SIGN CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

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https://www.nantucket-ma.gov/DocumentCenter/View/14445/The-Sign-Book-PDF

	Completed application- Signed by owner of record of the building in which the business is located and the agent/lease, if necessary. Contact phone number and email address is required. If unable to obtain owners signature, consent via email will suffice. • Please make a copy to be scanned with submission.
	Sign up for a New Business Meeting at Front Desk
	Application fee: $50.00; cash or check made out to the Town of Nantucket; one Sign per application
	Locus Map: 2 Copies: https://www.nantucket-ma.gov/151/GIS-Maps
	Site Plan: 2 Copies; indicating the buildings footprint and its location on its site. Copies may be available from the Registry of Deeds or the Building Department at 2 Fairgrounds Road
	Measured Drawings: 2 Copies at ¼ scale of the building where the sign is located OR a clear photograph with the sign shown/sketched in to scale.
	Scaled Drawings: 2 Copies of the sign, its support bracket, lighting (if any). The HDC recommends a scale of 3" equals 1' or larger, but the scale should be noted if different. Be sure to include specific dimensions and show details of any edge banding and/or molding used.
	Sample of the type face to be used, unless provided in the scaled drawing. Clear photographs of existing signs, detailed drawings are also acceptable.
	Paint Sample: of proposed colors.

Historic District Commission
SIGN CHECKLIST

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

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Affidavit Certifying Completeness of Application

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

Signature: _____ Date: 10/2/24

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

TAX MAP #: 55 PARCEL #: ~~3347~~ 149
Street & Number of Proposed Sign: 112 Pleasant St
Owner of Building: Cape Cod Five Cents Savings Bank
Mailing Address: 1520 Iyannough Rd
508 247 Hyannis MA 02601
Telephone: 2216 Email: Craber@capecodfive.com

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

Signature of Owner of Record

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____
Must be acted on by: _____
Extended to: _____
Approved: _____ Disapproved: _____
Chairman: _____
Member: _____
Member: _____
Member: _____
Member: _____
Notes – Comments – Restrictions – Conditions:

Agent/Owner of Business

Name: Catherine Amastasio / Poyant Signs
Mailing Address: 125 Samuel Barnet Blvd
New Bedford MA 02745
Telephone: 508 962 1066 Email: camastasio@poyantsigns.com

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

B. MATERIAL
1. Wood (not plywood)
(2.) Other (specify) HDU/Sign Foam

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

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

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

F. COLOR(S)
1. Lettering Blue (Dark)
2. Ground White
3. Edgebanding Dark Blue
4. Moulding Dark Blue

G. WORDING ON SIGN
Cape Cod 5
ATM

H. SIZE OF SIGN
20" x 2'-4"

I. SHAPE OF SIGN
Rectangle with rounded corners

J. LOCATION OF SIGN ON BUILDING
Side of Building facing Pleasant St

K. TYPE OF SUPPORT BRACKETS
Black wall mounted bracket with Spherical finial

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

Date: 10/8/24 Signature of Applicant Catherine Amastasio Signed under penalties of perjury

Owner Information:

Christopher W. Raber

The Cape Cod Five Cents Savings Bank

1500 Iyannough Rd

Hyannis MA 02601

508-247-2216

craber@capecodfive.com

Agent Information:

Catherine Anastasia

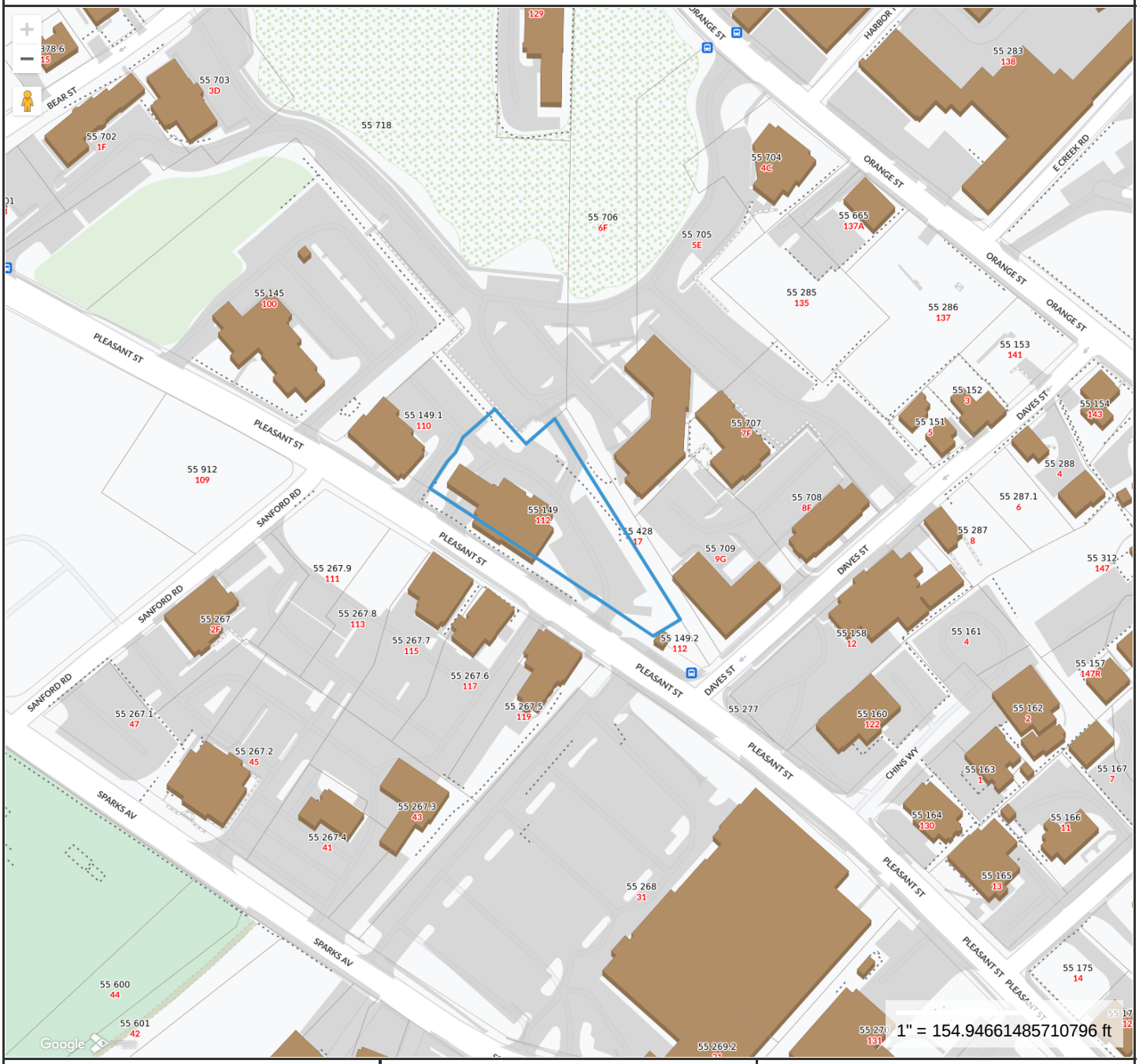
Poyant Signs

125 Samuel Barnet Boulevard

New Bedford, MA 02745

508-962-1066

canastasia@poyantsigns.com



Property Information

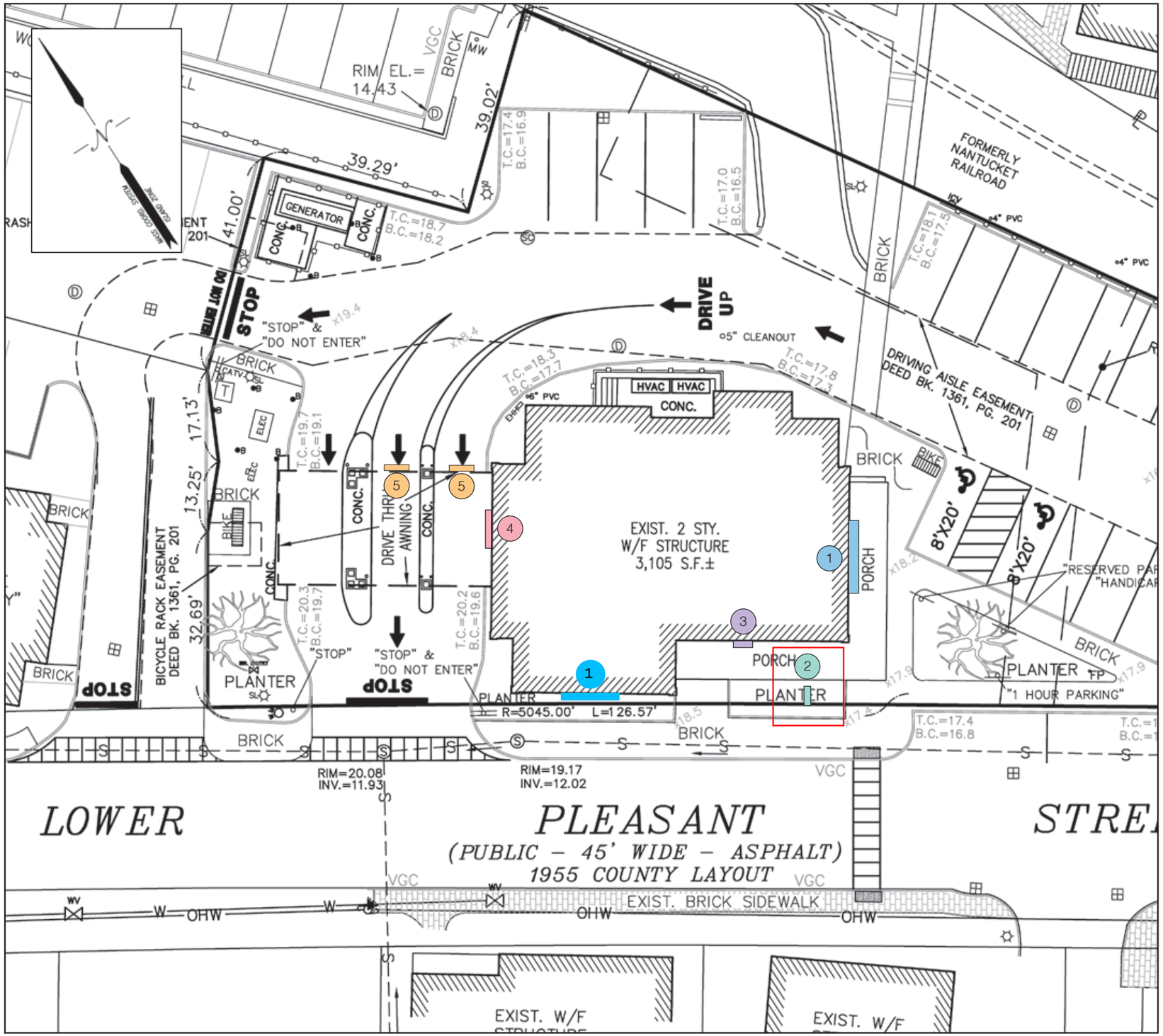
Property ID	3341
Location	112 PLEASANT ST
Owner	CAPE COD FIVE CENTS SAVINGS BANK

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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



A Site Plan - Plan View
Not to Scale

Sign Type Key

1. Building Sign - Page 1A
2. Blade Sign - Page 2A
3. Building Sign - Page 3A
4. Vinyl Graphics - Page 4A
5. Building Sign - Page 5A

Poyant
Building Your Brand

125 Samuel Barnet Boulevard
New Bedford, MA 02745
800.544.0961 | poyantsigns.com

CAPE COD 5

112 Pleasant Street
Nantucket MA 02554

Project: 24248
Cape Cod 5

Sales: Bethany Leonard
Date: 05.16.24
Designer: JST

Note:
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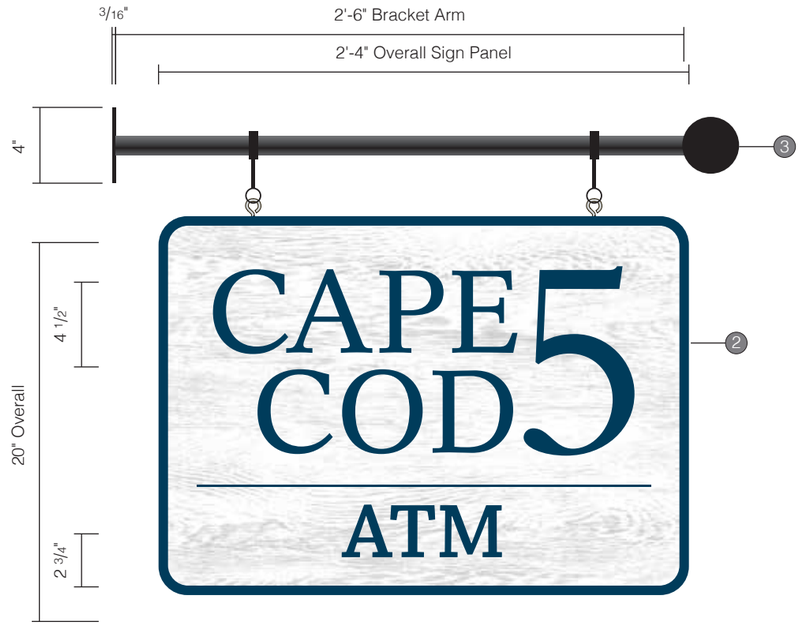
Revisions:
9-18-24 JST R2 added to package

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

Date:

Site Plan



A Sign Elevation - Front View
Scale: 1 1/2"=1'-0"



B Sign Elevation - Side View
Scale: 1 1/2"=1'-0"

Specifications

Qty = 1 4.17 Sq Ft

Double Face Non Illuminated Bade Sign

*Remove & Dispose of Existing Sign and Bracket

- New 30" Steel bracket, with 3" removable steel fall finial, 4" x 4" x 3/16" steel plate and Adjustable oxide steel collars
- New HDU sign panel secured to bracket with eye bolts

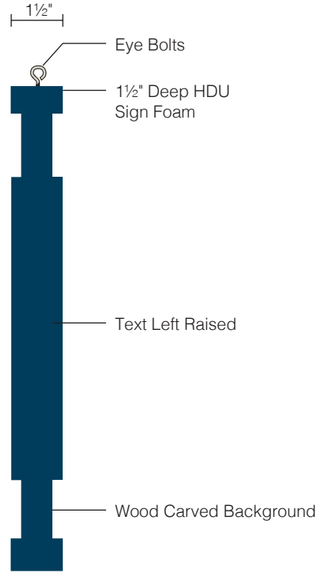
* Existing fascia is 5"H
* Existing sign is 24"W

Colors & Materials

1 Paint
Blue; Satin Finish - PMS 302 C
Border, Returns & Text

2 Paint
White; Satin Finish
Wood Grain Portion

3 Bracket
Qty: 1
Modular Wall Mount Sign Bracket Kit
30"
Black oxide steel



C Sign Elevation - Side Section View
Not to Scale



D Photo Comp - Existing
Not to Scale



E Photo Comp - Proposed
Not to Scale

Poyant
Building Your Brand

125 Samuel Barnet Boulevard
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Revisions:
7-3-24 JST R1 added removal of existing bracket and added new bracket

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Approved By:

Date:

Blade Sign Panel

Option A

Historic District Commission
SIGN CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be submitted with your application.

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Attendance is required at the Sign Advisory Council Meeting. Please check with Staff for further information on meeting schedules.

The Sign Advisory Council and the HDC urges all applicants review The Sign Book: Regulations and Guidelines for Signs on Nantucket Island, prior to submittal:

https://www.nantucket-ma.gov/DocumentCenter/View/14445/The-Sign-Book-PDF

	Completed application- Signed by owner of record of the building in which the business is located and the agent/lease, if necessary. Contact phone number and email address is required. If unable to obtain owners signature, consent via email will suffice. • Please make a copy to be scanned with submission.
	Sign up for a New Business Meeting at Front Desk
	Application fee: $50.00; cash or check made out to the Town of Nantucket; one Sign per application
	Locus Map: 2 Copies: https://www.nantucket-ma.gov/151/GIS-Maps
	Site Plan: 2 Copies; indicating the buildings footprint and its location on its site. Copies may be available from the Registry of Deeds or the Building Department at 2 Fairgrounds Road
	Measured Drawings: 2 Copies at ¼ scale of the building where the sign is located OR a clear photograph with the sign shown/sketched in to scale.
	Scaled Drawings: 2 Copies of the sign, its support bracket, lighting (if any). The HDC recommends a scale of 3" equals 1' or larger, but the scale should be noted if different. Be sure to include specific dimensions and show details of any edge banding and/or molding used.
	Sample of the type face to be used, unless provided in the scaled drawing. Clear photographs of existing signs, detailed drawings are also acceptable.
	Paint Sample: of proposed colors.

Historic District Commission
SIGN CHECKLIST

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

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Affidavit Certifying Completeness of Application

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

Signature: _____ Date: 10/2/24

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

TAX MAP #: 55 PARCEL #: 3344 149
Street & Number of Proposed Sign: 112 Pleasant St
Owner of Building: Cape Cod Five Cents Savings Bank
Mailing Address: 1500 Iyanough Rd Hyannis MA 02601
Telephone: 508 827 3716 Email: craber@capecodfive.com

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

See Attached Authorization
Signature of Owner of Record

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____
Must be acted on by: _____
Extended to: _____
Approved: _____ Disapproved: _____
Chairman: _____
Member: _____
Member: _____
Member: _____
Member: _____
Notes – Comments – Restrictions – Conditions:

Agent/Owner of Business

Name: Catherine Anastasia Poyant Signs
Mailing Address: 125 Samuel Barnet Blvd New Bedford MA 02745
Telephone: 508 992 1010 Email: canastasia@poyantsigns.com

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

B. MATERIAL
1. Wood (not plywood)
(2) Other (specify) Dibond Acm, Aluminum

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

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

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

F. COLOR(S)
1. Lettering Dark Blue
2. Ground White
3. Edgebanding _____
4. Moulding _____

G. WORDING ON SIGN
Clearance 9'-0"

H. SIZE OF SIGN
6 1/2" x 4'-8"

I. SHAPE OF SIGN
Rectangle

J. LOCATION OF SIGN ON BUILDING
Entrance of Drive through canopy

K. TYPE OF SUPPORT BRACKETS
mechanical fasteners

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

Date: 10/2/24 Signature of Applicant _____ Signed under penalties of perjury

Owner Information:

Christopher W. Raber

The Cape Cod Five Cents Savings Bank

1500 Iyannough Rd

Hyannis MA 02601

508-247-2216

craber@capecodfive.com

Agent Information:

Catherine Anastasia

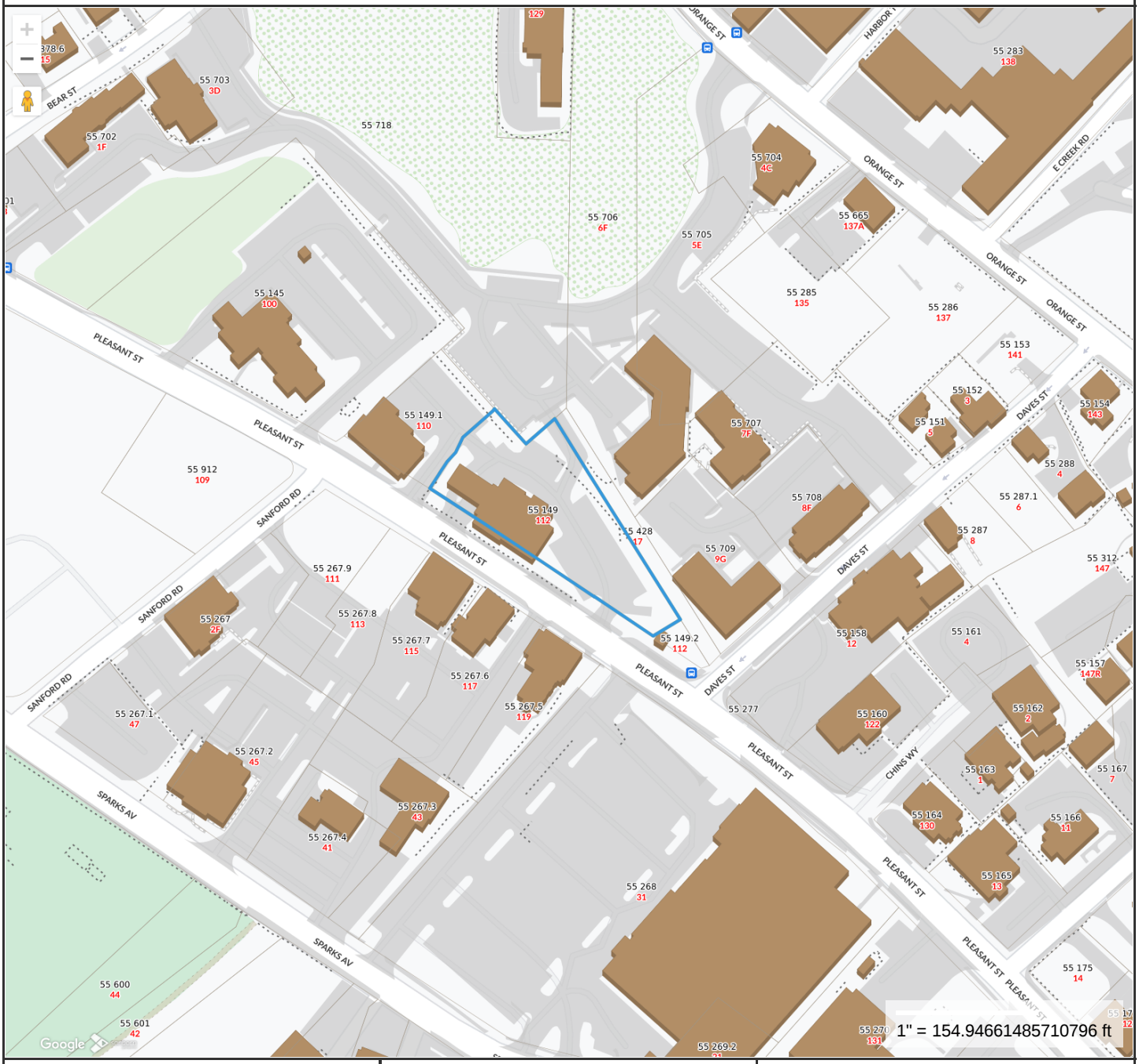
Poyant Signs

125 Samuel Barnet Boulevard

New Bedford, MA 02745

508-962-1066

canastasia@poyantsigns.com



Property Information

Property ID	3341
Location	112 PLEASANT ST
Owner	CAPE COD FIVE CENTS SAVINGS BANK

MAP FOR REFERENCE ONLY
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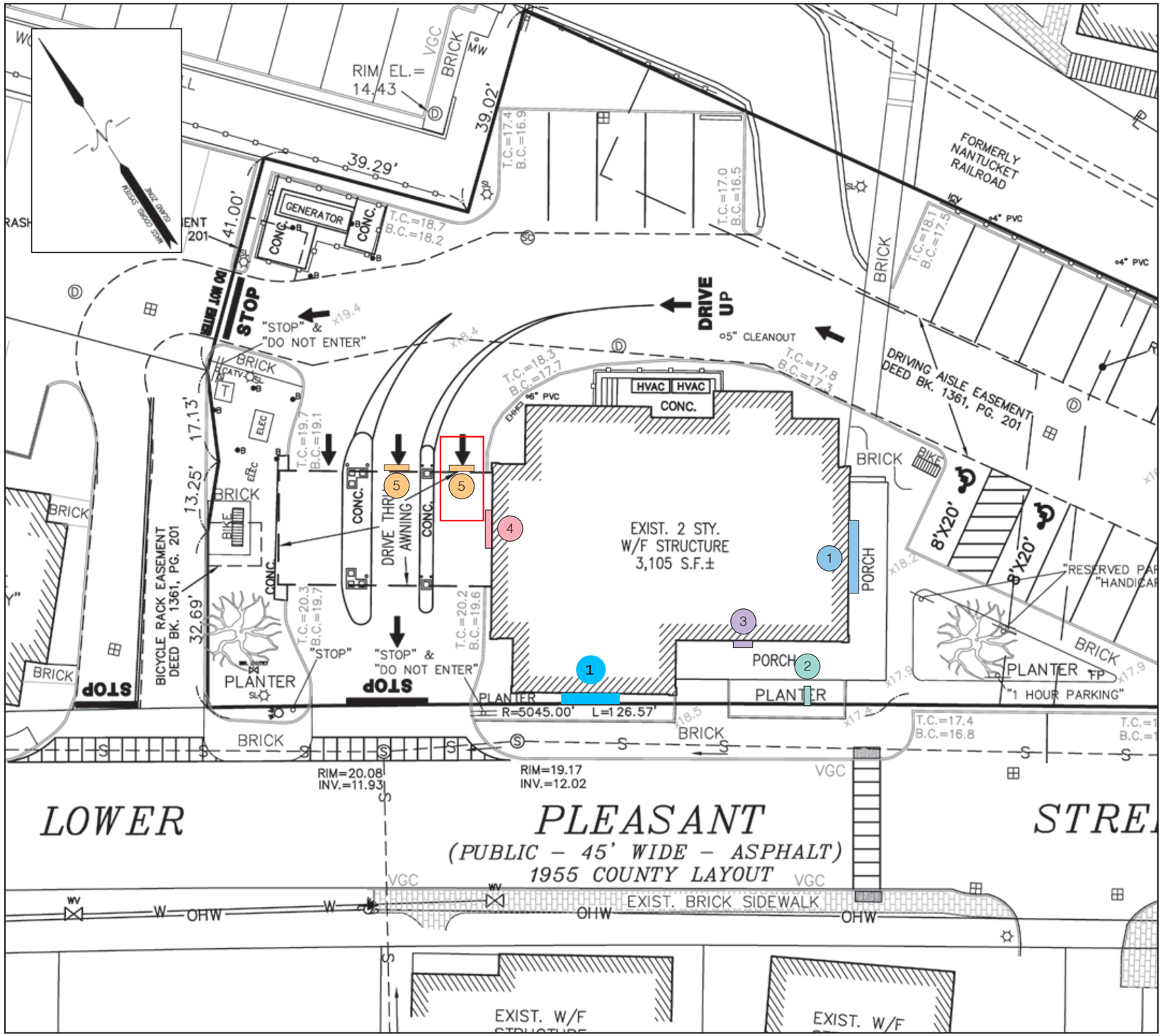
Geometry updated 06/04/2024
Data updated Jan. 2021

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



A Site Plan - Plan View
Not to Scale

Sign Type Key

1. Building Sign - Page 1A
2. Blade Sign - Page 2A
3. Building Sign - Page 3A
4. Vinyl Graphics - Page 4A
5. Building Sign - Page 5A

Poyant
Building Your Brand

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New Bedford, MA 02745
800.544.0961 | poyantsigns.com

CAPE COD 5

112 Pleasant Street
Nantucket MA 02554

Project: 24248
Cape Cod 5

Sales: Bethany Leonard
Date: 05.16.24
Designer: JST

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Revisions:
9-18-24 JST R2 added to package

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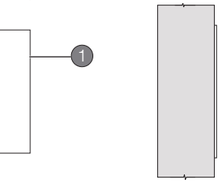
Approved By:

Date:

Site Plan



A Sign Elevation - Front View
Scale: 1 1/2"=1'-0"



B Sign Elevation - Side View
Scale: 1 1/2"=1'-0"

Fonts
Chaparral Pro Regular

Specifications

Qty = 2, 1 for each location 2.72 Sq Ft

Clearance Building Sign

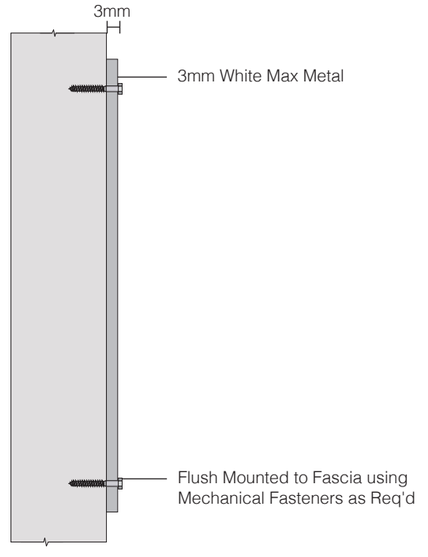
- Sign panel flush mounted to fascia using mechanical fasteners

Customer to:
- Approve clearance height on sign (actual height is 9'-4"H)

Colors & Materials

1 CLEARANCE 7'-6" CLEARANCE 7'-6"

Digital Print
(Qty: 1) 56¼" x 6¾"
Printed 3M Opaque Control Tac
Clear UV Laminate, Luster
Full Coverage, Kiss Cut around Outside Perimeter
1st Surface Application
PMS 302 C
White



C Sign Elevation - Side Section View
Not to Scale



D Photo Comp - Existing
Not to Scale



E Photo Comp - Proposed
Not to Scale

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Revisions:
7-3-24 JST R1 updated clearance height

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Approved By:

Date:

Building Sign

Option A

Sign Type 24248.5A-R1

Historic District Commission
SIGN CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

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	Locus Map: 2 Copies: https://www.nantucket-ma.gov/151/GIS-Maps
	Site Plan: 2 Copies; indicating the buildings footprint and its location on its site. Copies may be available from the Registry of Deeds or the Building Department at 2 Fairgrounds Road
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	Paint Sample: of proposed colors.

Historic District Commission
SIGN CHECKLIST

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Signature: _____ Date: 10/2/24

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

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for Erection or Display of a

SIGN

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TAX MAP #: 55 PARCEL #: ~~334~~ 149
Street & Number of Proposed Sign: 112 Pleasant St
Owner of Building: Cape Cod Five Cents Savings Bank
Mailing Address: 1500 Iyannough Rd
Hyannis MA 02601
Telephone: 508-247-2216 Email: Craber@capecodfive.com

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

Signature of Owner of Record

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____
Must be acted on by: _____
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Approved: _____ Disapproved: _____
Chairman: _____
Member: _____
Member: _____
Member: _____
Member: _____
Notes – Comments – Restrictions – Conditions:

Agent/Owner of Business

Name: Catherine Anastasia / Poyant Signs.com
Mailing Address: 125 Samuel Barnet Blvd
New Bedford MA 02745
Telephone: 508 992 1066 Email: canastasia@poyantsigns.com

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

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

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

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

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

F. COLOR(S)
1. Lettering Dark Blue / White
2. Ground Dark Blue / White / Light Blue
3. Edgebanding _____
4. Moulding _____

G. WORDING ON SIGN
Cape Cod 5
Lobby and Drive up
Hours of operation

H. SIZE OF SIGN 6 1/2" x 6'1"

I. SHAPE OF SIGN
Rectangle

J. LOCATION OF SIGN ON BUILDING
Drive through Window

K. TYPE OF SUPPORT BRACKETS
NA

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

Date: 10/2/24 Signature of Applicant _____ Signed under penalties of perjury

Owner Information:

Christopher W. Raber

The Cape Cod Five Cents Savings Bank

1500 Iyannough Rd

Hyannis MA 02601

508-247-2216

craber@capecodfive.com

Agent Information:

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Poyant Signs

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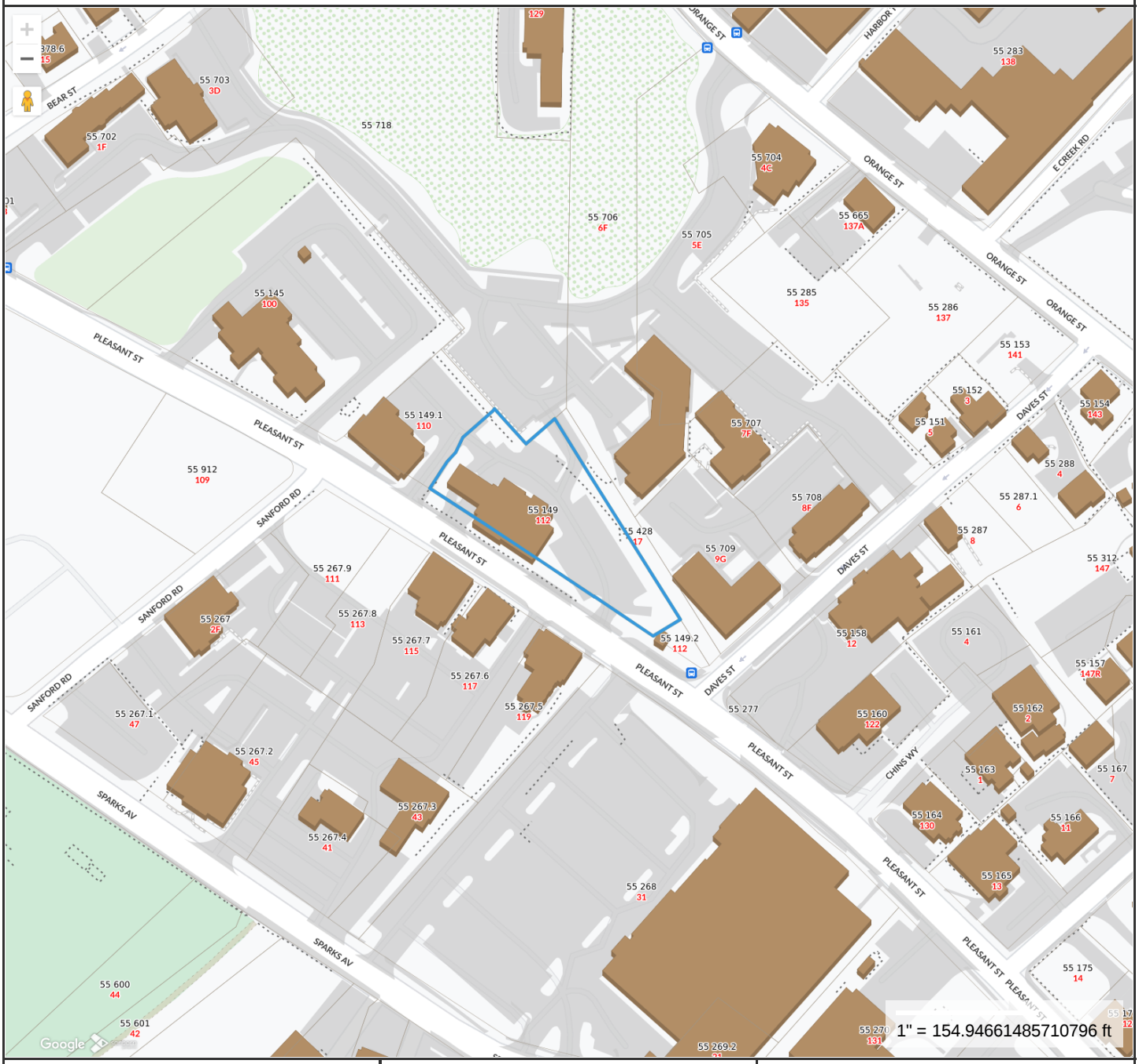

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Owner	CAPE COD FIVE CENTS SAVINGS BANK

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Data updated Jan. 2021

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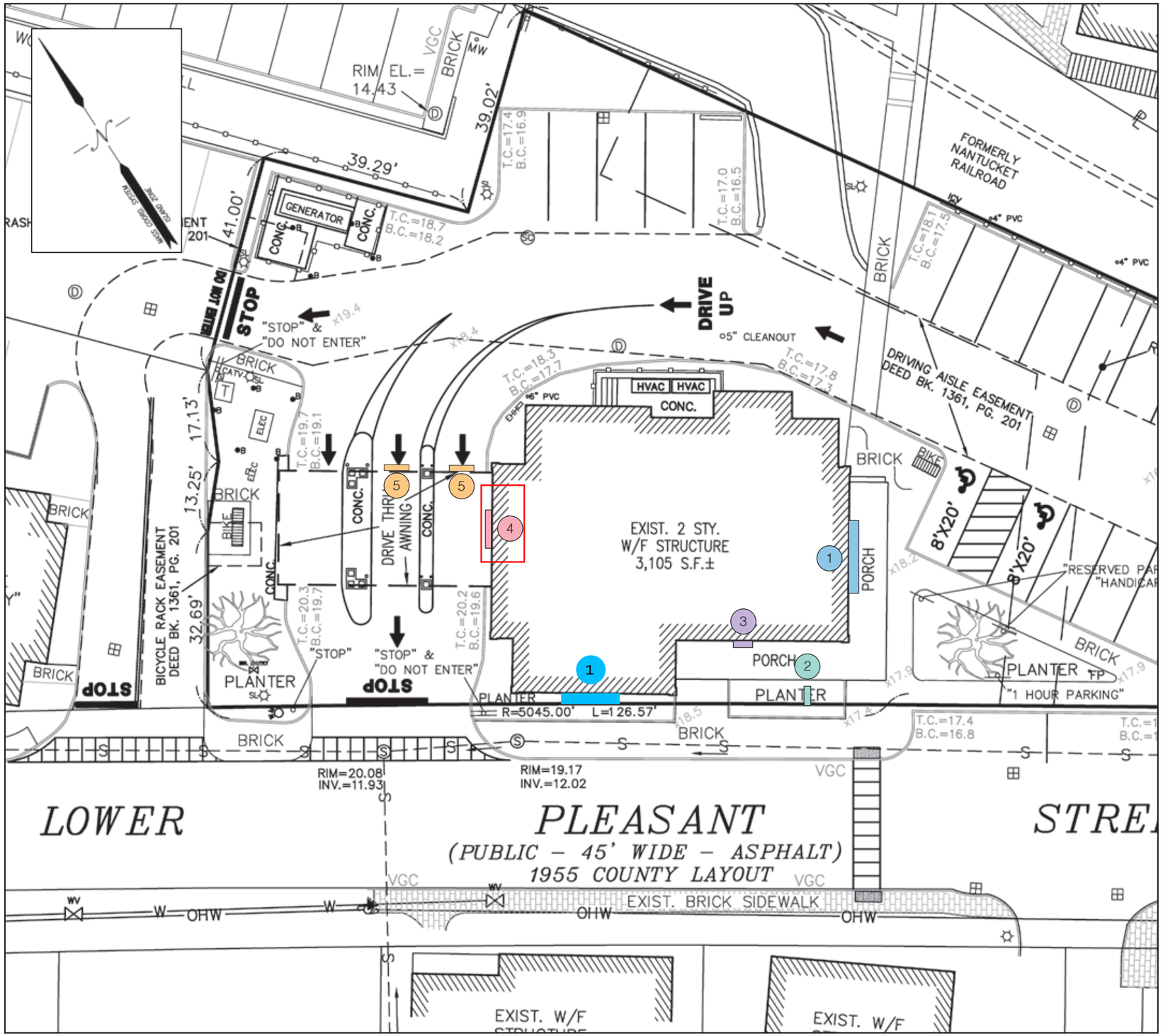

A Site Plan - Plan View
Not to Scale

Sign Type Key

1. Building Sign - Page 1A
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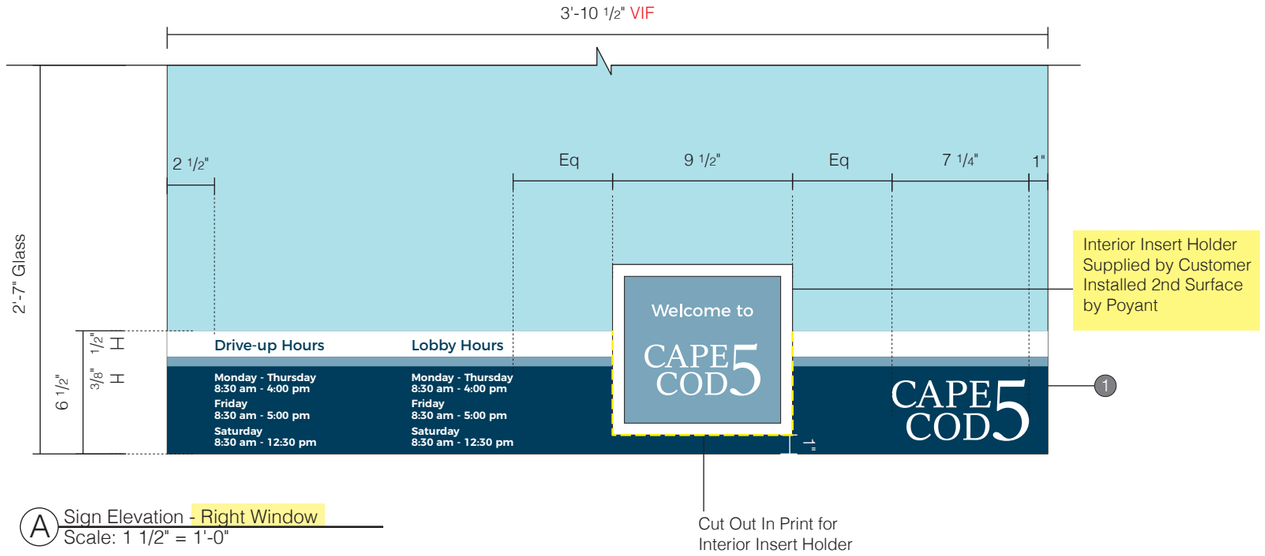

A Sign Elevation - Right Window
Scale: 1 1/2" = 1'-0"

Fonts
Montserrat Regular - "Lobby Hours", "Drive-up Hours"
Montserrat Semi Bold - Days & Hours



B Photo Comp - Existing
Not to Scale

Specifications

Qty = 1 2.10 Sq Ft

Digitally Printed Graphics - Drive-Up

*Remove & Dispose of Existing Graphics
*Install Customer Supplied Insert Signs as shown in Detail A
*Insert size is 9½"W x 9"H

Minimum of 50° F to install vinyl in field

Customer to:
- Approve hours (hours taken from website)

Verify in Field (VIF)
- Overall width of existing right window

Colors & Materials - Buy Out

1 Digital Print
(Qty: 1) TBD" x 6½"H
Printed 3M Opaque Control Tac (Gray Backside)
Clear UV Laminate, Gloss
Contour Cut Around Perimeter
1st Surface Application
PMS 302 C
PMS 7695 C
White

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Approved By:

Date:

Digitally Printed Graphics

Option A

Sign Type 24248.4A

Historic District Commission
SIGN CHECKLIST

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	Signed Affidavit- see below

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

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

Affidavit Certifying Completeness of Application

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

Signature: _____ Date: 10/2/24

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

TAX MAP #: 55 PARCEL #: ~~3341~~ 149

Street & Number of Proposed Sign: 112 Pleasant

Owner of Building: Cape Cod Five Cents Savings

Mailing Address: 1500 Iyannough Rd Bank

508247 Hyannis MA 02601

Telephone: 2216 Email: Craber@capecodfive.com

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

See Attached Authorization

Signature of Owner of Record

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes – Comments – Restrictions – Conditions:

Agent/Owner of Business Poyant Signs

Name: Catherine Anastasia

Mailing Address: 125 Samuel Barnet Blvd

New Bedford MA 02745

Telephone: 508 962 1066 Email: canastasia@poyantsigns.com

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

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

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

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

E. FINISH
1. Lettering
2. Ground
3. Edgebanding
4. Moulding

a. Gold Leaf
b. Paint
a. Paint
b. Sand Paint
a. Paint
b. other (specify) _____
a. Paint
b. other (specify) _____

F. COLOR(S)
1. Lettering Dark Blue
2. Ground White
3. Edgebanding Dark Blue
4. Moulding Dark Blue

G. WORDING ON SIGN
Cape Cod 5

H. SIZE OF SIGN
18" x 10"

I. SHAPE OF SIGN
Rectangle with rounded Corners

J. LOCATION OF SIGN ON BUILDING
Facing Pleasant St

K. TYPE OF SUPPORT BRACKETS
Threaded Rod

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

Date: 10/2/24 Signature of Applicant [signature] Signed under penalties of perjury

Owner Information:

Christopher W. Raber

The Cape Cod Five Cents Savings Bank

1500 Iyannough Rd

Hyannis MA 02601

508-247-2216

craber@capecodfive.com

Agent Information:

Catherine Anastasia

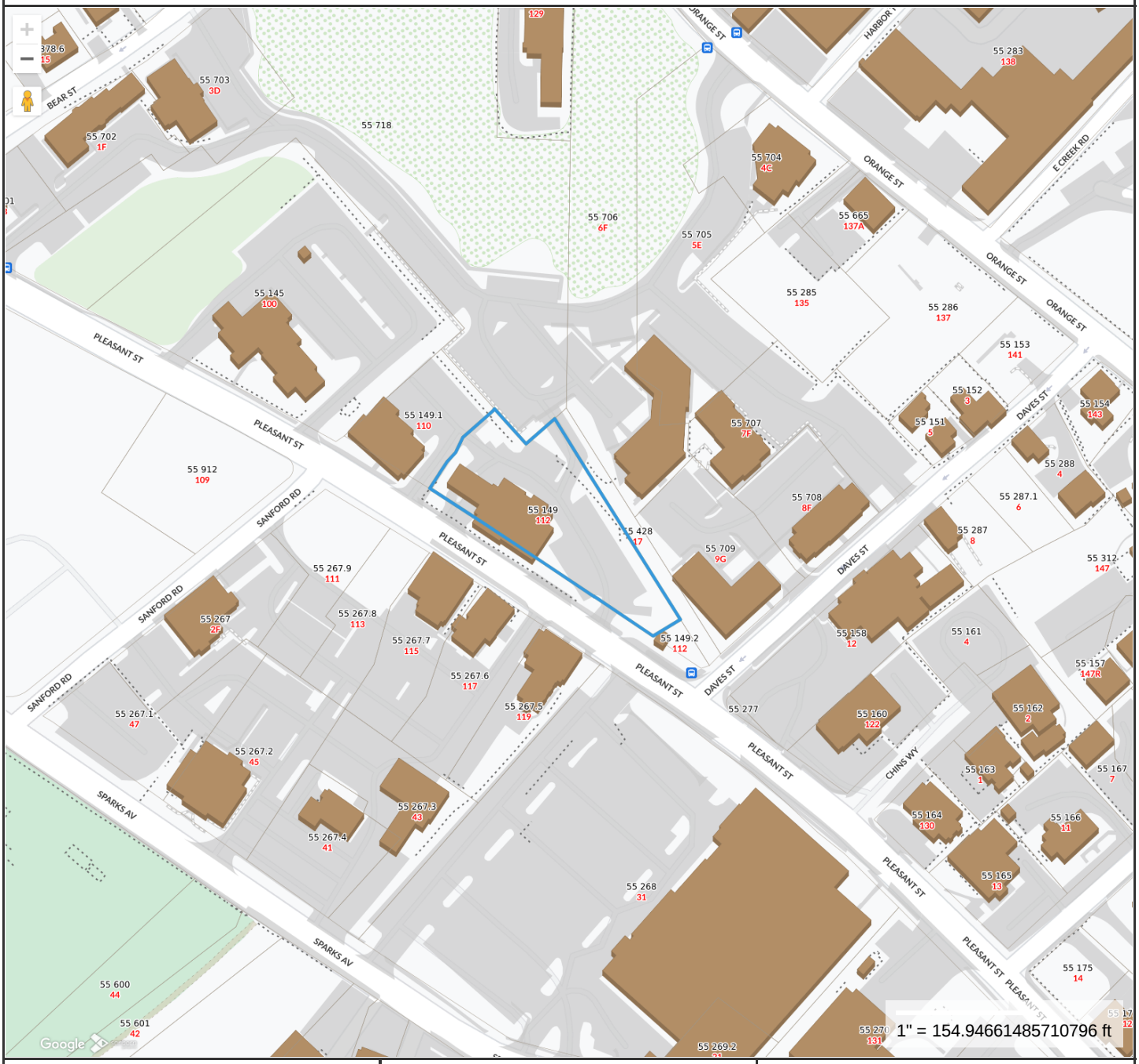
Poyant Signs

125 Samuel Barnet Boulevard

New Bedford, MA 02745

508-962-1066

canastasia@poyantsigns.com



Property Information

Property ID	3341
Location	112 PLEASANT ST
Owner	CAPE COD FIVE CENTS SAVINGS BANK

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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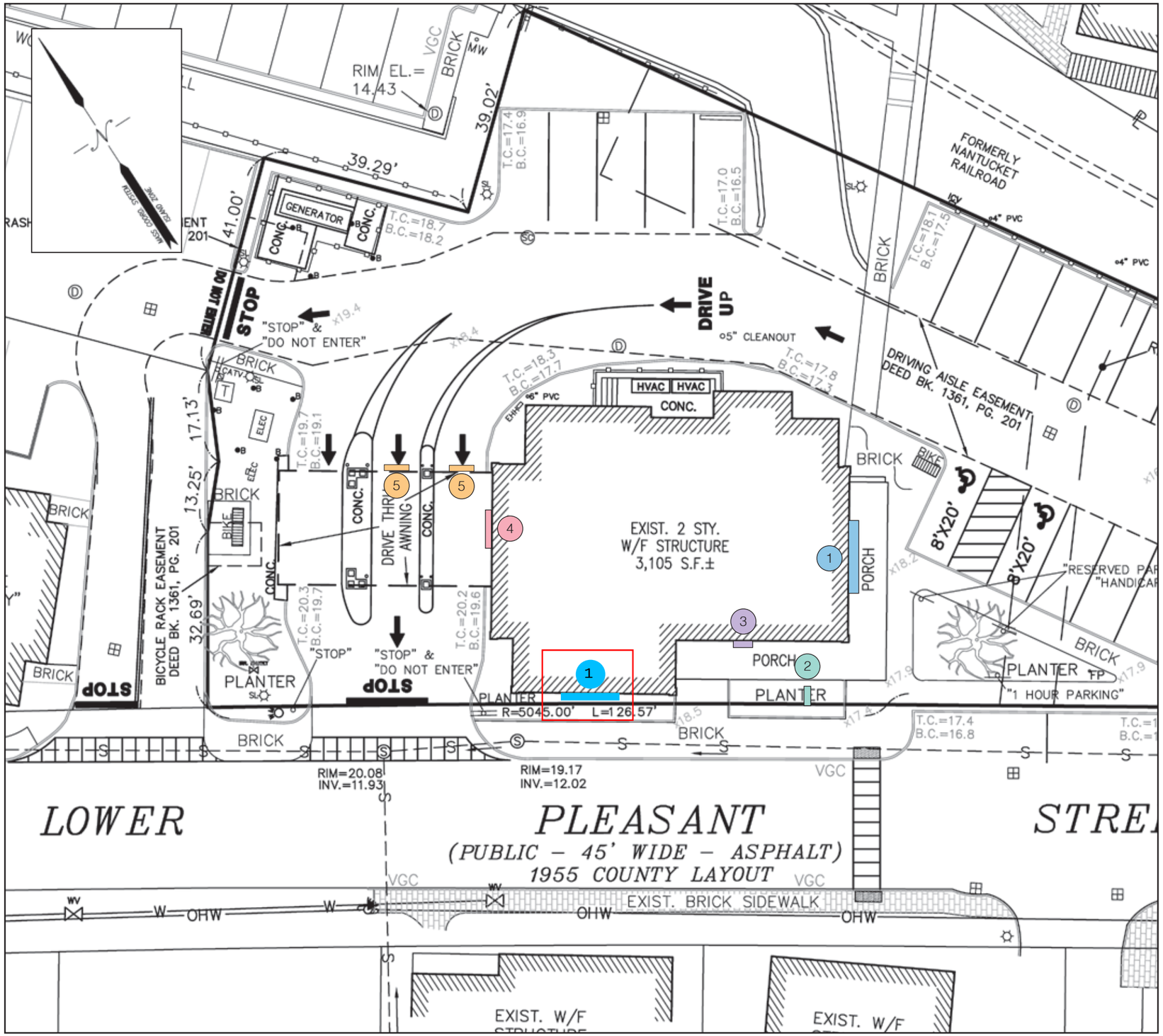

A Site Plan - Plan View
Not to Scale

Sign Type Key

1. Building Sign - Page 1A
2. Blade Sign - Page 2A
3. Building Sign - Page 3A
4. Vinyl Graphics - Page 4A
5. Building Sign - Page 5A

Poyant
Building Your Brand

125 Samuel Barnet Boulevard
New Bedford, MA 02745
800.544.0961 | poyantsigns.com

CAPE COD 5

112 Pleasant Street
Nantucket MA 02554

Project: 24248
Cape Cod 5

Sales: Bethany Leonard
Date: 05.16.24
Designer: JST

Note:
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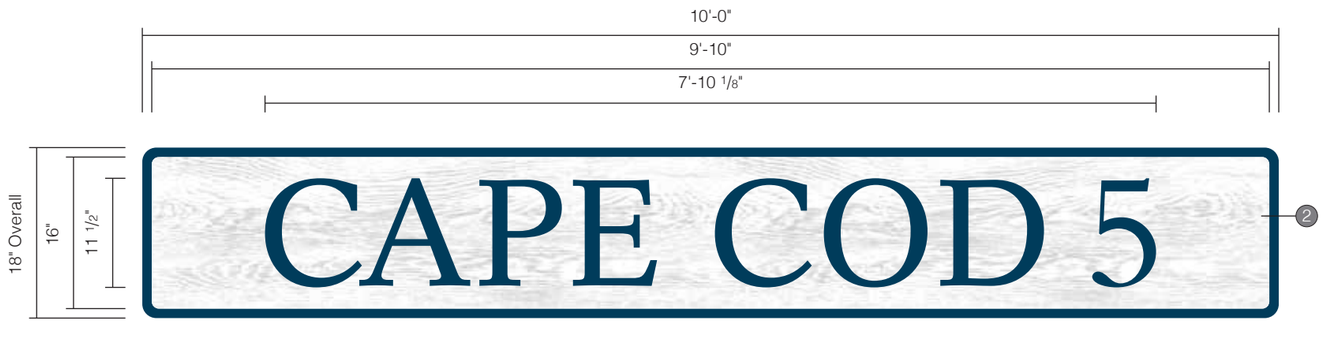
Revisions:
9-18-24 JST R2 added to package

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

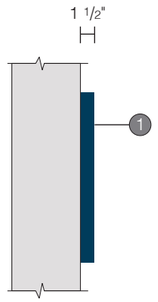
Approved By:

Date:

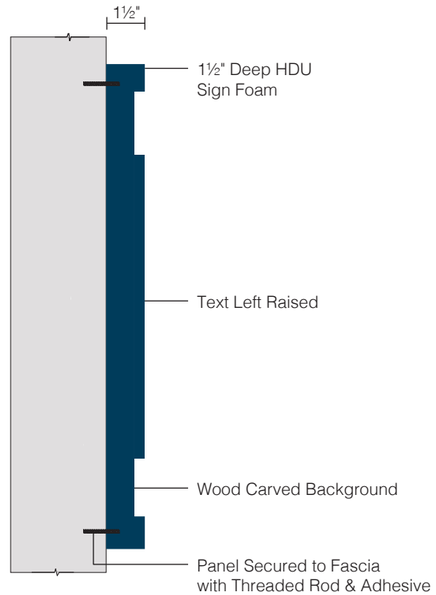
Site Plan



A Sign Elevation - Front View
Scale: 3/4"=1'-0"



B Sign Elevation - Side View
Scale: 3/4"=1'-0"



C Sign Elevation - Side Section View
Not to Scale



D Photo Comp - Existing
Not to Scale



E Photo Comp - Proposed
Not to Scale



F Photo Comp - Proposed Close Up
Not to Scale

Specifications

Qty = 2, 1 of each — 15 Sq Ft

Single Face Non Illuminated Building Sign

*Remove & Dispose of Existing Signs
*Buildings Fascia to be Patched & Painted By Others

- New HDU sign secured to buildings fascia with threaded rod & adhesive as required

*Existing Fascia is vinyl siding
*3 Rows of vinyl is approx. 11"H

Provided By Others - All below to be provided by others
- Buildings patch & paint
- 3/4" Thick plywood blocking directly behind signage

Customer to:
- Approve re-arranged logo to fit horizontally on sign

Colors & Materials

1 Paint
Blue; Satin Finish - PMS 302 C
Border, Returns & Text

2 Paint
White; Satin Finish
Wood Grain Portion

Poyant
Building Your Brand

125 Samuel Barnet Boulevard
New Bedford, MA 02745
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CAPE COD 5

112 Pleasant Street
Nantucket MA 02554

Project: 24248
Cape Cod 5

Sales: Bethany Leonard
Date: 05.16.24
Designer: JST

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Revisions:
7-3-24 JST R1 updated photo comp per survey

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

Date:

Building Sign

Option A

Sign Type 24248.1A-R1

Historic District Commission
SIGN 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.

Attendance is required at the Sign Advisory Council Meeting. Please check with Staff for further information on meeting schedules.

The Sign Advisory Council and the HDC urges all applicants review The Sign Book: Regulations and Guidelines for Signs on Nantucket Island, prior to submittal:

https://www.nantucket-ma.gov/DocumentCenter/View/14445/The-Sign-Book-PDF

	Completed application- Signed by owner of record of the building in which the business is located and the agent/lease, if necessary. Contact phone number and email address is required. If unable to obtain owners signature, consent via email will suffice. • Please make a copy to be scanned with submission.
	Sign up for a New Business Meeting at Front Desk
	Application fee: $50.00; cash or check made out to the Town of Nantucket; one Sign per application
	Locus Map: 2 Copies: https://www.nantucket-ma.gov/151/GIS-Maps
	Site Plan: 2 Copies; indicating the buildings footprint and its location on its site. Copies may be available from the Registry of Deeds or the Building Department at 2 Fairgrounds Road
	Measured Drawings: 2 Copies at ¼ scale of the building where the sign is located OR a clear photograph with the sign shown/sketched in to scale.
	Scaled Drawings: 2 Copies of the sign, its support bracket, lighting (if any). The HDC recommends a scale of 3" equals 1' or larger, but the scale should be noted if different. Be sure to include specific dimensions and show details of any edge banding and/or molding used.
	Sample of the type face to be used, unless provided in the scaled drawing. Clear photographs of existing signs, detailed drawings are also acceptable.
	Paint Sample: of proposed colors.

Historic District Commission
SIGN CHECKLIST

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

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

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

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Affidavit Certifying Completeness of Application

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

Signature: _____ Date: 10/2/24

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

TAX MAP #: 55 PARCEL #: ~~3341~~ 149
Street & Number of Proposed Sign: 112 Pleasant St
Owner of Building: Cape Cod Five Cents Savings Bank
Mailing Address: 1500 Iyannough Rd Hyannis MA 02601
508 247
Telephone: 2216 Email: Craber@capecodfive.com

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

Signature of Owner of Record

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____
Must be acted on by: _____
Extended to: _____
Approved: _____ Disapproved: _____
Chairman: _____
Member: _____
Member: _____
Member: _____
Member: _____
Notes – Comments – Restrictions – Conditions:

Agent/Owner of Business

Name: Catherine Anastasia, Doyant Signs
Mailing Address: 125 Samuel Barnet Blvd New Bedford MA 02745
Telephone: 508 962 1066 Email: canastasia@doyantsigns.com

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

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

C. EDGING DETAILS
1. Edgebanding
2. Moulding
3. Beveled
4. Other (specify) Finished, Painted Edge

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

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

F. COLOR(S)
1. Lettering Dark Blue
2. Ground White
3. Edgebanding Dark Blue
4. Moulding Dark Blue

G. WORDING ON SIGN
Cape Cod 5

H. SIZE OF SIGN
18" x 10"

I. SHAPE OF SIGN
Rectangle with rounded Corners

J. LOCATION OF SIGN ON BUILDING
Facing parking lot

K. TYPE OF SUPPORT BRACKETS
Threaded Rod

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

Date: 10/2/24 Signature of Applicant [signature] Signed under penalties of perjury

Owner Information:

Christopher W. Raber

The Cape Cod Five Cents Savings Bank

1500 Iyannough Rd

Hyannis MA 02601

508-247-2216

craber@capecodfive.com

Agent Information:

Catherine Anastasia

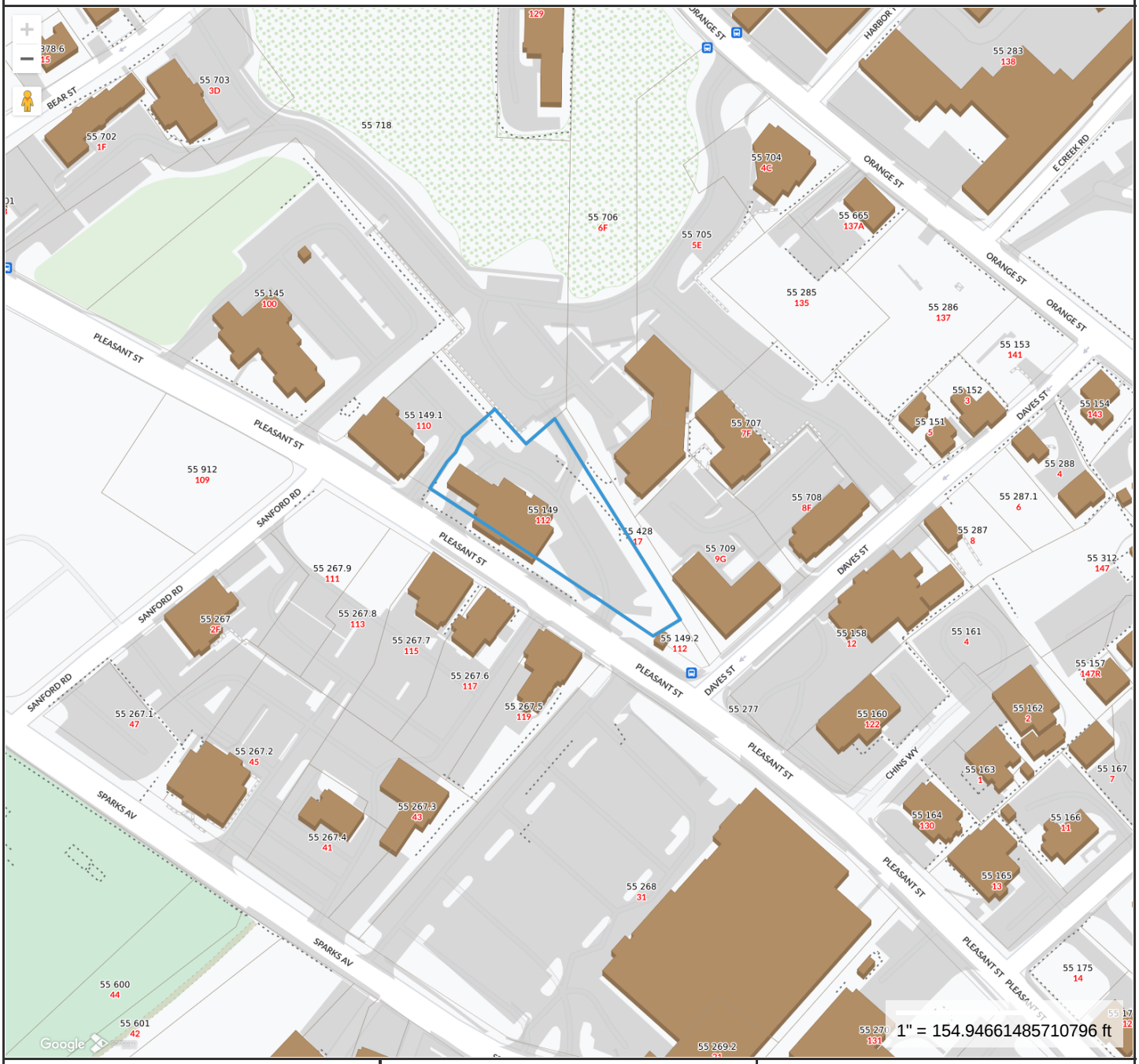
Poyant Signs

125 Samuel Barnet Boulevard

New Bedford, MA 02745

508-962-1066

canastasia@poyantsigns.com



Property Information

Property ID	3341
Location	112 PLEASANT ST
Owner	CAPE COD FIVE CENTS SAVINGS BANK

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

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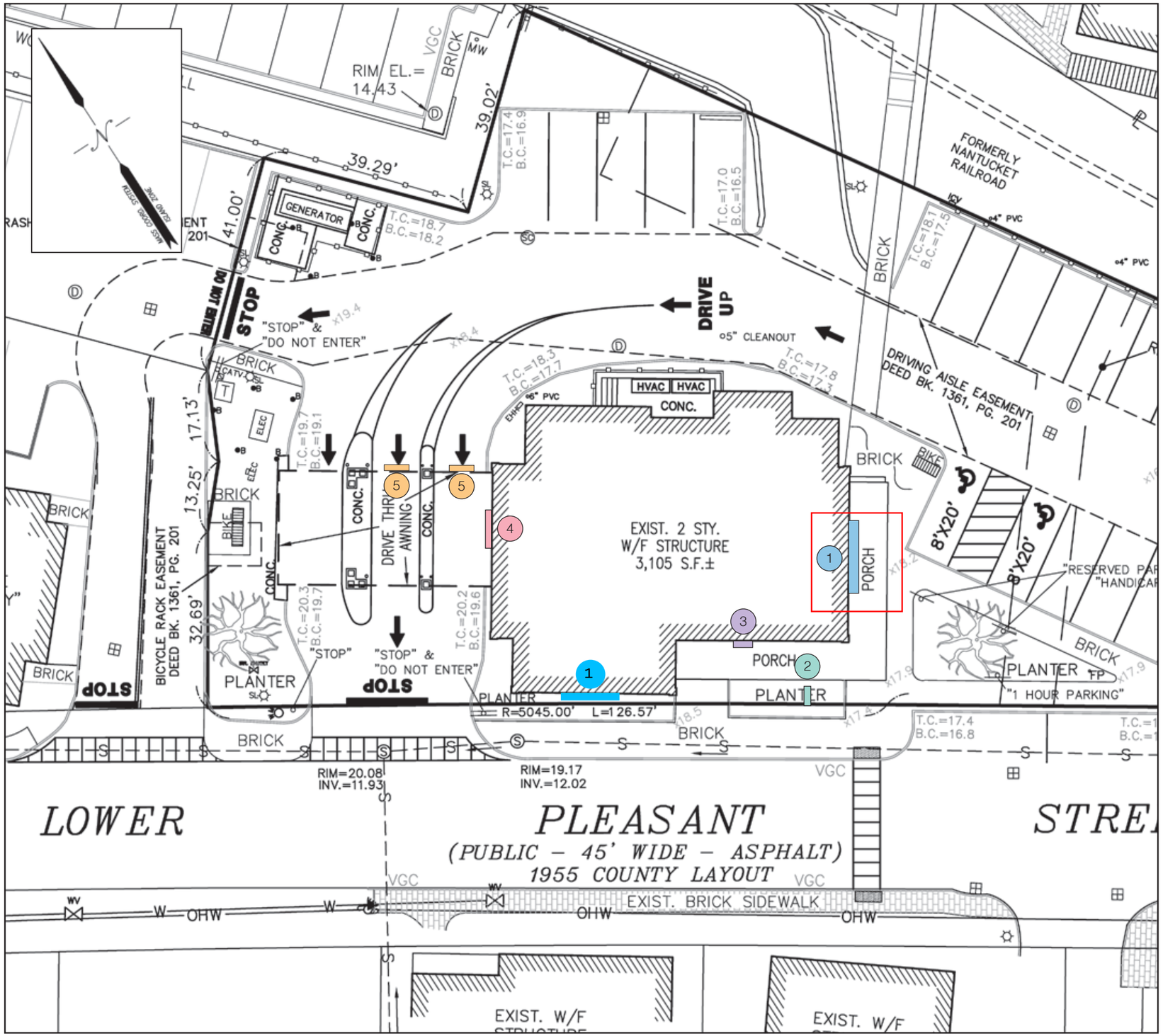

A Site Plan - Plan View
Not to Scale

Sign Type Key

1. Building Sign - Page 1A
2. Blade Sign - Page 2A
3. Building Sign - Page 3A
4. Vinyl Graphics - Page 4A
5. Building Sign - Page 5A

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Building Your Brand

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New Bedford, MA 02745
800.544.0961 | poyantsigns.com

CAPE COD 5

112 Pleasant Street
Nantucket MA 02554

Project: 24248
Cape Cod 5

Sales: Bethany Leonard
Date: 05.16.24
Designer: JST

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Revisions:
9-18-24 JST R2 added to package

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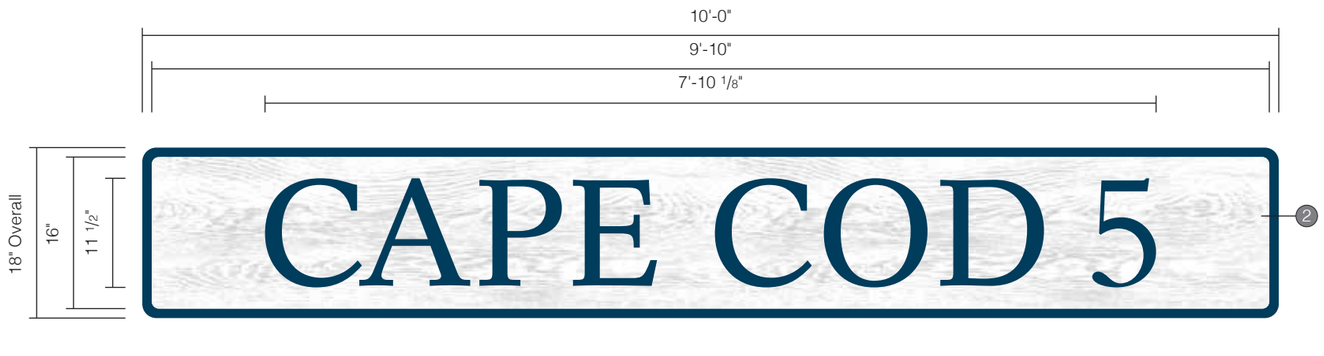
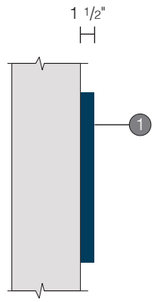
Approved By:

Date:

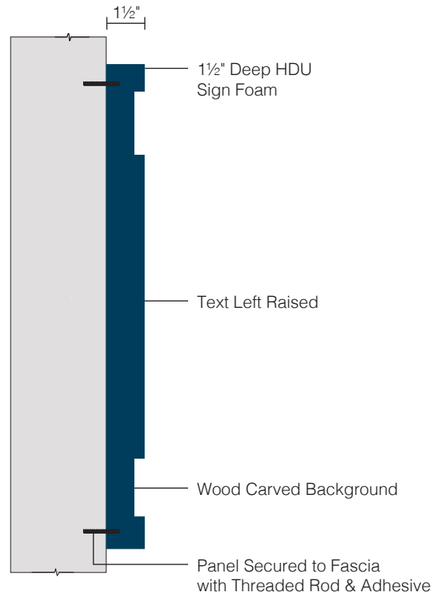
Site Plan



A Sign Elevation - Front View
Scale: 3/4"=1'-0"



B Sign Elevation - Side View
Scale: 3/4"=1'-0"



C Sign Elevation - Side Section View
Not to Scale



D Photo Comp - Existing
Not to Scale



E Photo Comp - Proposed
Not to Scale



F Photo Comp - Proposed Close Up
Not to Scale

Specifications

Qty = 2, 1 of each — 15 Sq Ft

Single Face Non Illuminated Building Sign

*Remove & Dispose of Existing Signs
*Buildings Fascia to be Patched & Painted By Others

- New HDU sign secured to buildings fascia with threaded rod & adhesive as required

*Existing Fascia is vinyl siding
*3 Rows of vinyl is approx. 11"H

Provided By Others - All below to be provided by others
- Buildings patch & paint
- 3/4" Thick plywood blocking directly behind signage

Customer to:
- Approve re-arranged logo to fit horizontally on sign

Colors & Materials

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Blue; Satin Finish - PMS 302 C
Border, Returns & Text

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Wood Grain Portion

Poyant
Building Your Brand

125 Samuel Barnet Boulevard
New Bedford, MA 02745
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CAPE COD 5

112 Pleasant Street
Nantucket MA 02554

Project: 24248
Cape Cod 5

Sales: Bethany Leonard
Date: 05.16.24
Designer: JST

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Revisions:
7-3-24 JST R1 updated photo comp per survey

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Approved By:

Date:

Building Sign

Option A

Sign Type 24248.1A-R1

Historic District Commission
SIGN CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

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	Locus Map: 2 Copies: https://www.nantucket-ma.gov/151/GIS-Maps
	Site Plan: 2 Copies; indicating the buildings footprint and its location on its site. Copies may be available from the Registry of Deeds or the Building Department at 2 Fairgrounds Road
	Measured Drawings: 2 Copies at ¼ scale of the building where the sign is located OR a clear photograph with the sign shown/sketched in to scale.
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Historic District Commission
SIGN CHECKLIST

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Signature: _____ Date: 10/2/24

Certificate No. _____ Date Issued _____

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Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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TAX MAP #: 4231 PARCEL #: 481
Street & Number of Proposed Sign: ZERO MAIN STREET
Owner of Building: NIR RETAIL, LLC
Mailing Address: c/o NEW ENGLAND DEVELOPMENT 75 PARK PLAZA BOSTON, MA 02116
Telephone: 508.228.7501 Email: cpiper@NEDEVELOPMENT.COM

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

Cory A. Piper
Office Manager

Signature of Owner of Record

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____
Must be acted on by: _____
Extended to: _____
Approved: _____ Disapproved: _____
Chairman: _____
Member: _____
Member: _____
Member: _____
Member: _____
Notes – Comments – Restrictions – Conditions:

Agent/Owner of Business

Name: Catherine Anastasia
Mailing Address: 125 Samuel Barnet BLVD New Bedford MA 02745
Telephone: 508 962 1066 Email: canastasia@payantsigns.com

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

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

C. EDGING DETAILS
1. Edgebanding
2. Moulding
3. Beveled
4. Other (specify) Finished, painted Edge

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

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

F. COLOR(S)
1. Lettering Blue
2. Ground White
3. Edgebanding Blue
4. Moulding Blue

G. WORDING ON SIGN
Cape Cod 5 ATM

H. SIZE OF SIGN
2' 4" x 20"

I. SHAPE OF SIGN
Rectangle with rounded corners

J. LOCATION OF SIGN ON BUILDING
Near front Entrance

K. TYPE OF SUPPORT BRACKETS
Wall mounted bracket with spherical finial - color Black

L. TYPE OF LIGHTING AND LOCATION (if any)
None

Date: 10/2/24 Signature of Applicant Catherine Anastasia Signed under penalties of perjury

Owner Information:

Cory A Piper (Office Manager)

NIR Retail, LLC

c/o New England Development

75 Park Plaza Boston MA 02116

508-228-7501

cpiper@nedevelopment.com

Agent Information:

Catherine Anastasia

Poyant Signs

125 Samuel Barnet Boulevard

New Bedford, MA 02745

508-962-1066

canastasia@poyantsigns.com



Property Information

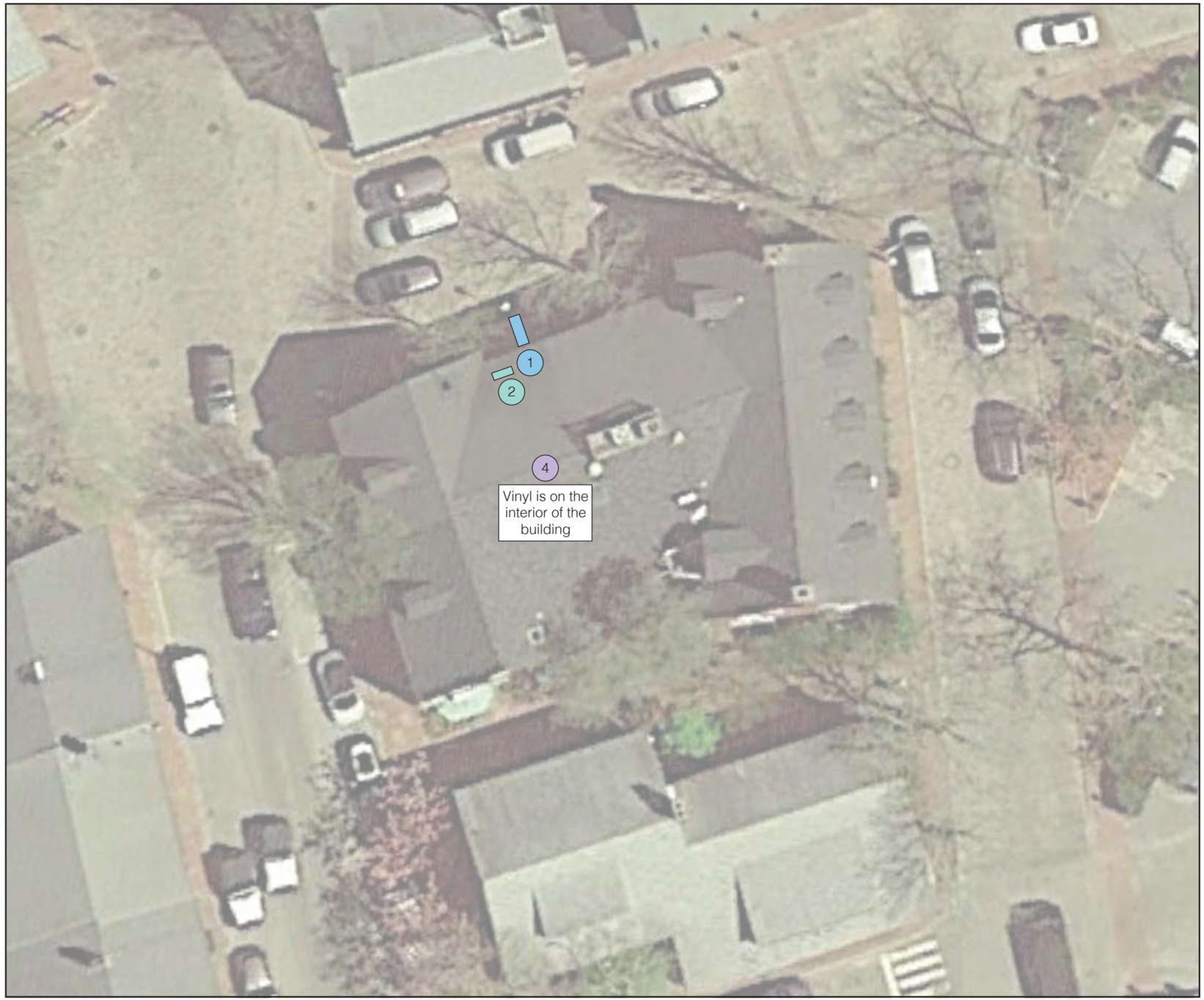
Property ID	9638
Location	ZERO MAIN ST
Owner	NIR RETAIL LLC

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.



Sign Type Key

1. Blade Sign - Page 1A
2. Building Sign Hours Plaque - Page 2A
4. Vinyl Graphics - Page 4A

Poyant
Building Your Brand

125 Samuel Barnet Boulevard
New Bedford, MA 02745
800.544.0961 | poyantsigns.com

Cape Cod 5

0 Main Street
Nantucket MA 02554

Project: 24518
Cape Cod 5

Sales: Bethany Leonard
Date: 07.08.24
Designer: JST

Note:
This is an original unpublished drawing created by Poyant Signs, Inc. It is submitted for your personal use in connection with a project being planned for you by Poyant Signs, Inc. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied or exhibited in any fashion until transferred.

Revisions:
10-2-24 JST R5 added site plan to package

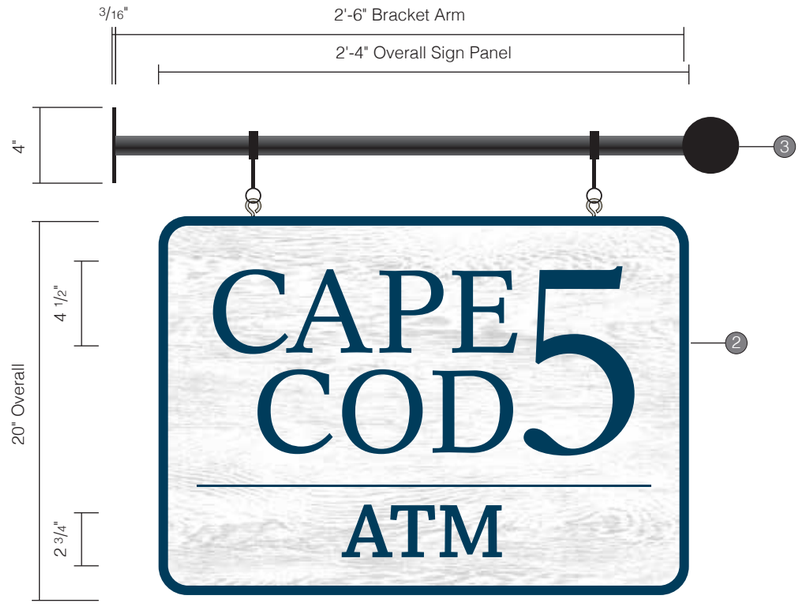
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

Date:

Site Plan

A Site Plan - Plan View
Not to Scale



A Sign Elevation - Front View
Scale: 1 1/2"=1'-0"



B Sign Elevation - Side View
Scale: 1 1/2"=1'-0"

Specifications

Qty = 1 4.17 Sq Ft

Double Face Non Illuminated Bade Sign

*Remove & Dispose of Existing Sign and Bracket

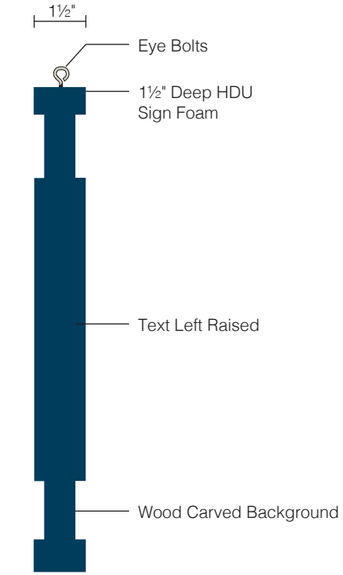
- New 30" Steel bracket, with 3" removable steel fall finial, 4" x 4" x 3/16" steel plate and Adjustable oxide steel collars
- New HDU sign panel secured to bracket with eye bolts

Colors & Materials

1 Paint
Blue; Satin Finish - PMS 302 C
Border, Returns & Text

2 Paint
White; Satin Finish
Wood Grain Portion

3 Bracket
Qty: 1
Modular Wall Mount Sign Bracket Kit
30"
Black oxide steel



C Sign Elevation - Side Section View
Not to Scale



D Photo Comp - Existing
Not to Scale



E Photo Comp - Proposed
Not to Scale

Poyant
Building Your Brand

125 Samuel Barnet Boulevard
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Cape Cod 5

0 Main Street
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Project: 24518
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Revisions:

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

Date:

Blade Sign

Option A

Sign Type 24518.1A

Historic District Commission
SIGN 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.

Attendance is required at the Sign Advisory Council Meeting. Please check with Staff for further information on meeting schedules.

The Sign Advisory Council and the HDC urges all applicants review The Sign Book: Regulations and Guidelines for Signs on Nantucket Island, prior to submittal:

https://www.nantucket-ma.gov/DocumentCenter/View/14445/The-Sign-Book-PDF

	Completed application- Signed by owner of record of the building in which the business is located and the agent/lease, if necessary. Contact phone number and email address is required. If unable to obtain owners signature, consent via email will suffice. • Please make a copy to be scanned with submission.
	Sign up for a New Business Meeting at Front Desk
	Application fee: $50.00; cash or check made out to the Town of Nantucket; one Sign per application
	Locus Map: 2 Copies: https://www.nantucket-ma.gov/151/GIS-Maps
	Site Plan: 2 Copies; indicating the buildings footprint and its location on its site. Copies may be available from the Registry of Deeds or the Building Department at 2 Fairgrounds Road
	Measured Drawings: 2 Copies at ¼ scale of the building where the sign is located OR a clear photograph with the sign shown/sketched in to scale.
	Scaled Drawings: 2 Copies of the sign, its support bracket, lighting (if any). The HDC recommends a scale of 3" equals 1' or larger, but the scale should be noted if different. Be sure to include specific dimensions and show details of any edge banding and/or molding used.
	Sample of the type face to be used, unless provided in the scaled drawing. Clear photographs of existing signs, detailed drawings are also acceptable.
	Paint Sample: of proposed colors.

Historic District Commission
SIGN CHECKLIST

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

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

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

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

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

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

Affidavit Certifying Completeness of Application

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

Signature: _____ Date: 10/2/24

Certificate No. _____ Date Issued _____

APPLICATION TO HISTORIC DISTRICT COMMISSION

Nantucket, Massachusetts for

CERTIFICATE OF APPROPRIATENESS

for Erection or Display of a

SIGN

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

TAX MAP #: 4231 PARCEL #: 481

Street & Number of Proposed Sign: ZERO MAIN ST.

Owner of Building: NIR RETAIL, LLC

Mailing Address: c/o NEW ENGLAND DEVELOPMENT 75 PARK PLAZA, BOSTON, MA 02116

Telephone: 508.228.7501 Email: cpiper@nedevelopment.com

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

CORY A. PIPER
OFFICE MANAGER

Signature of Owner of Record

Agent/Owner of Business

Name: Catherine Anastasia

Mailing Address: 125 Samuel Barnet BLVD New Bedford MA 02745

Telephone: 508 962 1066 Email: canastasia@pagantsigns.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:

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

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

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

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

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

F. COLOR(S)
1. Lettering Blue
2. Ground ~~Blue~~ White
3. Edgebanding Blue
4. Moulding Blue

G. WORDING ON SIGN
Cape Cod 5
Hours of operation
24 Hour ATM

H. SIZE OF SIGN
18" x 16"

I. SHAPE OF SIGN
rectangle with rounded edges

J. LOCATION OF SIGN ON BUILDING
wall mounted left of door

K. TYPE OF SUPPORT BRACKETS
NA

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

Date: 10/2/24 Signature of Applicant [signature] Signed under penalties of perjury

Owner Information:

Cory A Piper (Office Manager)

NIR Retail, LLC

c/o New England Development

75 Park Plaza Boston MA 02116

508-228-7501

cpiper@nedevelopment.com

Agent Information:

Catherine Anastasia

Poyant Signs

125 Samuel Barnet Boulevard

New Bedford, MA 02745

508-962-1066

canastasia@poyantsigns.com



Property Information

Property ID	9638
Location	ZERO MAIN ST
Owner	NIR RETAIL LLC

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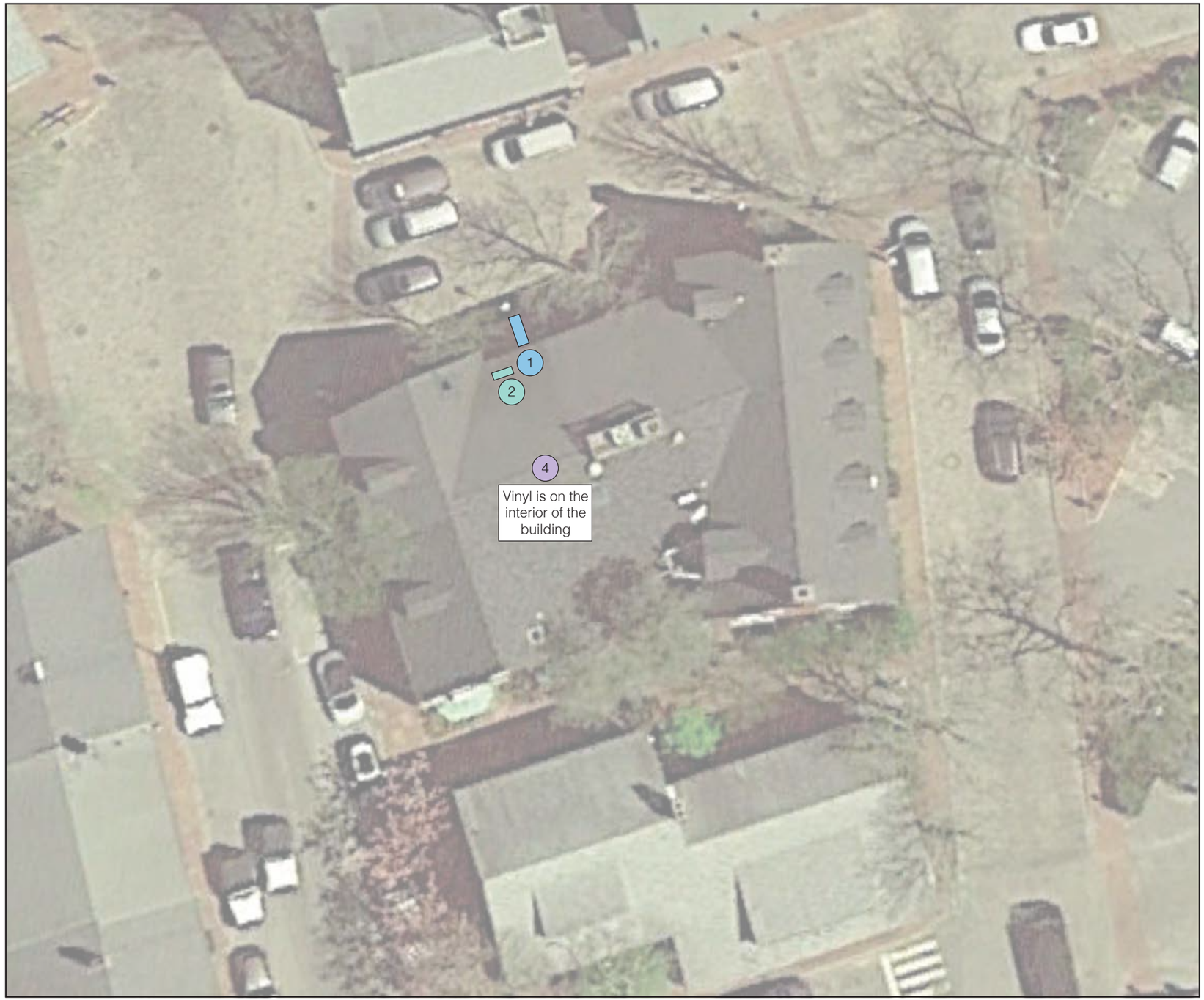
Geometry updated 06/04/2024
Data updated Jan. 2021

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



Sign Type Key

1. Blade Sign - Page 1A
2. Building Sign Hours Plaque - Page 2A
4. Vinyl Graphics - Page 4A

Poyant
Building Your Brand

125 Samuel Barnet Boulevard
New Bedford, MA 02745
800.544.0961 | poyantsigns.com

Cape Cod 5

0 Main Street
Nantucket MA 02554

Project: 24518
Cape Cod 5

Sales: Bethany Leonard
Date: 07.08.24
Designer: JST

Note:
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Revisions:
10-2-24 JST R5 added site plan to package

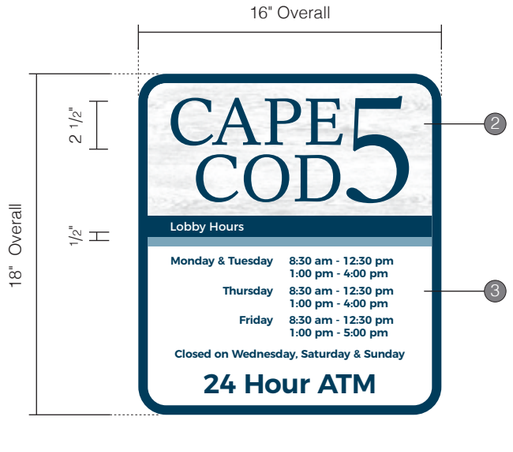
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

Date:

Site Plan

A Site Plan - Plan View
Not to Scale



A Sign Elevation - Front View
Scale: 1½"=1'-0"



B Sign Elevation - Side View
Scale: 1½"=1'-0"

Fonts
Montserrat Regular - "Lobby Hours", "Drive-up Hours"
Montserrat Semi Bold - Days & Hours

Specifications

Qty = 1 2 Sq Ft

Single Face Non Illuminated Building Sign

*Remove and Dispose of Existing Sign on Fascia and on Glass

- Secured to buildings fascia with threaded rod & adhesive

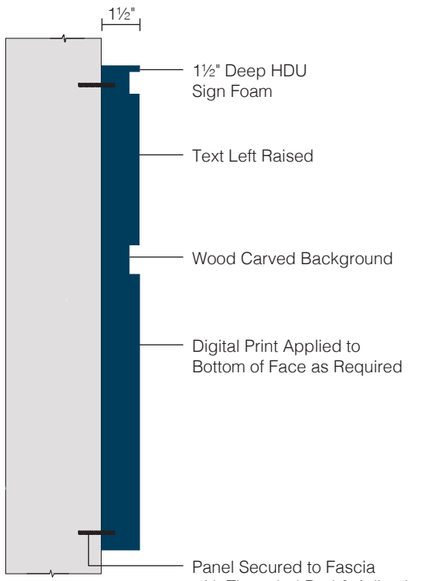
Colors & Materials

1 Paint
Blue; Satin Finish - PMS 302 C
Border, Returns & Logo

2 Paint
White; Satin Finish
Wood Grain Portion

3 Digital Print
(Qty: 1) 15"W x 9½"H
Printed 3M Opaque Control Tac
Clear UV Laminate, Luster Finish
Contour Cut Around Perimeter of Graphic
1st Surface Application

PMS 302 C
PMS 7695 C
White



C Sign Elevation - Side Section View
Not to Scale



D Photo Comp - Existing
Not to Scale



E Photo Comp - Proposed
Not to Scale

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Cape Cod 5

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Revisions:
7-12-24 JSt R1 updated graphics, added options
8-8-24 JSt R2 added layout option
8-22-24 JSt R4 customer chose option B but modified text layout a little

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

Date:

Building Sign

Option B

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.

RCL 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 ROBERT NEIDMAN

AS AGENT FOR MAGGIE & LUKE KELLY

STREET ADDRESS 81 CLIFF RD

MAP/PARCEL 30/165

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

6.21.2024

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 6.21.2024 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.

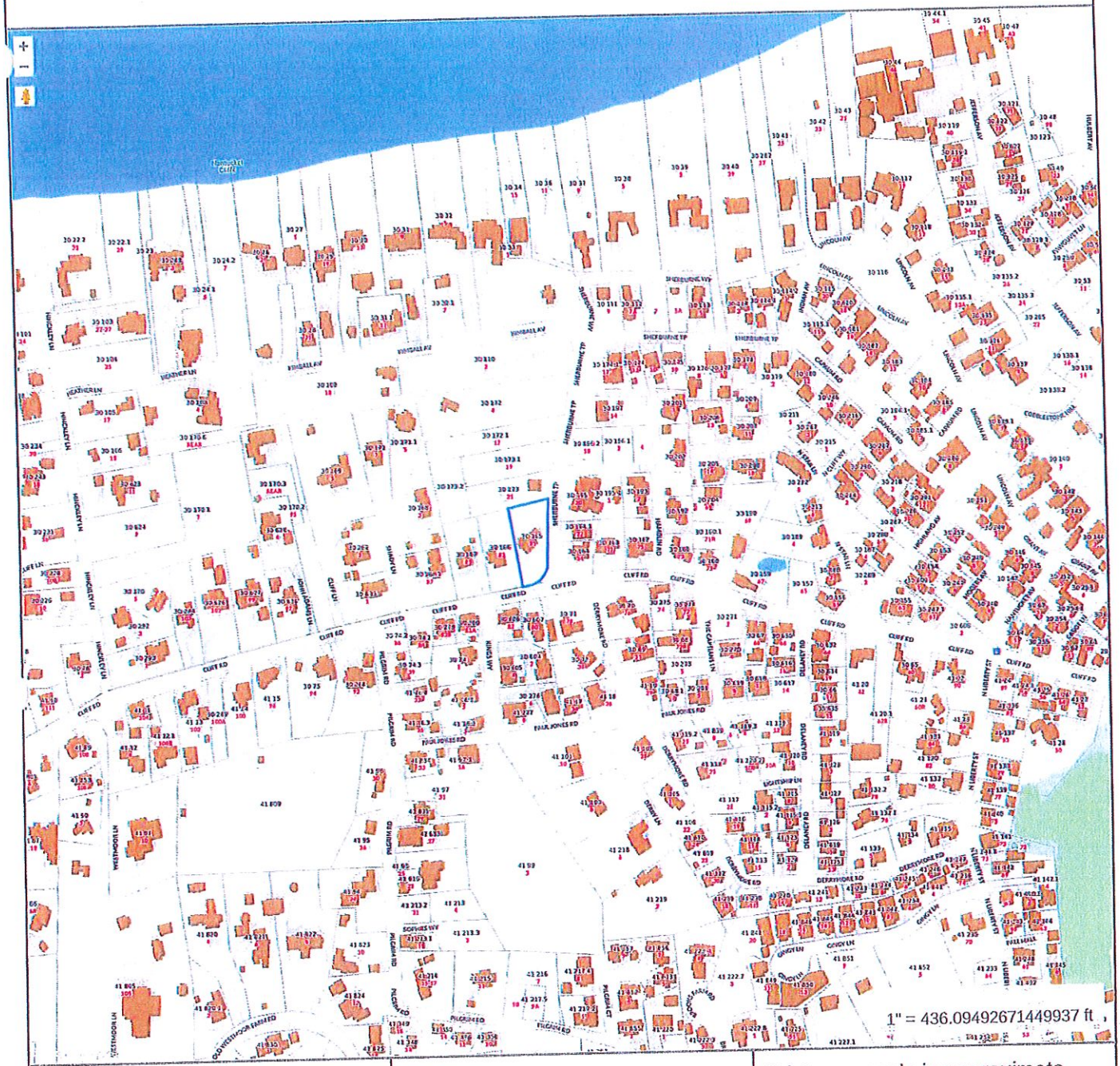
** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

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

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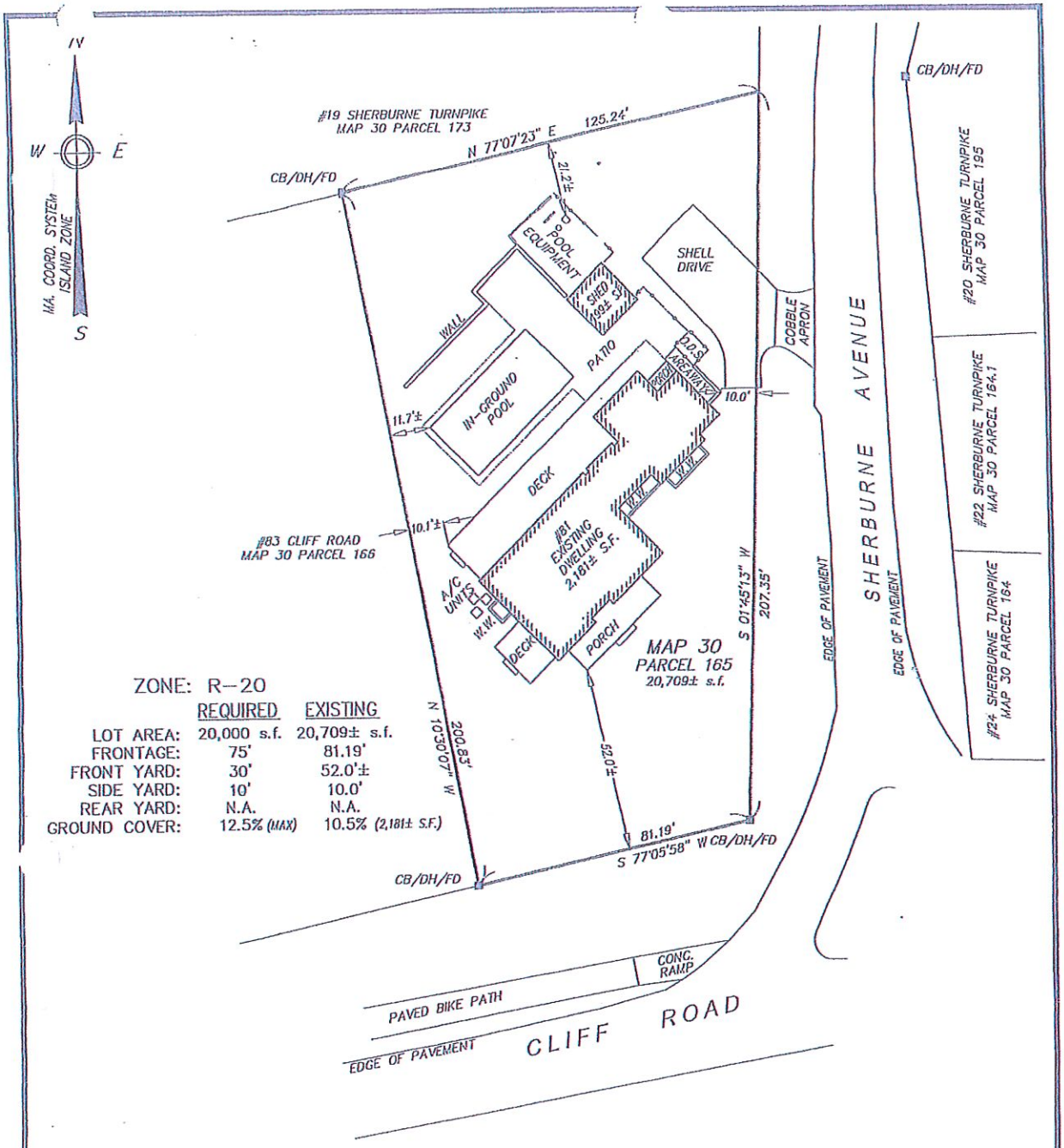


ZONE: R-20

	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 - 1AM.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 #: 508-228-8050 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 PERMIT TO MATCH EXISTING

* Note: Complete door and window schedules are required.

COLORS

Sidewall WHITE CEDAR NTM Clapboard (if applicable) — Roof NA
Trim WHITE Sash — Doors NA
Deck EX. MAHOG. NTM Foundation — Fence WHITE Shutters _____

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

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

Date 8.21.24 Signature of owner of record _____ Signed under penalties of perjury

October 09, 2024

Kelly Residence
81 Cliff Road
Nantucket, MA
02554

Map/Parcel 30/165
HDC meeting date: October 08, 2024
Scope: Hardscape/Fence/Arbor/ Retaining Wall/Re-locate ODS

Minutes:
Fence, arbor, ODS re-location are all approvable.
Board requests more information/photos of existing retaining & context.

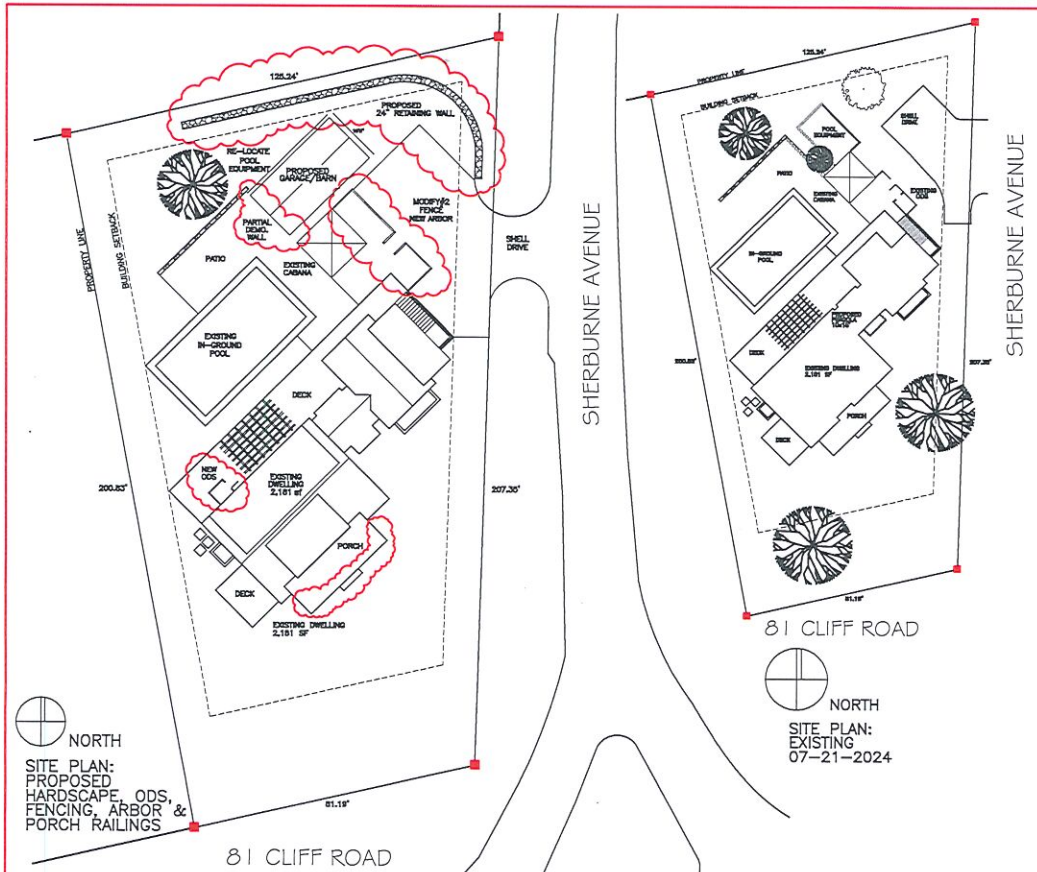
Suggestions:

1. Provide more detailed on-site photos.
2. Provide neighboring stone examples for comparison.

Revised drawings attached to reflect modifications as suggested.

R. Newman
R.C.Newman@ comcast.net

SANDCASTLE CONSTRUCTION INCORPORATED
Architects & Builders
P.O. BOX 2113
NANTUCKET, MA 02584
508.228.8050
www.sciarchitects.net



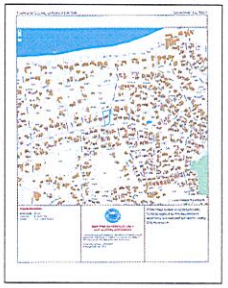
DRAWING INDEX

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	(199) s.f.
PROPOSED GARAGE/BARN	204 s.f.
PROPOSED NEW	2,584 s.f.







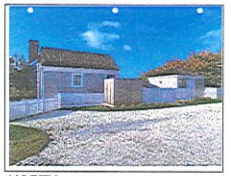
EAST



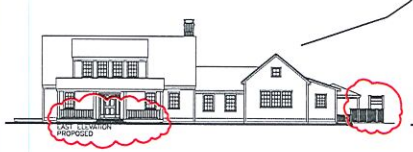
SOUTH EAST

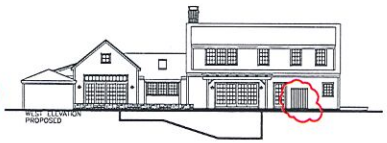


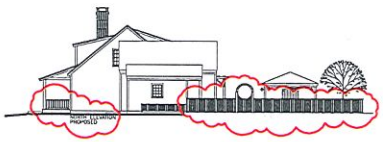
WEST

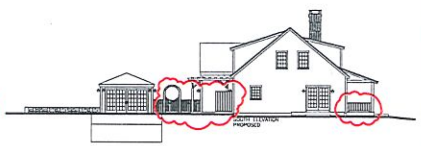


NORTH

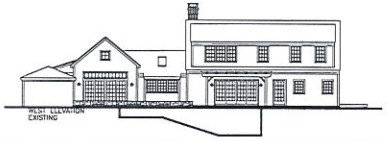




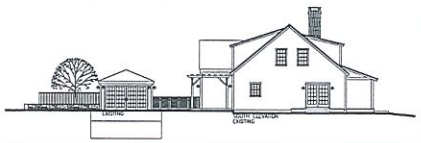












SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
KELLY RESIDENCE
81 CLIFF ROAD
NANTUCKET, MA

HARDSCAPE, OUT-DOOR SHOWER, FENCING, ARBOR & PORCH RAILINGS

NOTES
BUILDING:
HDC
CERT.

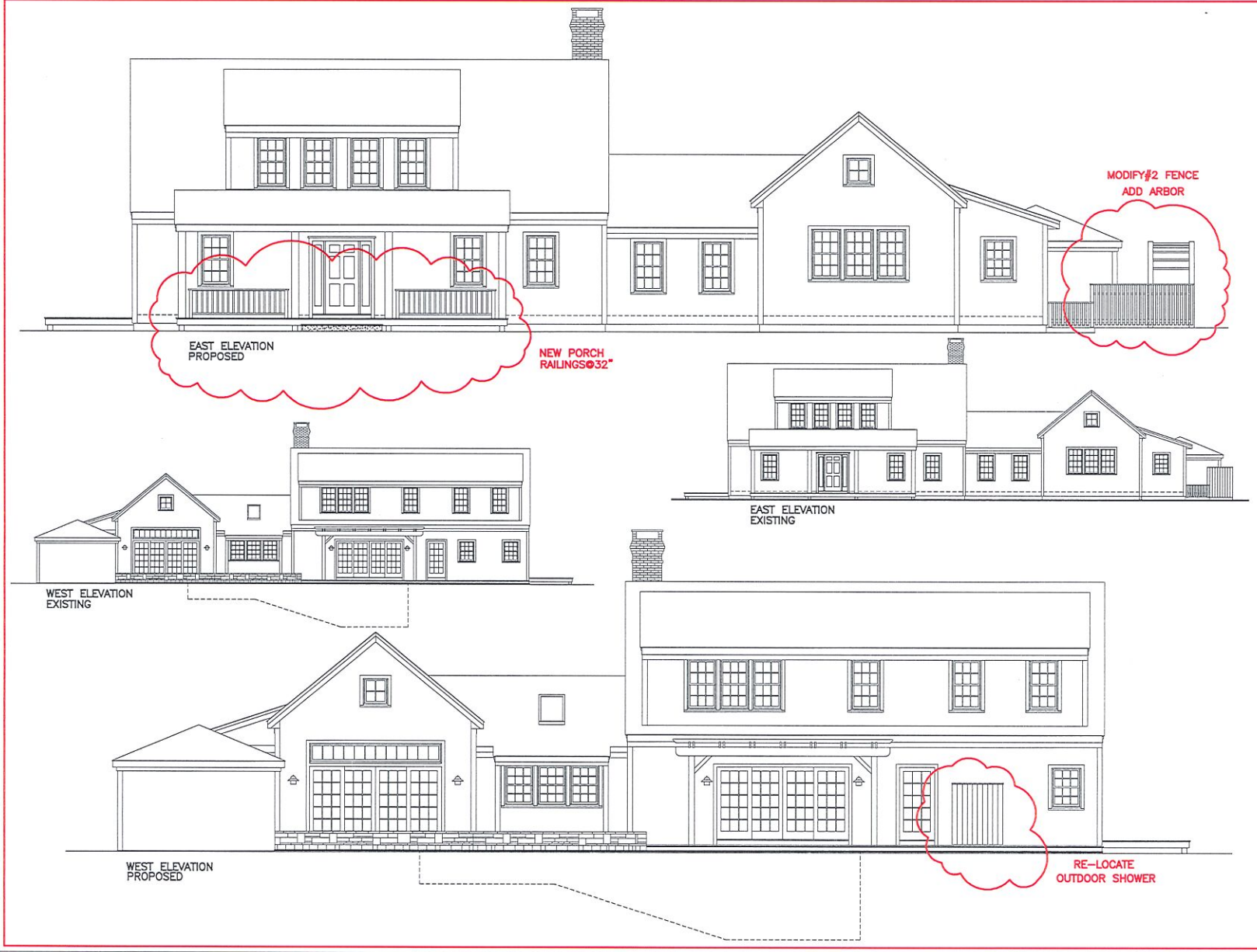
SCI COPYRIGHT 2024

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

DATE
08-21-2024

SCALE
1/4"=1'0"

1L



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NOTES
BUILDING:
HDC
CERT.

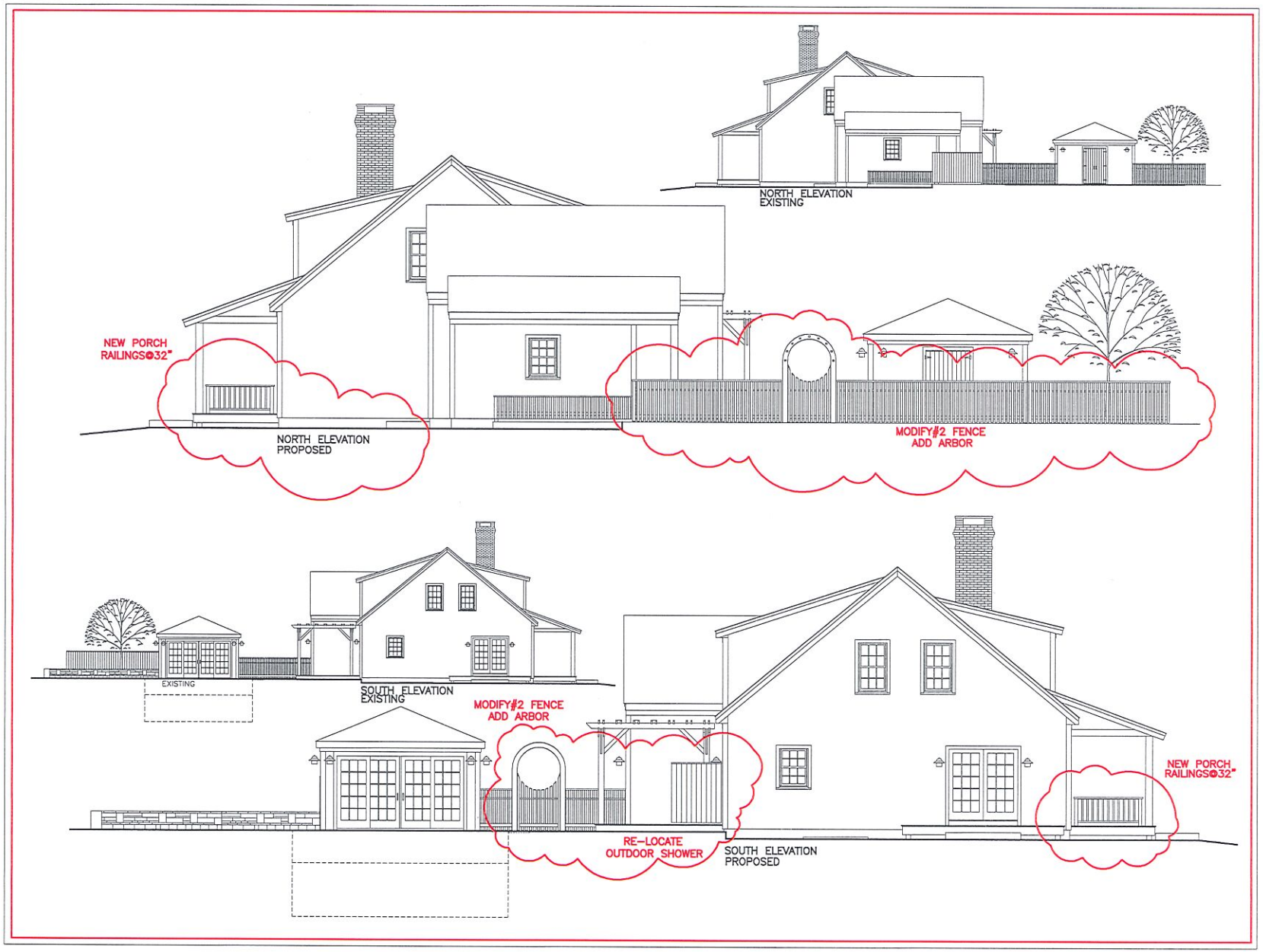
SCI COPYRIGHT 2024

TITLE
ELEVATIONS:
EXIST. & PROP.
EAST & WEST

DATE
08-21-2024

SCALE
1/4"=1'0"

2L



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PROJECT
KELLY RESIDENCE
81 CLIFF ROAD
NANTUCKET, MA

HARDSCAPE, OUT-DOOR SHOWER,
FENCING, ARBOR & PORCH RAILINGS

NOTES
BUILDING:
HDC
CERT.

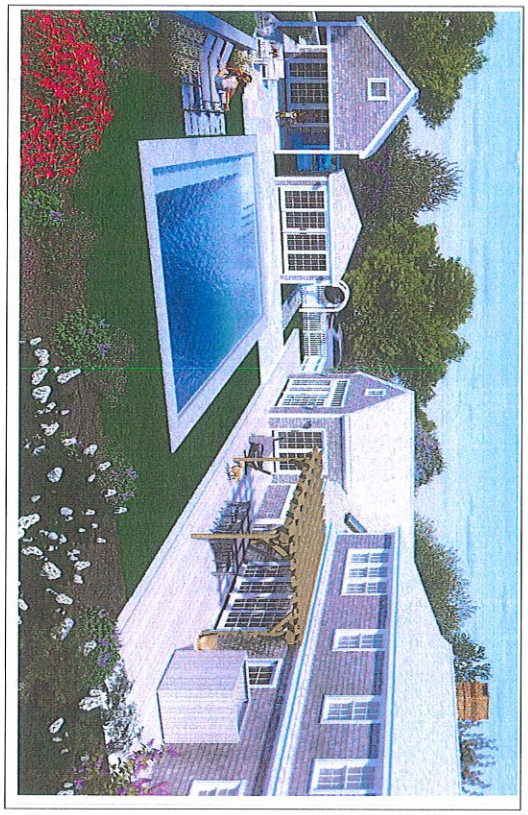
SCI COPYRIGHT 2024

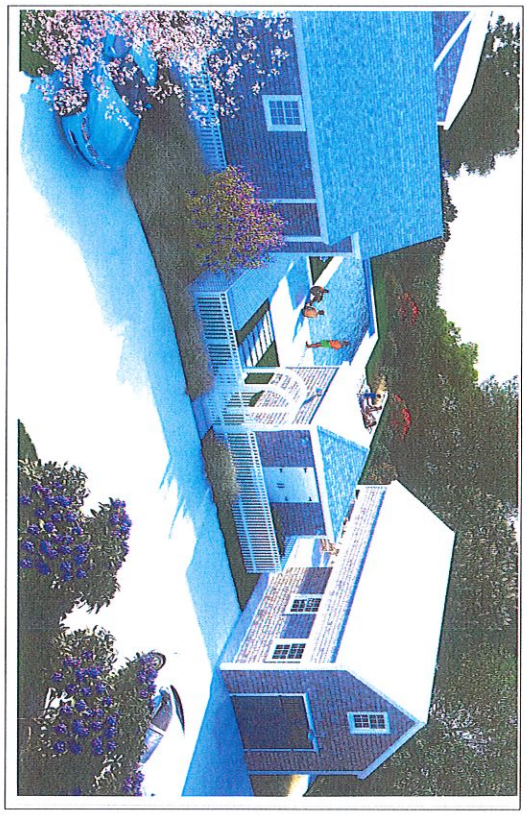
TITLE
ELEVATIONS:
EXIST. & PROP.
NORTH & SOUTH

DATE
08-21-2024

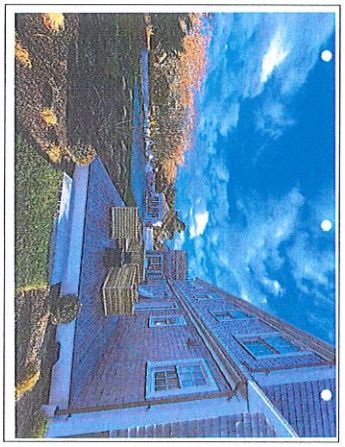
SCALE
1/4"=1'0"

3L

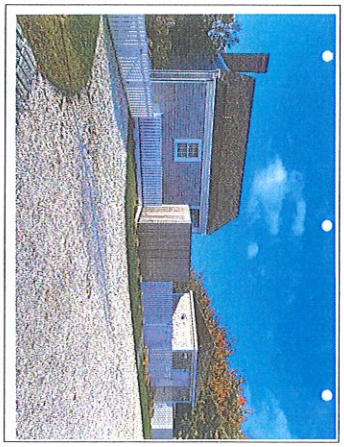




SOUTH EXISTING



NORTH EXISTING



PROJECT	KELLY RESIDENCE 81 CLIFF ROAD NANTUCKET, MA HARDSCAPE, FENCE & ARBOR GARAGE/BARN
NOTES BUILDING: HDC CERT.:	
SC© COPYRIGHT 2024	
TITLE 3D VIEWS NORTH & SOUTH : EXIST. & PROP.	
DATE 08-21-2024	
SCALE N.S.	3.4 BL

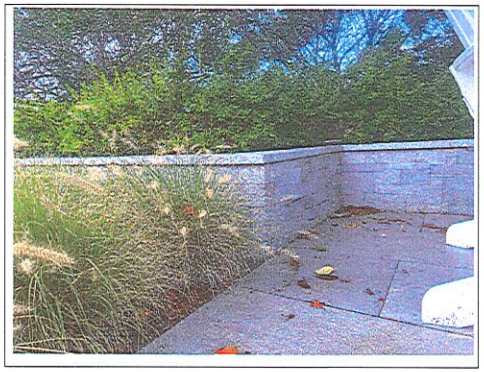
SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS

P.O. BOX 2113
NANTUCKET, MA
02584

508.228.8050



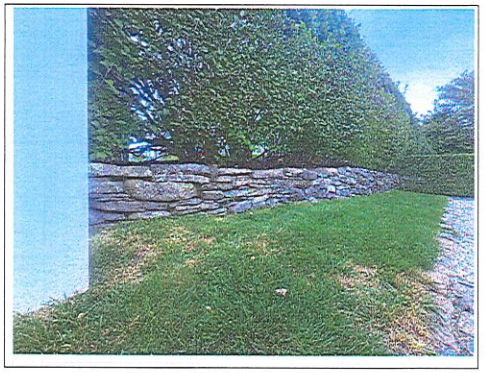
SHERBURN AVE. VIEW EAST
PROPOSED RETAINING WALL LOCATION



YARD VIEW EAST
EXISTING RETAING WALL



YARD VIEW EAST
EXISTING RETAING WALL



SHERBURN TP. VIEW SOUTH
EXISTING WALL @ 20 SHERBURN TP.



SHERBURN TP. VIEW EAST
EXISTING WALL @ 22 SHERBURN TP.

SANDCASTLE CONSTRUCTION INC.
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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
RETAING WALL
PHOTOS EXISTING
ADJACENT PROP.

DATE
09--9-2024

SCALE
N.S.

5


3033
89 CLIFF RD
EAST WIEK


81 CLIFF RD
EXISTING WALL


81 CLIFF RD
EXISTING WALL


20 SHELBURN TP.
EXISTING EAST


22 SHERBURN TP.
EXISTING WEST

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

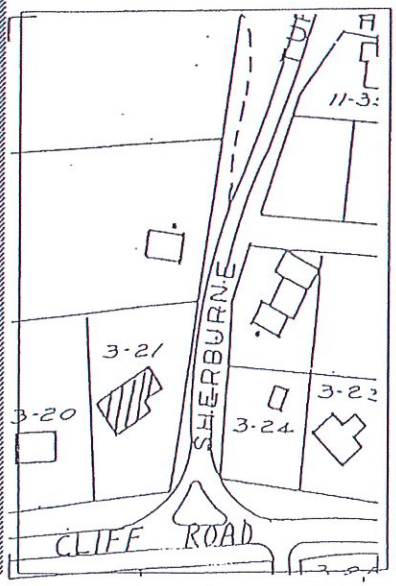
4. Present Owner: LEVINGER, FREDERICK & CAROL

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 -- 3 X 2"





Revised 5/89

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:1/2 Acre or less
11. Approximate Frontage (ft.): 50
12. Setback from Street (ft.):40 or less feet
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: Garage,Parking, Deck
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Concrete
18. Structural System: Balloon Wood Frame
19. Exterior Wall Material, Front Facade: Verticle Siding
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1 1/2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Dormers/Rear Elevation
26. Dormer Roof(s): Shed
27. Chimney Material: Brick-unpainted
28. Chimney Position: End Wall
29. Number of Chimneys: 1
30. Chimney Features: Corbelling
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Sidelights,Federal, Recessed
33. Number of Bays: N/A
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 1/1(12/12 GRILLE)

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain,Blinds
39. Condition: Excellent
40. Integrity: Original Site
41. Alterations:
N/A

SIGNIFICANCE

42. Role the Building Plays: National Register: Non-contributing
43. Date of Initial Construction: 1950
Source: Assessors Records
Architect: Unknown Builder: Unknown
44. Building Type: ~~Additive, Gabled Ell~~ side gabled with addition
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: Assessors Records

FOLEY
CURBS CUT
76 ORANGE ST.

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

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

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

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

X 3. **Application Fee**: See back of application for fee schedule or call the office. $150-

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand)

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

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

August 19, 2024

Dear Madam/ Sir:

Please accept this letter as my approval for Mr. Rob Newman to sign all HDC Applications as my agent.

Best .



Erin M. Foley

76 Orange Street
Nantucket, MA 02554

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I ROBERT NEUMAN

AS AGENT FOR ERIN FOLEY

STREET ADDRESS 76 ORANGE ST

MAP/PARCEL 55.1.4 / 25

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

8.21.2024

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

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

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

Signature 8.26.2024 Date

HARDSCAPE- DRIVEWAY- FENCE - GATE - ARBOR- CURBING/DPW CHECKLIST

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

This checklist MUST be submitted with your application.
Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.
*Refer to the HDC Policies and Procedures for Applicants for further information:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised
It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	
	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
X	Completed application -Application Fee- $50.00.
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	Site Plan- 4 copies scaled at between 1" =20' to 1" =60'; Site plan must include lot dimensions, North arrow, all existing structures, proposed work (fences indicated by highlighted line with X) i.e.: ------X--------X------X----- --------X----X----------
X	Pictures: (4 copies) a. taken from the street are highly encouraged. b. Pictures of other properties with fences/gates/arbors in the neighborhood are also suggested. c. One (1) full set of pictures shall be scanned and submitted with complete application.
X	Hardscape/Driveway/Fence/Gate/Arbor/Curbing -DPW/ Type: 4 copies of the following: a. pictures/drawing of proposed must be included. b. material types and finishes shall be included in the formal application. c. height and length.
N/A	**Any proposed improvements within the Town R.O.W. requires prior Approval through Select Board.**
X	All documents MUST be legible. All sets MUST BE collated and stapled.
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Signed Affidavit: see reverse side.

Historic District Commission

FENCE - GATE - ARBOR CHECKLIST

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

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

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

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 6.20.2024

HISTORIC DISTRICT COMMISSION
2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: (508) 325-7587 Fax: (508) 228-7298

Historic Structures Supplemental Application

Owner of Record: ERIN FOLEY

Address: 76 ORANGE ST. Map/Parcel: 55.1.4 / 25

Historic Name of Building: 76 ORANGE ST.

Original Date of Construction: c 1860 HDC Survey? X Yes ____ No

How is the structure rated? ____ Individually Significant X Contributing ____ Non-Contributing

Describe Proposed Work: REMOVE EXISTING BRICK PARKING AREA ON YORK ST.. PROVIDE NEW 12x22' PARKING ACCESS @ ORANGE ST.

Describe amount of existing building fabric to be removed or altered (use additional pages if necessary):

12' SECTION OF 4' HIGH BOARD FENCE - NEW
REMOVE EXISTING COMMON BRICK PARKING
MATERIAL. RE-PURPOSE @ NEW PARKING
WITH ORANGE ST. ACCESS.
SEE ATTACHED DRAWINGS

All Historic Structure Applications must contain:

X 1. Historic Documentation (Including date of construction, architectural/historic significance, evolution of structure, maps (i.e. Sanborn Fire Insurance), photographs)

X 2. As Built Drawings (include all elevations, floor plans, and any significant detailing)

X 3. Black and White Photographs (include current elevations and significant details)

X 4. Demolition Plan (include all existing building fabric to be removed, both interior and exterior)

Please contact the office at 228-7231 if you have any questions regarding the research or this application. This application must be completed as part of the overall Certificate of Appropriateness application. The Historic Structures Advisory Board may also request further information as part of its review. The HDC reserves the right to delay the review of an application if this information is not provided.

Revised 03/20/13

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55.1.4 PARCEL N°. 25

Street & Number of Proposed Work: 76 ORANGE ST.

Owner of record: ERIN FOLEY

Mailing Address: 46 ROTON AVE.
NORWALK, CT 06853

Contact Phone #: 415-298-6267 E-mail: FOLEYBIRD @ YAHOO.COM

AGENT INFORMATION (if applicable)

Name: R. NEWMAN SIT

Mailing Address: PO BOX 2113
NANTUCKET, MA 02584

Contact Phone #: 508-228-8850 E-mail: R.C. NEWMAN @ COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

Additional Remarks

Historic Name: NA

Original Date: 1850

Original Builder: NA

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: 4'
Type: 1X6 BOARD FENCE
Length: 12'+/-

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways Common Brick Walkways N/A Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall EX. Clapboard (if applicable) — Roof EXISTING - NC
Trim " Sash EXISTING NC Doors EXISTING - NC
Deck " Foundation " NC Fence CEDAR NTW Shutters —

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

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

Date 8.21.24 Signature of owner of record [signature] FOR E.F.

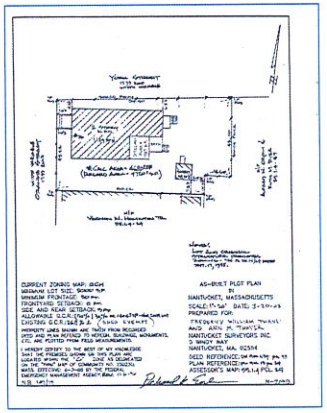
Signed under penalties of perjury

CURB CUT

DRAWING INDEX

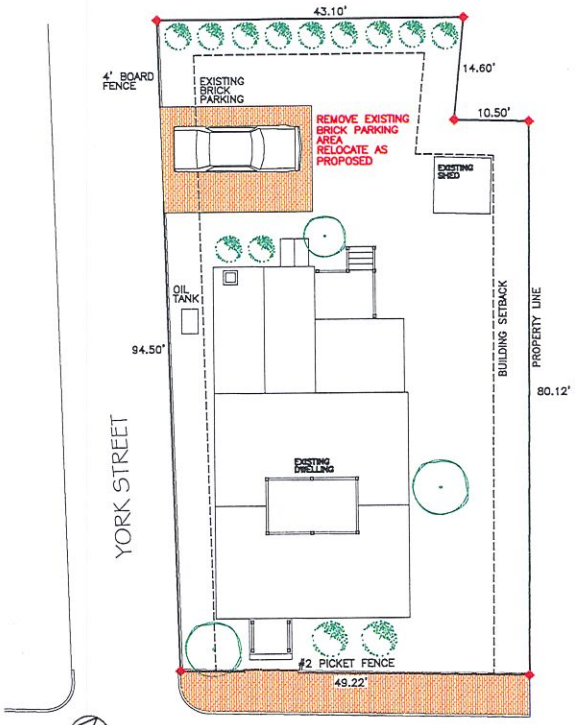
1 SITE PLAN: EXISTING & PROPOSED
ZONING INFO.
PHOTOGRAPHS



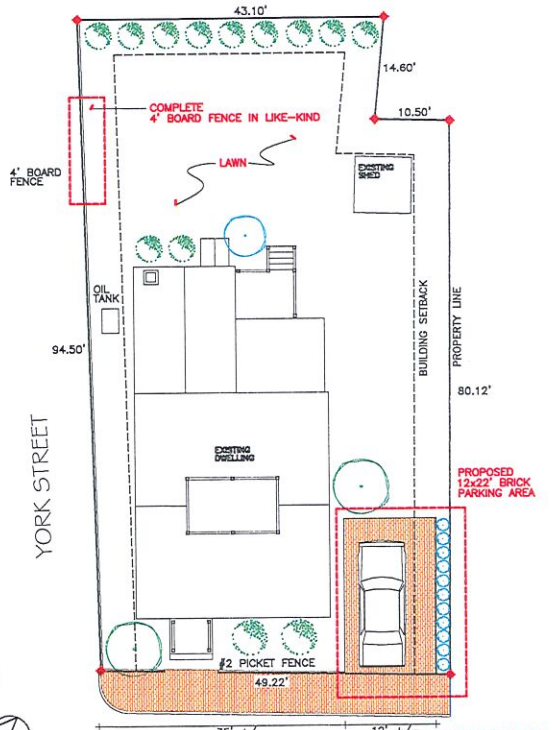


LOCUS MAP
76 ORANGE STREET

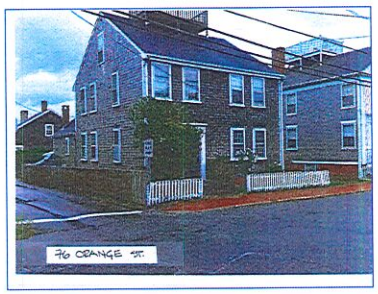
LOT NO.S	--
MAP NO.	55.1.4
PARCEL NO.	25
ZONING CLASSIFICATION	R-1
LOT AREA	*4,720 s.f.
SETBACKS:	
FRONT YARD	10'
REAR/SIDE	5'
G.C.R.	30%
ALLOWED G.C.	1,416 s.f.
EXISTING G.C.	1,124 s.f.
TOTAL G.C. PROPOSED	NO CHANGE

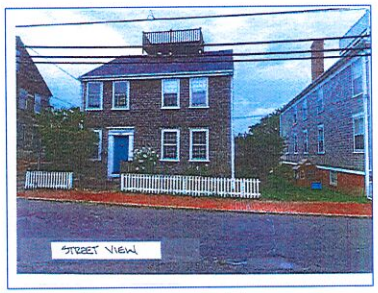


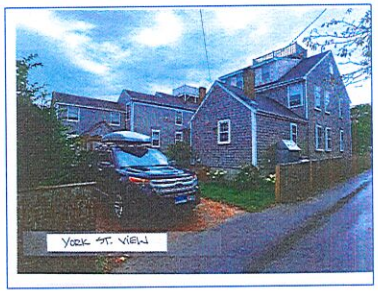
SITE PLAN: EXISTING



SITE PLAN: PROPPOSED







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

PROJECT
FOLEY RESIDENCE
76 ORANGE STREET
NANTUCKET, MA.

JOB NO

NEW CURB CUT

NOTES
HDC
CERT. NO.

COPYRIGHT SCI 2024

TITLE
DRAWING INDEX
SITE PLAN
PROPERTY PHOTOS

ZONING INFO.

DATE
08-21-2024

SCALE
1/8"=1'0"

1

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NA 1 - 22
MAP/PARCEL#: 55.1.4-25

Recorded By: AH Date: 6/10/89 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 76 Orange St 2. BUILDING NAME:

3. OWNERSHIP: O a. public Ø b. private 4. PRESENT OWNER:

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

6. USE: Original: Present: dwelling
O a. seasonal O b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: Ø a. Yes O b. No
Interior accessible, explain:

8. MAP -- 3 X 2"

9.



DESCRIPTION:

10. FOUNDATION
Ø a. brick · O b. rubblestone O c. concrete O d. other: _____

11. STRUCTURAL SYSTEM
O a. post-and-beam O c. masonry load-bearing walls
O b. balloon wood frame O d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
Ø a. shingles - weathered O c. brick O e. board and batten
O b. shingles - painted O d. clapboard O f. flush boarding
O g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
Ø a. shingles - weathered O c. brick O e. board and batten
O b. shingles - painted O d. clapboard O f. flush boarding
O g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
Ø a. shingles - weathered O c. brick O e. board and batten
O b. shingles - painted O d. clapboard O f. flush boarding
O g. other: _____

15. NUMBER OF STORIES: O a. 1 O c. 1 3/4 Ø e. 2 1/2 O g. other: _____
O b. 1 1/2 O d. 2 O f. 3

16. ROOF SHAPE: Ø a. gable O c. hip O e. other: _____
O b. gambrel O d. shed

17. ROOFING MATERIAL: Ø a. composition shingle O b. weathered cedar shinge O c. slate

18. ROOF FEATURES:
O a. roof walk
O b. dormers on street facade
O c. dormers on side elevations
O d. dormers on rear elevation
O e. balustrade
O f. skylight
O g. roof hatch
O h. cupola
O i. other: _____

19. DORMER ROOF(S): O a. gable O b. hip O c. shed O d. other: _____

20. CHIMNEY MATERIAL: Ø a. brick, unpainted O c. brick, parged O e. concrete block
O b. brick, painted O d. rubblestone O f. metal

21. CHIMNEY POSITION: Ø a. center O b. off-center O c. end wall O d. other: _____

22. NUMBER OF CHIMNEYS: O a. one Ø b. two O c. three O d. other: _____

23. CHIMNEY FEATURES: Ø a. corbelling O b. chimney pots/owls O c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: O a. center Ø b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:
(check several if appropriate)

- ○ a. sidelights
- ○ b. transom
- ○ c. plank frame
- ○ d. flush frame
- ○ e. Federal
- ○ f. fanlight
- ○ g. blind fan
- Ø h. Greek Revival
- ○ i. recessed
- ○ j. other: _____

26. NUMBER OF BAYS:

- ○ a. three
- Ø b. four
- ○ c. five
- ○ d. N/A
- ○ e. other: _____

27. WINDOW FRAME TYPE:

- ○ a. flush
- Ø b. plank frame
- ○ c. bull-nose
- ○ d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:

- ○ a. 12/12
- ○ b. 9/9
- ○ c. 6/6
- Ø d. 2/2
- ○ e. casement
- ○ f. other: _____

29. PORCH:

- ○ a. front
- ○ b. side
- ○ c. wrap

30. DETAILS:
(check several if appropriate)

- Ø a. corner boards (plain)
- ○ b. corner boards (beaded)
- ○ c. corner board (single)
- ○ d. entry stairs w. balustrade
- ○ e. blinds
- ○ f. watertable
- ○ g. pilasters
- ○ h. trellis
- ○ i. other: _____

31. CONDITION:

- ○ a. excellent
- ○ b. good
- Ø c. fair
- ○ d. deteriorated

32. INTEGRITY:

- ○ a. original site
- ○ b. moved if so, when?: _____

Major alterations or additions: boxed entrance pent, 2 story rear gabled ell
(with dates if known) with side entry and chimney

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

- ○ a. individually significant
- Ø b. contributing
- ○ c. non-contributing

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

35. BUILDING TYPE:

- ○ a. box
- ○ b. additive
- ○ c. gable front
- ○ d. gable ell
- ○ e. side-gabled
- ○ f. other: _____

36. STYLE OF ARCHITECTURE:

O a.	pre-1750, 2 1/2-story Lean-to	O h.	Italianate
O b.	post-1750, 1 3/4-story Lean-to	O i.	Second Empire
Ø c.	Typical Nantucket 4-bay	O j.	Queen Anne
O d.	1 3/4 story, 3-bay	O k.	Colonial Revival
O e.	Federal	O l.	Shingle style
O f.	Greek Revival	O m.	Bungalow
O g.	Gothic Revival	O n.	Four Square

O o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- O a. Registry of Deeds: _____
- O b. Assessor's Records: _____
- Ø c. Lancaster, The Architecture of Historic Nantucket, page: 213
- O d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- O e. Sanborn Maps, date: _____
- Ø f. NHA photos: Neg 700 (late 19th c/early 20th c); P5954-"Owen Chase House"
- O g. HABS research: _____
- O h. NHA plaque records: _____
- O i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: ⊙ a. 1/2 acre or less O b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: 30 feet

41. SETBACK FROM STREET:

O a.	at sidewalk	O c.	20 feet or less
Ø b.	10 feet or less	O d.	other: _____

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

43. SURROUNDINGS: (check several if appropriate)

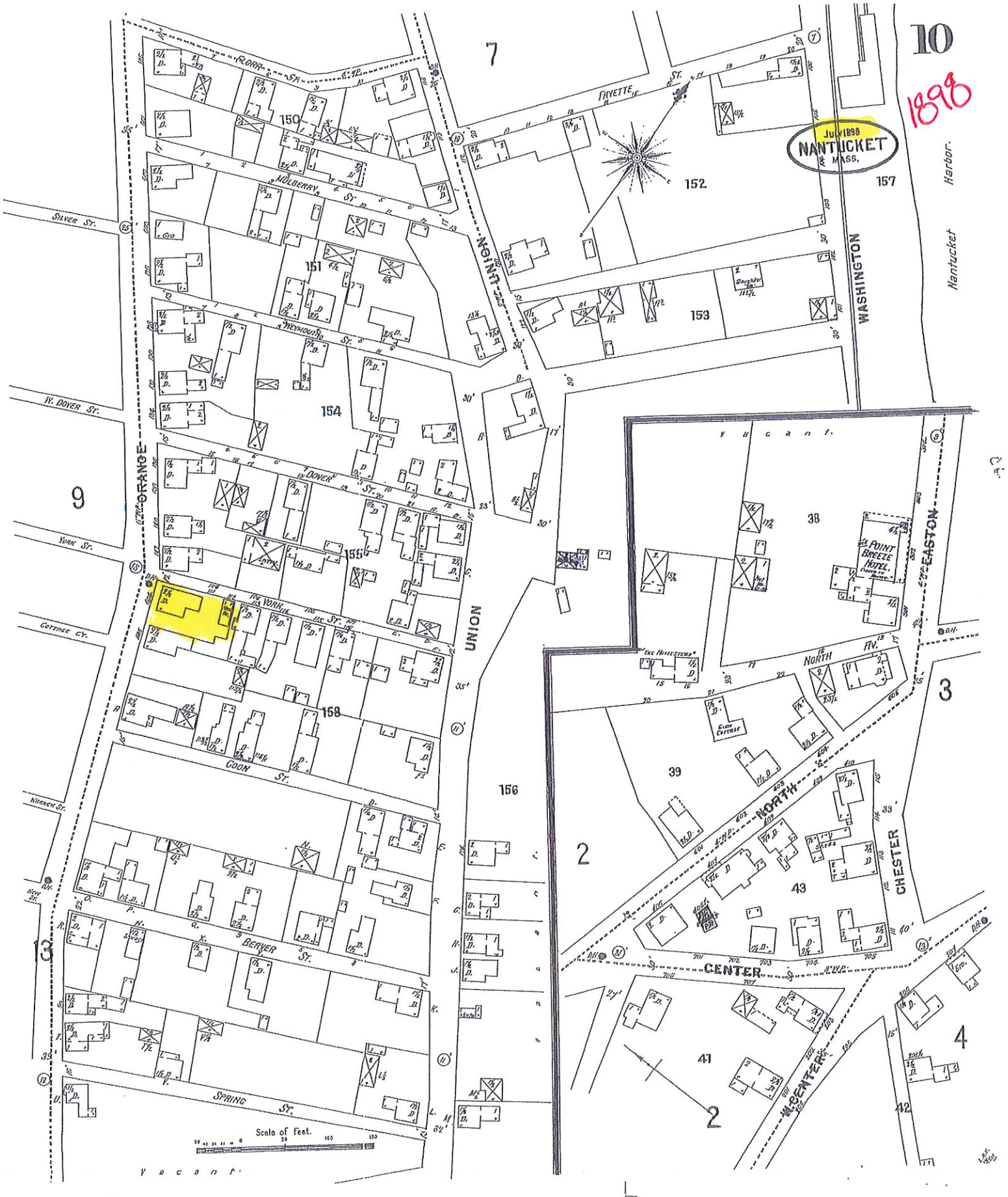
Ø a.	densely built-up	Ø d.	residential
O b.	scattered buildings	O e.	commercial
O c.	open land	O f.	old historic district

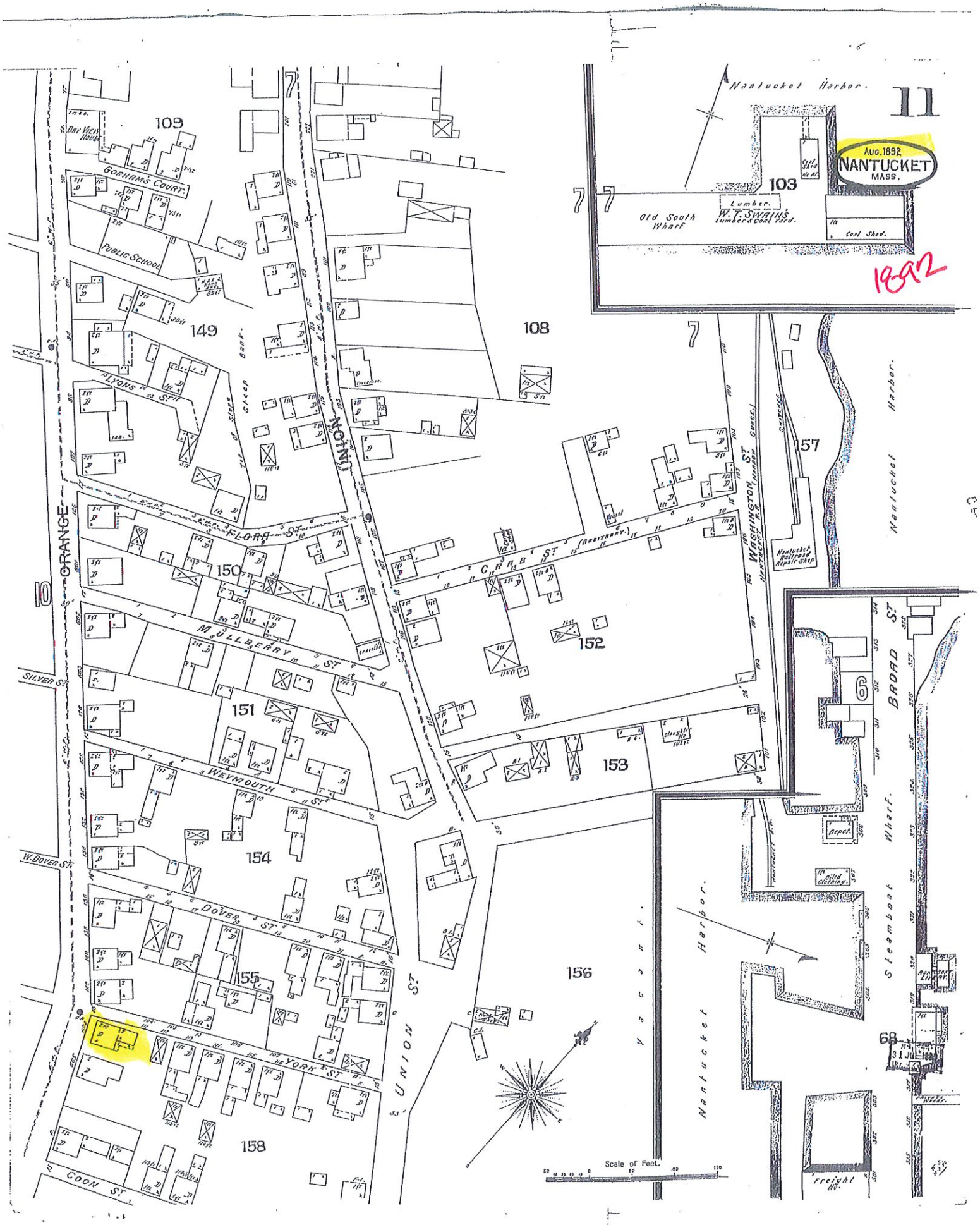
44. RELATED OUTBUILDINGS AND PROPERTY:
See form(s): NA

O a. barn	O b. privy	O c. shop	O d. arbor
O e. carriage house	Ø f. shed	O g. gardens	O h. deck
O i. garage	O j. greenhouse	O k. fence	O l. parking

O m. scallop shanty n. landscape features: _____ o. other: _____

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known) _____


10
1898
July 1898
NANTUCKET
MASS.
7
9
3
2
4
13
42
150
151
152
153
154
155
156
157
158
38
39
41
43
FLORA ST.
MULBERRY ST.
HEYWOOD ST.
DOVER ST.
YORK ST.
COON ST.
BEAVER ST.
SPRING ST.
FAYETTE ST.
NORTH FV.
CENTER
CHESTER
EASTON
WASHINGTON
UNION
ORANGE
W. DOVER ST.
SILVER ST.
YORK ST.
WARREN ST.
COTTAGE CT.
Nantucket Harbor.
POINT BREEZE HOTEL
THE HOMESTEAD
Scale of Feet.
vacant
vacant


11
Aug. 1892
NANTUCKET
MASS.
1892
Nantucket Harbor.
Old South Wharf
Lumber.
W. T. SWAINS
Lumber & Coal Yard.
Coal Shed
Coal Shed No. 1
103
109
Bay View House
Gorham's Court
Public School
149
Lyons St.
Steep Bank
Top of Slope
Union
108
Flora St.
150
Crab St. (Arbitrary.)
Mullberry St.
151
Silver St.
Weymouth St.
154
W. Dover St.
Dover St.
155
York St.
158
Coon St.
Union St.
152
153
156
Washington St. (Harrow Gunge.)
Nantucket R.R.
Nantucket Railroad Repair Shop
157
Nantucket Harbor.
Broad St.
Steamboat Wharf.
Depot.
Oiled Clothing.
Vacant.
Nantucket Harbor.
68
Freight Ho.
Scale of Feet.
Orange
10
7
6




ONE WAY
76 ORANGE ST.


STREET VIEW


YORK ST. VIEW

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 340

Street & Number of Proposed Work: 12 New St

Owner of record: Laura Lorio

Mailing Address: 12 New St Nantucket MA 02554

Contact Phone #: 917 703 1680 E-mail: laura.lorio@mac.com

AGENT INFORMATION (if applicable)

Name: Laura Lorio

Mailing Address: Same as above

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 18' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 39' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

Historic Name:

Original Date:

Original Builder:

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

RECEIVED AUG 23 2024 By _____

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 8/23/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Laura Lorio

AS AGENT FOR Self

STREET ADDRESS 12 New St

MAP/PARCEL 55-340

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 08/23/24

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

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

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

Signature Date

RECEIVED
AUG 23 2024
By

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING CHECKLIST

RECEIVED
AUG 23 2024
By

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

This checklist MUST be submitted with your application.
Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	
	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
	Completed application -Application Fee- $50.00.
	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	Site Plan- 4 copies scaled at between 1" =20' to 1" =60'; Site plan must include lot dimensions, North arrow, all existing structures, proposed work (fences indicated by highlighted line with X) i.e.: ------X--------X------X----- --------X----X----------
	Pictures: (4 copies) a. taken from the street are highly encouraged. b. Pictures of other properties with driveway material/fences/gates/arbors/curbing in the neighborhood are also suggested. c. One (1) full set of pictures shall be scanned and submitted with complete application.
	Hardscape/Driveway/Fence/Gate/Arbor/Curbing: 4 copies of the following: a. pictures/drawing of proposed must be included. b. material types and finishes shall be included in the formal application. c. height and length.
	Any proposed improvements within the Town R.O.W. requires prior Approval through Town Administration and/or Select Board. **Please note a COA is required prior to driveway access approval by the DPW. Refer to Zoning Bylaw 139-20.1B(2).**
	All documents MUST be legible. All sets MUST BE collated and stapled.
	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING CHECKLIST

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

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

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 08/23/24

Plan



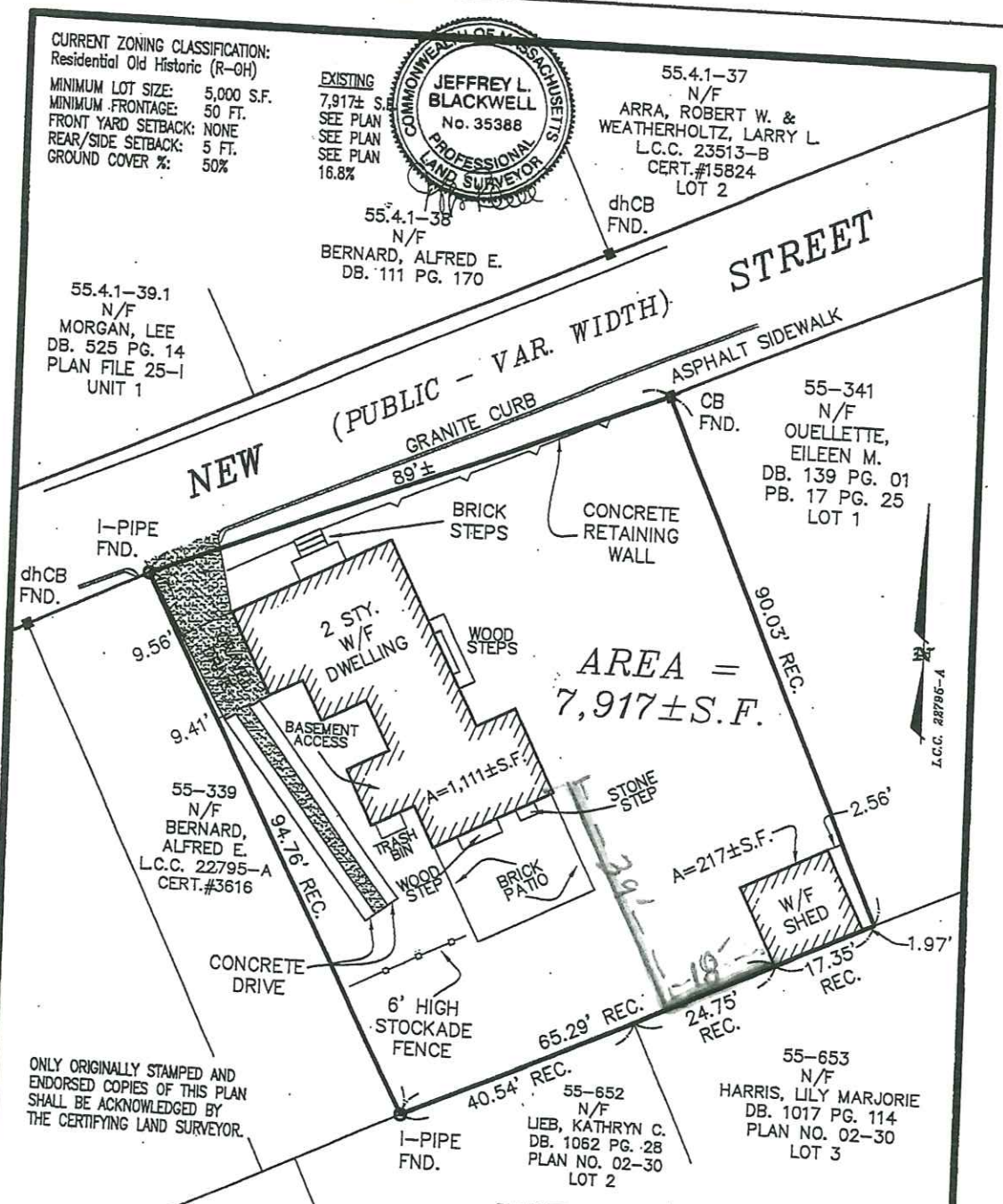
Cedar 6' fence
12 New Street
Nantucket MA

laura.lorio@mac.com
917 703 1680

Laura Lorio

RECEIVED
AUG 23 2024
By

RECEIVED
AUG 23 2024
By



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

MORTGAGE INSPECTION PLAN in Nantucket, MA

SCALE: 1"=20' DATE: DECEMBER 07, 2016

Owner: . . . JAYRAY, LLC . . . . . .

Deed/Cert.: . . DEED BK. 1055 PAGE 117 . . .

Tax Map: . 55-340 Locus: #12 NEW STREET

TO: . . . CITIZENS BANK, N.A. . . . . AND NO OTHERS.

I CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PREMISES SHOWN ARE LOCATED IN FLOOD HAZARD ZONE: . . . X . . , DELINEATED ON F.I.R.M. / COMMUNITY PANEL NUMBER: 25019C0088G, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. EFFECTIVE DATE OF MAPS: JUNE 9, 2014 AND AS PERIODICALLY REVISED.

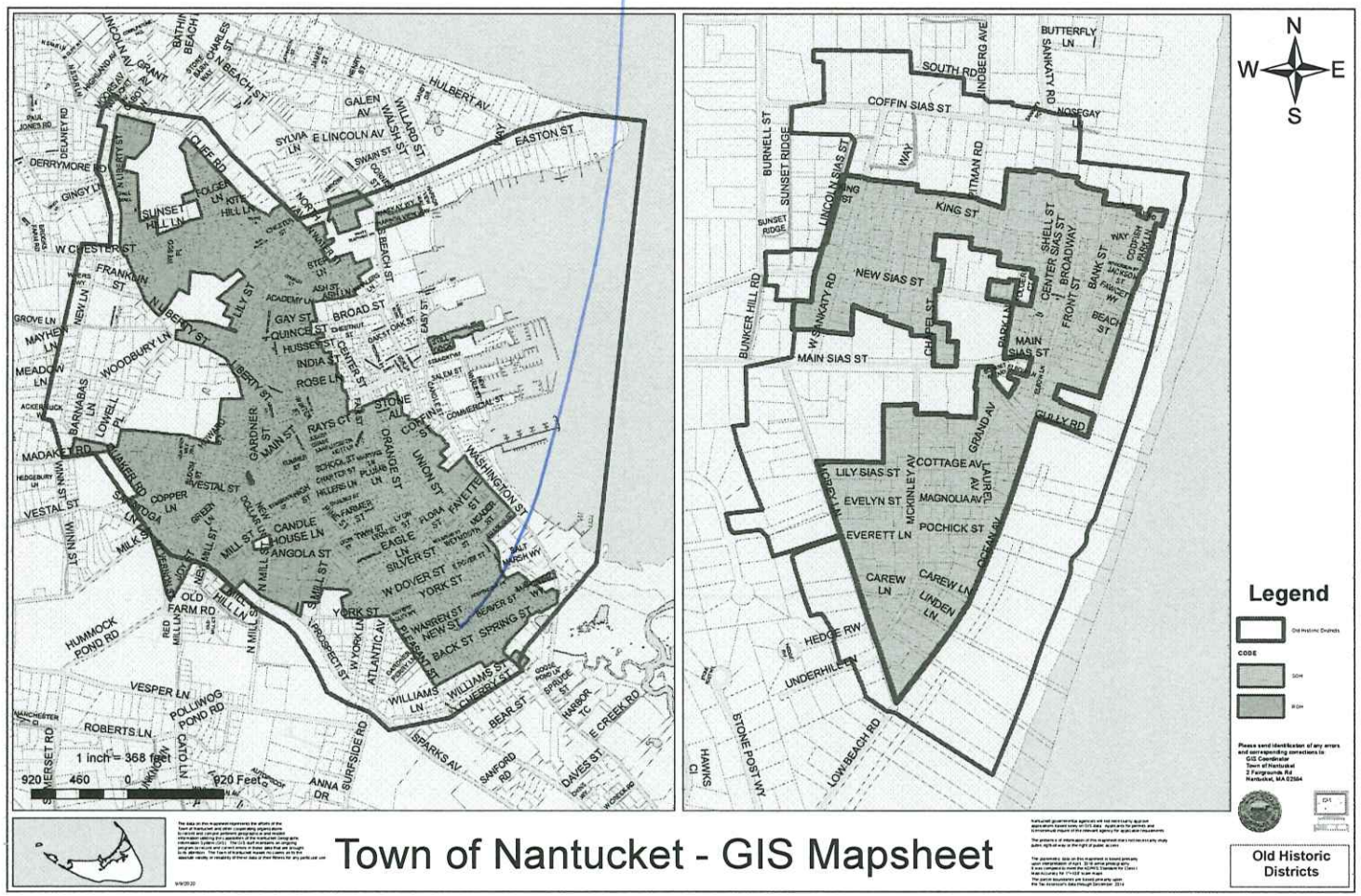
THIS INSPECTION PLAN WAS PREPARED FOR MORTGAGE PURPOSES ONLY AND IS NOT TO BE CONSIDERED A FULL INSTRUMENT SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES. FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.

THIS INSPECTION PLAN IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF NANTUCKET ASSESSOR RECORDS.

THIS PLAN SHALL ...

BLACKWELL & ASSOCIATES, Inc.
Professional Land S...

12 New Street

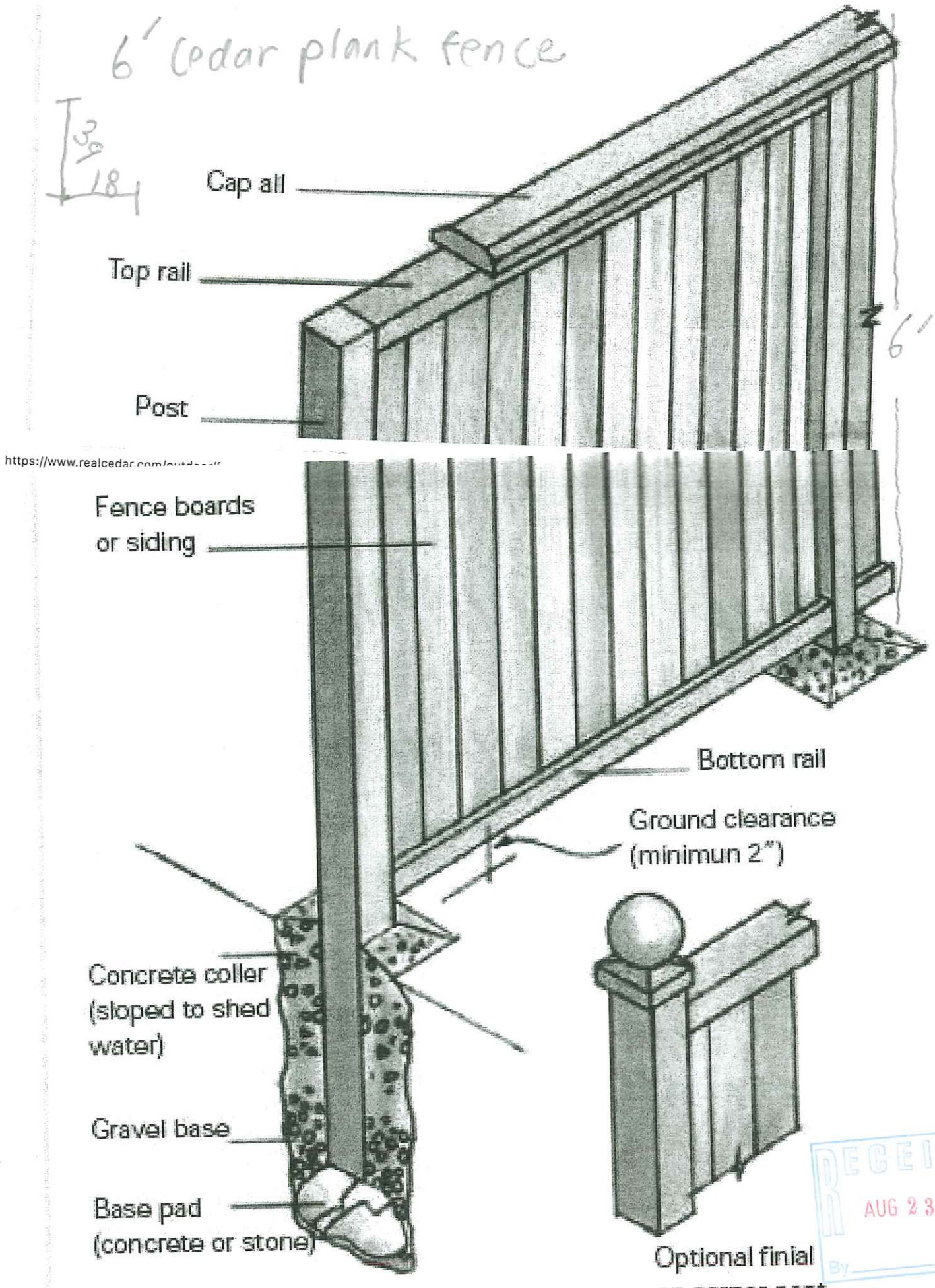


Town of Nantucket - GIS Mapsheet

RECEIVED
AUG 23 2024
By

6' cedar plank fence

3'
18'



RECEIVED
AUG 23 2024
By

12 New Front

Fence in need of repair

Fence in neighborhood

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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.

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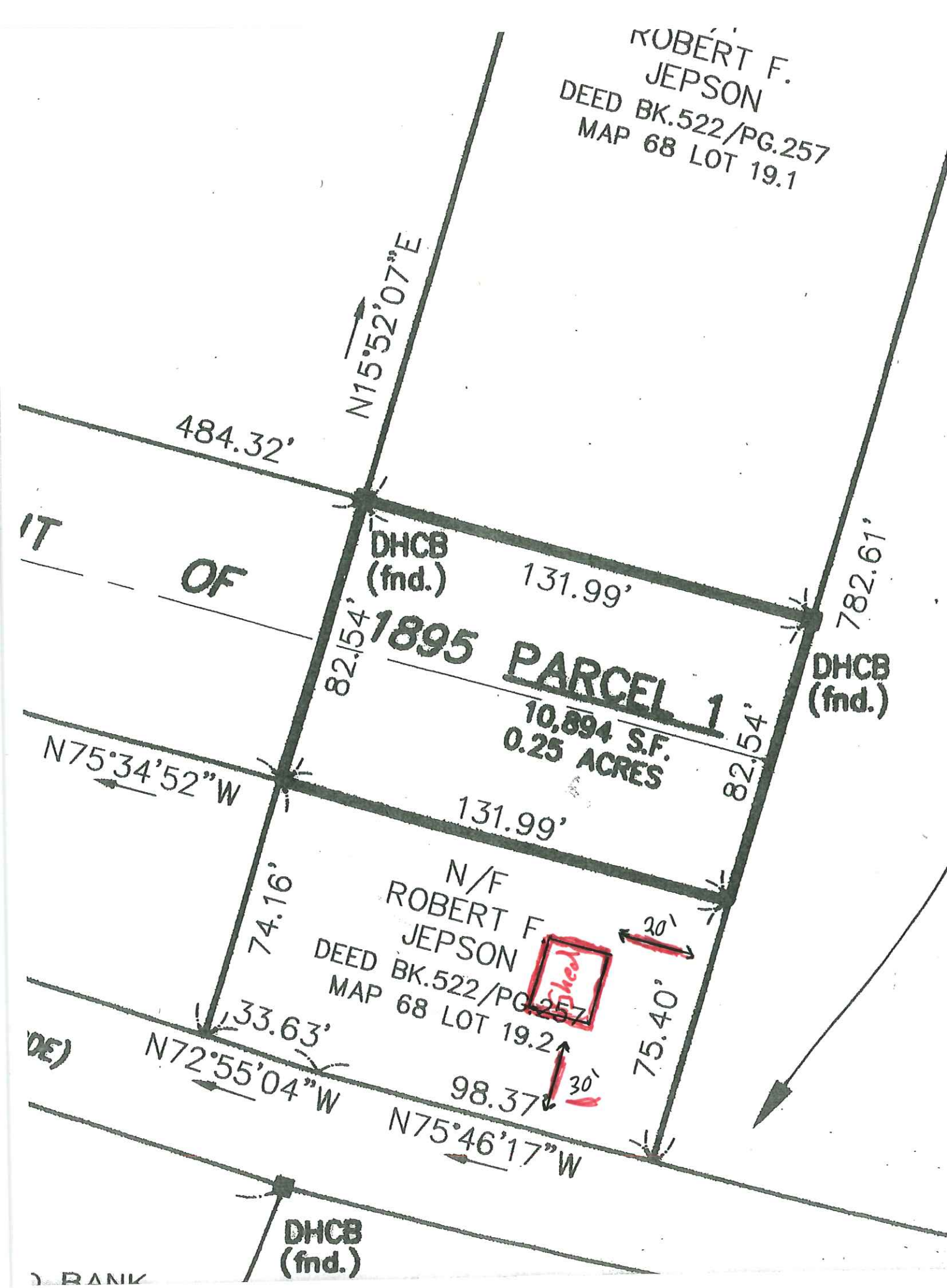
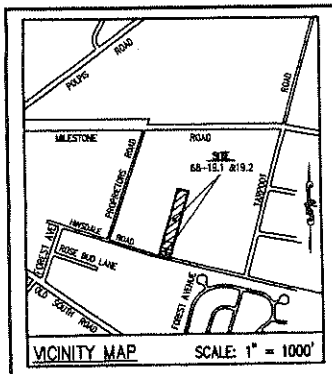
Y / N	
	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
✓	Abutters Policy/Notification: Sheds over 100 sf in the Old Historic District/Sconset Old Historic District will require Abutters Notification: https://www.nantucket-ma.gov/DocumentCenter/View/4840/Abutter-Policy-PDF https://www.nantucket-ma.gov/DocumentCenter/View/4830/Abutter-Notification-PDF
	Completed Application
✓	Application Fee- Refer to Fee Schedule: https://www.nantucket-ma.gov/DocumentCenter/View/12210/HDC-Fee-Schedule-PDF
✓	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	Site Plan: (3 copies) 8 ½ x 11 or 11" x 17": Must include the following: lot dimensions, North arrow, all existing structures, placement of shed (highlighted) or bubbled, dimensions to lot lines, scale, driveway, grade changes and placement of HVAC units, electrical boxes, fuel tanks, etc.
	Exterior Elevations (3 copies): MUST BE ¼ in scale. Cardinal points (N/S/E/W) MUST BE labeled. • If plans are not available, photos of the proposed shed will be accepted. Please provide 3 copies of each proposed elevation. Cardinal points on photos (N/S/E/W) MUST BE labeled.
✓	Window and Door Schedule: (3 copies): Must include type (true divided, simulated divided), number of lights, dimensions, materials, manufactures type and type number.
✓	One copy of reduced set (8 ½" x 11"): Application, locus map, site plan, elevations, photographs, other documents.
	PICTURES: a. Existing structures on the property. b. Pictures from the street to show visibility or lack of visibility.


ROBERT F.
JEPSON
DEED BK.522/PG.257
MAP 68 LOT 19.1
N15°52'07"E
484.32'
DHCB
(fnd.)
131.99'
782.61'
DHCB
(fnd.)
82.54'
1895 PARCEL 1
10,894 S.F.
0.25 ACRES
82.54'
N75°34'52"W
131.99'
N/F
ROBERT F
JEPSON
DEED BK.522/PG.257
MAP 68 LOT 19.2
74.16'
30'
Shed
33.63'
N72°55'04"W
98.37'
30'
75.40'
N75°46'17"W
DHCB
(fnd.)



VICINITY MAP SCALE: 1" = 1000'

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO CREATE PARCEL 1 FROM THE NANTUCKET RAILROAD LAYOUT OF 1895.
2. TITLE FOR THE NANTUCKET RAILROAD IS HELD BY THE NORWOOD FARM TRUST AS RECORDED IN DEED BOOK 136 PAGE 607. REFER TO PLAN NO. 20, PG. 67 AT THE NANTUCKET REGISTRY OF DEEDS.
3. THERE ARE NO KNOWN WETLAND RESOURCE AREAS WITHIN 100 FEET OF THE SUBJECT PROPERTY LOCUS.

NANTUCKET REGISTRY OF DEEDS

Date: _____

Time: _____

Plan No.: _____

Attest: Register

LEGEND

DHCB ■ CONCRETE BOUND/DRILL HOLE

ZONING TABLE

	REQUIRED
LOT AREA	120,000 S.F.
LOT FRONTAGE	200 FT.
FRONT YARD SETBACK	35 FT.
REAR YARD SETBACK	20 FT.
SIDE YARD SETBACK	20 FT.
MAXIMUM GROUND COVER RATIO	3%

THE SITE IS ZONED LIMITED USE 3(LUG-3) AS SHOWN ON THE TOWN AND COUNTY OF NANTUCKET, MASSACHUSETTS; OFFICIAL ZONING MAP.

OWNER'S REFERENCE

JULIUS JENSEN/NORWOOD FARM TRUST
15 CLIFF ROAD
NANTUCKET, MASSACHUSETTS
TITLE REFERENCE : DEED BOOK 136/PG. 607

I HEREBY CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

1/9/07
PROFESSIONAL LAND SURVEYOR DATE

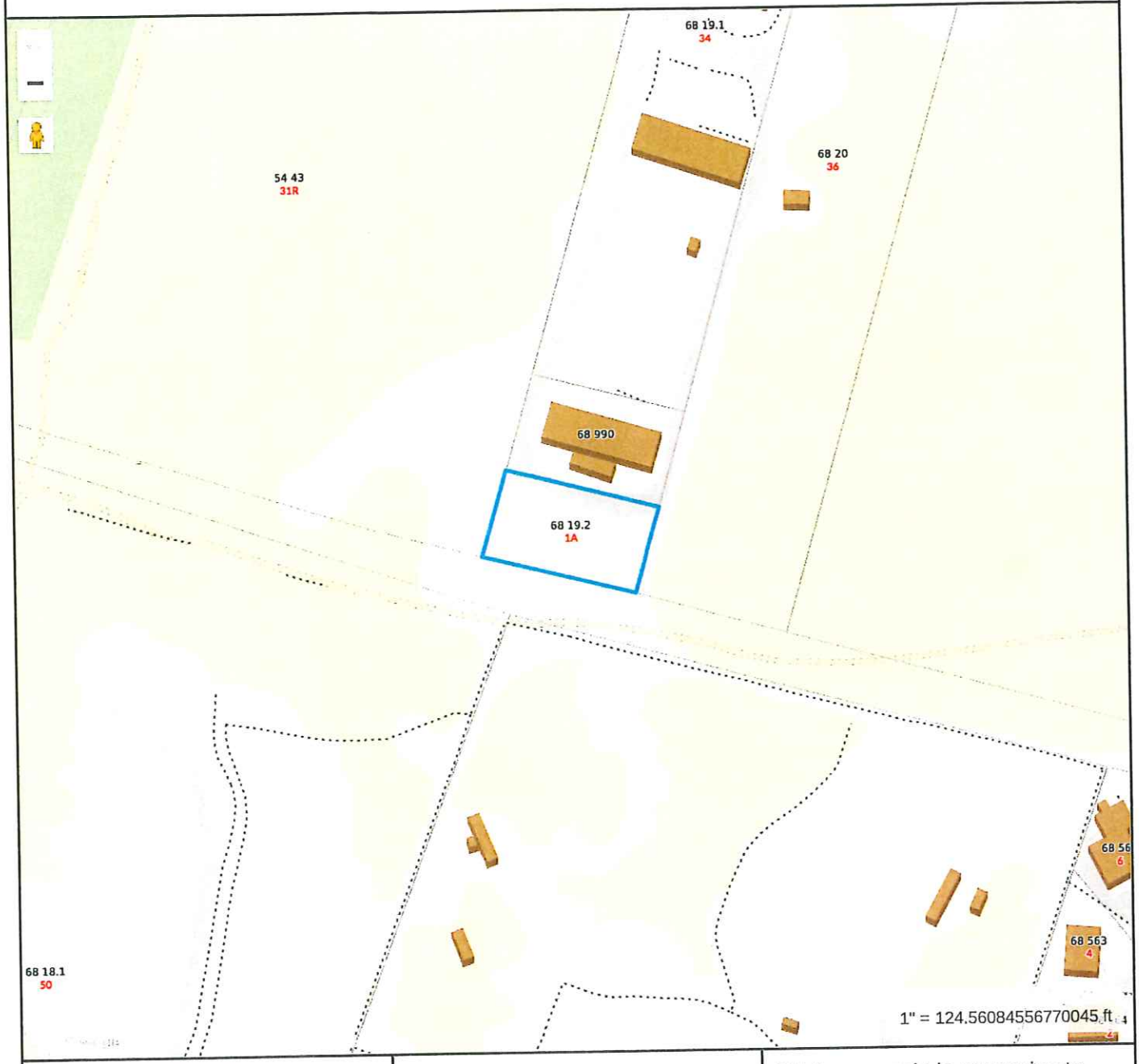
Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE ENDORSED: 02-12-2007

PLANNING BD. FILE No. 7017

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.

DATE	NO.	REVISION	DESCRIPTION	APP.



Property Information

Property ID	5978
Location	32 HINSDALE RD
Owner	JEPSON ROBERT F

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

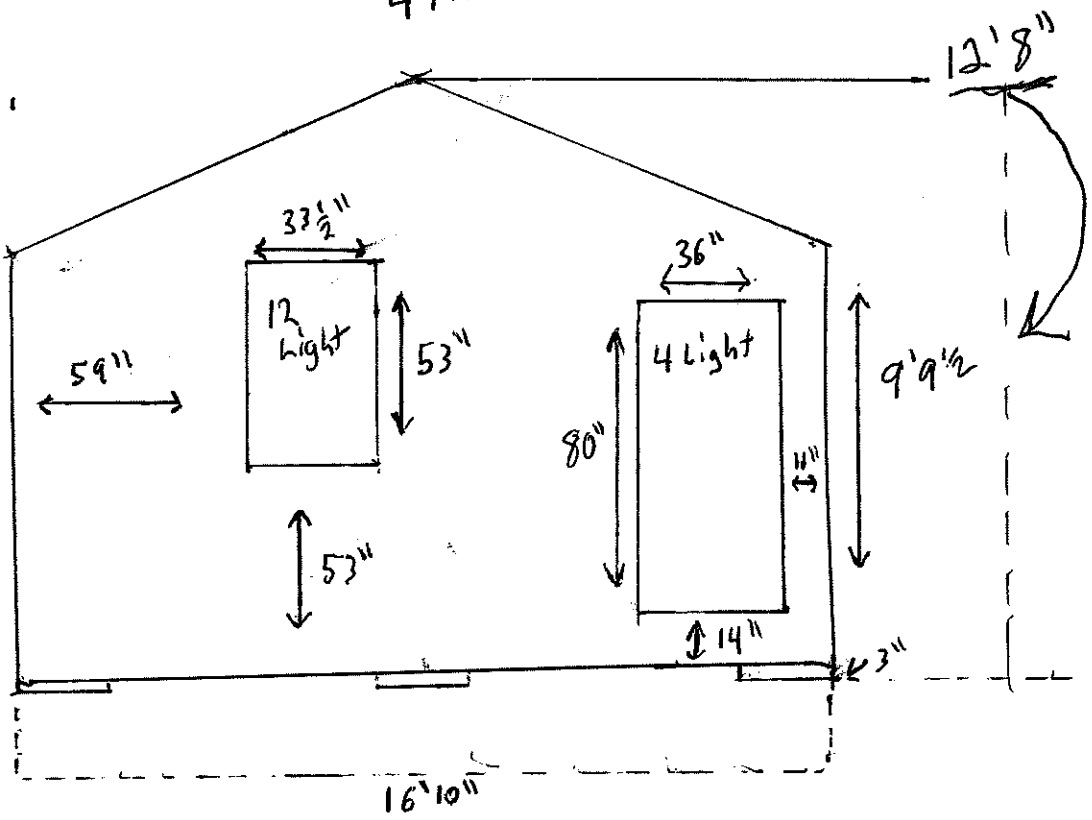
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

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

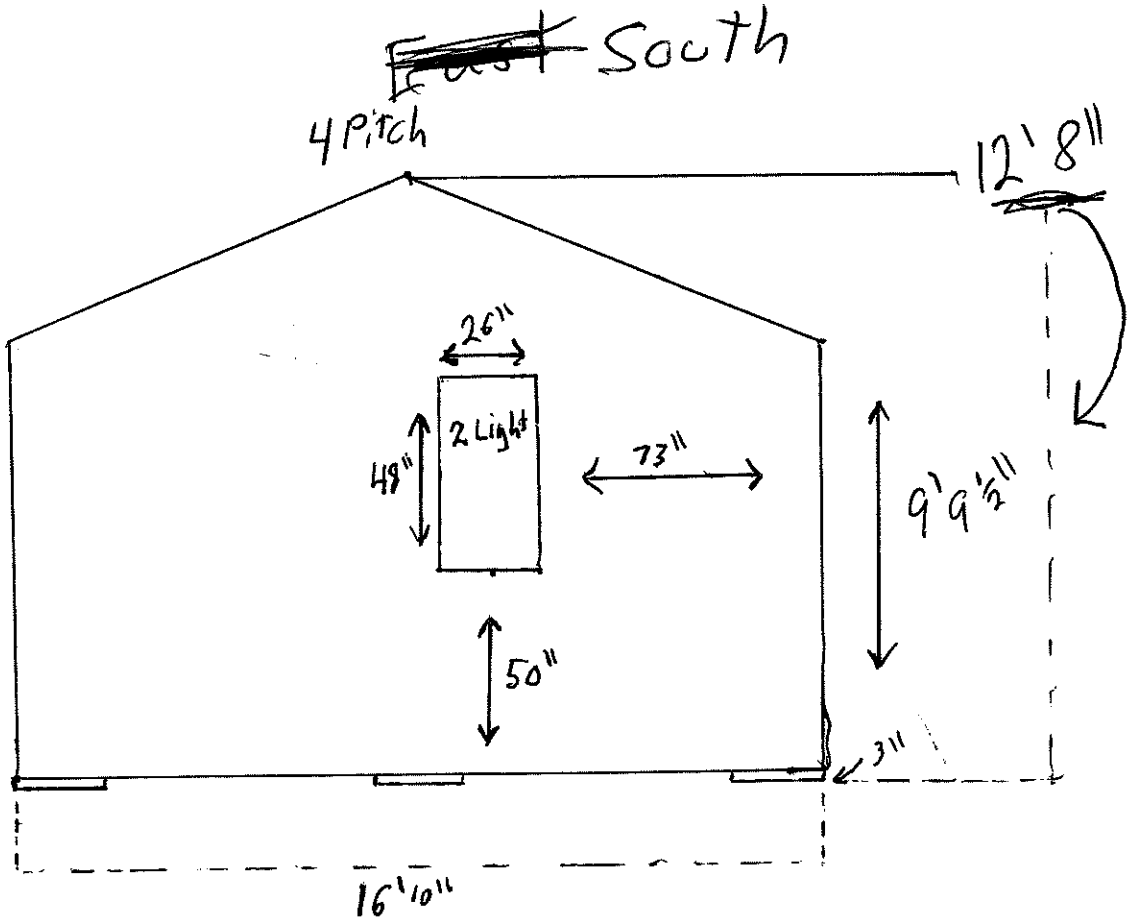
~~West~~ North

4 Pitch



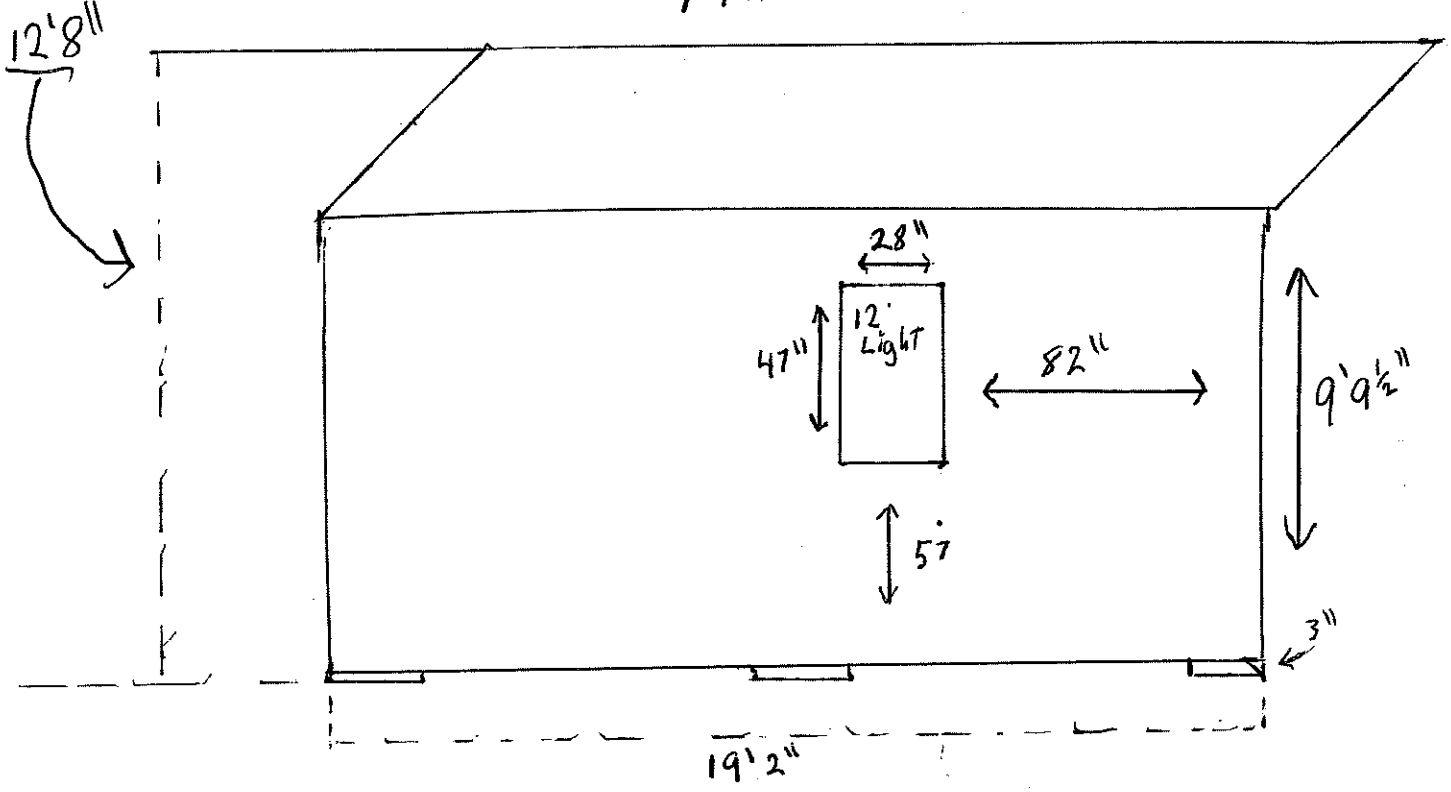
~~East~~ South

4 Pitch



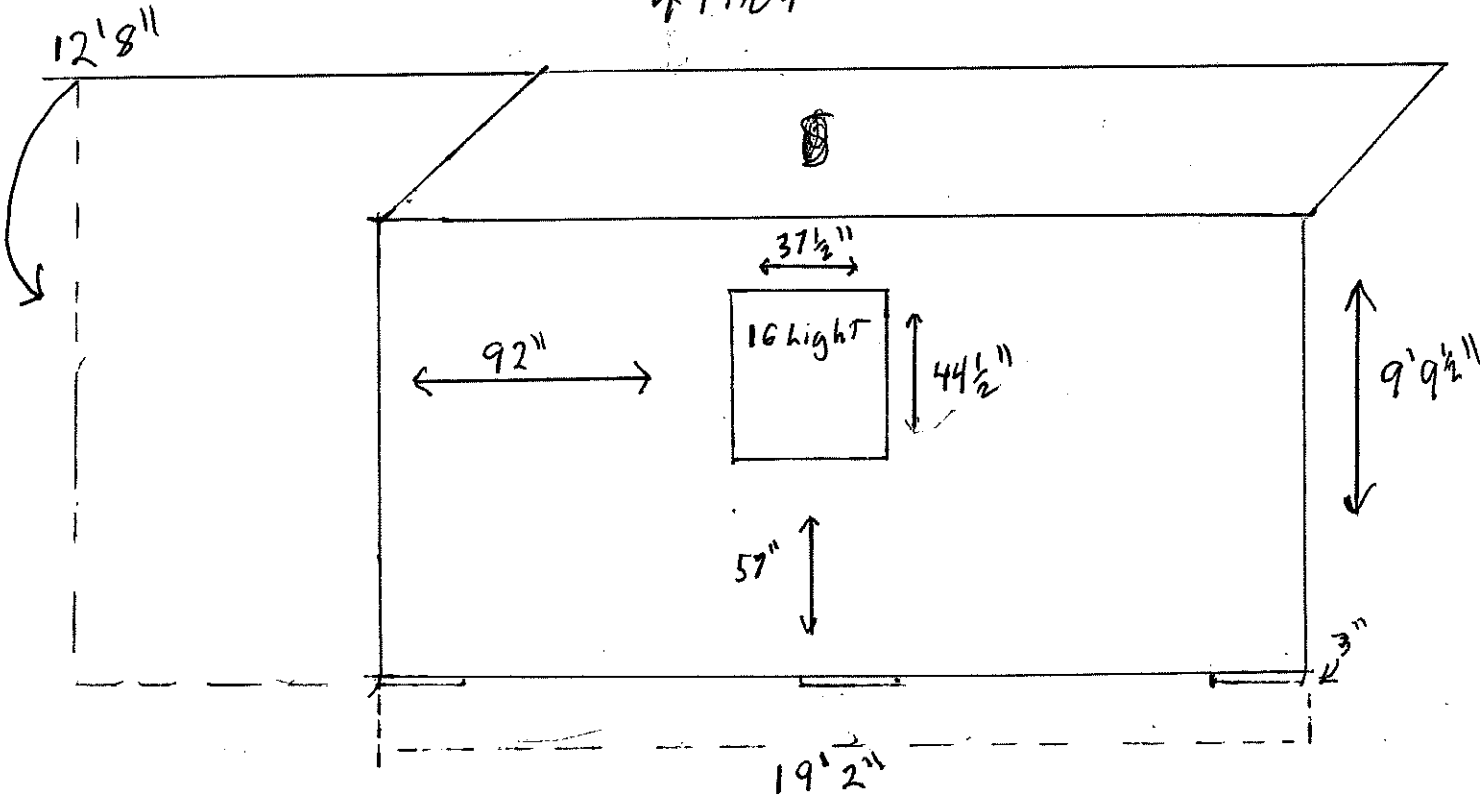
~~North~~ East

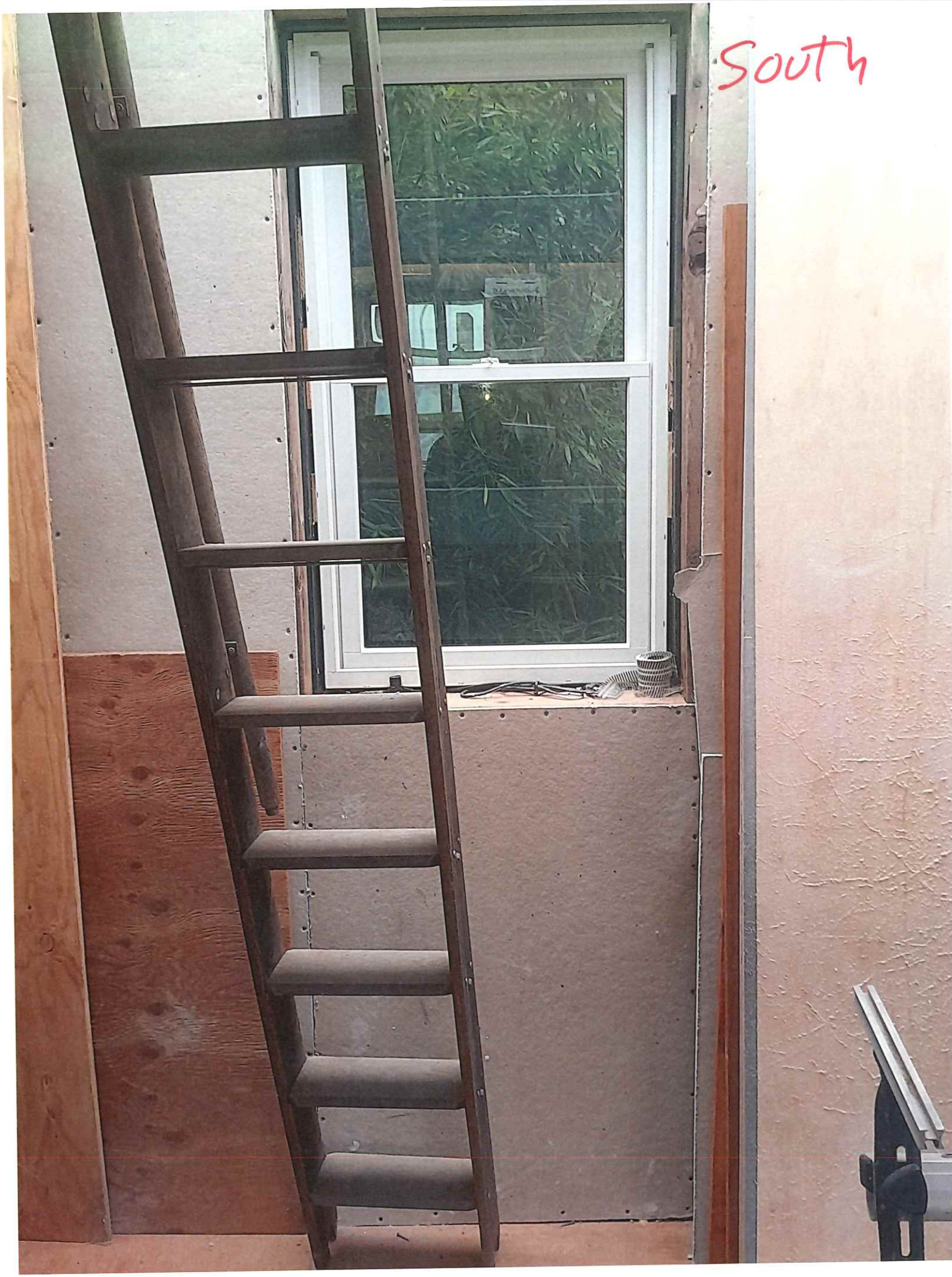
4 Pitch



~~South~~ West

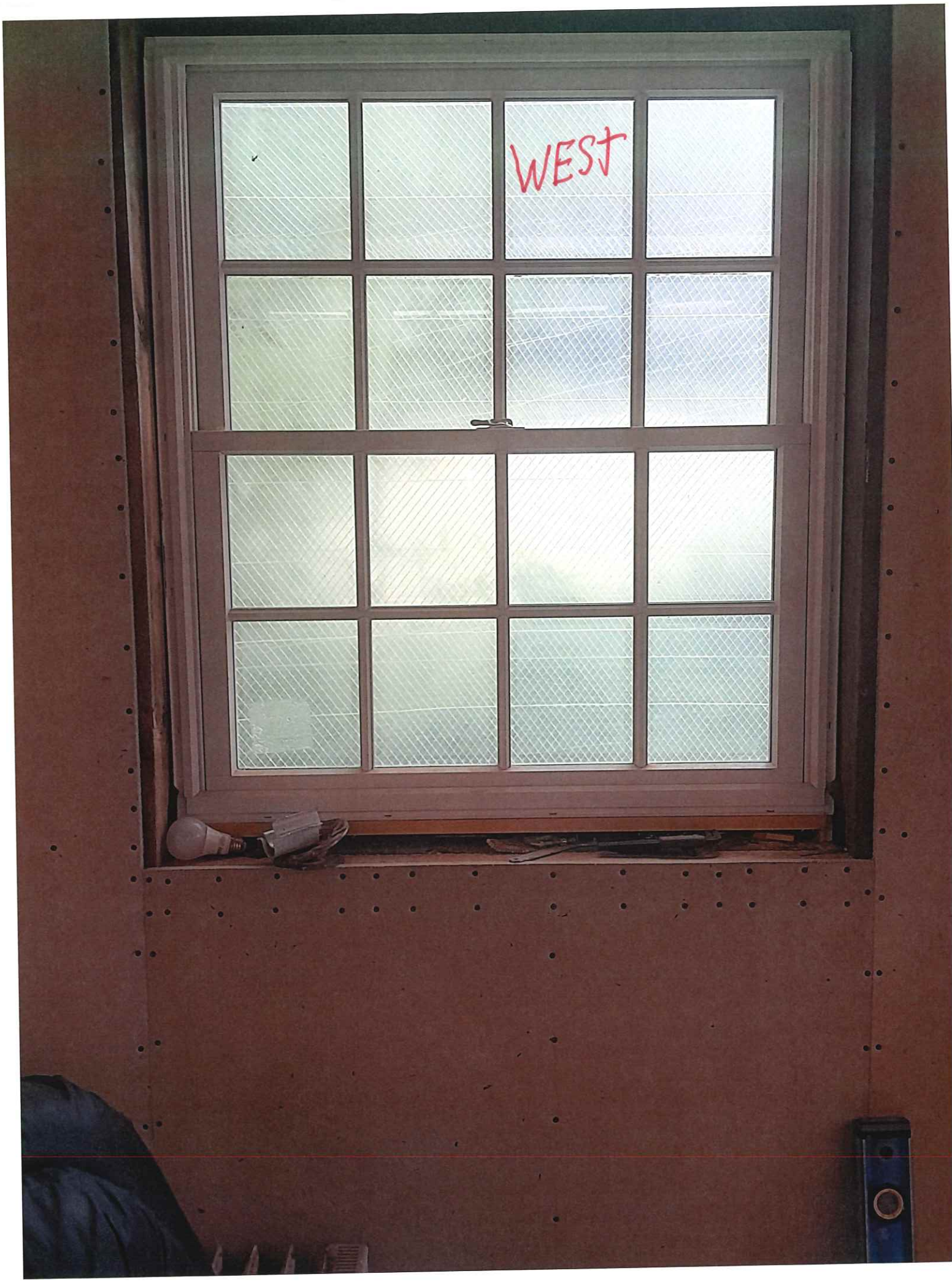
4 Pitch




South

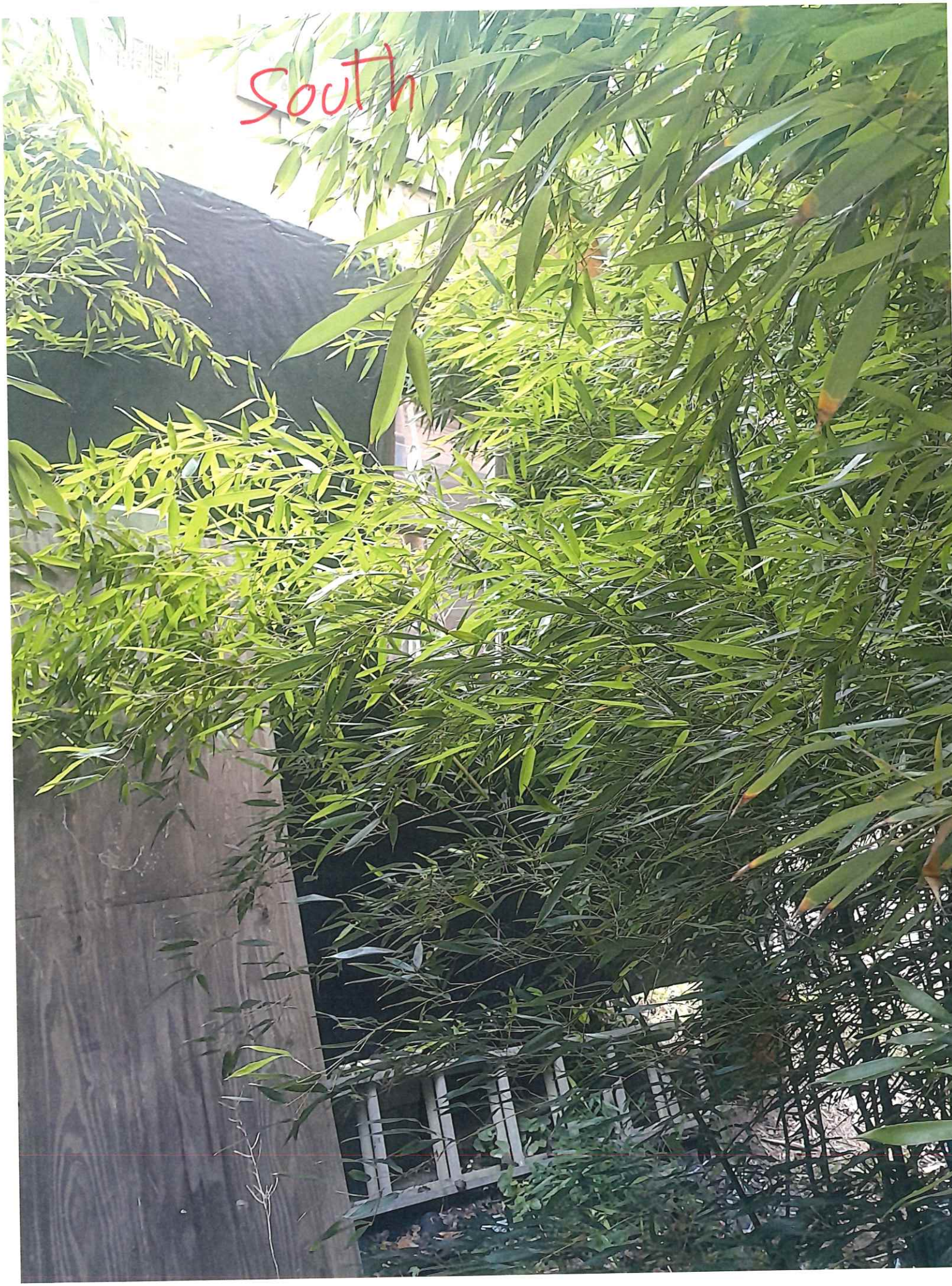

EAST
EAST


300 LB LOAD CAPACITY
North


WEST


WEST


EAST


South


North



HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Ryan Jepson

AS AGENT FOR Robert Jepson

STREET ADDRESS 32 Hinsdale Rd

MAP/PARCEL 68 Lot 19.2

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

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

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

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

Signature

Date 8/26/24

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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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

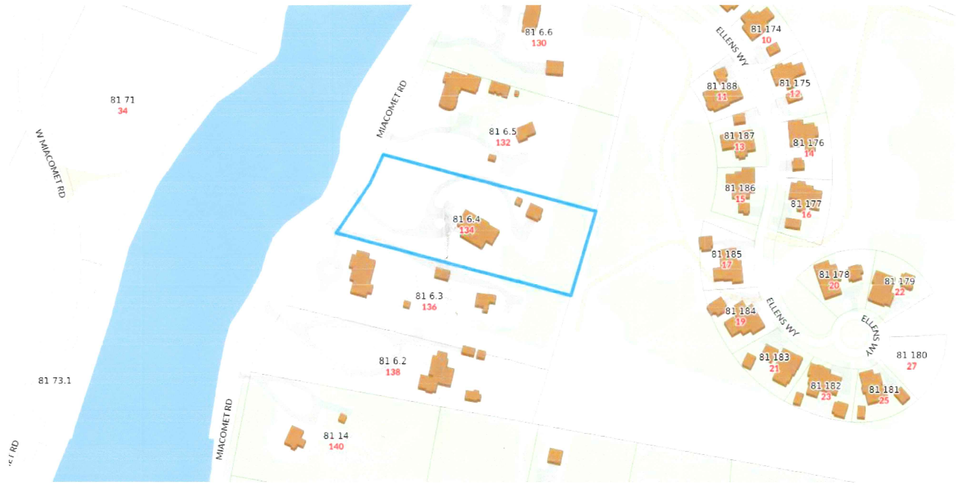
SCOPE OF WORK:

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:



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134 MIACOMET ROAD
NANTUCKET, MA 02554

SHEET TITLE: TITLE SHEET, LOCUS PLAN & EXISTING PHOTOGRAPH	SHEET NO. A-1
DATE: AUGUST 23, 2024	
SCALE: AS NOTED	
DRAWN: JGUR & RJP	
CHECKED: JGUR & MZP	



1 SITE PLAN W/ NEW POOL CABANA
SCALE: 1/32" = 1'-0"

LOT SIZE
80,268 S.F.

ALLOWABLE GROUND COVERAGE
3,210 S.F.

EXISTING GROUND COVERAGE
GARAGE: 624 S.F.
SHED: 127 S.F.
HOUSE: 1,800 S.F.
EXISTING TOTAL: 2,551 S.F.

ADDED GROUND COVERAGE
CABANA: 377 S.F.
NEW TOTAL: 2,928 S.F.

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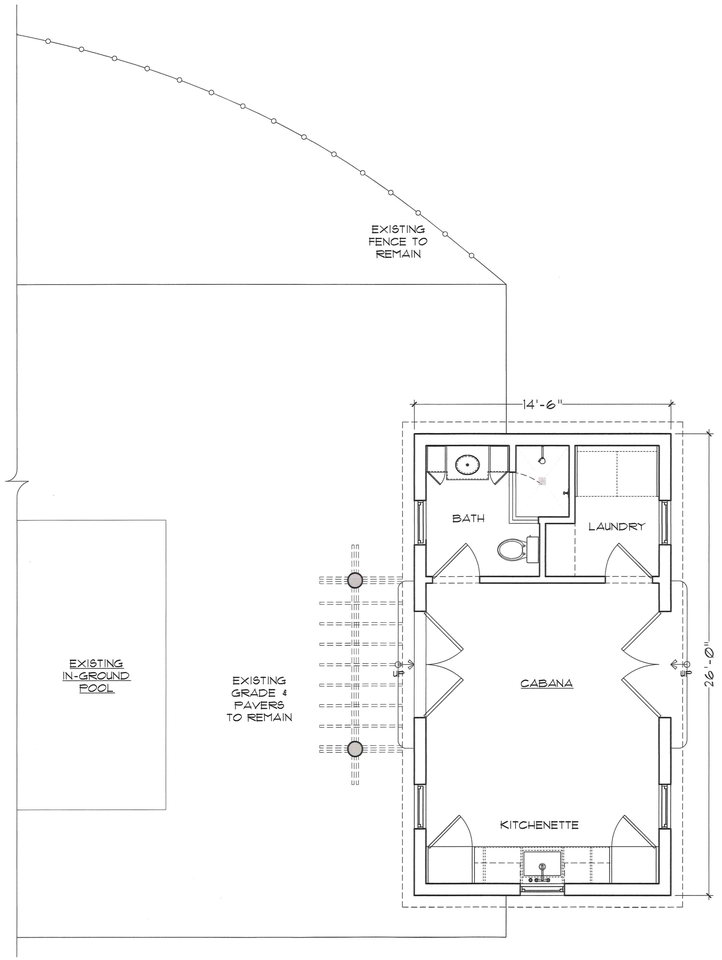
134 MIACOMET ROAD
NANTUCKET, MA 02554

N

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

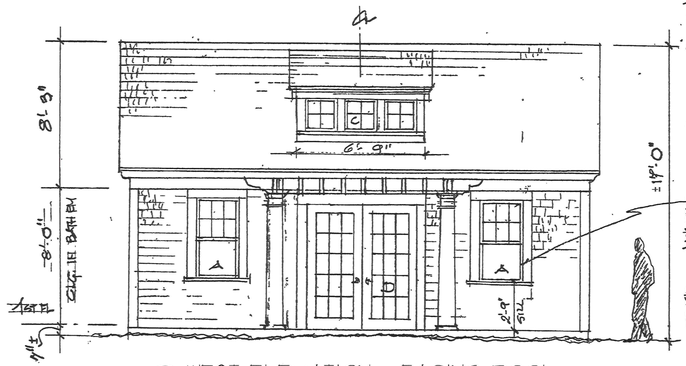
SHEET NO. A-2



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

DOORS & WINDOWS

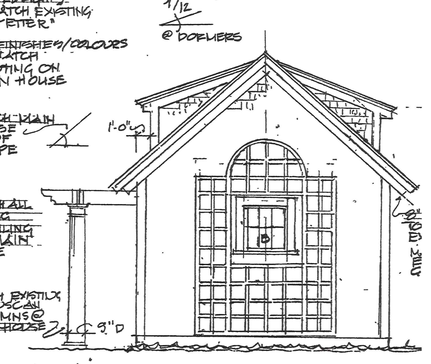
	SASH SIZE	LTS
A	2'-3 7/8" x 4'-5 5/8"	6/1
B	2'-3 7/8" x 2'-3"	6
C	1'-10" x 1'-10"	4
D	(2) 3'0" x 7'-10"	WD FRENCH DOORS



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

NOTES

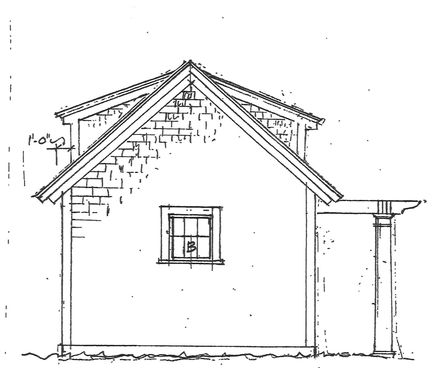
- ALL WINDOWS ARE WOOD TRUE DIVIDED LIGHTS TO MATCH EXISTING BY "VETTER"
- ALL FINISHES/COLOURS TO MATCH EXISTING ON MAIN HOUSE
- MATCH MAIN HOUSE ROOF SLOPE
- MATCH ALL EXISTING DETAILING ON MAIN HOUSE
- MATCH EXISTING WD TUSCAN COLUMNS ON MAIN HOUSE



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



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



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

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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.

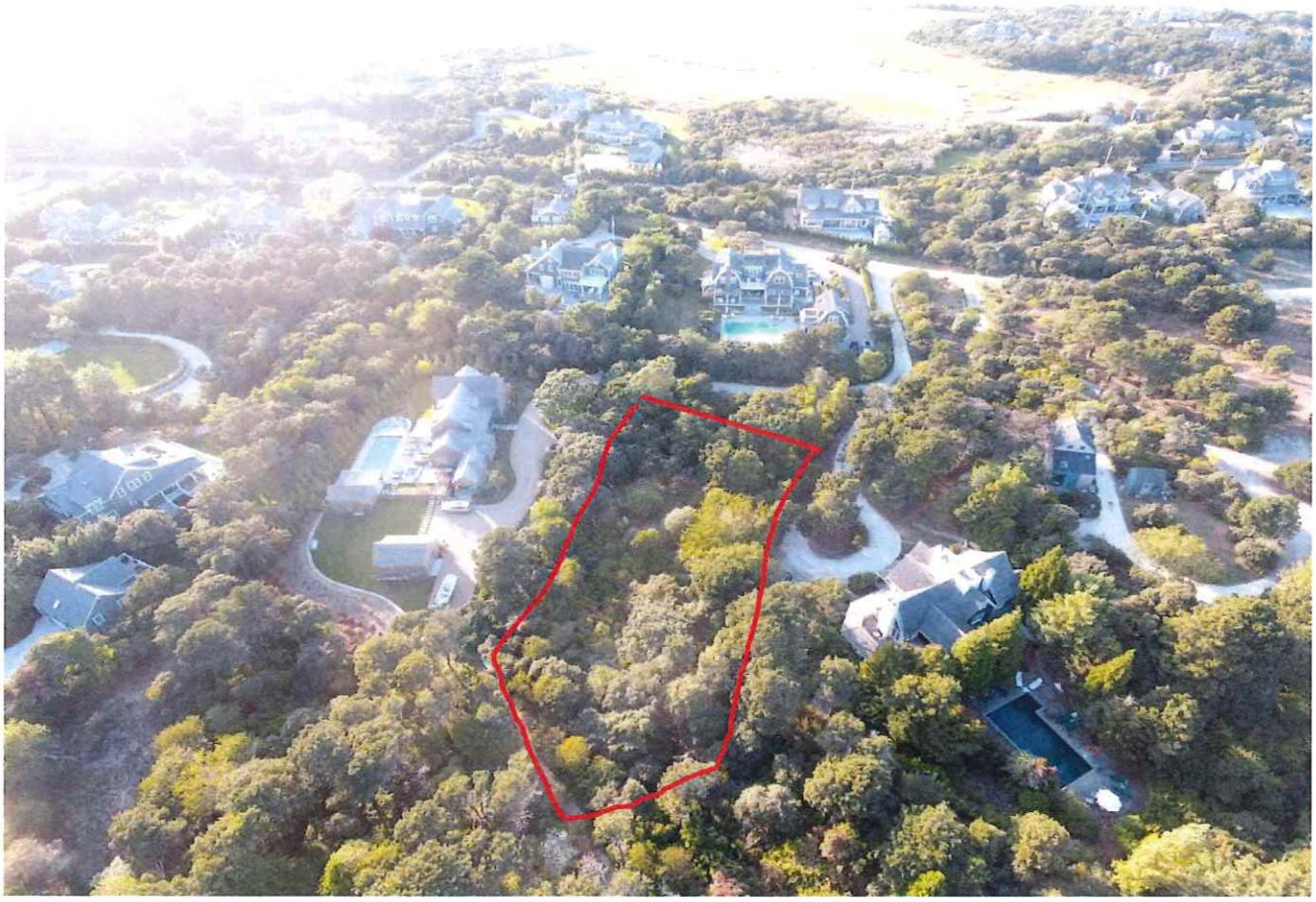
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

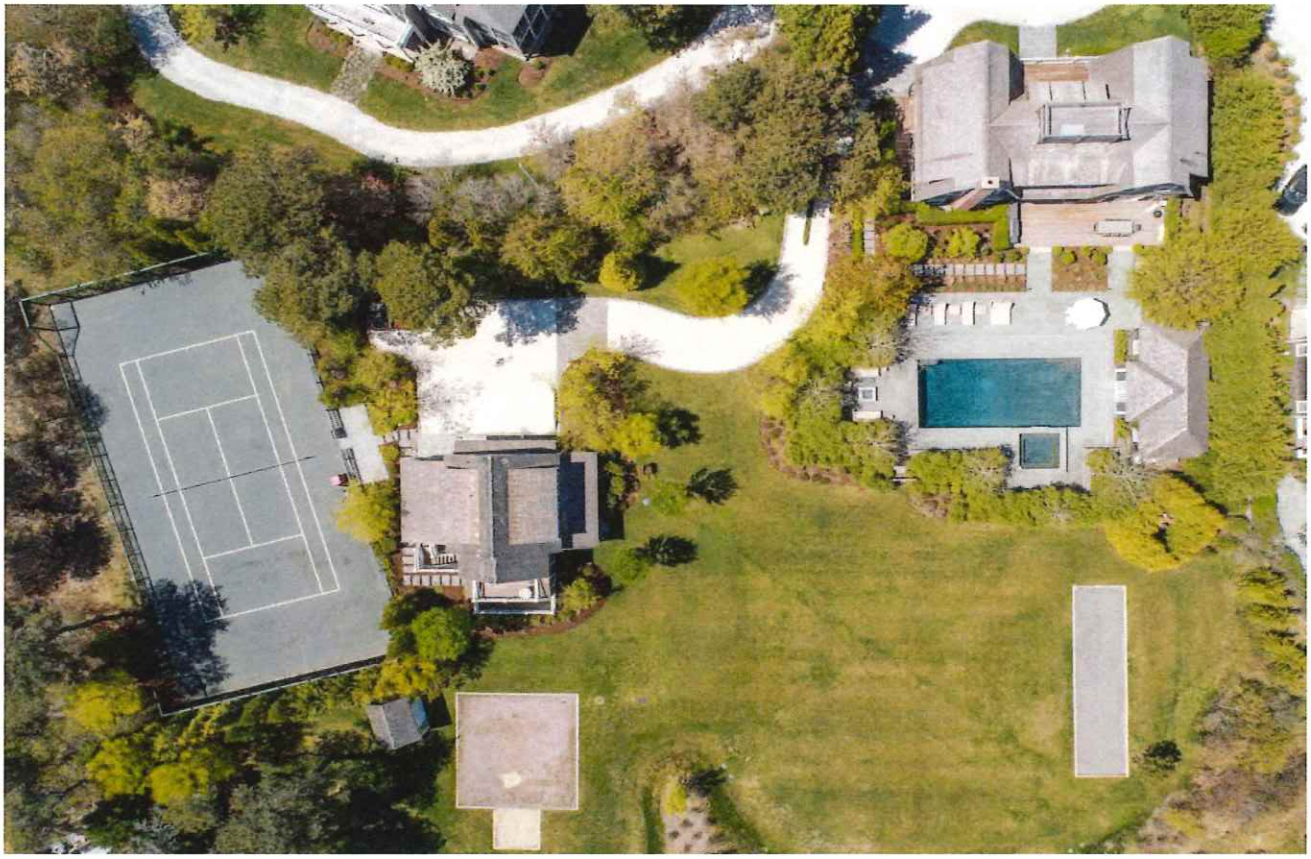




21 BREWSTER ROAD – MULTIPLE BUILDINGS IN A COMPOUND







27 BREWSTER ROAD



29 BREWSTER ROAD





23 MONOMOY ROAD NORTH OF ENTRANCE TO BREWSTER ROAD



17 MONOMOY ROAD – SOUTH CORNER ENTRANCE TO BREWSTER ROAD



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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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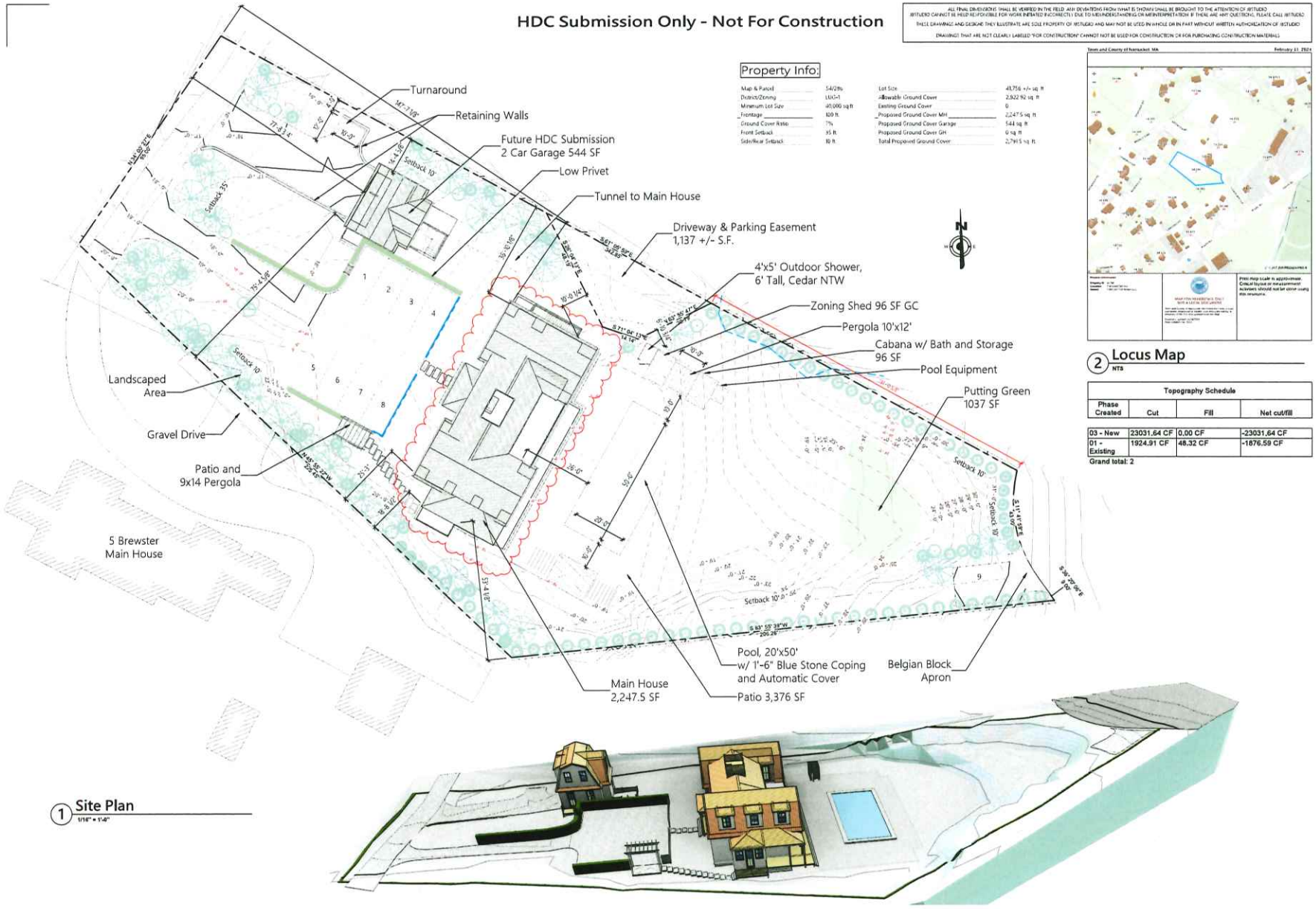
Property Info:

Map & Parcel	54/286	Lot Size	41,756 +/- sq. ft
District/Zoning	LUO-1	Allowable Ground Cover	2,922.92 sq. ft
Minimum Lot Size	40,000 sq ft	Existing Ground Cover	0
Frontage	100 ft	Proposed Ground Cover MH	2,247.5 sq. ft
Ground Cover Ratio	7%	Proposed Ground Cover Garage	544 sq. ft
Front Setback	35 ft	Proposed Ground Cover GH	0 sq. ft
Side/Rear Setback	10 ft	Total Proposed Ground Cover	2,791.5 sq. ft



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

4 3D View Topo

2 Locus Map
NTS

Topography Schedule

Phase Created	Cut	Fill	Net cut/fill
03 - New	23031.64 CF	0.00 CF	-23031.64 CF
01 - Existing	1924.91 CF	48.32 CF	-1876.59 CF

Grand total: 2

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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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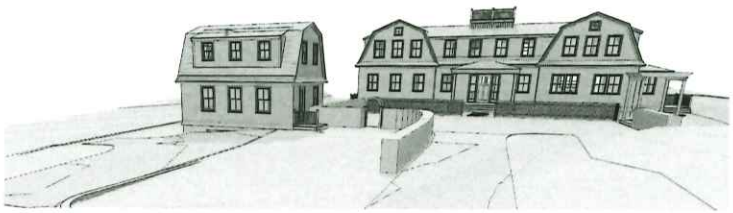
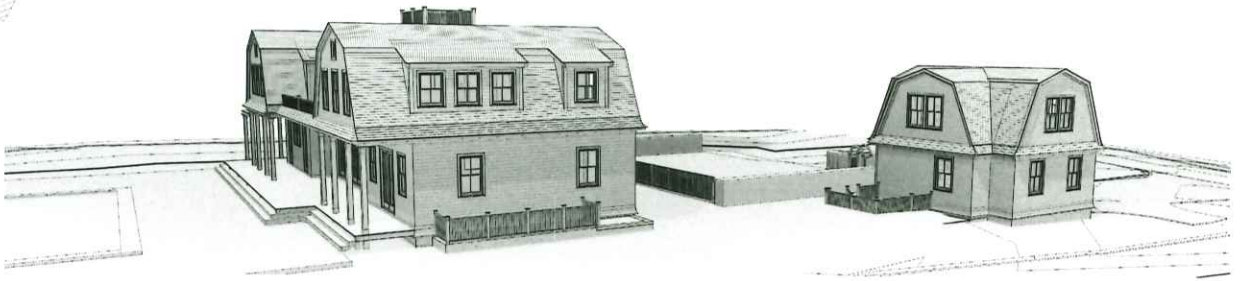


2 3D View 1

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



3 3D View 2

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Main Residence

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02554

Sheet

Site Plan New

Date

08.25.2024

Revisions

C.102

Scale 1/16" = 1'-0"

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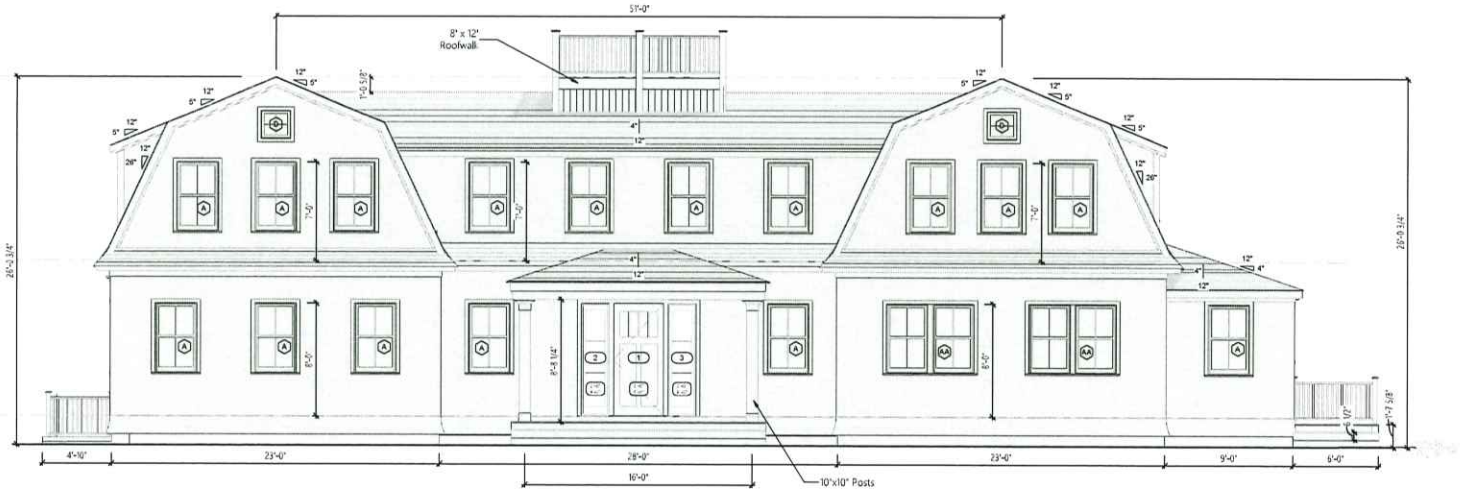
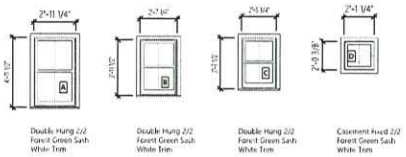


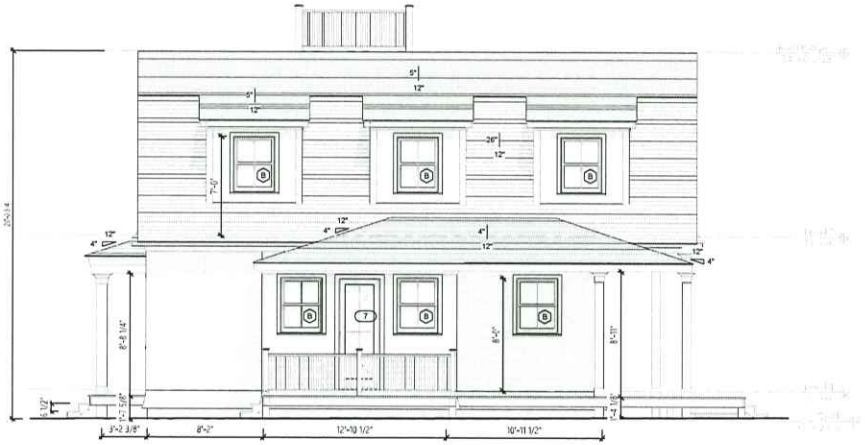
1 Proposed North/West Elevation
1/4" = 1'-0"



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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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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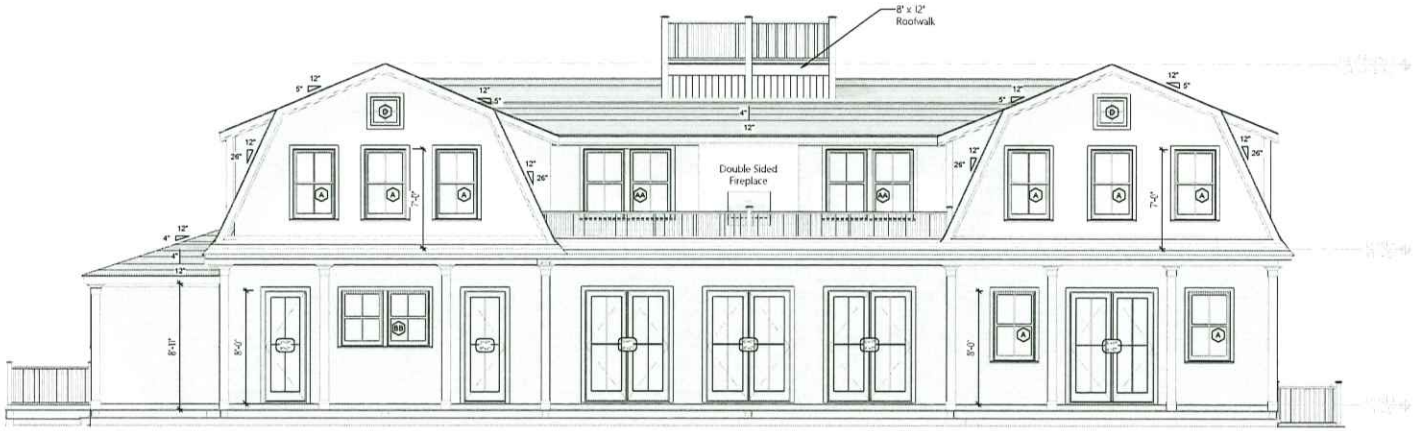
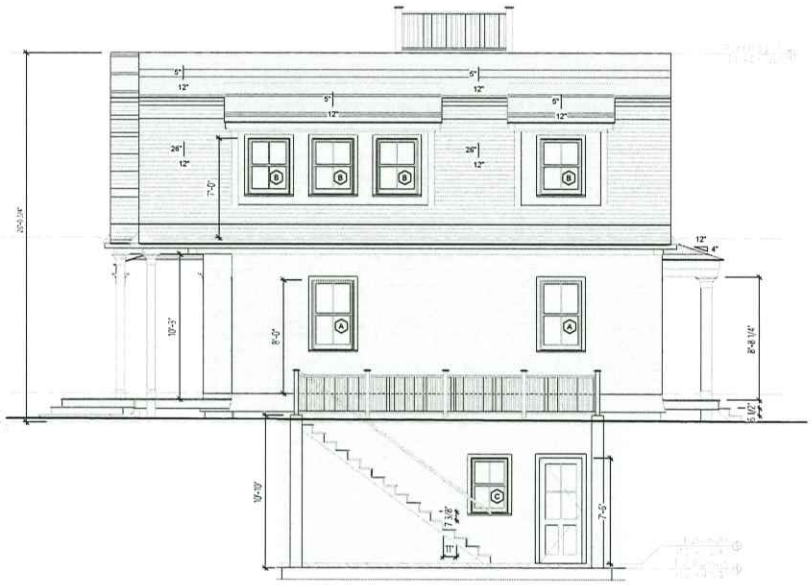


2 Proposed South/East Elevation
1/4" = 1'-0"



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

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Main Residence

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Sheet

Exterior Elevations - SE/NE

Date

08.23.2024

Revisions

A.102

Scale 1/4" = 1'-0"

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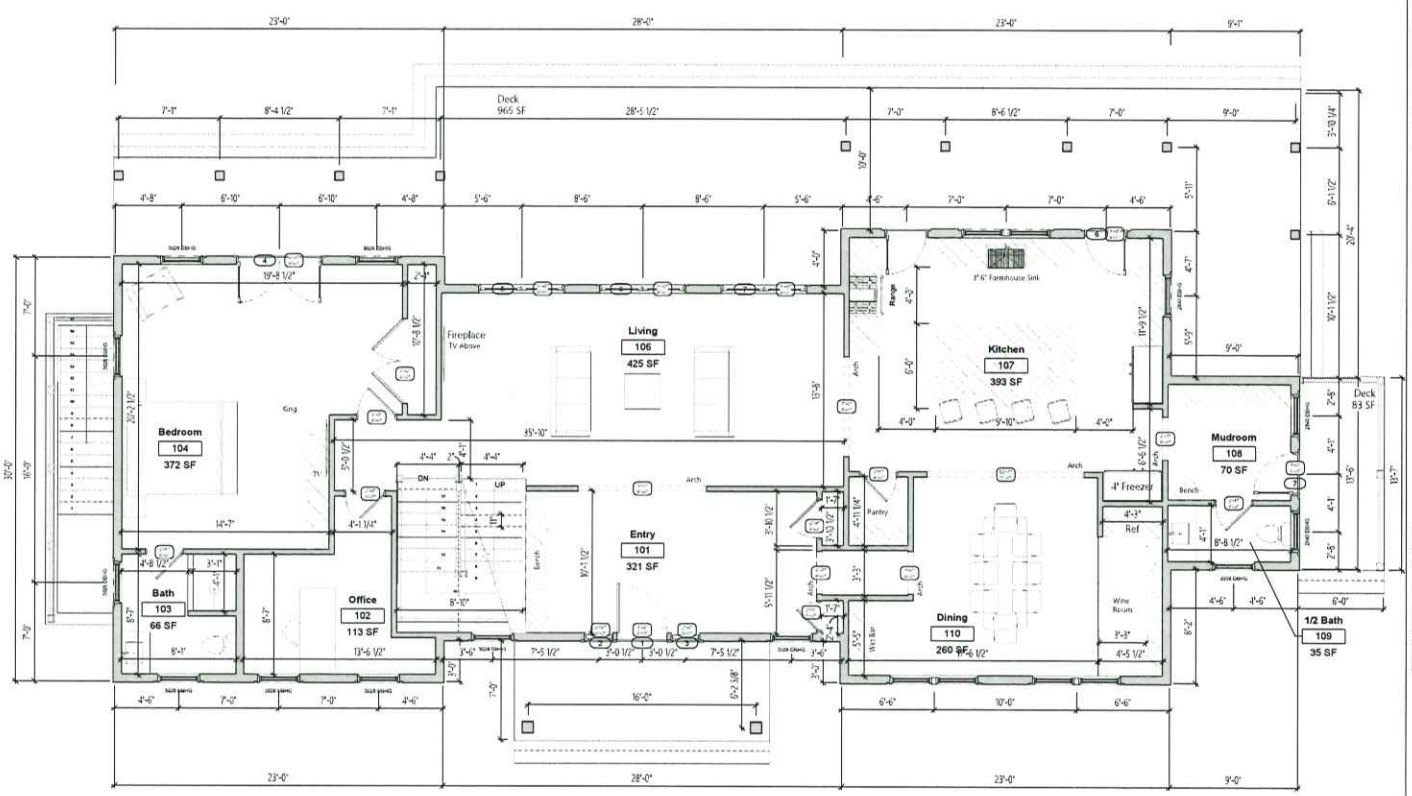
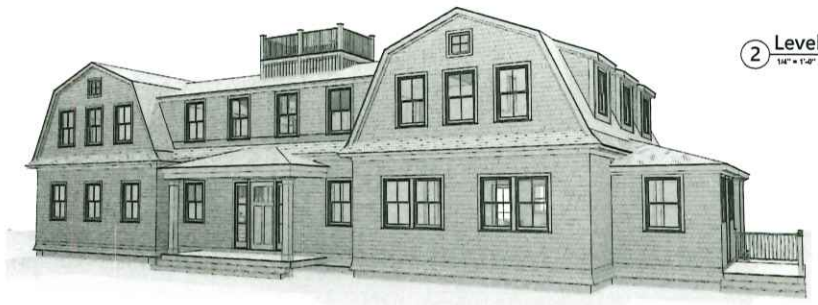


2 Level 1
1/4" = 1'-0"



1 3D View 1

Level 1 - Room Schedule			
Number	Name	Area	Comments
101	Entry	321 SF	
102	Office	113 SF	
103	Bath	66 SF	
104	Bedroom	372 SF	
106	Living	425 SF	
107	Kitchen	393 SF	
108	Mudroom	70 SF	
109	1/2 Bath	35 SF	
110	Dining	260 SF	
Grand total: 9		2055 SF	

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

Project

Main Residence

7 Brewster Rd., Nantucket MA 02554

Sheet

First Floor Plan

Date

08.23.2024

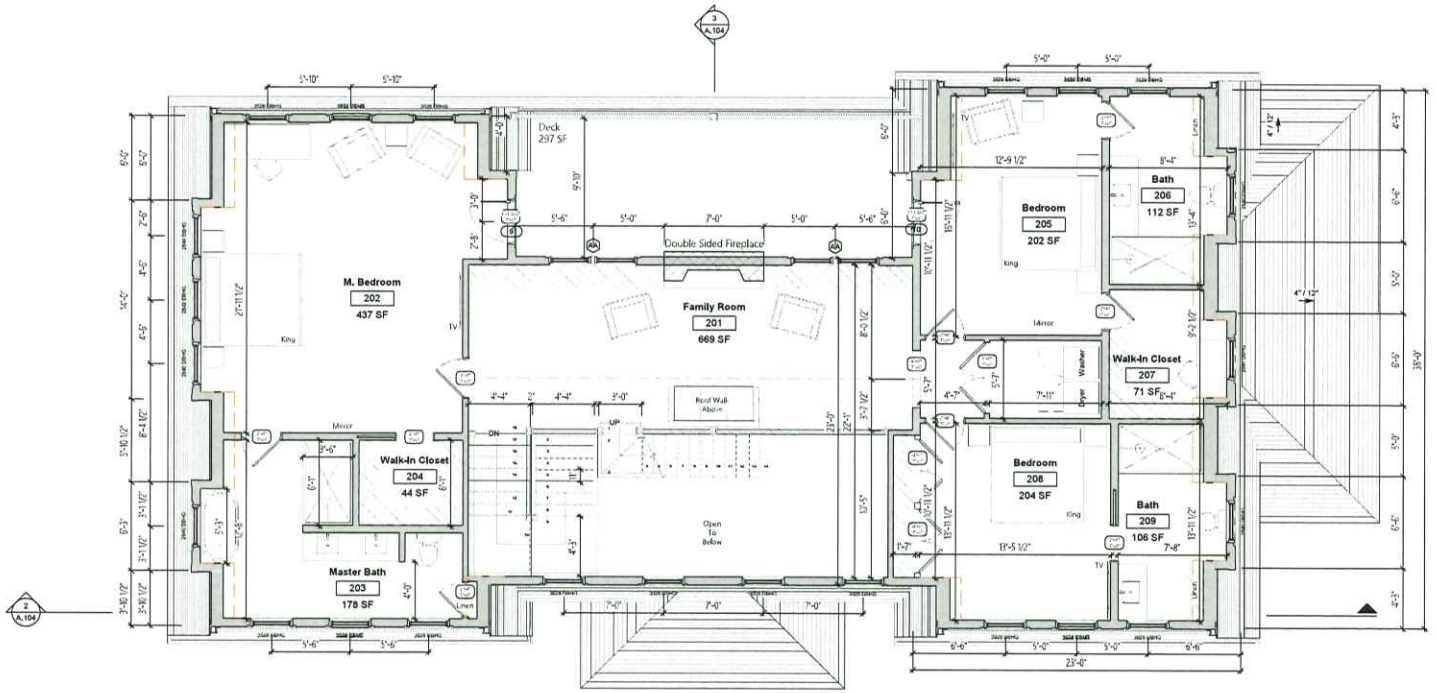
Revisions

A.202

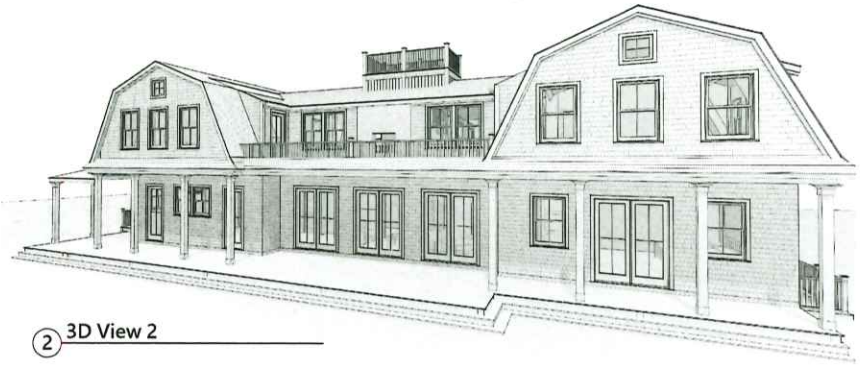
Scale 1/4" = 1'-0"

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO. JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



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



2 3D View 2

Level 2 - Room Schedule

Number	Name	Area	Comments
201	Family Room	669 SF	
202	M. Bedroom	437 SF	
203	Master Bath	178 SF	
204	Walk-In Closet	44 SF	
205	Bedroom	202 SF	
206	Bath	112 SF	
207	Walk-In Closet	71 SF	
208	Bedroom	204 SF	
209	Bath	106 SF	
Grand total: 9		2022 SF	

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

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

Project

Main Residence

7 Brewster Rd., Nantucket MA 02554

Sheet

Second Floor Plan

Date

08.23.2024

Revisions

A.203

Scale 1/4" = 1'-0"

8/24/2024 2:05:33 AM

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 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...

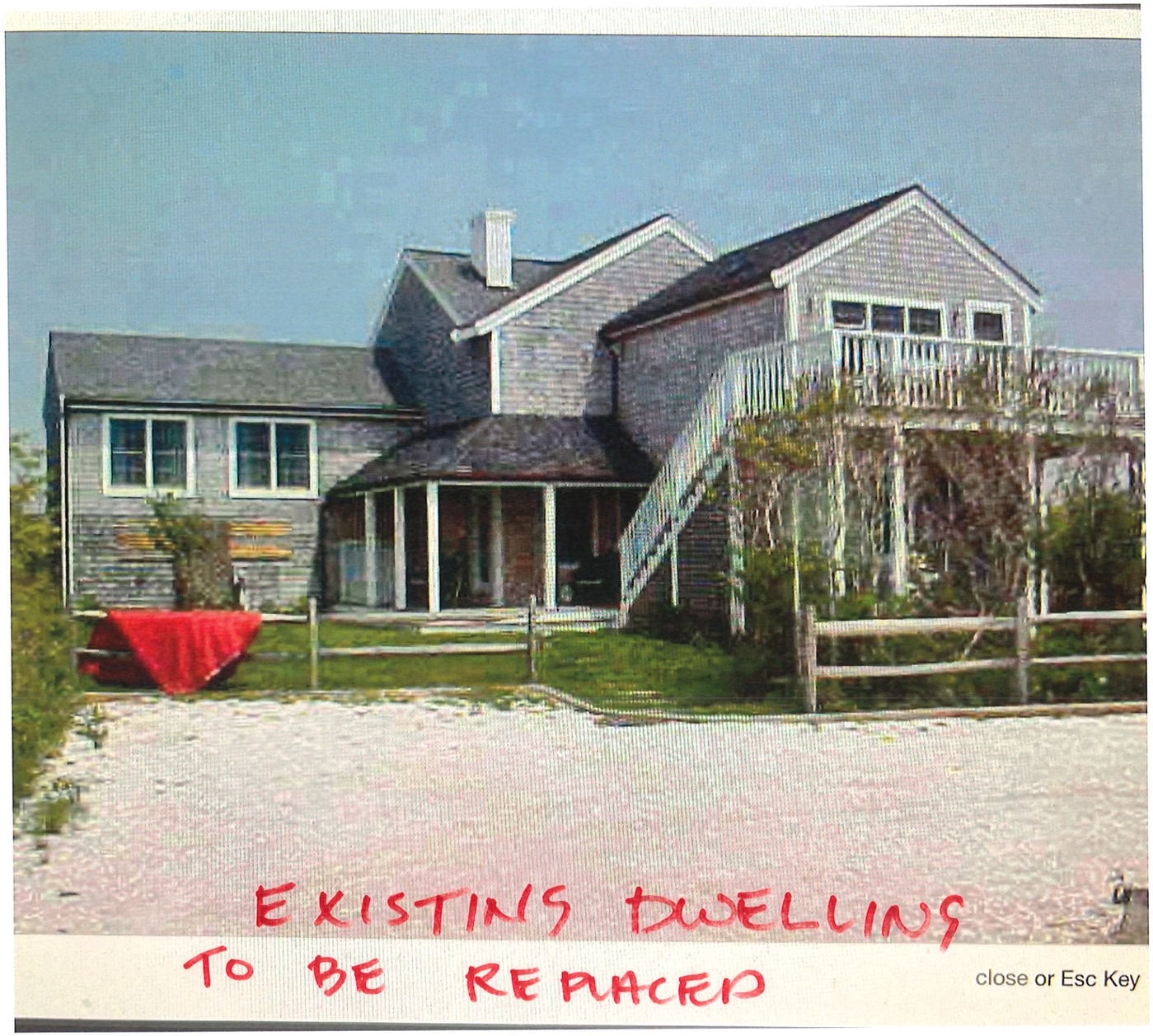
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Caroline Thornewill 8/30/24

Signature Date

50 WANOMA





close or Esc Key

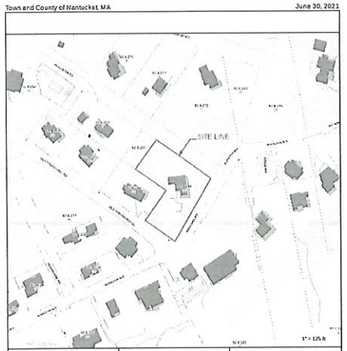
PROPOSED

A NEW HOUSE

50 WANOMA WAY, NANTUCKET,MA



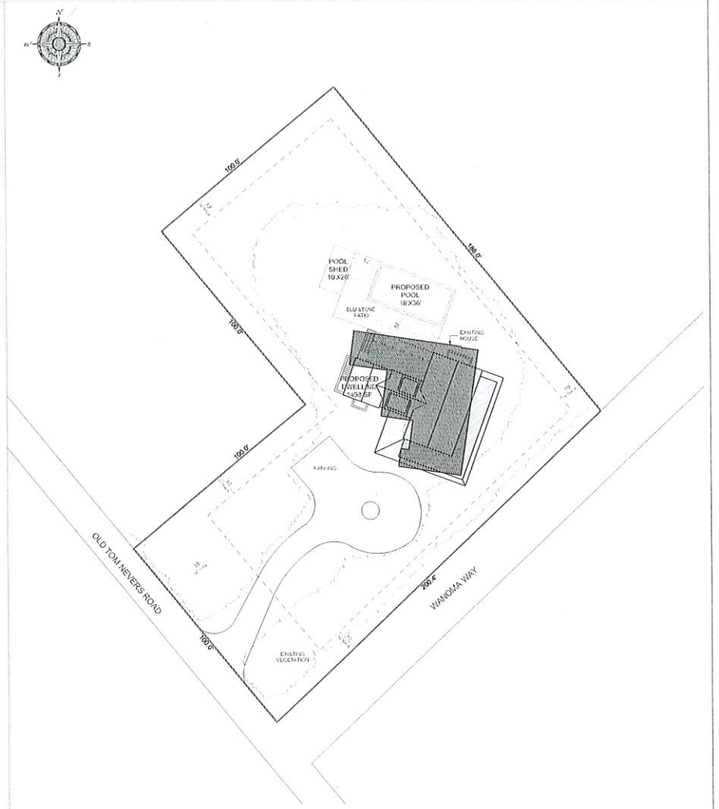
Town and County of Nantucket, MA — June 30, 2021



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

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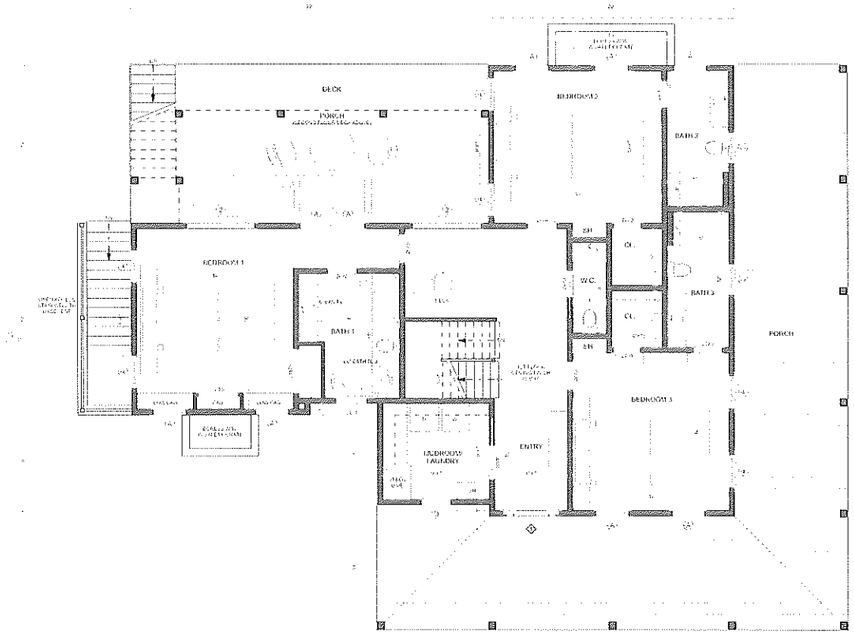
Thimsen Design LLC
48 Dave Road
Nantucket, Ma 02554
Tele. 508 228 9161 Fax 508 228 3165

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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Tele 508 228 9165 Fax 508 228 3165

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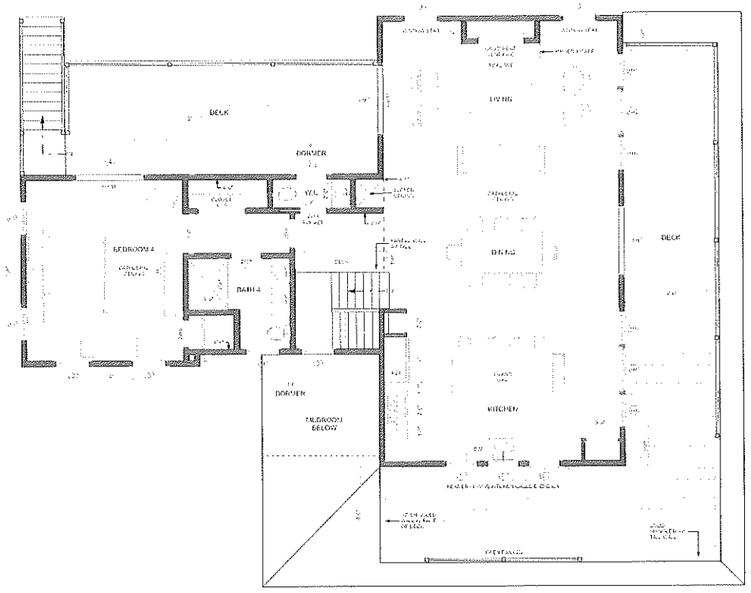

1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

ISSUES/REVISION DATE
PDC 1 01.12.2023
PDC 2 04.03.2024

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50 WANOMA WAY, NANTUCKET, MA

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Sheet No:
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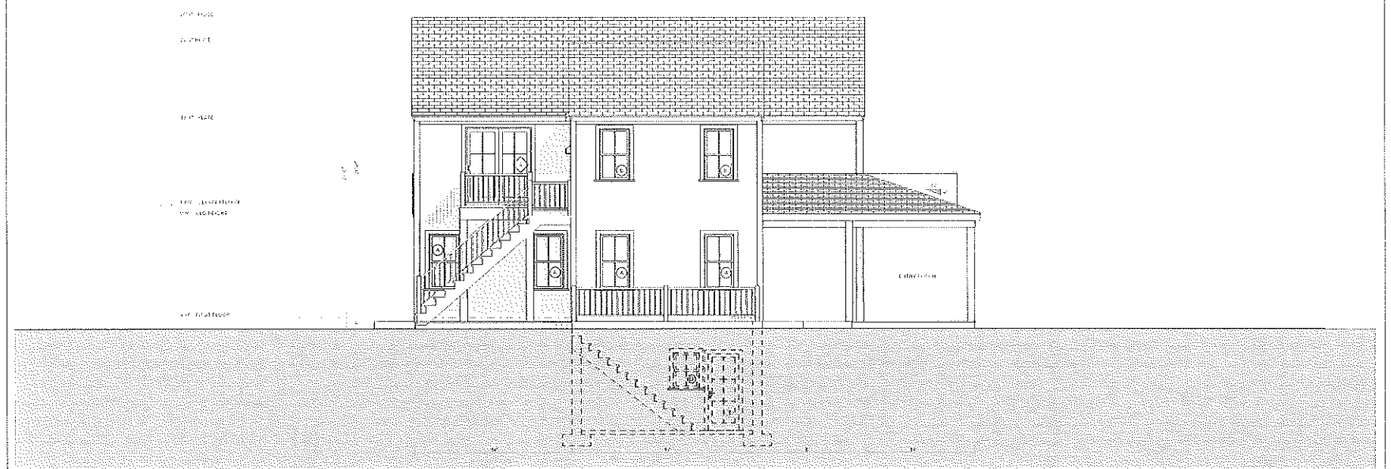
1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

ISSUES/REVISION DATE	
NGC 1	01.12.2023
NGC 2	04.08.2023

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50 WANOMA WAY, NANTUCKET, MA

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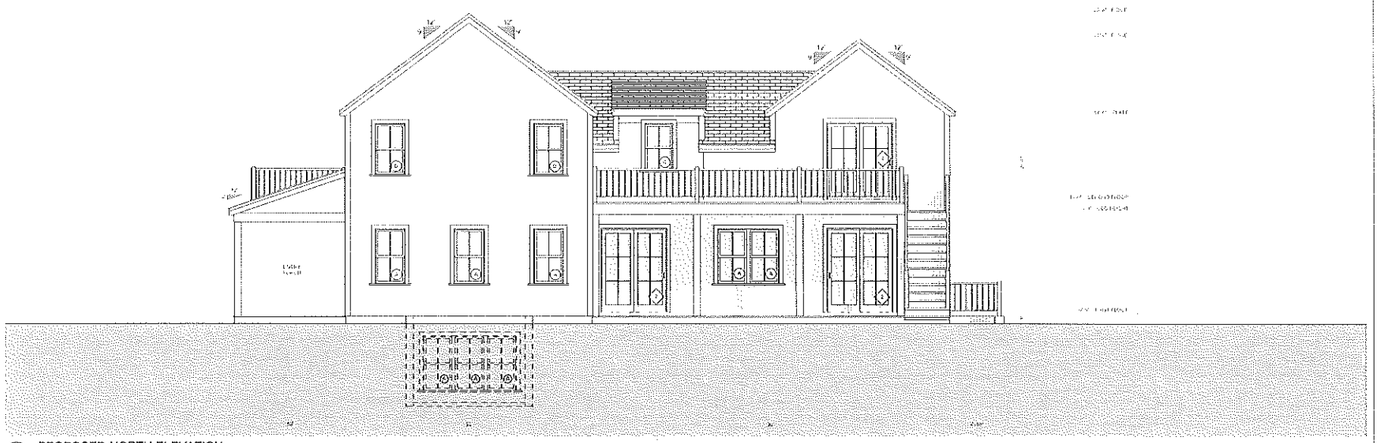

1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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

ISSUE/REVISION DATE	
HDC 1	03.12.2023
HDC 2	08.09.2024

NIELSEN PROJECT

50 WANOMA WAY, NANTUCKET, MA

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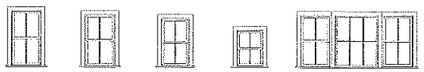
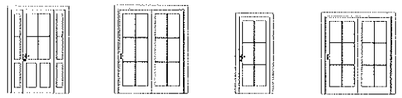
Nantucket, Ma 02554
Tel: 508 226 9161 Fax: 508 228 3165

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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City, State, ZIP+4®
Summit NJ 07901

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

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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

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Vice-Chair

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STAFF

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I 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

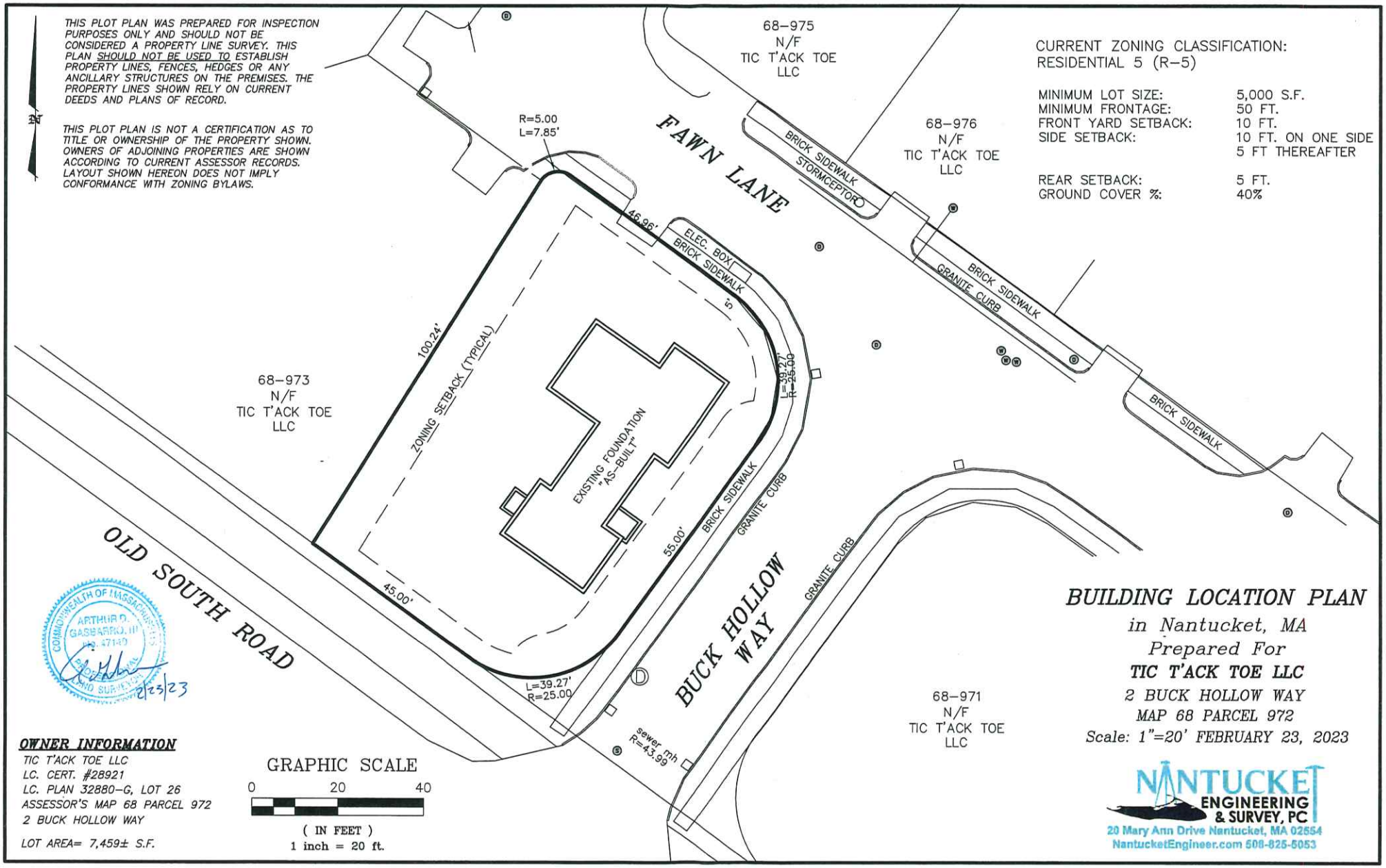
_____

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

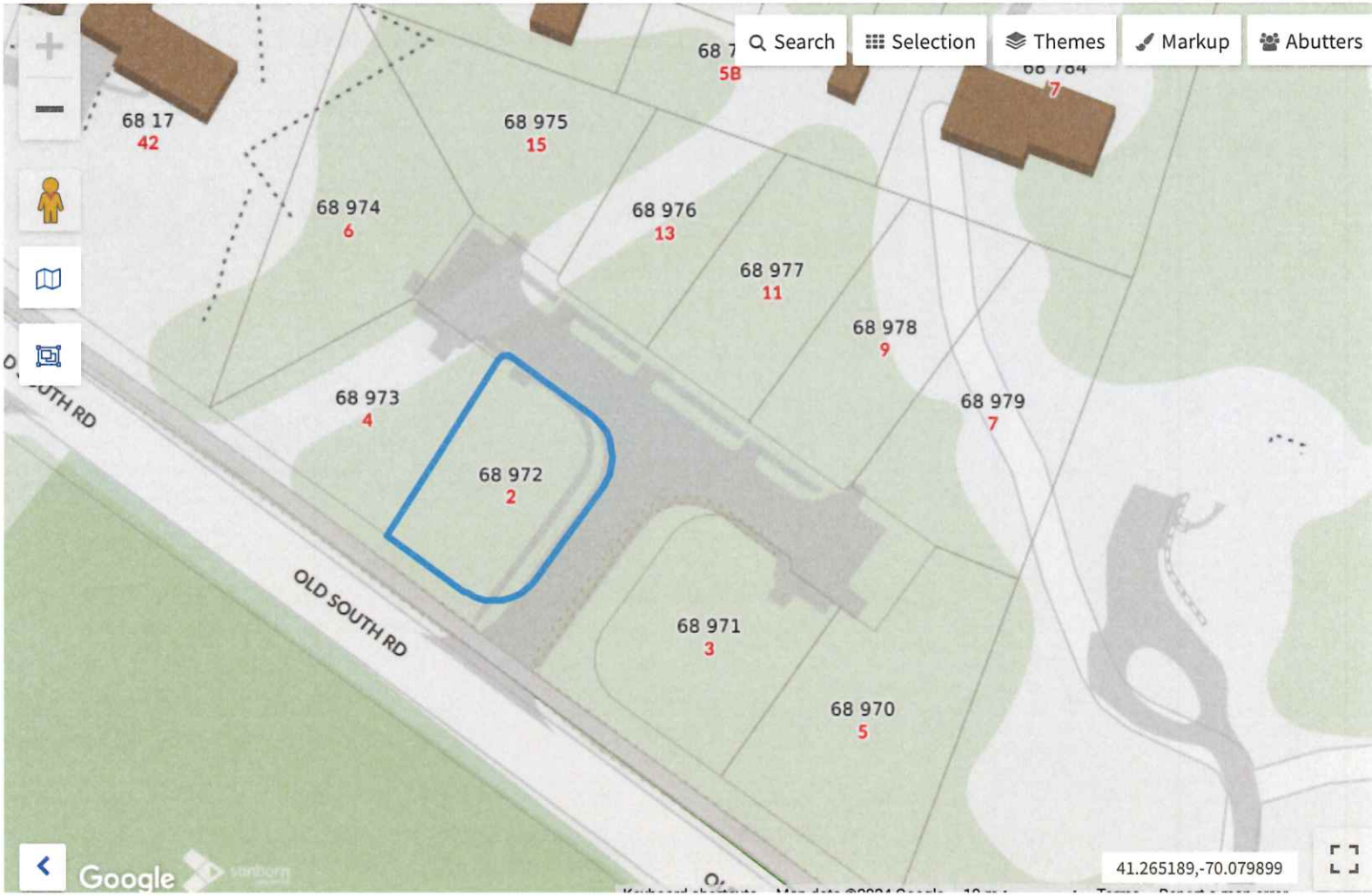
Name	TIC TACK TOE LLC
Address	218 WILLARD ST STE 302, QUINCY, MA 02169

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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- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.72
Total Postage and Fees $5.58

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

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

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

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Total Postage and Fees $5.58

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City, State, ZIP+4® NANTUCKET, MA 02554

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328 MADAKET RD
Street and Apt. No.
State, ZIP+4® NANTUCKET, MA 02554

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

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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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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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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).

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

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

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City, State, ZIP+4® PITTSBURG, PA 15217

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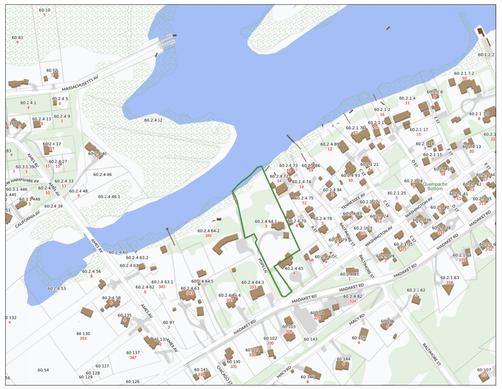
3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS



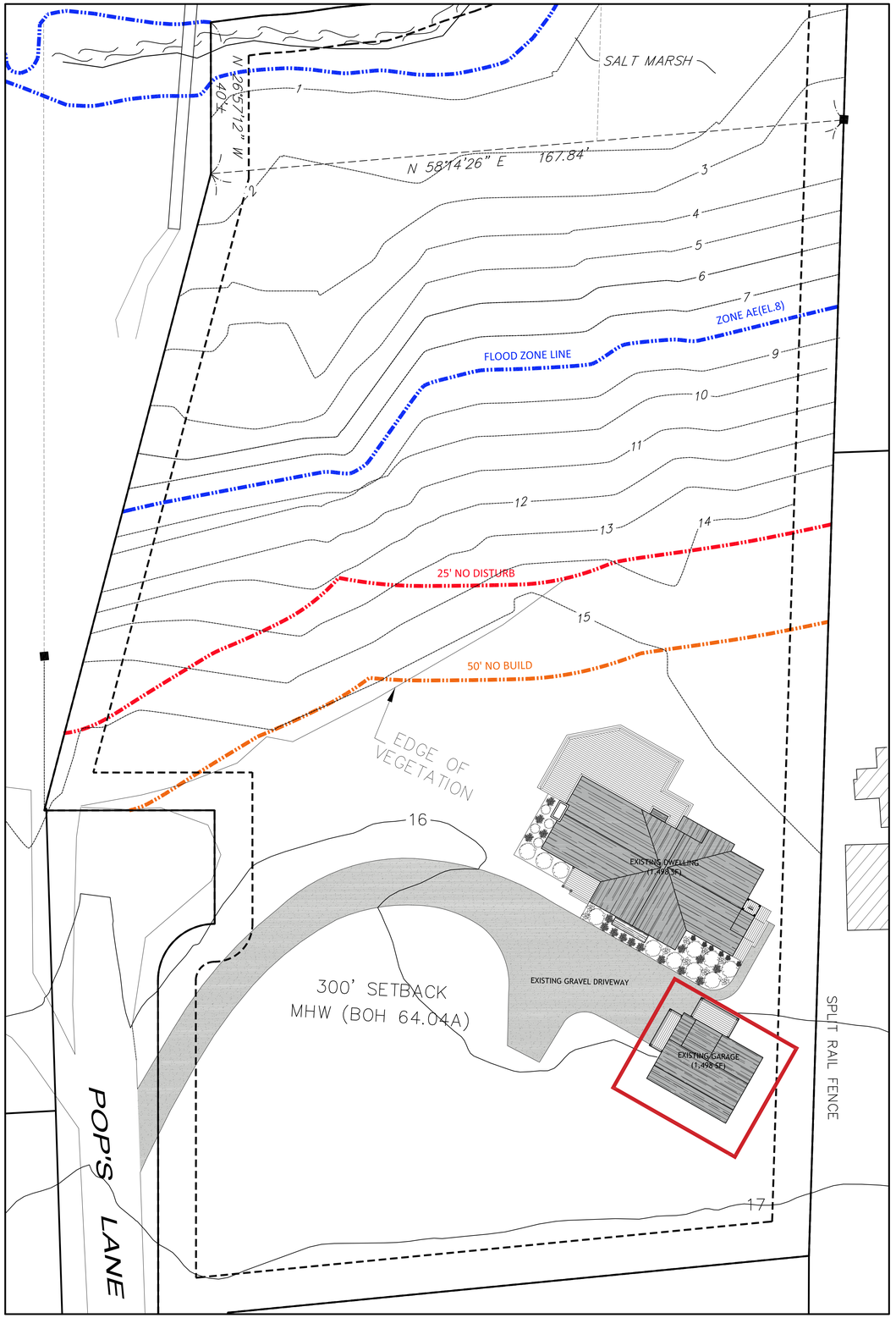
AERIAL VIEW: NTS

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

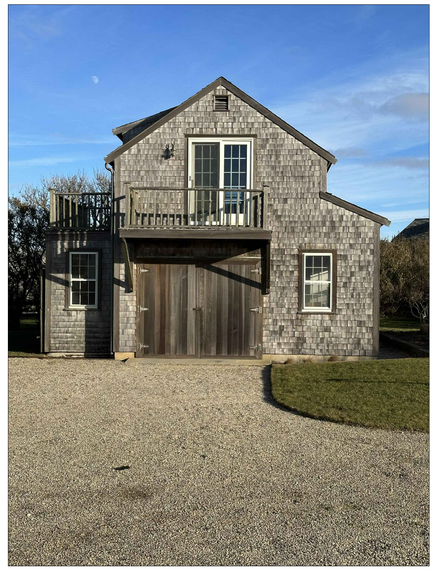
29 AUGUST 2024













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FALMOUTH, MA 02541
508.457.6794

EXISTING CONDITIONS PHOTOS

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3 POPS LANE
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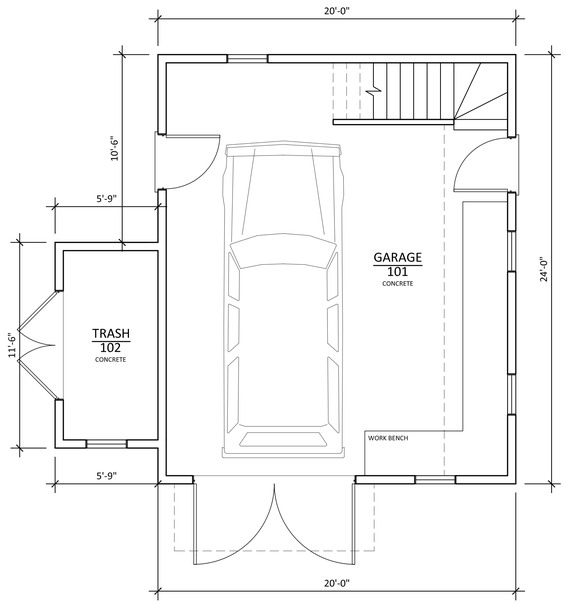
MAP: 60.2.4 PARCEL: 64.1

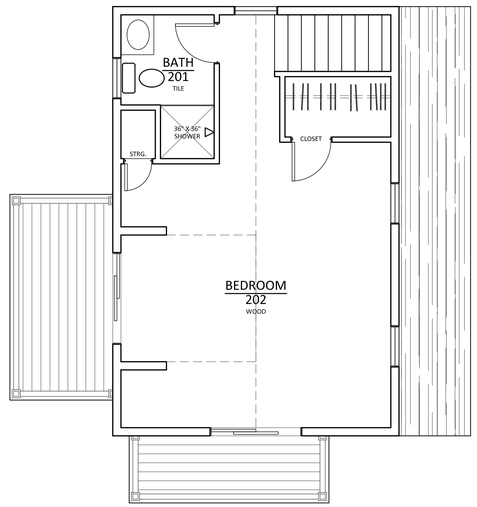
COVER SHEET

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
508.228.2728
MARKCUTONE.COM

SURVEYOR

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

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P.O. BOX 798
FALMOUTH, MA 02541
508.457.6794

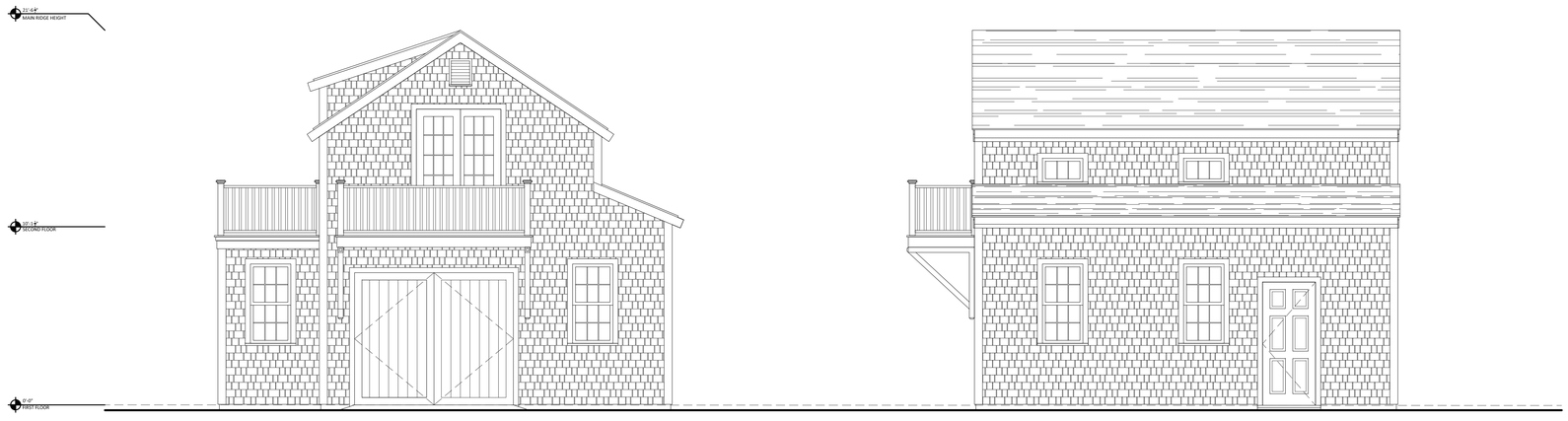
EXISTING GARAGE

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

FLOOR PLANS

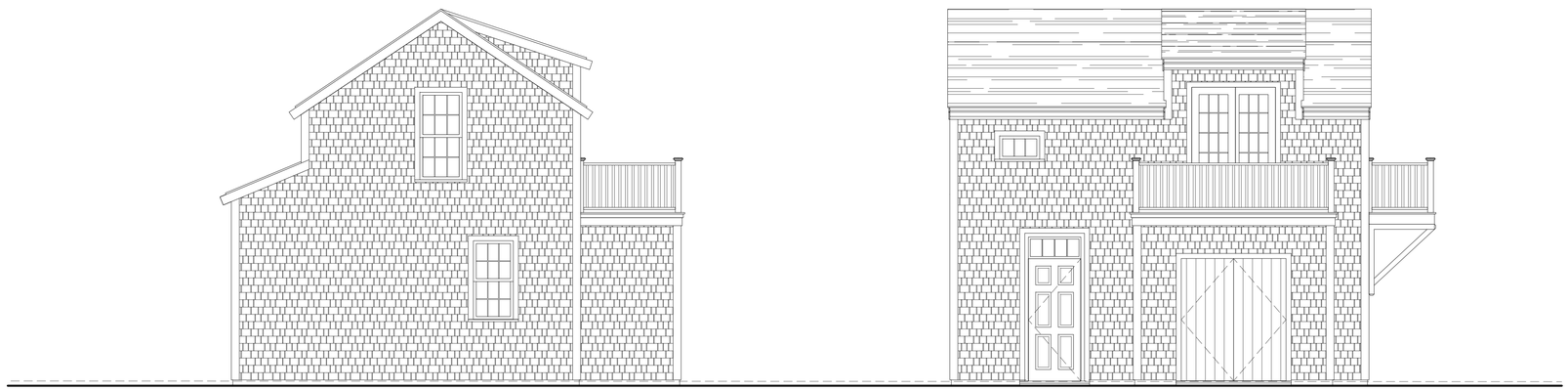
A1.0

29 AUGUST 2024



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

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



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

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

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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508.833.0070

STRUCTURAL DESIGN

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P.O. BOX 798
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508.457.6794

EXISTING GARAGE

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

ELEVATIONS

A2.1

29 AUGUST 2024

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

DEMO MH

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 60.2.4 PARCEL N°. 64.1

Street & Number of Proposed Work: 3 POPS LN.

Owner of record: 3 POPS LANE HOLDING TRUST

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE +

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date: 1994

Original Builder:

REVISIONS* (describe)

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

SEE DRAWINGS

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

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

DEMO

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

(initial to indicate read and understand) CMJ

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

ASSOCIATE COMMISSIONERS

STAFF

Waiver of the HDC 10 Day Hearing Requirement

I CHARLES MAXWELL DUCE

AS AGENT FOR 3 POPS LANE HOLDING TRUST

STREET ADDRESS 3 POPS LN. NANTUCKET MA, 02554

MAP/PARCEL 60.2.4 / 64.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09/04/2024

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

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

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

Signature 09/03/2024

Date

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City, State, ZIP+4® NANTUCKET, MA 02554

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7021 0350 0000 0871 2039

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NANTUCKET MA AUG 27 2024

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☐ Return Receipt (electronic) $ $0.00	$ $23.40
☐ Restricted Delivery $ $0.00	
Customer Must Declare Full Value $ $0.00	Received by 08/27/2024

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

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

PS Form 3806, Registered Mail Receipt April 2015, PSN 7530-02-000-9051 Copy 1 - Customer
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City, State, ZIP+4® PITTSBURG, PA 15217

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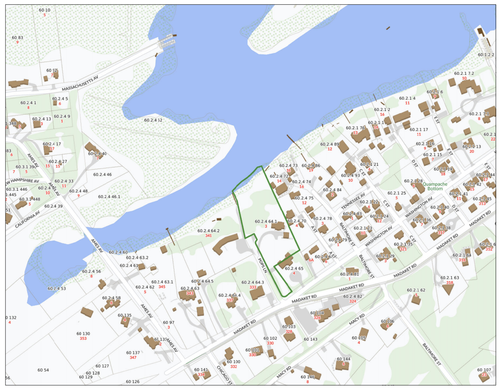
3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS



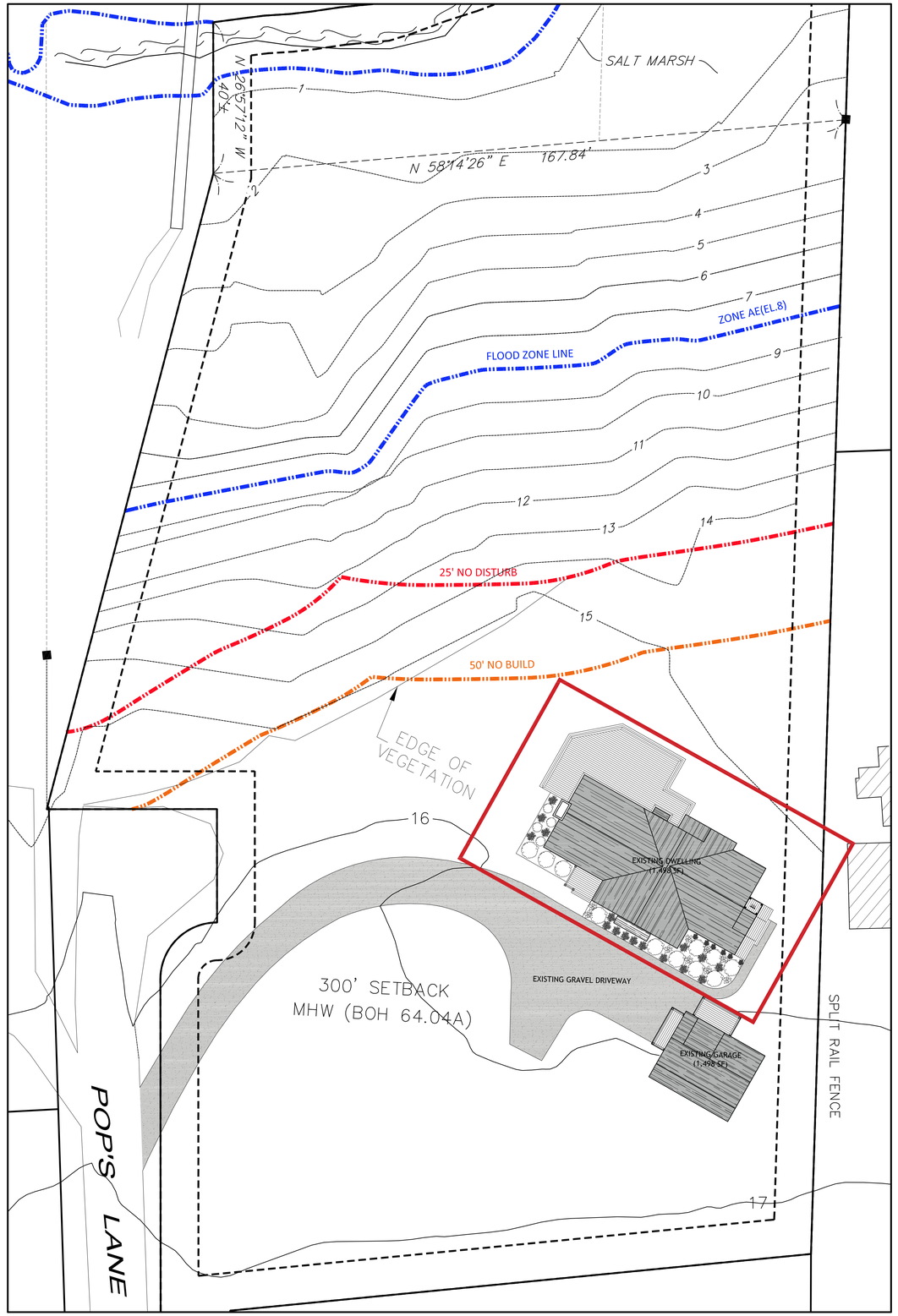
AERIAL VIEW: NTS

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 +

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NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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508.833.0070

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FALMOUTH, MA 02541
508.457.6794

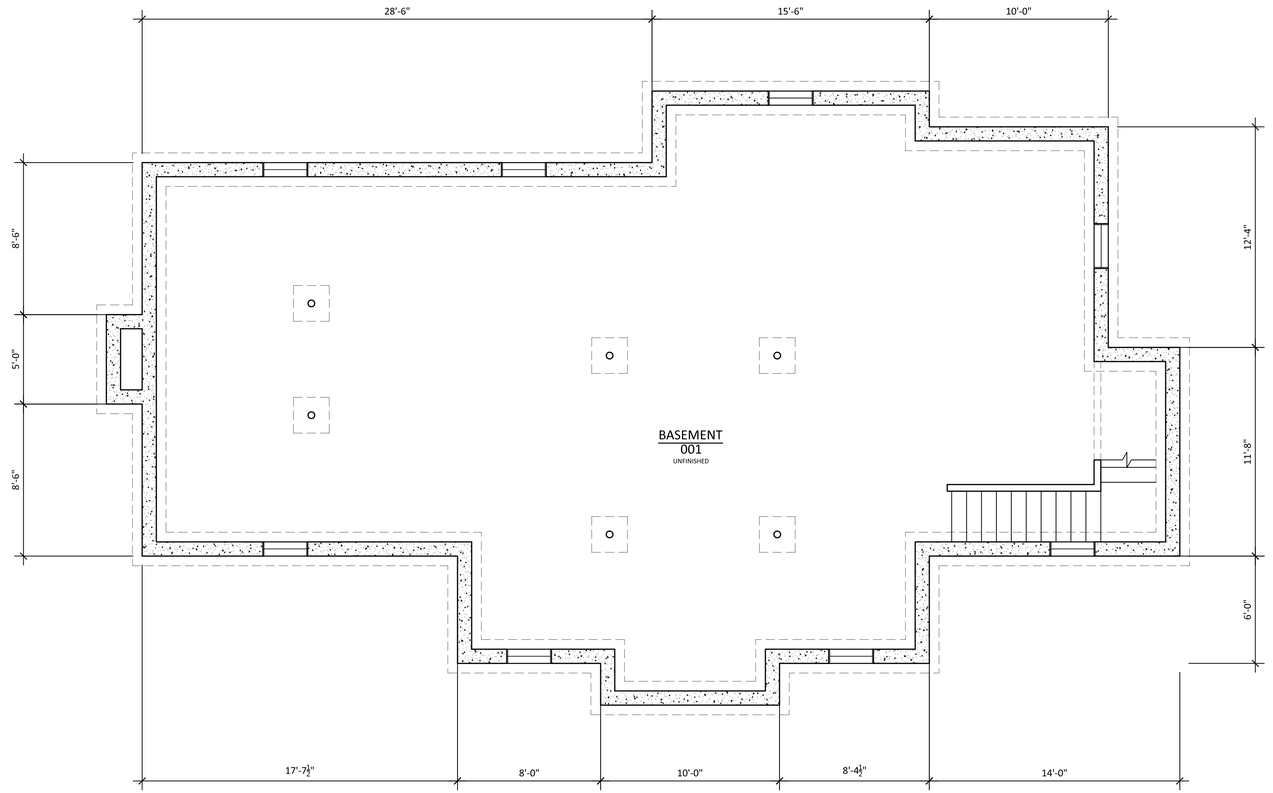
EXISTING CONDITIONS PHOTOS

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

COVER SHEET

C1.2

29 AUGUST 2024



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

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508.833.0070

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508.457.6794

EXISTING MAIN HOUSE

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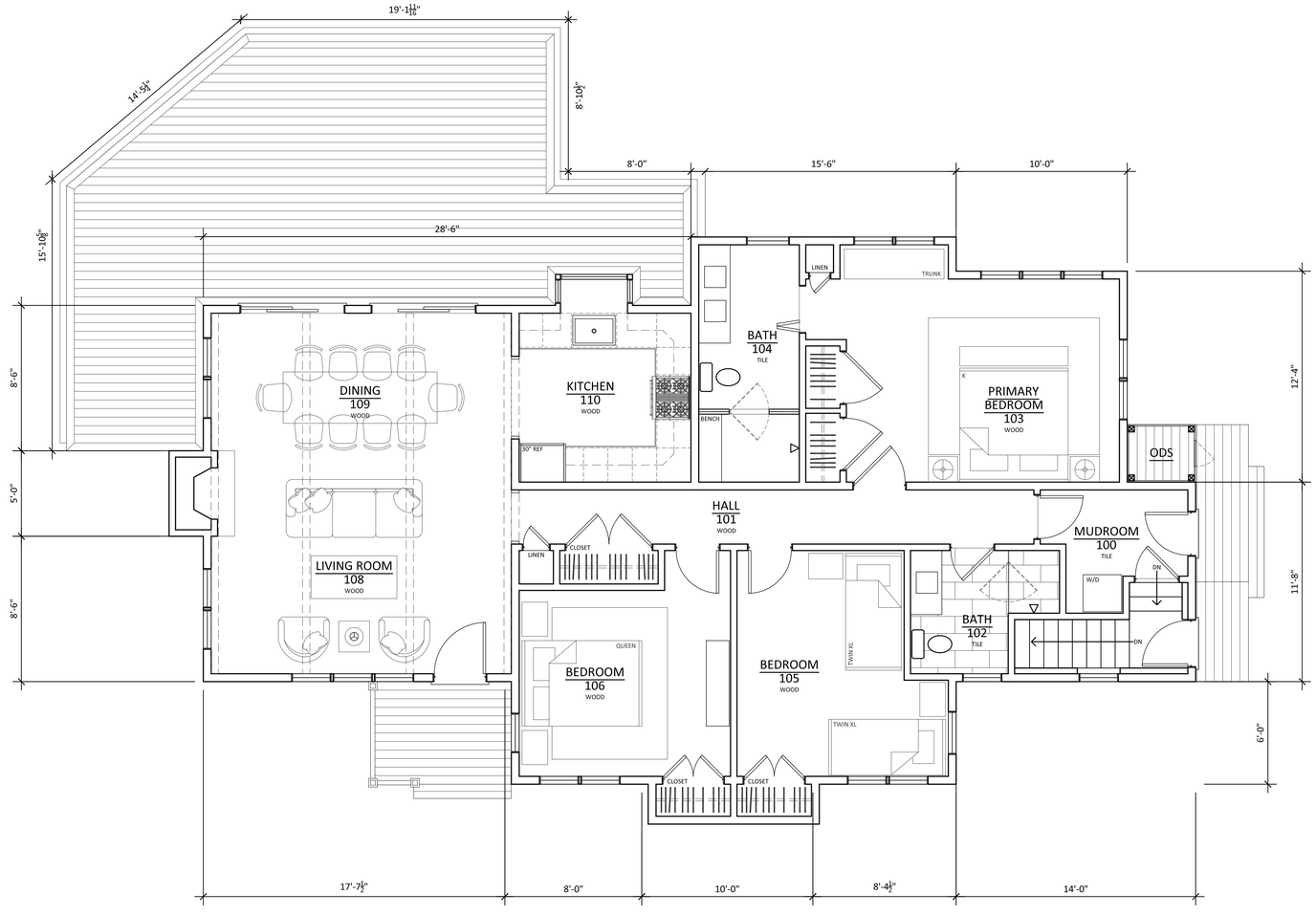
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

BASEMENT PLAN

A1.0

29 AUGUST 2024



FIRST FLOOR PLAN - 1,498 SF

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

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ARCHITECTURE +

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EXISTING MAIN HOUSE

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

FIRST FLOOR PLAN

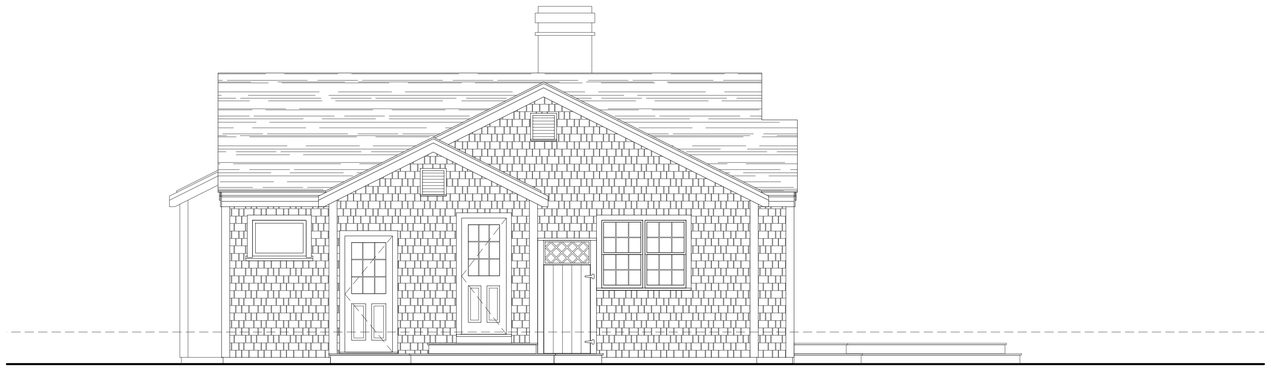
A1.1

29 AUGUST 2024



EXISTING SOUTH ELEVATION

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



EXISTING EAST ELEVATION

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

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NANTUCKET, MA 02554
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508.833.0070

STRUCTURAL DESIGN

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P.O. BOX 798
FALMOUTH, MA 02541
508.457.6794

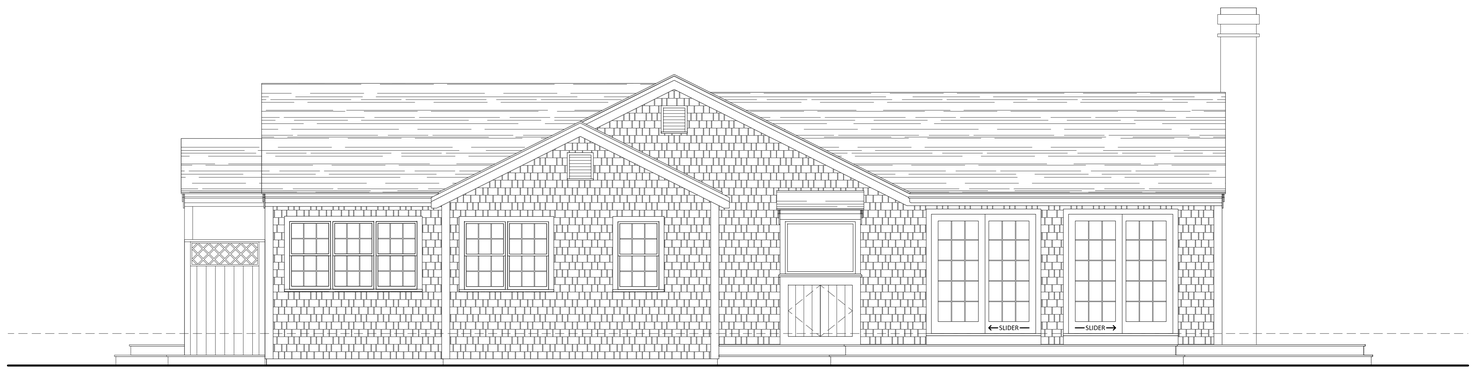
EXISTING MAIN HOUSE

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

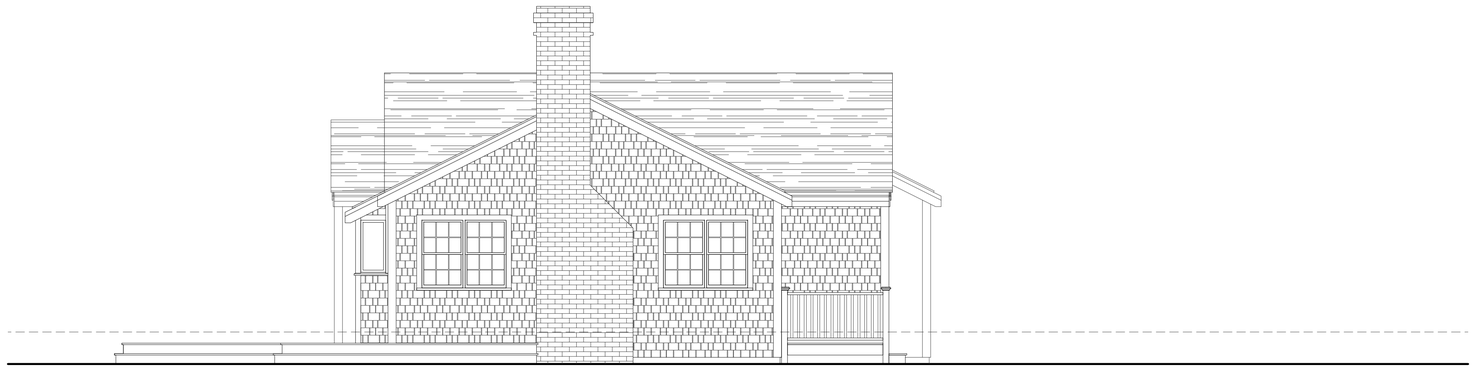
ELEVATIONS

A2.1

29 AUGUST 2024



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



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

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ARCHITECTURE +

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508.228.2728
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SURVEYOR

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508.833.0070

STRUCTURAL DESIGN

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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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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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328 MADAKET RD
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State, ZIP+4® NANTUCKET, MA 02554

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

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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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NANTUCKET MA AUG 27 2024

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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).

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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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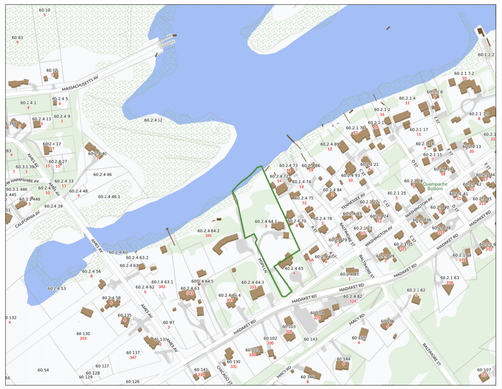
Postage $0.72
Total Postage and Fees $5.58

Sent To
PEARSON JOHN R JR ETAL
5417 BARTLETT STREET
Street and Apt. No., or PO Box No.
City, State, ZIP+4® PITTSBURG, PA 15217

7021 0350 0000 0871 2053

PITTSBURGH PA 152 AUG 27 2024 Postmark Here 08/27/2024

3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS



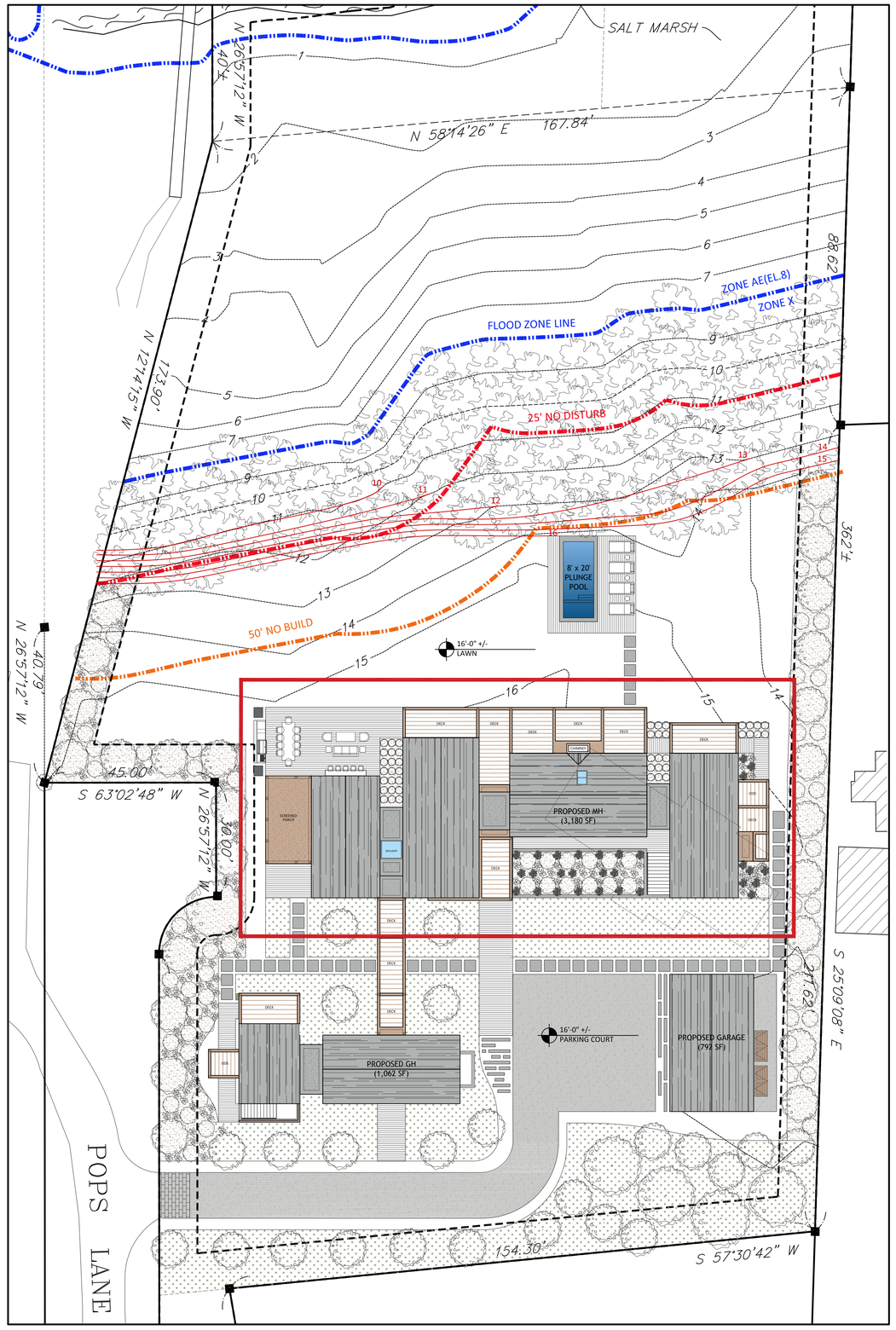
AERIAL VIEW: NTS

DRAWING LIST:

C1.1 SITE PLAN
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
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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

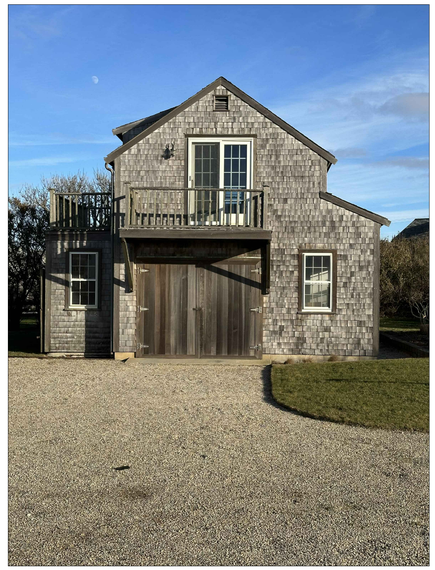
29 AUGUST 2024













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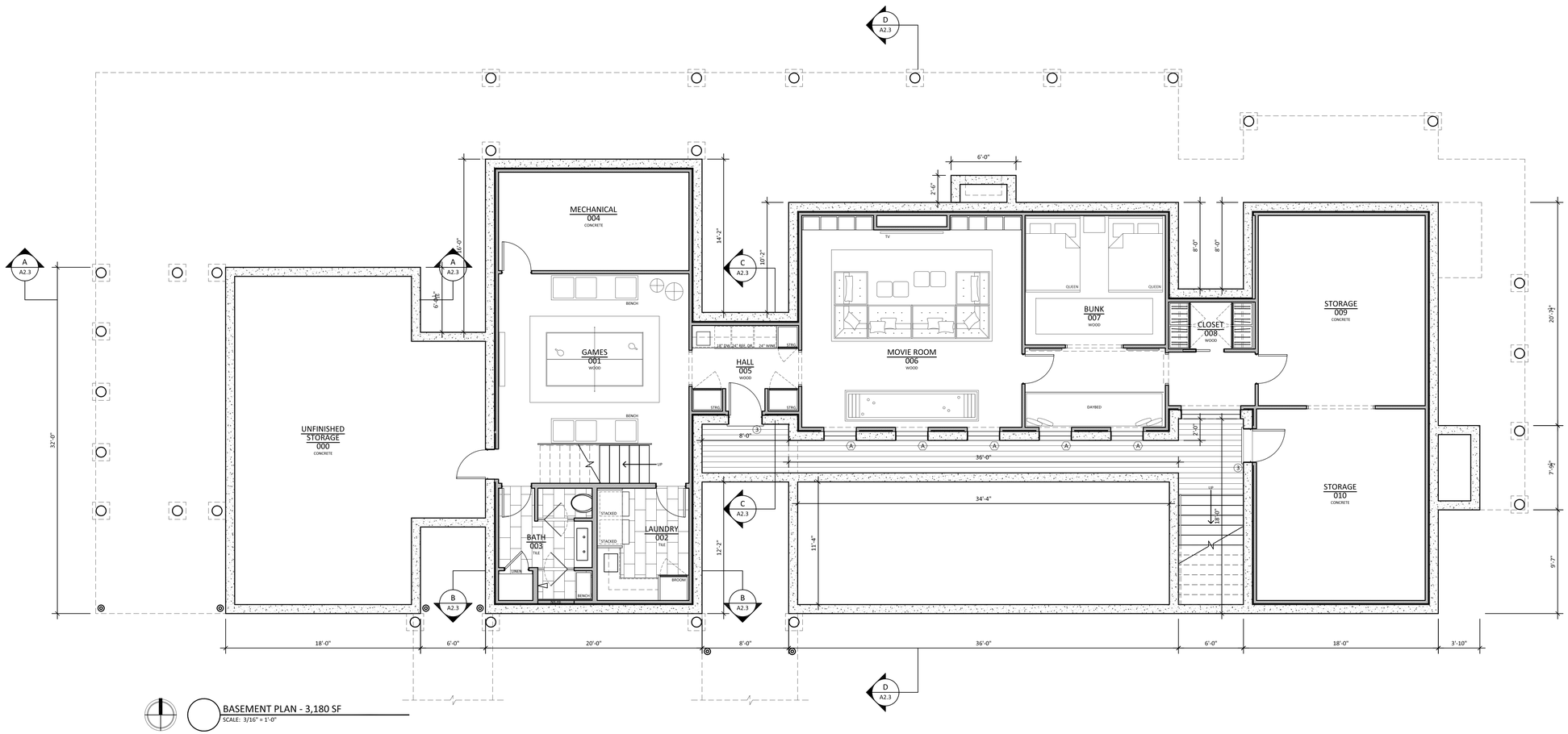
EXISTING CONDITIONS PHOTOS

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
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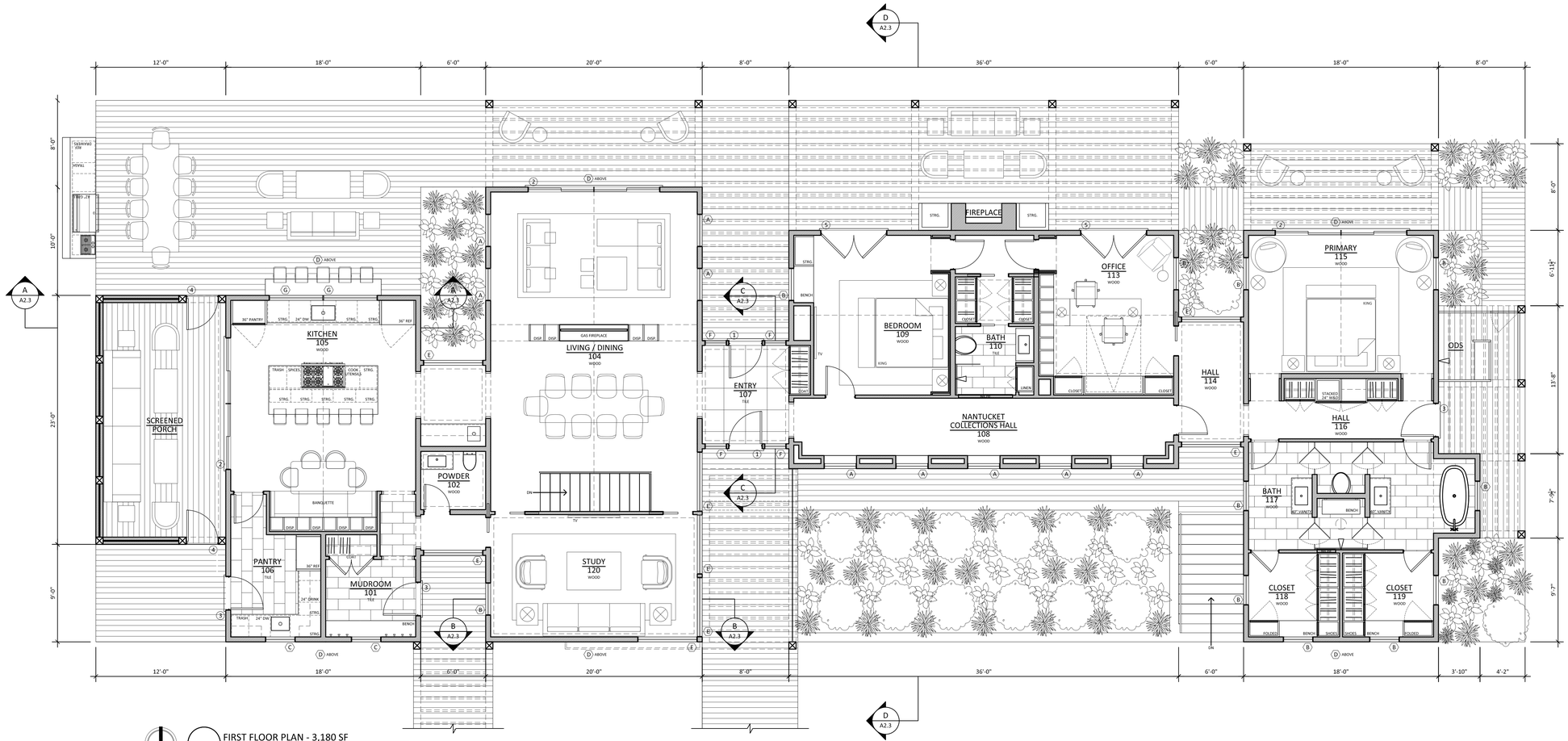
MAP: 60.2.4 PARCEL: 64.1

BASEMENT PLAN

A1.0

29 AUGUST 2024



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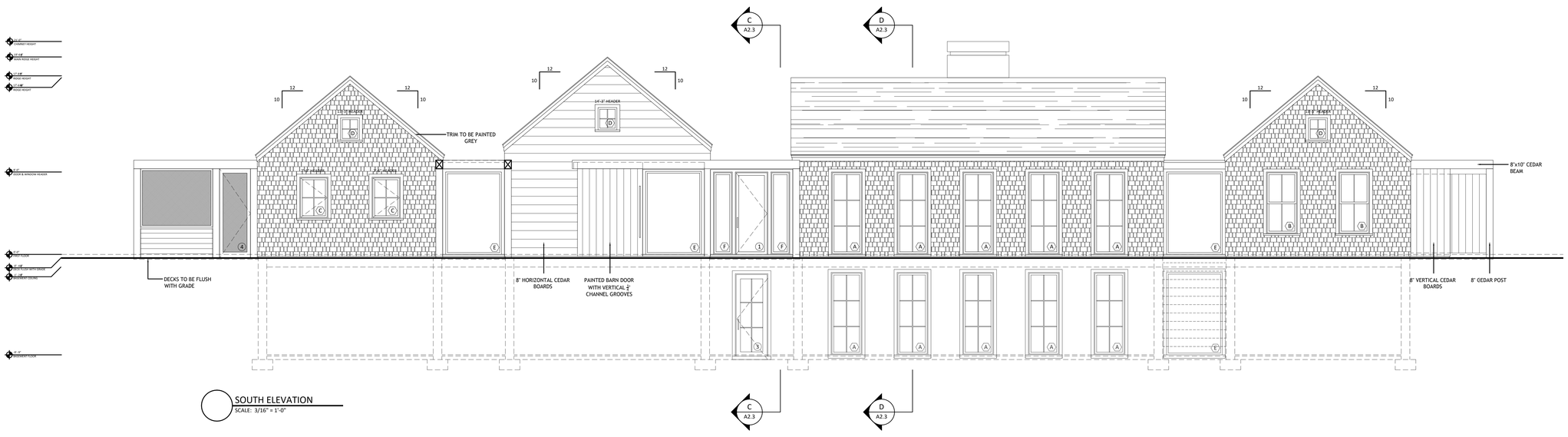
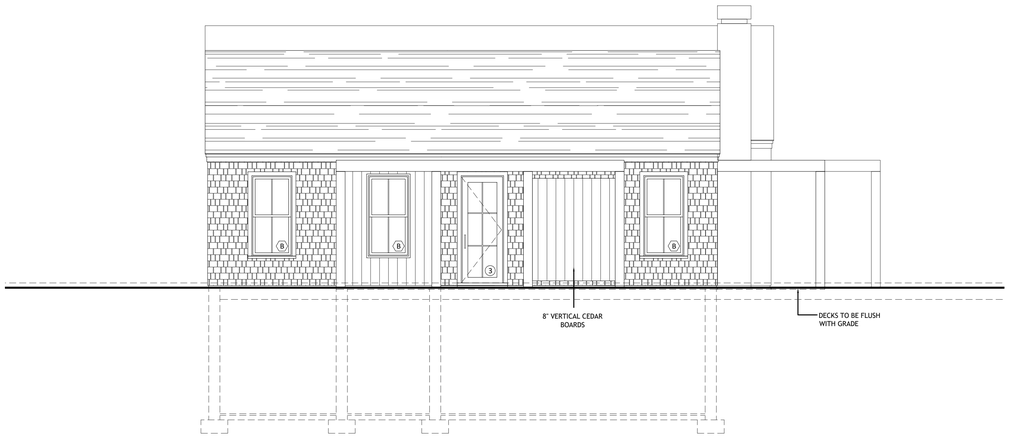
FIRST FLOOR PLAN

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

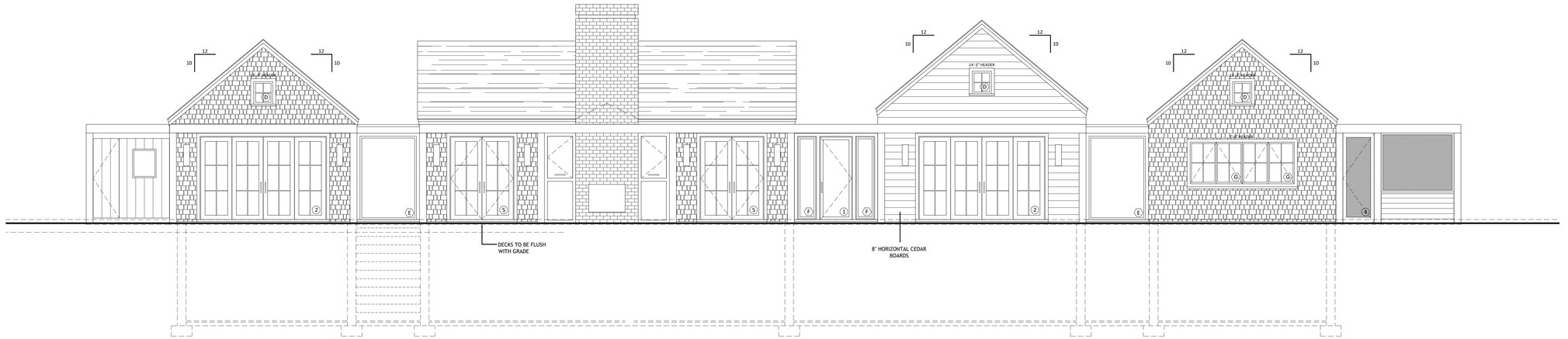
DUBUC

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

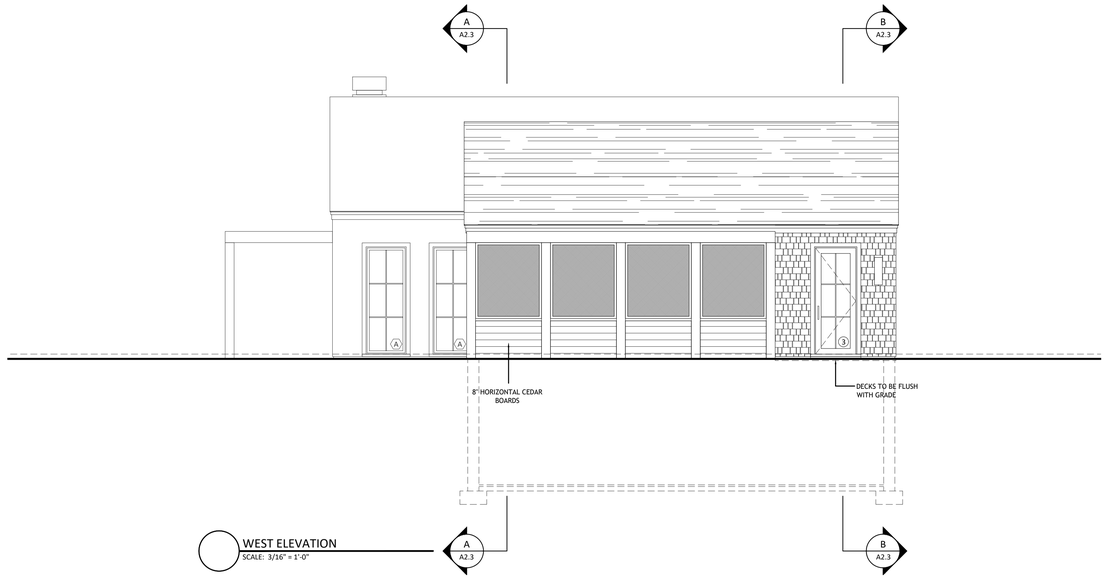
ELEVATIONS

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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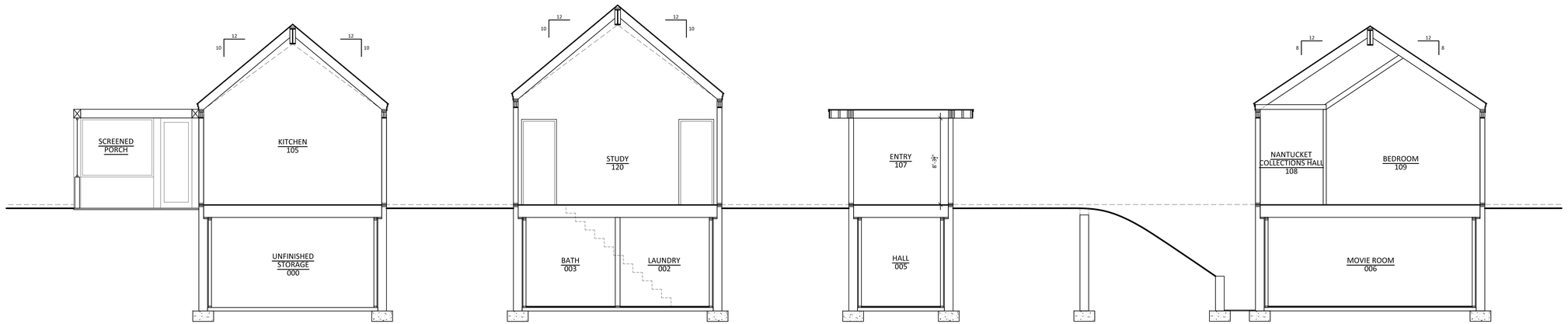
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

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

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SECTIONS

A2.3

29 AUGUST 2024



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FRONT ENTRY PERSPECTIVE

A2.4

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PROPOSED MAIN HOUSE

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MH & GH PERSPECTIVE

A2.5

29 AUGUST 2024



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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 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 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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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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- Adult Signature Restricted Delivery $

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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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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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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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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

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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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Postage $0.72
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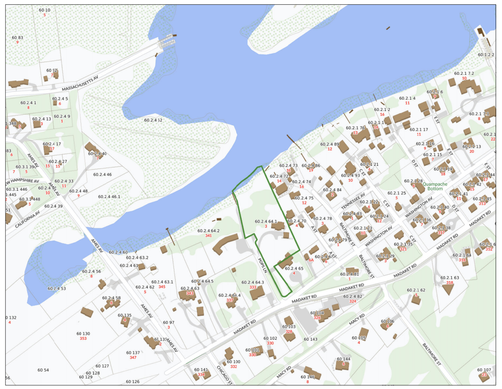
5417 BARTLETT STREET
Street and Apt. No., or PO Box No.
City, State, ZIP+4® PITTSBURG, PA 15217

7021 0350 0000 0871 2053

PITTSBURGH PA 152 AUG 27 2024 Postmark Here 08/27/2024

3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS



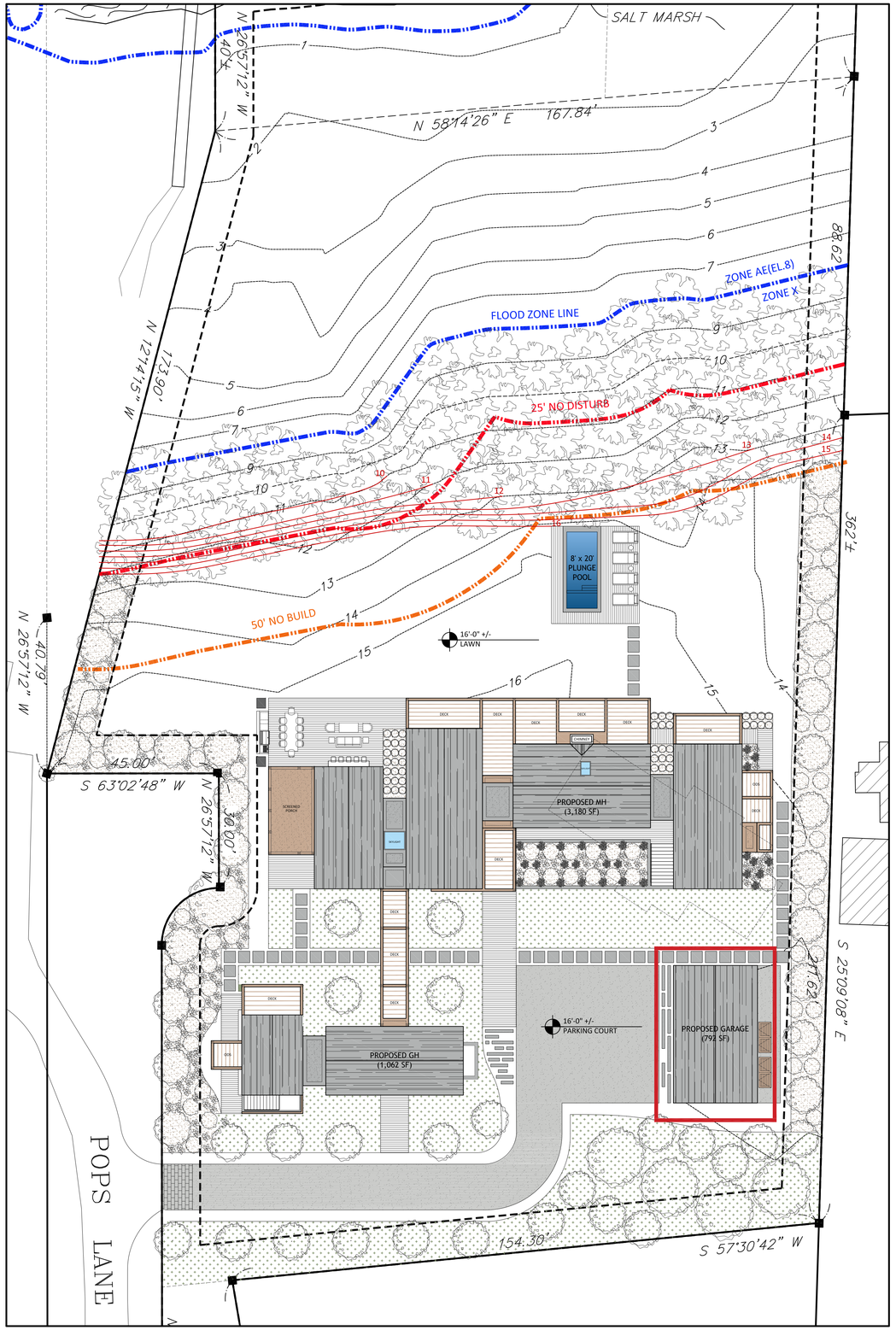
AERIAL VIEW: NTS

DRAWING LIST:

C1.1 SITE PLAN
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













MARK CUTONE
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508.457.6794

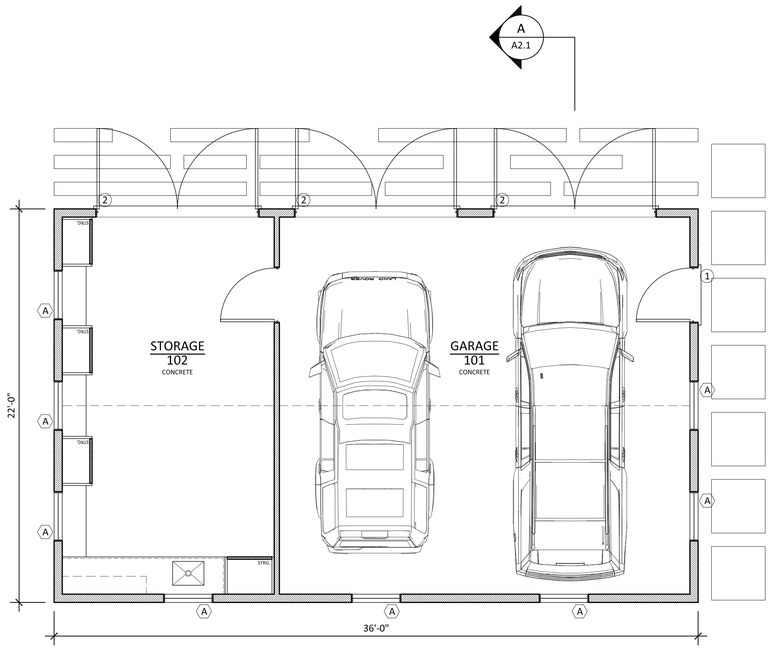
EXISTING CONDITIONS PHOTOS

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

COVER SHEET

C1.2

29 AUGUST 2024



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 +

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NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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49 HERRING POND ROAD
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508.833.0070

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FALMOUTH, MA 02541
508.457.6794

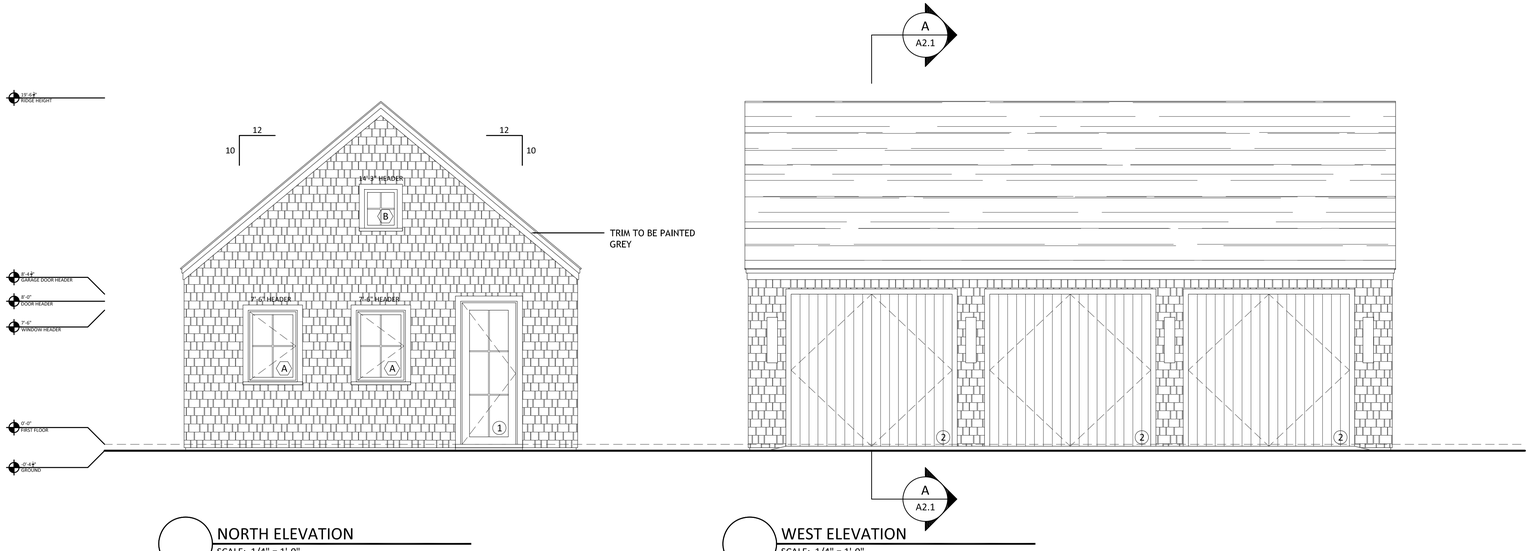
PROPOSED GARAGE

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

FIRST FLOOR PLAN

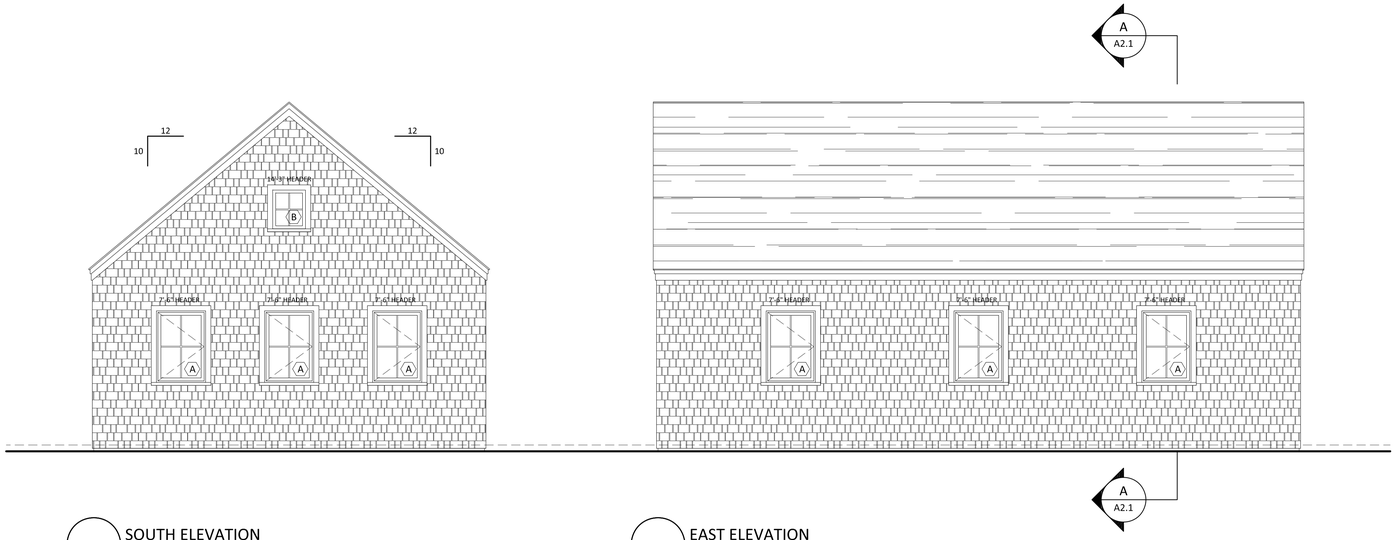
A1.0

29 AUGUST 2024



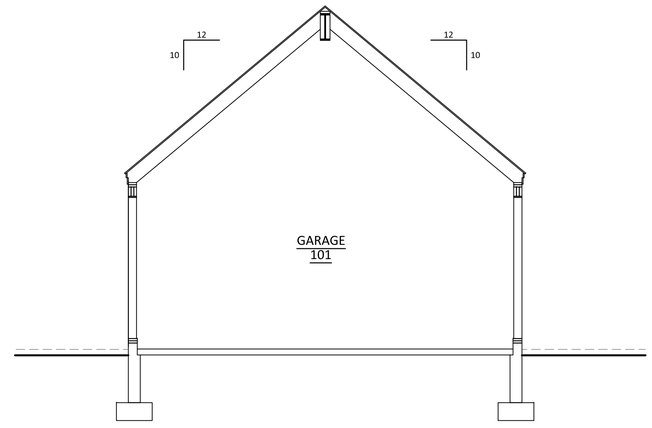
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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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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

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.

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(initial to indicate read and understand) CMD

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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 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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Postage $0.72
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

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

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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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- Adult Signature Restricted Delivery $

Postage
Total Postage and Fees

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

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

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- Adult Signature Restricted Delivery $

Postage
Total Postage and

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

7021 0350 0000 0871 2077

NANTUCKET MA 02554 SEP 20 2024 Postmark Here

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Postage $0.72
Total Postage and Fees $5.58

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

7021 0350 0000 0871 2121

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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

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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

BROOKLINE MA 02445 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
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).

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

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

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

PS Form 3806, Registered Mail Receipt April 2015, PSN 7530-02-000-9051 Copy 1 - Customer
(See Information on Reverse)
For domestic delivery information, visit our website at www.usps.com®

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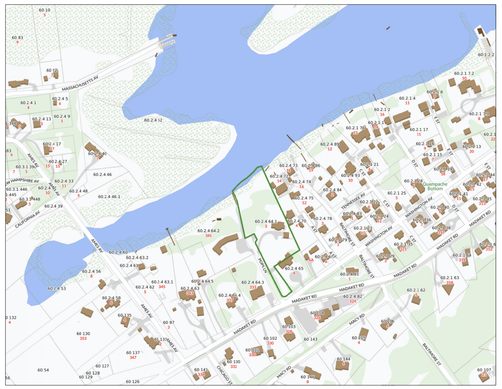
Postage $0.72
Total Postage and Fees $5.58

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

PITTSBURGH PA 152 AUG 27 2024 Postmark Here 08/27/2024

3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS



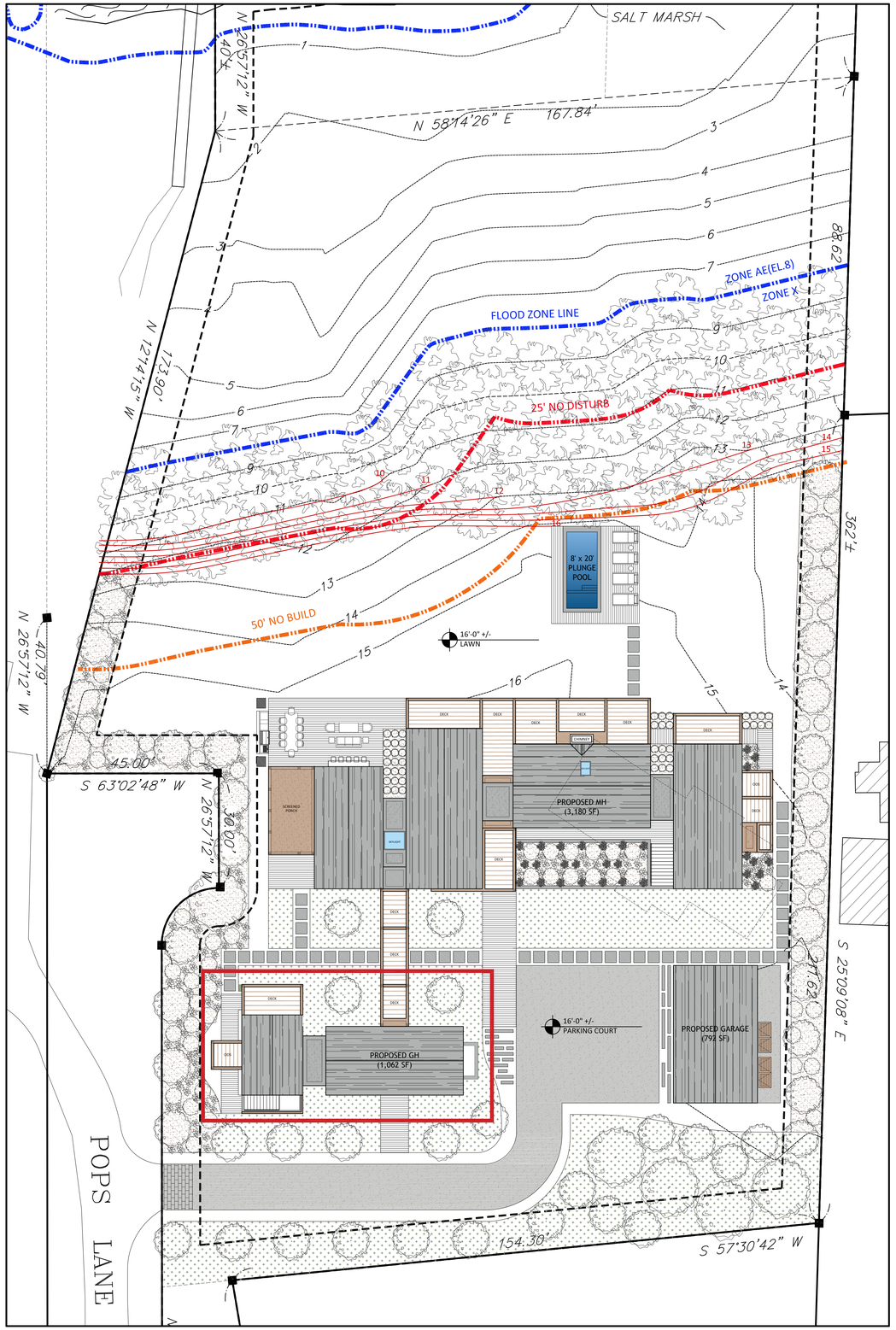
AERIAL VIEW: NTS

DRAWING LIST:

C1.1 SITE PLAN
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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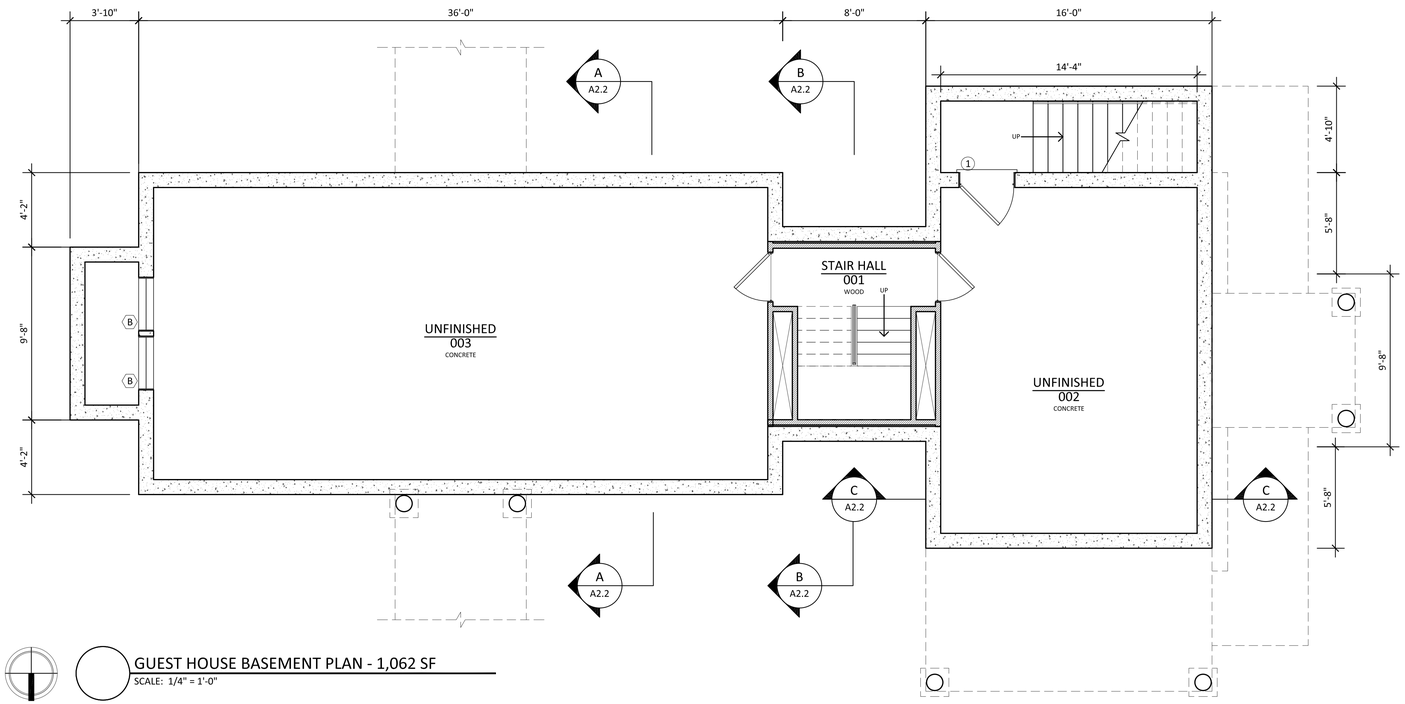
EXISTING CONDITIONS PHOTOS

DUBUC
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

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508.833.0070

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P.O. BOX 798
FALMOUTH, MA 02541
508.457.6794

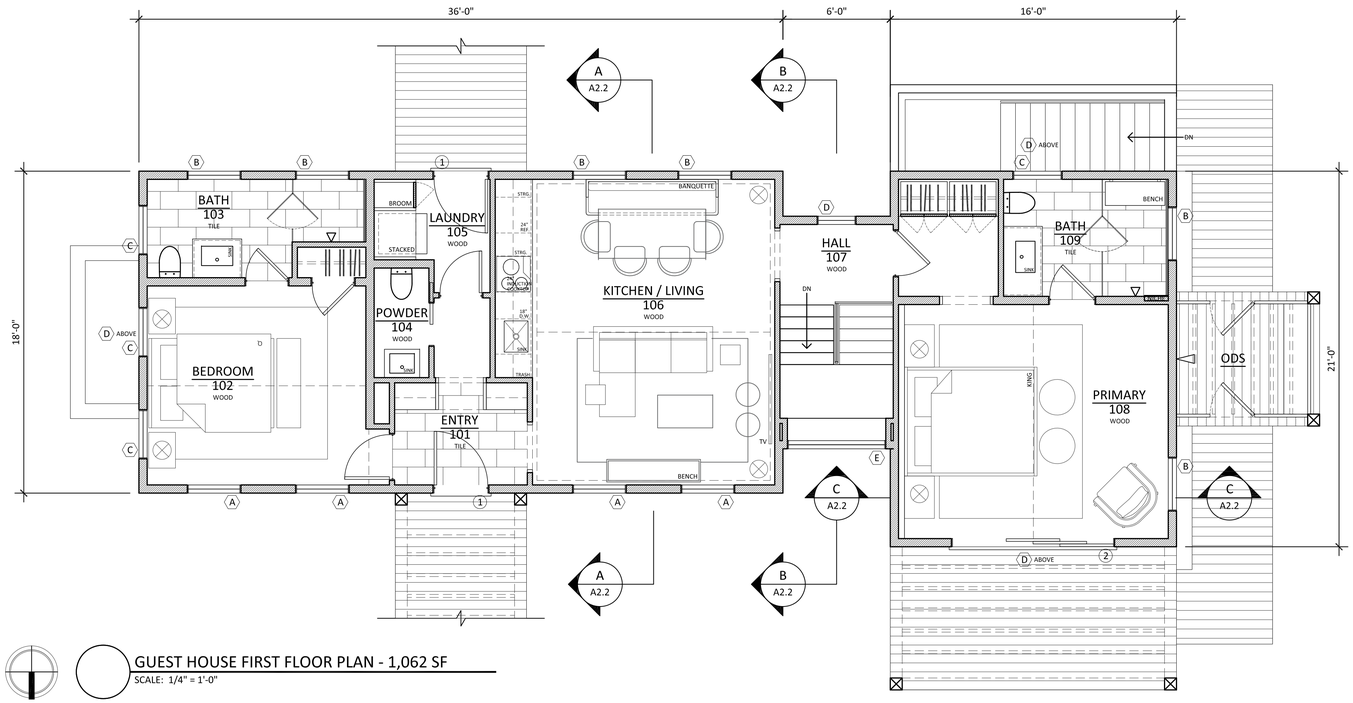
PROPOSED GUEST HOUSE

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

BASEMENT FLOOR PLAN

A1.0

29 AUGUST 2024



GUEST HOUSE FIRST FLOOR PLAN - 1,062 SF

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

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ARCHITECTURE +

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

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P.O. BOX 798
FALMOUTH, MA 02541
508.457.6794

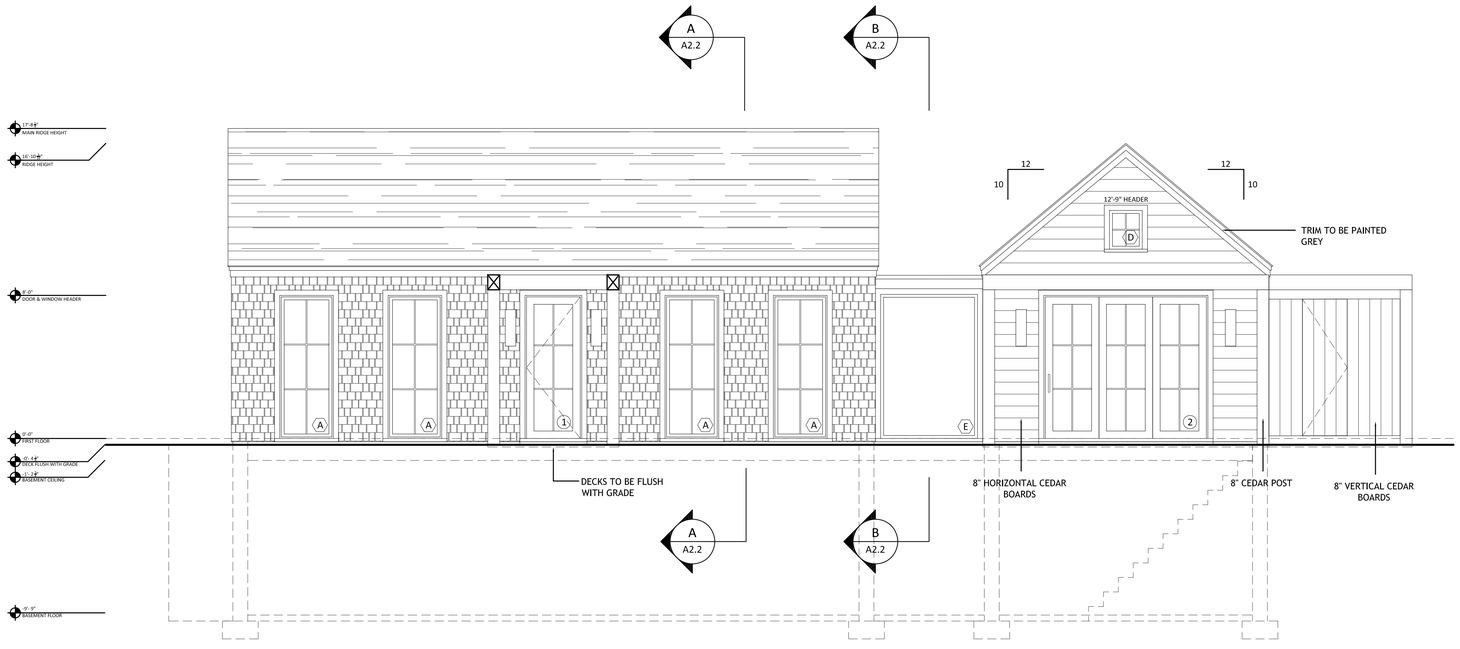
PROPOSED GUEST HOUSE

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

FIRST FLOOR PLAN

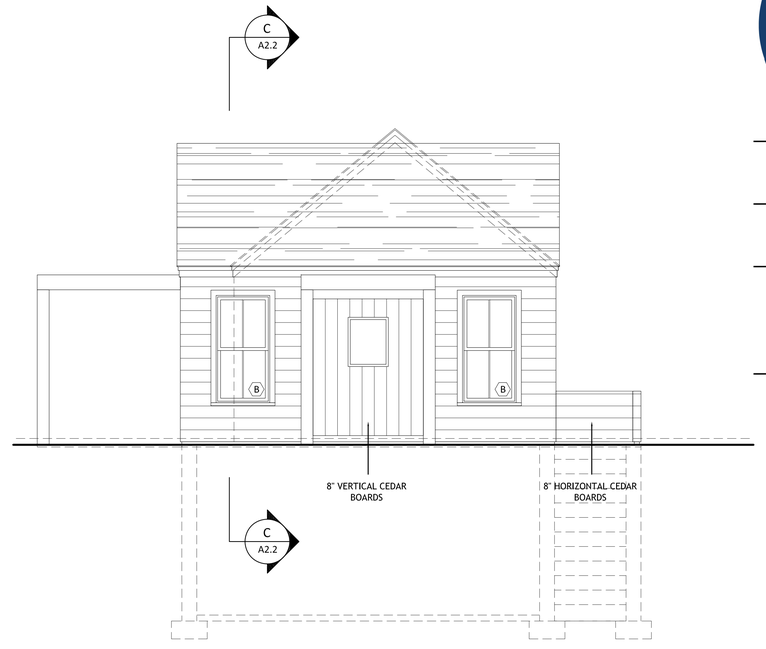
A1.1

29 AUGUST 2024



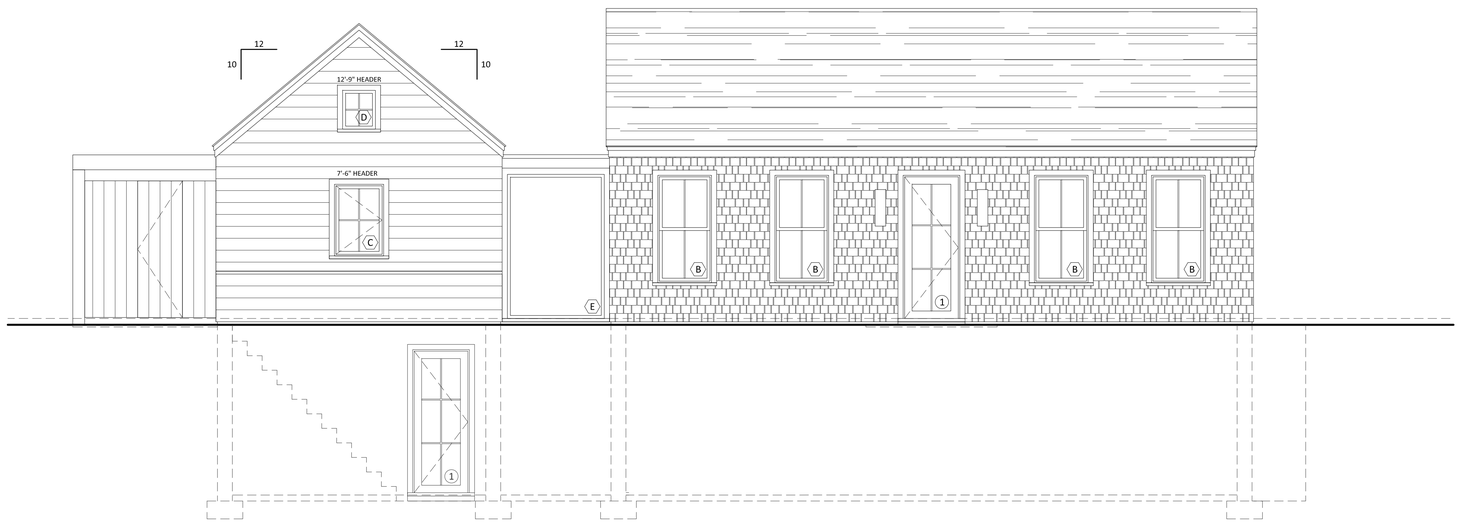
NORTH ELEVATION

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



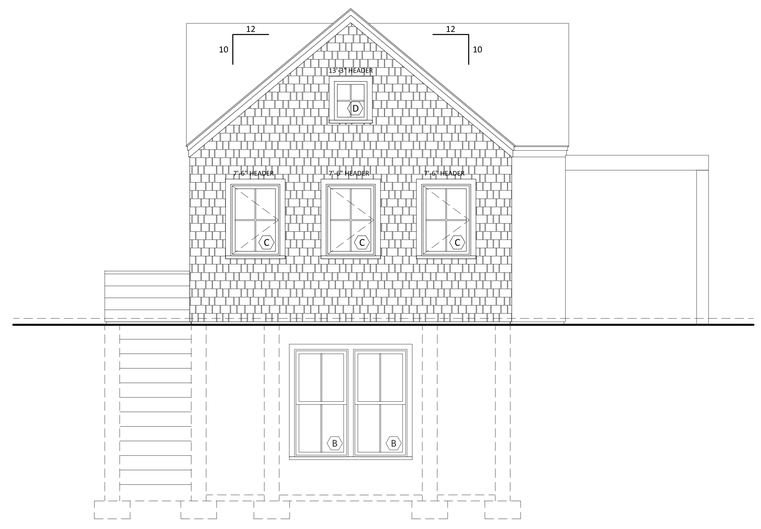
WEST ELEVATION

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



SOUTH ELEVATION

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



EAST ELEVATION

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

MARK CUTONE
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508.228.2728
MARKCUTONE.COM

SURVEYOR

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49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
508.833.0070

STRUCTURAL DESIGN

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P.O. BOX 798
FALMOUTH, MA 02541
508.457.6794

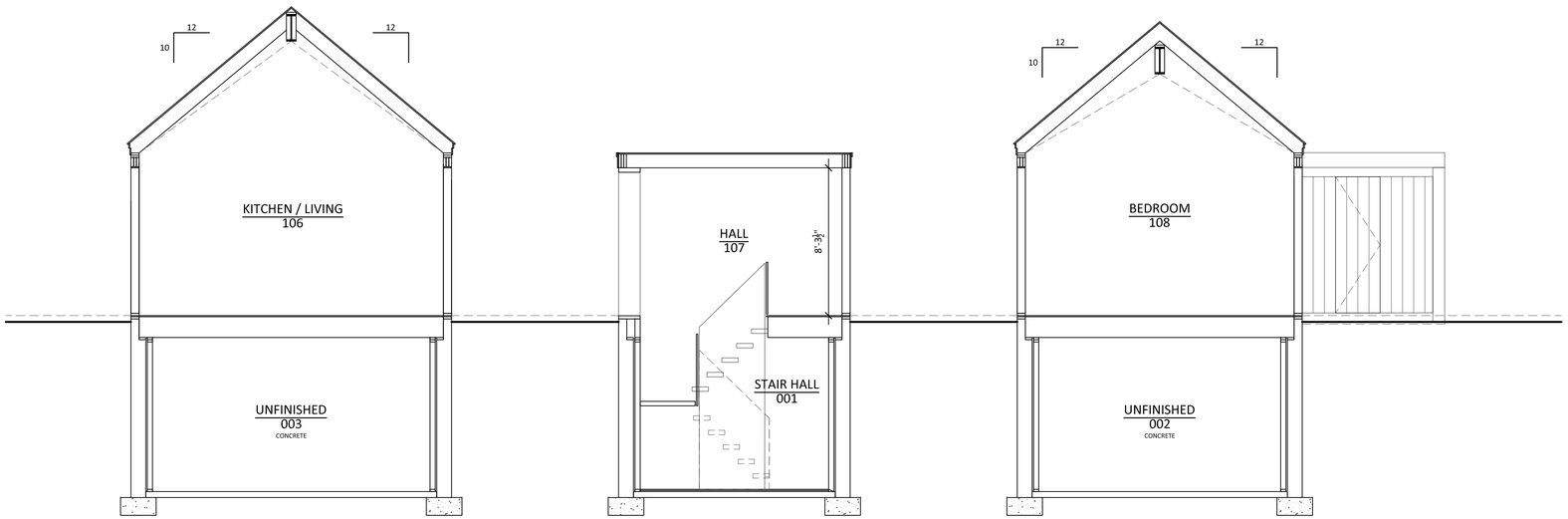
PROPOSED GUEST HOUSE

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

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

SURVEYOR

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

STRUCTURAL DESIGN

CAPE STRUCTURAL CONSULTANTS
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FALMOUTH, MA 02541
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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OFFICIAL USE

Certified Mail Fee $4.85
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- Adult Signature Required $
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Postage $0.72
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

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

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

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

7021 0350 0000 0871 2046

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Postage
Total Postage and Fees

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

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

7021 0350 0000 0871 2084

NANTUCKET POST OFFICE SEP 20 2024 Postmark Here NANTUCKET MA 02554

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- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
Total Postage and

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

7021 0350 0000 0871 2077

NANTUCKET MA 02554 SEP 20 2024 Postmark Here

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- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.72
Total Postage and Fees $5.58

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

7021 0350 0000 0871 2121

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

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- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.72
Total Postage and Fees $5.58

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

7021 0350 0000 0871 2015

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

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- Return Receipt (electronic) $
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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

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

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

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

OFFICIAL USE

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

Postage $0.72
Total Postage and Fees $5.58

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

7021 0350 0000 0871 2039

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

Registered No. RF217983119US

Date Stamp

NANTUCKET MA AUG 27 2024

To Be Completed By Post Office

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

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

OFFICIAL USE

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

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

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

PS Form 3806, Registered Mail Receipt April 2015, PSN 7530-02-000-9051 Copy 1 - Customer
(See Information on Reverse)
For domestic delivery information, visit our website at www.usps.com®

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

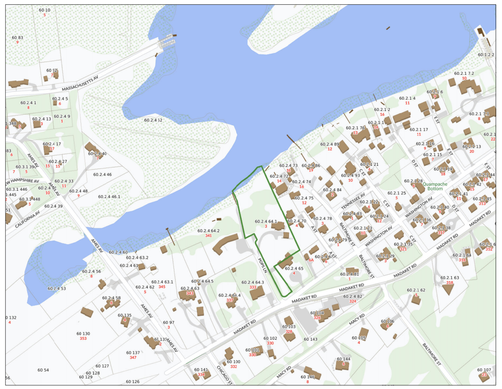
Postage $0.72
Total Postage and Fees $5.58

Sent To
PEARSON JOHN R JR ETAL
5417 BARTLETT STREET
Street and Apt. No., or PO Box No.
City, State, ZIP+4® PITTSBURG, PA 15217

7021 0350 0000 0871 2053

PITTSBURGH PA 152 AUG 27 2024 Postmark Here 08/27/2024

3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS

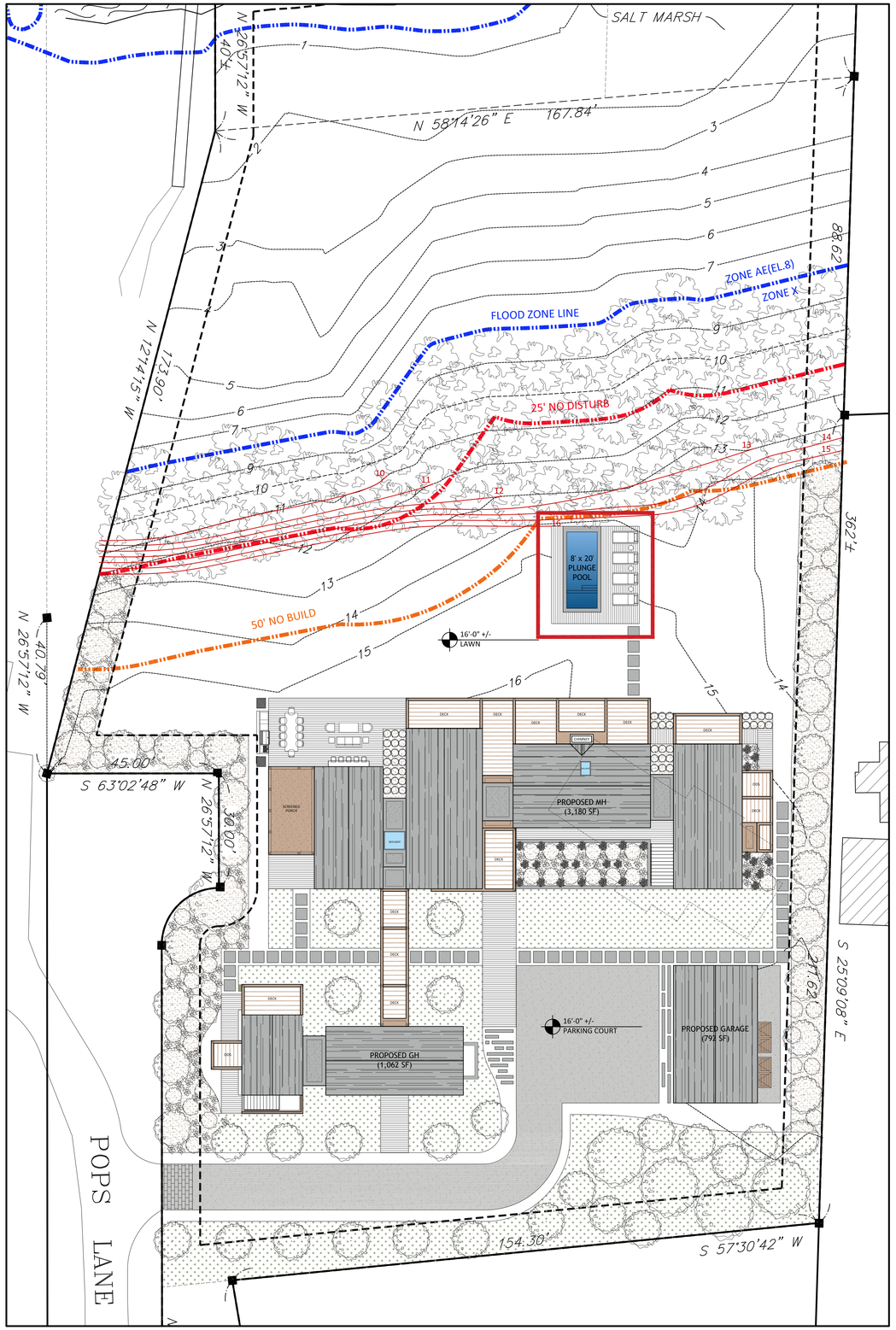


AERIAL VIEW: NTS

DRAWING LIST:

C1.1 SITE PLAN

A1.0 POOL PERSPECTIVE



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

MARK CUTONE ARCHITECTURE

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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

STRUCTURAL DESIGN

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

PROPOSED POOL

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

COVER SHEET

C1.1

29 AUGUST 2024



MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

BRACKEN ENGINEERING
49 HERRING POND ROAD
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508.833.0070

STRUCTURAL DESIGN

CAPE STRUCTURAL CONSULTANTS
P.O. BOX 798
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508.457.6794

PROPOSED POOL

DUBUC

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

POOL PERSPECTIVE

A1.0

29 AUGUST 2024

PLAINFIELD (40' WIDE) ROAD

GRASS

GRASS

Belgain Block Apron
125 SF

Existing Split Rail Fence

Belgian block set in turf

58.2

58.2

Existing

Board Fence with gate

IPE Decking - Flush with Pool

Stepstones

Auto Cover Vault

PERGOLA

Blue Mist Granite

20'x40' Pool

8'x8' Spa

Pool Equipment

Shed Reduced to 200SF

Outdoor Shower

Built in Grill

MOVE

Deer fencing PVC coated wire in Vegetation

Existing 8 ft Hedge

Existing 8 ft Hedge

0 10 20 30 40 feet

1" = 10'



Board Fence Example



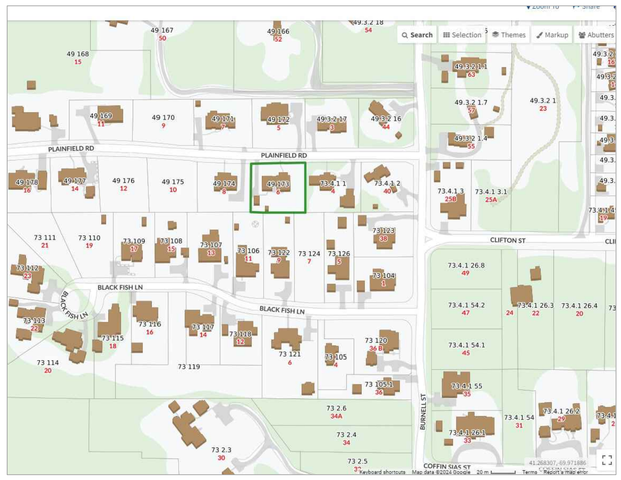
Blue Mist Granite



Wire Fence in Vegetation Example



Built in Grill Example



LOCUS

CHAMPOUX LANDSCAPE

- PREPARED FOR -

Keller 6 Plainfield Road
Siasconset MA 02564

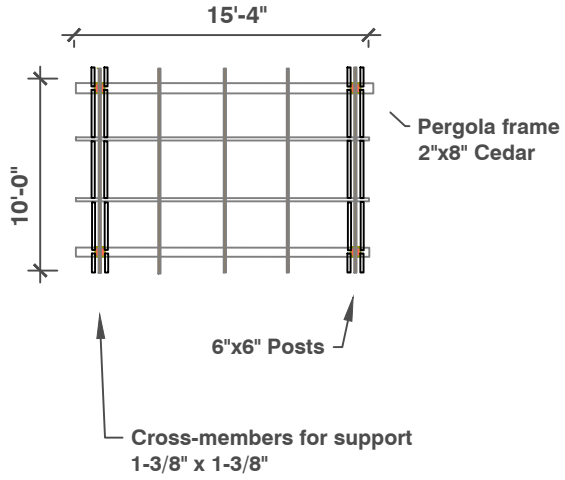
- DRAWING -

- REVISIONS -
9/5/2024

Scale 1" = 10'

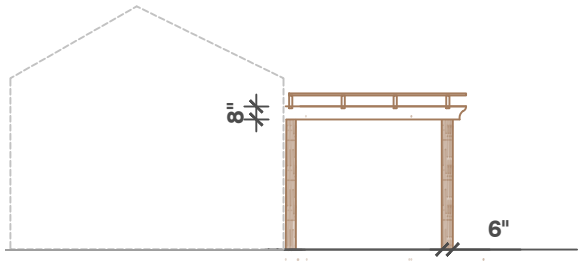
L-1

Top View

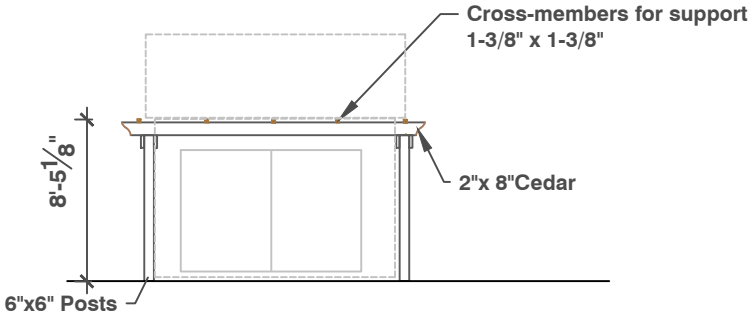


Pergola Built
Using natural to weather Cedar

North Elevation



West Elevation



CHAMPOUX LANDSCAPE

- PREPARED FOR -

Keller

6 Plainfield Road
Siasconset, MA 02564

- DRAWING -

Pergola

- REVISIONS -

9/5/2024

Scale 1" = 10'

L-1

CERTIFICATE NO: _____ DATE ISSUED _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 49 PARCEL N°. 173

Street & Number of Proposed Work: 6 Plainfield Road

Owner of record: David ; Avery Keller

Mailing Address: 425 Woodland Rd

Lake Forest IL 60045

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Champion Landscape

Mailing Address: PO Box 518

Nantucket MA 02584

Contact Phone #: 508-560-3368 E-mail: Beachamp1@gmail

FOR OFFICE USE ONLY

Fee Paid: $ _____

Date application received: _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☑ Pool (Zoning District SR20) ☐ Roof ☑ Other Spa 8'x8' / Pool 20'x40' / Pergola 15'x10' / Apron 125sf

Size of Structure or Addition: Length: 50' Sq. Footage 1st floor: _____

Deck & Patio: Size: 640 sf Deck ☐ 1st floor ☐ 2nd floor

Deck & Width: 11' Sq. footage 2nd floor: _____

Size: 508 sf Patio ☐ 1st floor ☐ 2nd floor

IPE Landings → (13x5) + (3x4) Sq. footage 3rd floor: _____

IPE Deck

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: 7FT / 7FT

Type: Board / Wire in Veg

Length: 42 FT / Veg = 245 FT

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Gravel Walkways Bluestone Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date _____ Signature of owner of record _____ Signed under penalties of perjury

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

SEP 06 2024

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

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

(initial to indicate read and understand)

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

HISTORIC DISTRICT COMMISSION

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

SEP 06 2024

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Frank Champoux

AS AGENT FOR Dave + Audrey Keller

STREET ADDRESS 6 Plainfield Rd

MAP/PARCEL 49/173

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

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

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

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

Signature

9/6/2024
Date

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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PROPERTY DESCRIPTION

TAX MAP N°: 91 PARCEL N°. 27

Street & Number of Proposed Work: 109 TOM NEVERS RD.

Owner of record: PIXIE HOLLOW LLC

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE +

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC2023-11-9477
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 76'-0" Sq. Footage 1st floor: 1,500 Decks/Patio: Size: 30' x 8' ☒ 1st floor ☐ 2nd floor
Width: 24'-0" Sq. footage 2nd floor: _____ Size: 8' x 4' ☒ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North -9'-0" South 1'-0" East 1'-0" West 1'-0"

Height of ridge above final finish grade: North 14'-10 3/4" South 14'-10 3/4" East 14'-10 3/4" West 14'-10 3/4"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

SEE DRAWINGS

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 8 /12 Secondary Mass 6 /12 Dormer — /12 — Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other GREY TO MATCH 105 & 107 TOM NEVERS RD.
C. Dimensions: Fascia 9 3/4" Rake — Soffit (Overhang) 2 1/4" Corner boards — Frieze —
Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 10"

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

Doors* (type and material): ☐ TDL ☒ SDL Front PATIO SLIDER Rear WOOD PAINTED Side N/A
Garage Door(s): Type OVERHEAD Material WOOD PAINTED

Hardscape materials: Driveways SHELL Walkways BLUESTONE Walls PARGED CONCRETE

* Note: Complete door and window schedules are required.

COLORS

Sidewall WHITE CEDAR SHINGLES Clapboard (if applicable) N/A Roof RED CEDAR
Trim GREY Sash BLACK Doors BLACK
Deck IPE Foundation POURED CONCRETE Fence N/A Shutters N/A

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

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

Date 09/06/2024 Signature of owner of record _____ Signed under penalties of perjury

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

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

REQUIRED WITH ALL APPLICATIONS:

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

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

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

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

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

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

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

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

REQUIRED WHERE APPLICABLE:

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

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

N/A 3. **As-Built Plans (1copy):** of existing elevations

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

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

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

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

(initial to indicate read and understand) CMA

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

ASSOCIATE COMMISSIONERS

STAFF

Waiver of the HDC 10 Day Hearing Requirement

I CHARLES MAXWELL DUCE

AS AGENT FOR PIXIE HOLLOW LLC

STREET ADDRESS 109 TOM NEVERS RD.

MAP/PARCEL 91/27

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09/06/2024

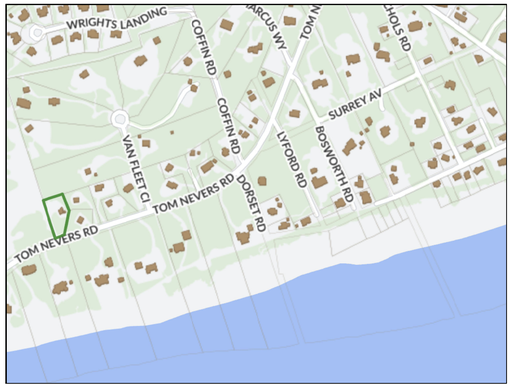
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE HOLIDAY MEETING SCHEDULE, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Signature Date 09/06/2024

KELLY - 109 TOM NEVERS RD.



LOCUS PLAN: NTS



AERIAL VIEW: NTS

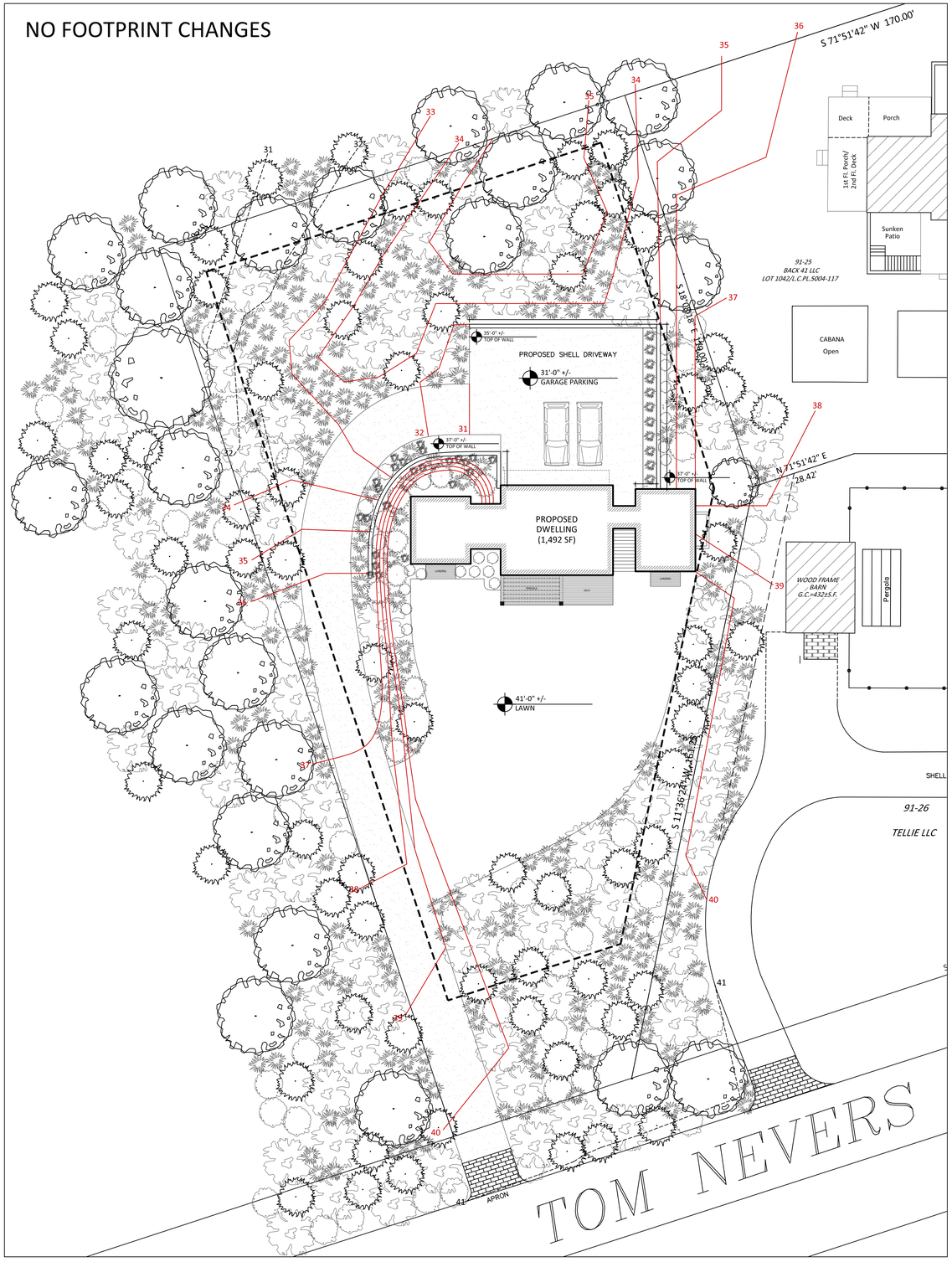
DRAWING LIST:

C1.1 COVER SHEET

A1.0 BASEMENT PLAN & WINDOW SCHEDULE
A1.1 FIRST FLOOR PLAN

A2.1 PREVIOUS & PROPOSED SOUTH ELEVATIONS
A2.2 PREVIOUS & PROPOSED EAST ELEVATIONS
A2.3 PREVIOUS & PROPOSED NORTH ELEVATIONS
A2.4 PREVIOUS & PROPOSED WEST ELEVATIONS

NO FOOTPRINT CHANGES



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

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
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

CONTRACTOR

TODD BURNS
61 OLD SOUTH RD. PMB #306
NANTUCKET, MA 02554
508.246.0190

MAIN HOUSE

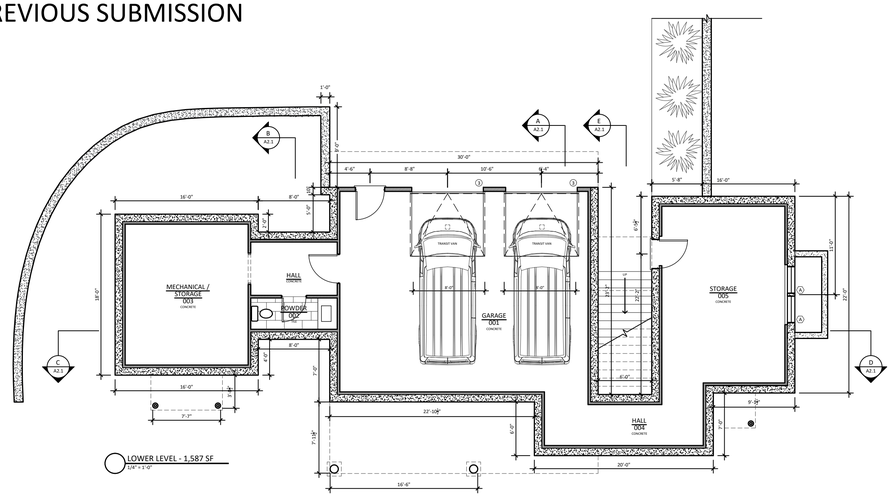
KELLY
109 TOM NEVERS RD.
NANTUCKET, MA 02554
MAP: 91 PARCEL: 27

COVER SHEET

C1.1

06 SEPTEMBER 2024

PREVIOUS SUBMISSION

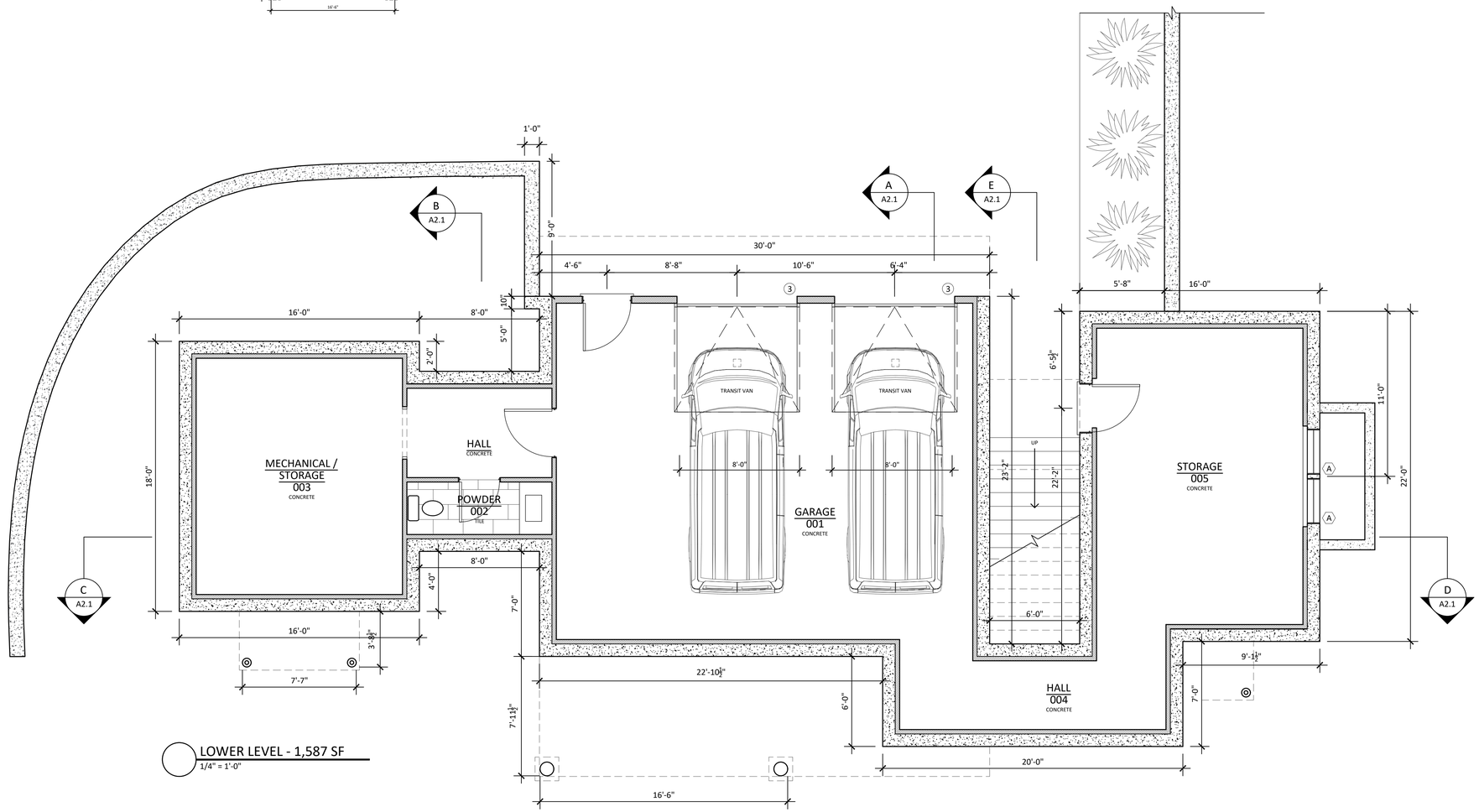


WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
AT	2	ANDERSEN WOODWRIGHT	R.O.: 3'-0" x 5'-0"	TEMPERED 2/2 DOUBLE HUNG WINDOW
A	9	ANDERSEN WOODWRIGHT	R.O.: 3'-0" x 5'-0"	2/2 DOUBLE HUNG WINDOW
B	1	ANDERSEN WOODWRIGHT	R.O.: 2'-2" x 3'-4"	2/2 DOUBLE HUNG WINDOW
C	4	ANDERSEN WOODWRIGHT	R.O.: 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 +

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MARKCUTONE.COM

SURVEYOR

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508.833.0070

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508.457.6794

CONTRACTOR

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NANTUCKET, MA 02554
508.246.0190

MAIN HOUSE

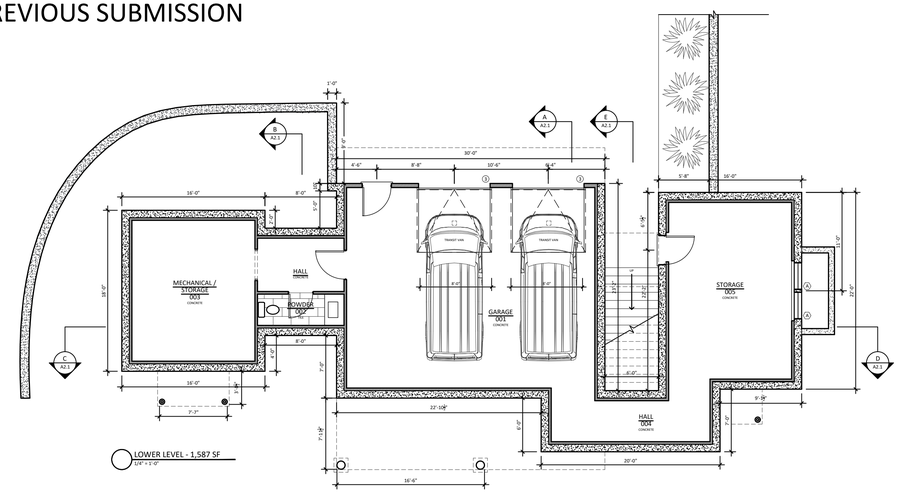
KELLY
109 TOM NEVERS RD.
NANTUCKET, MA 02554
MAP: 91 PARCEL: 27

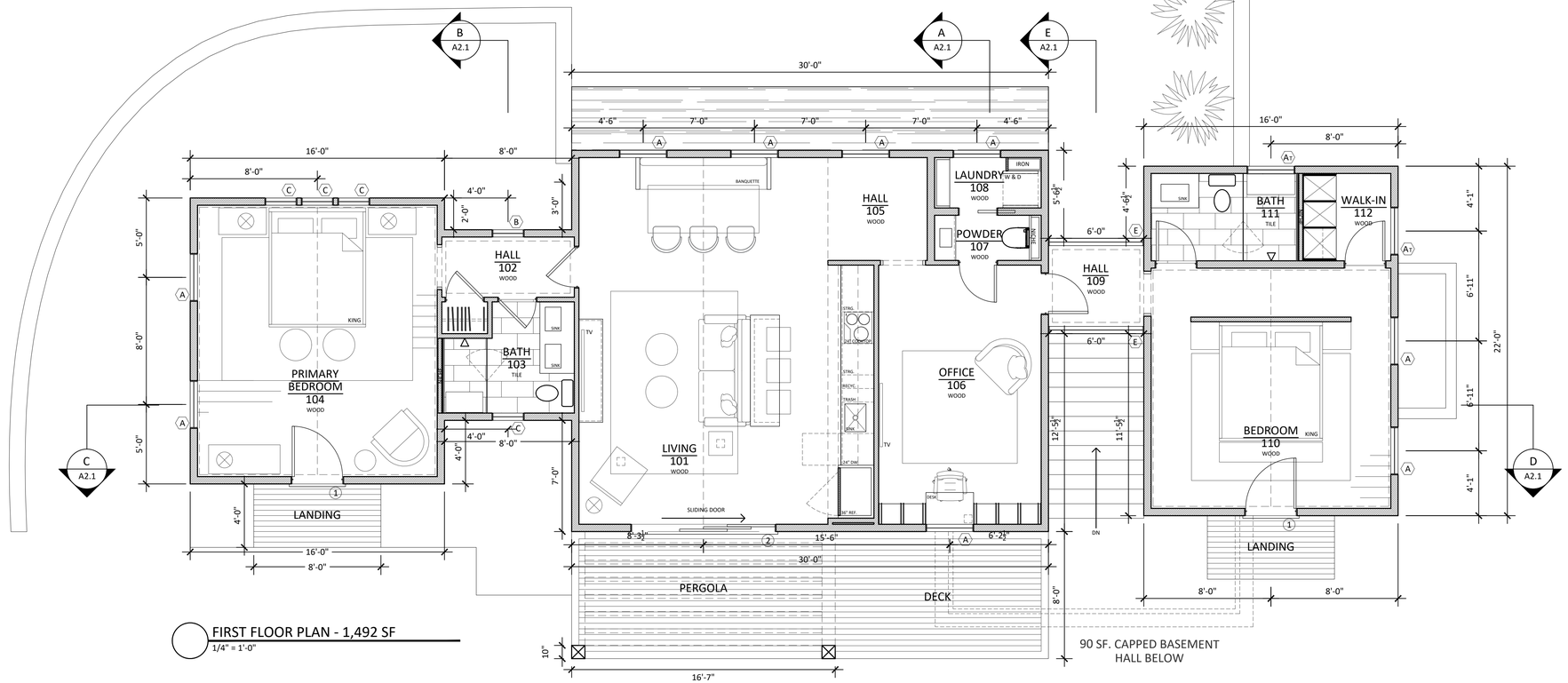
BASEMENT PLAN

A1.0

06 SEPTEMBER 2024

PREVIOUS SUBMISSION





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FIRST FLOOR PLAN

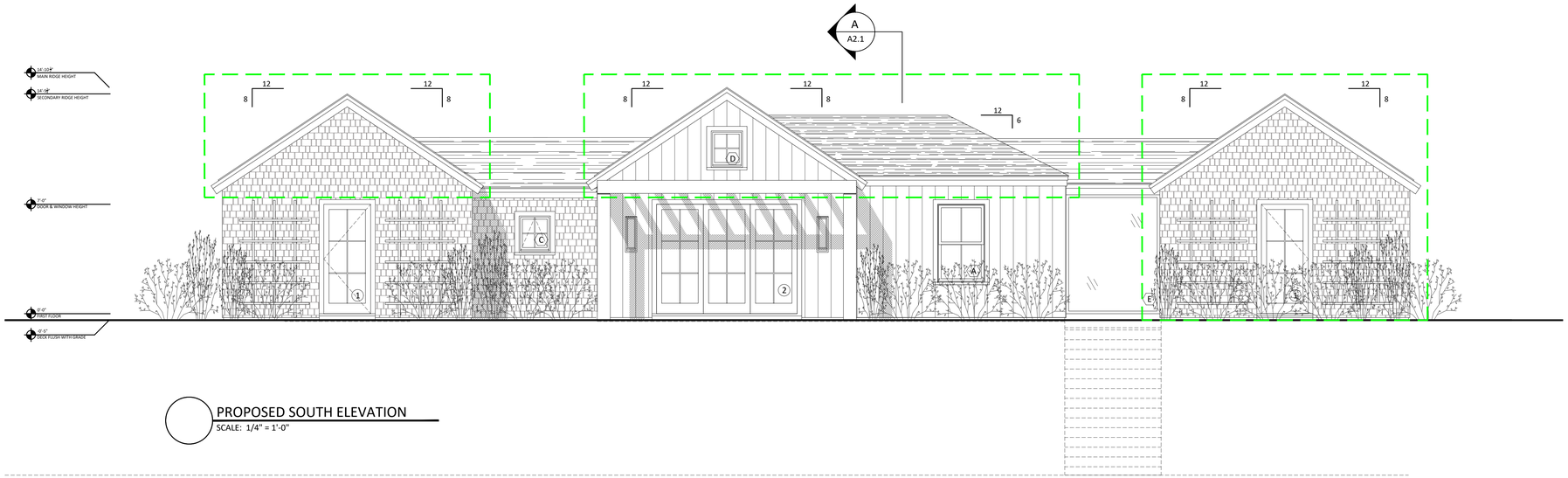
A1.1

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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MAIN HOUSE

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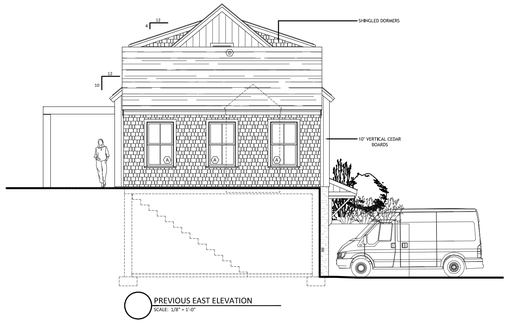
109 TOM NEVERS RD.
NANTUCKET, MA 02554
MAP: 91 PARCEL: 27

ELEVATIONS

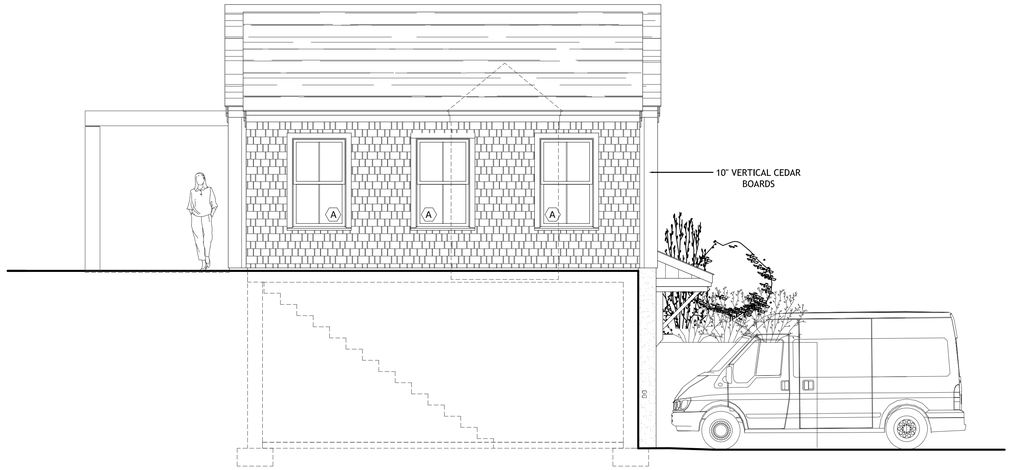
A2.1

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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MAIN HOUSE

KELLY
109 TOM NEVERS RD.
NANTUCKET, MA 02554
MAP: 91 PARCEL: 27

ELEVATIONS

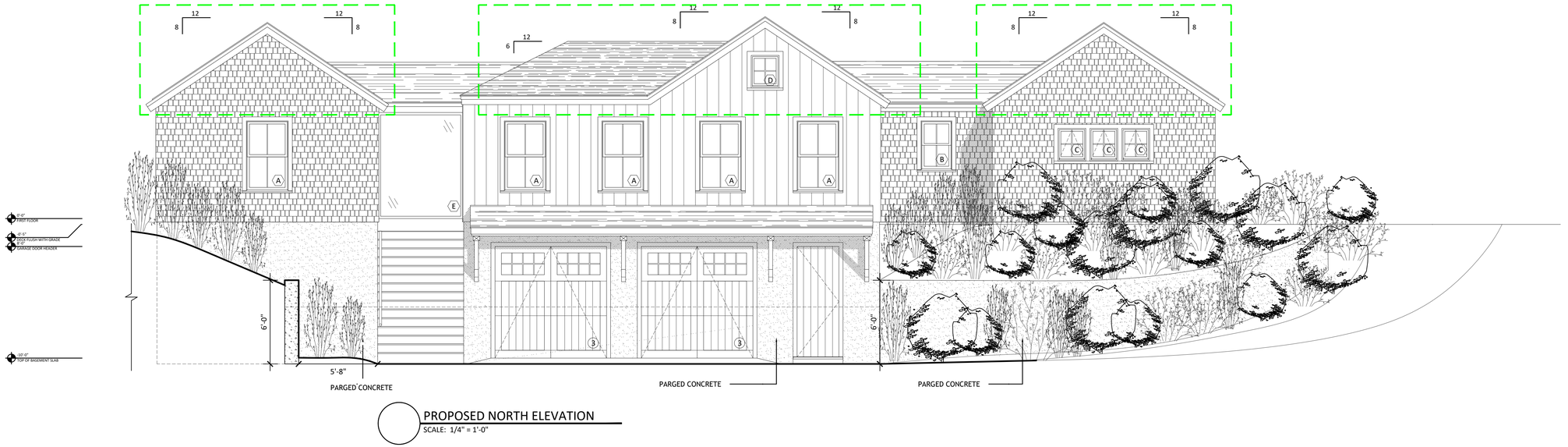
A2.2

06 SEPTEMBER 2024

PREVIOUS SUBMISSION



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



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

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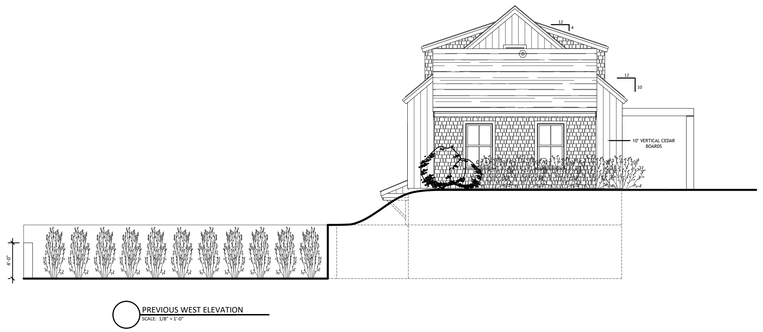
NANTUCKET, MA 02554
MAP: 91 PARCEL: 27

ELEVATIONS

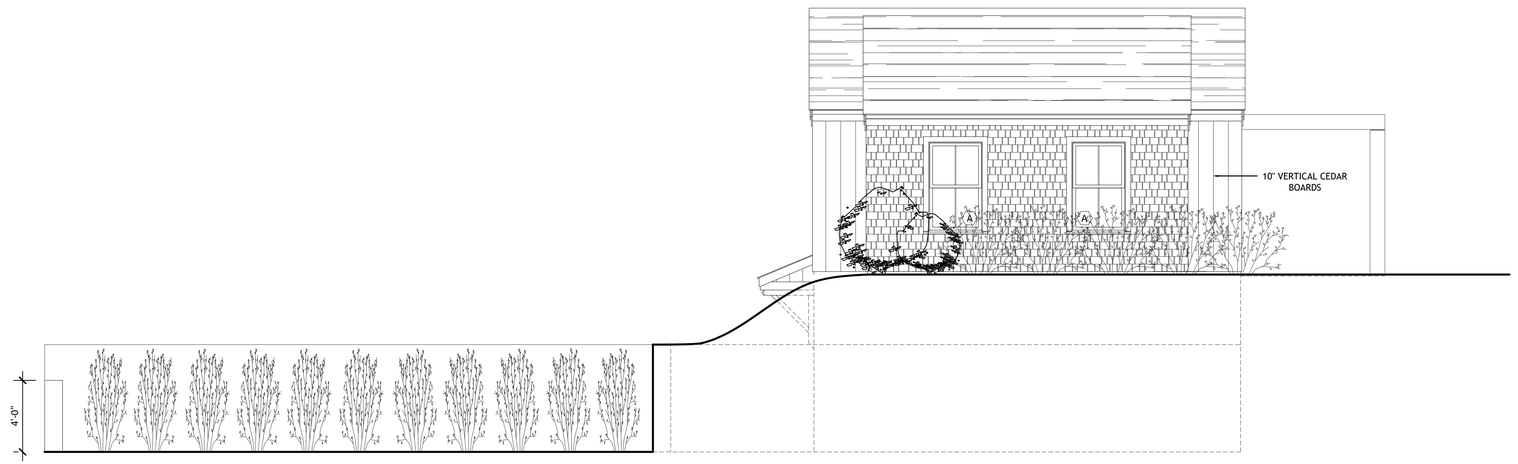
A2.3

06 SEPTEMBER 2024

PREVIOUS SUBMISSION



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



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

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MAIN HOUSE

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109 TOM NEVERS RD.
NANTUCKET, MA 02554
MAP: 91 PARCEL: 27

ELEVATIONS

A2.4

06 SEPTEMBER 2024

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 180.1

Street & Number of Proposed Work: 75 Fairground Rd

Owner of record: Jenn Murray

Mailing Address: 75 Fairgrounds Rd
Nantucket Ma 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: J+M Holdings LLC

Mailing Address: P. O Box 3420
Nantucket Ma

Contact Phone #: 5082329564 E-mail: js.martinez88@icloud.com

FOR OFFICE USE ONLY

Date application received: 9/8/2024 Fee Paid: $ 565.60

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 36.5" Sq. Footage 1st floor: 2044 sq Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 56' Sq. footage 2nd floor: 784 sq Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South Ø East Ø West Ø
Height of ridge above final finish grade: North 28' 10" South 28' 10" East 28' 10" West 28' 10"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

— new dwelling —

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: 36" BSmt Rail
Type: _____
Length: _____

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

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

Leaders (material and size): 4" x 4" Boxed

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

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1" X3" Rake 1" X8" Soffit (Overhang) 5" Corner boards 5/4x6" Frieze 1" X6"
Window Casing 1"X4" Door Frame 1" X4" Columns/Posts: Round ____ Square 8" X8"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Andersen 400 6/1 4Lt

Doors* (type and material): ☐ TDL ☒ SDL Front Colonial Rear Clear FR DR Side Clear FR DR
Garage Door(s): Type _____ Material 9Lt Basement

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof Mineral Black
Trim White Sash Black Doors Hemlock Blue / Black
Deck NTW / White Foundation ☒ NT Gray Fence rail NTW Shutters _____

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

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

Date 9/6/2024 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

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

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 75 Fairgrounds Rd

Tax Map Number: 67 Parcel Number: 180.1

Owner of Record: John Murray

Description of Proposal:

new dwelling, new pool

Anticipated HDC Submission Date: 9/9/2024

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

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

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

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER....John P. Murray.....

MAILING ADDRESS..73 Fairgrounds Rd.....

PROPERTY LOCATION.....75 Fairgrounds Rd.....

ASSESSORS MAP/PARCEL....67/180.1.....

SUBMITTED BY:...Esmeralda Martinez.....

SEE ATTACHED PAGES

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

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.09.09 11:07:25 -04'00'

September 9, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

MURRAY JOHN P
73 FAIRGROUNDS RD
NANTUCKET, MA 02554

ALBRIGHT STEPHEN L & MAXINE T
77 FAIRGROUNDS RD
NANTUCKET, MA 02554

AMERICAN LEGION
BYRON L SYLVARO POST # 82
PO BOX 265
NANTUCKET, MA 02554

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip
67	180		MURRAY JOHN P		73 FAIRGROUNDS RD	NANTUCKET	MA	02554
67	181		ALBRIGHT STEPHEN L & MAXINE T		77 FAIRGROUNDS RD	NANTUCKET	MA	02554
4231	40		AMERICAN LEGION	BYRON L SYLVARO POST # 82	PO BOX 265	NANTUCKET	MA	02554

Count: 3

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

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

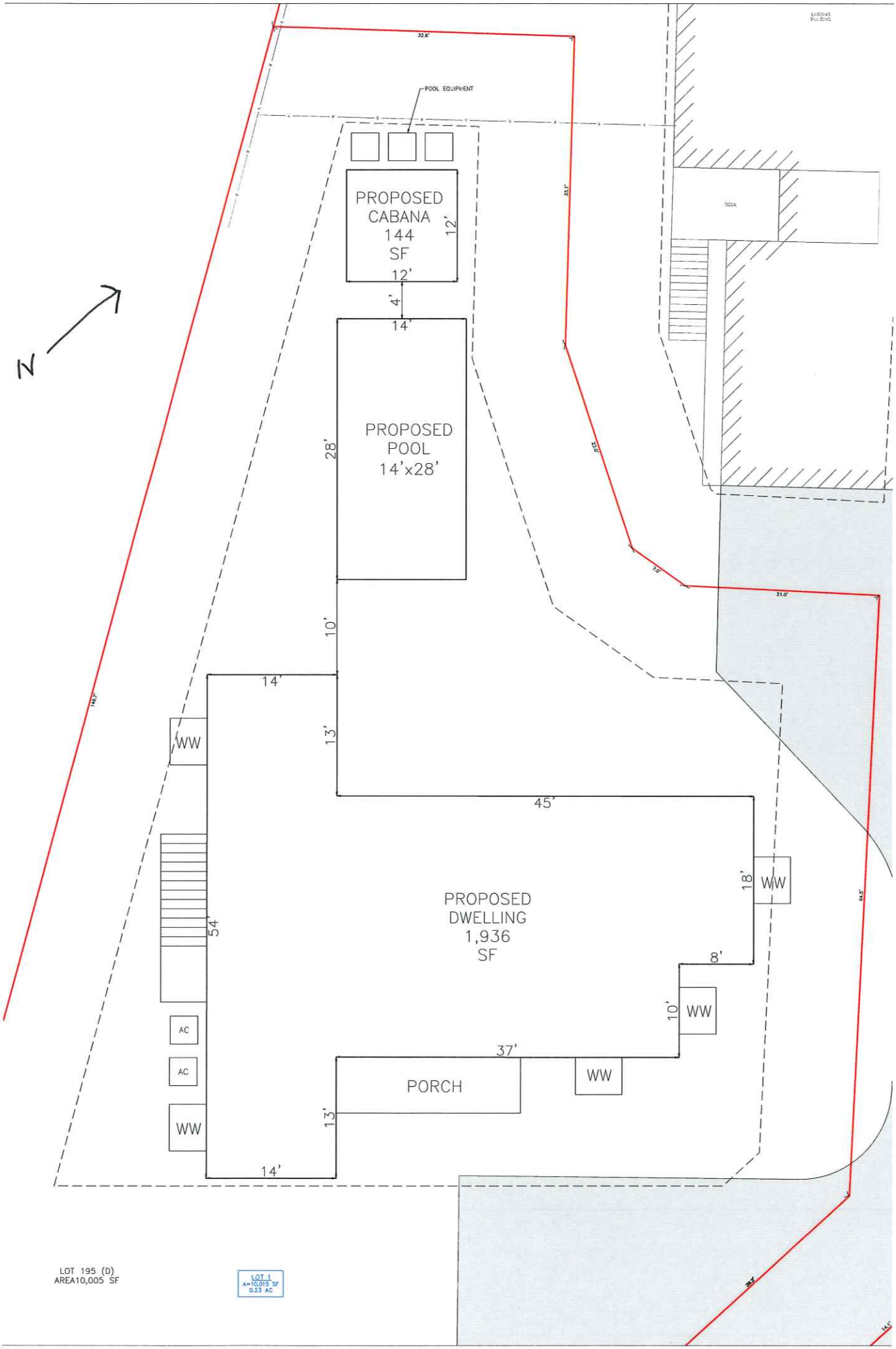
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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
LOT 195 (D)
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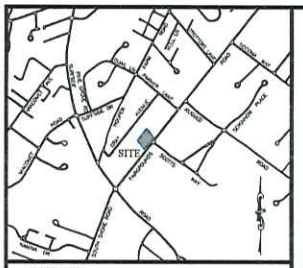
LOT 1
A=10,015 SF
0.23 AC



LOCUS NOT TO SCALE

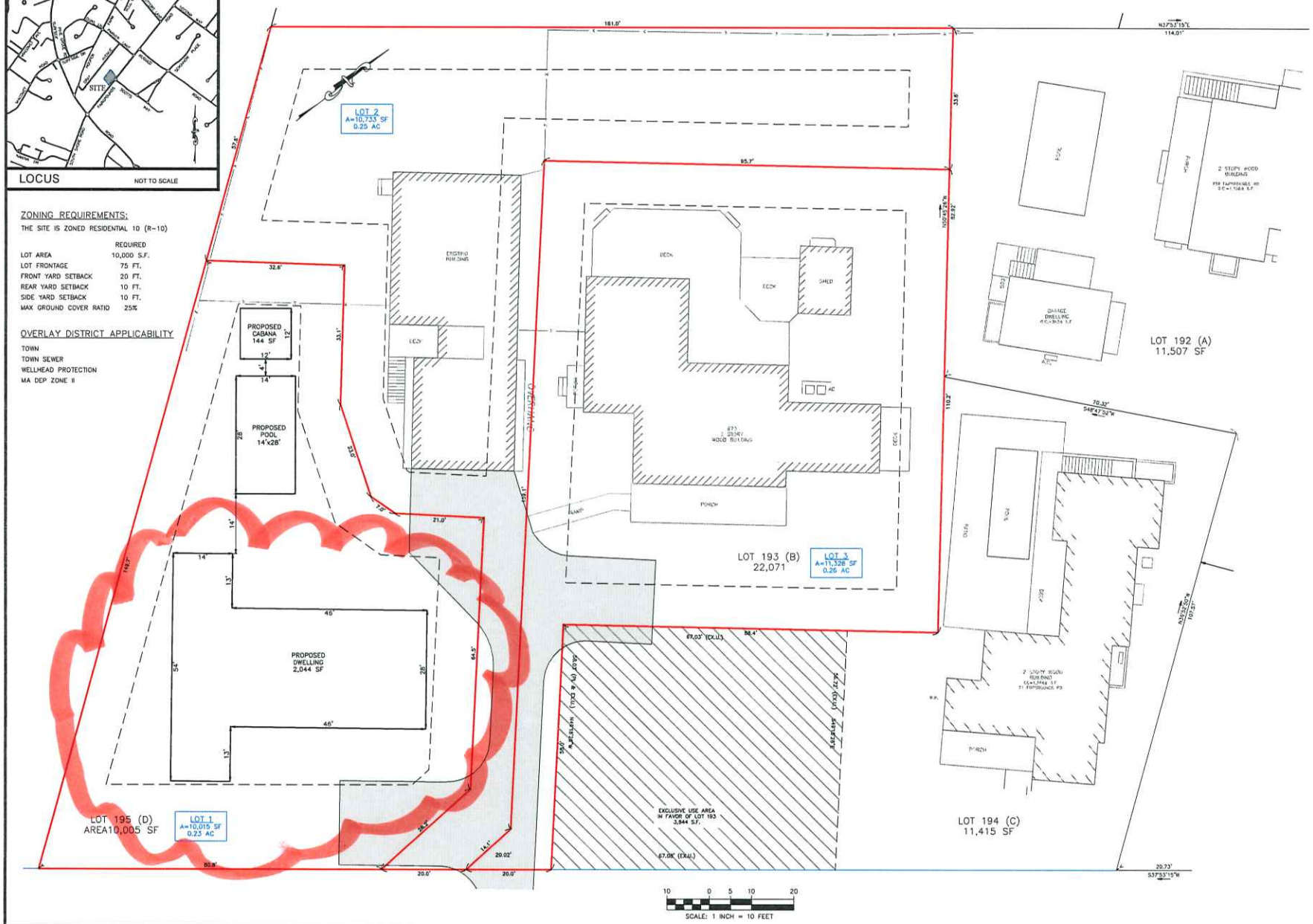
ZONING REQUIREMENTS:

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

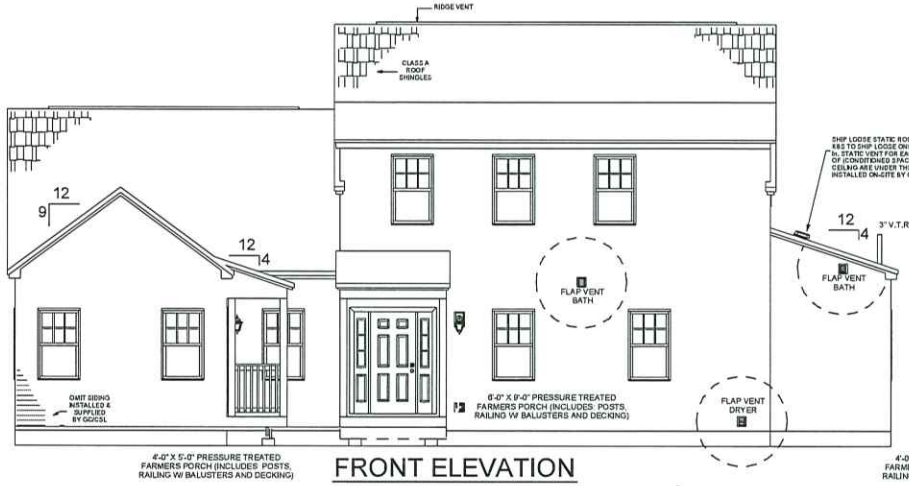
DRAWING TITLE: REAR LOT SUBDIVISION 2

SCALE: 1" = 20'

SHEET NO. 1 OF 1

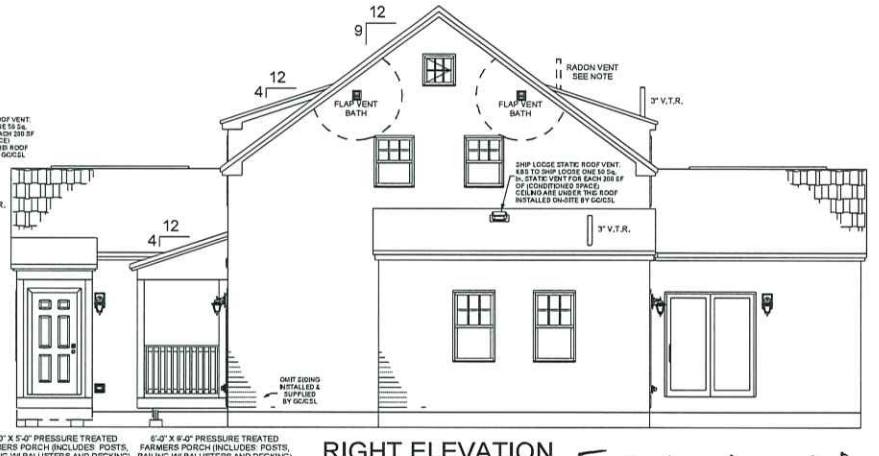
Radon vent note:

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.



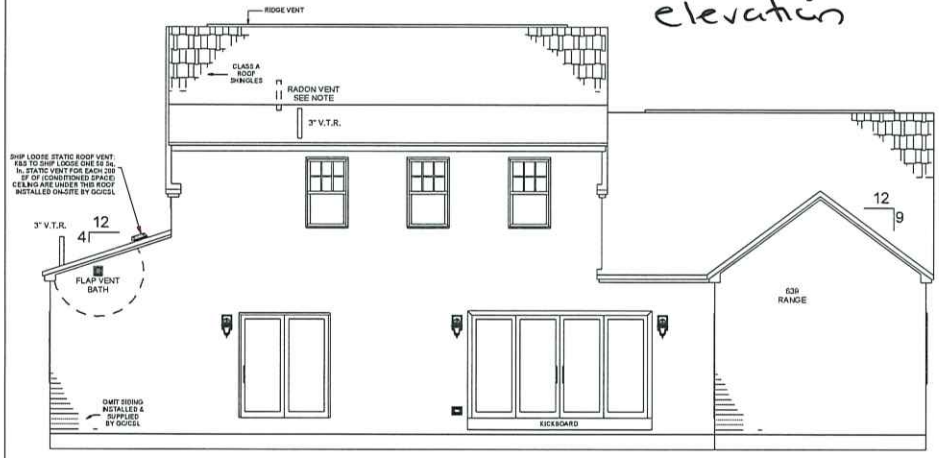
FRONT ELEVATION

Southeast elevation



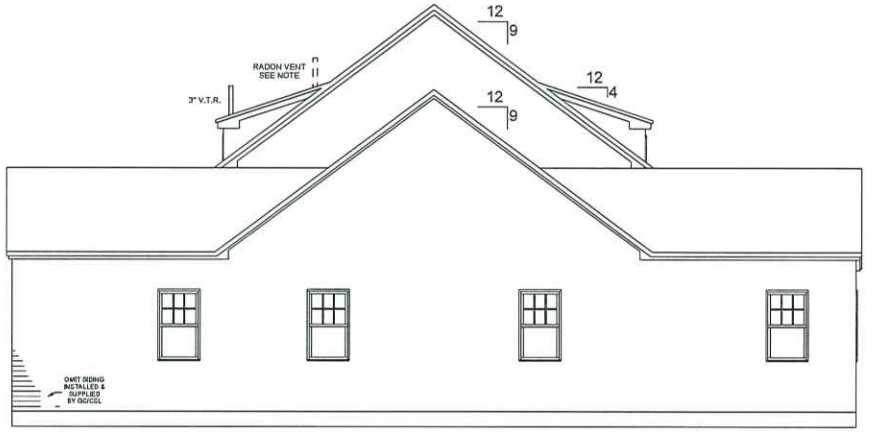
RIGHT ELEVATION

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

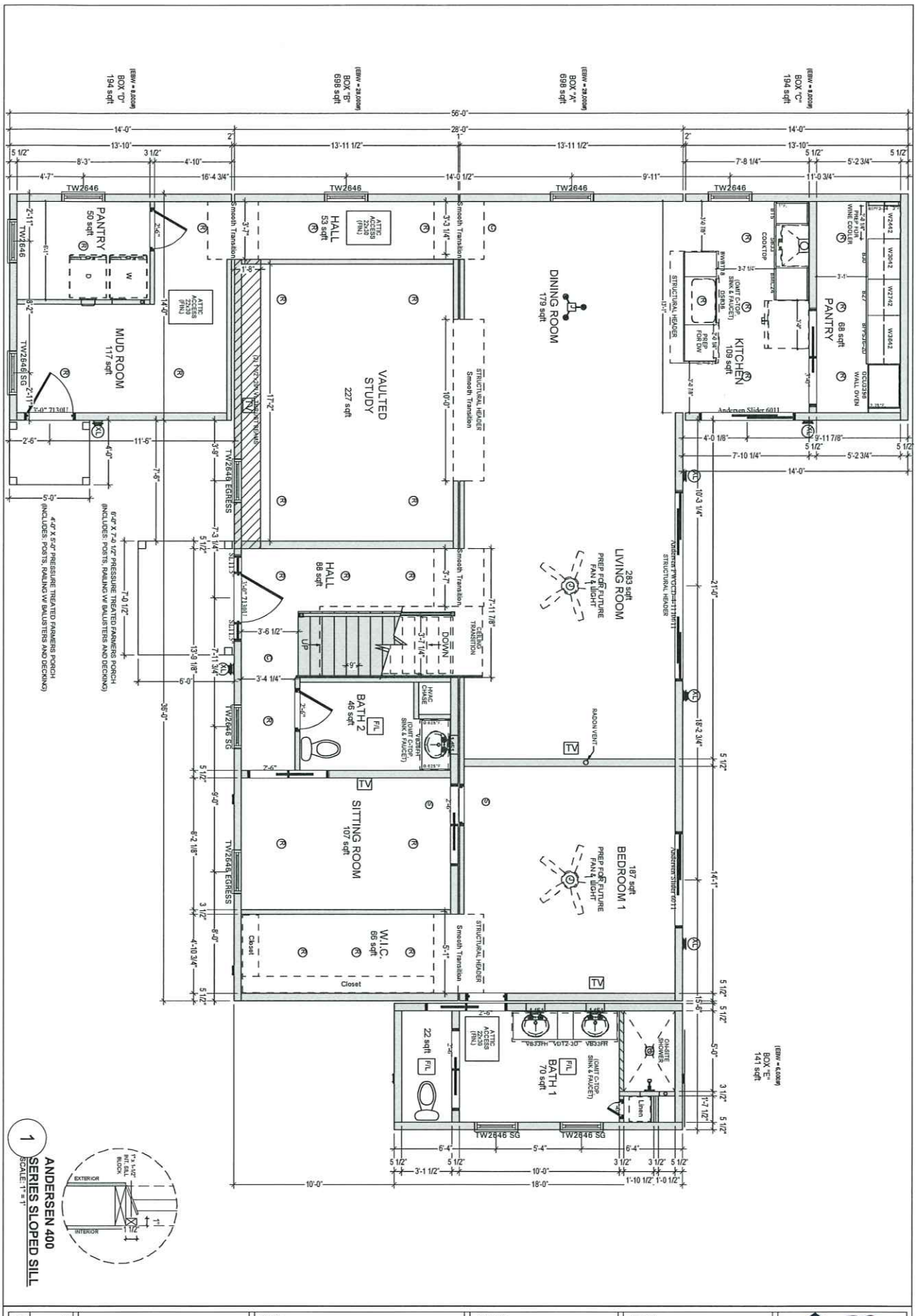
SERIAL #: KBS-4530
DATE: 08/15/2024
DWN BY: RLT

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:

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
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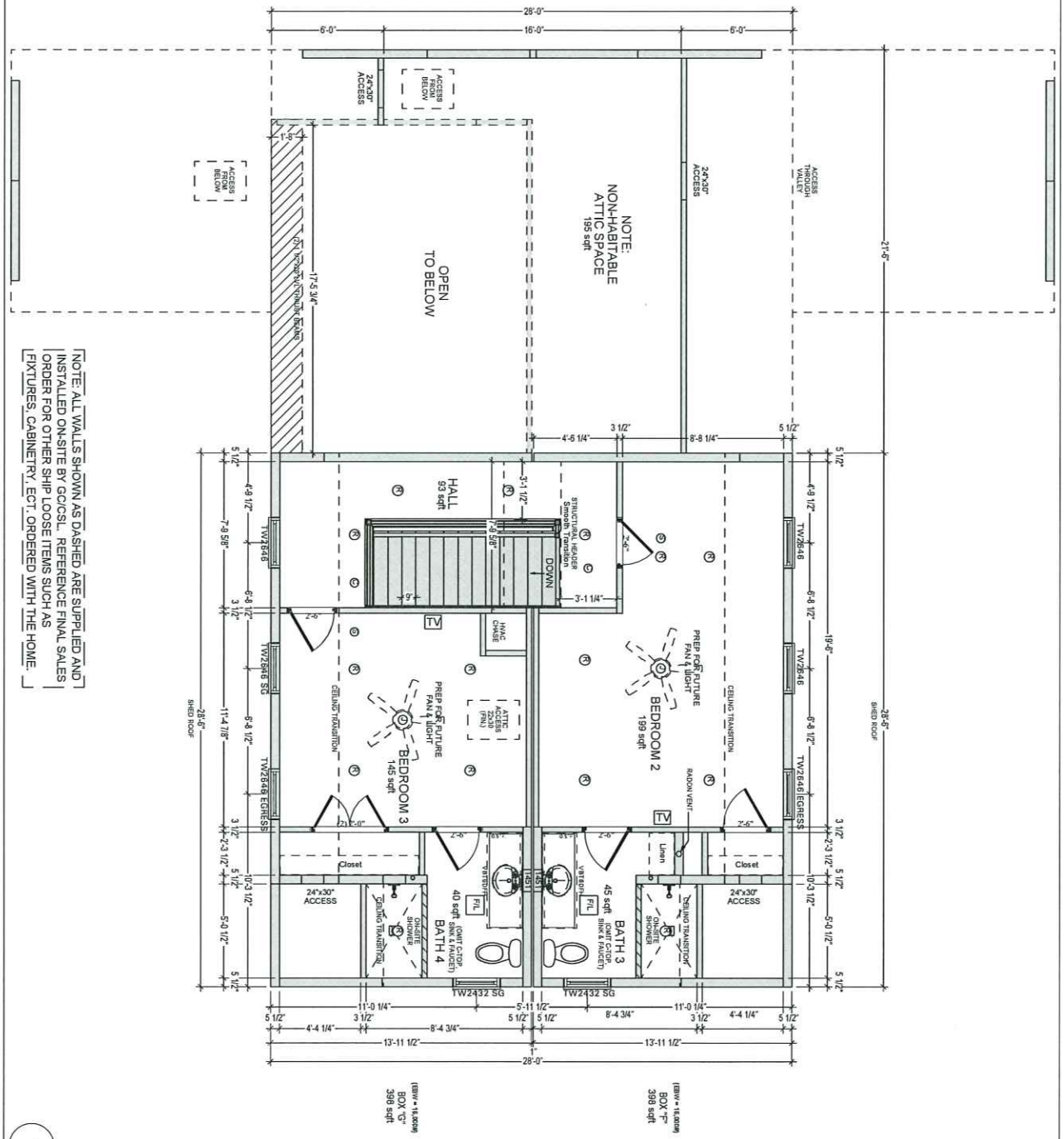
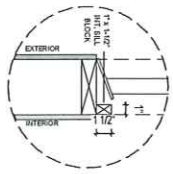


NOTE: ALL WALLS SHOWN AS DASHED ARE SUPPLIED AND INSTALLED ON-SITE BY GC/CSL. REFERENCE FINAL SALES ORDER FOR OTHER SHIP LOOSE ITEMS SUCH AS FIXTURES, CABINETRY, ECT. ORDERED WITH THE HOME.

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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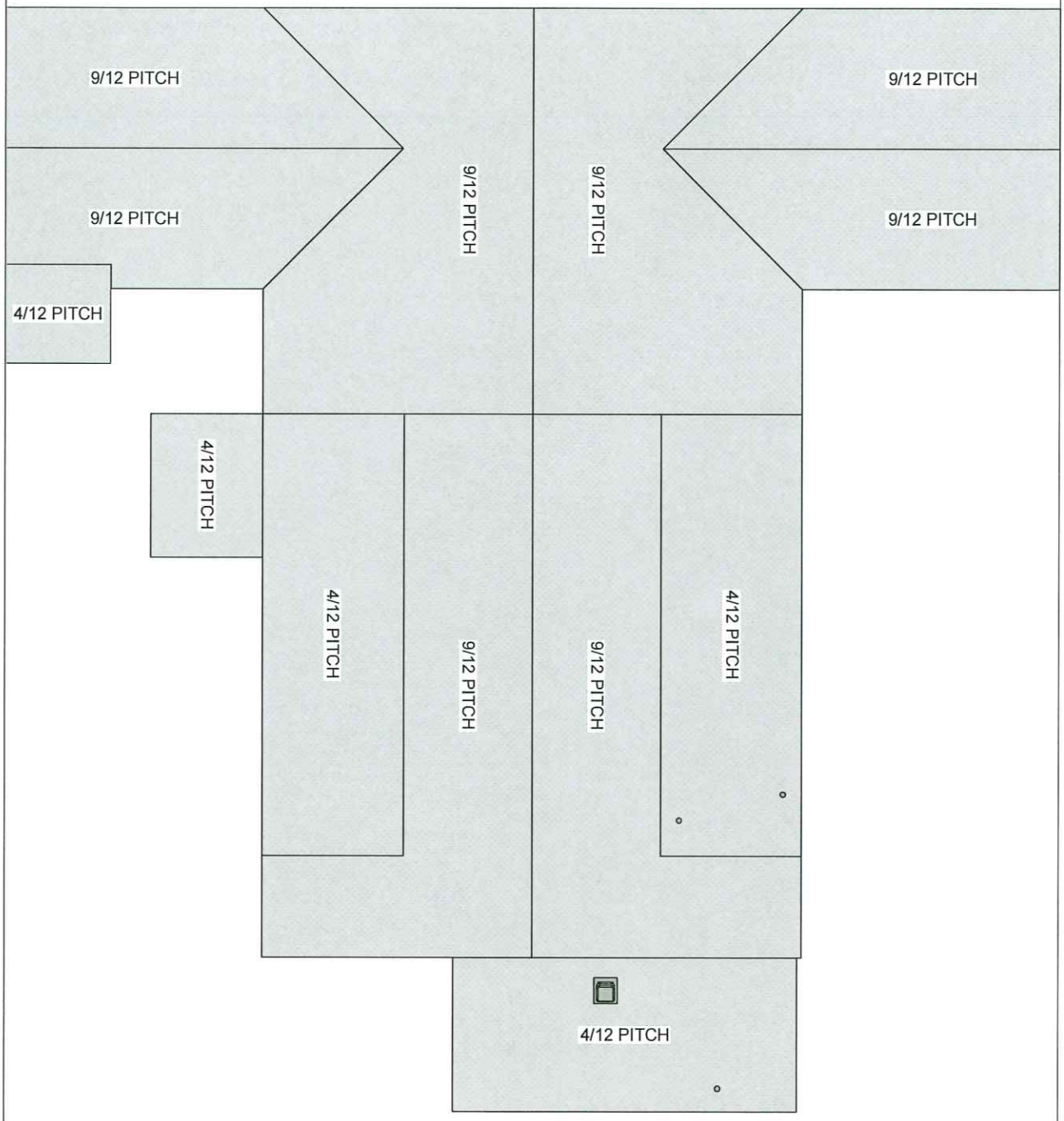

SCALE: 3/16" = 1'-0"	SHEET # P4	SERIAL #: KBS-4530 DATE: 08/15/2024 DWN BY: RLT ROOF VIEW	NOTES Custom 25# GSL / 140 MPH (Vult) WIND Andersen 400 Series WINDOWS 8'-6" 1st 8'-6" 2nd CLG HGT Seismic	JOB NAME 75 Fairgrounds 75 Fairgrounds Nantucket, MA REV#/DATE: 2 SLP 9-6-24 REV#/DATE: REV#/DATE: REV#/DATE:	BUILDER J 5 Development ENTER BUILDERS ADDRESS Nantucket, MA 02584 PERMIT REV# DATE:

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FAX: 207-739-2223
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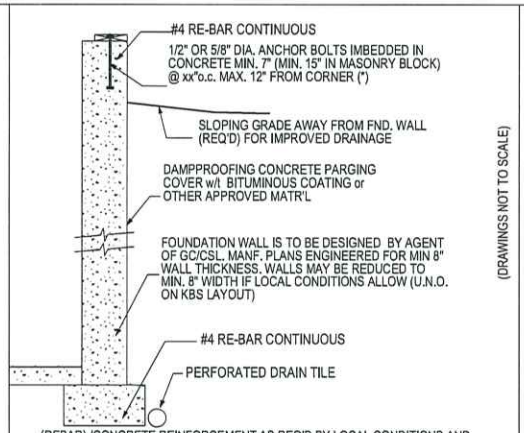
T:\1_Jobs\4530 RASP 75 Fairgrounds\Engineering\KBS 4530.2d

FOUNDATION NOTES:

1. CONCRETE FOUNDATION WALLS ARE SHOWN WITH AN 8" WALL THICKNESS BASED ON THE FOLLOWING: MAX 8'-0" WALL HEIGHT, MAX. 7'-4" BACKFILL HEIGHT, BACKFILL CONSISTING OF (GRADE-I) WELL DRAINED & GRADED GRAVELS OR GRAVEL-SAND MIXTURES WITH LITTLE OR NO FINES AND WITH A LOW EQUIVALENT FLUID PRESSURE (f) IS TO NOT EXCEED 30 PCF/FT . THE DESIGN ASSUMES A CONTINUOUS EXTERIOR FOOTING DRAIN TILE WITH GRAVEL COVER AND AN APPROVED WALL-TO-SILL PLATE CONNECTION. IT IS UP TO THE GC/CSL'S FOUNDATION DESIGNER TO UPGRADE THE WALL & FOOTING WIDTHS ACCORDING TO THE TESTING OF LOCAL SOIL CONDITIONS, QUALITY OF BACKFILL USED, HEIGHT OF WALL, HEIGHT OF BACKFILL, CONCRETE STRENGTH, REINFORCEMENT BAR AND SPACING.
2. ALL CONSTRUCTION AND MATERIALS BELOW THE BOTTOM OF THE FLOOR JOIST IS THE RESPONSIBILITY OF THE GC/CSL/CONTRACTOR AND IS TO BE DONE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES.
3. BASEMENT ENTRANCE, FOUNDATION OR CRAWLSPACE WALL EXCAVATION AND BACKFILL, PILASTER, ETC. MUST COMPLY WITH THE LATEST EDITION OF THE BUILDING CODE AND WITH THE LATEST REVISIONS TO ANY APPLICABLE STATE AND LOCAL CODES, LAWS, RULES AND REGULATIONS INCLUDING FHMA 4241 EXHIBIT D THERMAL TO QUALIFY FOR FEDERAL FINANCING.
4. INSULATION IN FLOORS OR ON FOUNDATION WALLS TO BE THE RESPONSIBILITY OF THE GC/CSL AND TO BE DONE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES.
5. WINDOWS OR VENTS (INSTALLED ON-SITE BY THE GC/CSL) ARE REQUIRED TO PROVIDE 1/150 OF FLOOR AREA AS FREE VENTILATION AND SHALL BE LOCATED AS CLOSE TO CORNERS AS POSSIBLE.
6. IF WINDOWS ARE INSTALLED IN LOWER LEVEL OF RAISED RANCH UNITS, VENTS MAY BE REQUIRED. THE GC/CSL IS RESPONSIBLE TO CHECK LOCAL CODES.
7. THE SILLS OF ALL DOOR OPENINGS BETWEEN GARAGE AND THE DWELLING SHALL BE RAISED NOT LESS THAN 4" ABOVE THE GARAGE FLOOR.
8. ALL FOUNDATIONS MUST BE DESIGNED BY A LOCAL P.E. OR R.A. FAMILIAR WITH LOCAL SOIL CONDITIONS.
9. CRAWL SPACE FOUNDATIONS REQUIRE A MINIMUM OF 18"x24" ACCESS OPENING FOR VENTILATION. 1/3 OF 1% OF THE FLOOR AREA PROVIDED BY CROSS VENTS THAT ARE INSECT AND RODENT PROOF WITH SCREENS OR LOUVERS, MINIMUM CLEARANCE BETWEEN WOOD MEMBERS AND INTERIOR GROUND LEVEL IS 18". MINIMUM VENTILATION FOR A CRAWLSPACE IS 1 SQ.FT./150 SQUARE FEET OR AREA.
10. FIRE SEPARATION WALLS SHALL BE CONTINUOUS TO BASEMENT FLOOR (SUPPLIED ON-SITE BY GC/CSL).
11. PERIMETER RAIL ATTACHED TO SILL PLATE WITH 16d NAILS @ 12"o.c. (UNLESS NOTED OTHERWISE IN PLAN SET.)
12. MANUFACTURER WILL NOT ASSUME ANY RESPONSIBILITY IF COLUMN SPACING BY GC/CSL/OWNER EXCEEDS MAXIMUM SPANS SHOWN ON FOUNDATION LAYOUT PLAN.
13. LOCATION OF WASHER, DRYER, WATER HEATER AND FURNACE IN BASEMENT TO BE INSTALLED ON-SITE BY GC/CSL PER ALL APPLICABLE STATE AND LOCAL CODES.
14. ANCHOR BOLTS SHALL BE PLACED AS SO NOT TO INTERFERE WITH FLOOR JOISTS.
15. SIZES REFLECT WOOD TO WOOD DIMENSIONS OF UNITS ALLOWING SHEATHING AND SIDING TO OVERHANG FOUNDATION. IF FOAM INSULATION IS USED, INCREASE THE FOUNDATION IN LENGTH AND WIDTH AS REQUIRED TO MAINTAIN PROPER OVERHANG.
16. FOUNDATION LAYOUT TO BE SUPPLIED WITH EACH HOUSE.
17. FOUNDATION DRAINAGE AND DAMP PROOFING TO COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES.
18. MANUFACTURED UNITS COVERED WITH THIS BUILDING SYSTEM ARE DESIGNED FOR INSTALLATION ON-SITE BUILT PERMANENT FOUNDATIONS AND ARE NOT DESIGNED TO BE MOVED OR RELOCATED ONCE INSTALLED.
19. DESIGNS BASED ON A MINIMUM CONCRETE COMPRESSIVE STRENGTH OF 2500PSI AND A SOIL BEARING CAPACITY OF 2500PSF. BASED ON THESE ASSUMPTIONS A TYPICAL FOOTING WOULD BE ABLE TO SUPPORT A MAXIMUM POINT LOAD OF 15,625 POUNDS. IF THE POINT LOAD LISTED ON FOUNDATION LAYOUT IS GREATER THEN THE CONCRETE CONTRACTOR SHALL DESIGN THE FOOTING TO MEET ALL APPLICABLE STATE AND LOCAL CODES AND ENGINEERING PRACTICES.
20. LALLY COLUMN SPACING IS SUBJECT TO CHANGE UNTIL FINAL PERMIT SET APPROVAL.
21. STRUCTURAL DESIGN OF THE FOUNDATION PER SITE CONDITIONS AND LOCAL AND/OR STATE CODES. (NOT BY KBS)
22. BULKHEAD AND SUMP SIZE AND LOCATION PER SITE CONDITIONS. (NOT BY KBS)
23. THE GC/MCI OR CSL SHALL SUPPLY & INSTALL ALL SITE SILL PLATES & SILL SEALER SQUARE AND LEVEL TO THE FRAME DIMENSIONS OF THE HOUSE.
24. SILL PLATES SHALL BE INSTALLED BY THE GC/MCI OR CSL & INSPECTED BY THE SET CREW BEFORE THE MODULAR OR PANELIZED STRUCTURES CAN BE SET.

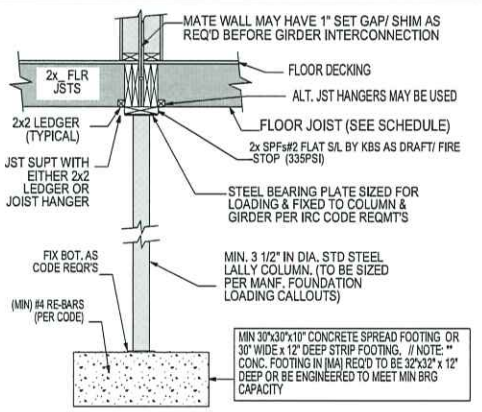
SPECIALITY NOTES PER BUILDING:

1.



FOUNDATION WALL DETAIL

(DRAWINGS NOT TO SCALE)



FIX STEEL BEARING PLATE TO GIRDER PER IRC CODE REQUIREMENTS
COLUMN LOADS > 8,800# MAY REQUIRE LARGER THAN A STD BRG PLATE.

BASEMENT COLUMN DETAIL

REFER TO FOUNDATION PLAN

KBS Builders Inc. CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: J 5 Development
ENTER BUILDERS ADDRESS
Nantucket, MA 02584

JOB NAME: 75 Fairgrounds
75 Fairgrounds
Nantucket, MA

PERMIT REV#
DATE:

REV#/DATE: 2 SLP 9-6-24
REV#/DATE:
REV#/DATE:
REV#/DATE:

NOTES:
Custom
25# GSL / 140 MPH (Vult) WIND
Andersen 400 Series WINDOWS
8'-6" 1st 8'-6" 2nd CLG HGT
Seismic

SERIAL #: KBS-4530
DATE: 08/15/2024
DWN BY: RLT

GENERAL
FOUNDATION NOTES

SHEET #
P13

SCALE: NONE

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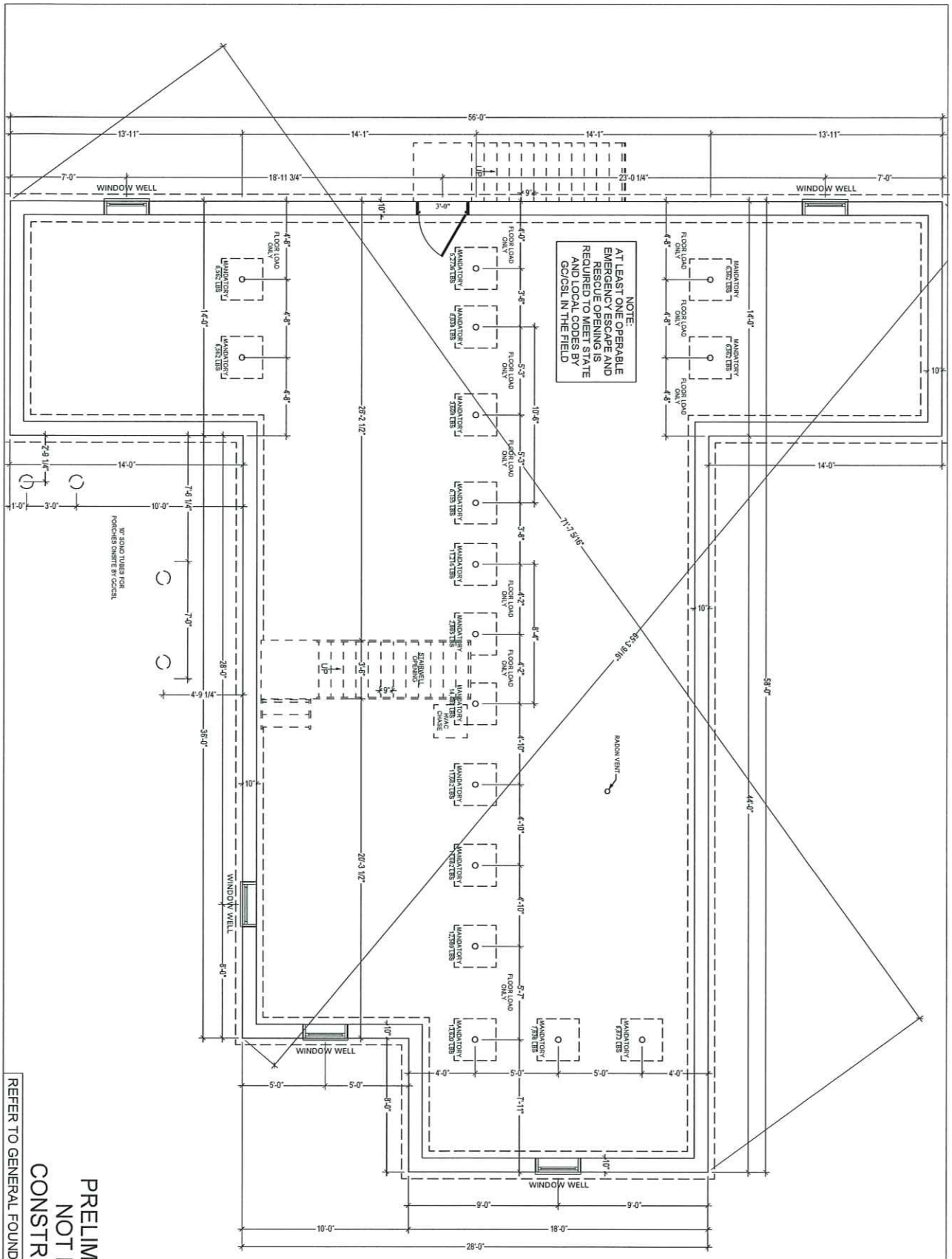

PRELIMINARY
NOT FOR
CONSTRUCTION

REFER TO GENERAL FOUNDATION NOTES

SCALE: 3/16" = 1'-0" | SHEET # P14

SERIAL #: KBS-4530
DATE: 08/15/2024
DWN BY: RLT

FOUNDATION

NOTES
Custom
25# GSL / 140 MPH (Vult) WIND
Andersen 400 Series WINDOWS
8'-6" 1st 8'-6" 2nd CLG HGT
Seismic

JOB NAME
75 Fairgrounds
75 Fairgrounds
Nantucket, MA

BUILDER:
J 5 Development
ENTER BUILDERS ADDRESS
Nantucket, MA 02584

REV#/DATE: 2 SLP 9-6-24
REV#/DATE:
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PERMIT REV#
DATE:

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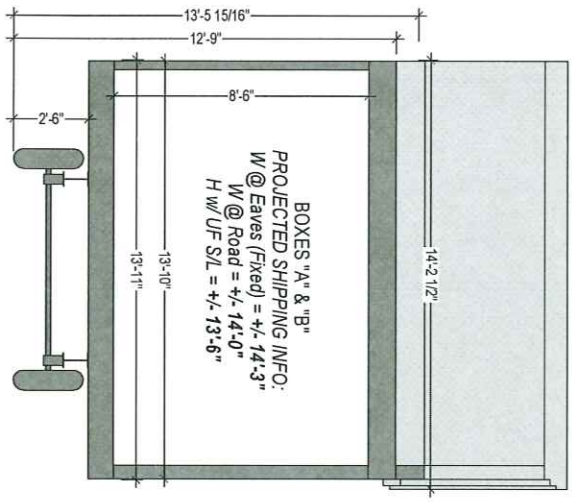
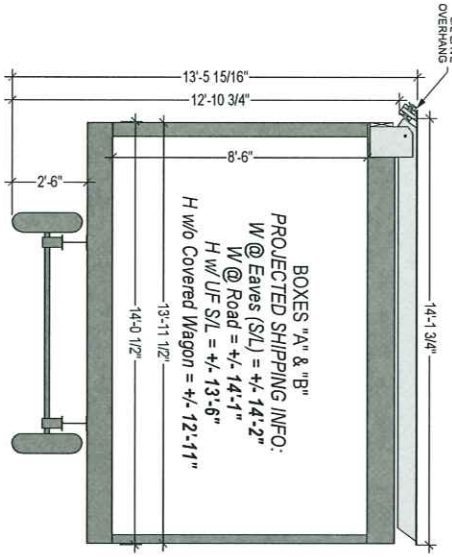
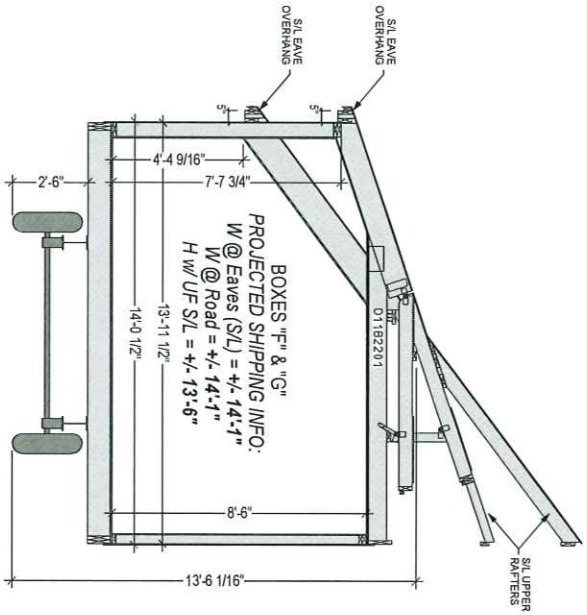
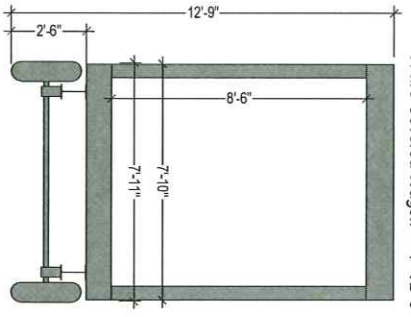
STATE = MA









SCALE: NONE	SHEET # P1002	SERIAL #: KBS-4530 DATE: 08/15/2024 DWN BY: RLT SHIPPING SECTION	NOTES Custom 25# GSL / 140 MPH (Vult) WIND Andersen 400 Series WINDOWS 8'-6" 1st 8'-6" 2nd CLG HGT Seismic	JOB NAME 75 Fairgrounds 75 Fairgrounds Nantucket, MA	BUILDER: J 5 Development ENTER BUILDERS ADDRESS Nantucket, MA 02584

REV#/DATE: 2 SLP 9-6-24 | PERMIT REV#
REV#/DATE: | DATE:
REV#/DATE:
REV#/DATE:

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





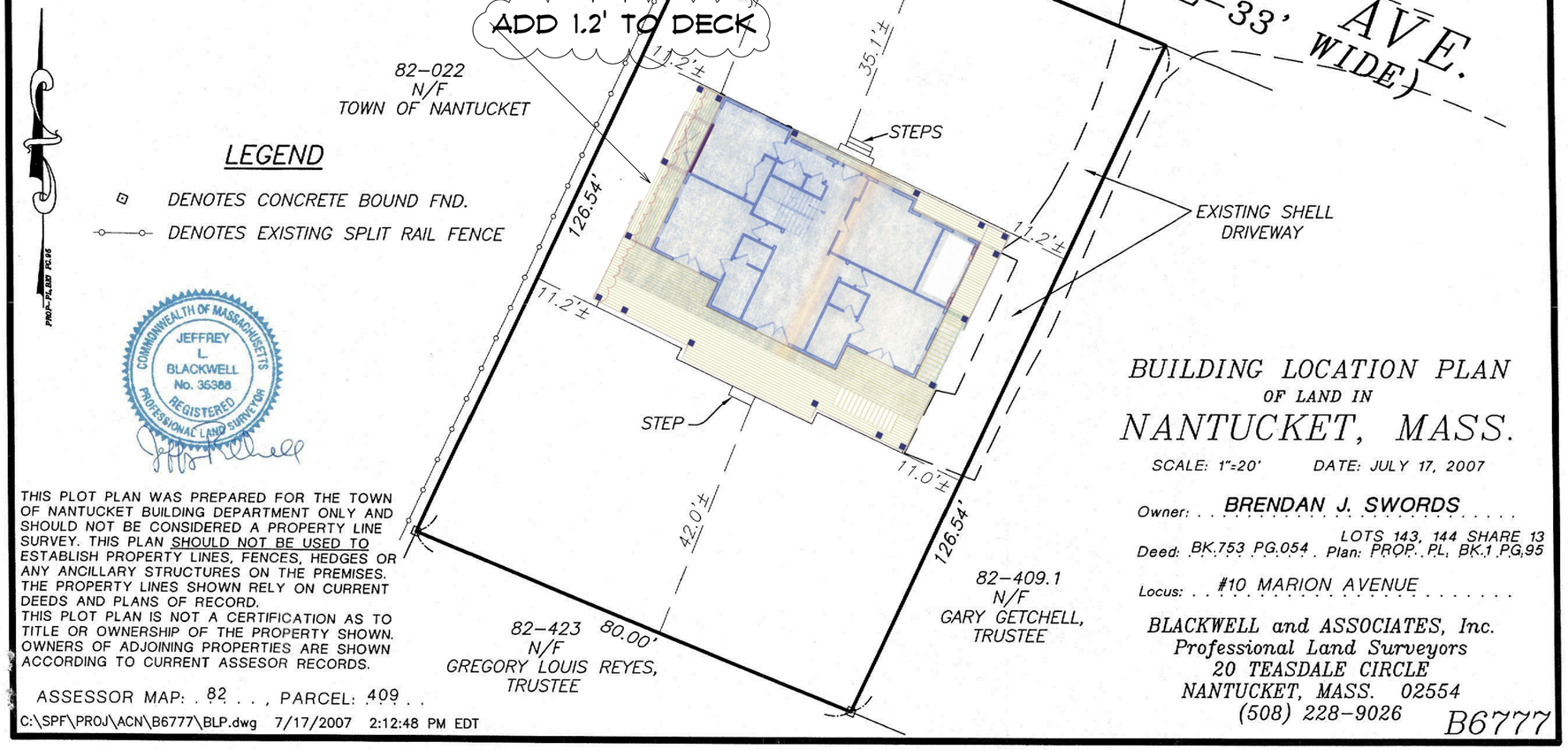




MAP 82 PARCEL 409

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

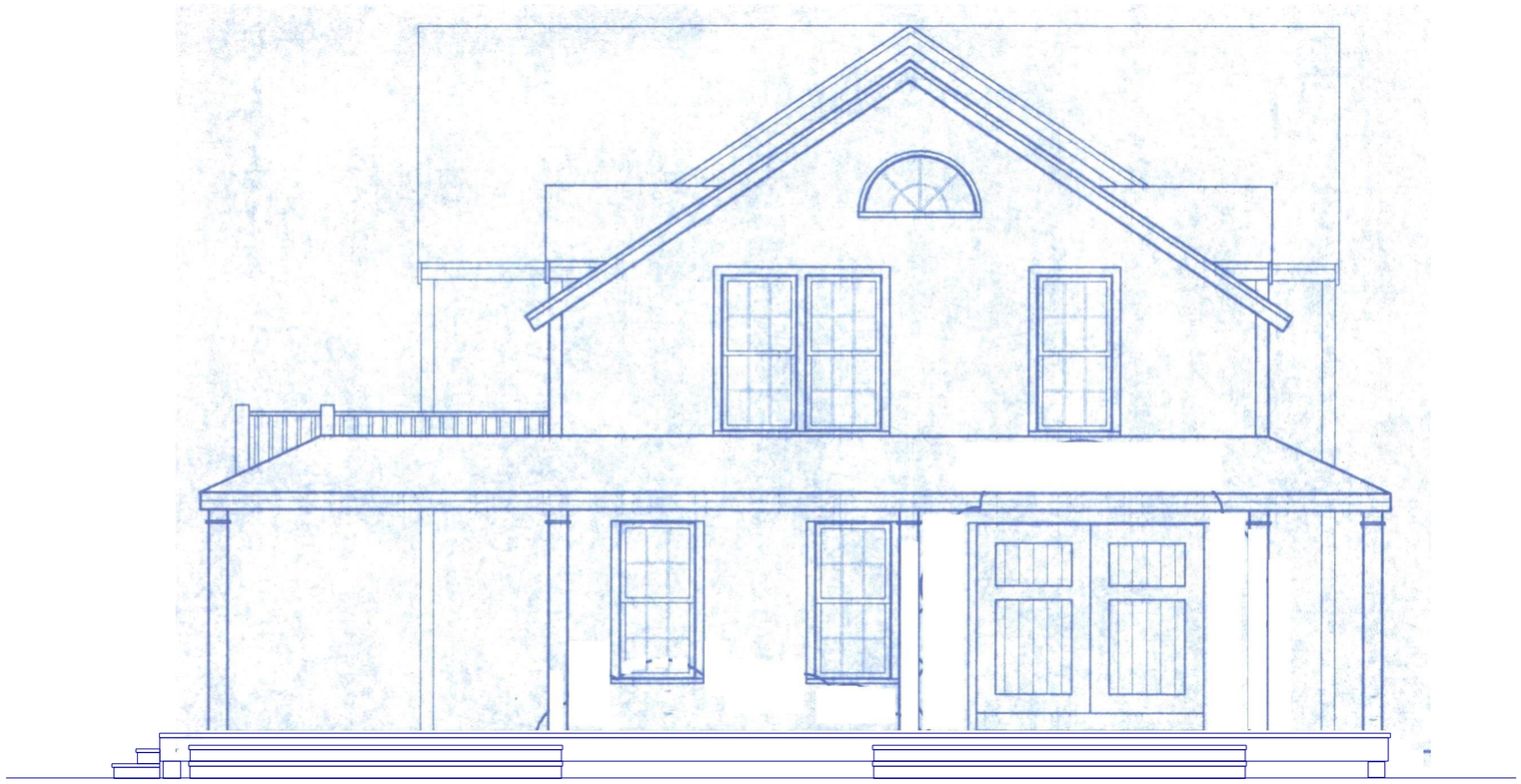
Deed: BK.753 PG.054 Plan: PROP. PL. BK.1 PG.95 LOTS 143, 144 SHARE 13

Locus: #10 MARION AVENUE

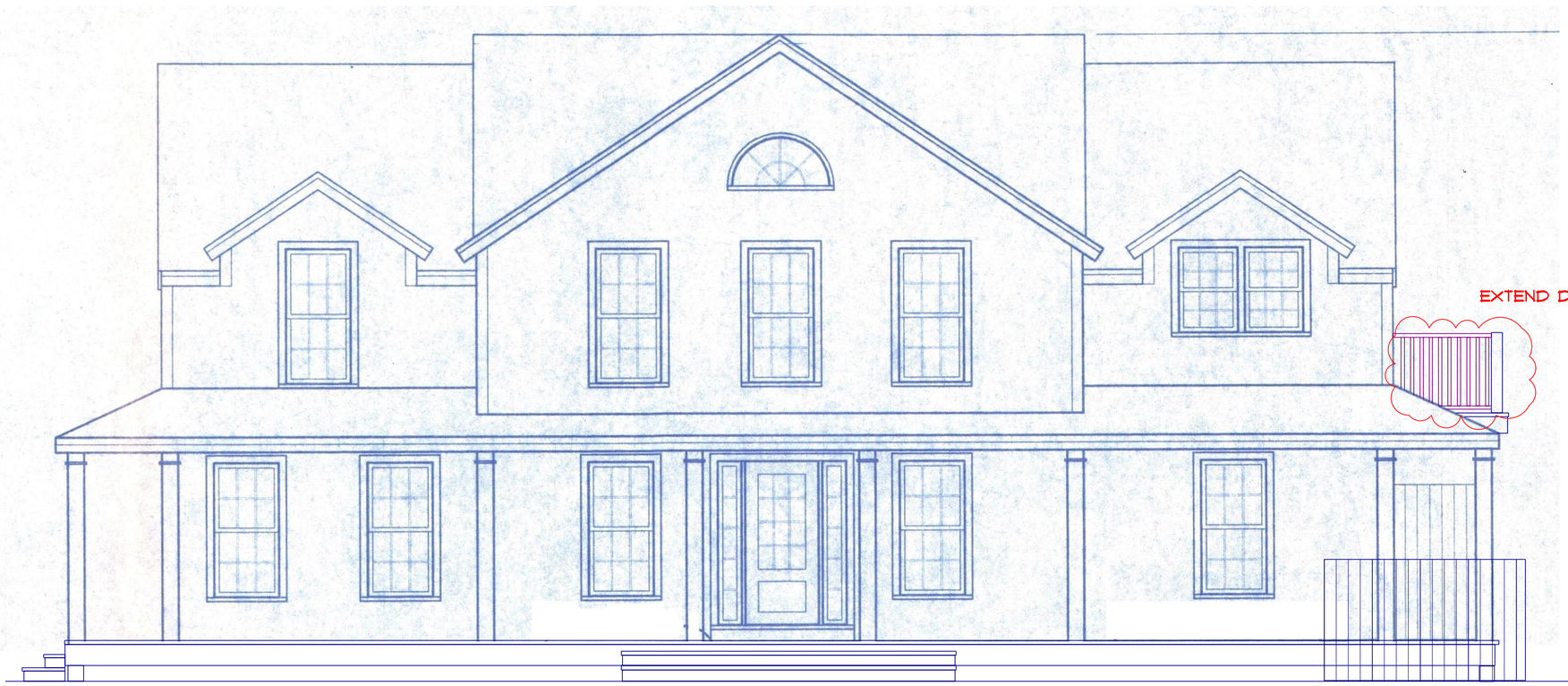
BLACKWELL and ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

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)

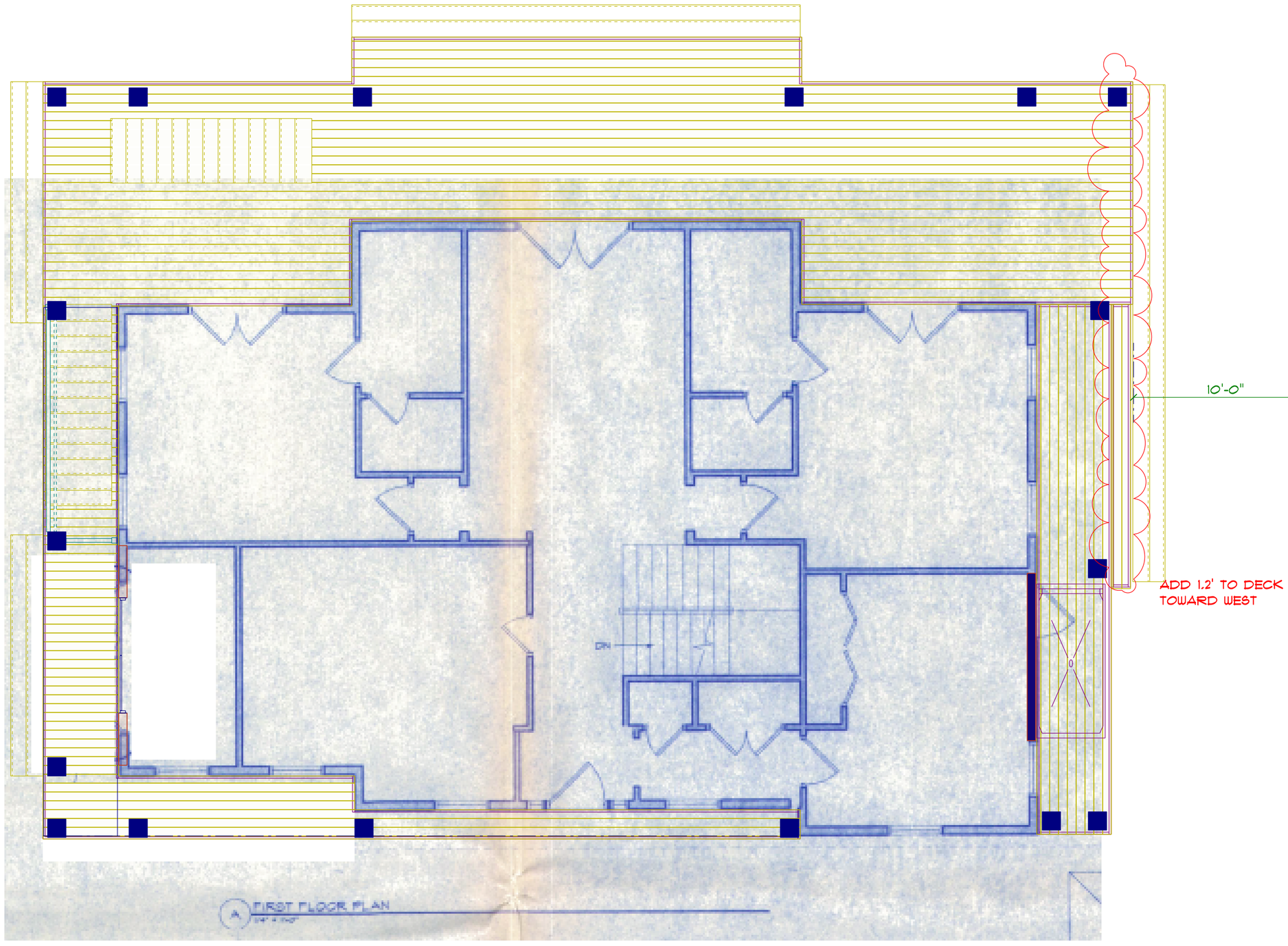




SWORDS- 10 MARION
DECK ALTERATION
9-8-24

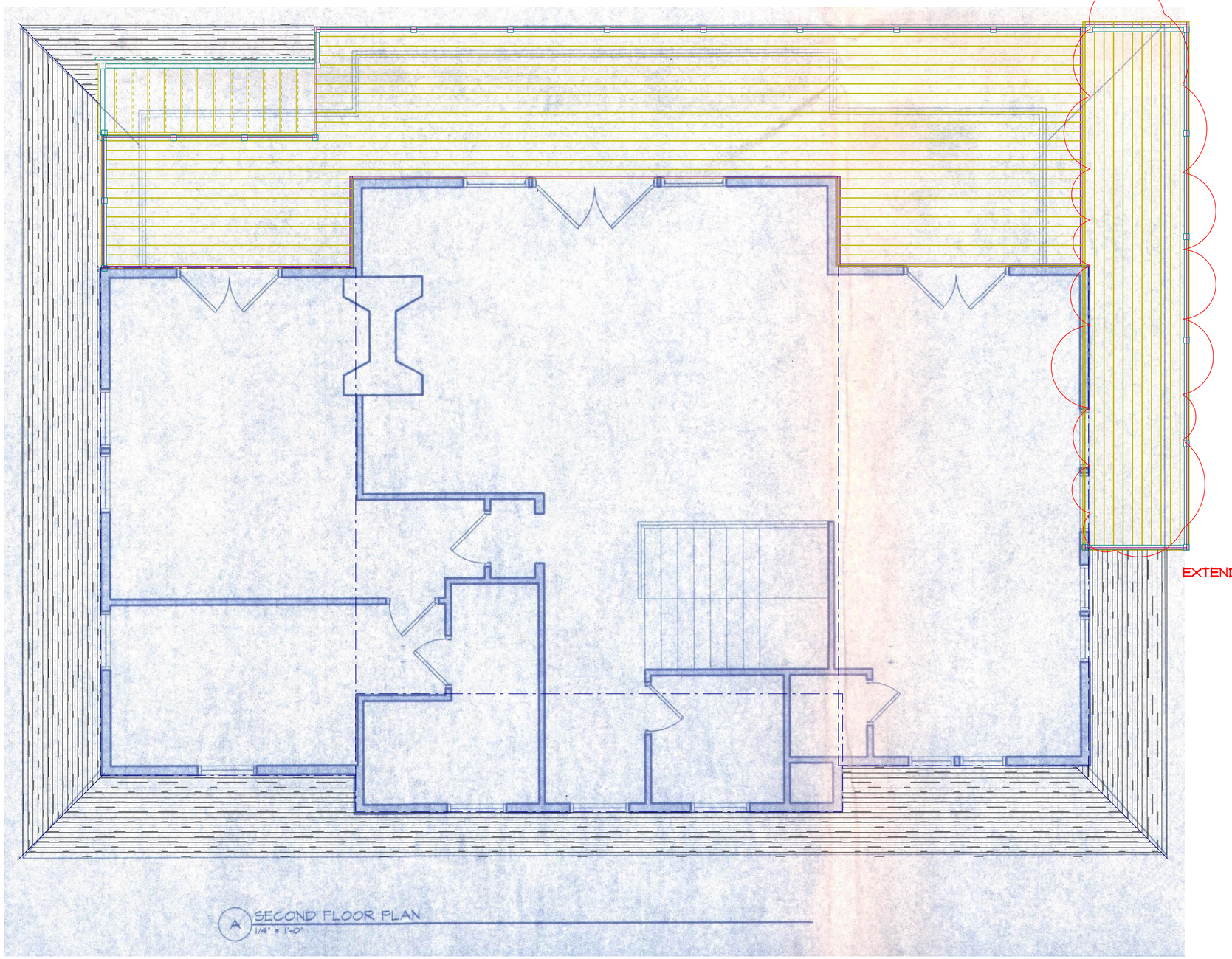


SOUTH ELEVATION



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

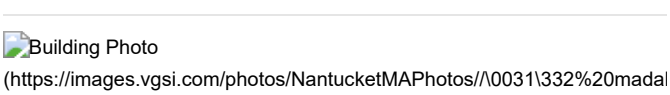
Building Information

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

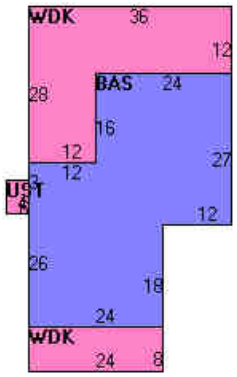
Building Attributes

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

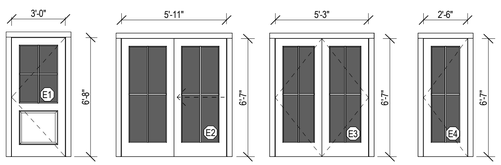


Satellite View

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

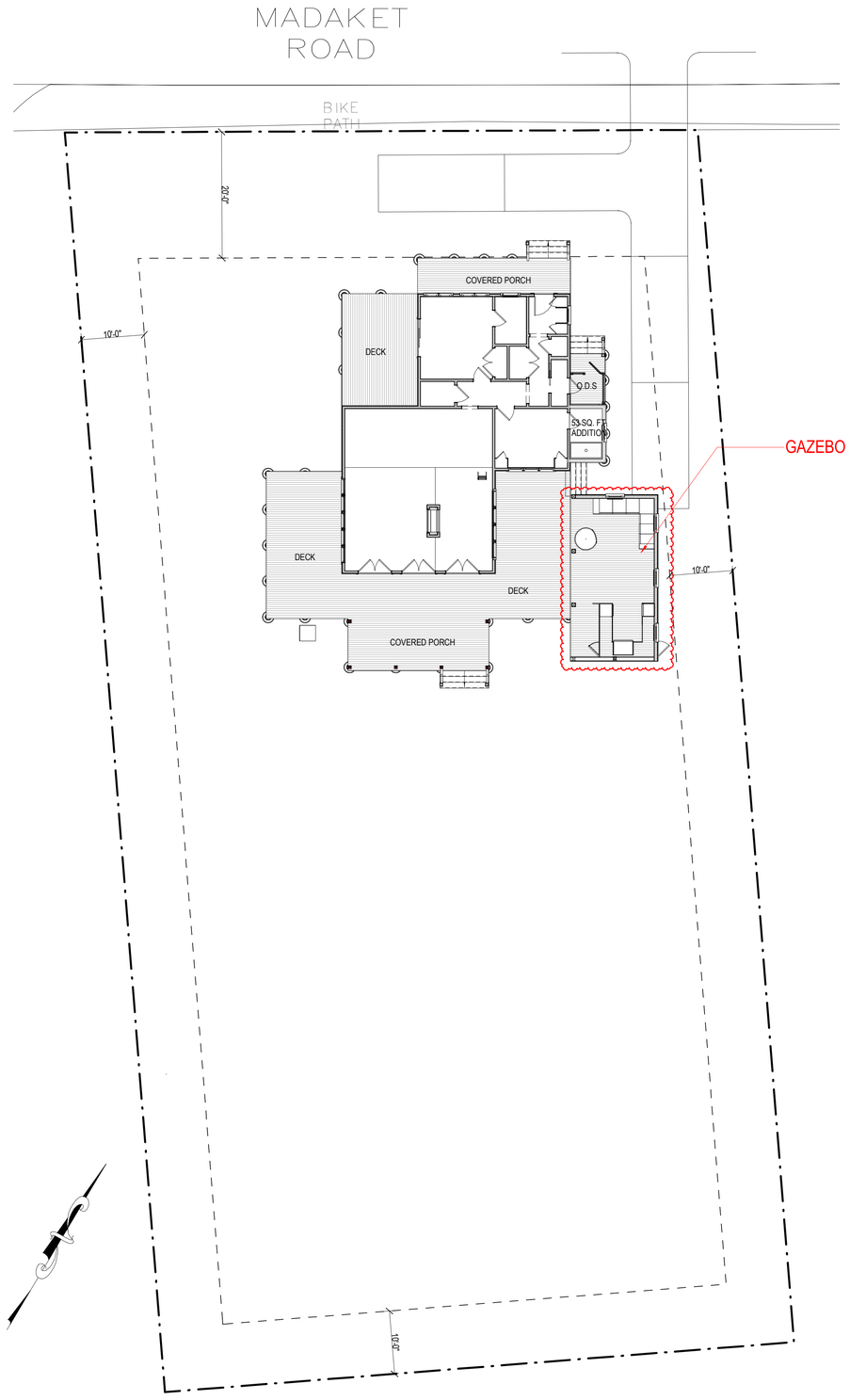
WINDOW SCHEDULE							
WINDOW	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	5	68 7/8	32 1/8	ANDERSEN	400	White	≥ 30
B	9	56 7/8	32 1/8	ANDERSEN	400	White	≥ 30
C	6	48 7/8	30 1/8	ANDERSEN	400	White	≥ 30
D	8	40 7/8	30 1/8	ANDERSEN	400	White	≥ 30
E	3	48 1/2	28 7/8	ANDERSEN	400	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.

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SK.1 KITCHEN PLAN
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A.1.2 ROOF PLAN
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Perspective Views
D.101 LIVING & DINING INT. ELEVATIONS

Revisions

Revision 1 — Date 1

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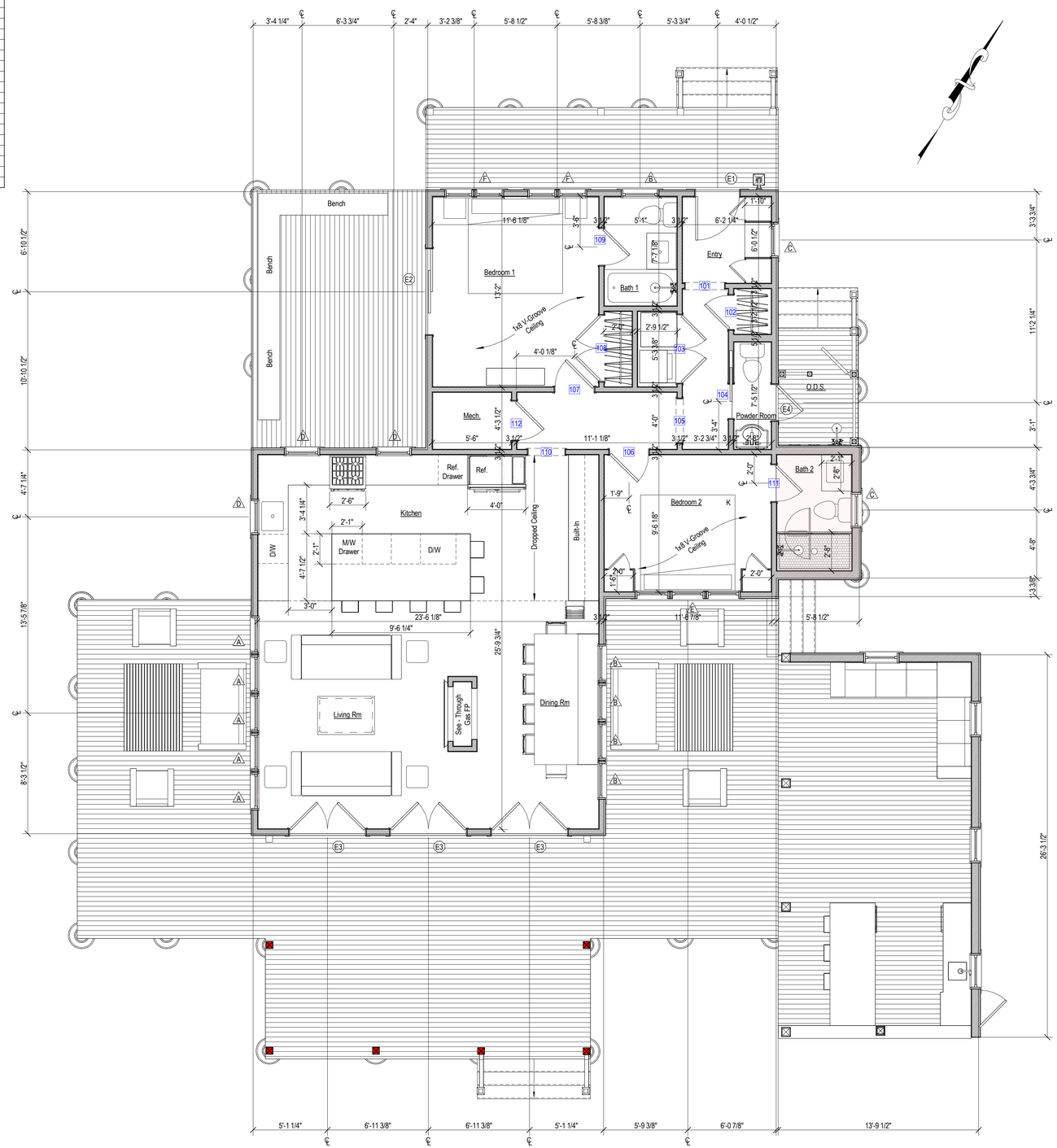
G.1.1

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

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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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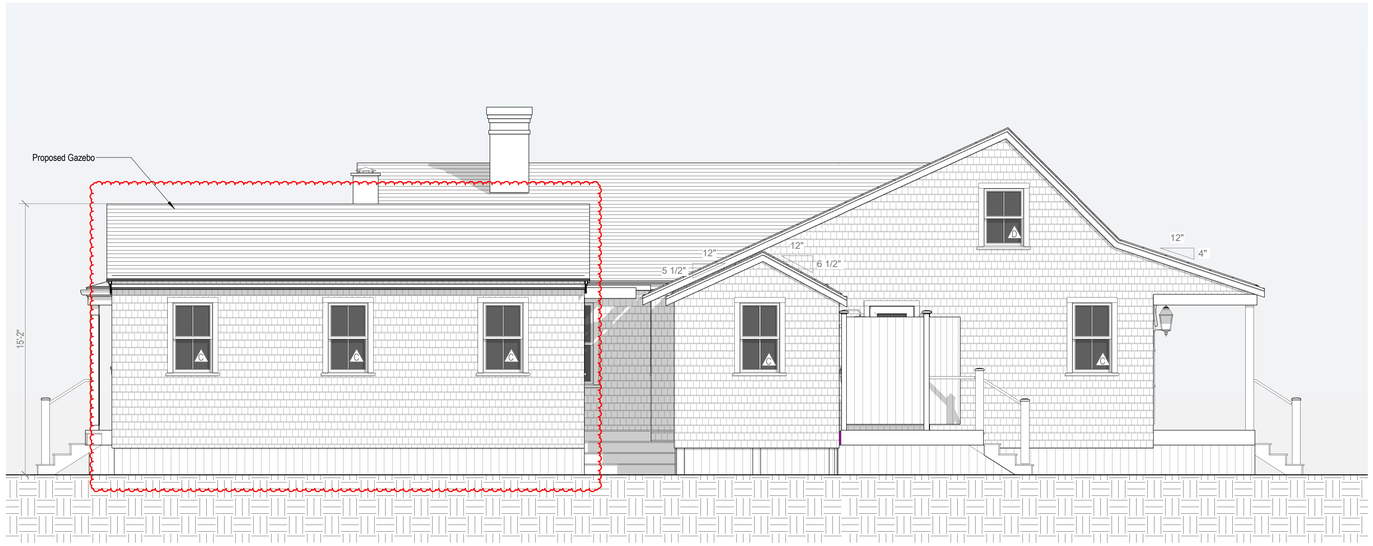
A.1.1
2227

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.
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A.2.1

2227

09.09.24

HDC SUBMISSION



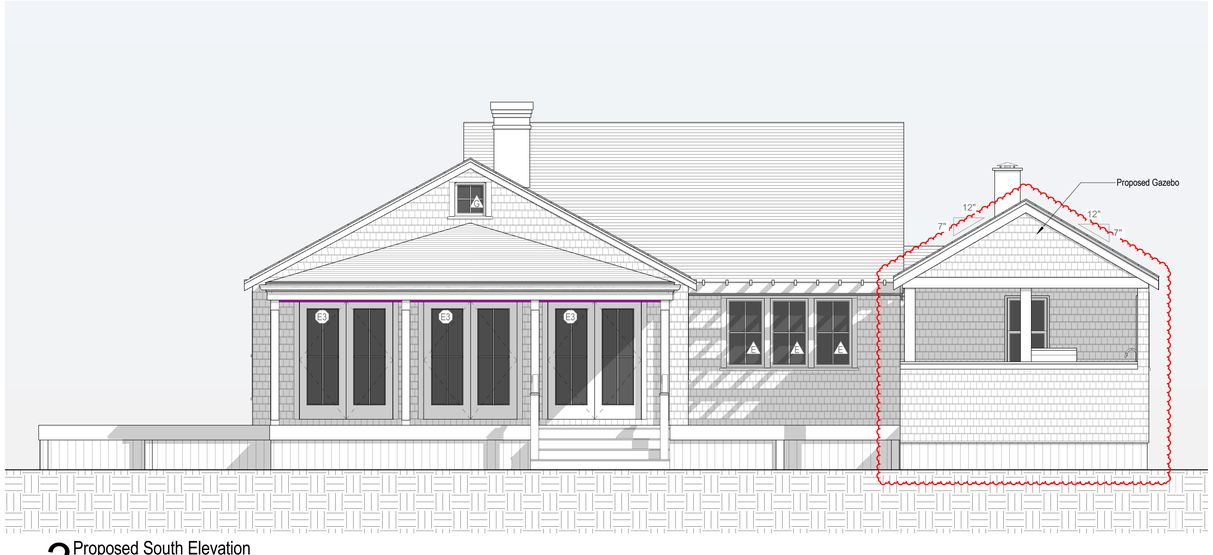
4 Proposed West Elevation
1/4" = 1'-0"



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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Nantucket, MA 02554

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8 Williams Lane
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Exterior Elevations

Site Information

Map & Parcel:	60/100
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A.2.2

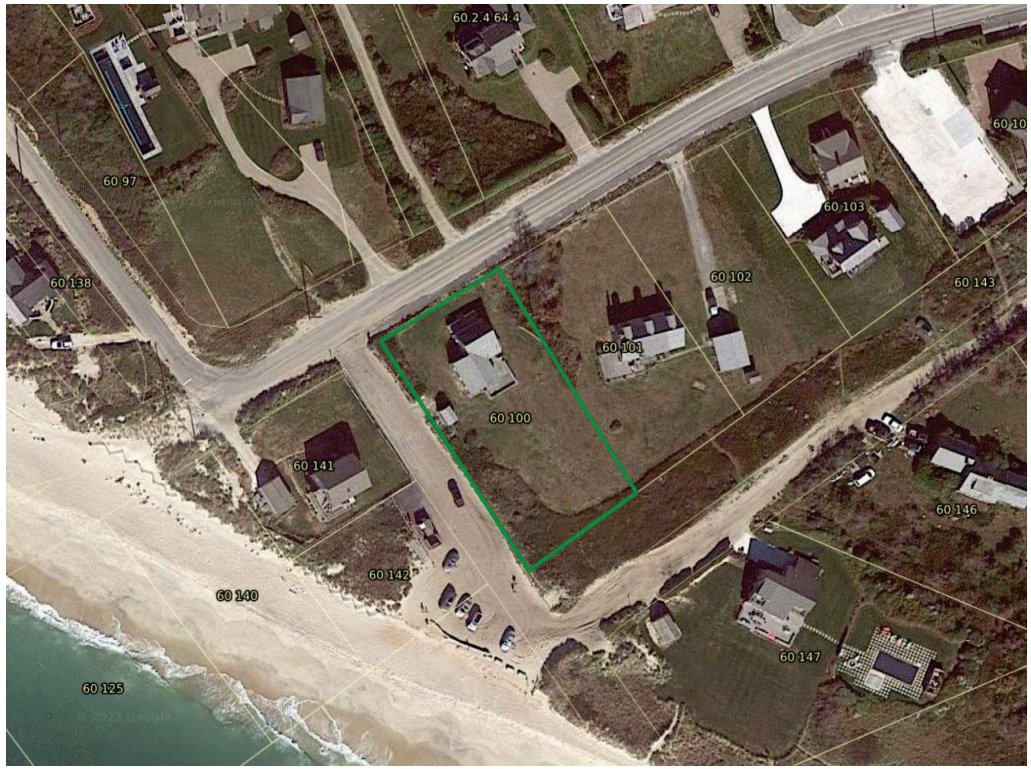
2227

The Whole Spread, LLC

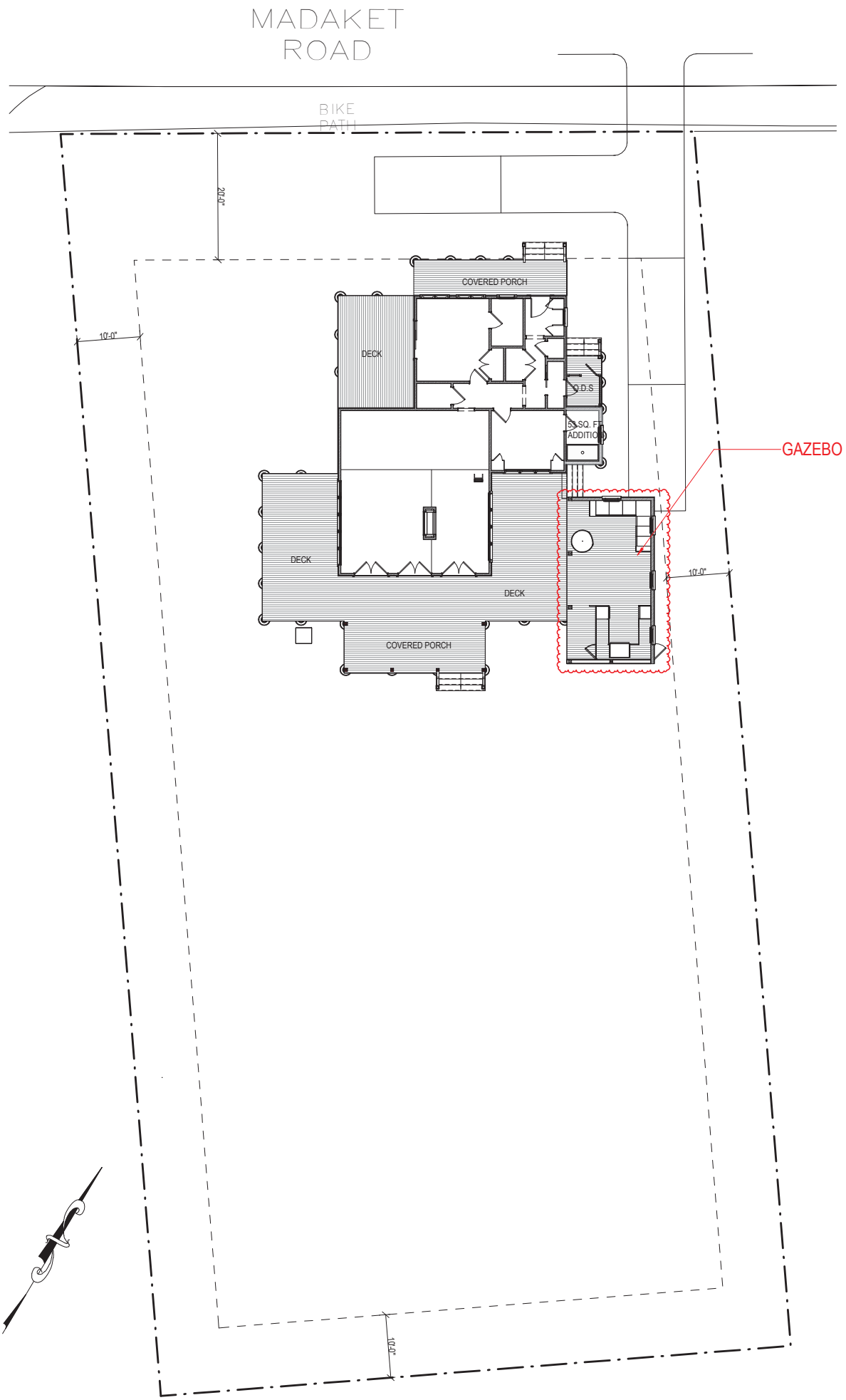
332 Madaket Rd.
Nantucket, MA 02554



Locus Map

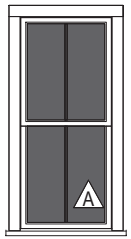


Satellite View

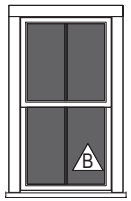


Site Plan

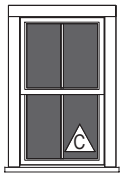
3/32" = 1'-0"



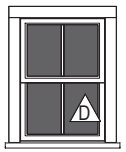
Double Hung
SDL
4 Lite



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



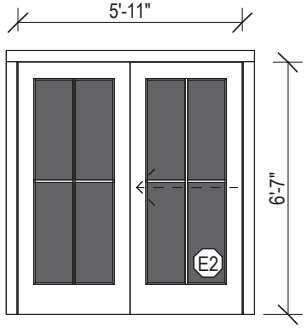
Awning
SDL
4 Lite

Window Legend

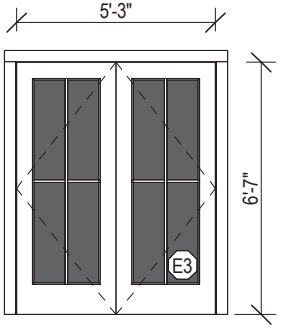
WINDOW SCHEDULE							
WINDOW	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	5	68 7/8	32 1/8	ANDERSEN	400	White	≥ 30
B	9	56 7/8	32 1/8	ANDERSEN	400	White	≥ 30
C	6	48 7/8	30 1/8	ANDERSEN	400	White	≥ 30
D	8	40 7/8	30 1/8	ANDERSEN	400	White	≥ 30
E	3	48 1/2	28 7/8	ANDERSEN	400	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



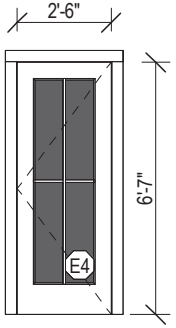
Hinged Door
SDS 4 Lite



Sliding Double Door
SDS 4 Lite



Double Hinged Door
SDS 4 Lite

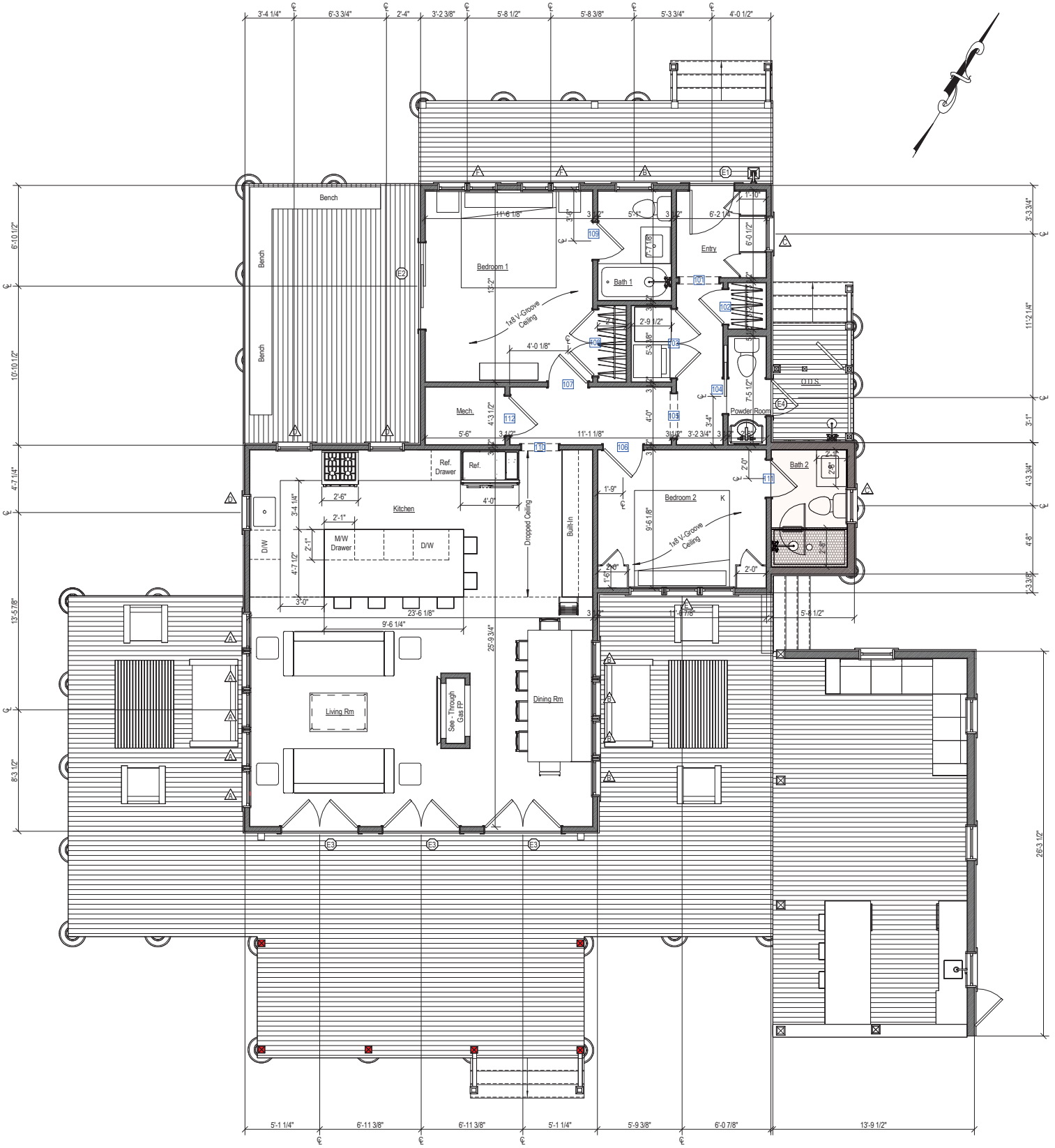


Hinged Door
SDS 4 Lite

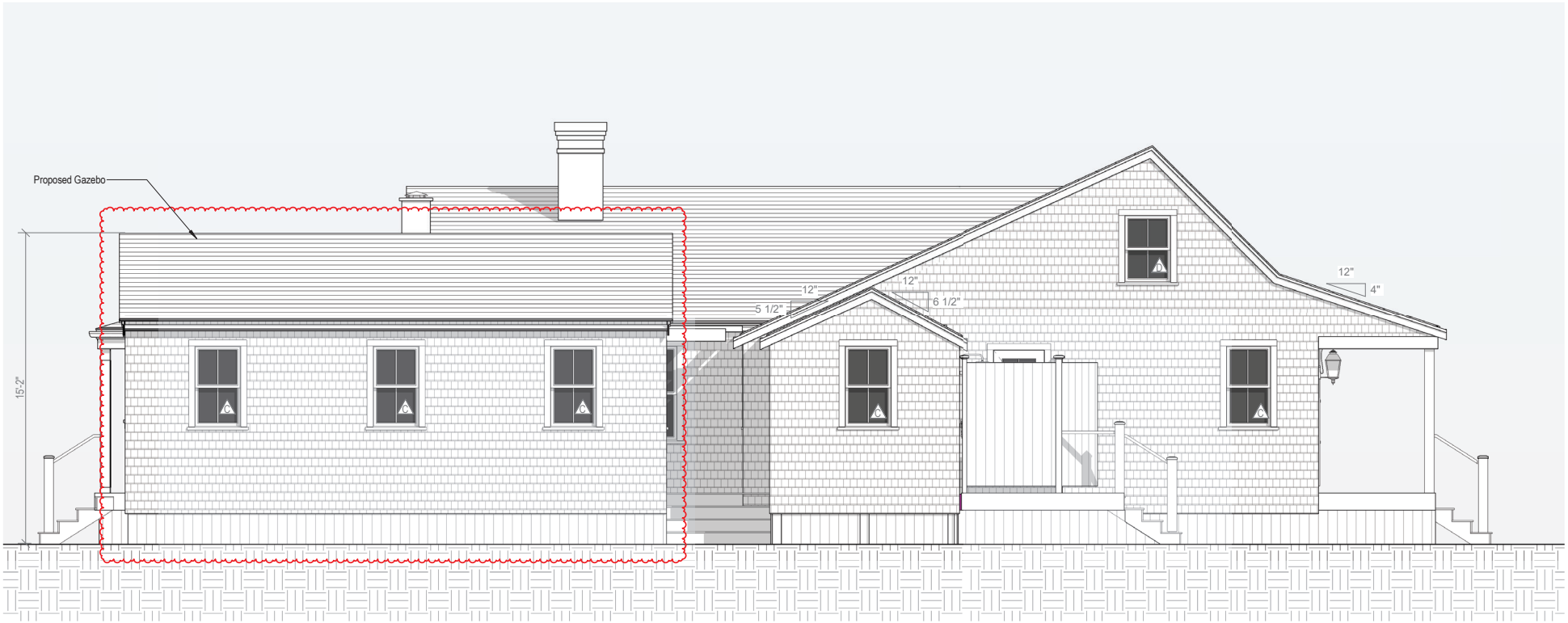
Door Legend

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

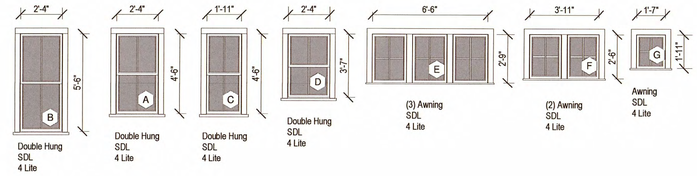
HDC Submission



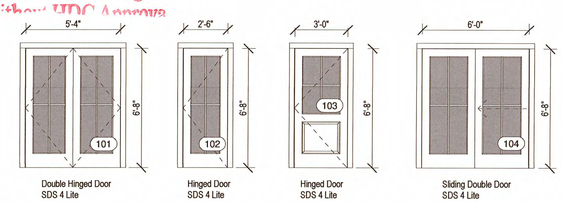
Locus Map



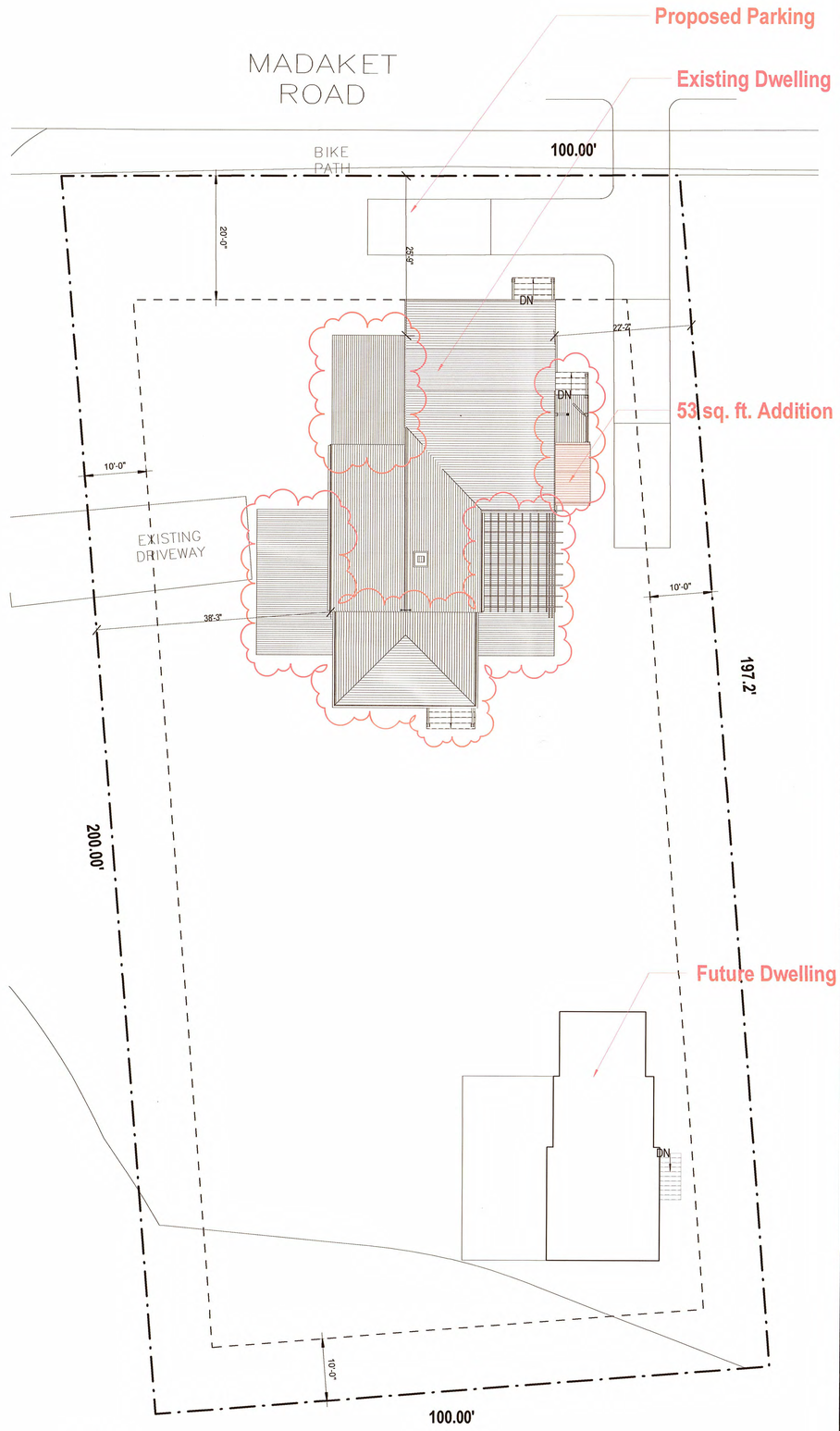
Satellite View



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

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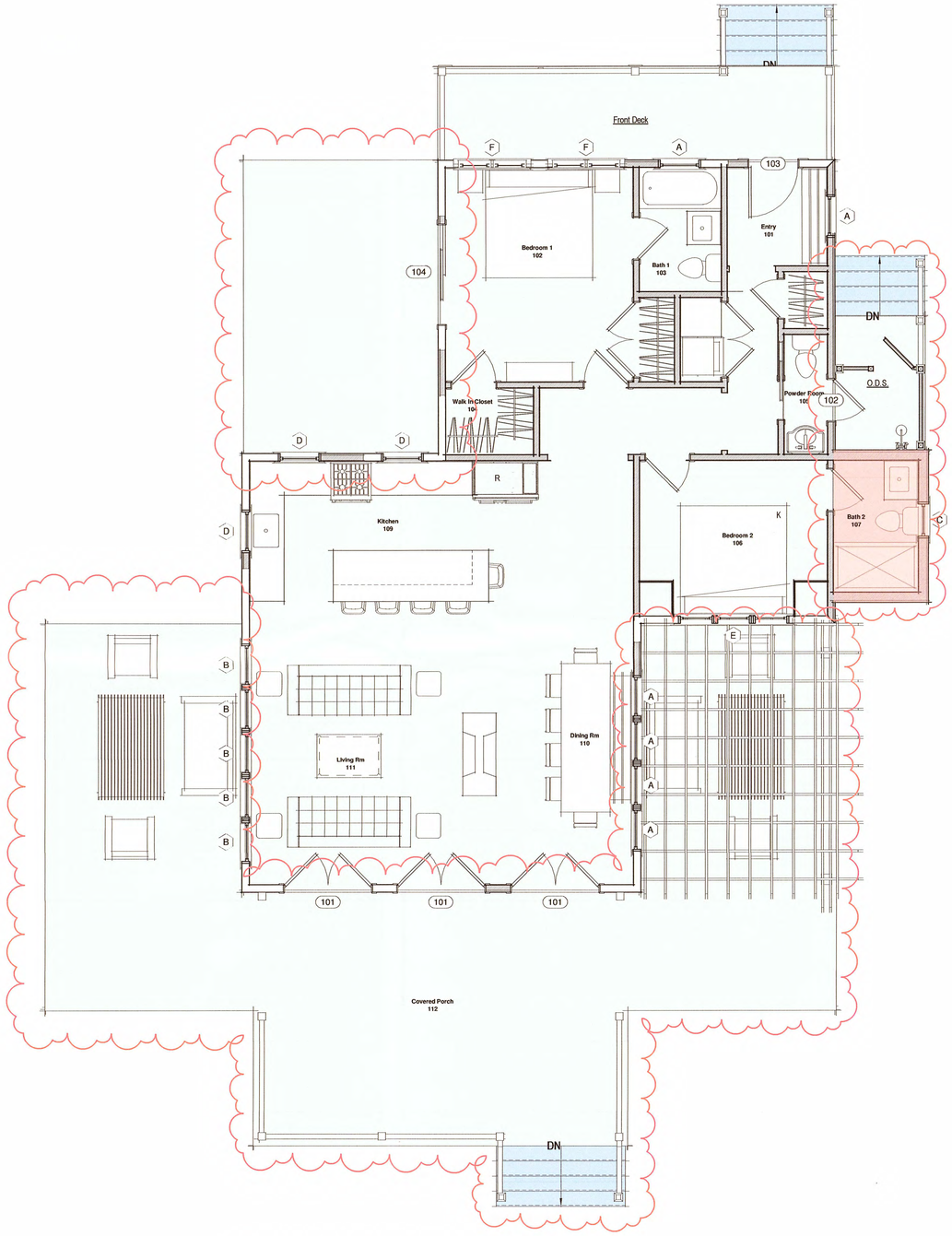
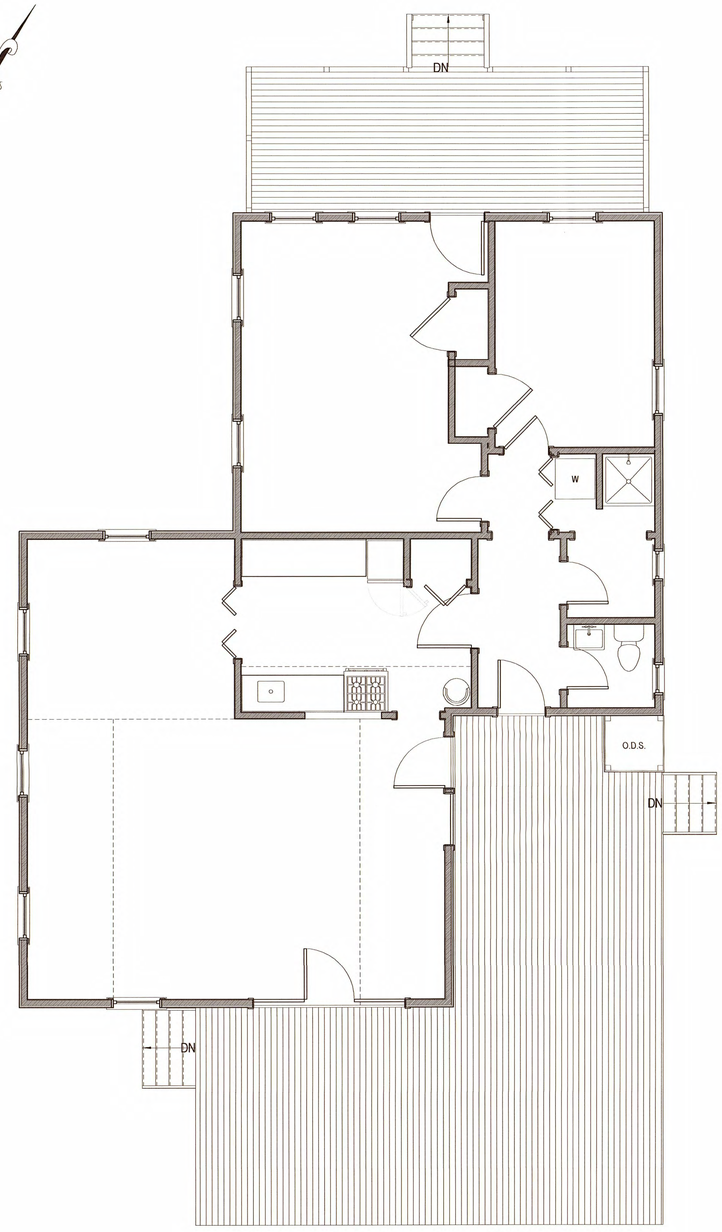
G.1.1
2227

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.
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A.2.2 Exterior Elevations
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Revision 1	Date 1

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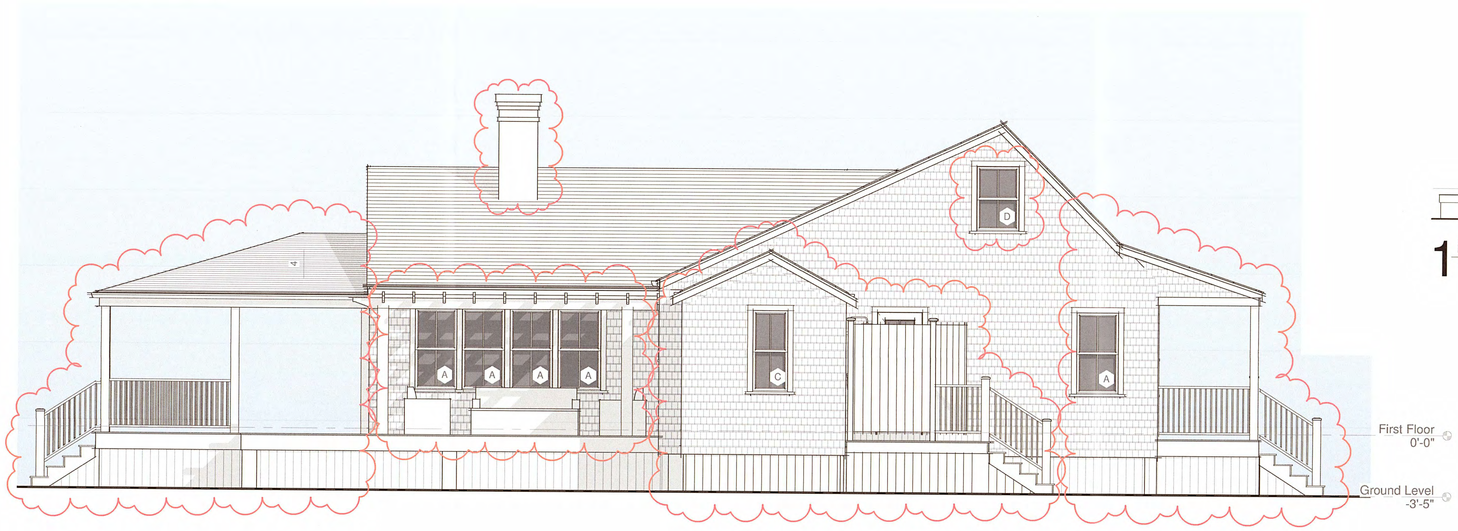
A.1.1

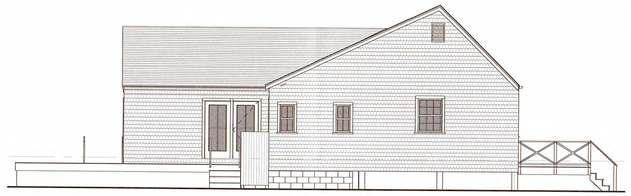
2227

12.12.2022

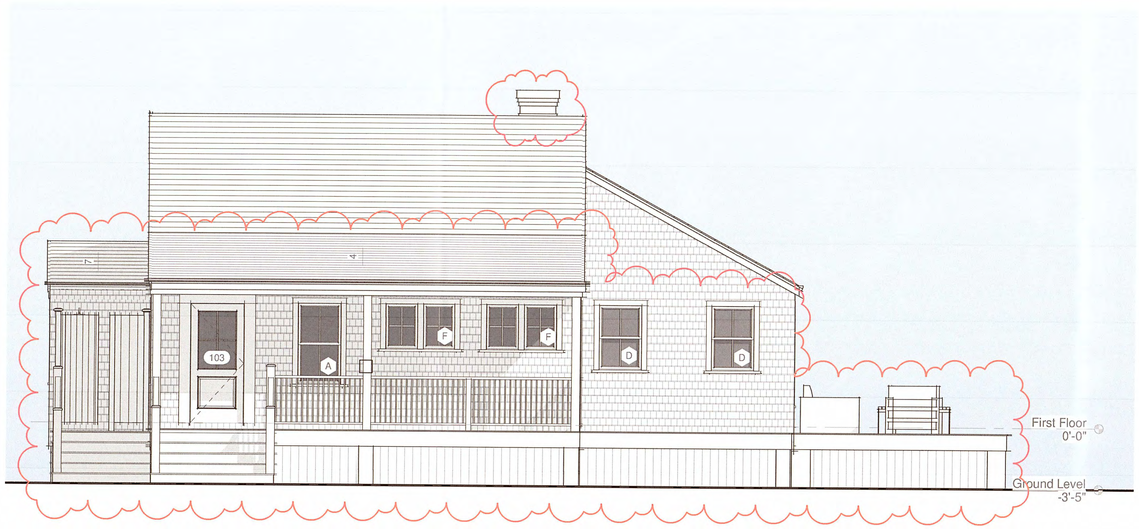
HDC Submission



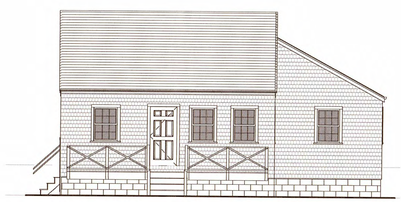
3 Proposed East Elevation
1/4" = 1'-0"



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



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



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

2227

The Whole Spread, LLC

332 Madaket Rd.
Nantucket, MA 02554

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

Exterior Elevations

Site Information

Map & Parcel:	60/100
Current Zoning:	VR
Minimum Frontage:	100 ft.
Front Setback:	20 ft.
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By

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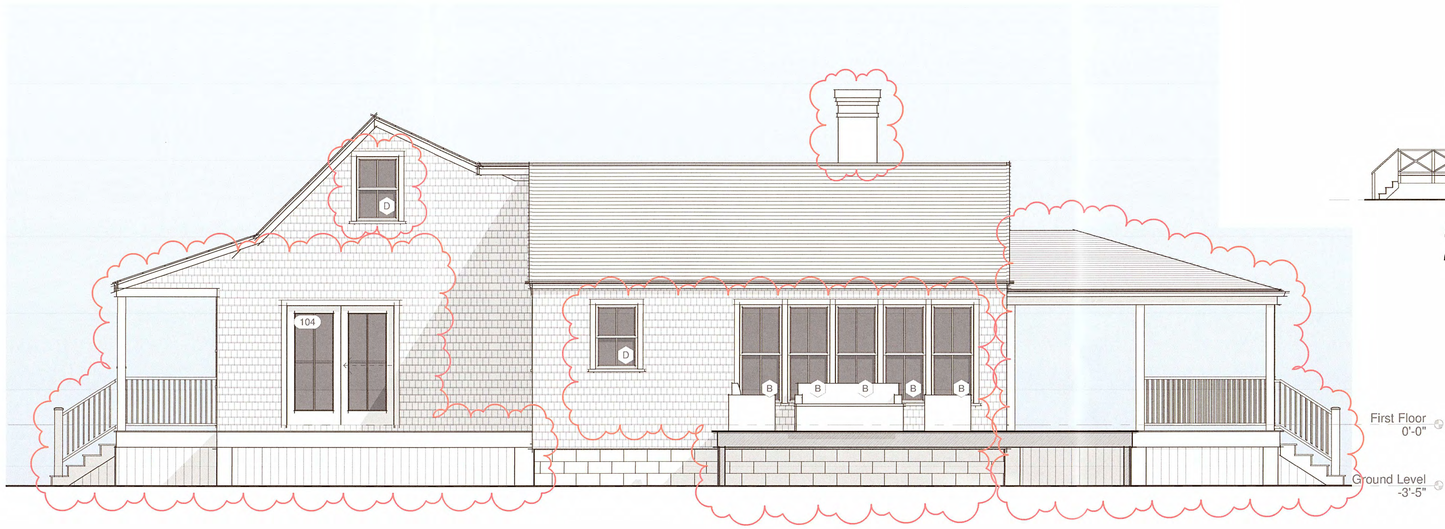
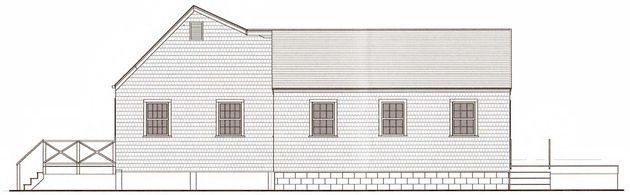
A.2.1
2227

12.12.2022

HDC Submission



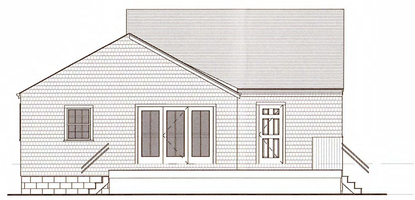
4 Proposed West Elevation
1/4" = 1'-0"



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



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



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

APPROVED
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
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Revisions

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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

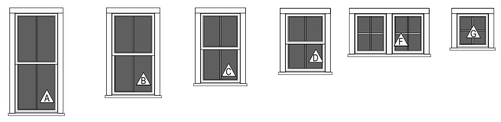
HDC SUBMISSION



Locus Map



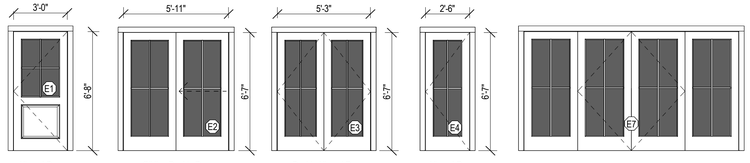
Satellite View



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

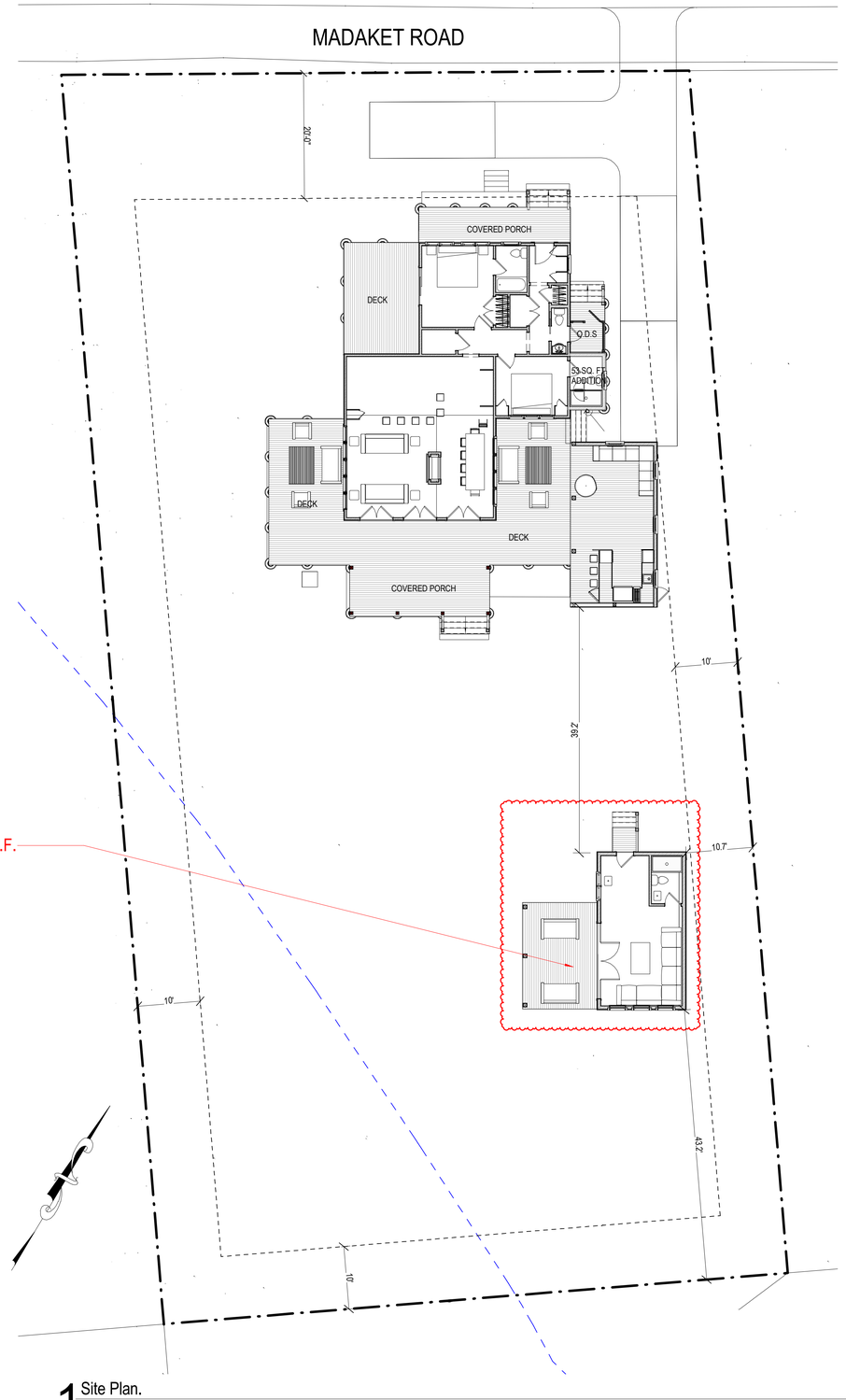
WINDOW SCHEDULE							
WINDOW	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	5	68 7/8	32 1/8	ANDERSEN	400	White	≥ 30
B	9	56 7/8	32 1/8	ANDERSEN	400	White	≥ 30
C	6	48 7/8	30 1/8	ANDERSEN	400	White	≥ 30
D	8	40 7/8	30 1/8	ANDERSEN	400	White	≥ 30
E	3	48 1/2	28 7/8	ANDERSEN	400	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.

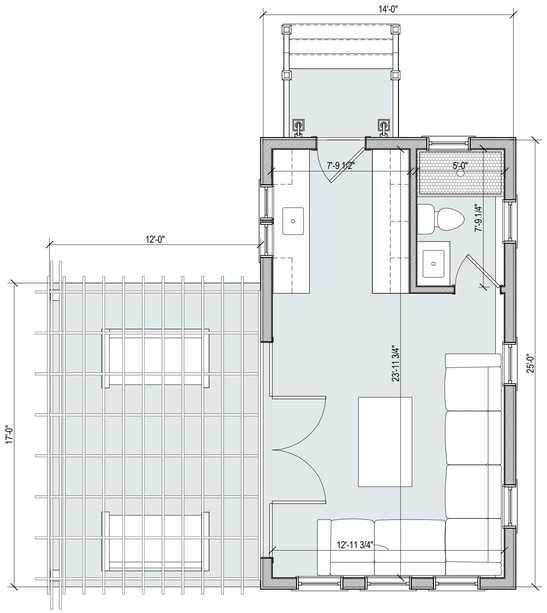
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.1.1

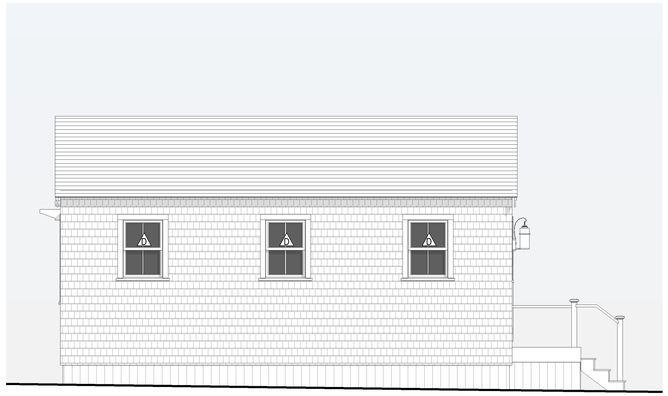
2227

09.09.24

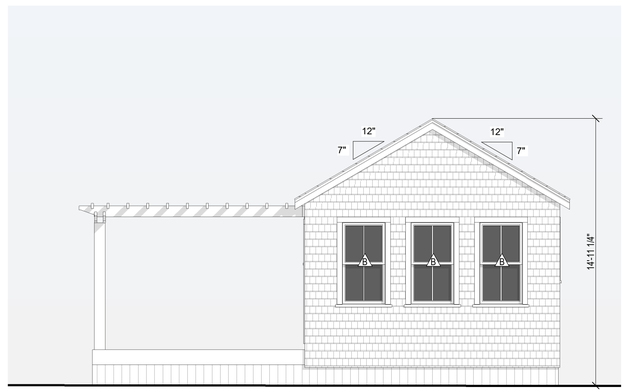
HDC SUBMISSION



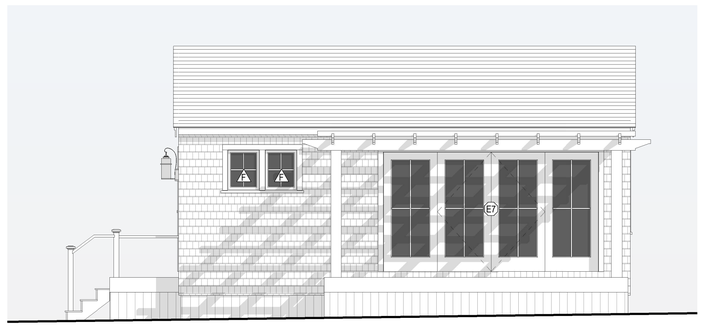
1 Floor Plan
1/4" = 1'-0"



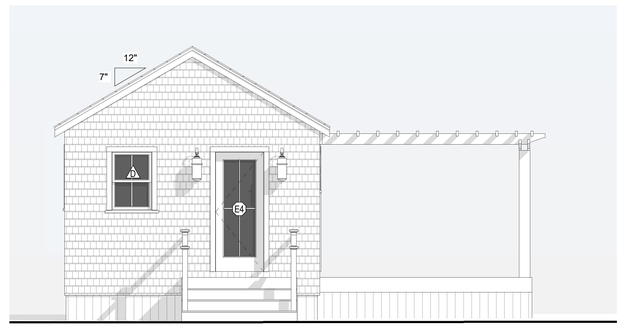
2 East El.
1/4" = 1'-0"



3 South El.
1/4" = 1'-0"



4 west El.
1/4" = 1'-0"



5 North El.
1/4" = 1'-0"

2227

The Whole Spread, LLC

332 Madaket Rd.
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

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

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

A.101

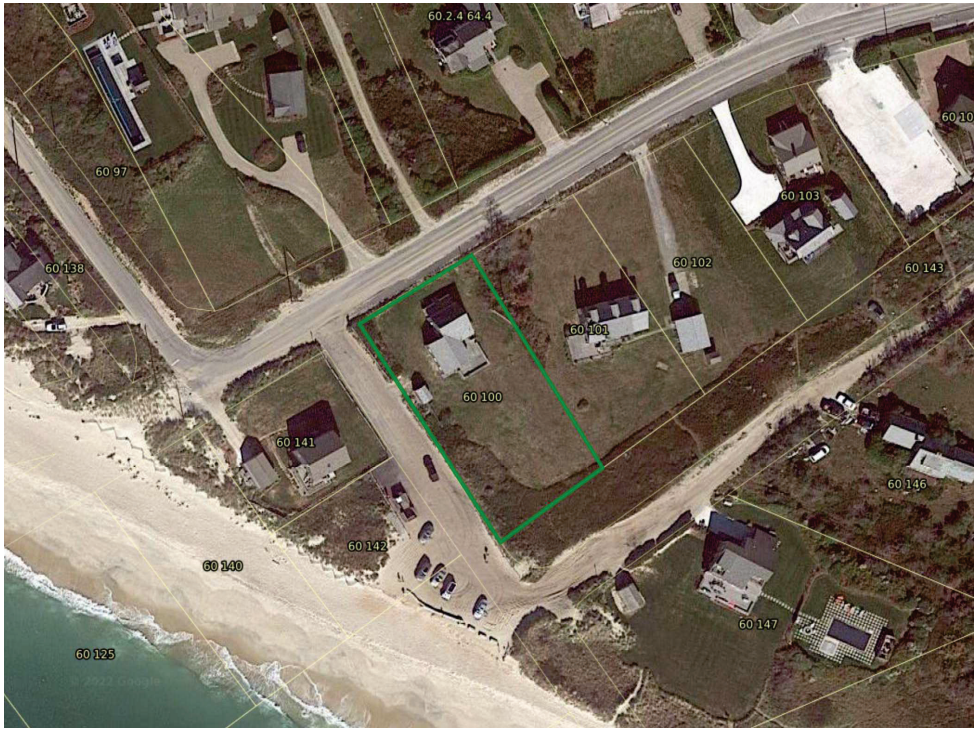
2227

The Whole Spread, LLC

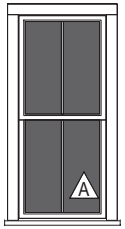
332 Madaket Rd.
Nantucket, MA 02554



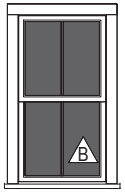
Locus Map



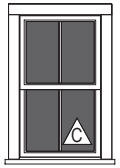
Satellite View



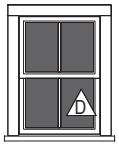
Double Hung
SDL
4 Lite



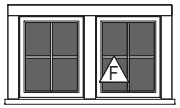
Double Hung
SDL
4 Lite



Double Hung
SDL
4 Lite



Double Hung
SDL
4 Lite



(2) Awning
SDL
4 Lite



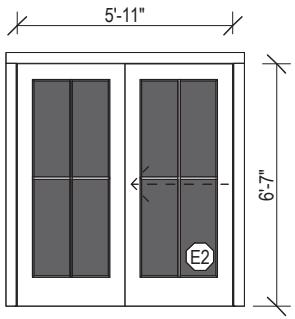
Awning
SDL
4 Lite

Window Legend

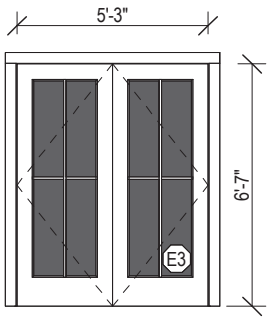
WINDOW SCHEDULE							
WINDOW	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	5	68 7/8	32 1/8	ANDERSEN	400	White	≥ 30
B	9	56 7/8	32 1/8	ANDERSEN	400	White	≥ 30
C	6	48 7/8	30 1/8	ANDERSEN	400	White	≥ 30
D	8	40 7/8	30 1/8	ANDERSEN	400	White	≥ 30
E	3	48 1/2	28 7/8	ANDERSEN	400	White	≥ 30
F	6	28 7/8	24 5/8	ANDERSEN	400	White	≥ 30
G	1	24 5/8	24 5/8	ANDERSEN	400	White	≥ 30



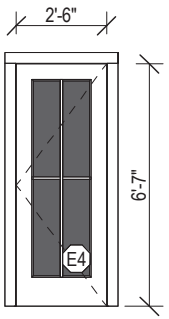
Hinged Door
SDS 4 Lite



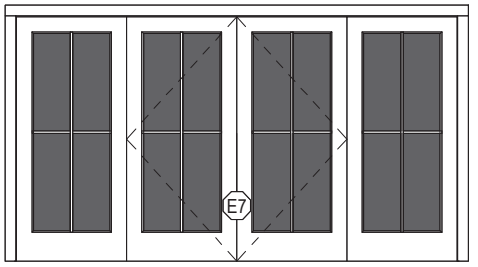
Sliding Double Door
SDS 4 Lite



Double Hinged Door
SDS 4 Lite



Hinged Door
SDS 4 Lite

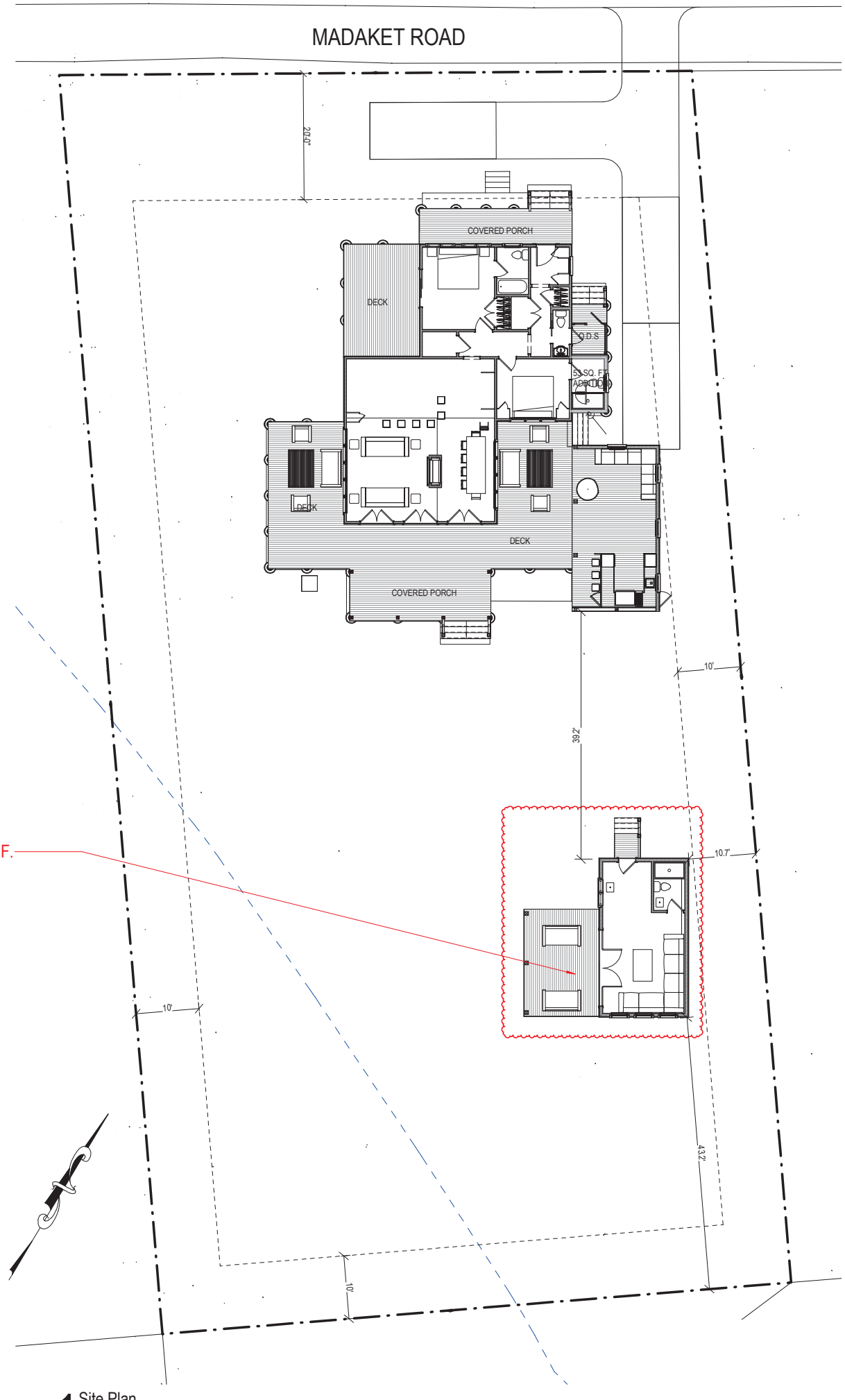


Door Legend

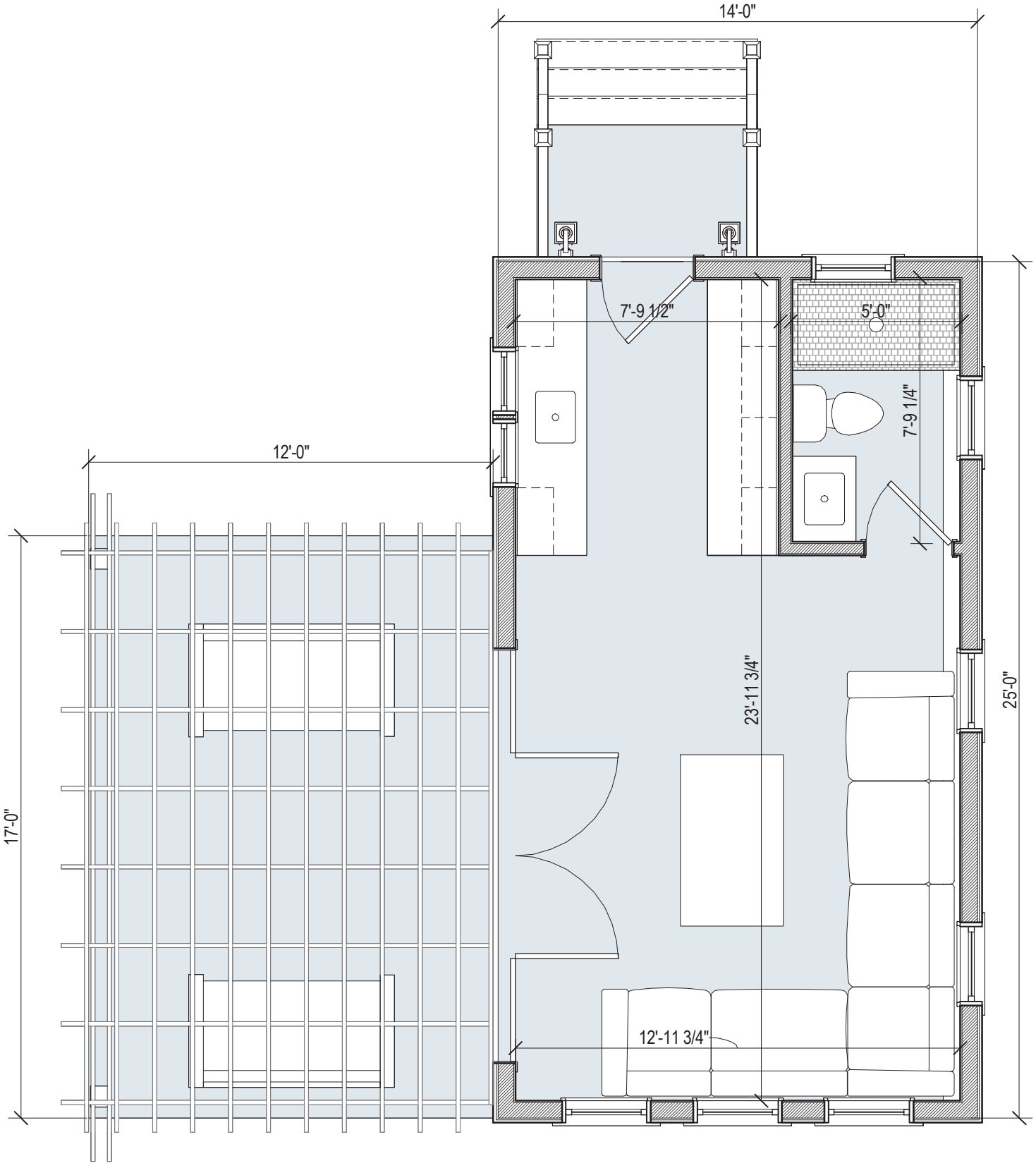
EXTERIOR DOOR SCHEDULE							
DOOR	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
E1	1	80 3/4	37 1/2	TBD	TBD	Grey	≥ 30
E2	1	80	72	Andersen	400 Series	White	≥ 30
E3	3	80	64	Andersen	400 Series	White	≥ 30
E4	1	80	31	Andersen	400 Series	White	≥ 30
E7	1	80 3/4	145 1/2				
E54	1	80 3/4	33 1/2	Andersen	400 Series	White	≥ 30



STRUCTURE, 350 S.F.

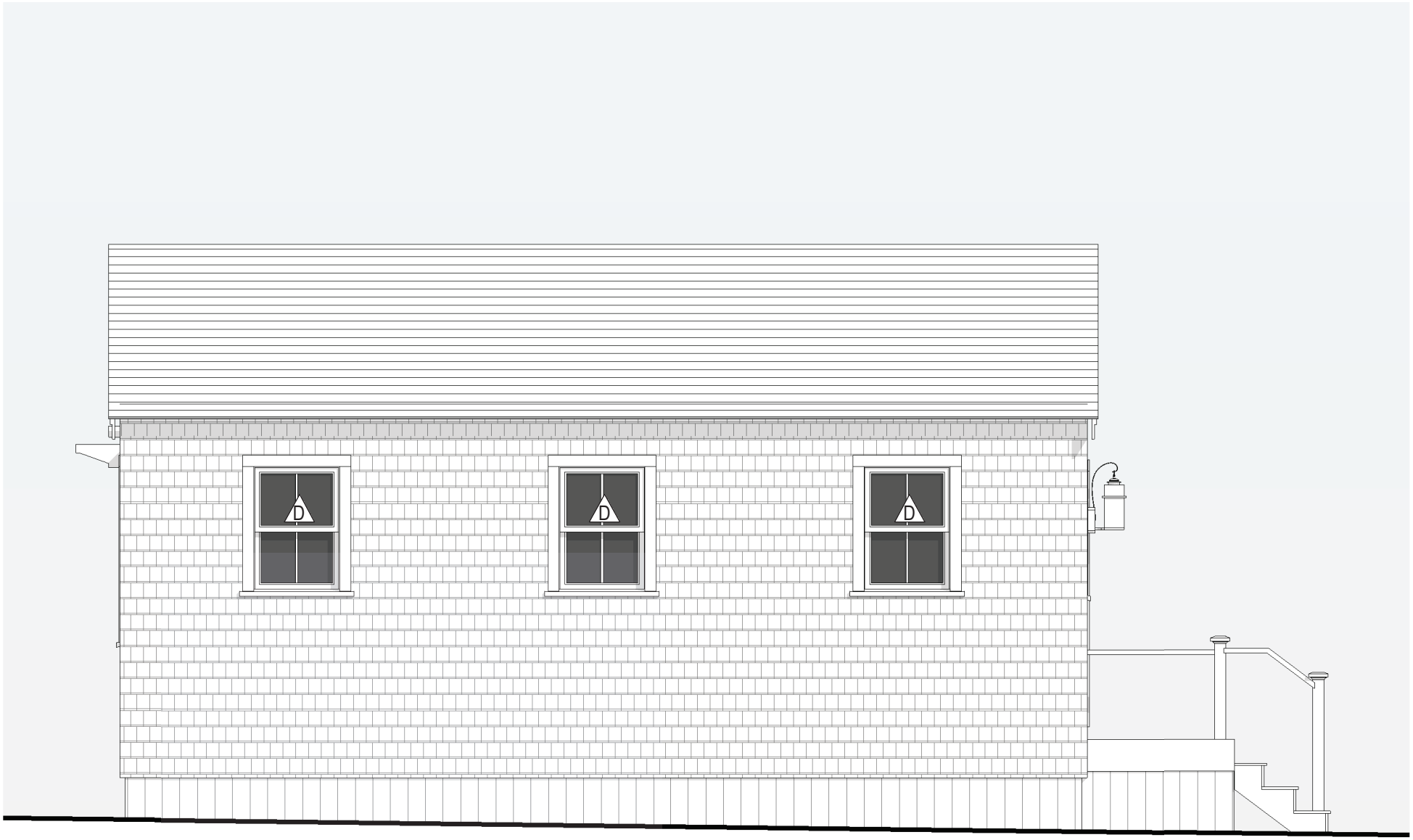


1 Site Plan.
3/32" = 1'-0"



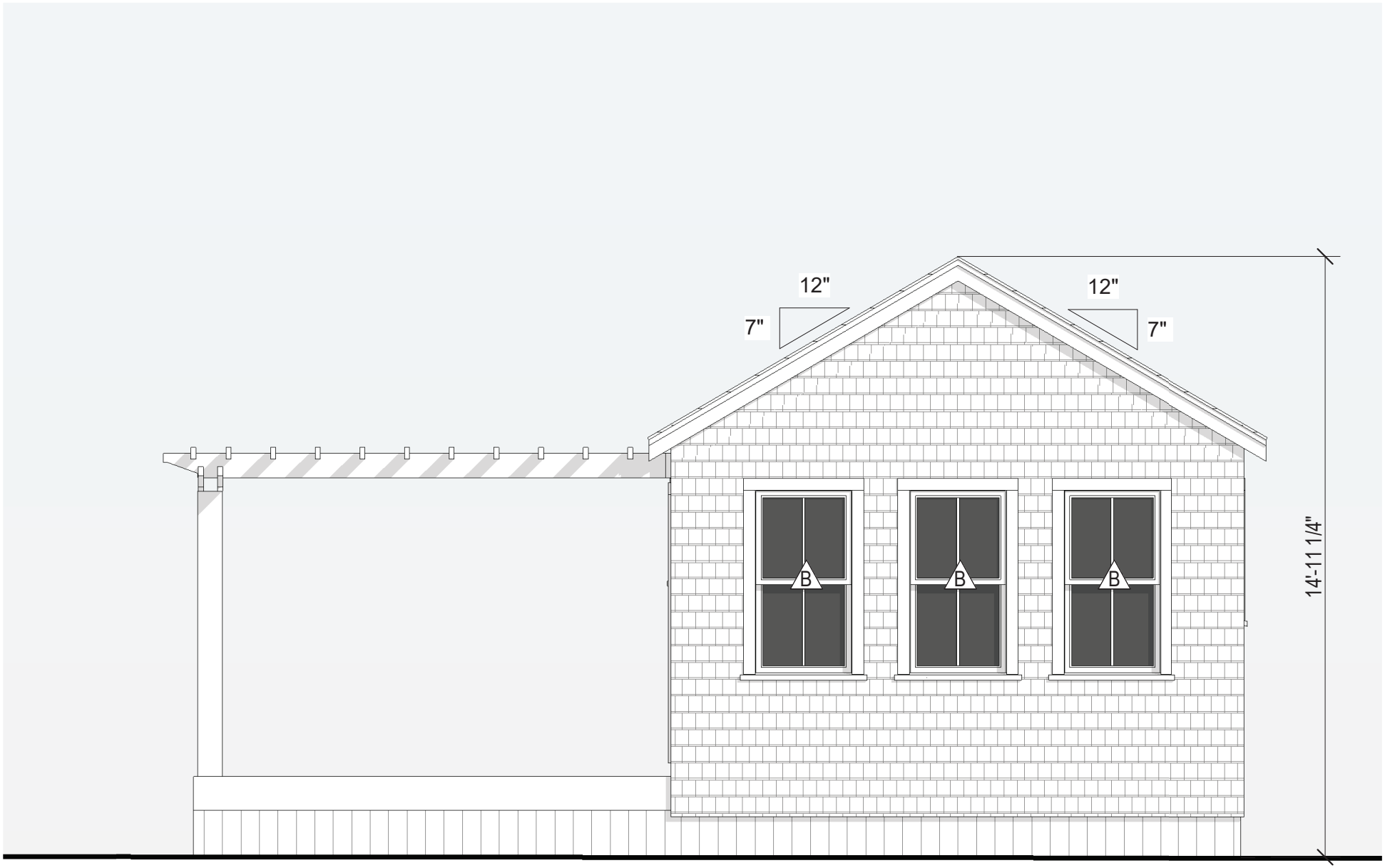
1 Floor Plan

1/4" = 1'-0"



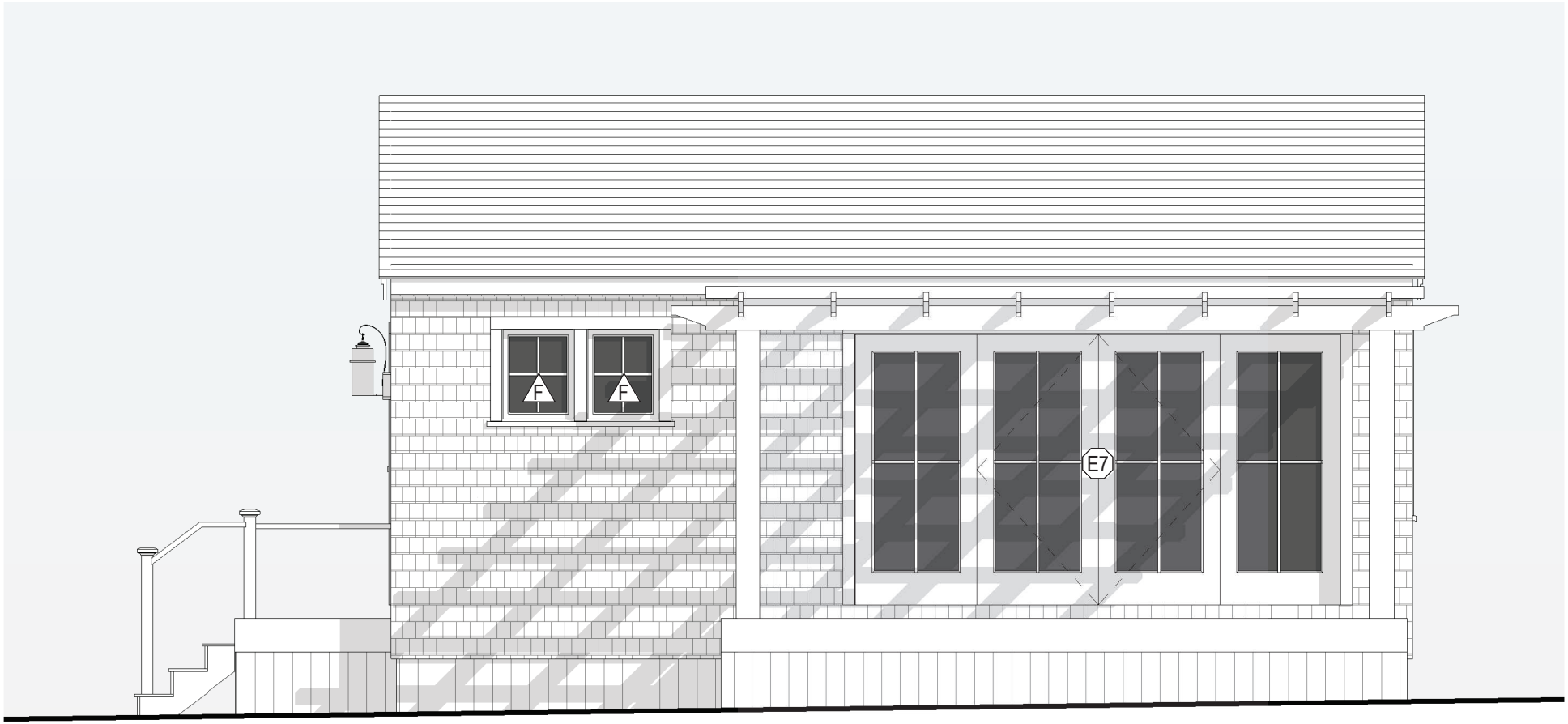
2 East El.

1/4" = 1'-0"



3 South El.

1/4" = 1'-0"



4 west El.

1/4" = 1'-0"



5 North El.

1/4" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 66 PARCEL N°. 361

Street & Number of Proposed Work: 3 RUDDER LANE

Owner of record: BRIAN & JEANNE HERLIHY

Mailing Address: 3 RUDDER LANE
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK

Mailing Address: PO BOX 1001
NANTUCKET, MA 02554

Contact Phone #: (508) 221-8274 E-mail: LINK02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2023-05-8477

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

RETAIN EXISTING FIREPLACE
RETAIN LENGTH OF FRONT PORCH (EXISTING)

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim GREEN Sash BLACK Doors BLACK

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

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

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

Stephen Welch

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link 02554

AS AGENT FOR Brian & Jeanne Herlihy

STREET ADDRESS 3 Rudder Ln

MAP/PARCEL 66/361

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

~~[illegible]~~ September 9th

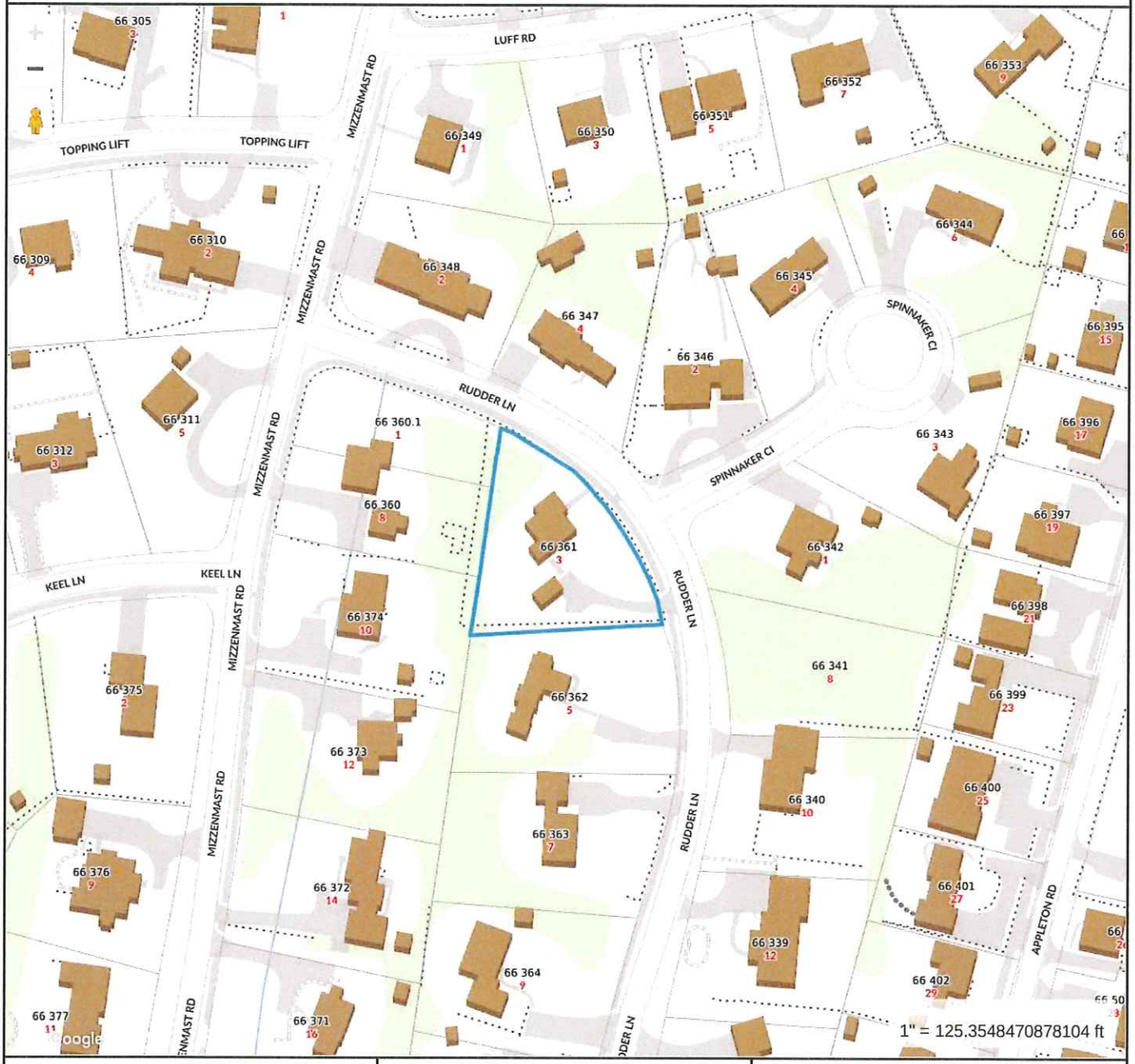
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

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

Victoria Ewing
Signature

9/9/ 2024
Date



Property Information

Property ID	5177
Location	3 RUDDER LN
Owner	HERLIHY BRIAN & JEANNIE

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

3 Rudder Ln



West View

3 Rudder Ln



South View

3 Rudder Ln



North / West View

3 Rudder Ln



North view

3 Rudder Ln



East

3 Rudder Ln



East view from Rudder Ln

CERTIFICATE NO: _____ DATE ISSUED: 5/23/23

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

HDC2023-05-0477

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 66 PARCEL N°. 361

Street & Number of Proposed Work: 3 Rudder ln.

Owner of record: Herlihy Brian

Mailing Address: 3 Rudder ln

Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JJ Studio

Mailing Address: PO Box 3741

Nantucket, MA 02584

Contact Phone #: 508 372 9654 E-mail: jjraj@thejjstudio.com

FOR OFFICE USE ONLY 416

Date application received: 5/11/23 Fee Paid: $ 50

Must be acted on by: 6/30/23

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as submitted

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2023-02-7943

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

Remove chimney
Extend covered porch

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) _____ Corner boards _____ Frieze _____

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) — Roof Grey

Trim NTW Sash Black Doors Black

Deck NTW Foundation NTW Fence _____ Shutters _____

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

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

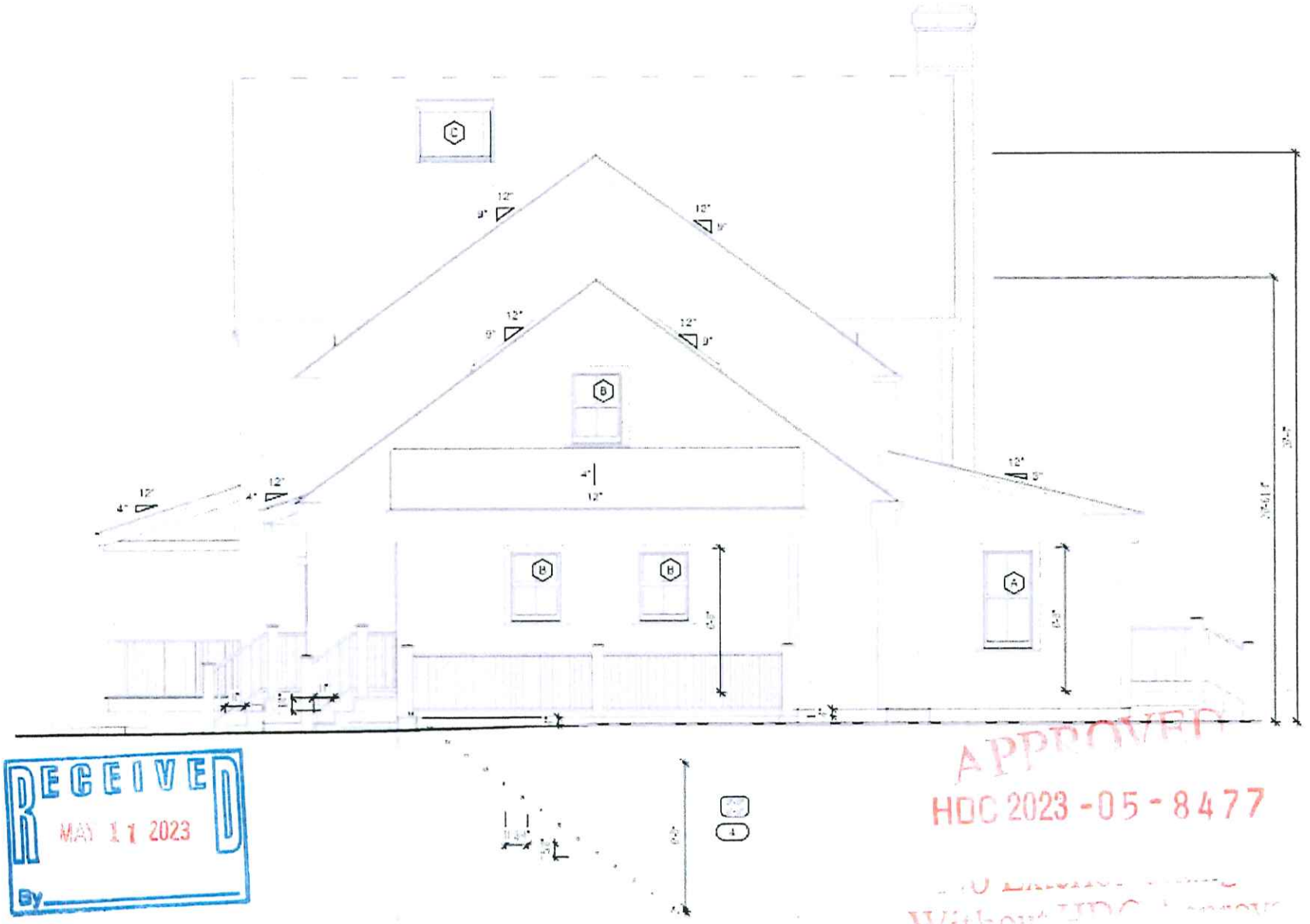
5/24/23 _____ Signed under penalties of perjury

10. Nantucket Atheneum 05-8479	**3 India St**		**Master sign**	**42.3.1/73**	**Ann Scott**
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Alternates	Thornewill, Dutra, Patten				
Recused	None				
Documentation	Locus map, site plan, photos, sign specs.				
Representing	None				
Public	None				
Concerns	None				
Motion	**Motion for further information & revisions. (Welch)**				
Roll-call Vote	Carried 5-0 // Oliver, Welch, Camp, Coombs, Pohl-aye			Certificate #	**HDC2023-05-8479**
11. Nantucket Atheneum 12-7566	**3 India St**		**Free standing sign**	**42.3.1/73**	**Ann Scott**
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Alternates	Thornewill, Dutra, Patten				
Recused	None				
Documentation	Locus map, site plan, photos, sign specs.				
Representing	None				
Public	None				
Concerns	None				
Motion	**Motion to hold for master sign revisions. (Welch)**				
Roll-call Vote	Carried 5-0 // Oliver, Welch, Camp, Coombs, Pohl-aye			Certificate #	**HDC2022-12-7566**

II. CONSENTS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Garfield Bloise **05-8494**	42 Monohansett Rd	Color change rev 01-2798	79/55	Garfield Bloise
2.	Mary Claws **05-8440**	2 Seven Mile Ln	Revise front door	72/52	LINK
3.	Robert Newman **05-8512**	6 Topping Lift	Resite shed	66/308	SCI
4.	Chris & Ashley Austin **05-8523**	Maple Lane Lot 7	2nd dwelling rev 10-7271	67/303	Emeritus LTD
5.	Dean Lampe **05-8475**	13 Aurora Way	New fence	56/48	Dean Lampe
6.	Michael Altman	37 Sankaty Head Rd	Spa rev 01-7786	48/2	BPC
7.	Crib LLC	12 Nobska Way	Dwelling alterations	67/103	Emeritus LTD
8.	Ryan Lanagan	5 Bluet Court	New Dwelling	68/345	Val Oliver
9.	Nantucket Sandpiper LLC	9 Gay St	Fence	42.4.3/34	Val Oliver
10.	Pedestrian Fund LLC	35 Union St	New shed	42.3.2/147	Val Oliver
11.	Kozak Mark Trust	31 Orange St	Roof replacement	42.3.2/134	Carey Company
12.	Richard Leider	64 Sankaty Rd	Stair revisions	49/80.1	NAG
13.	Martin Charns	26 Kendrick St	Baluster revisions	71.3.2/401	NAG
14.	Nantucket Land Bank	166 Hummock Pond Rd	Remove/replace trim	65/13	Gryphon Architects
15.	Nantucket Land Bank	125 Somerset Rd	New egress well	66/69	Gryphon Architects
16.	Josiah Newman	1 Perry Lane	Solar rooftop array	67/902	Ack Smart
17.	Evan Jones	21 Berkeley Ave	Pool cabana	43/165	Mark Avery
18.	Nantucket Land Bank	21 Sesachacha Rd	Steps	21/17	Eleanor Antonietti
19.	Nantucket Land Bank	27 Sesachacha Rd	ADA wooden boardwalk	21/17	Eleanor Antonietti
20.	Balboa Island LLC	71r Cliff rd.	Apron	30/160.1	Atlantic Landscape
21.	Brian Herlihy	3 Rudder Lane	Alterations	66/361	JB Studio
22.	41 Hulbert LLC	41 Hulbert Ave	Gh rev 11-7516	29/18	Botticelli + Pohl
23.	Richard Phillips	19 E Tristram Ave	Fenestration rev 07-6688	31/4.1	Botticelli + Pohl
24.	Long Path Trust	87 Hummock Pnd Rd	New garage	56/310.1	Botticelli + Pohl

Voting	Welch, Camp, Coombs, Patten, Thornewill		
Alternates	None		
Recused	Pohl, Oliver		
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.		
Representing	None		
Public	None		
Concerns	None		
Motion	**Motion to approve consents. (Welch)**		
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Thornewill-aye	Certificate #	**HDC2023-(as-noted)**



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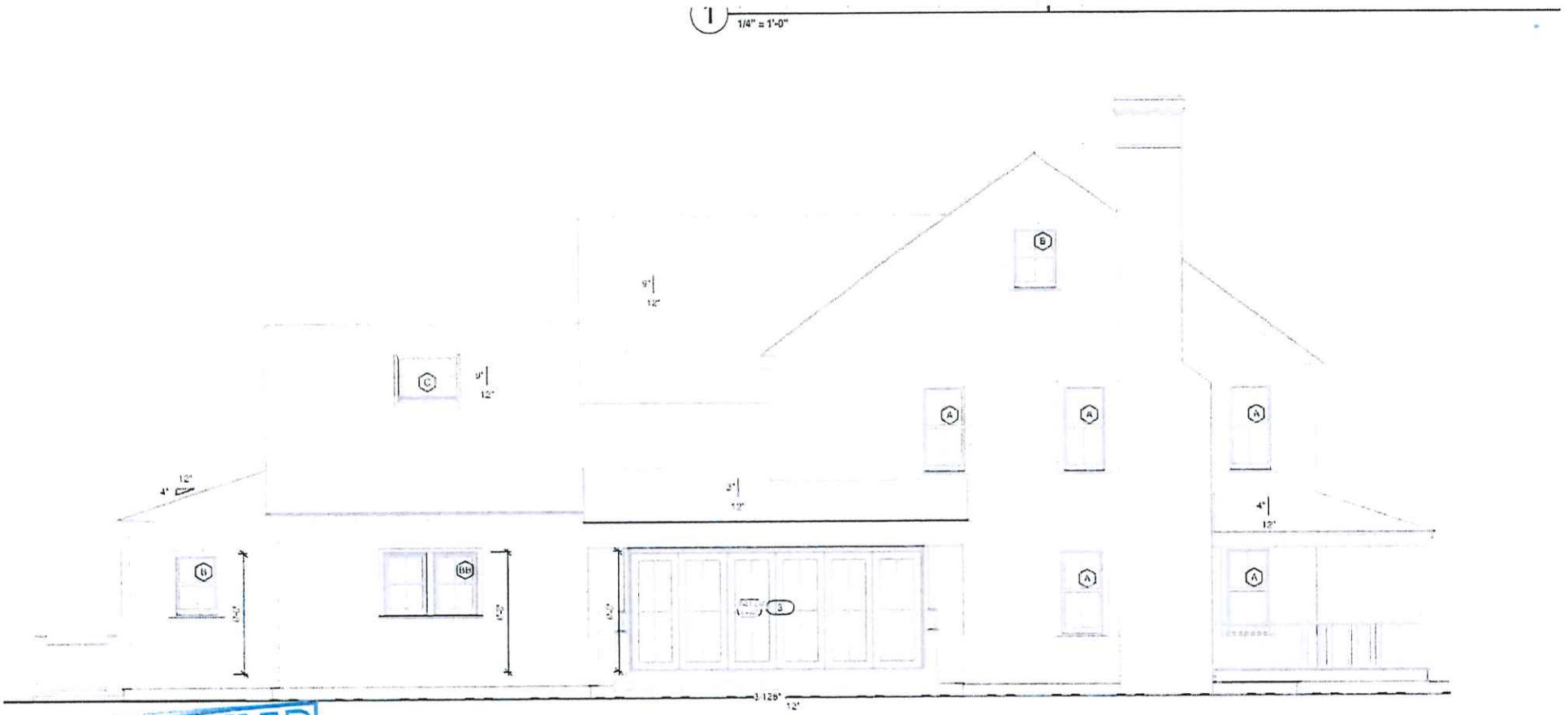
HDC 2023-05-8477

Previously Approved South-West Elevation



Previously Approved South-East Elevation

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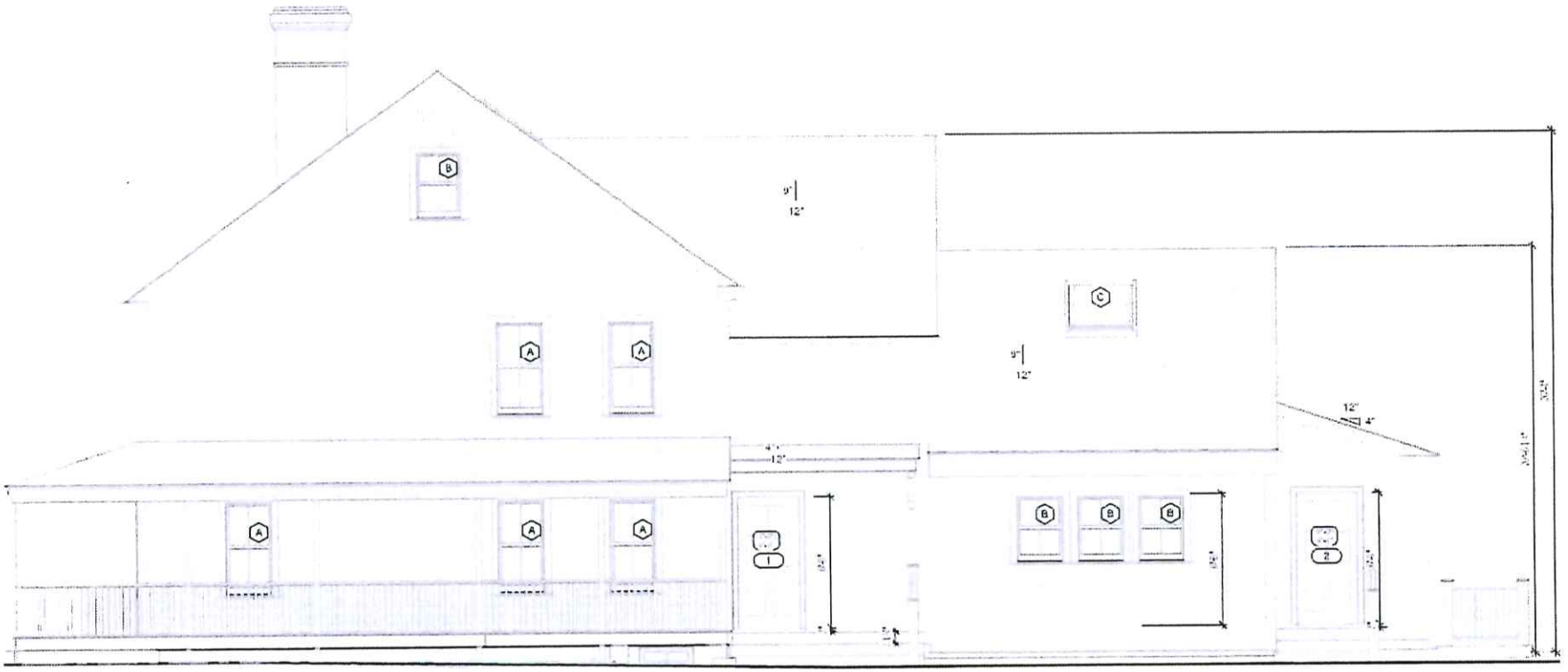

Previously Approved North-West Elevation

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



Previously Approved North-East Elevation

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Without HDC Approval

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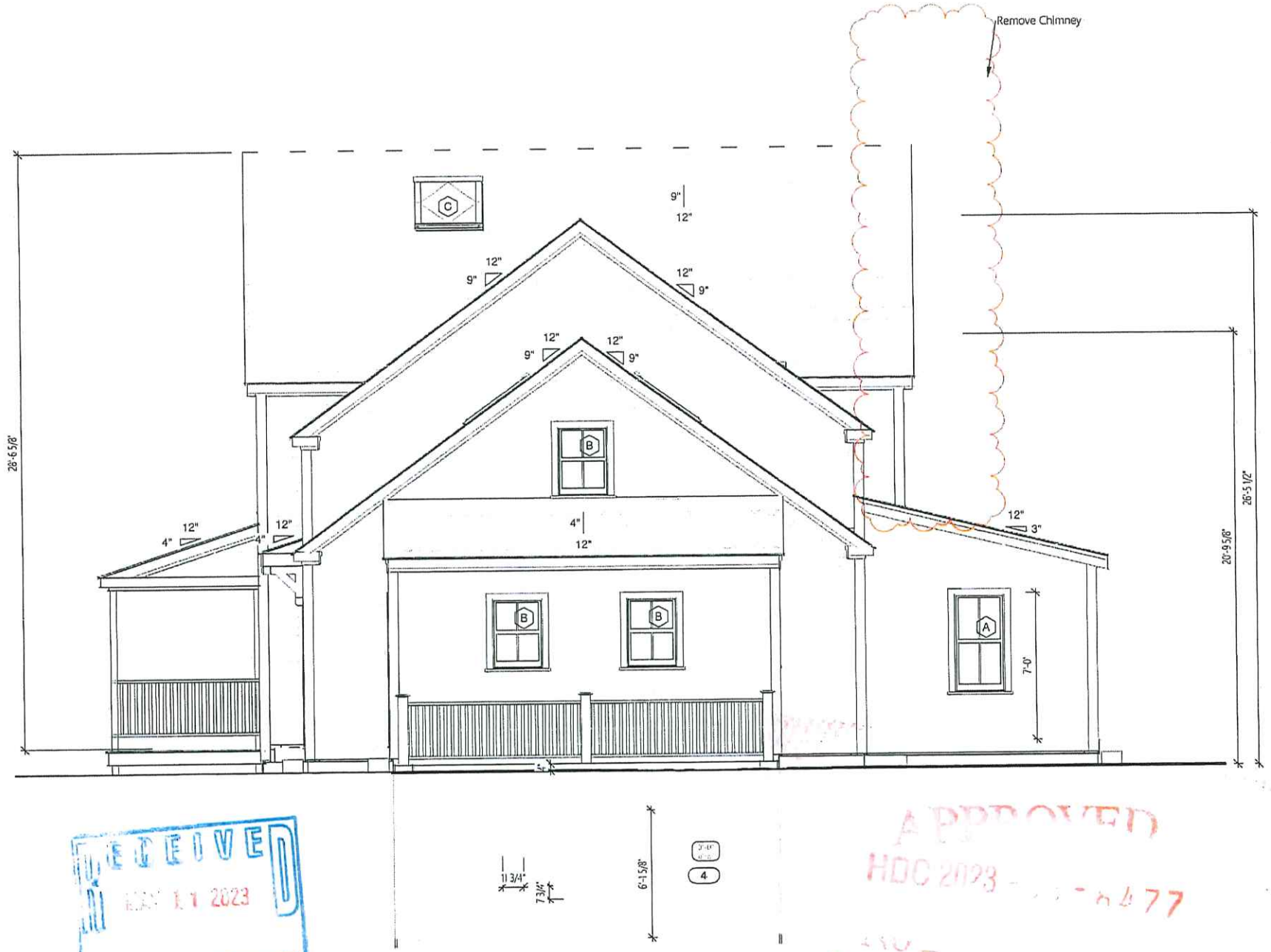

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2023

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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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1 North-East Elevation - Proposed

1/4" = 1'-0"

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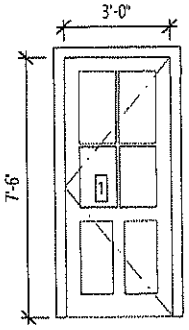
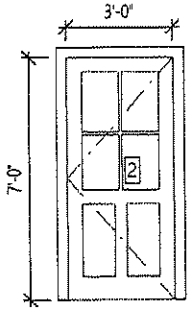
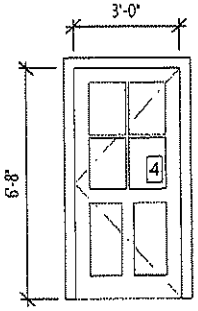


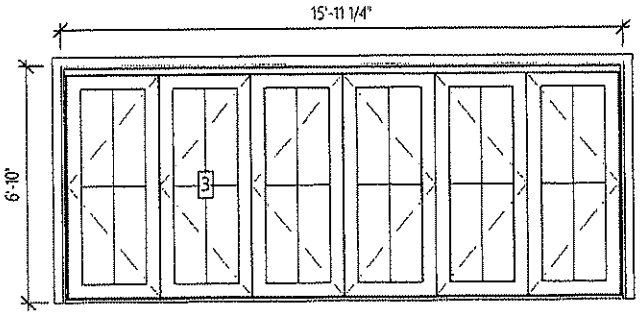
Front Door, 4 Lites 2 Panels
Sash & Trim to Match the Existing



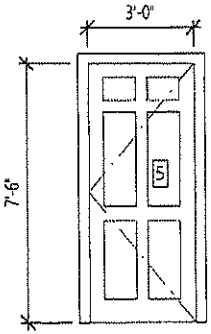
Front Door, 4 Lites 2 Panels
Sash & Trim to Match the Existing



Front Door, 4 Lites 2 Panels
Sash & Trim to Match the Existing



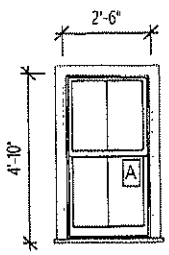
Gliding French Door, (6) Units (4) Lites
Sash & Trim to Match the Existing



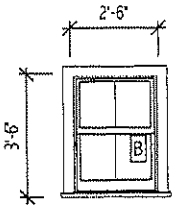
Front Door, (6) Panels
Sash & Trim to Match the Existing

Door Schedule

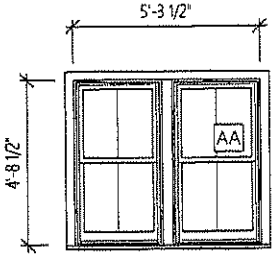
1/4" = 1'-0"



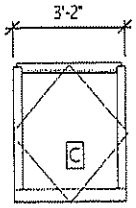
Double Hung, 2/2 Lites
Sash & Trim to Match the Existing



Double Hung, 2/2 Lites
Sash & Trim to Match the Existing



(2) Double Hung, 2/2 Lites
Sash & Trim to Match the Existing



Velux Skylight,
Sash & Trim to Match the Existing

Note:

1. All Windows & Doors to Meet Energy Star Criteria

Window Schedule

1/4" = 1'-0"







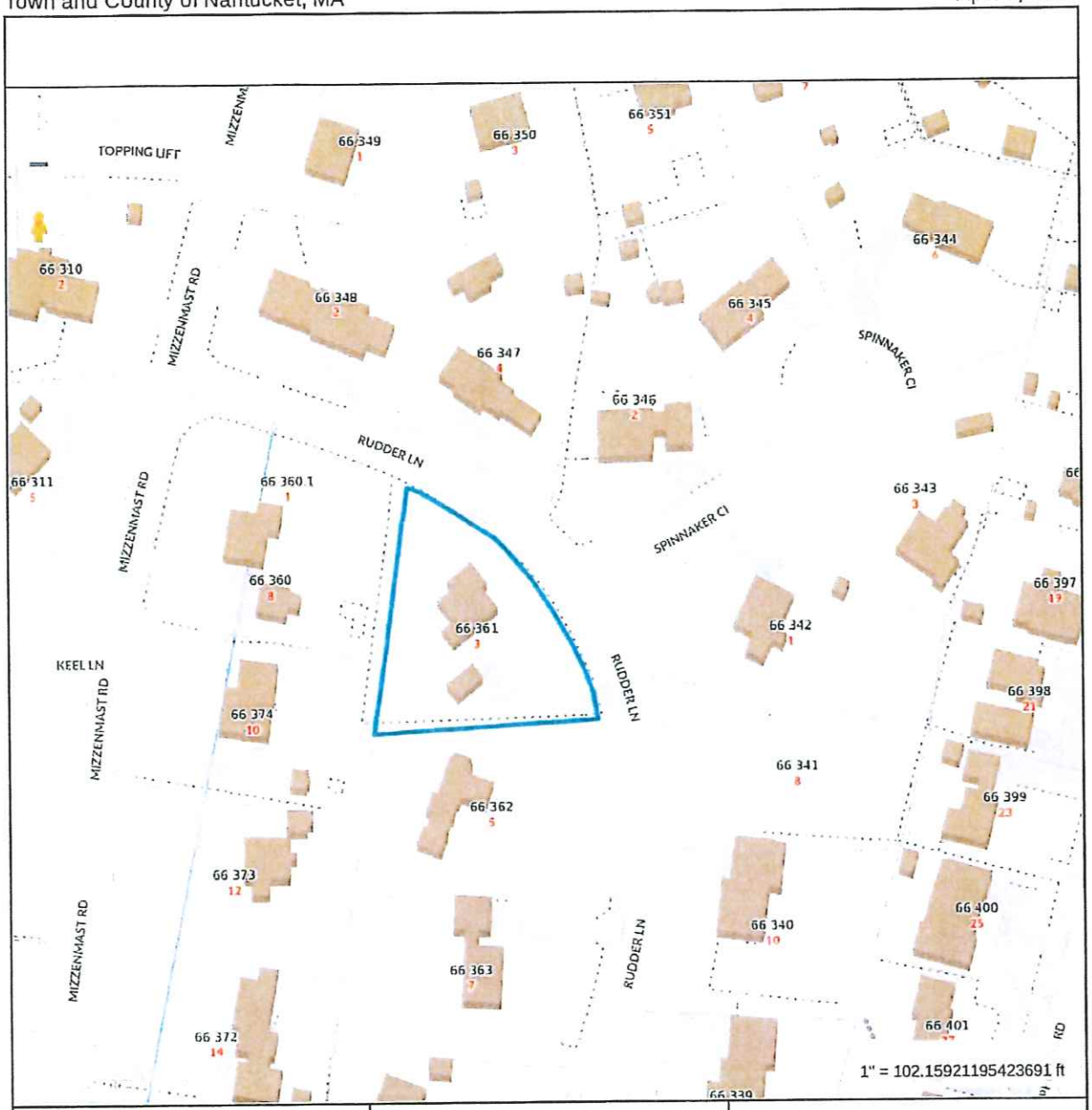
View from Rudder Ln

1 Site Plan - Proposed
1" = 10'-0"

3 Site Plan - Exi
1" = 30'-0"

Town and County of Nantucket, MA

April 7, 2023



Property Information

Property ID	66 361
Location	3 RUDDER LN
Owner	HERLIHY BRIAN & JEANNIE

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 11/14/2022
Data updated Jan. 2021

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

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2 Locus Map

NTS

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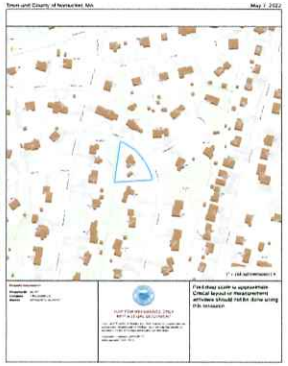
Street View



Front View



Back View



② Locus Map
NTS



Side View



Side View



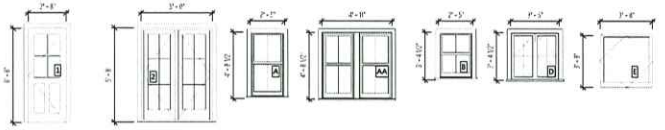
① Site Plan - Proposed
3/32" = 1'-0"

Window Schedule

Type Mark	Count	Rough Opening Width	Rough Opening Height	Manufacturer	Model	U-Value	Design Pressure	Comments
A	16	2' - 6"	4' - 9"	Marvin Windows and Doors	UWDH2424	<varies>	<varies>	<varies>
AA	3	5' - 0"	4' - 9"	Marvin Windows and Doors	Custom	<=0.28	<=30	Double Hung
B	4	2' - 6"	3' - 5"	Marvin Windows and Doors	UWDH2436	<=0.28	<=30	Double Hung
D	1	3' - 0"	3' - 5"	Marvin Windows and Doors	Custom	<=0.28	<=30	French Casement
E	1	3' - 8"	5' - 8"	Marvin Windows and Doors	Custom	<=0.28	<=30	Skylight

Door Schedule

Mark	Width	Height	Rough Opening Width	Rough Opening Height	Manufacturer	Model	DP Rating	Comments	Function
1	2' - 8"	6' - 8"	2' - 11 1/2"	6' - 10"			<=30		Exterior
2	5' - 0"	6' - 8"	5' - 0 3/8"	6' - 10"	Marvin Windows and Doors	USFD50R6IR	<=30		Exterior



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

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

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tel: (508) 332-9654
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Project

Herlihy Residence

3 Rudder Ln, Nantucket, MA 02554

Sheet
Site Plan

SHEET INDEX

C.101 Site Plan
A.102 First Floor
A.103 Second Floor
A.201 Exterior Elevations
A.202 Exterior Elevations
Grand total: 5

Date
11.30.2023

Revisions

C.101

Scale As indicated

11/30/2023 7:10:55 PM

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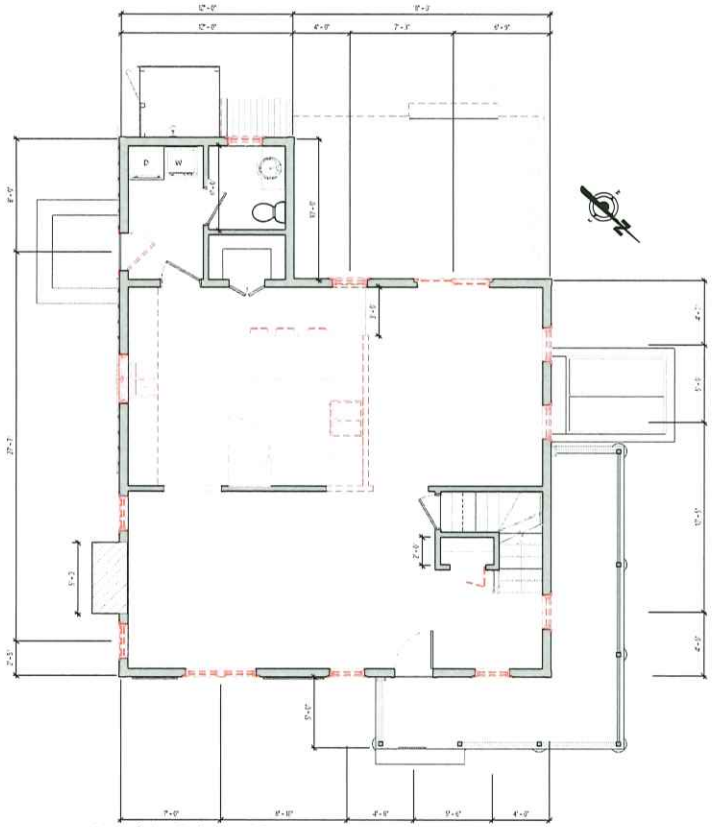
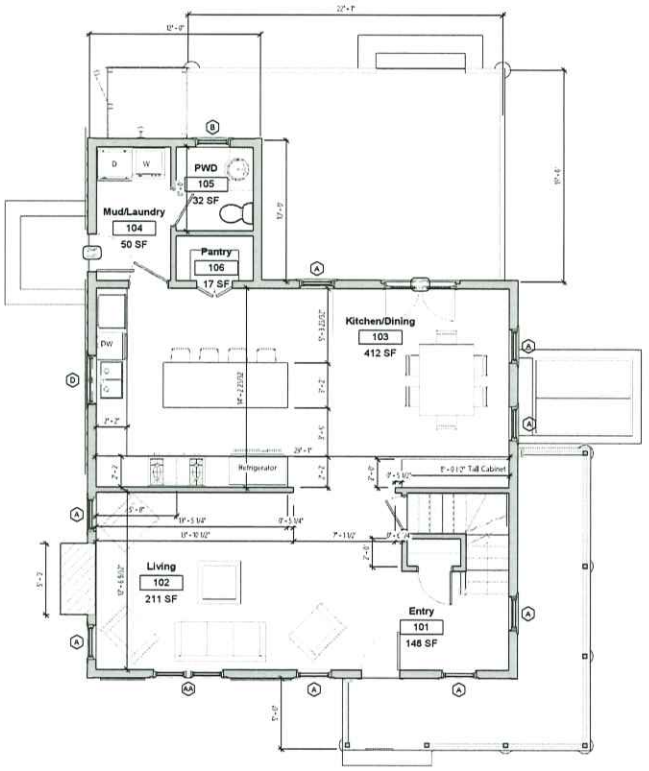


2 Level 1 - Existing/Demo
1/4" = 1'-0"



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

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Sheet

First Floor

SHEET INDEX

C.101 Site Plan
A.102 First Floor
A.103 Second Floor
A.201 Exterior Elevations
A.202 Exterior Elevations
Grand total: 5

Date

11.30.2023

Revisions

A.102

Scale 1/4" = 1'-0"

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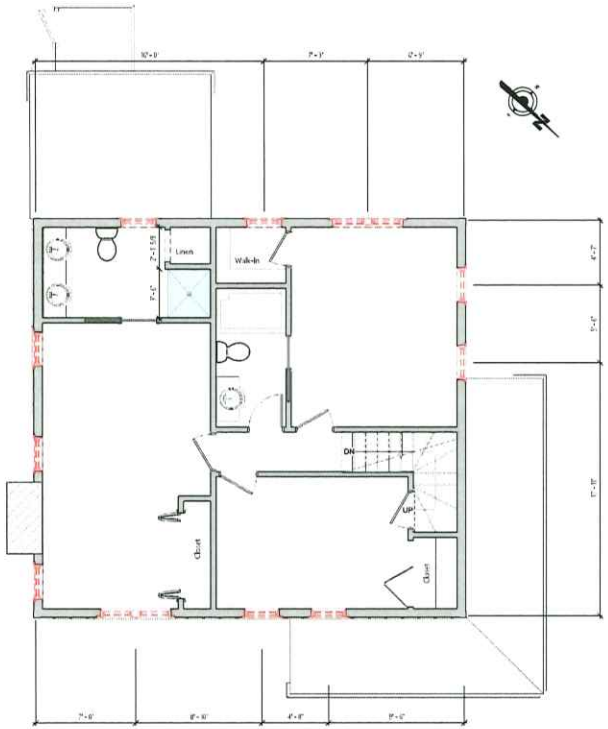
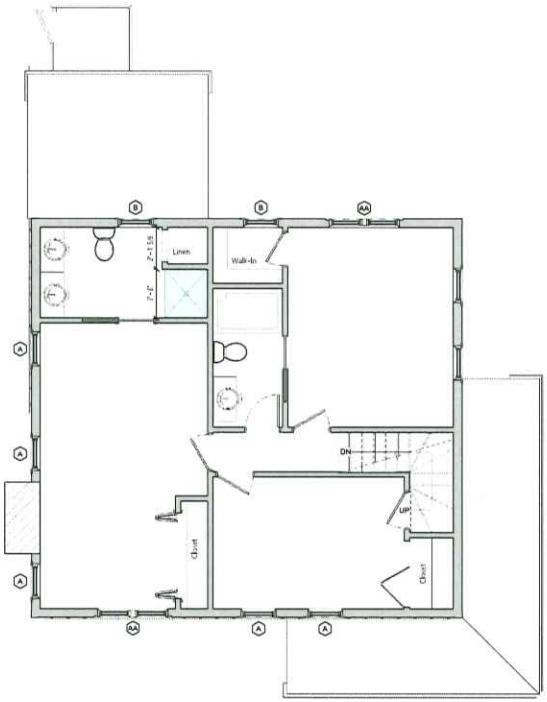


1 Level 2 - Existing/Demo
1/4" = 1'-0"



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

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Sheet

Second Floor

SHEET INDEX

C.101 Site Plan
A.102 First Floor
A.103 Second Floor
A.201 Exterior Elevations
A.202 Exterior Elevations
Grand total: 5

Date

11.30.2023

Revisions

A.103

Scale 1/4" = 1'-0"

11/30/2023 7:11:14 PM

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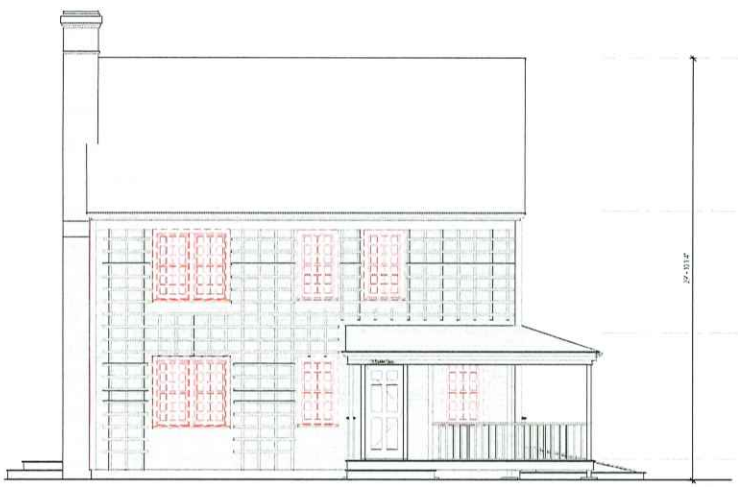
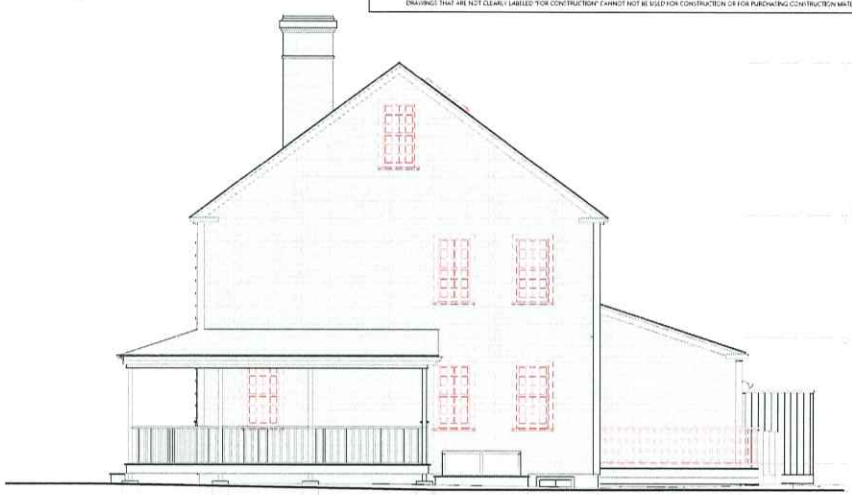


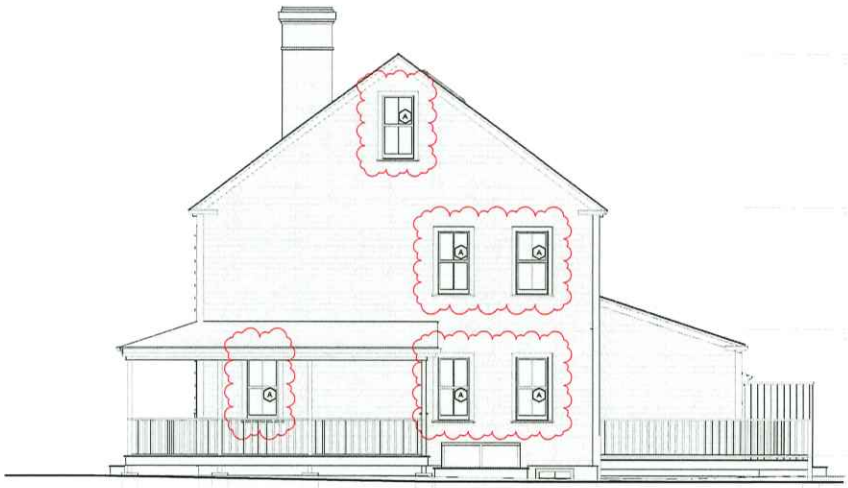
1 North-East Elevation
1/4" = 1'-0"



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



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



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

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Sheet
Exterior Elevations

SHEET INDEX

C.101 Site Plan
A.102 First Floor
A.103 Second Floor
A.201 Exterior Elevations
A.202 Exterior Elevations
Grand total: 5

Date
11.30.2023

Revisions

A.201

Scale 1/4" = 1'-0"

11/30/2023 7:11:24 PM

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DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS.



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"

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.202

Scale 1/4" = 1'-0"

11/30/2023 7:11:33 PM

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

Stephen Welch

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link 02554

AS AGENT FOR Nantucket Development

STREET ADDRESS 8 Sconset Ave

MAP/PARCEL 49321 28

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

September 9th

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

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

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

Victoria Ewing
Signature

Date 9/9/2024

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 49.3.2 PARCEL N°. 28

Street & Number of Proposed Work: 8 SCONSET AVE.

Owner of record: NANTUCKET DEVELOPMENT LLC

Mailing Address: 29 EAST MAIN ST.
SOUTHBOROUGH, MA 01772

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: HNR

Mailing Address: PO BOX 1001
NANTUCKET, MA 02554

Contact Phone #: (508) 221-8274 E-mail: HNR02554@GMAIL.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District _____) ☐ Roof ☐ Other 2023-04-8363

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

FENESTRATION REVISIONS REMOVE ADDITION/EXTERIOR WALKDOWN EXTEND REAR DORMER

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other _____

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

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

C. Dimensions: Fascia 1x8 Rake _____ Soffit (Overhang) _____ Corner boards 1x6 Frieze _____

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

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

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN 400 SERIES

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways SHELL Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW WCS Clapboard (if applicable) _____ Roof DOVE GRAY

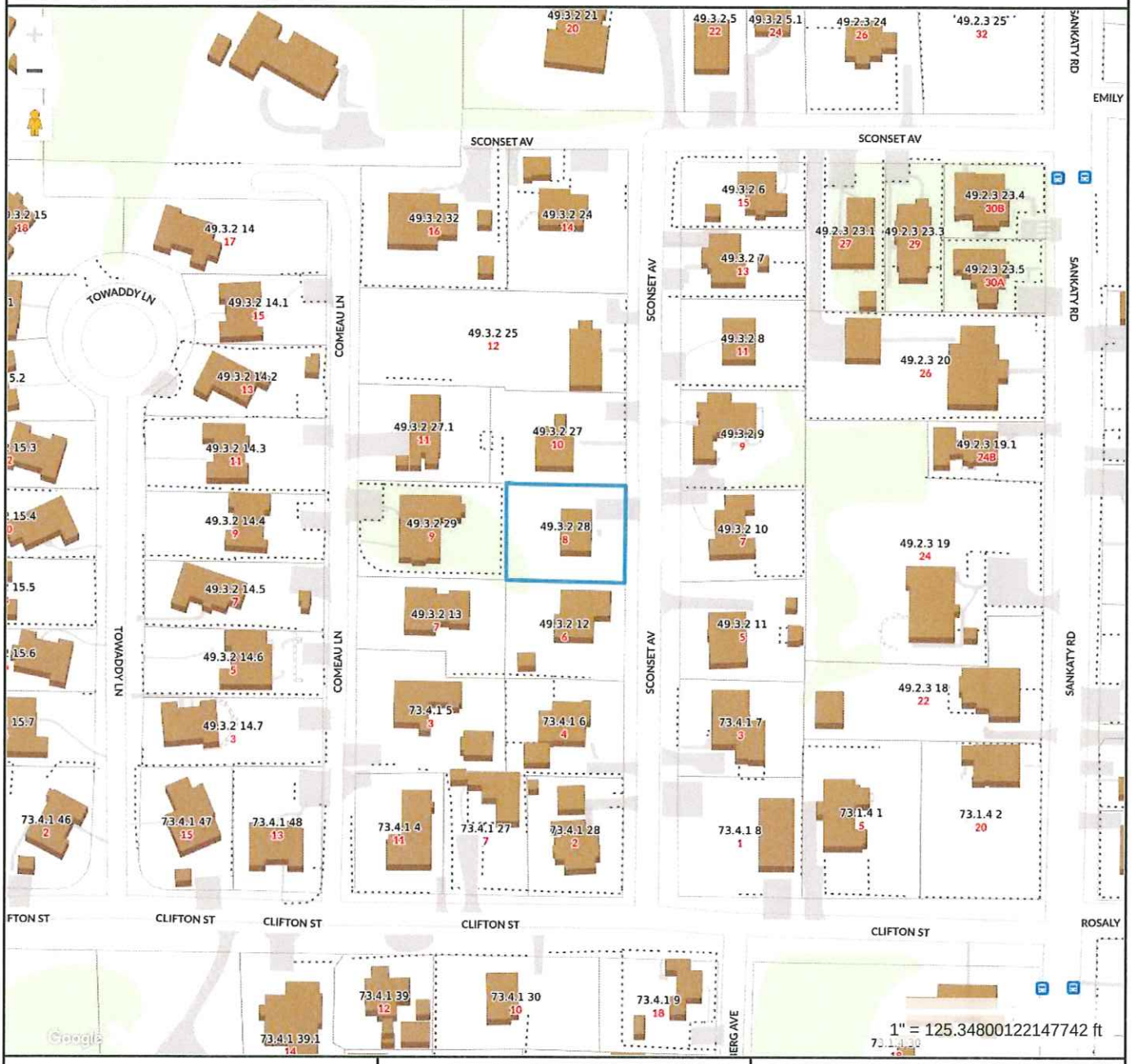
Trim WHITE Sash WHITE Doors WHITE

Deck MAHOGANY Foundation _____ Fence _____ Shutters _____

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

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

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



Property Information

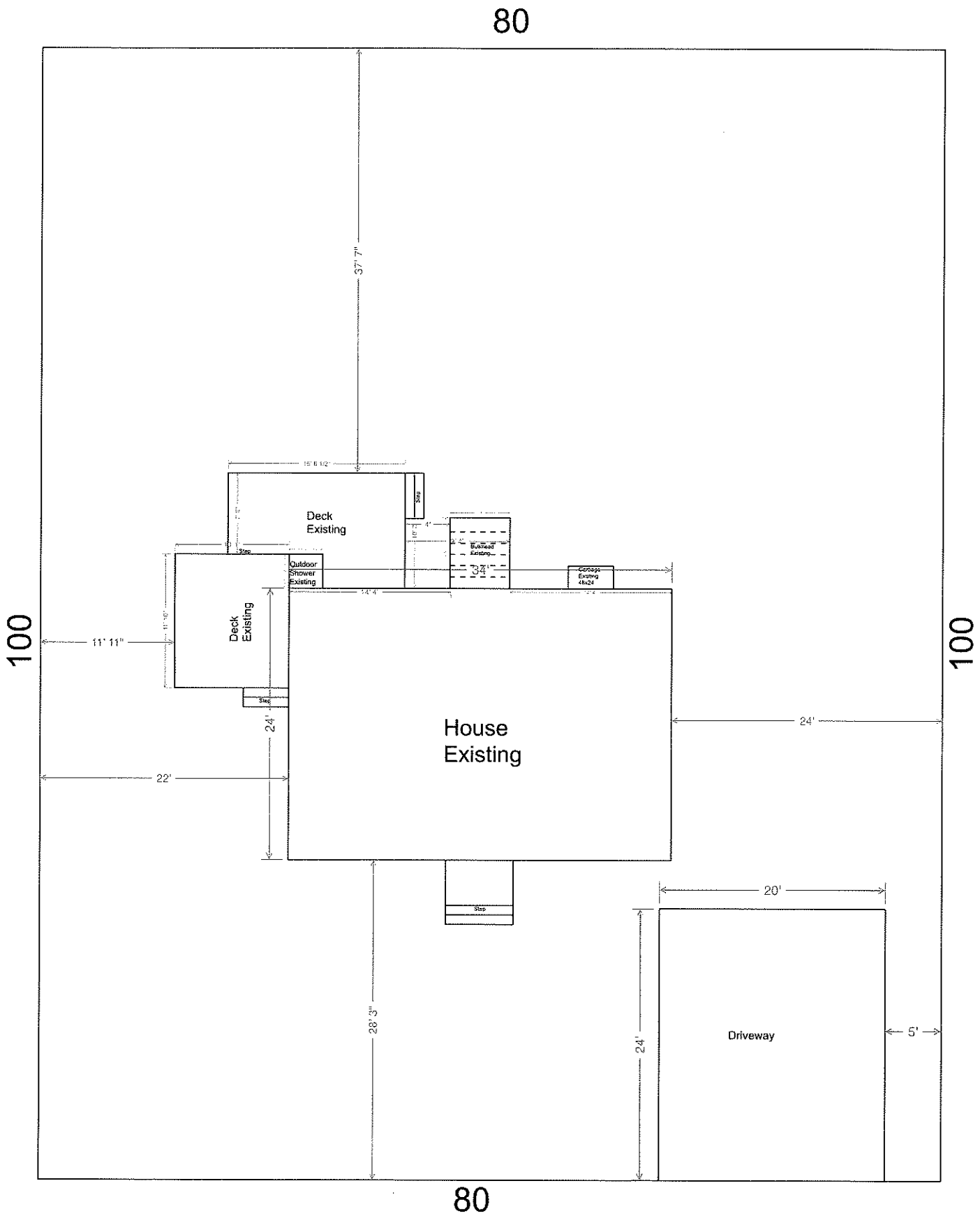
Property ID	10780
Location	8 SCONSET AV
Owner	NANTUCKET DEVELOPMENT LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

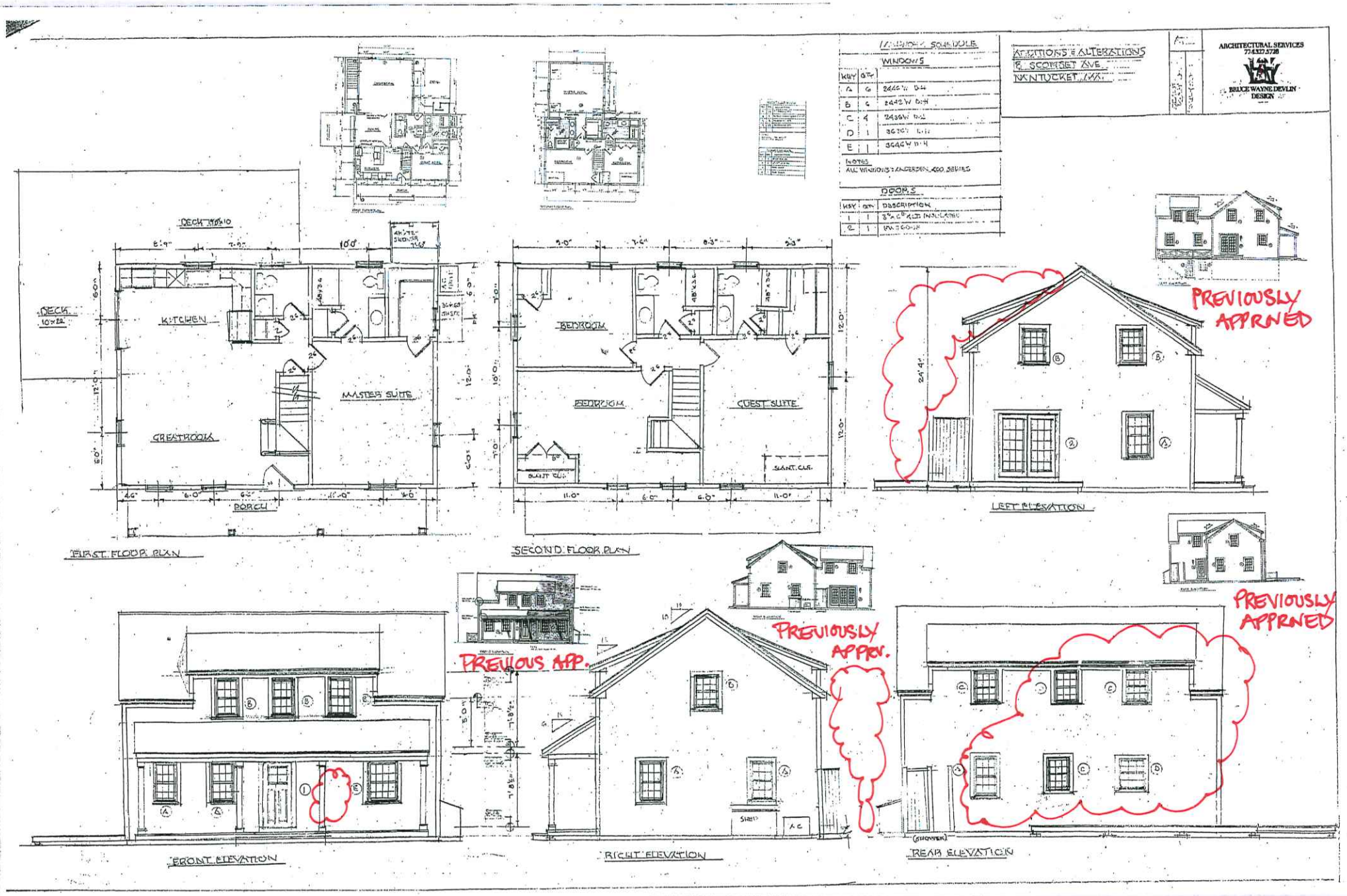
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

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



8 Sconset Ave



ADDITIONS & ALTERATIONS
& SCORSET AVE
NANTUCKET, MA.
ARCHITECTURAL SERVICES
774.327.5728
BRUCE WAYNE DEVLIN
DESIGN
WINDOWS
KEY QTY
A 6 2446W D-H
B 6 2442W D-H
C 4 2436W D-H
D 1 3636W D-H
E 1 3646W D-H
NOTES
ALL WINDOWS: ANDERSEN 400 SERIES
DOORS
KEY QTY DESCRIPTION
1 1 3'-6" x 6'-8" ALT. INSULATED
2 1 RM 3'-0" x 6'-8"
DECK 10x10
DECK 10x22
KITCHEN
MASTER SUITE
GREATROOM
PORCH
FIRST FLOOR PLAN
BEDROOM
BEDROOM
GUEST SUITE
SLANT CLG.
SECOND FLOOR PLAN
PREVIOUSLY APPROVED
LEFT ELEVATION
PREVIOUSLY APPROVED
PREVIOUS APP.
PREVIOUSLY APPRV.
FRONT ELEVATION
RIGHT ELEVATION
REAR ELEVATION
(SHOWER)

8 Sconset Ave



EAST

8 Sconset Ave



WEST

8 Sconset Ave



South

8 Sconset Ave



WEST

8 Sconset Ave



North

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
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ASSOCIATE COMMISSIONERS

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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

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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 _____

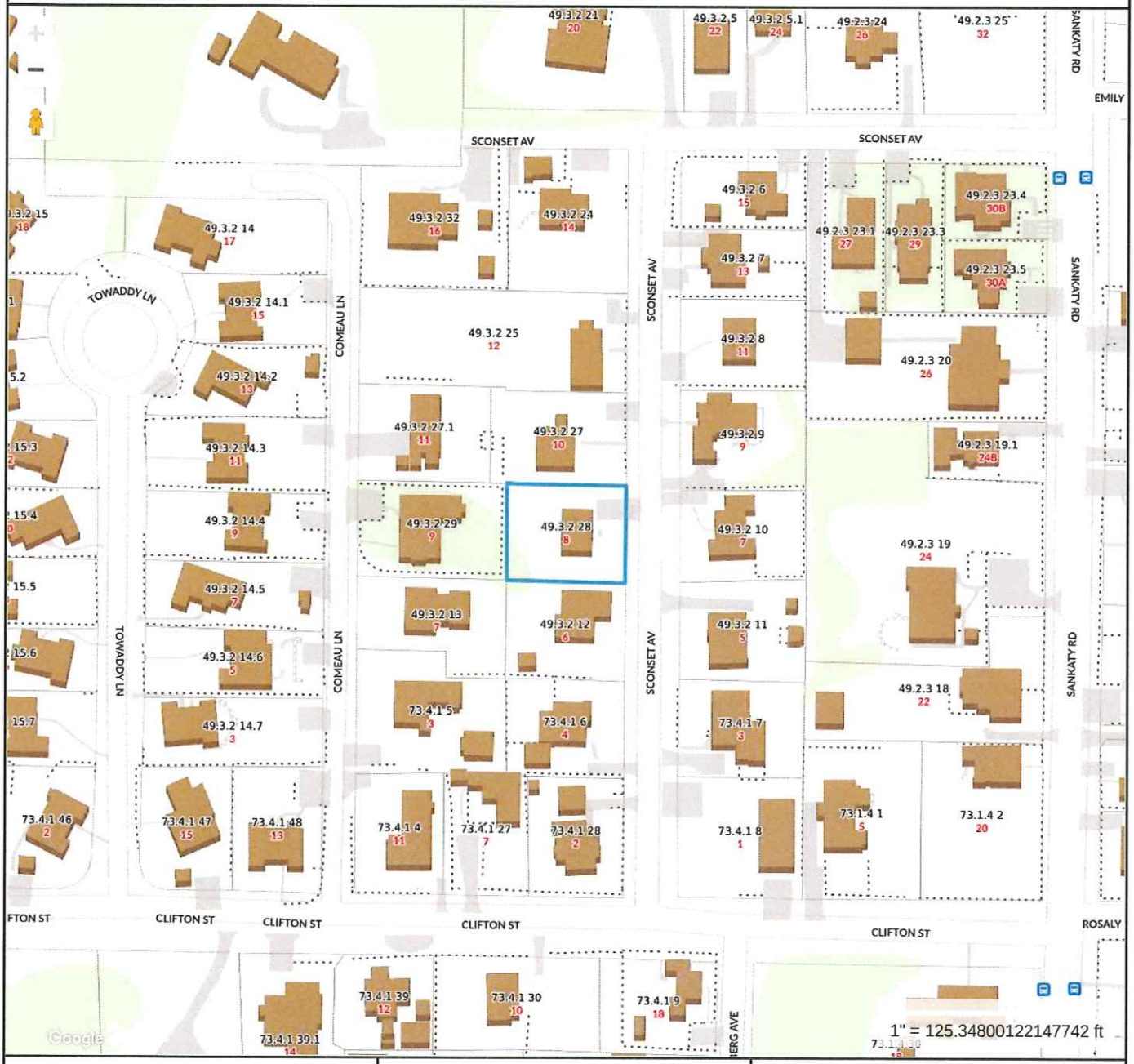
Trim _____ Sash _____ Doors _____

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

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

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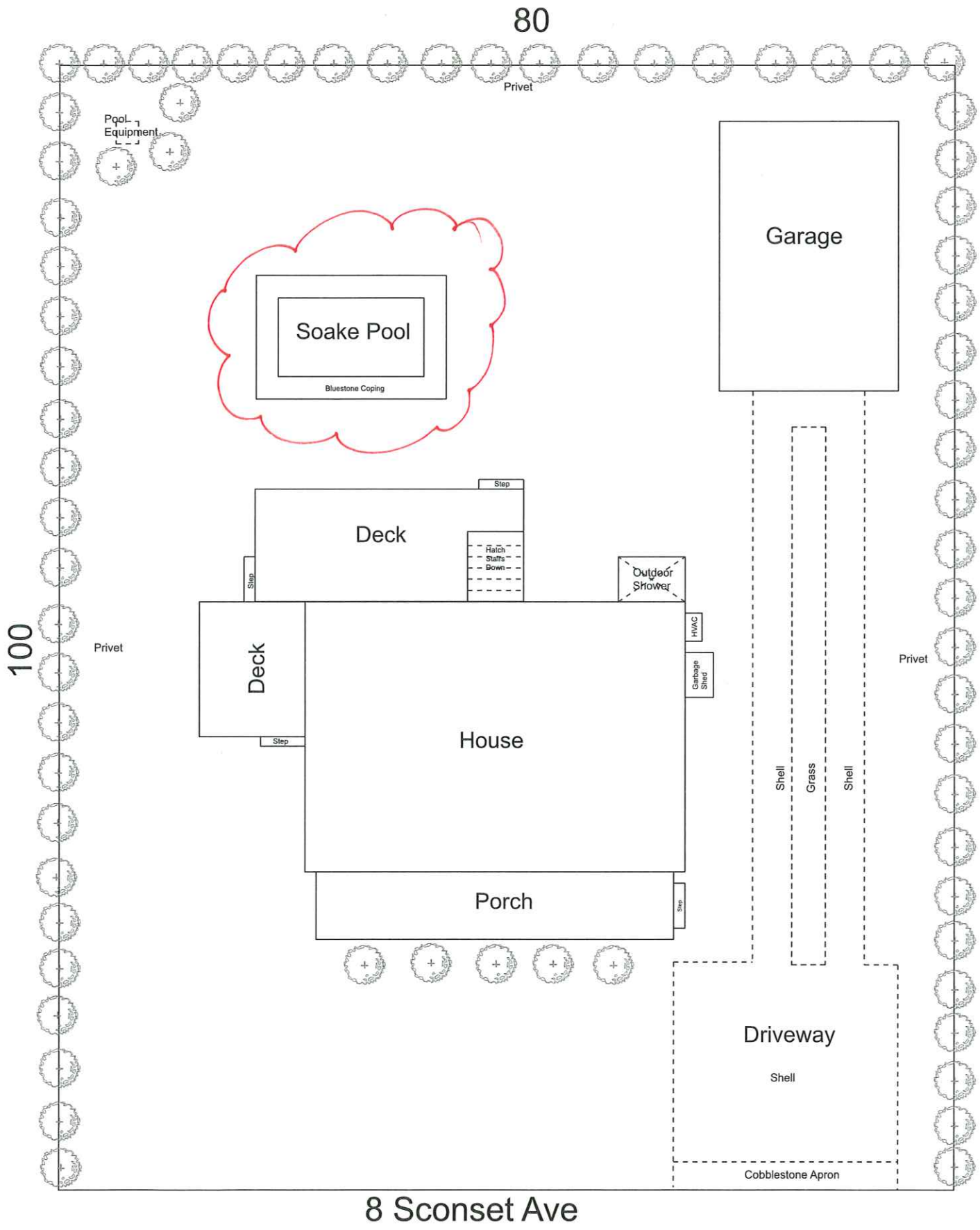
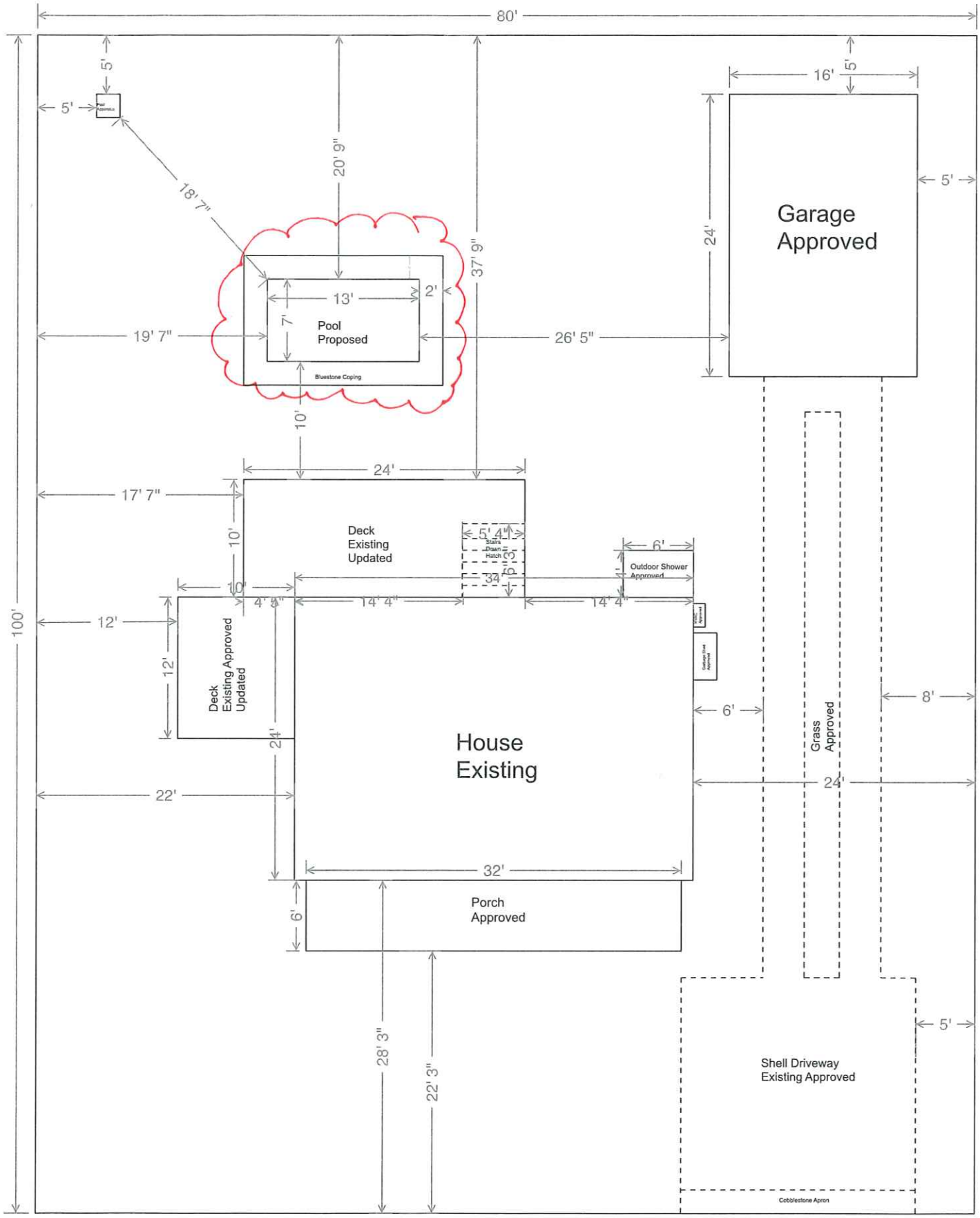

80
Privet
Pool Equipment
Garage
Soake Pool
Bluestone Coping
Step
Deck
Hatch
Shafts
Down
Outdoor Shower
Step
HVAC
Garbage Shed
Deck
House
Step
Porch
Step
100
Privet
Privet
Shell
Grass
Shell
Driveway
Shell
Cobblestone Apron
8 Sconset Ave



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.

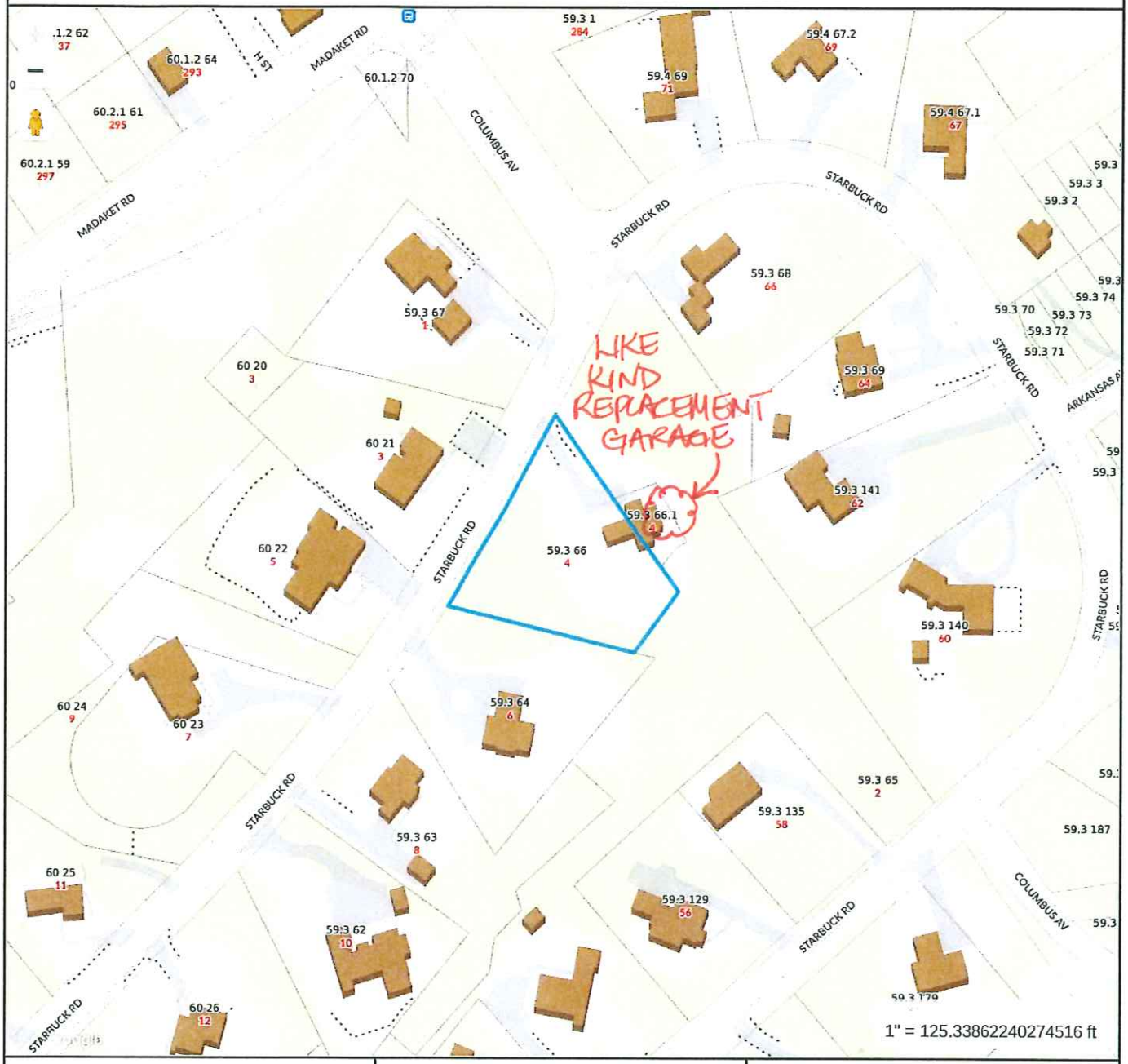
Victoria Ewing — 9/9/2024

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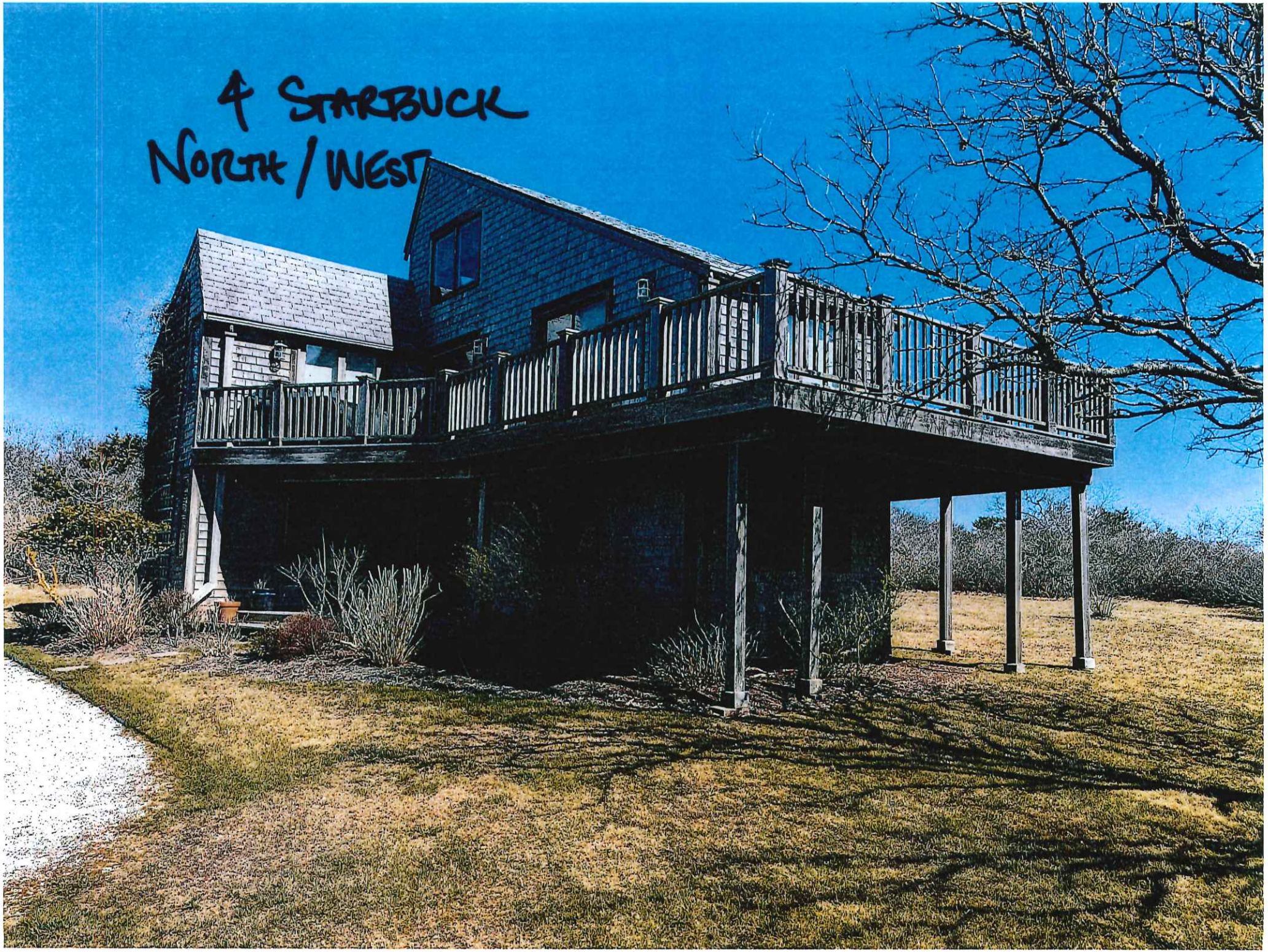
Geometry updated 06/04/2024
Data updated Jan. 2021

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


4 STARBUCK
NORTH / WEST


4 Starbuck
South



4

STARBUCK

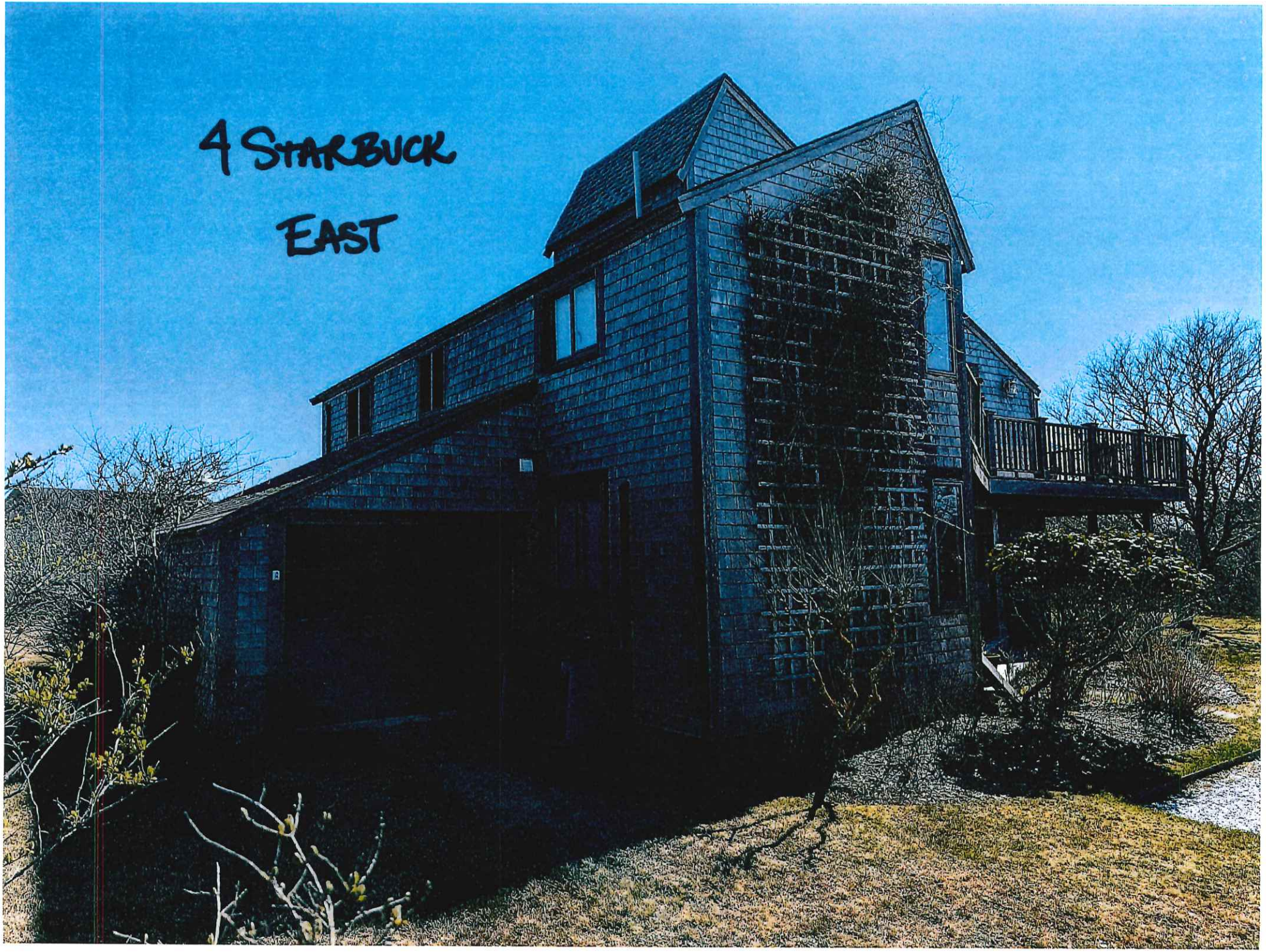
NORTH

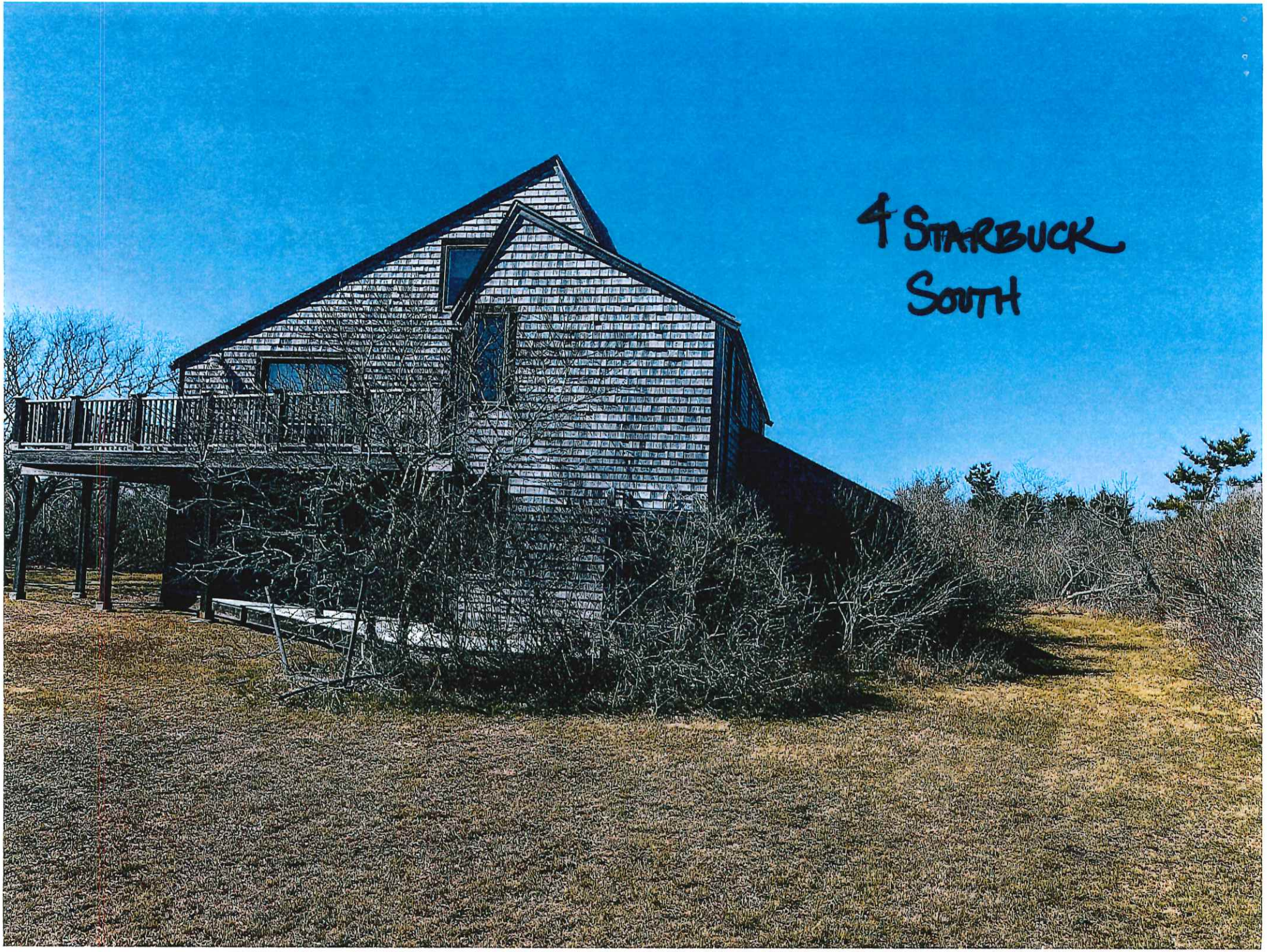


4
STARBUCK
SOUTH/
EAST
← garage



4
STARBUCK
SOUTH
(garage)


4 STARBUCK
EAST


4 STARBUCK
SOUTH

HISTORIC DISTRICT COMMISSION

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

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link02554

AS AGENT FOR Dylan & Caroline Wallace

STREET ADDRESS 65 Polpis Road

MAP/PARCEL 43/13

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9/9/2024

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

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

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

Victoria Ewing 9/9/2024

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 43 PARCEL N°. 13

Street & Number of Proposed Work: 65 POLPIS ROAD

Owner of record: DYLAN WALLACE / CAROLINE WALLACE

Mailing Address: 65 POLPIS ROAD
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LNR

Mailing Address: PO BOX 1001
NANTUCKET, MA 02554

Contact Phone #: (508) 221-8274 E-mail: LNR02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☑ Move Building ON ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other FROM 19 NOBADEER FARM RD MAP 69 PARCEL 83

Size of Structure or Addition: Length: 32' Sq. Footage 1st floor: 840SF Decks/Patio: Size: 10'x12' ☑ 1st floor ☐ 2nd floor
Width: 30' Sq. footage 2nd floor: 840SF PORCH Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 29'6½" South 29'6½" East 29'6½" West 29'6½"

Additional Remarks

Historic Name:

Original Date: 1989

Original Builder:

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

NO EXTERIOR CHANGES WITH MOVE APPROVED FOR DORMER ADDITION WITH HDC COA 2022-11-7503

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass _____/12 Secondary Mass _____/12 Dormer 3 /12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☑ Clapboard (exposure: ≈ 4"+/- inches) Front ☑ ALL Sides
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☑ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake _____ Soffit (Overhang) _____ Corner boards 1x6 Frieze _____
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round ____ Square ✓

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

Doors* (type and material): ☐ TDL ☑ SDL Front 15 LT. Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways PEA GRAVEL Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

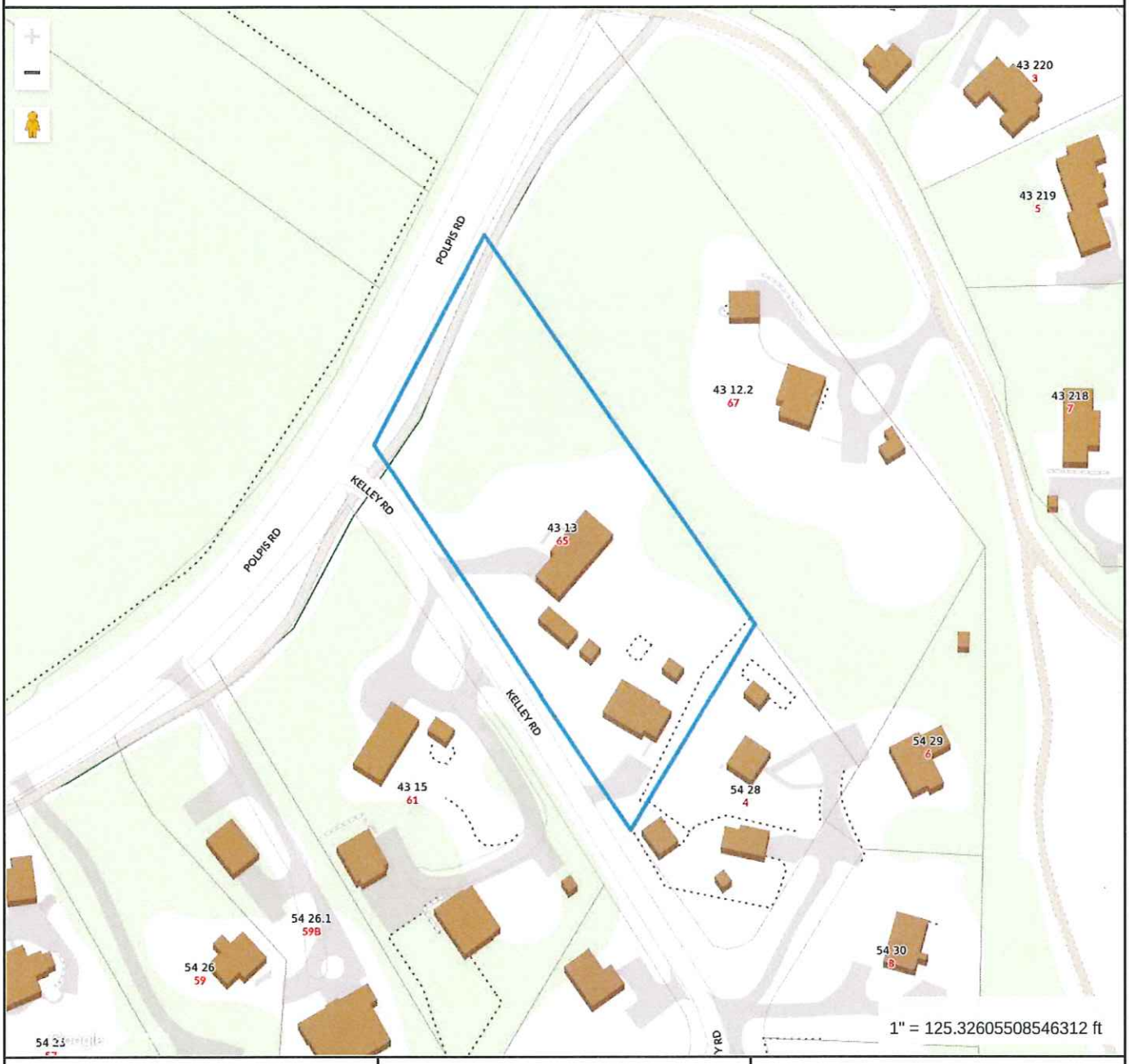
COLORS

Sidewall WHITE Clapboard (if applicable) PAINTED TIME Roof DARK BLACK
Trim TIME Sash TIME Doors RED
Deck MAHOGANY Foundation GRAY Fence _____ Shutters _____

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

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

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



Property Information

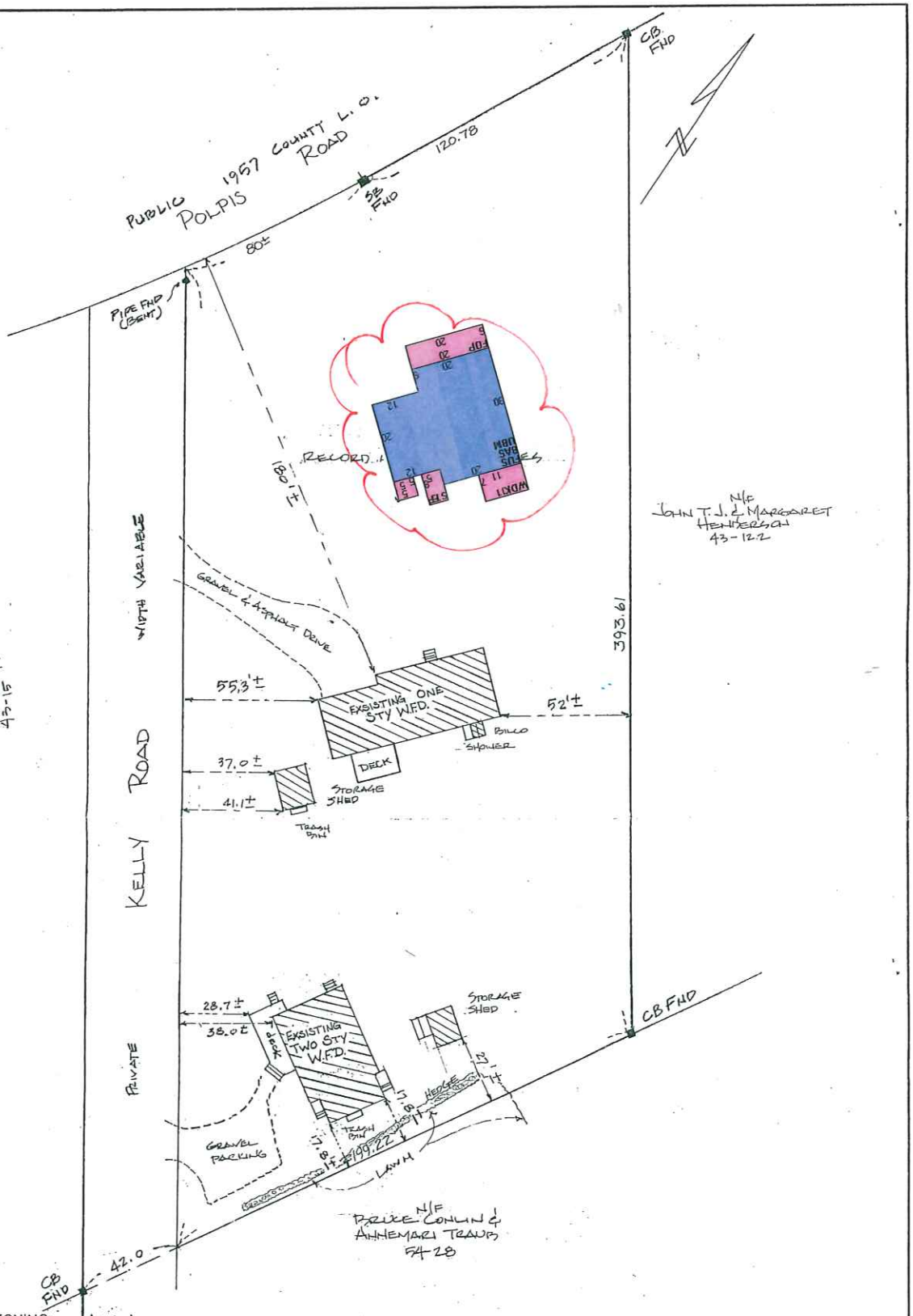
Property ID	2358
Location	65 POLPIS RD
Owner	WALLACE DYLAN

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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



CURRENT ZONING: LUG 1
MINIMUM LOT SIZE: 40,000 SQ FT.
MINIMUM FRONTAGE: 100 FT.
FRONTYARD SETBACK: 35 FT.
SIDE AND REAR SETBACK: 10 FT.
ALLOWABLE G.C.R.: 7%
EXISTING G.C.R.: 5.2±%

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RETRACEMENT SURVEY.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE LOCATED WITHIN THE C ZONE AS DELINEATED ON THE "FIRM" MAP OF COMMUNITY NO. 250230; MASS. EFFECTIVE: 6-3-86 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. REVISED 7-2-92

N.B. 108/15, 74, 146

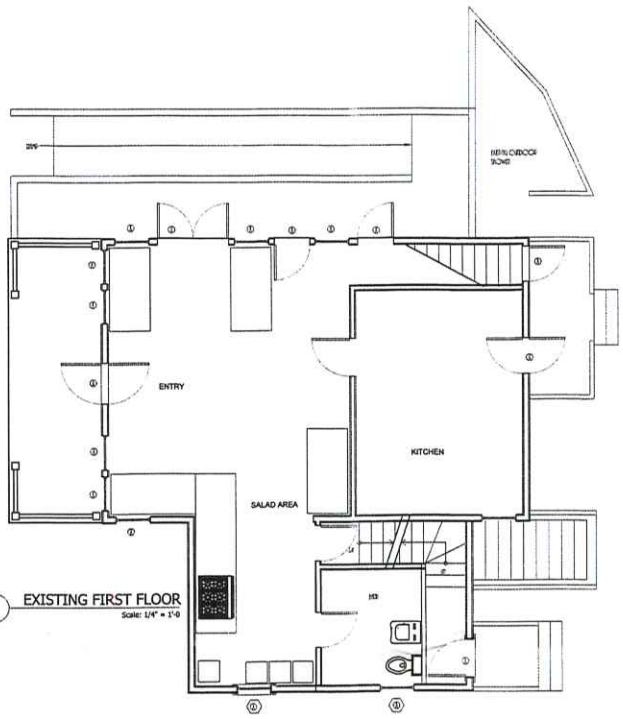
COMMONWEALTH OF MASSACHUSETTS
RICHARD K. EARLE
No. 29416
REGISTERED
PROFESSIONAL LAND SURVEYOR

MORTGAGE INSPECTION PLAN
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1" = 40' DATE: SEPT. 18, 1998

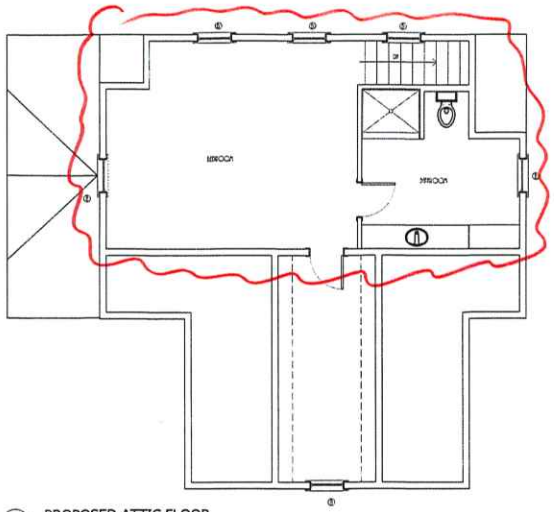
DEED REFERENCE: BK 154 PG 295
PLAN REFERENCE: PL BK 16 PG 26
ASSESSOR'S REFERENCE:
MAP: 43 PARCEL: 13
PREPARED FOR:
ROBERT R. & VALERIE A. HALL &
NANTUCKET BANK

NANTUCKET SURVEYORS INC.
5 WINDY WAY
NANTUCKET, MA. 02554

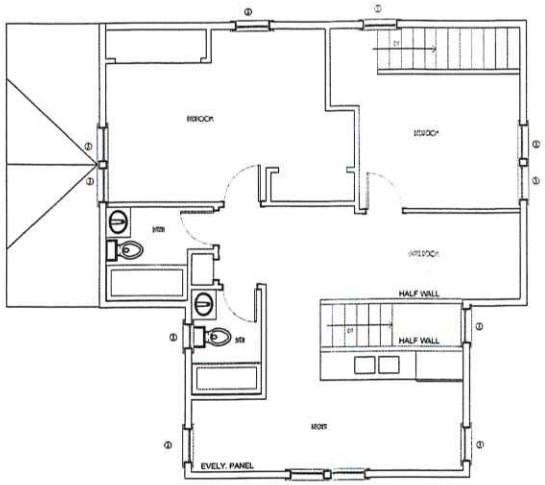
N-2127



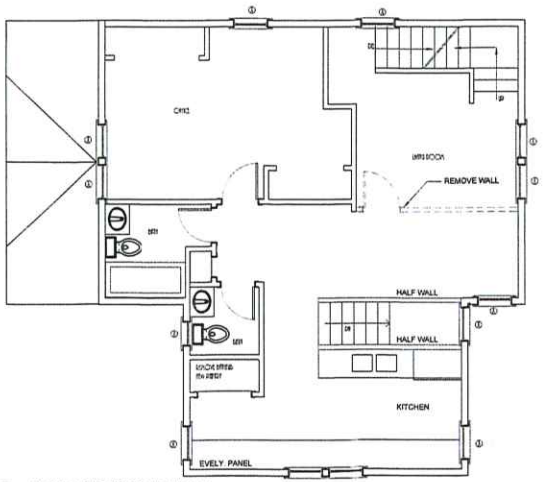
3 EXISTING FIRST FLOOR
Scale: 1/4" = 1'-0



5 PROPOSED ATTIC FLOOR
Scale: 1/4" = 1'-0



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



6 PROPOSED SECOND FLOOR
Scale: 1/4" = 1'-0

NANTUCKET ARCHITECTURE GROUP LTD.
PO/T OFFICE BOX 1814
NANTUCKET, MA/ACHU/ETT/ 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

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

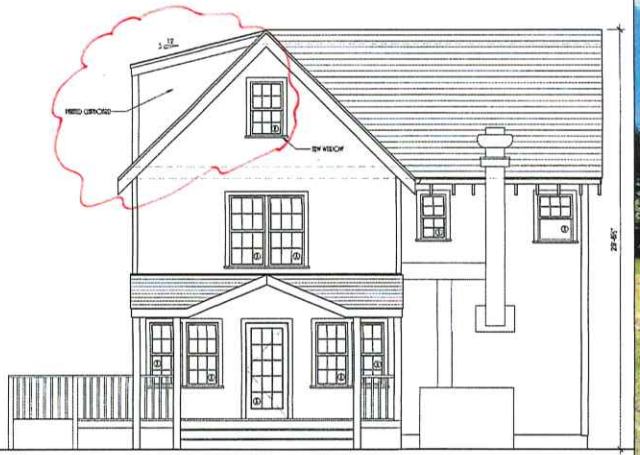
HDC 2211.15	
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B: copyright nag 2022	

2209.16.1559

HDC2



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



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



PHOTO B

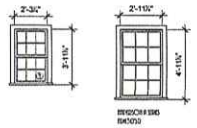


8 EXISTING NORTH ELEVATION
Scale: 1/4" = 1'-0



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

APPROVED
HDC 2022-11-7503



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

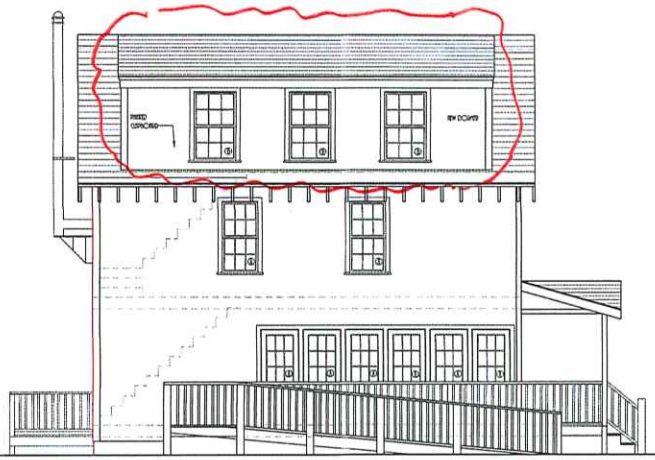
NANTUCKET ARCHITECTURE GROUP LTD.
PO/T OFFICE BOX 1814
NANTUCKET, MA/MACHUSETTS/ 02554
TELEPHONE 508.228.5651
WWW.NANTUCKETARCHITECTURE.COM

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

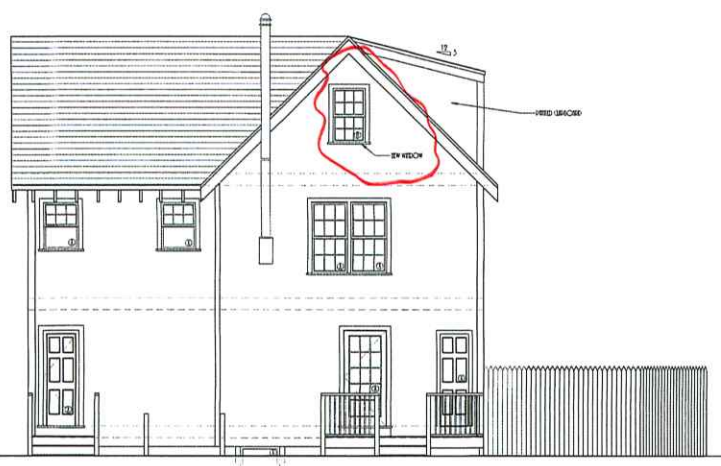
HDC 2211.15
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B: copyright nag 2022

220936 1559

HDC3



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



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

APPROVED
HDC 2022-11-7503



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



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



PHOTO D

NANTUCKET ARCHITECTURE GROUP LTD.
PO/T OFFICE BOX 1814
NANTUCKET, MA/NANTUCKET/ 02554
TELEPHONE 508.228.5651
WWW.NANTUCKETARCHITECTURE.COM

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

HDC 2211.15
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B: copyright nag 2022

2209.10.1509

HDC4

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

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

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

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

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

_____ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

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

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

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

_____ 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

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

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

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

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

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

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

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

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.2 PARCEL N°. 33

Street & Number of Proposed Work: 20 Broad St

Owner of record: Tracy Root

Mailing Address: 3310 W crown pointe blvd
Naples, FL 34112

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd.

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Rebuild Stair and Stoop, add accessible Lift + Like kind replacement of chimney

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

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

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

Additional Remarks

Historic Name: Bounty

Original Date: 1870

Original Builder:

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

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

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS To match existing

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

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

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

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

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

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I _____

AS AGENT FOR _____

STREET ADDRESS _____

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

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

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

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

Nahomi S. Garcia
_____

Signature Date

emeritus

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for 20 Broad St on the following statement:

I Ikay Rai, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

(print name of property owner/applicant)

9/6/2024

Client Signature Date

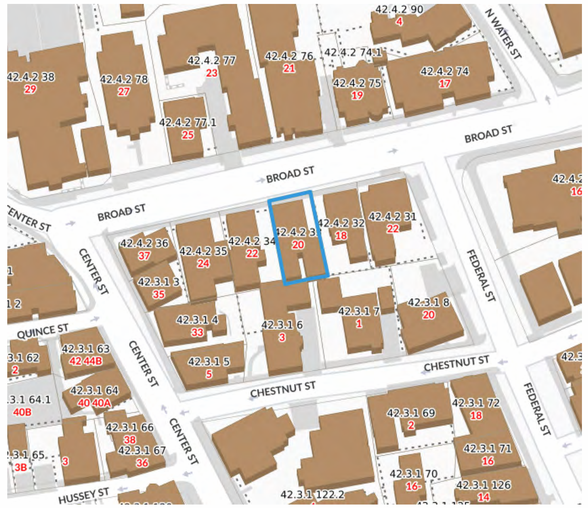
8 Williams Lane.Nantucket.MA.02554
508.325.4995

20 Broad Street

Nantucket, MA

09.09.24

HDC Submission



Locus Map



East Elevation



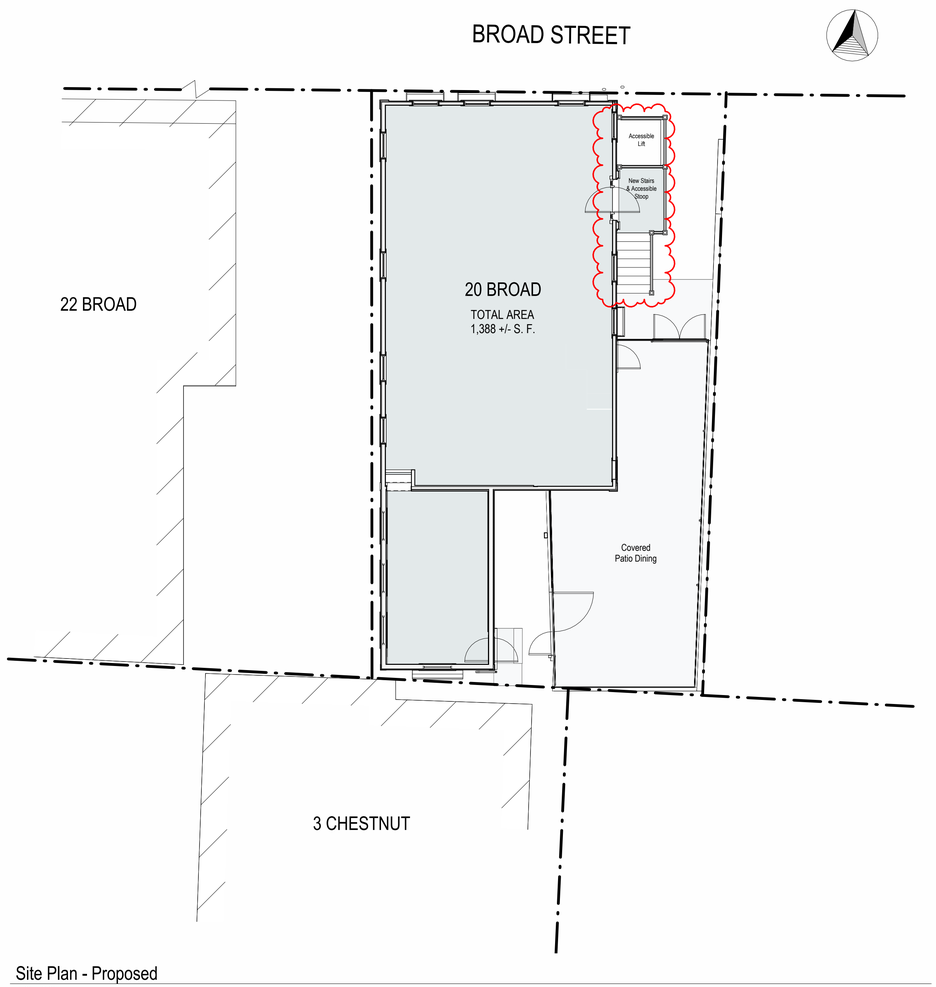
North Elevation



West Elevation



South Elevation



Site Plan - Proposed

1/8" = 1'-0"

2026

20 Broad Street

Nantucket, MA

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4095
www.emeritusltd.com

Site Information

Map & Parcel:	42.4.2 / 33
Current Zoning:	CDT
Minimum Frontage:	35 ft
Front Setback:	0 ft
Side/Rear Setback:	0 ft / 5 ft
Lot Size:	(+/-) 2,458 sf
Min. Lot Size:	3,750 sf
Allowable G.C.:	75%
Existing G.C.:	1,388 sf
Proposed G.C.:	0 sf
Total Proposed G.C.:	1,388 sf

Sheet Index

SHEET INDEX

A.0.1	Cover Sheet
A.1.0	Floor Plan
A.1.1	Floor Plans
A.1.2	Floor Plans
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.2.3	Exterior Elevations

Revisions

Cover Sheet

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

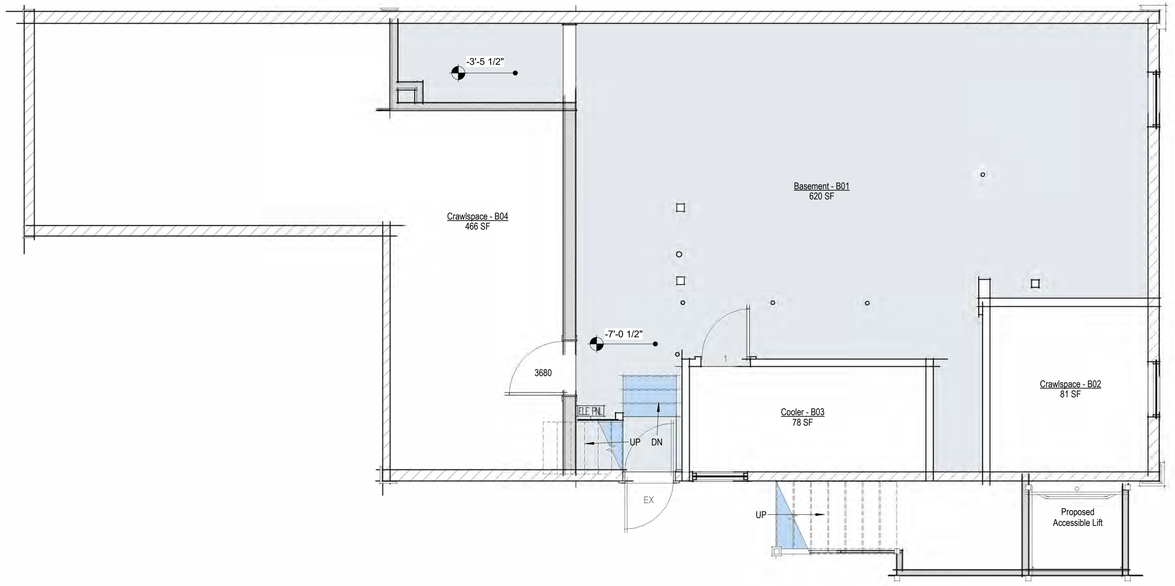
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.0.1

2026

09.09.24

HDC Submission



Basement Plan - Proposed

1/4" = 1'-0"

2026

20 Broad Street

Nantucket, MA

emeritus

8 Williams Lane
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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%
Existing G.C.:	1,388 sf
Proposed G.C.:	0 sf
Total Proposed G.C.:	1,388 sf

Sheet Index

SHEET INDEX
A.0.1 Cover Sheet
A.1.0 Floor Plan
A.1.1 Floor Plans
A.1.2 Floor Plans
A.2.1 Exterior Elevations
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A.2.3 Exterior Elevations

Revisions

Floor Plan

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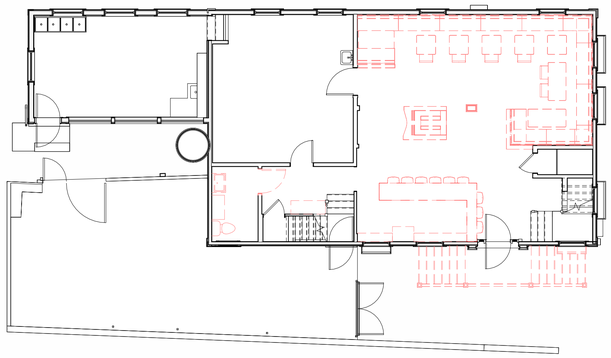
A.1.0

2026

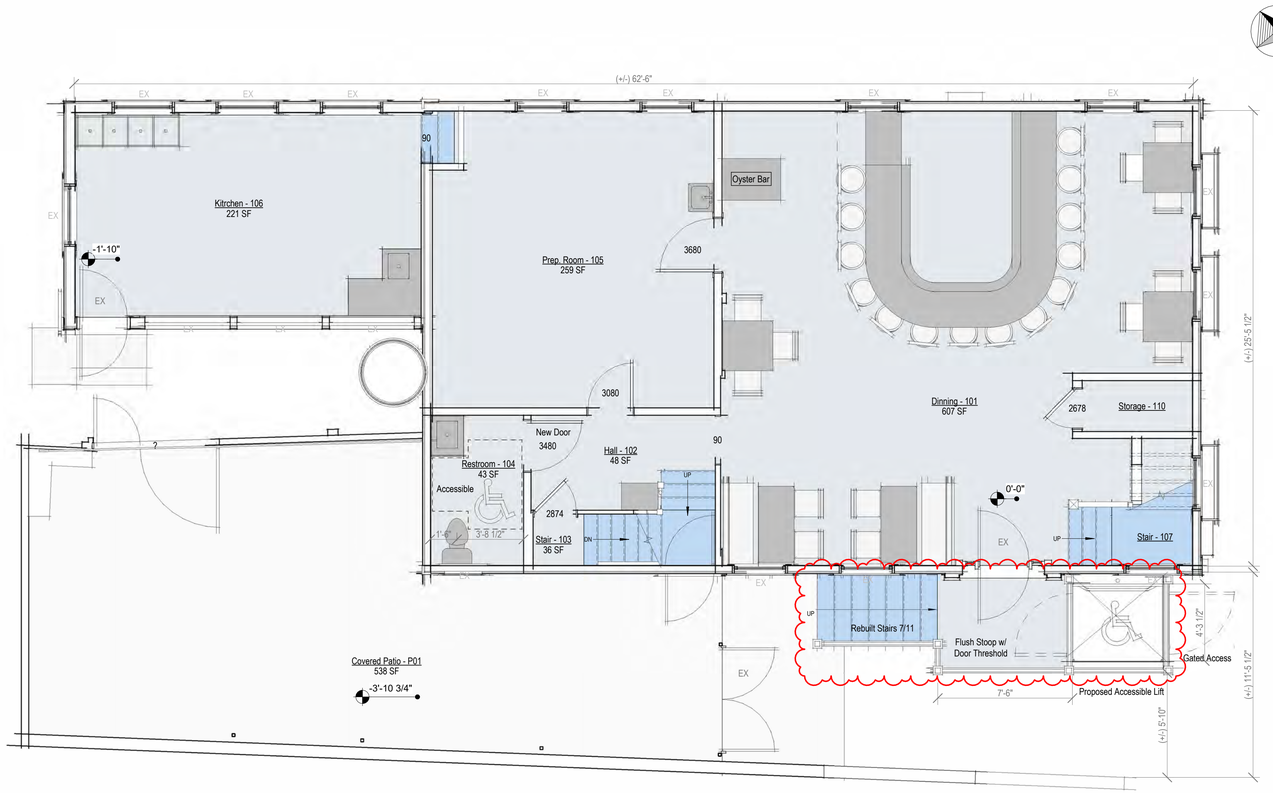
09.09.24

HDC Submission



First Floor Plan - Demolition

1/8" = 1'-0"



First Floor Plan - Proposed

1/4" = 1'-0"

2026

20 Broad Street

Nantucket, MA

emeritus

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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%
Existing G.C.:	1,388 sf
Proposed G.C.:	0 sf
Total Proposed G.C.:	1,388 sf

Sheet Index

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A.0.1	Cover Sheet
A.1.0	Floor Plan
A.1.1	Floor Plans
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Revisions

Floor Plans

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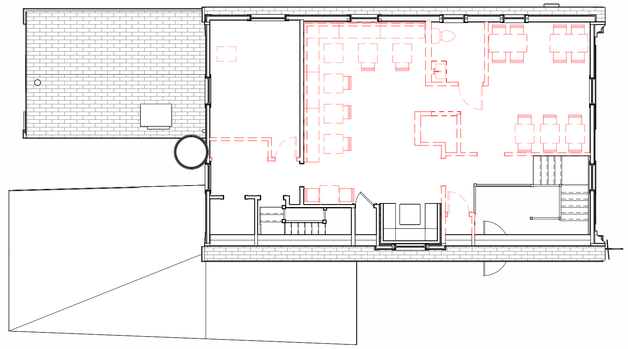
A.1.1

2026

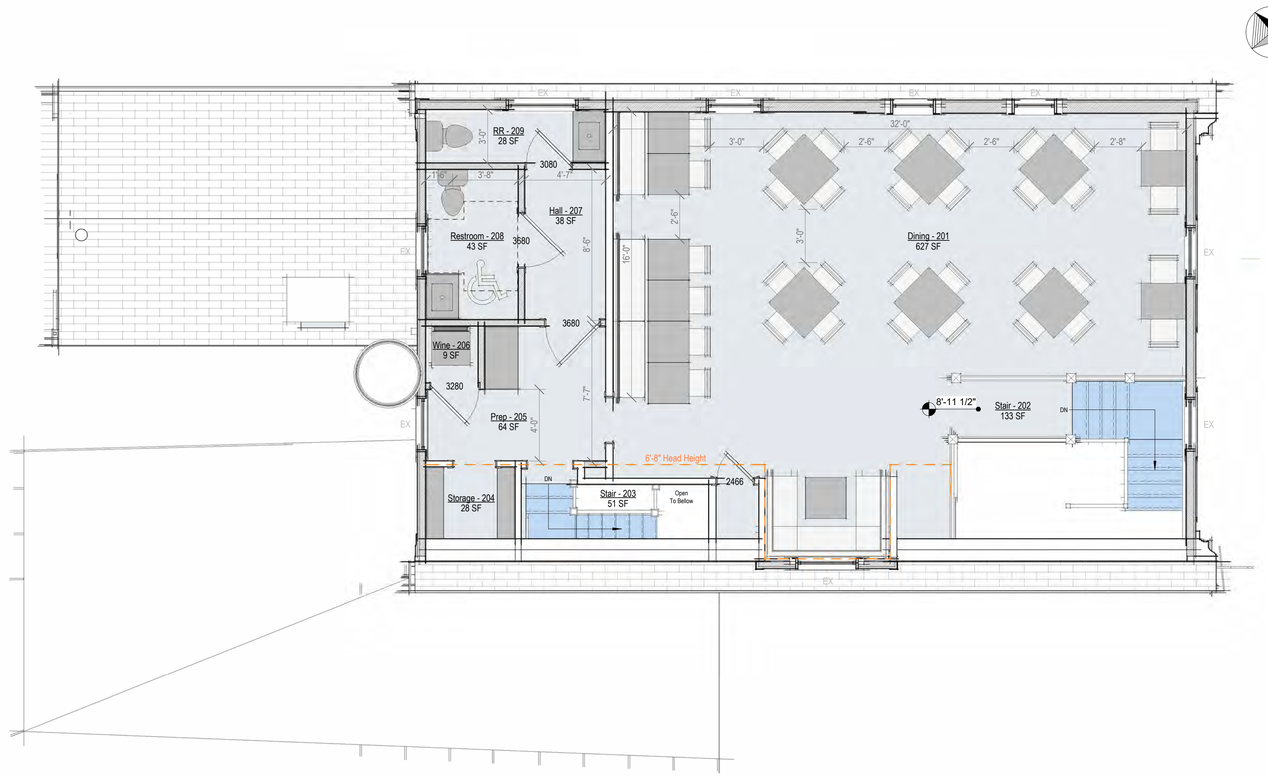
09.09.24

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
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508.325.4095
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Site Information

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Allowable G.C.:	75%
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Proposed G.C.:	0 sf
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Sheet Index

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A.2.2 Exterior Elevations
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Revisions

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A.1.2

2026

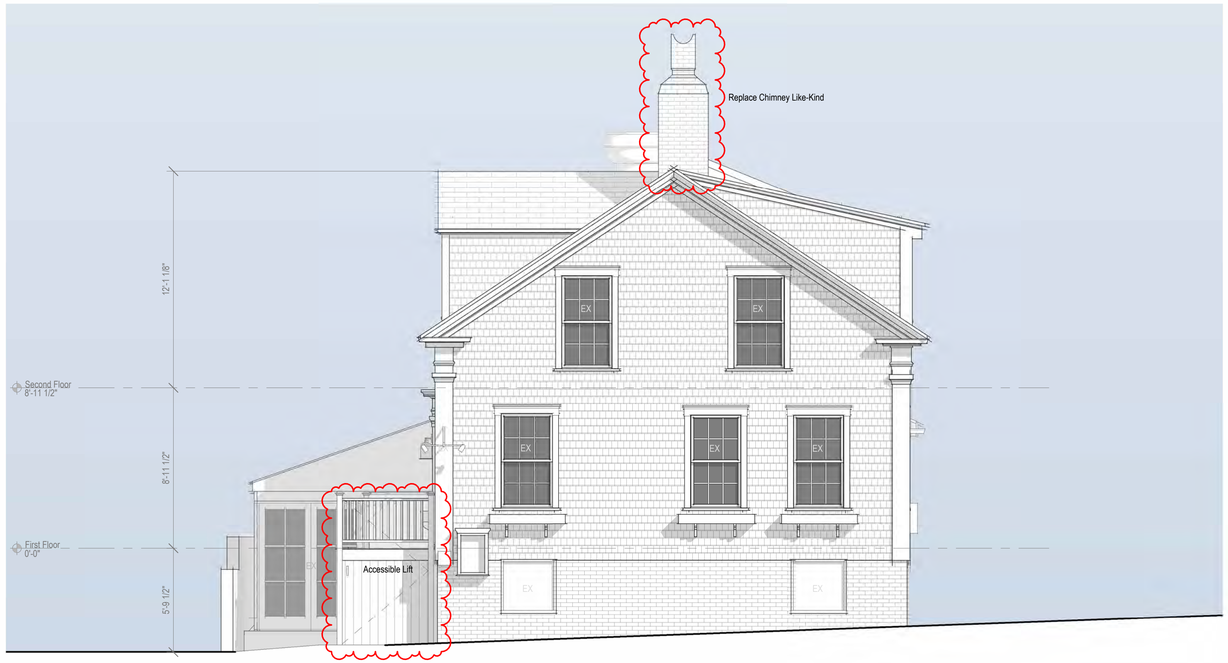
09.09.24

HDC Submission



North Elevation - Existing

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

2026

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Exterior Elevations

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A.2.1

2026

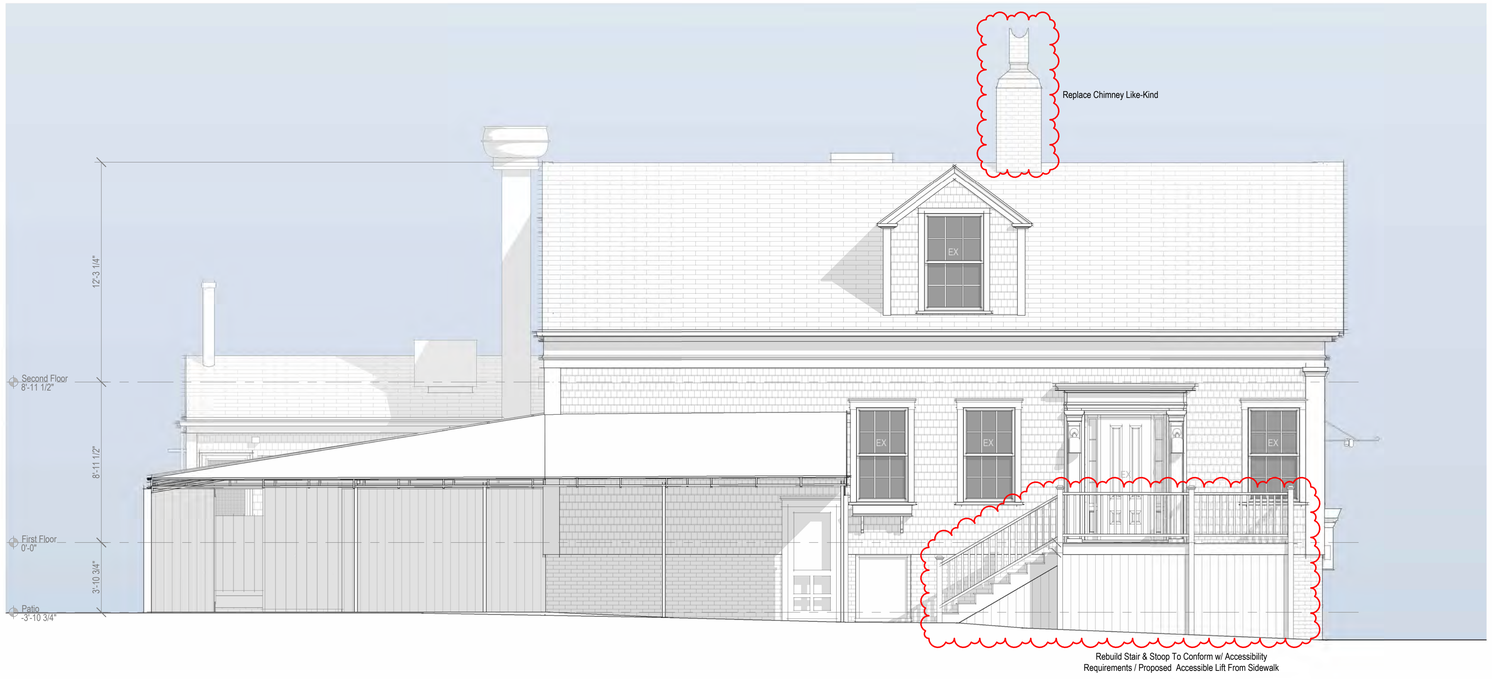
09.09.24

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
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2026

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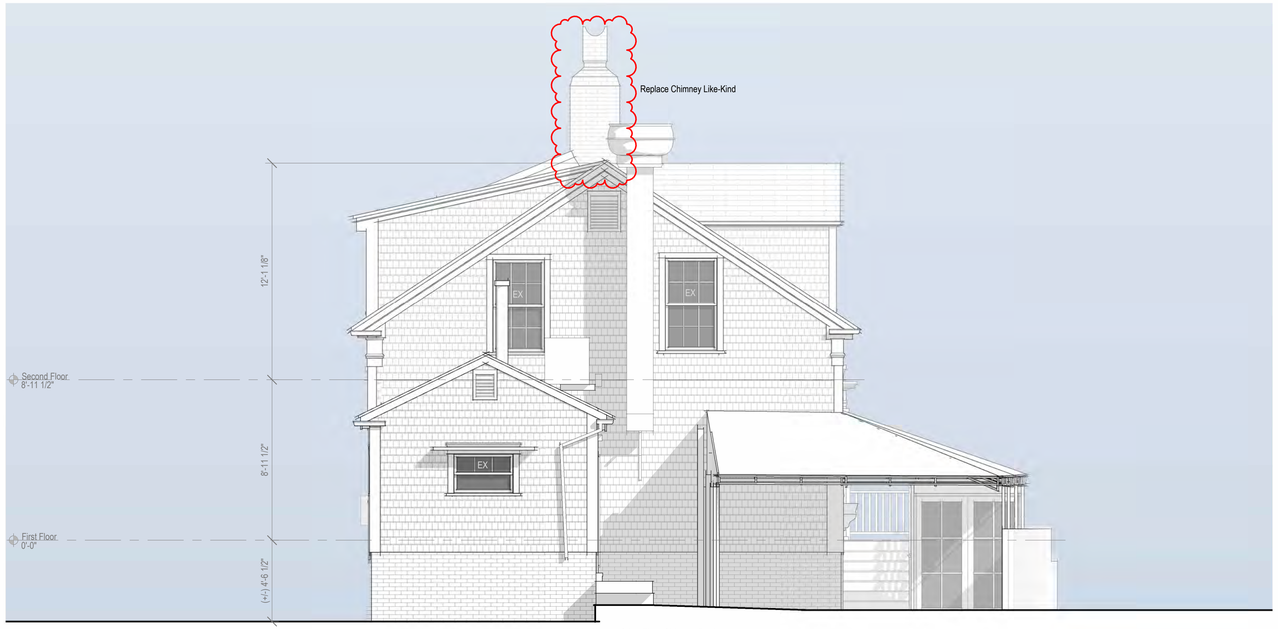
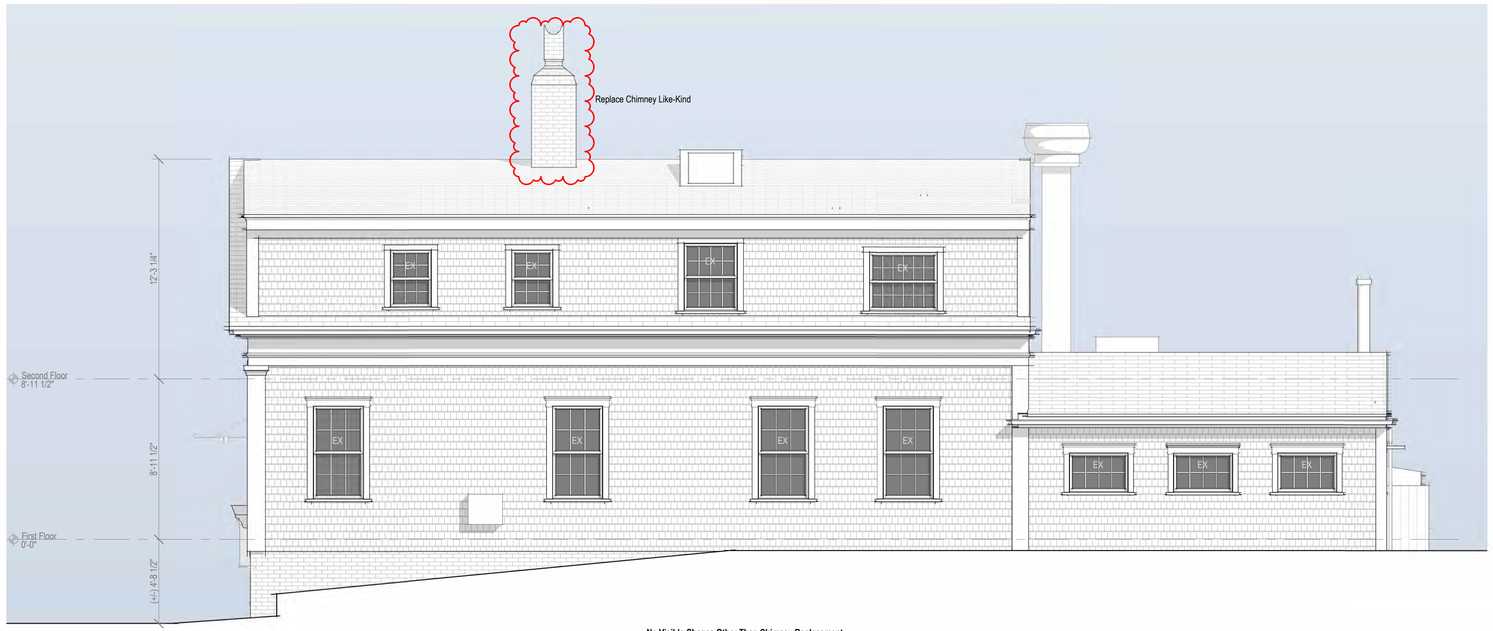


No Visible Chages Other Than Chimney Replacement

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

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Revisions

Exterior Elevations

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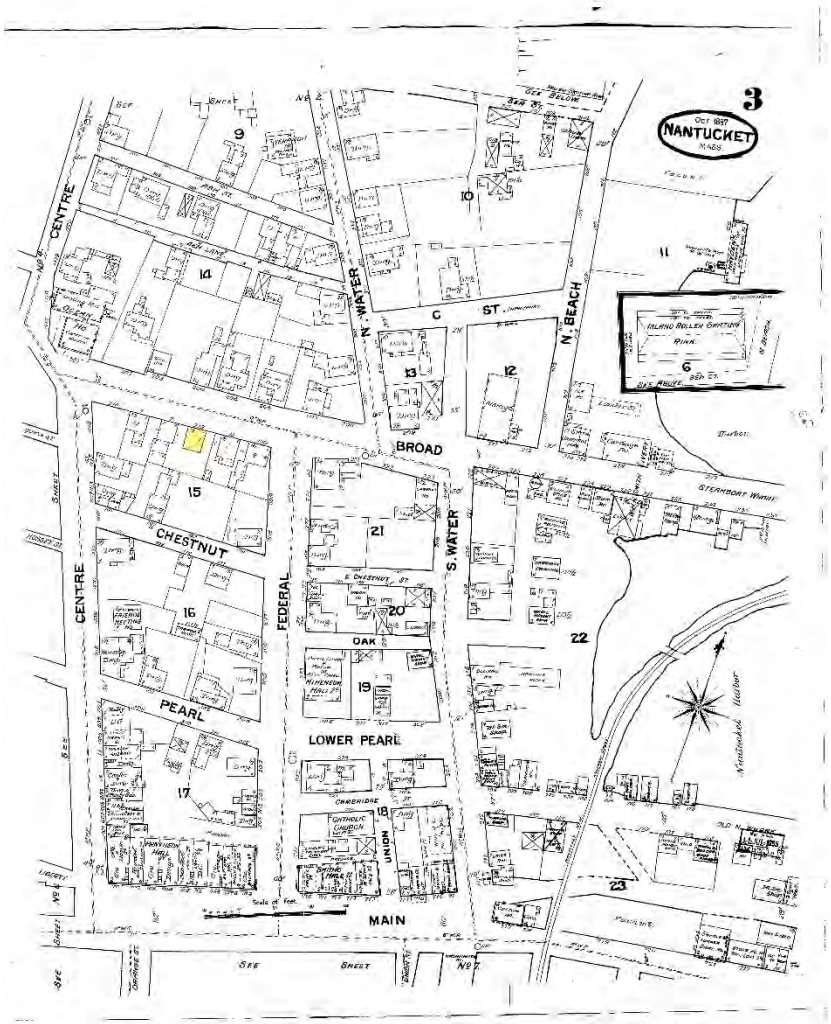
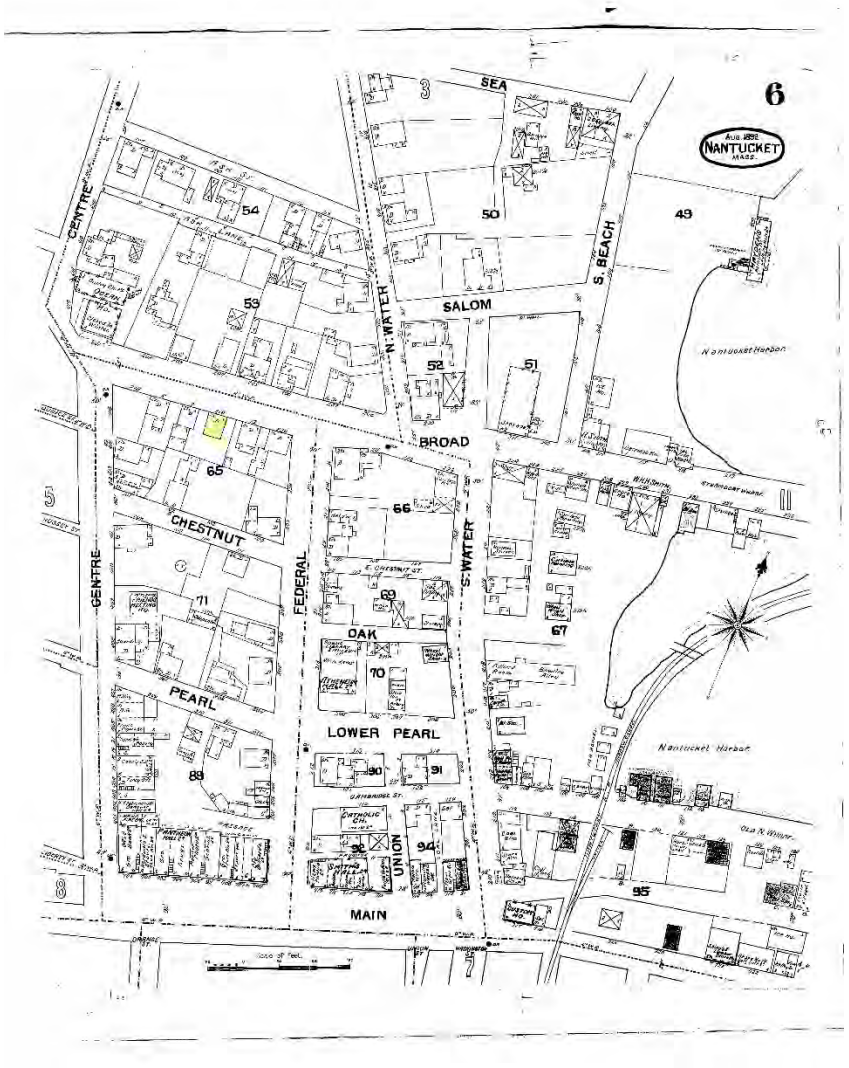
A.2.3

2026



October 1887



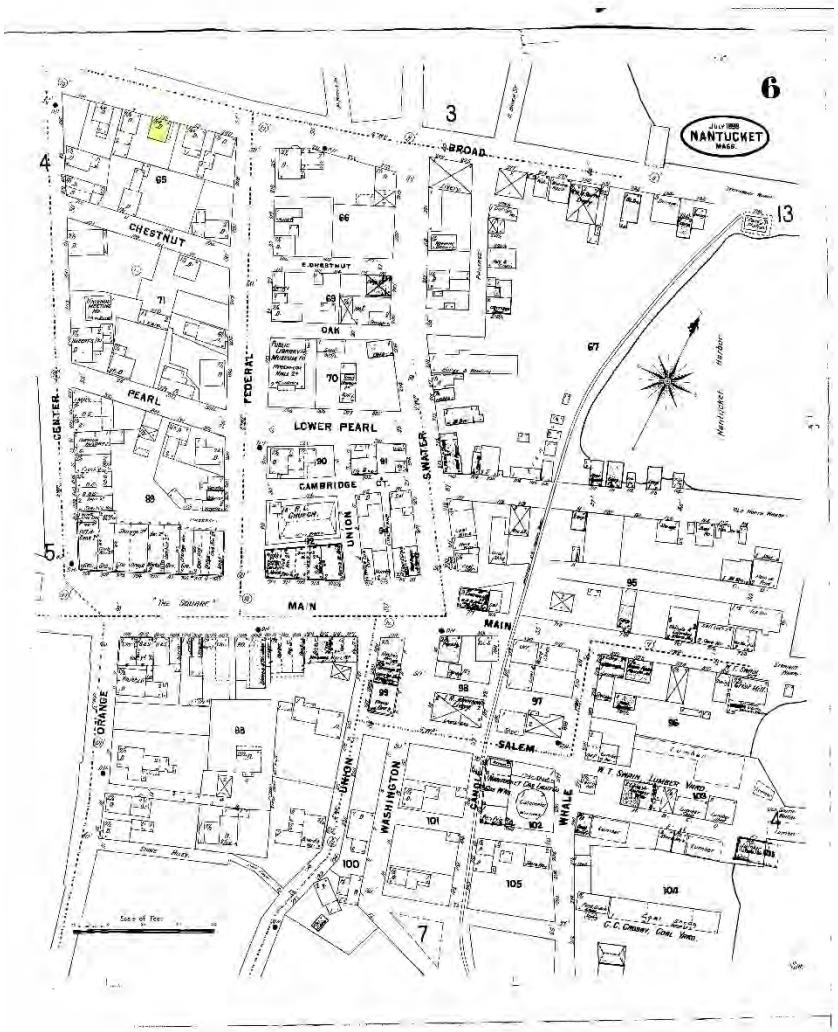
August 1892

20 Broad Street

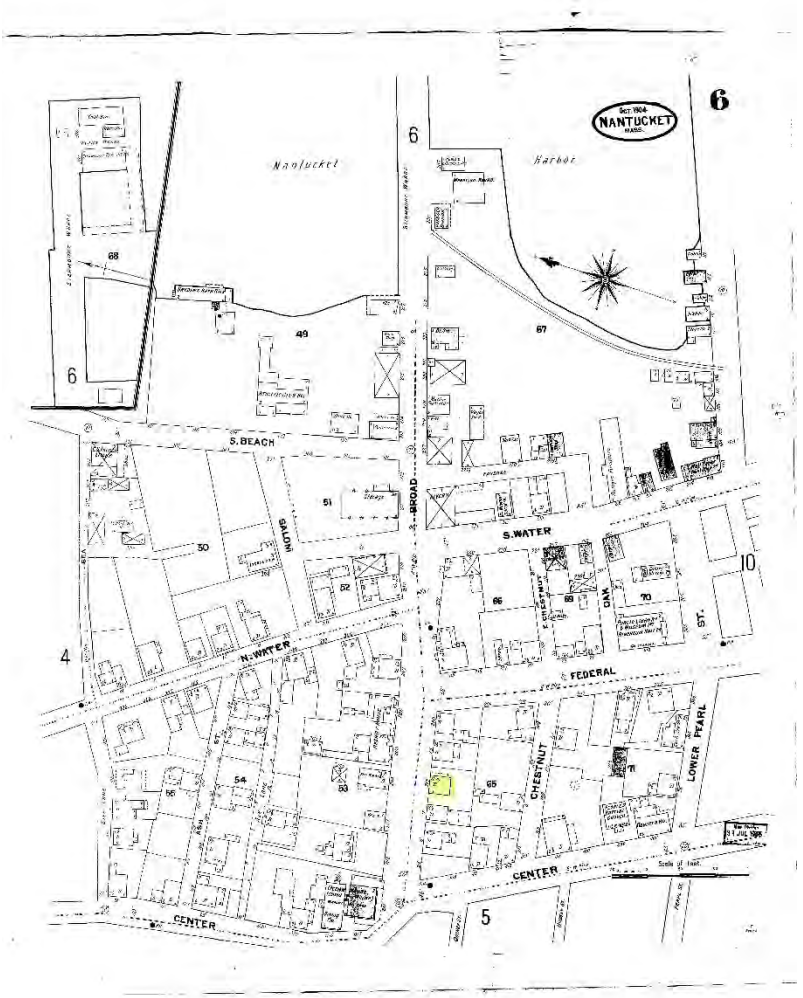
Nantucket, Ma, 02554

Historical Research
Sanborn Maps

emeritus



July 1898



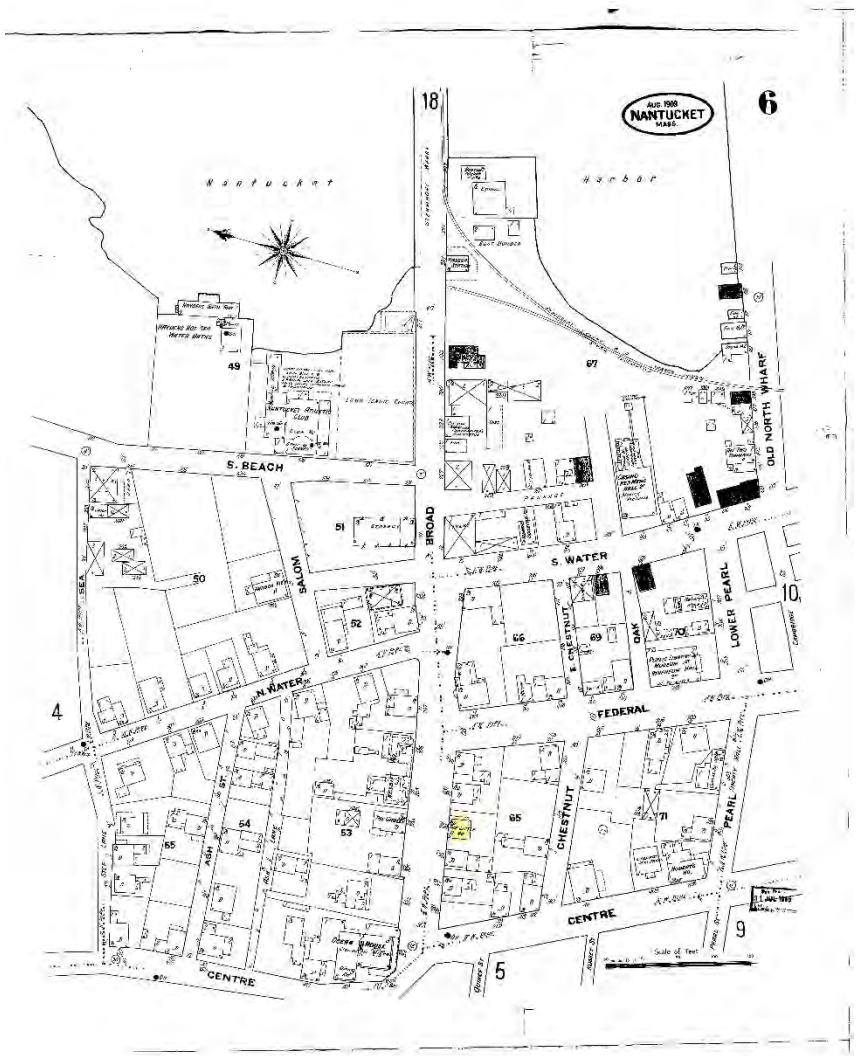
October 1904

20 Broad Street

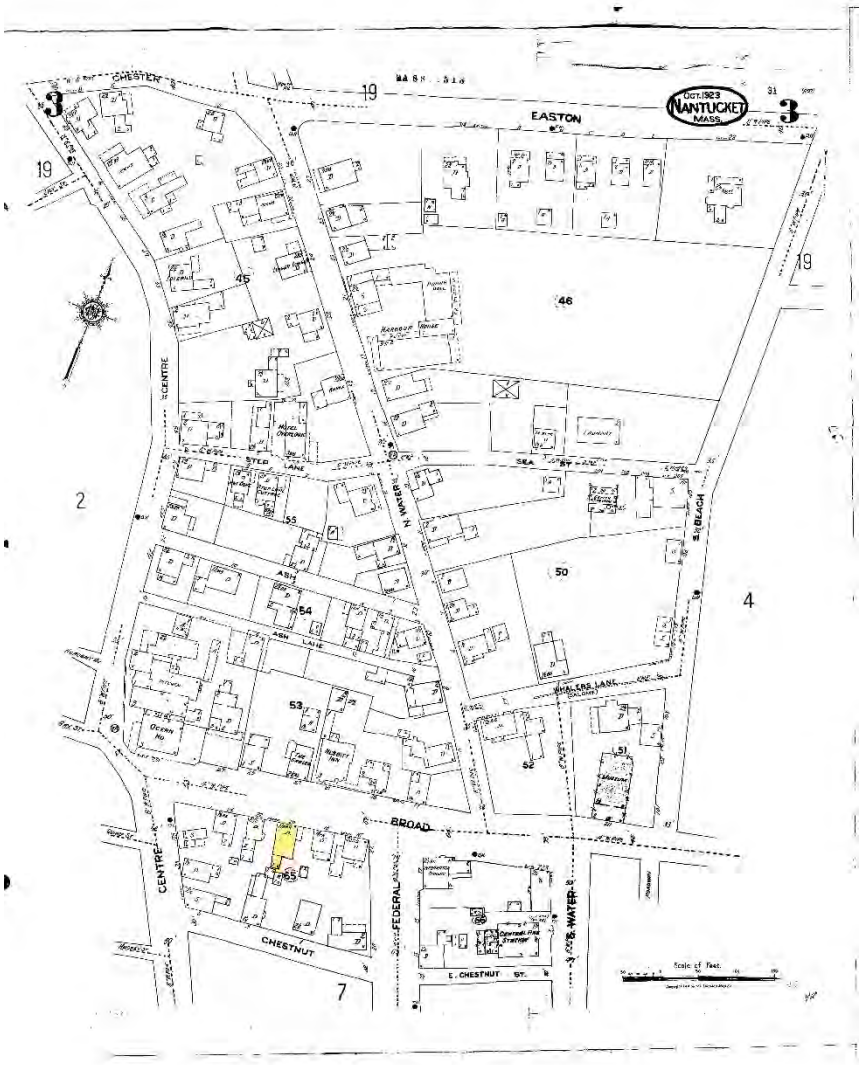
Nantucket, Ma, 02554

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

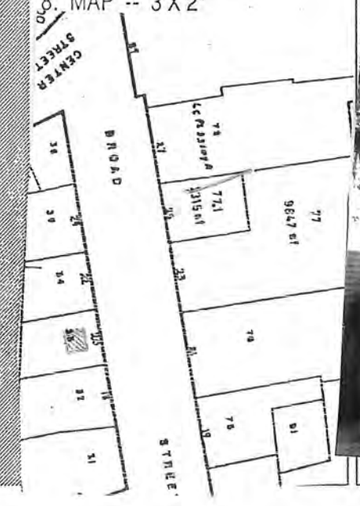
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

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



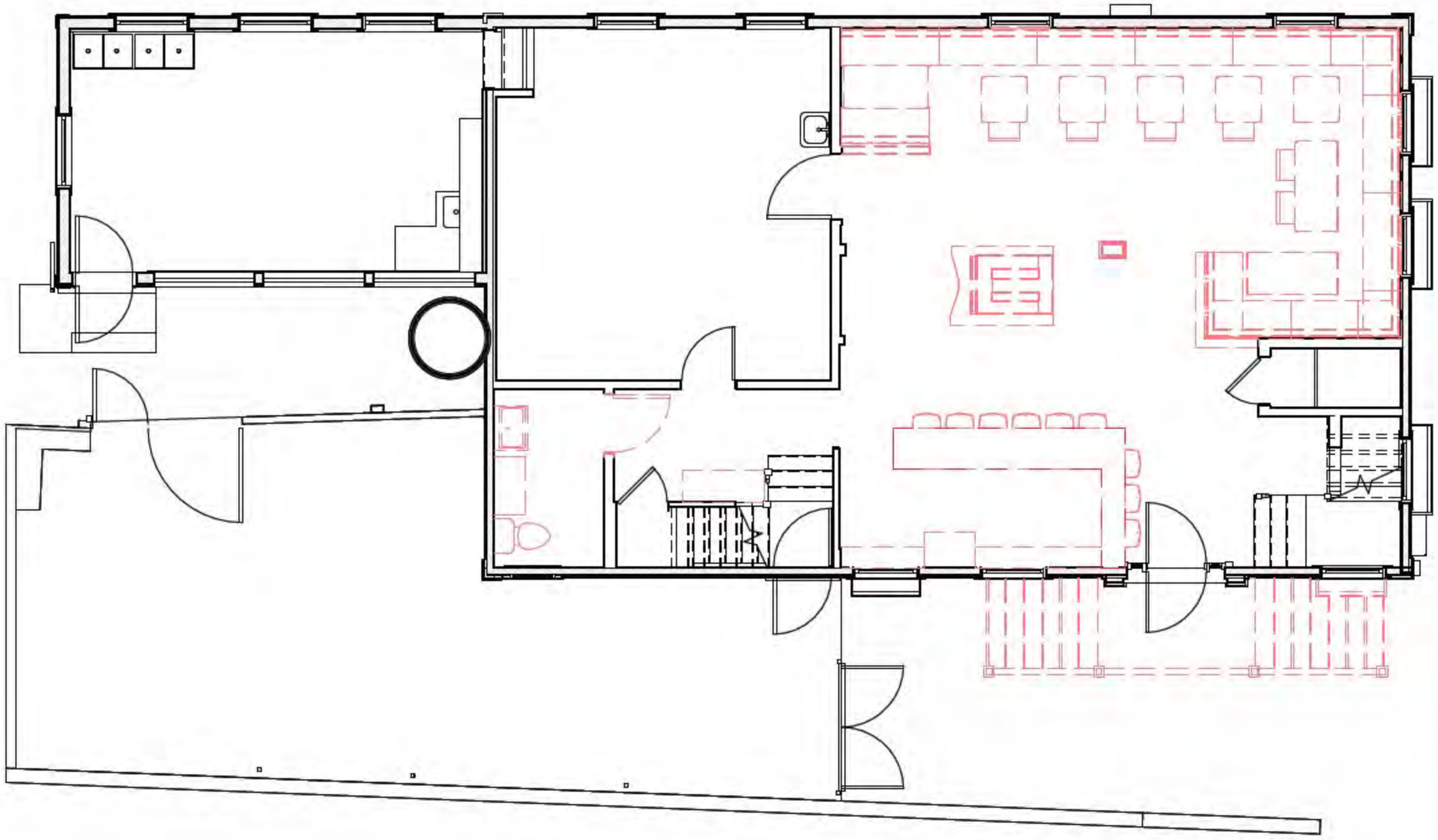


Existing Conditions


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

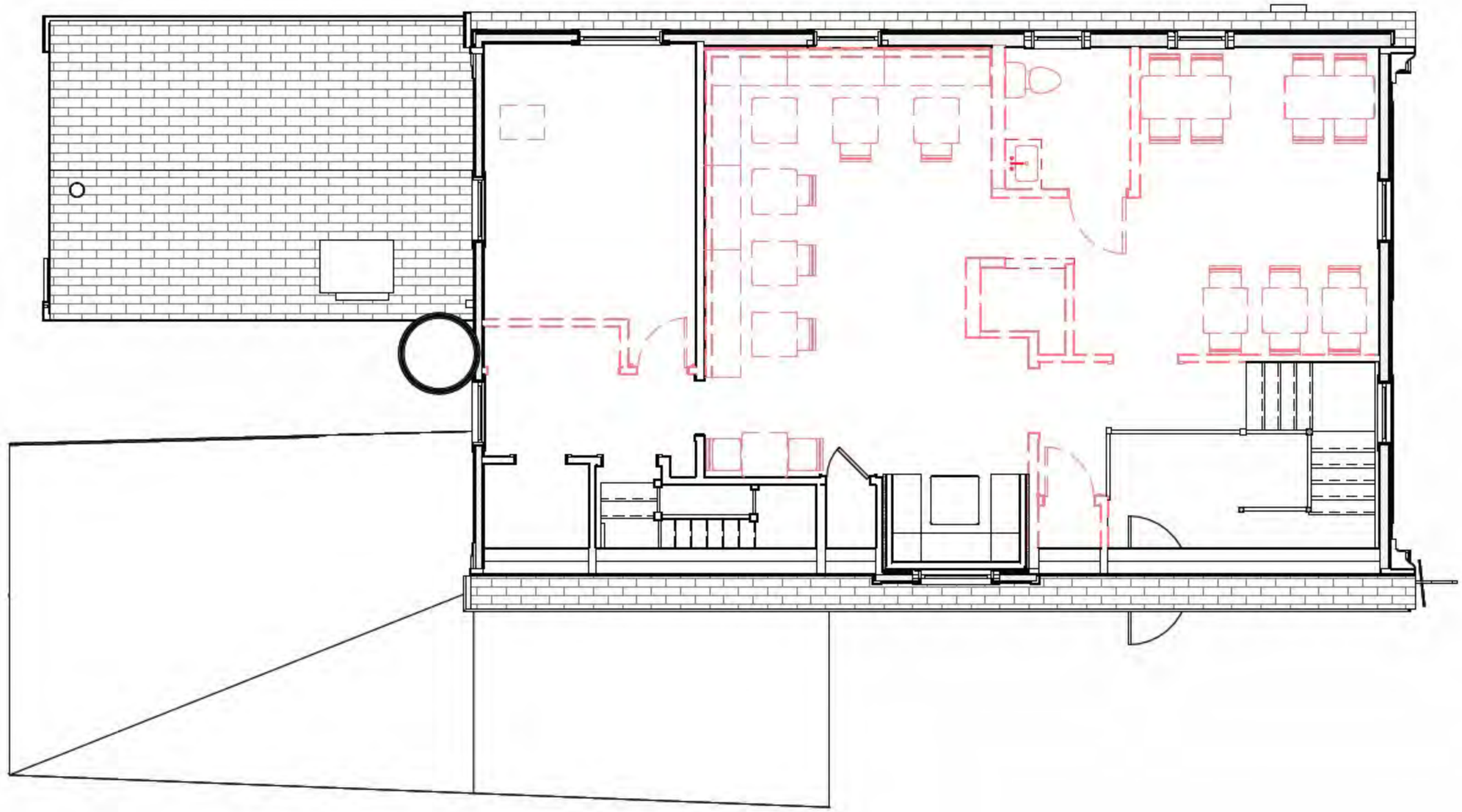
Locus Map


BROAD STREET
Accessible Lift
New Stairs & Accessible Stoop
20 BROAD
TOTAL AREA
1,388 +/- S. F.
22 BROAD
Covered Patio Dining
3 CHESTNUT



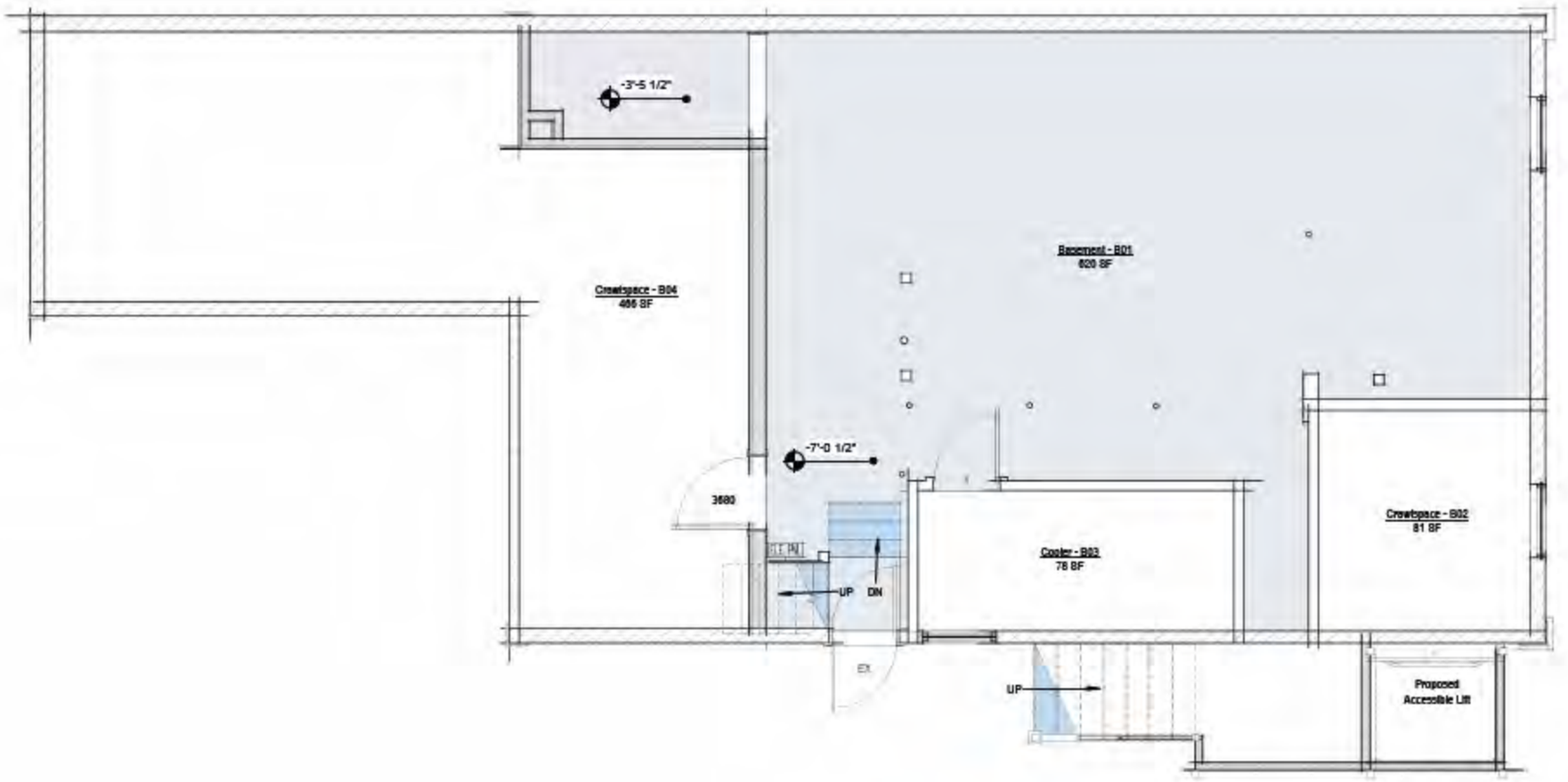
First Floor Plan - Demolition

1/8" = 1'-0"



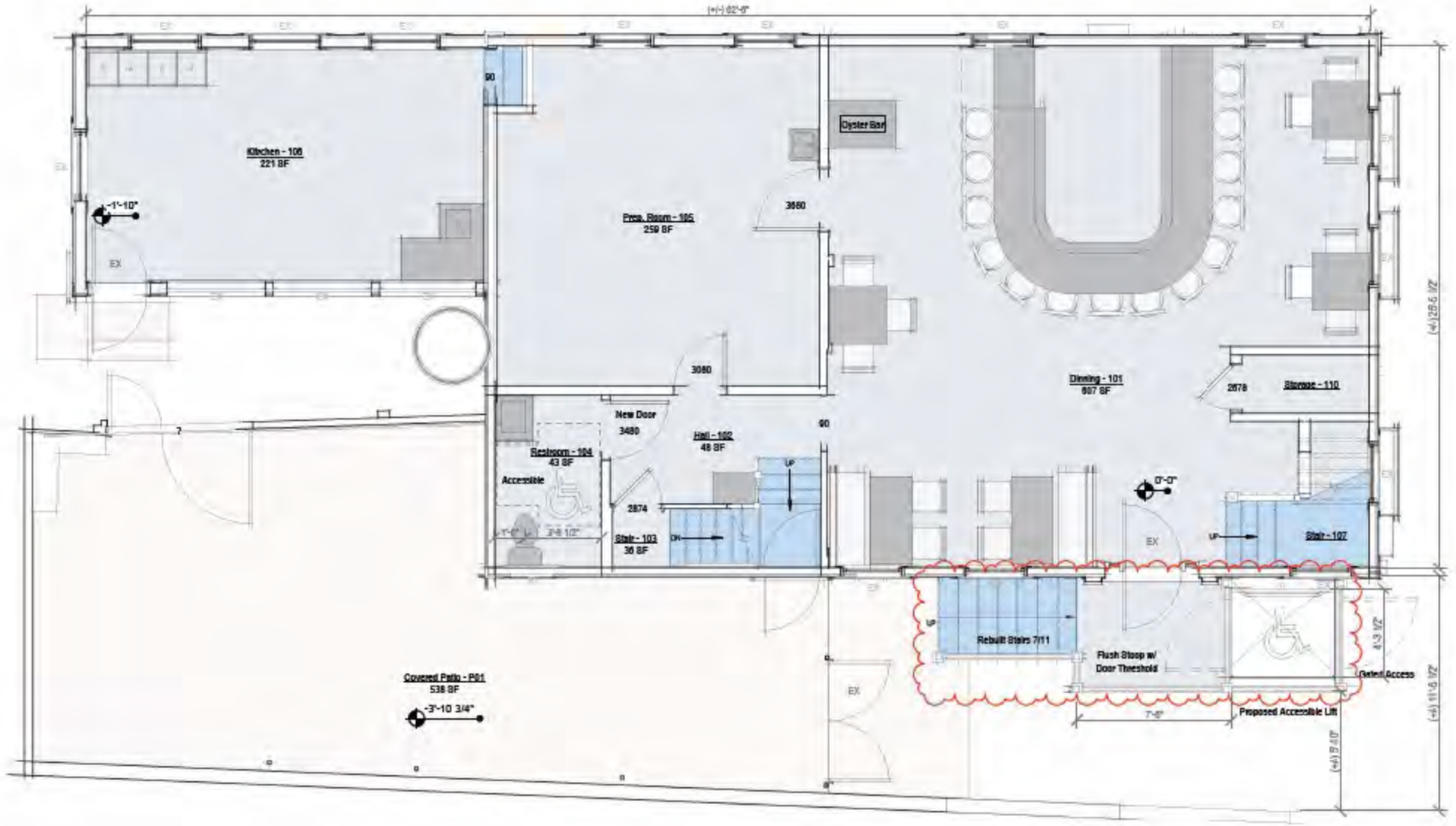
Second Floor Plan - Demolition

1/8" = 1'-0"



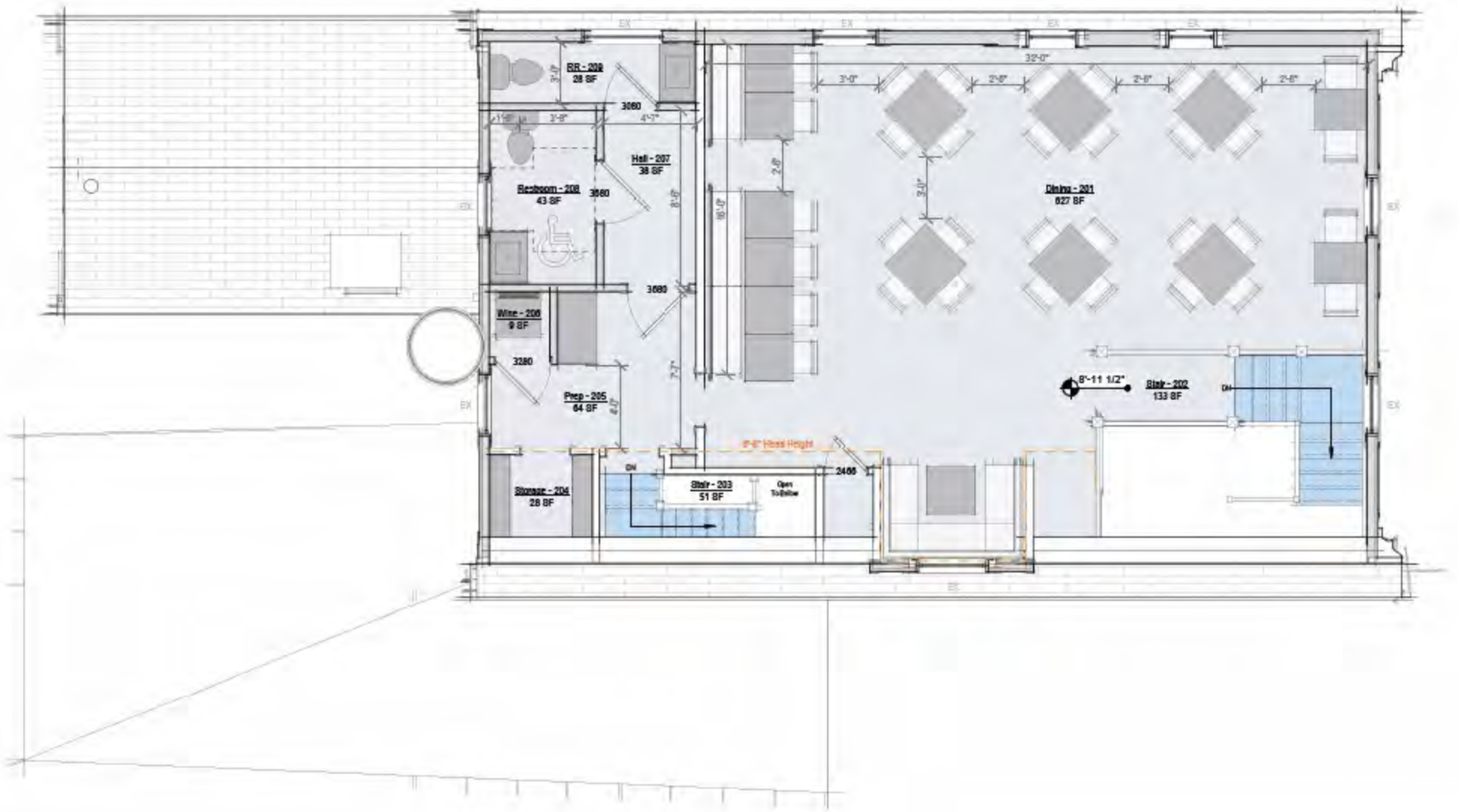
Basement Plan - Proposed

1/4" = 1'-0"



First Floor Plan - Proposed

1/4" = 1'-0"



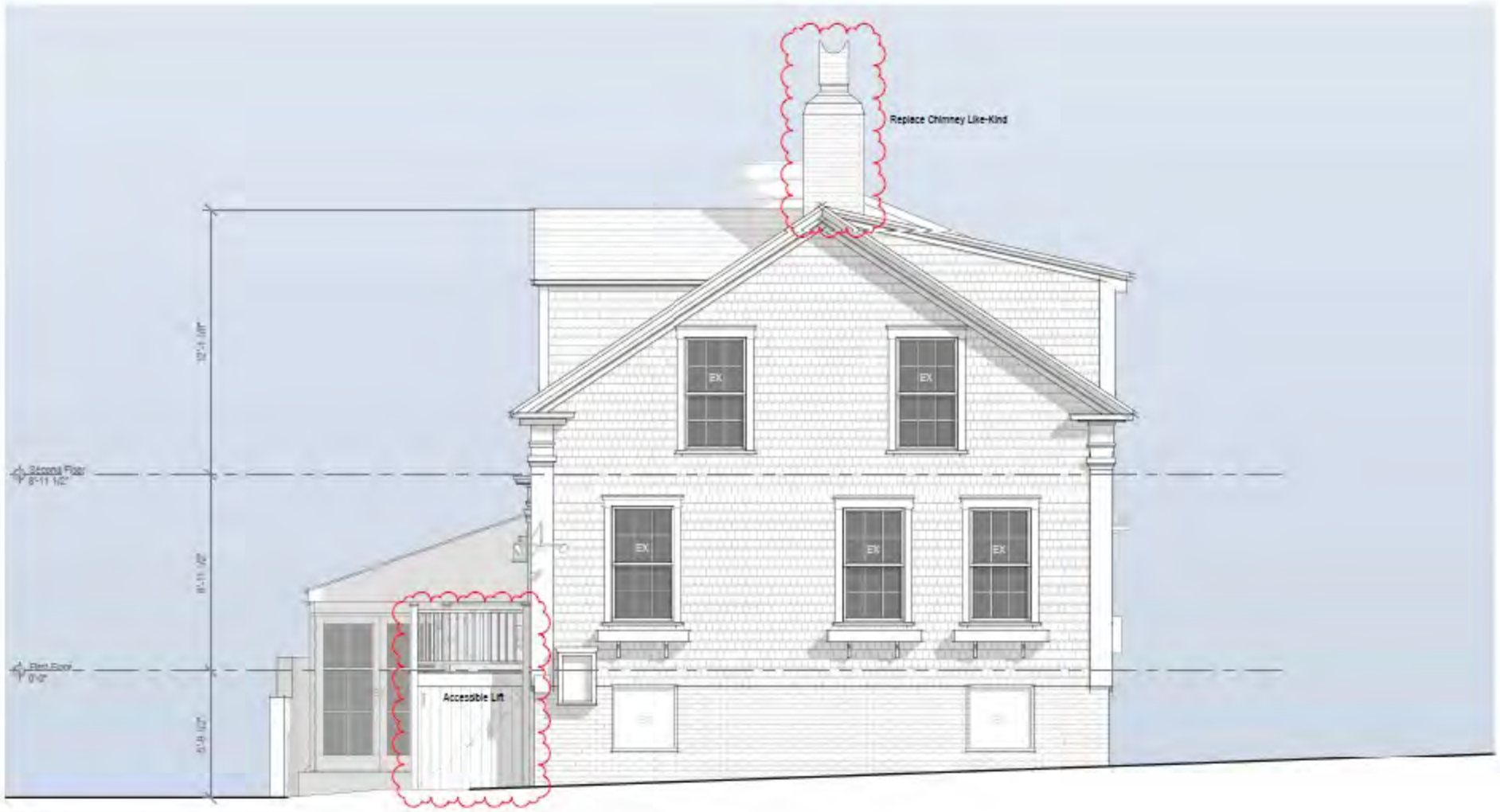
Second Floor Plan - Proposed

1/4" = 1'-0"



North Elevation - Existing

1/8" = 1'-0"



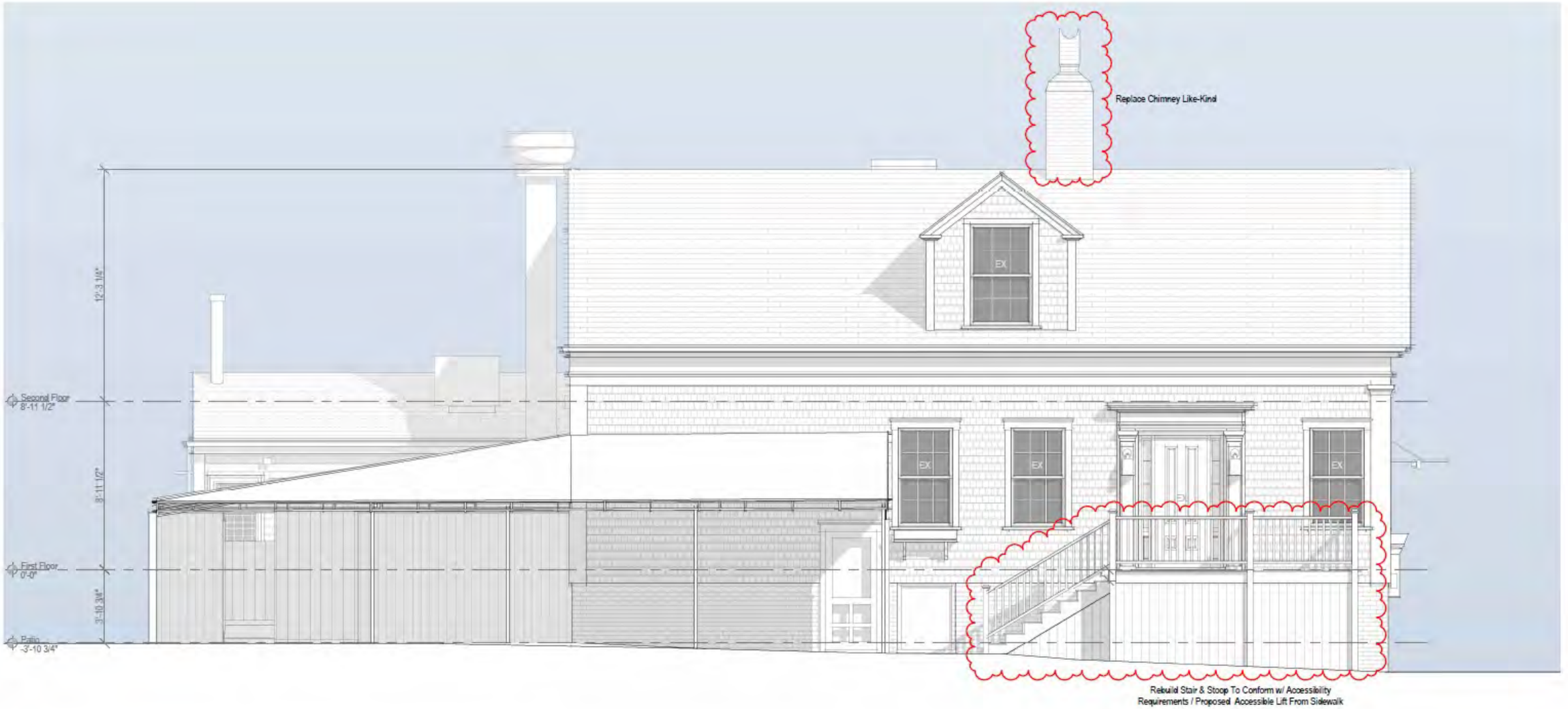
North Elevation - Proposed

1/4" = 1'-0"



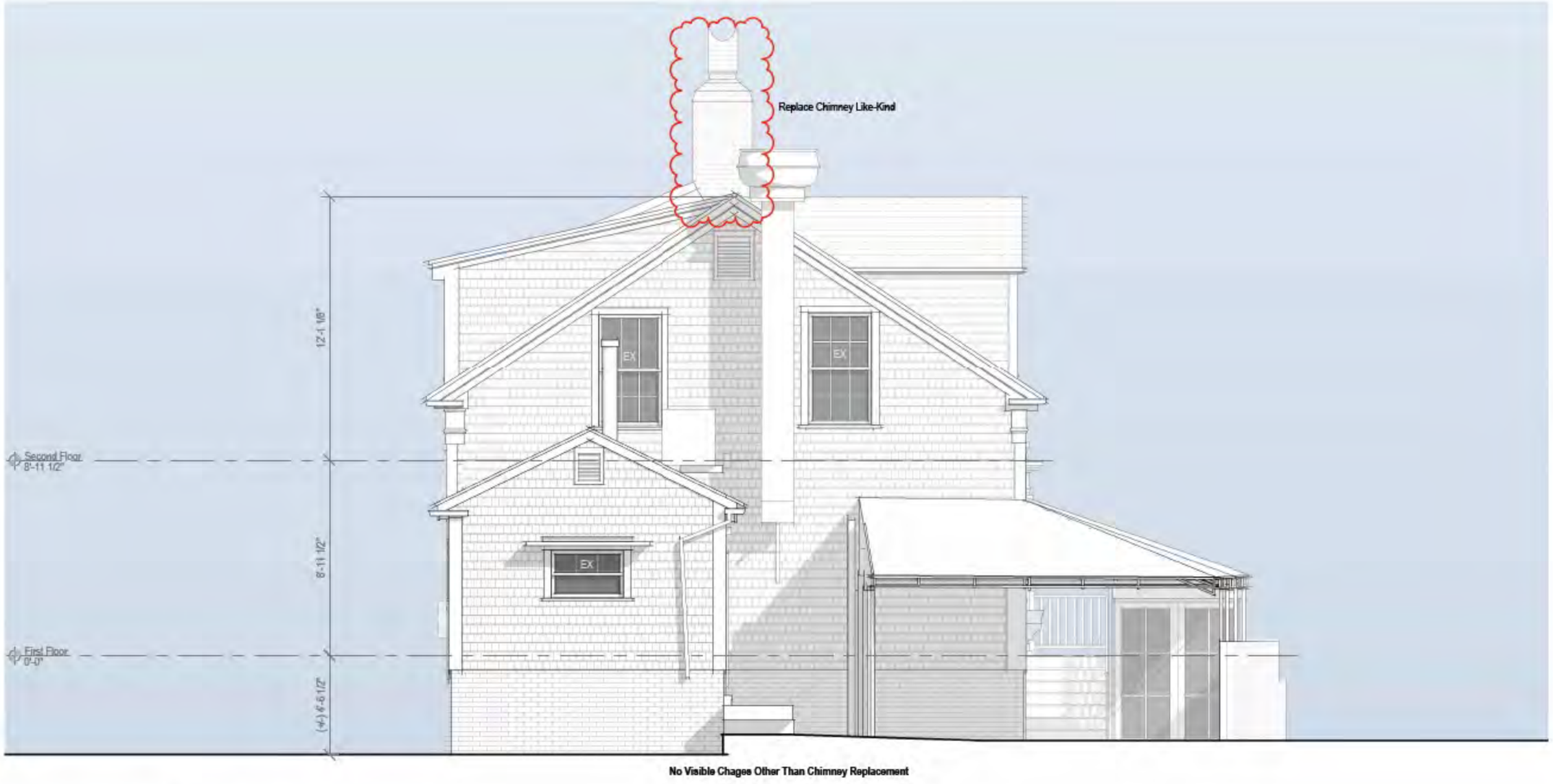
East Elevation - Existing

1/8" = 1'-0"



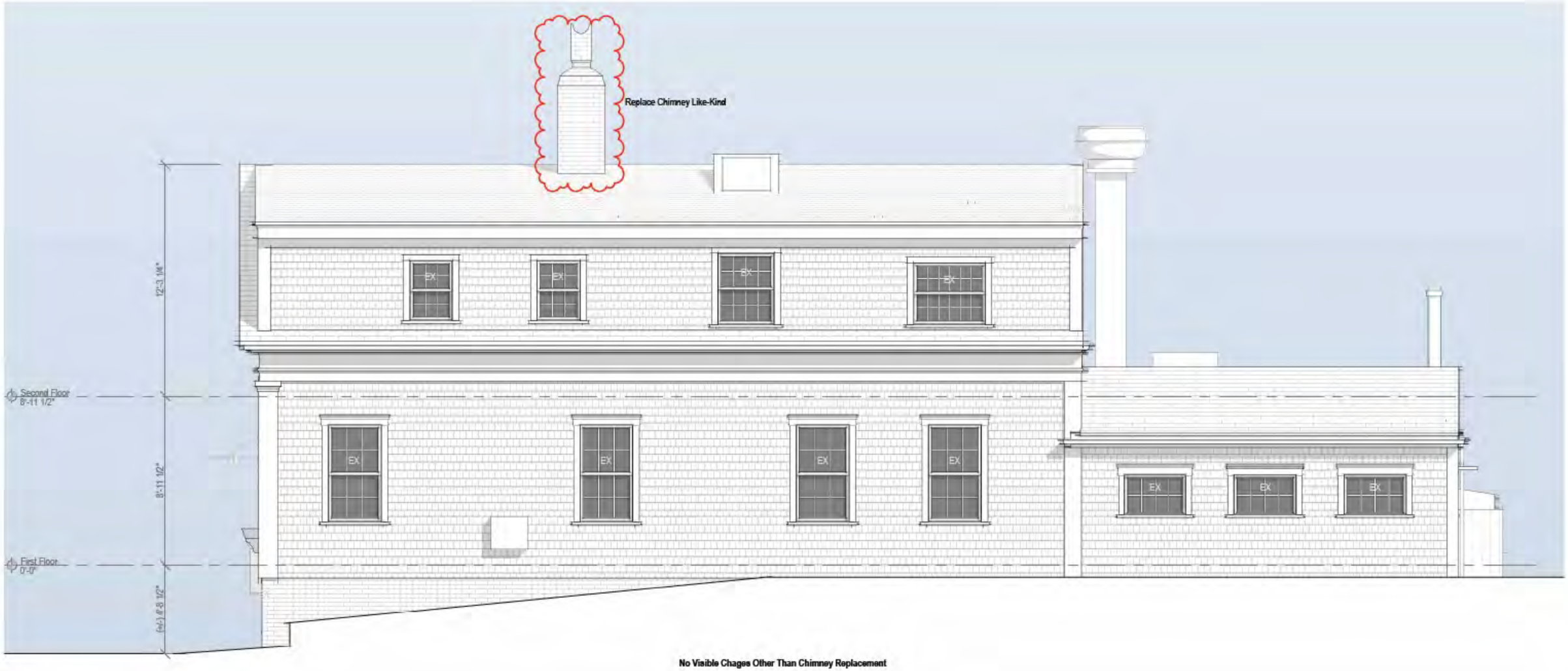
East Elevation - Proposed

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

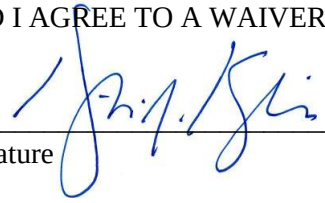
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

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

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Existing Conditions Photographs
HDC Submission 09.09.24

emeritus

Main House

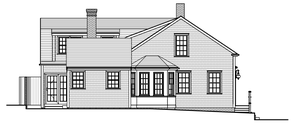
32 North Liberty Street
Nantucket, MA 02554

09.09.24

HDC Submission



East Elevation



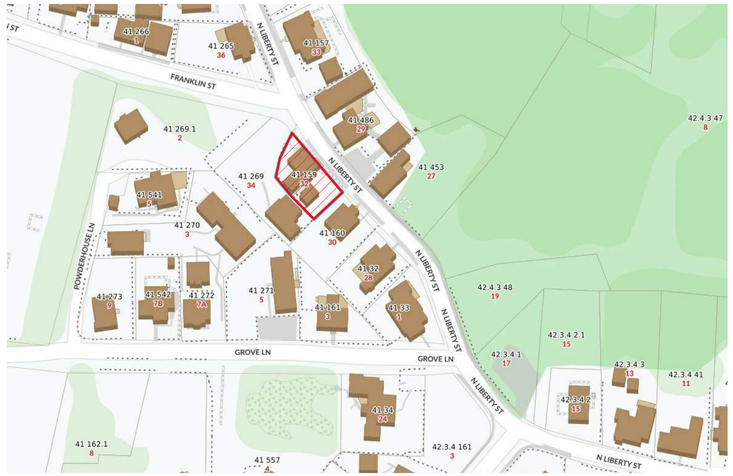
South Elevation



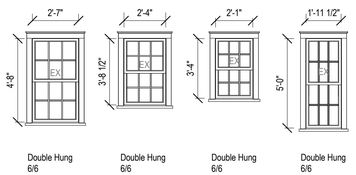
West Elevation



North Elevation



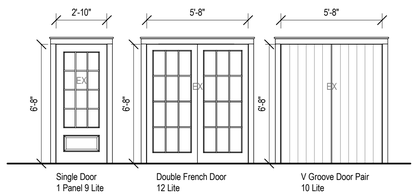
Locus Map



Double Hung 6/6 | Double Hung 6/6 | Double Hung 6/6 | Double Hung 6/6

Window Legend - Dwelling

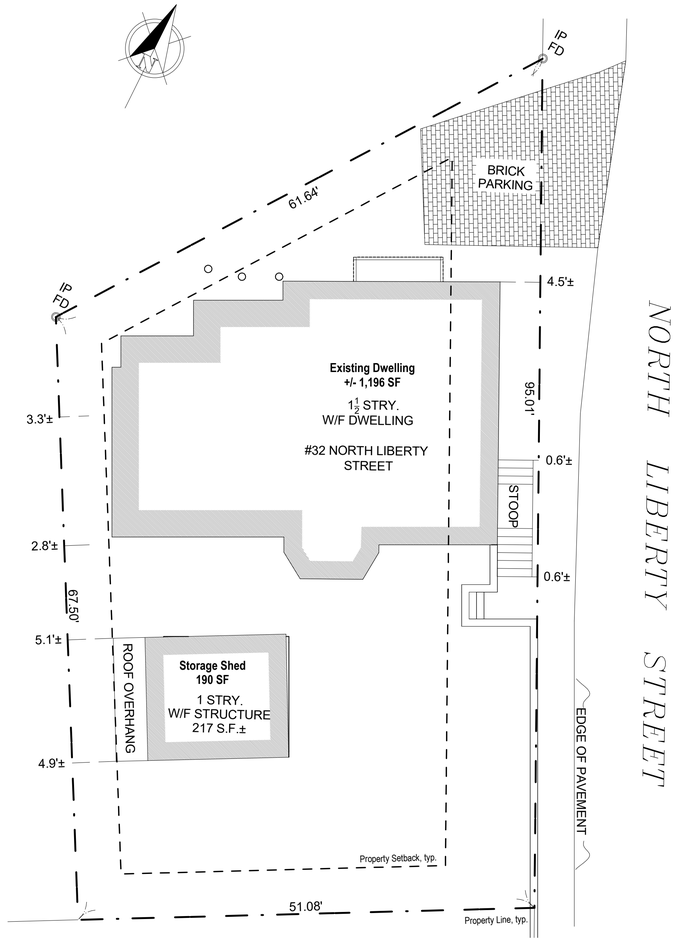
1/4" = 1'-0"



Single Door 1 Panel 9 Lite | Double French Door 12 Lite | V Groove Door Pair 10 Lite

Door Legend - Dwelling

1/4" = 1'-0"



Site Plan

1/8" = 1'-0"

1943

Main House

32 North Liberty Street
Nantucket, MA 02554

emeritus

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

Cover Sheet

Site Information

Map & Parcel:	41 / 159
Current Zoning:	R1
Minimum Frontage:	50 ft
Front Setback:	10 ft
Side/Rear Setback:	5 ft
Lot Size:	4,297 sq.ft.
Min. Lot Size:	5,000 sq.ft.
Allowable G.C.:	30% / 1,289 sq. ft.
Existing G.C.:	(+/-) 1,196 sq.ft.
Proposed G.C.:	0 sq.ft.
Total Proposed G.C.:	(+/-) 1,196 sq.ft.

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

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

Revisions

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

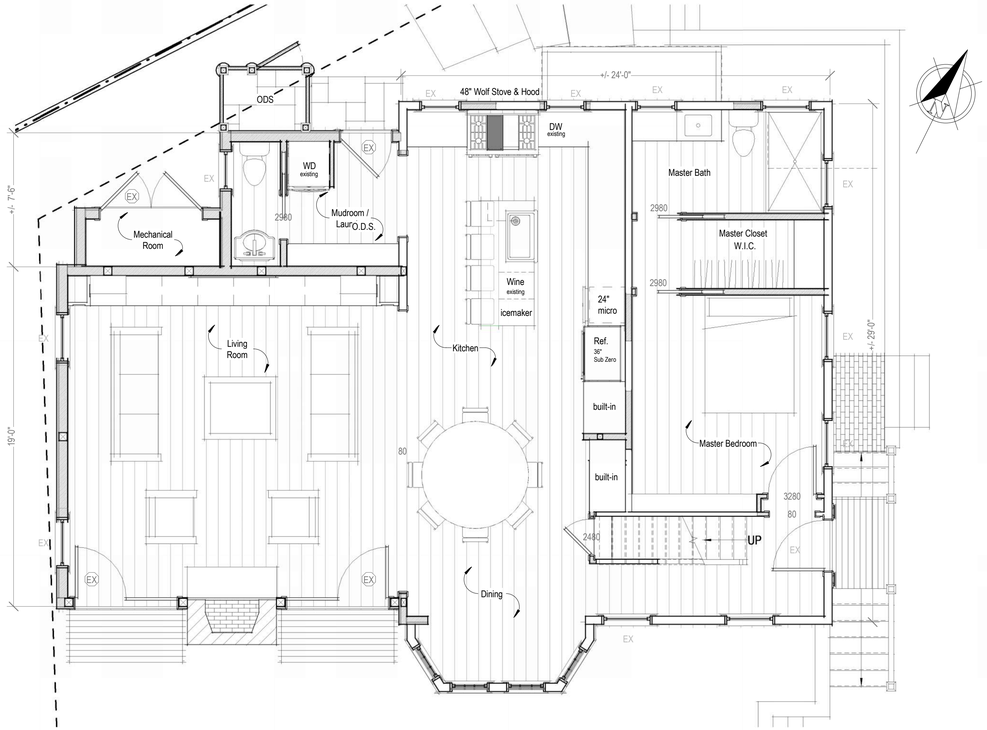
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.1.1

1943

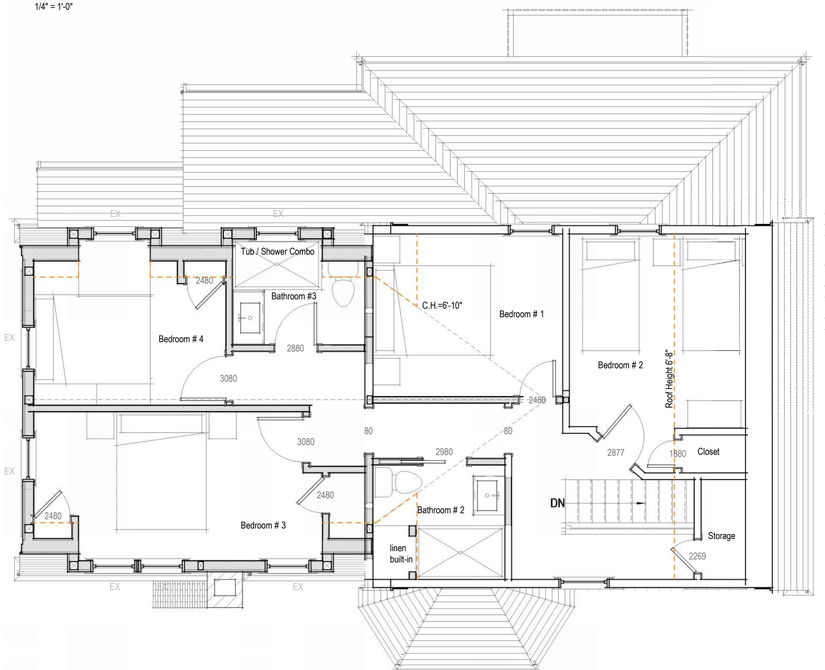
09.09.24

HDC Submission



First Floor - Proposed

1/4" = 1'-0"



Second Floor - Proposed

1/4" = 1'-0"

1943

Main House

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Nantucket, MA 02554

emeritus

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Floor Plans

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G.1.1 Cover Sheet
A.1.1 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

Revisions

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A.1.1

1943

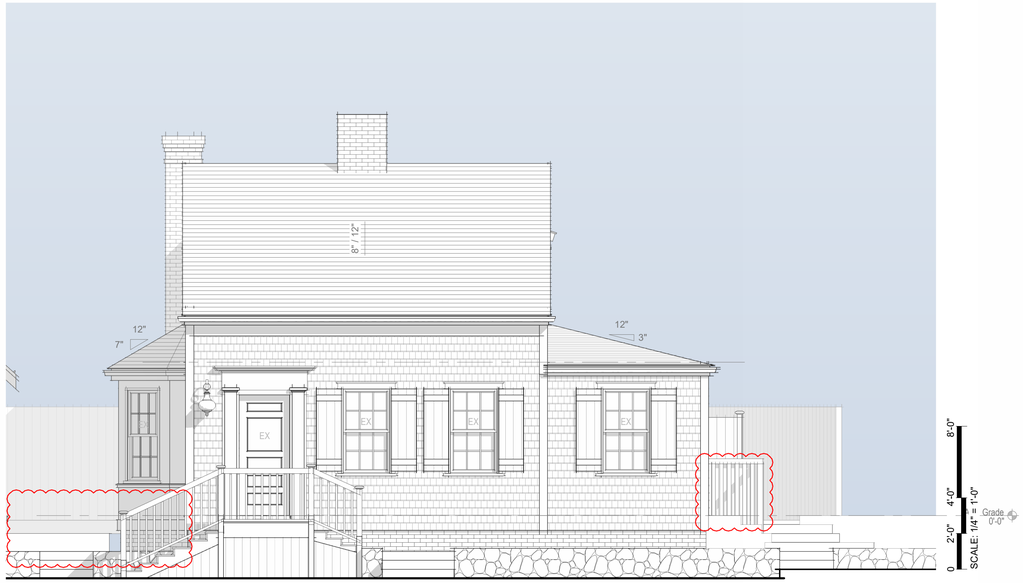
09.09.24

HDC Submission



East Elevation - Previously Approved

1/8" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"



North Elevation - Previously Approved

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

1943

Main House

32 North Liberty Street
Nantucket, MA 02554

emeritus

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

Exterior Elevations

Site Information

Map & Parcel:	41 / 159
Current Zoning:	R1
Minimum Frontage:	50 ft
Front Setback:	10 ft
Side/Rear Setback:	5 ft
Lot Size:	4,297 sq.ft.
Min. Lot Size:	5,000 sq.ft.
Allowable G.C.:	30% / 1,289 sq. ft.
Existing G.C.:	(+/-) 1,196 sq.ft.
Proposed G.C.:	0 sq.ft.
Total Proposed G.C.:	(+/-) 1,196 sq.ft.

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A.2.1

1943

09.09.24

HDC Submission



West Elevation - Previously Approved

1/8" = 1'-0"



NO VISIBLE CHANGES THIS VIEW

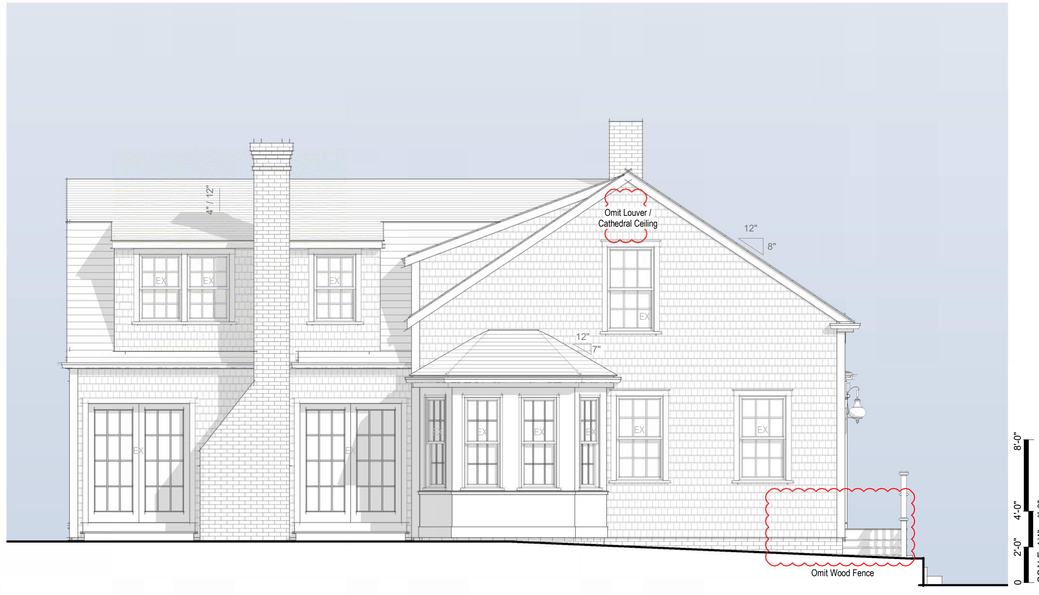
West Elevation - Proposed

1/4" = 1'-0"



South Elevation - Previously Approved

1/8" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"

1943

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A.2.2

1943

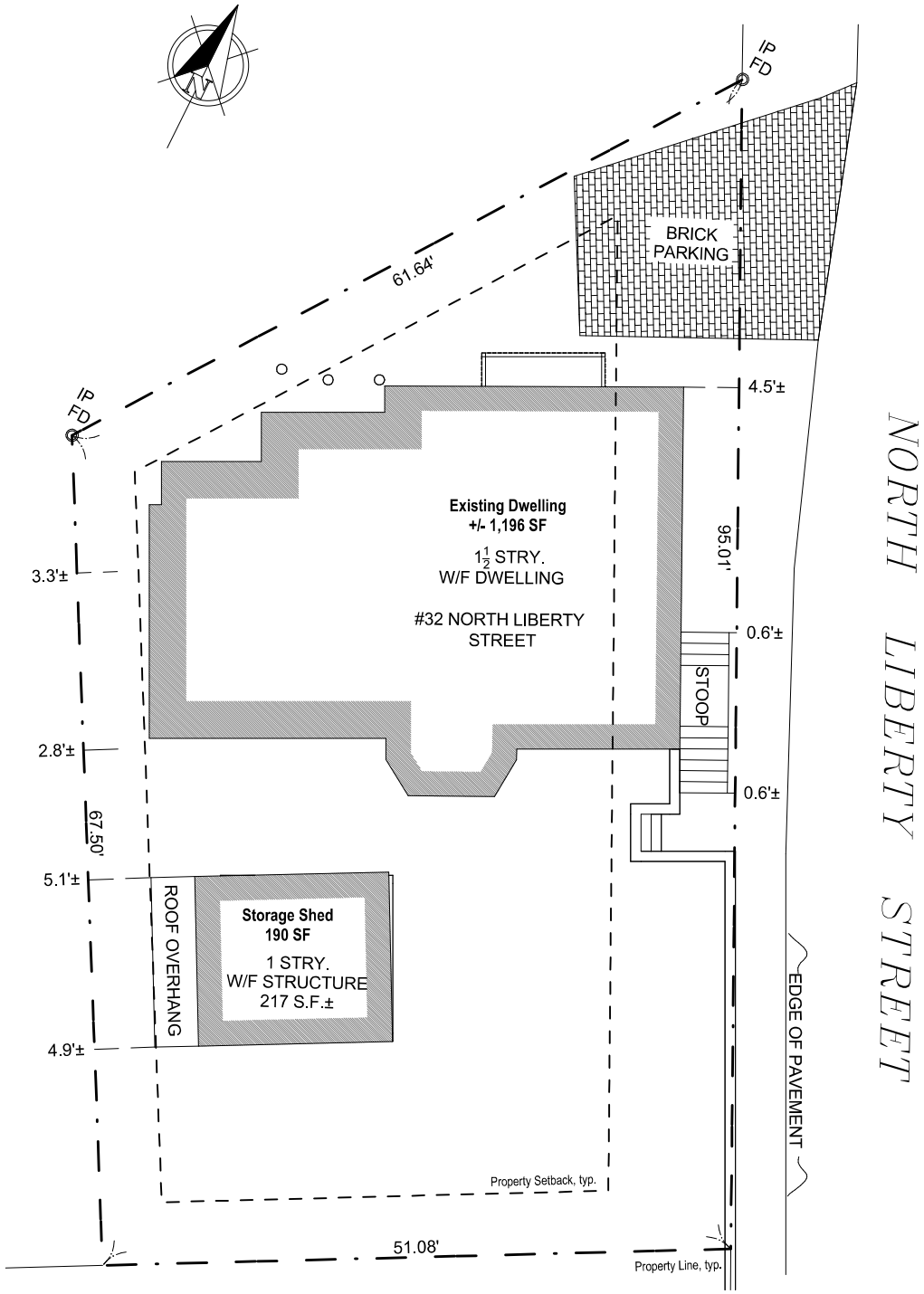
Main House

32 North Liberty Street
Nantucket, MA 02554



Locus Map

09.09.24



Site Plan

1/8" = 1'-0"



East Elevation



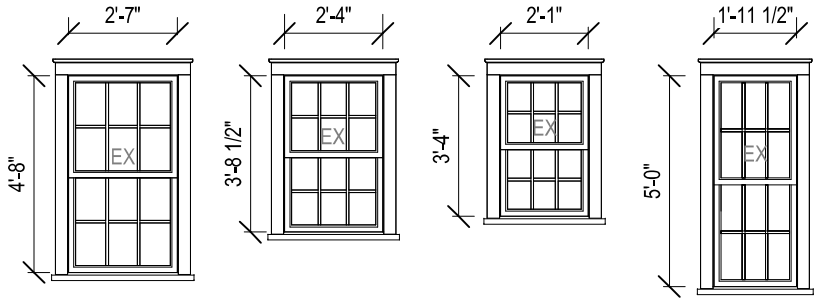
South Elevation



West Elevation



North Elevation



Double Hung
6/6

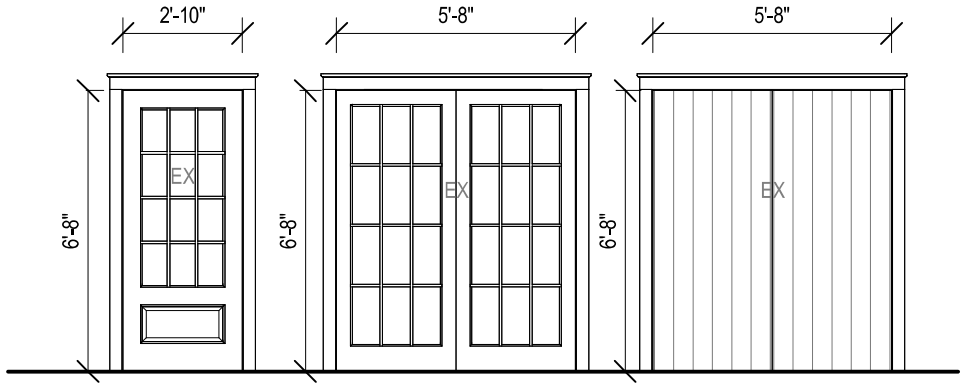
Double Hung
6/6

Double Hung
6/6

Double Hung
6/6

Window Legend - Dwelling

1/4" = 1'-0"



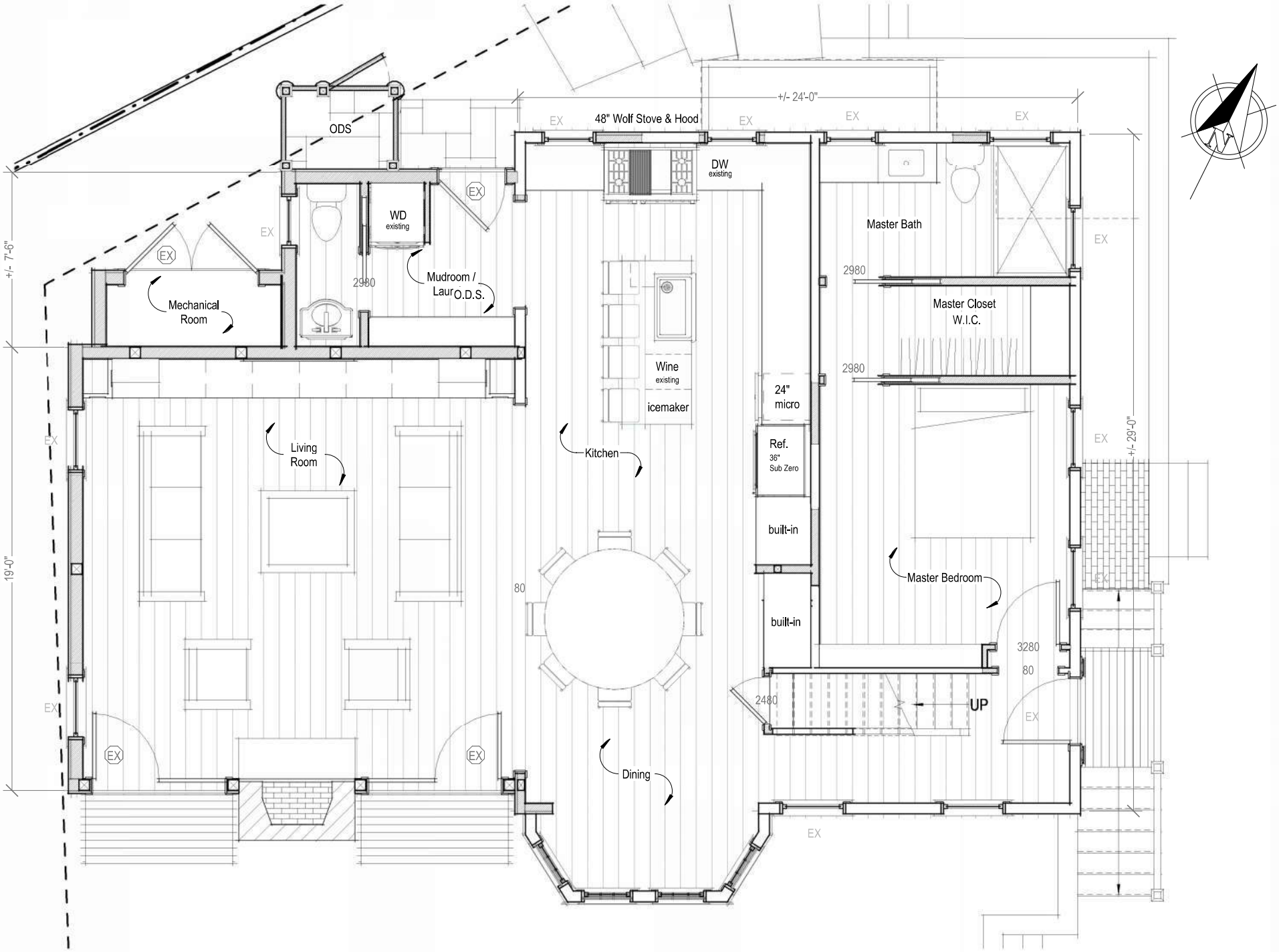
Single Door
1 Panel 9 Lite

Double French Door
12 Lite

V Groove Door Pair
10 Lite

Door Legend - Dwelling

1/4" = 1'-0"



First Floor - Proposed

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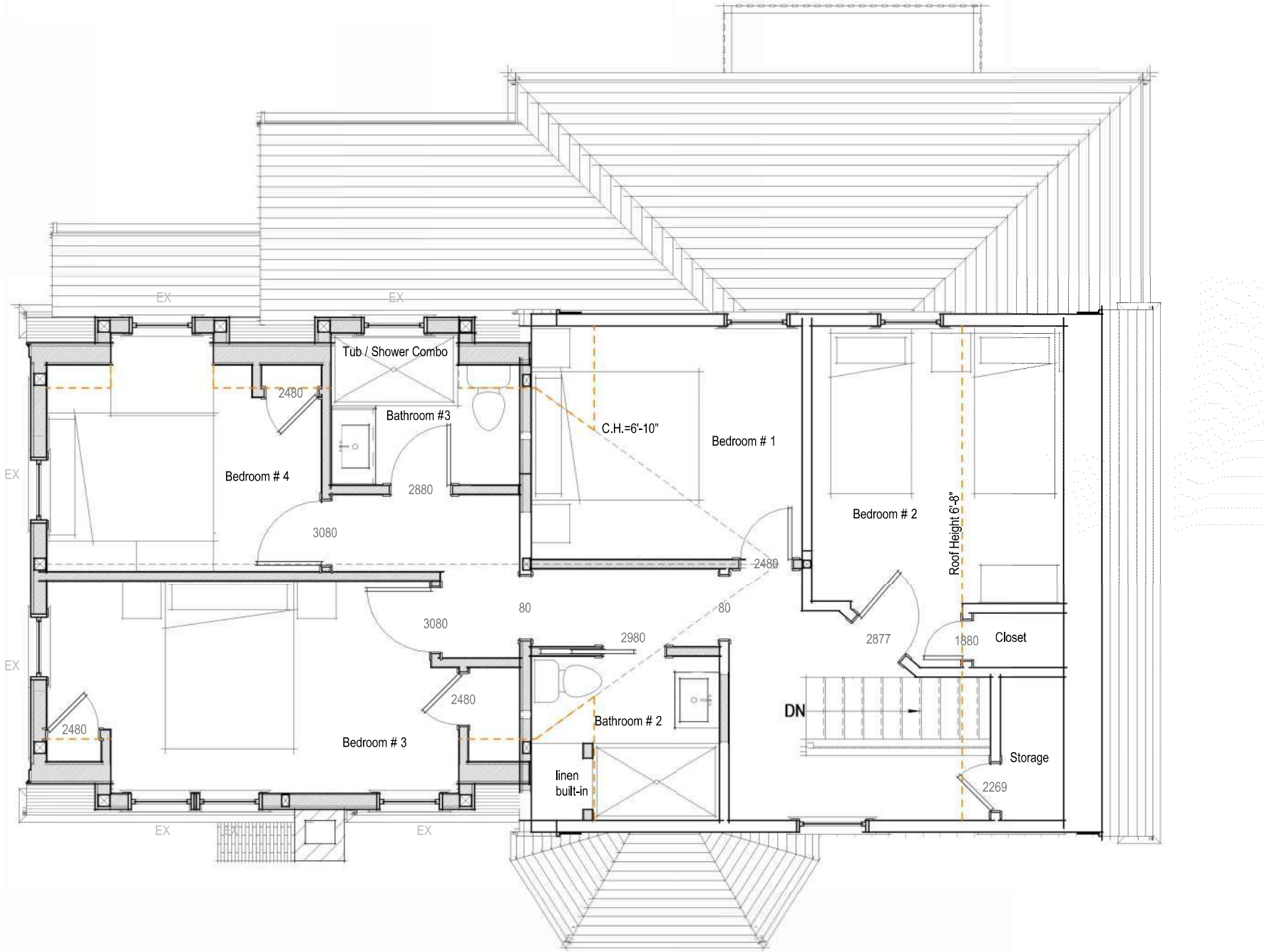

Second Floor - Proposed

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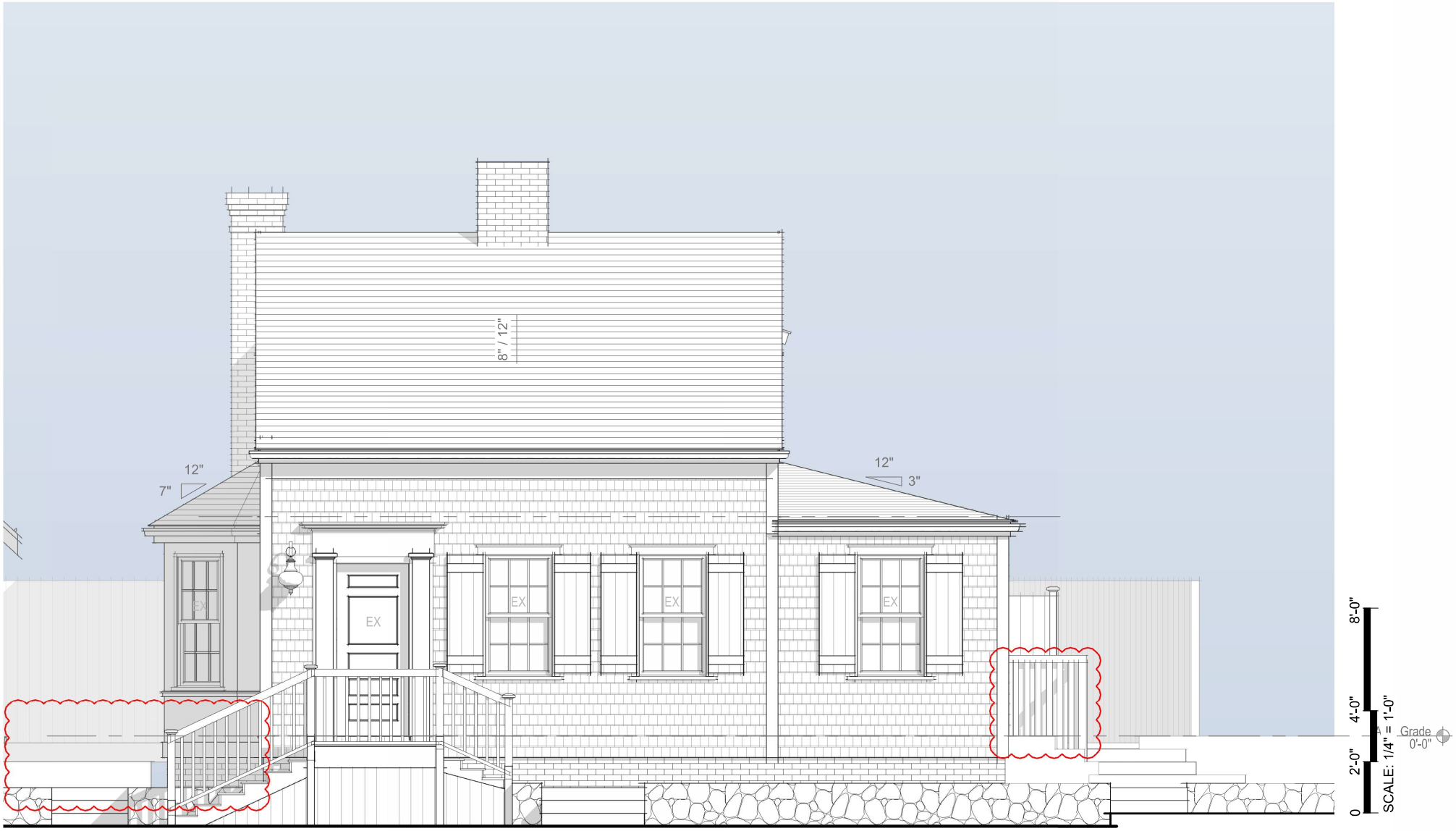


East Elevation - Proposed

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

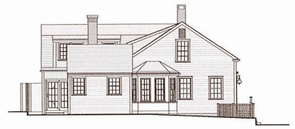
32 North Liberty Street
Nantucket, MA 02554

06.15.22

HDC ATS Submission



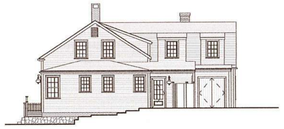
East Elevation



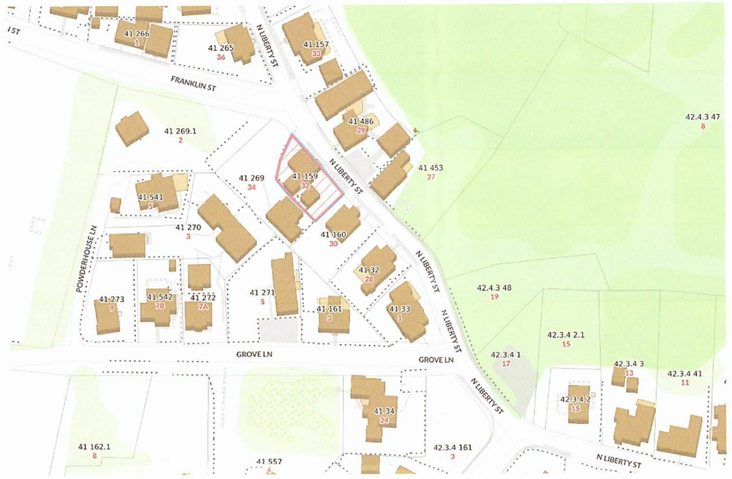
South Elevation



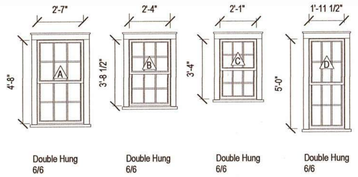
West Elevation



North Elevation



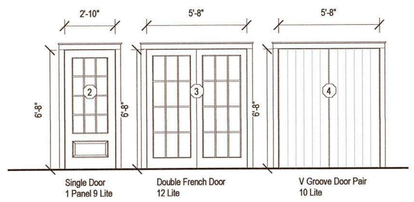
Locus Map



Double Hung 6/6 | Double Hung 6/6 | Double Hung 6/6 | Double Hung 6/6

Window Legend - Dwelling

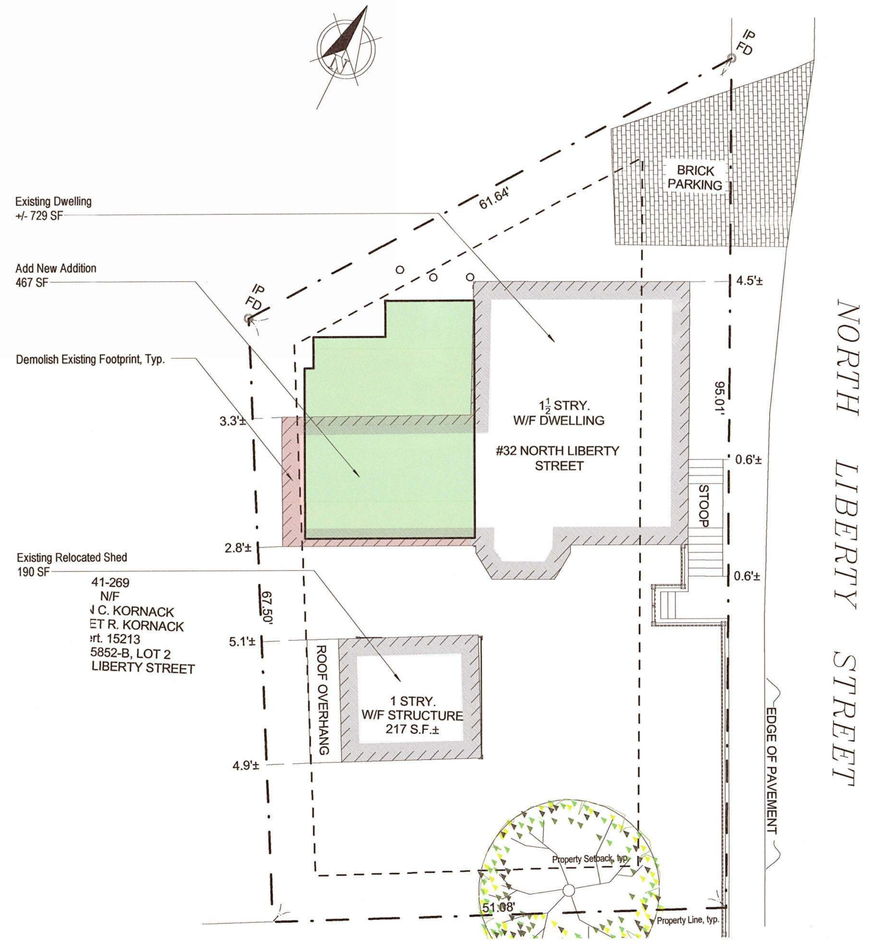
1/4" = 1'-0"



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

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Nantucket, MA 02554

emeritus

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Cover Sheet

Site Information

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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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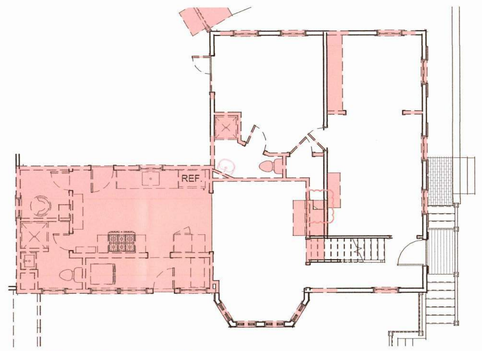
G.1.1
1943

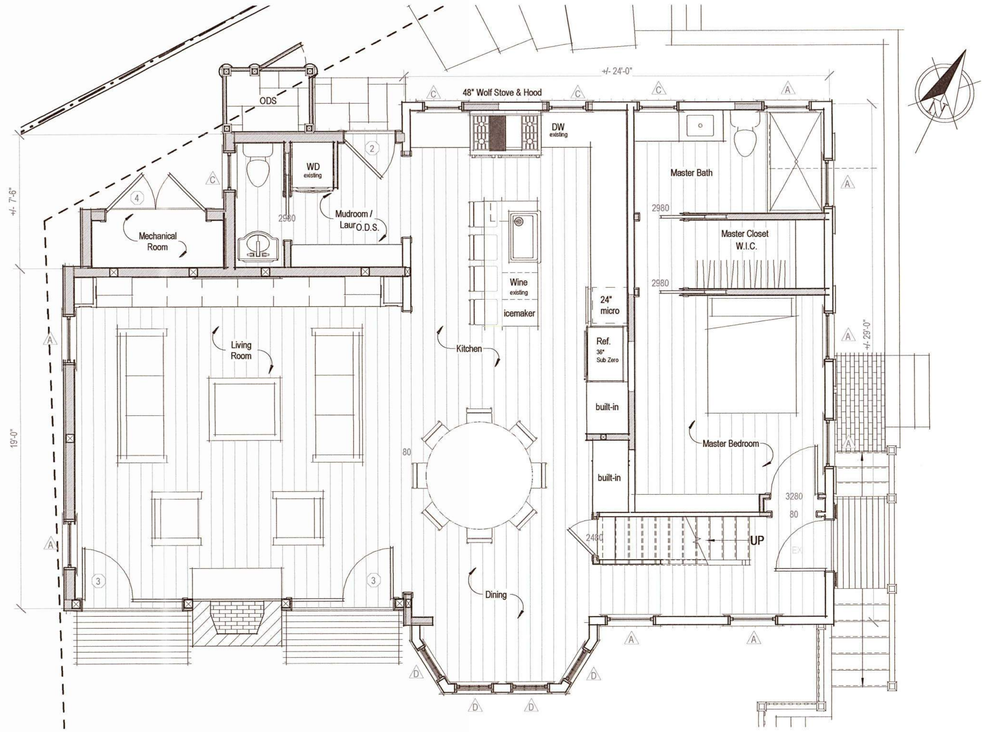
06.15.22

HDC ATS Submission



First Floor - Demolition Plan

1/8" = 1'-0"



First Floor - Proposed

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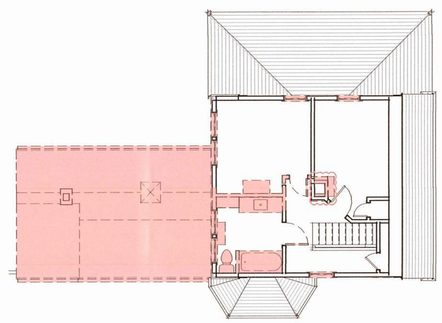
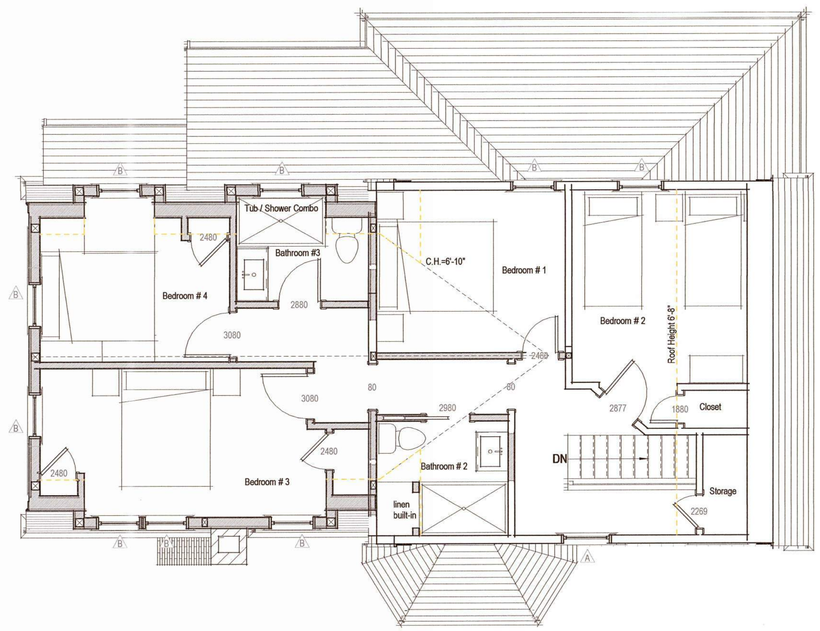


Second Floor - Demolition Plan

1/8" = 1'-0"



Second Floor - Proposed

1/4" = 1'-0"

1943

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Nantucket, MA 02554

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Floor Plans

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A.1.1

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06.15.22

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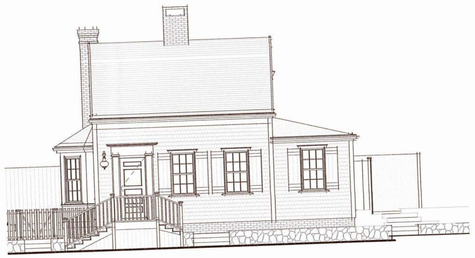

East Elevation - Previously Submitted

1/8" = 1'-0"



East Elevation - Previously Approved

1/8" = 1'-0"



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1/4" = 1'-0"



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APPROVED
HDC 2022-03.5873
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL
CHIMNEY ONLY

Revisions

1 Client Requested Revisions March 10, 2022

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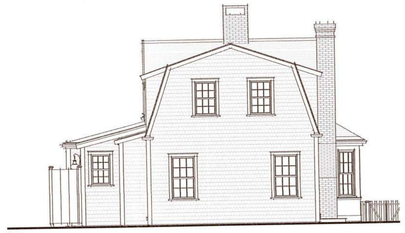
RECEIVED
JUN 1 8 2022

A.2.1

1943

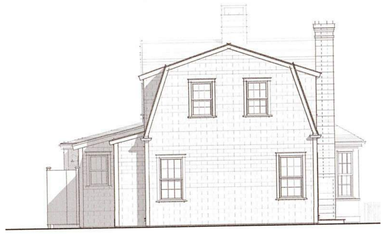
06.15.22

HDC ATS Submission



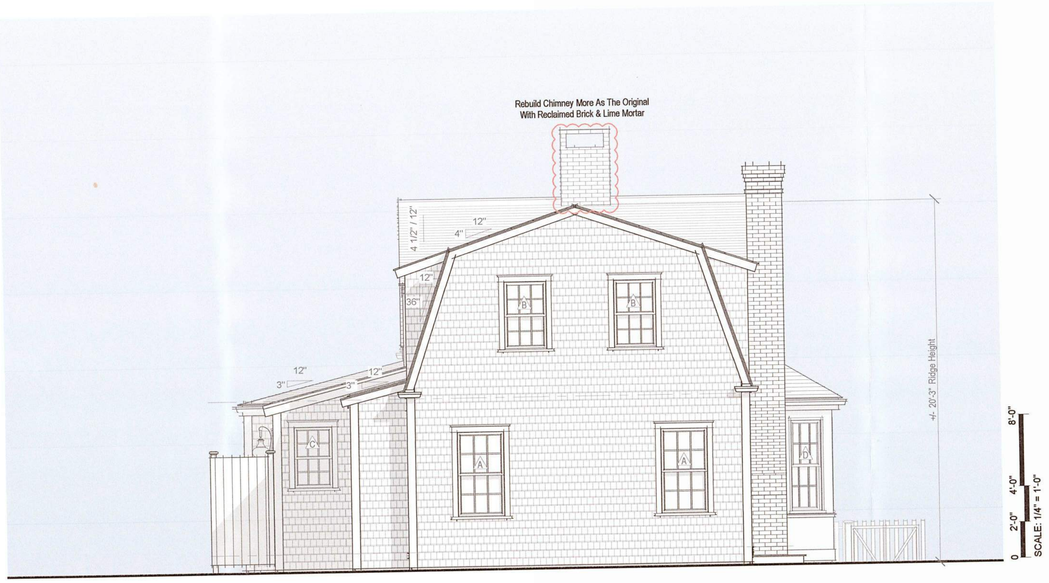
West Elevation - Previously Submitted

1/8" = 1'-0"



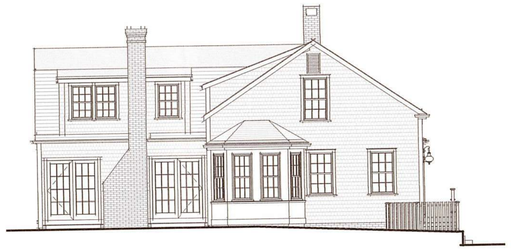
West Elevation - Previously Approved

1/8" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



South Elevation - Previously Submitted

1/8" = 1'-0"



South Elevation - Previously Approved

1/8" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"

1943

Main House

32 North Liberty Street
Nantucket, MA 02554

emeritus

8 Williams Lane Nantucket, MA 02554
P: 508.325.4995
F: 508.325.6880
www.emeritusdevelopement.com

Exterior Elevations

Site Information

Map & Parcel:	41 / 159
Current Zoning:	R1
Minimum Frontage:	50 ft
Front Setback:	10 ft
Side/Rear Setback:	5 ft
Lot Size:	4,297 sq.ft.
Min. Lot Size:	5,000 sq.ft.
Allowable G.C.:	30% / 1,289 sq. ft.
Existing G.C.:	+/- 729 sq.ft.
Proposed G.C.:	467 sq.ft.
Total Proposed G.C.:	1,196 sq.ft.

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

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

APPROVED
HDC 2022-03-3873
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL
CHIMNEY LH

Revisions

1 Client Requested Revisions March 10, 2022

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

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

RECEIVED JUN 16 2022

A.2.2

1943



1890s



PH170 - Collection of Glass Plate Negatives

Photograph of an unidentified family and dog posed in front ...

GPN2204

1890s

Preferred citation Courtesy of the Nantucket Historical Association

Scope and content Photograph of an unidentified family and dog posed in front of the house at 32 North Liberty Street. Many fenced fields visible.
5" x 8"

Hierarchy
[Collection] PH170 - Collection of Glass Plate Negatives
↳ [Item GPN2204] [notitle] 1890s

Subject - name
- North Liberty Street (browse 117 records)

Subject - topical
- Houses (browse 5373 records)
- Unidentified person (browse 970 records)
- Dogs (browse 239 records)

Share:



June 1992



1992

PH12 - H. Flint Ranney Collection

32 North Liberty Street, last name of the owner at the time ...

PH12-1896
June 1992

Creator
- Ranney, H. Flint (browse 4192 records)

Preferred citation
Courtesy of the Nantucket Historical Association

Administrative/biographical history
Photograph of houses and properties held for sale by Denby Real Estate or other Nantucket real estate agencies, circa 1982-2000. H. Flint Ranney (b. March 26, 1935 - d. December 27, 2012) worked for Denby Real Estate first as a broker and appraiser and later took over the company in 1984. Offices for Denby Real Estate were located on North Water Street. Flint retired in 2007 and turned the business over to his two sons. Flint also served on many island non-profit and public service committees including two terms as President of the Chamber of Commerce, President of the Rotary Club and Nantucket Historical Association.

Scope and content
32 North Liberty Street, last name of the owner at the time was Rogerson.
3.5 x 5 in.

Hierarchy
[Collection] PH12 - H. Flint Ranney Collection
↳ [Item PH12-1896] [notitle] June 1992

Acquisitions information
RL2007.21

Ranney, Flint



August 1992



Aug 1992

PH12 - H. Flint Ranney Collection

32 North Liberty Street, last name of the owner at the time ...

PH12-1897

August 1992

Creator
- Ranney, H. Flint (browse 4192 records)

Preferred citation
Courtesy of the Nantucket Historical Association

Administrative/biographical history
Photograph of houses and properties held for sale by Denby Real Estate or other Nantucket real estate agencies, circa 1982-2000. H. Flint Ranney (b. March 26, 1935 - d. December 27, 2012) worked for Denby Real Estate first as a broker and appraiser and later took over the company in 1984. Offices for Denby Real Estate were located on North Water Street. Flint retired in 2007 and turned the business over to his two sons. Flint also served on many island non-profit and public service committees including two terms as President of the Chamber of Commerce, President of the Rotary Club and Nantucket Historical Association.

Scope and content
32 North Liberty Street, last name of the owner at the time was Goldberg.
3.5 x 5 in.

Hierarchy
[Collection] PH12 - H. Flint Ranney Collection
↳ [Item PH12-1897] [notitle] August 1992

Acquisitions information
RL2007.21

Ranney, Flint



Feb 1993



PH12 - H. Flint Ranney Collection

32 North Liberty Street, last name of the owner at the time ...

PH12-1898
February 1993

Creator
- Ranney, H. Flint (browse 4192 records)

Preferred citation
Courtesy of the Nantucket Historical Association

Administrative/biographical history
Photograph of houses and properties held for sale by Denby Real Estate or other Nantucket real estate agencies, circa 1982-2000. H. Flint Ranney (b. March 26, 1935 - d. December 27, 2012) worked for Denby Real Estate first as a broker and appraiser and later took over the company in 1984. Offices for Denby Real Estate were located on North Water Street. Flint retired in 2007 and turned the business over to his two sons. Flint also served on many island non-profit and public service committees including two terms as President of the Chamber of Commerce, President of the Rotary Club and Nantucket Historical Association.

Scope and content
32 North Liberty Street, last name of the owner at the time was Goldberg.
3.5 x 5 in.

Hierarchy
[Collection] PH12 - H. Flint Ranney Collection
↳ [Item PH12-1898] [notitle] February 1993

Acquisitions information
RL2007.21

Ranney, Flint
Gift of H Flint Ranney

Subject - name
- North Liberty Street (browse 117 records)
- Ranney, H. Flint (browse 3993 records)
- Denby Real Estate (browse 3990 records)



March 1994



March 1994

PH12 - H. Flint Ranney Collection

32 North Liberty Street, last name of the owner at the time ...

PH12-1899
March 1994

Creator
- Ranney, H. Flint (browse 4192 records)

Preferred citation
Courtesy of the Nantucket Historical Association

Administrative/biographical history
Photograph of houses and properties held for sale by Denby Real Estate or other Nantucket real estate agencies, circa 1982-2000. H. Flint Ranney (b. March 26, 1935 - d. December 27, 2012) worked for Denby Real Estate first as a broker and appraiser and later took over the company in 1984. Offices for Denby Real Estate were located on North Water Street. Flint retired in 2007 and turned the business over to his two sons. Flint also served on many island non-profit and public service committees including two terms as President of the Chamber of Commerce, President of the Rotary Club and Nantucket Historical Association.

Scope and content
32 North Liberty Street, last name of the owner at the time was Bowman.
3.5 x 5 in.

Hierarchy
[Collection] PH12 - H. Flint Ranney Collection
↳ [Item PH12-1899] [notitle] March 1994

Acquisitions information
RL2007.21

Ranney, Flint
Gift of H Flint Ranney

Subject - name
- North Liberty Street (browse 117 records)
- Ranney, H. Flint (browse 3993 records)
- Denby Real Estate (browse 3990 records)



June 1992



PH12 - H. Flint Ranney Collection

32 and 34 North Liberty Street, last name of the owner at th...

PH12-1900
June 1992

Creator
- Ranney, H. Flint (browse 4192 records)

Preferred citation
Courtesy of the Nantucket Historical Association

Administrative/biographical history
Images of houses and properties held for sale by Denby Real Estate or other Nantucket real estate agencies, circa 1982-2000. H. Flint Ranney (b. March 26, 1935 - d. December 27, 2012) worked for Denby Real Estate first as a broker and appraiser and later took over the company in 1984. Offices for Denby Real Estate were located on North Water Street. Flint retired in 2007 and turned the business over to his two sons. Flint also served on many island non-profit and public service committees including two terms as President of the Chamber of Commerce, President of the Rotary Club and Nantucket Historical Association.

Scope and content
32 and 34 North Liberty Street, last name of the owner at the time was Rogerson and Lappin.
3.5 x 5 in.

Hierarchy
[Collection] PH12 - H. Flint Ranney Collection
↳ [Item PH12-1900] [notitle] June 1992

Acquisitions information
RL2007.21

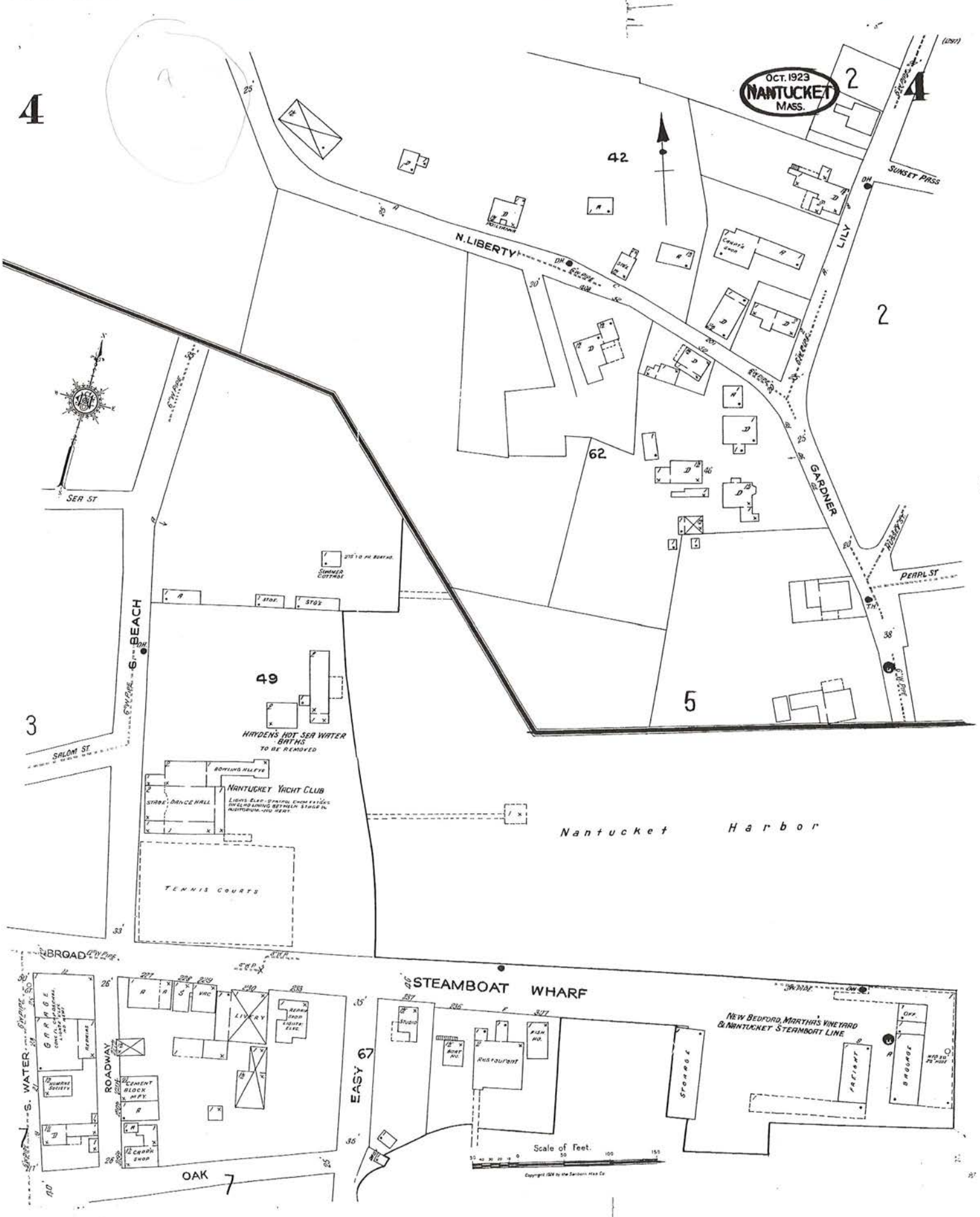
Ranney, Flint
Gift of H Flint Ranney

Subject - name
- North Liberty Street (browse 117 records)
- Ranney, H. Flint (browse 3993 records)
- Denby Real Estate (browse 3990 records)

1923


OCT. 1923
NANTUCKET
MASS.
GROVE LANE
N. LIBERTY
SUNSET PASS
LILY
GARDNER
PEARL ST
BEACH
SEA ST
SALOM ST
BROAD
STEAMBOAT WHARF
NANTUCKET YACHT CLUB
DANCE HALL
TENNIS COURTS
Nantucket Harbor
ROADWAY
EASY
OAK
S. WATER
GARAGE
Rest
FISH HD.
NEW BEDFORD, MARTHA'S VINEYARD & NANTUCKET STEAMBOAT LINE
FREIGHT & BAGGAGE RM.
Scale of Feet.
42
62
49
67
2
3
4
5
7

1923


OCT. 1923
NANTUCKET
MASS.
4
2
42
N. LIBERTY
SUNSET PASS
LILY
GARDNER
PEARL ST
SEA ST
BEACH
SALOM ST
62
49
5
3
HAYDEN'S HOT SEA WATER BATHS
TO BE REMOVED
NANTUCKET YACHT CLUB
BOWLING ALLEYS
STABLE, DANCE HALL
TENNIS COURTS
Nantucket Harbor
BROAD
STEAMBOAT WHARF
S. WATER
ROADWAY
EASY
OAK
67
7
Restaurant
STORAGE
NEW BEDFORD, MARTHA'S VINEYARD & NANTUCKET STEAMBOAT LINE
Scale of Feet.

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 79 PARCEL N°. 990

Street & Number of Proposed Work: 44 Skyline Drive

Owner of record: C-Lay Street Development LLC

Mailing Address: Box 3842

Nantucket, MA 02584

Contact Phone #: 508-228-0689 E-mail: structuresunltd@gmail.com

AGENT INFORMATION (if applicable)

Name: Nantucket Structures Unltd

Mailing Address: 20 Greglen Ave

Nantucket, MA 02554

Contact Phone #: 508-228-0689 E-mail: structuresunltd@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☐ Pool (Zoning District ____) ☐ Roof ☑ Other Move on House (1200SF) and garage (616SF) from 20 Greglen Ave

Size of Structure or Addition: Length: 40' Sq. Footage 1st floor: ~~1200SF~~ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 30' Sq. footage 2nd floor: 1816SF Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

MOVE DWELLING/GARAGE ON FROM 20 GREGLEN AVENUE

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): _____

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

☐ Other Existing

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

No change

* Note: Complete door and window schedules are required.

COLORS

Sidewall To Weather Clapboard (if applicable) _____ Roof Existing

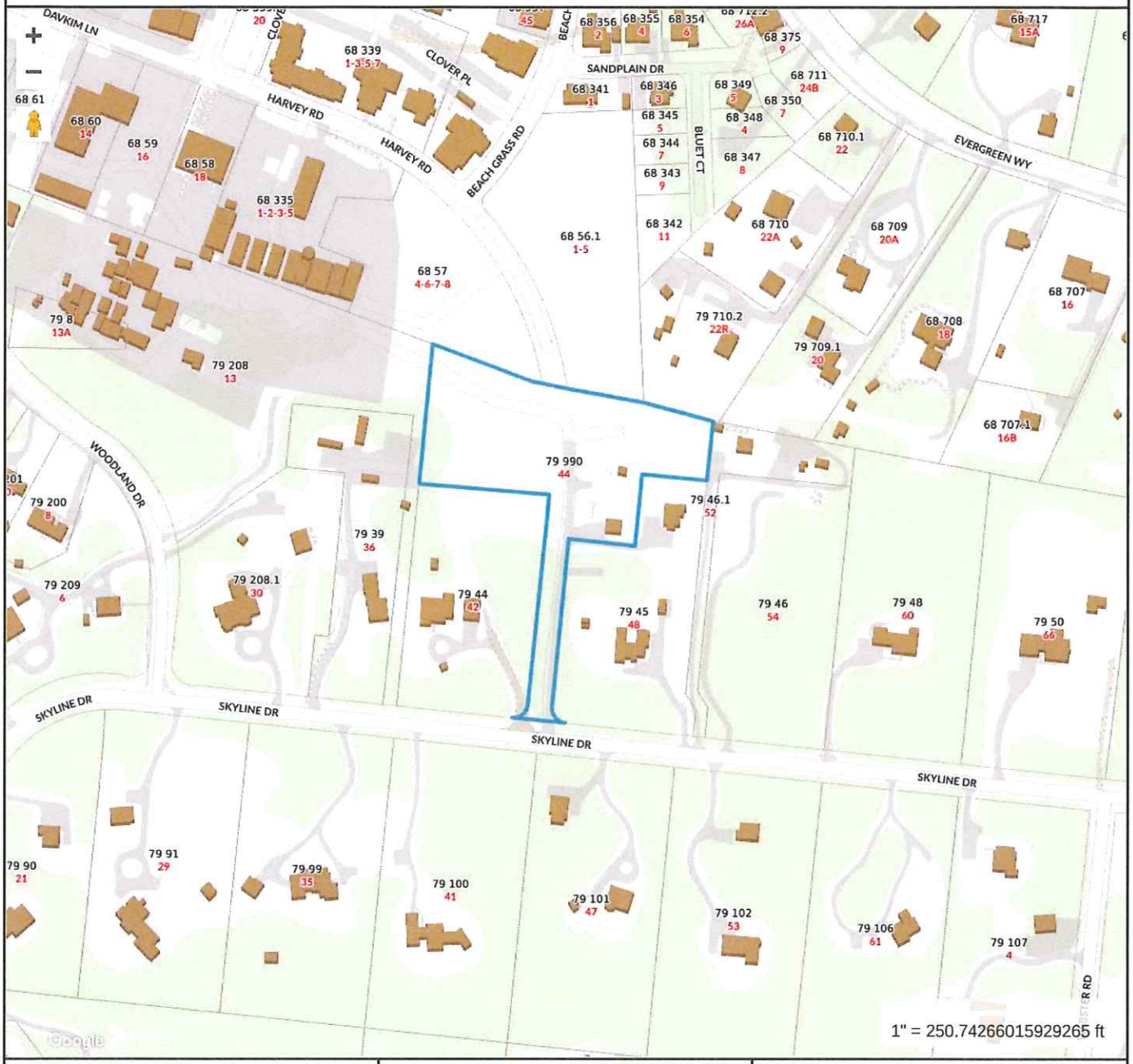
Trim White Sash White Doors Existing

Deck _____ Foundation Gray Fence _____ Shutters _____

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

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

Date 9/5/24 Signature of owner of record Nancy L. Drahzal, agent Signed under penalties of perjury



Property Information

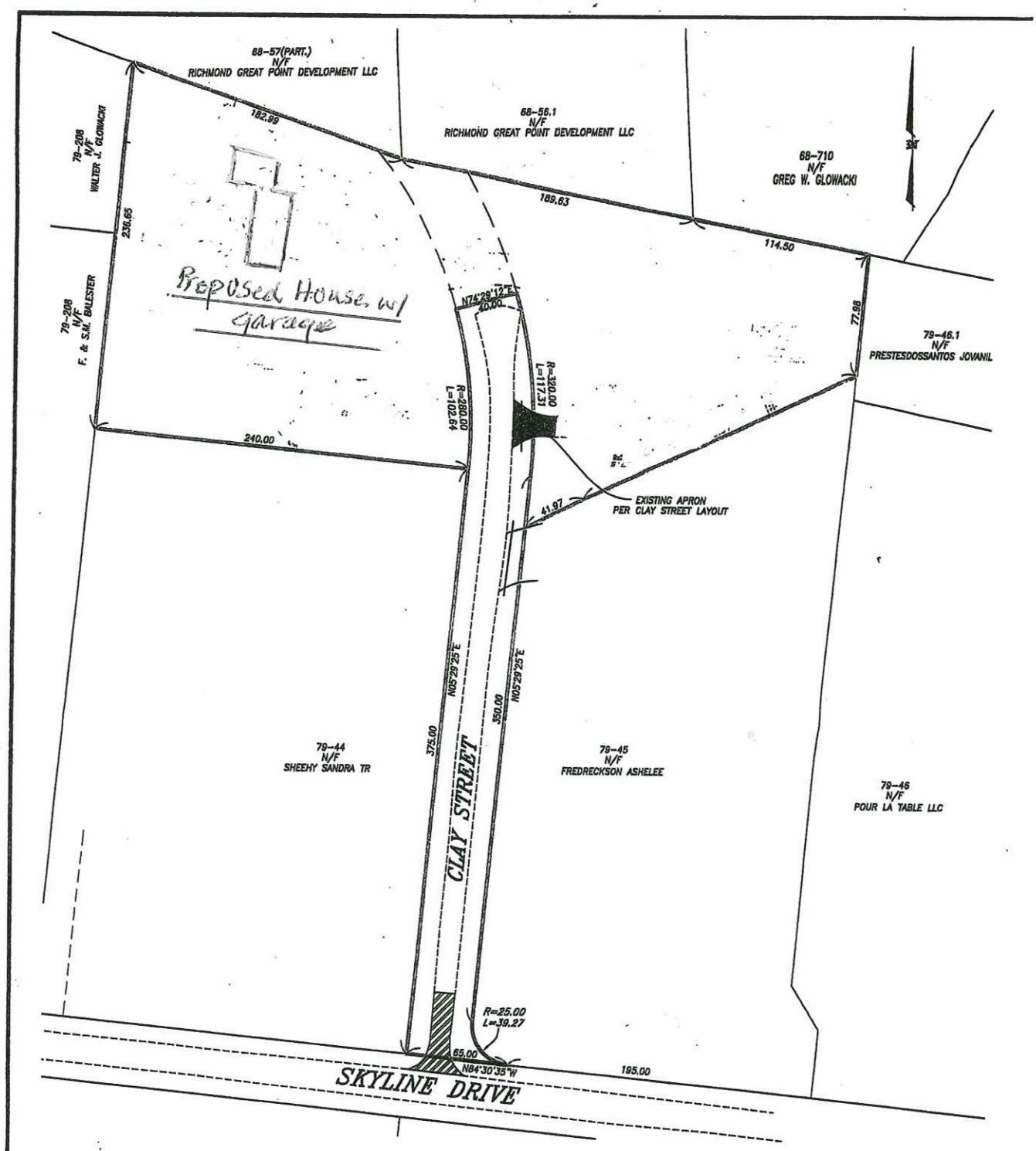
Property ID	190707
Location	44 SKYLINE DR
Owner	CLAY STREET DEVELOPMENT LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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



CURRENT ZONING CLASSIFICATION:
Limited Use General 2 (L.U.G.-2)

		EXISTING:
MINIMUM LOT SIZE:	80,000 S.F.	80,892± S.F. LOTS A1 AND A2
MINIMUM FRONTAGE:	150 FT.	SEE PLAN
FRONT YARD SETBACK:	35 FT.	SEE PLAN
REAR/SIDE SETBACK:	15 FT.	SEE PLAN
GROUND COVER %:	4%	SEE PLAN

Edward F. King Jr.

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1"=40' DATE: AUGUST 28, 2023

Owner: . . CLAY STREET DEVELOPMENT, LLC . . . . . .

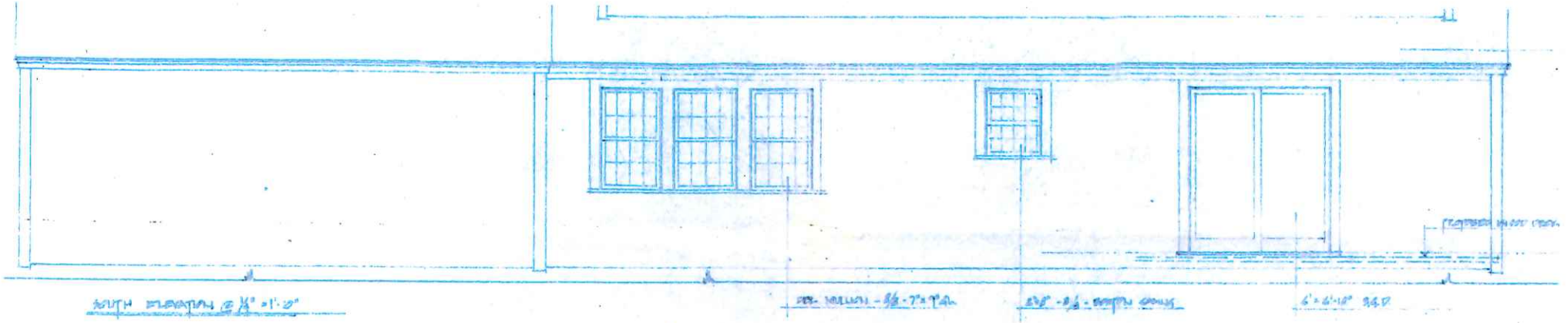
Deed: . . 1840-52 . . Plan: 2017-80; LOTS A1, A2, C1 AND C

Locus: . . . . . 44 SKYLINE DRIVE . . . . . .

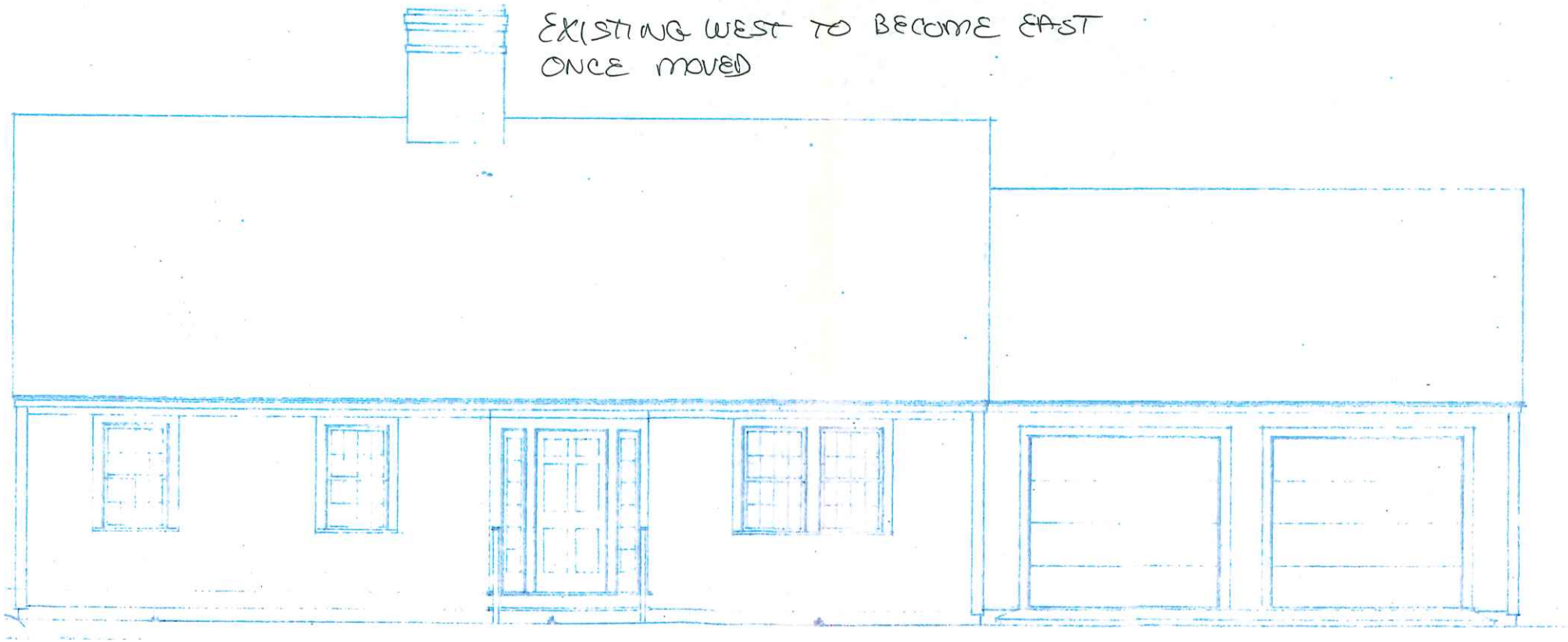
ASSESSOR MAP: . . 79 . . , PARCEL: . 990 . .

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

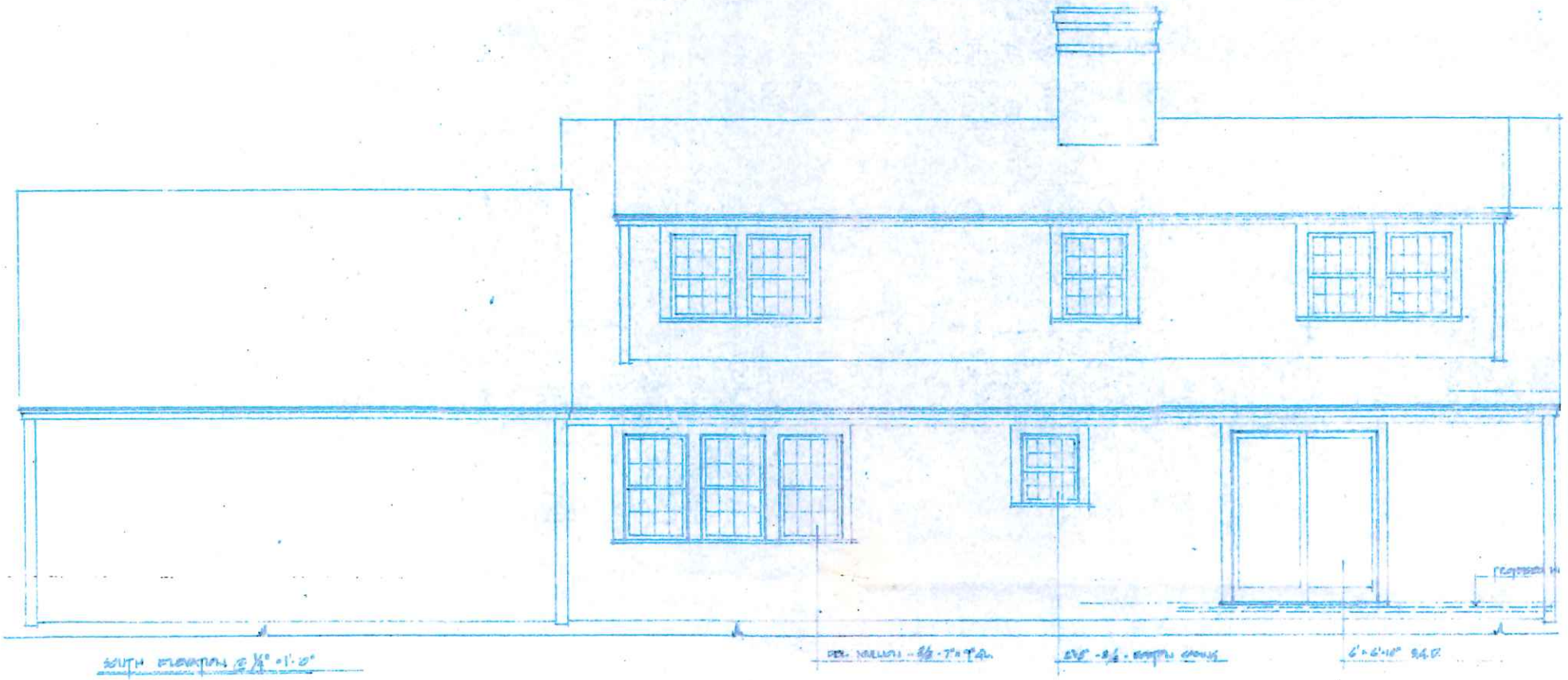
K-1116



EXISTING WEST TO BECOME EAST
ONCE MOVED



EXISTING EAST TO BECOME WEST
ONCE MOVED



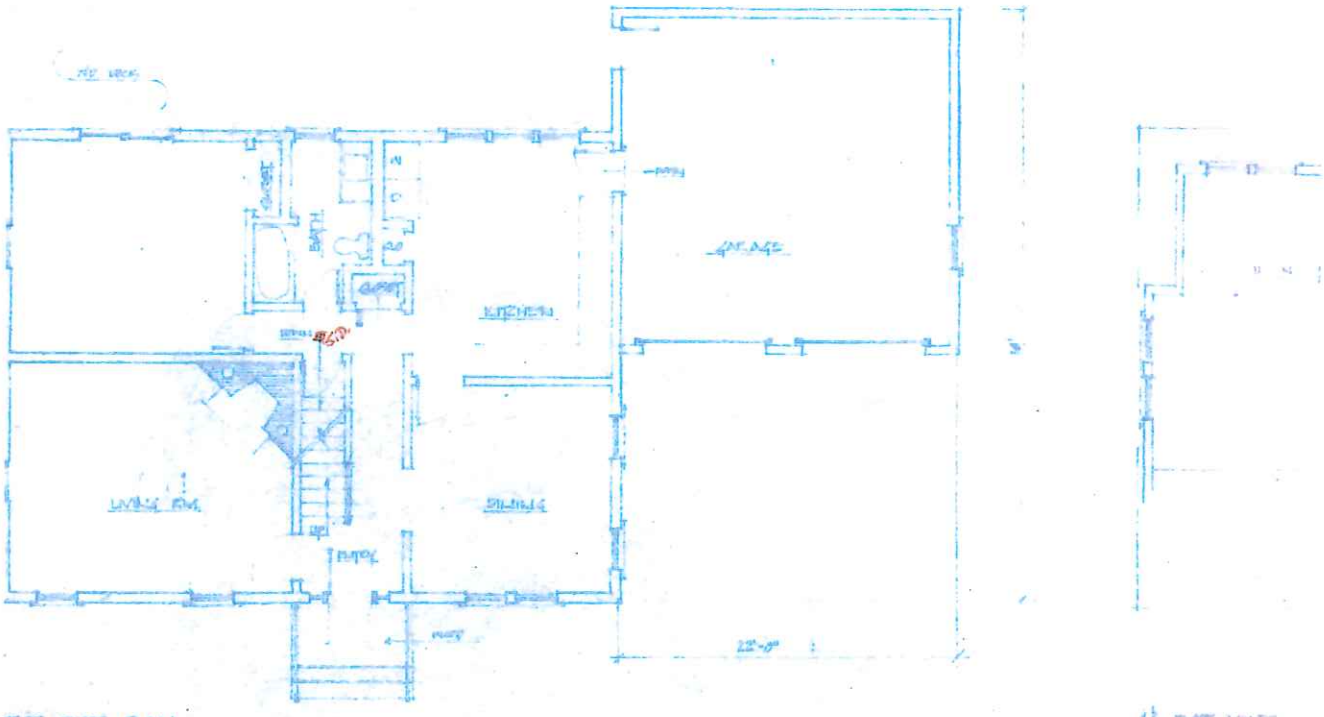
EXISTING SOUTH TO BECOME NORTH ONCE MOVED



ELEVATION

8"×8" - 6/6

7"×9" - 8/8 (TYPICAL 1ST FLOOR)

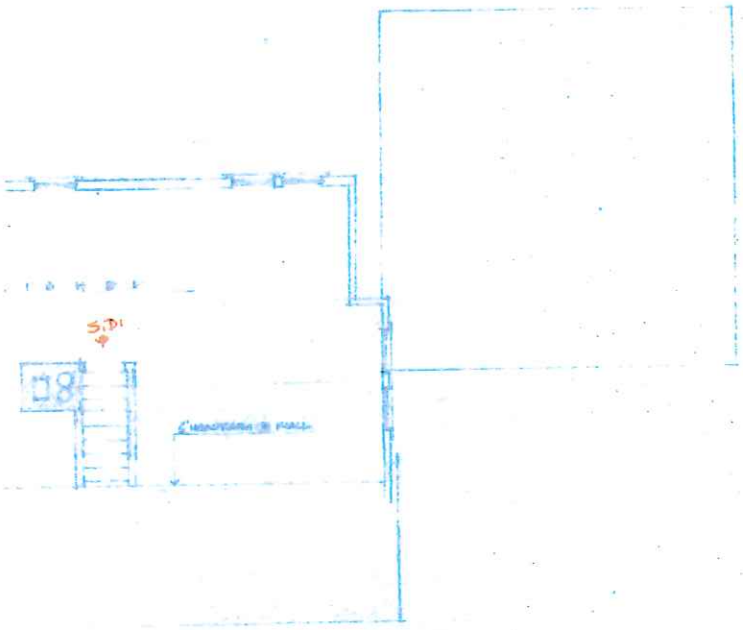


1ST FLOOR PLAN

1/4" = 1'-0"

EXISTING NORTH TO BECOME SOUTH
ONCE MOVED



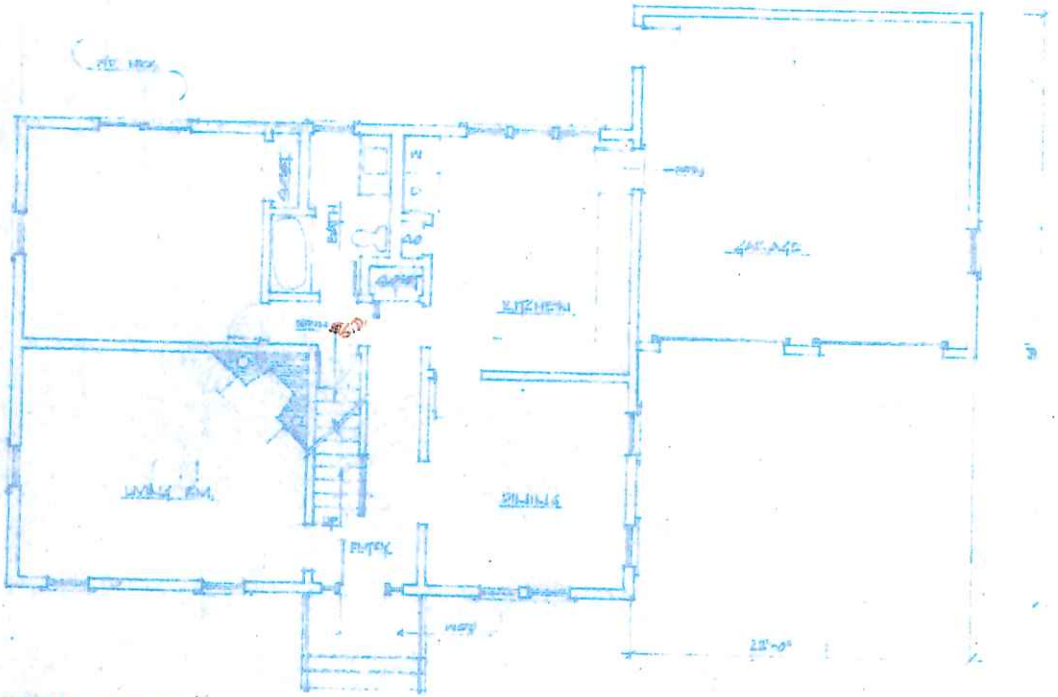


WEST ELEVATION

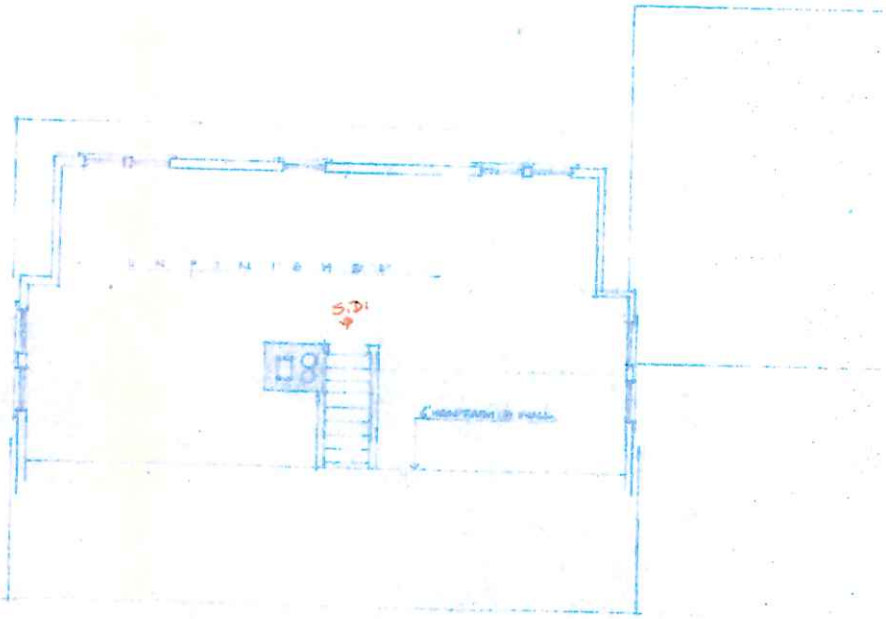
8"×8" -6/6

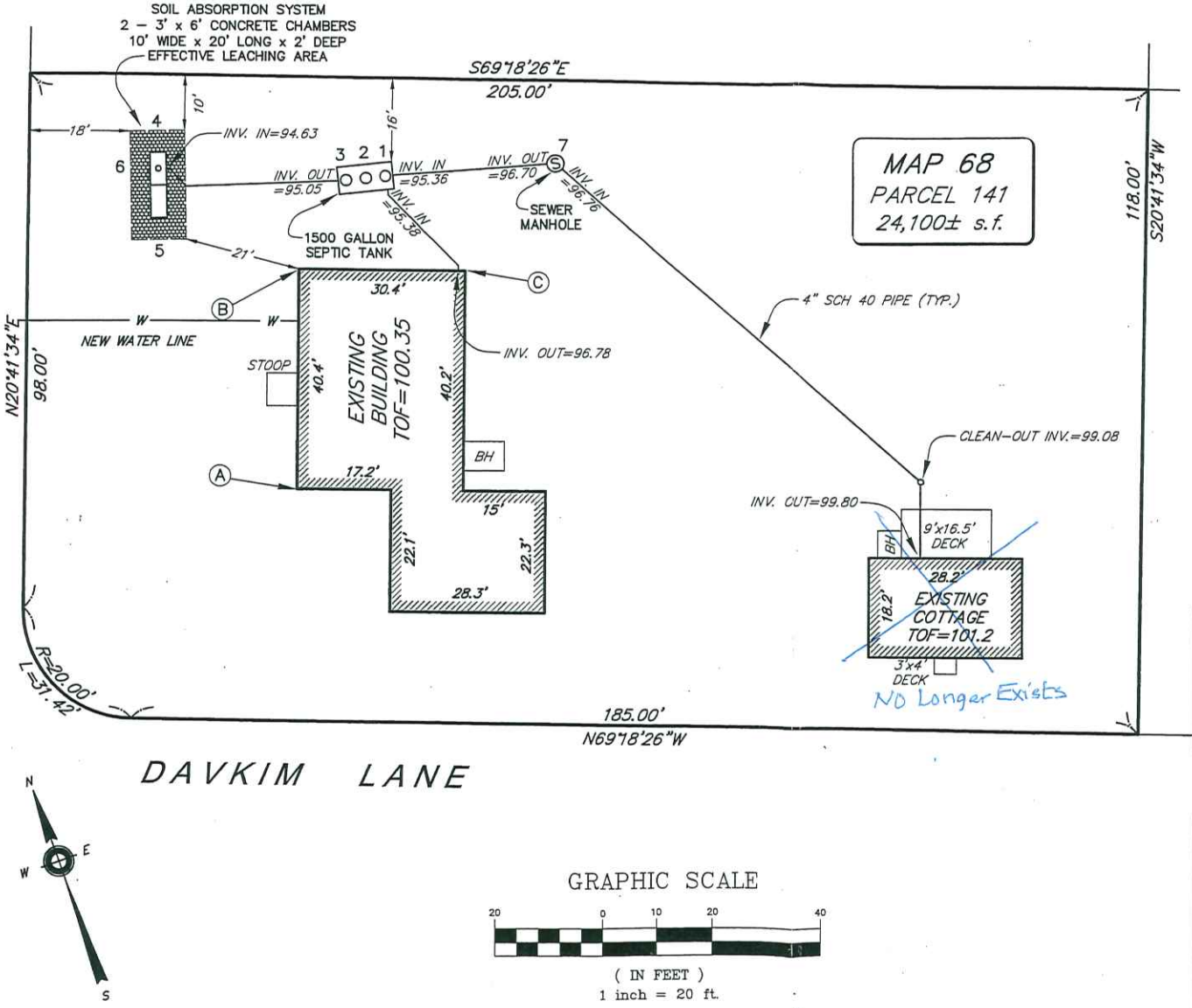
7"×9" - 8/8 (TYPICAL 1ST FLOOR)

EAST ELEVATION



FIRST FLOOR PLAN





SEPTIC SYSTEM
HOUSE "TIES"

	A	B	C	DESCRIPTION
1)	–	23.3'	22.7'	S. TANK INLET LID
2)	–	20.7'	24.9'	S. TANK MIDDLE LID
3)	–	18.5'	27.4'	S. TANK OUTLET LID
4)	66.6'	33.6'	60.4'	CTR. END CONCRETE CHAMBERS
5)	55.6'	27.3'	57.0'	CTR. END CONCRETE CHAMBERS
6)	63.8'	31.7'	59.4'	INSPECTION PORT
7)	–	50.7'	25.6'	SEWER MANHOLE

We certify that this septic system has been constructed in accordance with the terms of the permit and the approved design plan and meets the requirements of the Town and State regulations, as-built.

Donald F. Bracken, Jr. P.E. (DESIGN ENGINEER)

(INSTALLER)

Prepared By:
BRACKEN ENGINEERING, INC.
Engineering - Surveying
Environmental Permitting
19 Old South Road, Unit B
P.O. Box 3525
Nantucket, MA 02584 Tel: 508-325-0044

SEPTIC AS-BUILT
IN NANTUCKET, MA

Prepared For:

SHEPLEY WOOD PRODUCTS

#20 GREGLEN AVENUE
MAP 68 PARCEL 141

Date: NOVEMBER 30, 2007		Job No.: 386-01
Drawn By: DLH	Checked By: DFB	Scale: 1" = 20'
Drawing Name: Shepley-SAB.dwg		

386-01

20 GREGLEN AVENUE – MOVE OFF TO 44 SKYLINE DRIVE

WEST ELEVATION TO BECOME EAST ELEVATION ONCE MOVED









SOUTH ELEVATION TO BECOME NORTH ELEVATION ONCE MOVED





EAST ELEVATION TO BECOME WEST ELEVATION ONCE MOVED



NORTH ELEVATION TO BECOME SOUTH ELEVATION ONCE MOVED




MS 7304 AN

20 GREGLEN AVENUE – MOVE OFF TO 44 SKYLINE DRIVE

WEST ELEVATION TO BECOME EAST ELEVATION ONCE MOVED









SOUTH ELEVATION TO BECOME NORTH ELEVATION ONCE MOVED





EAST ELEVATION TO BECOME WEST ELEVATION ONCE MOVED



NORTH ELEVATION TO BECOME SOUTH ELEVATION ONCE MOVED




MS 7304 AM

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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PROPERTY DESCRIPTION

TAX MAP N°: 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.

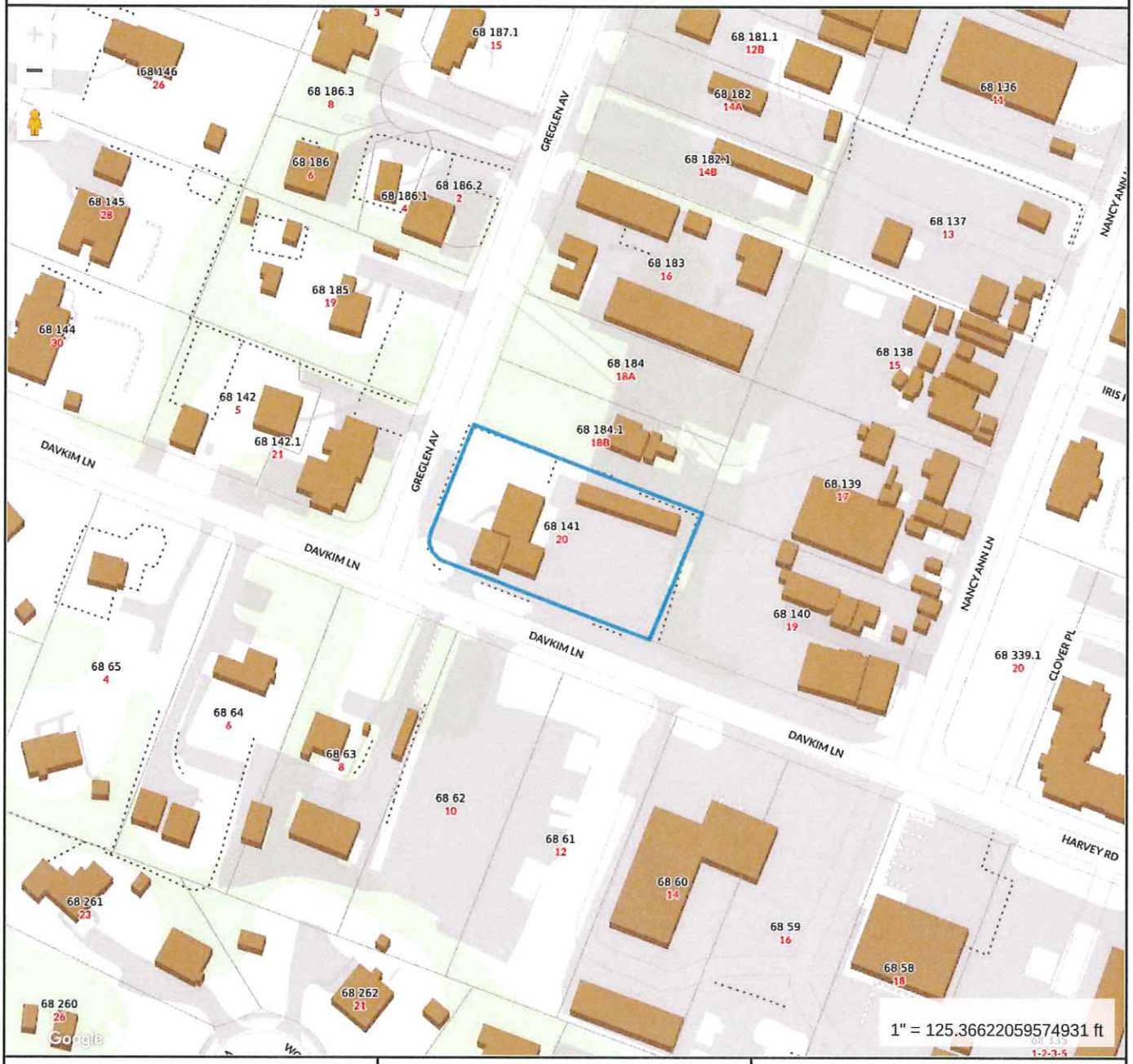
COLORS

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:

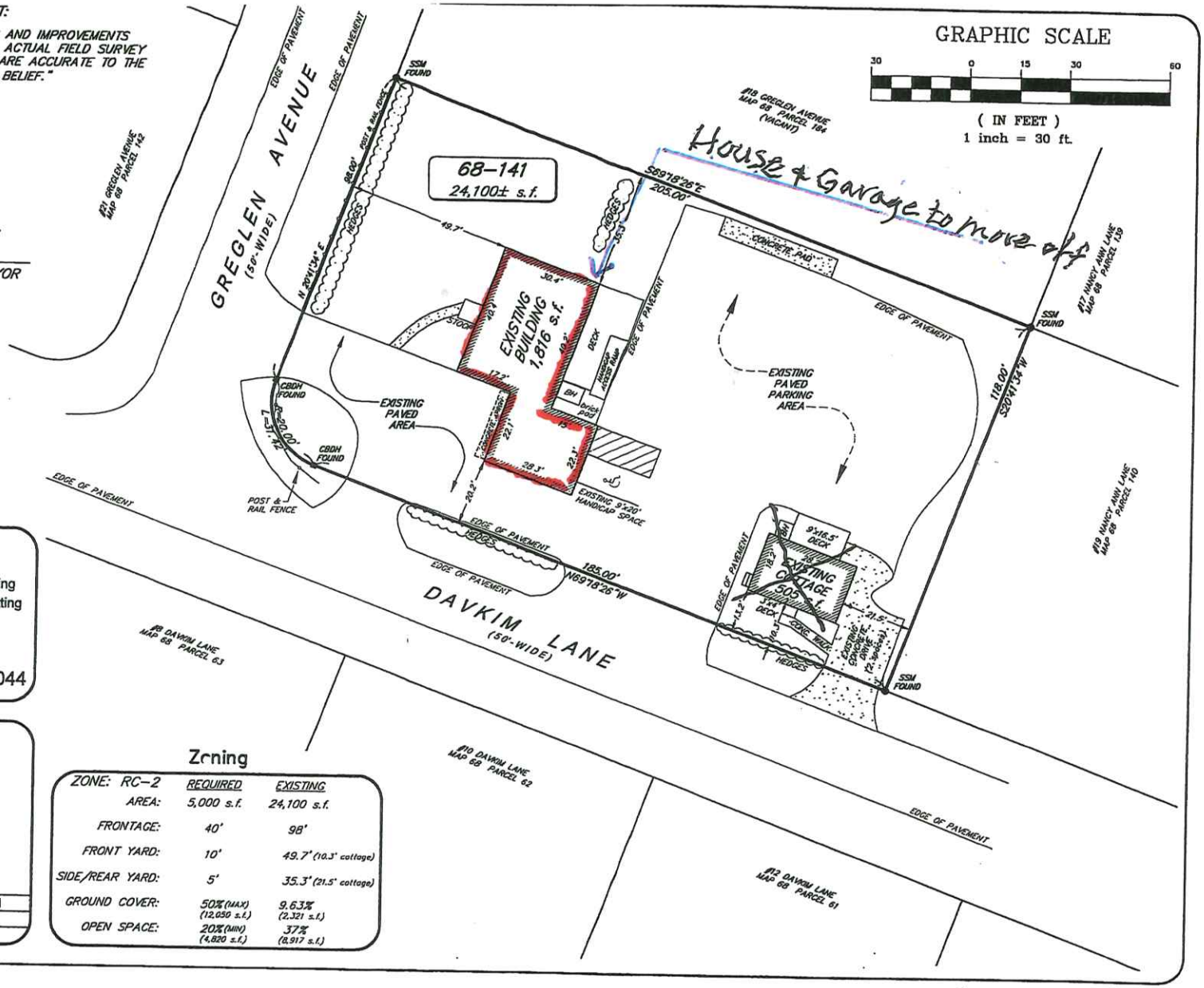
SHEPLEY WOOD PRODUCTS

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

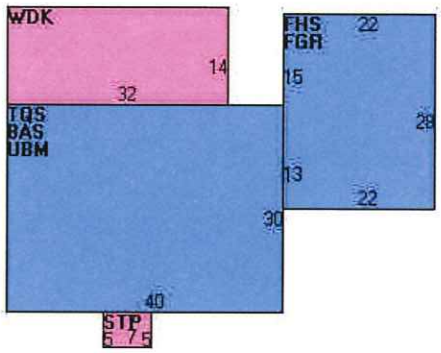
Building Attributes	
Field	**Description**

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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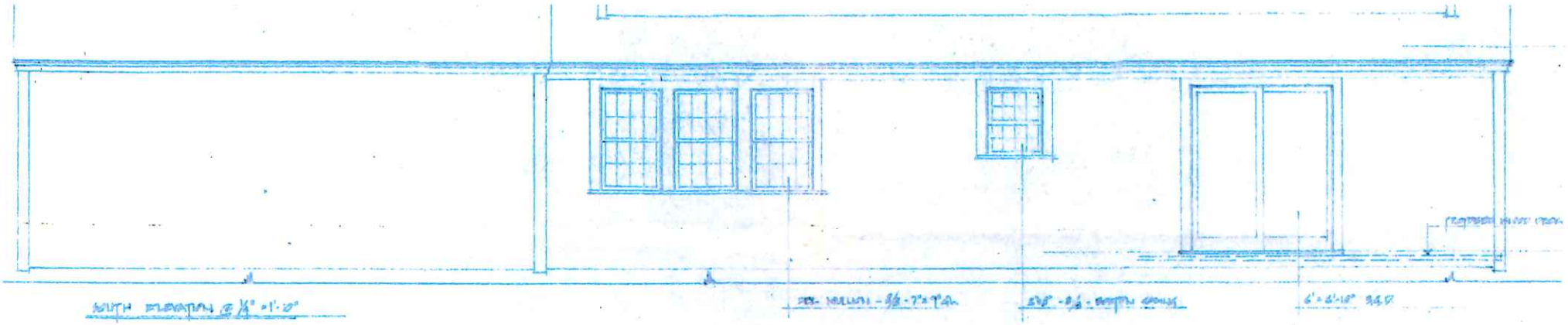
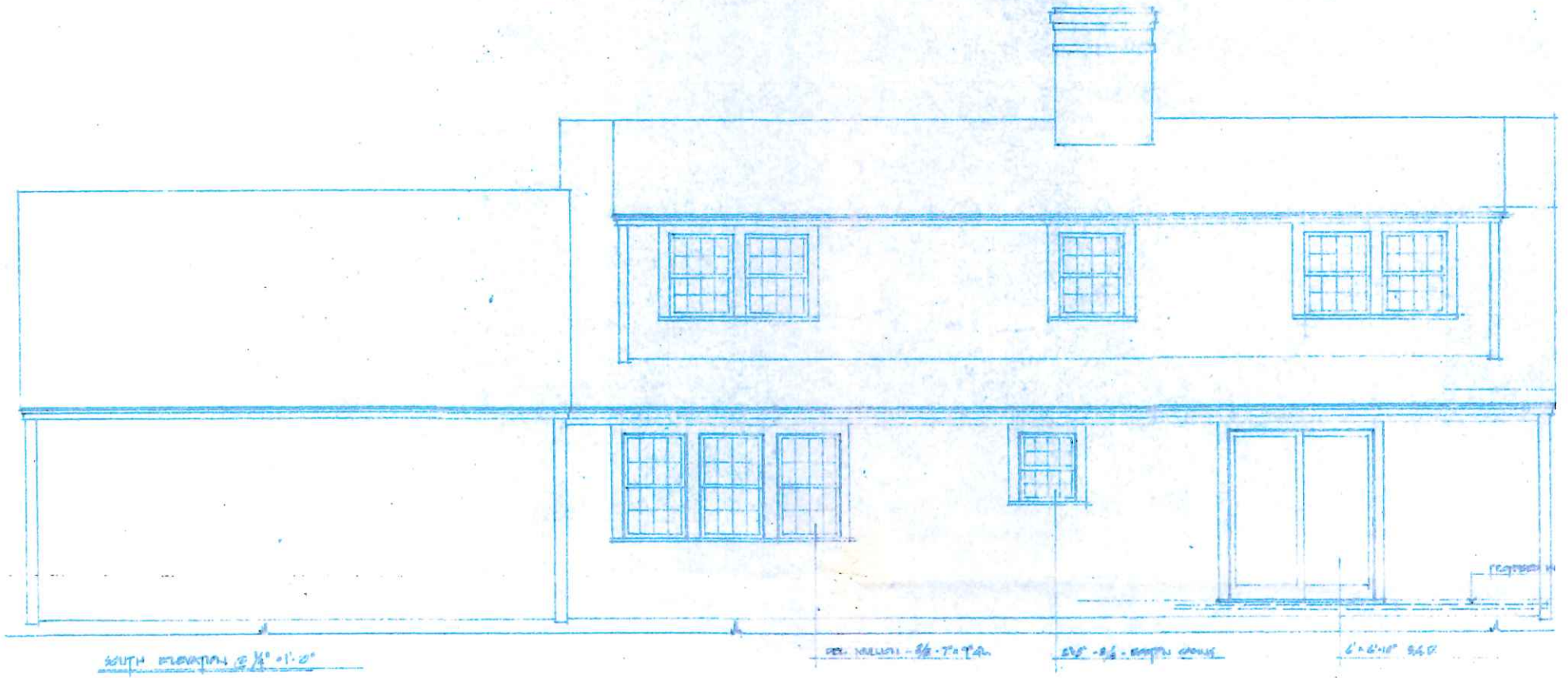


EXISTING WEST TO BECOME EAST
ONCE MOVED



EXISTING EAST TO BECOME WEST
ONCE MOVED



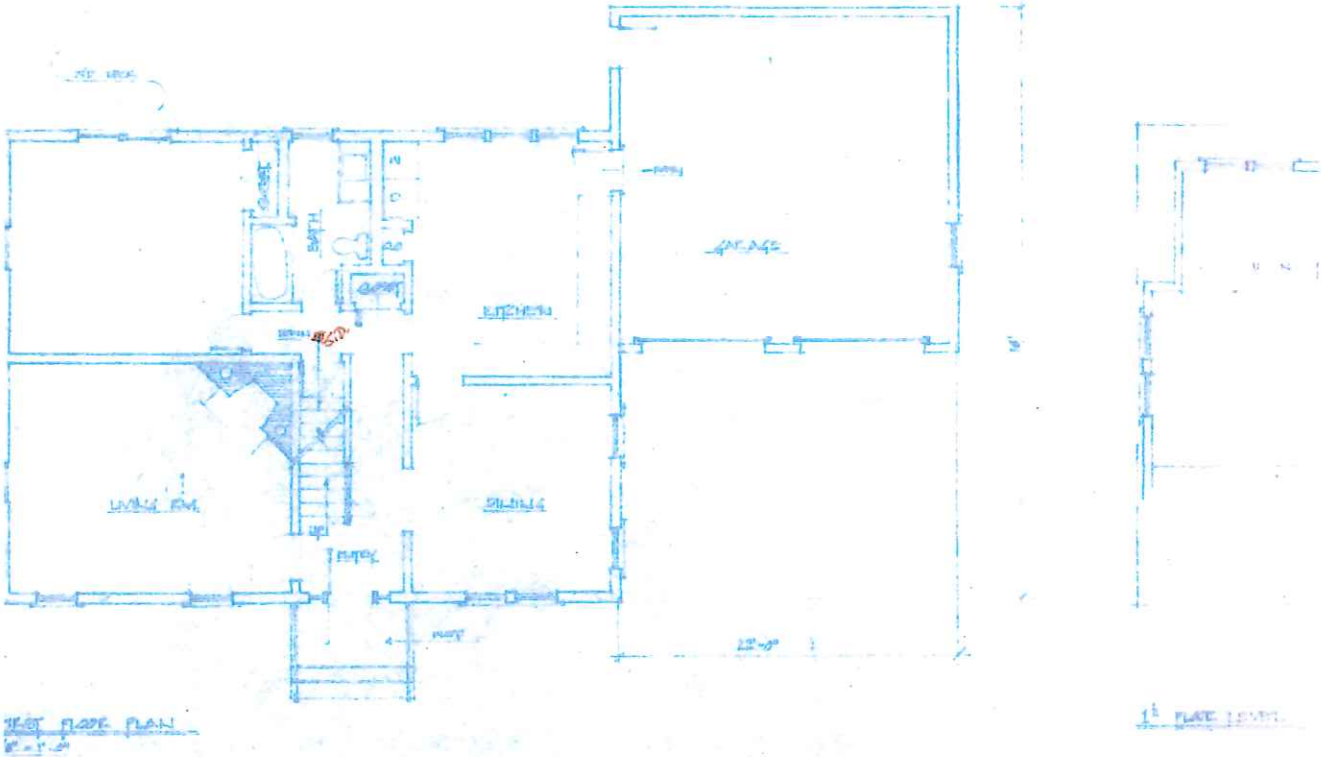
EXISTING SOUTH TO BECOME NORTH ONCE MOVED



ELEVATION

8"x8" -6/6

7"x9" -8/8 (TYPICAL 1ST FLOOR)



1ST FLOOR PLAN

1ST FLOOR LEVEL

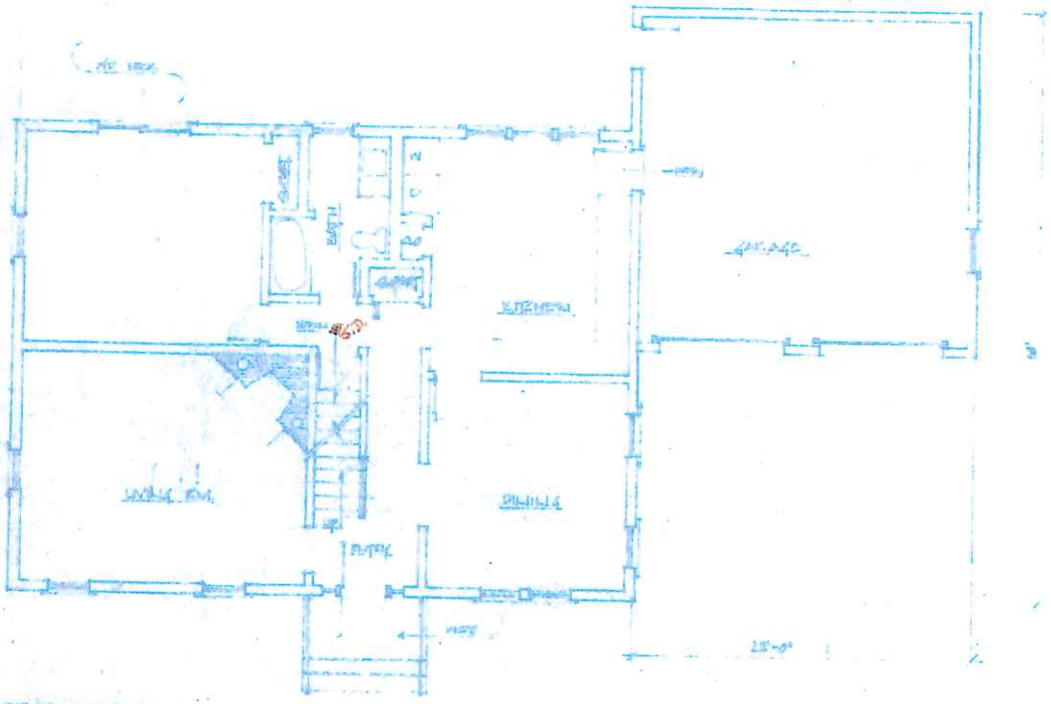
EXISTING NORTH TO BECOME SOUTH
ONCE MOVED



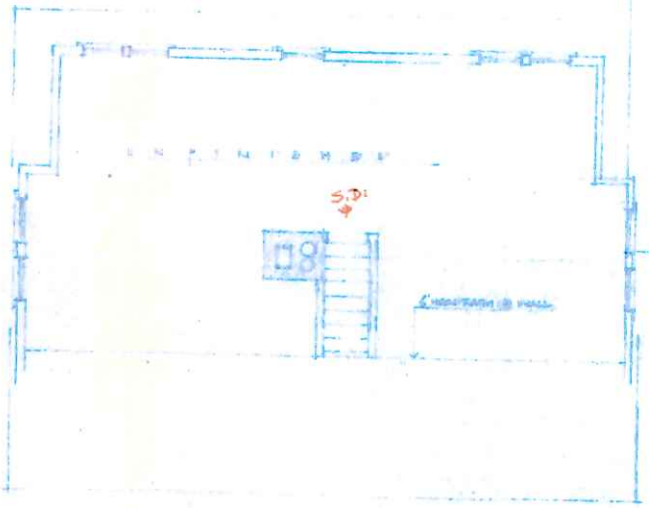
WEST ELEVATION

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.

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

The certificate is valid for three years from 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.

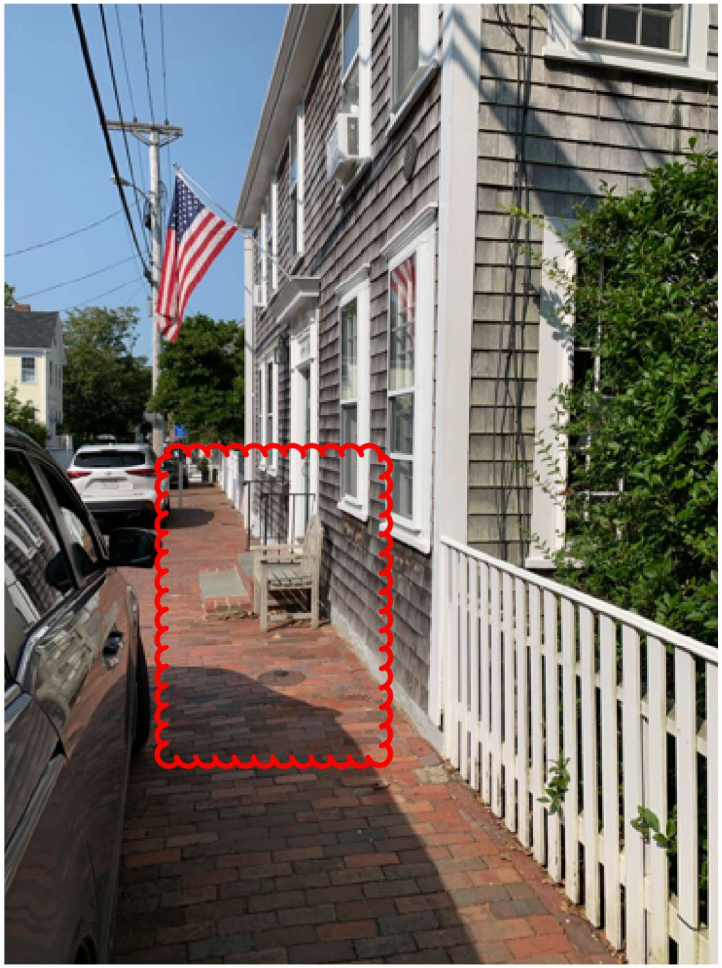
Date 9/12/24 Signature of owner of record Nancy A. Newhouse Signed under penalties of perjury





15 LIBERTY STREET - SOUTH (FRONT)







15 LIBERTY STREET - SOUTH (FRONT)



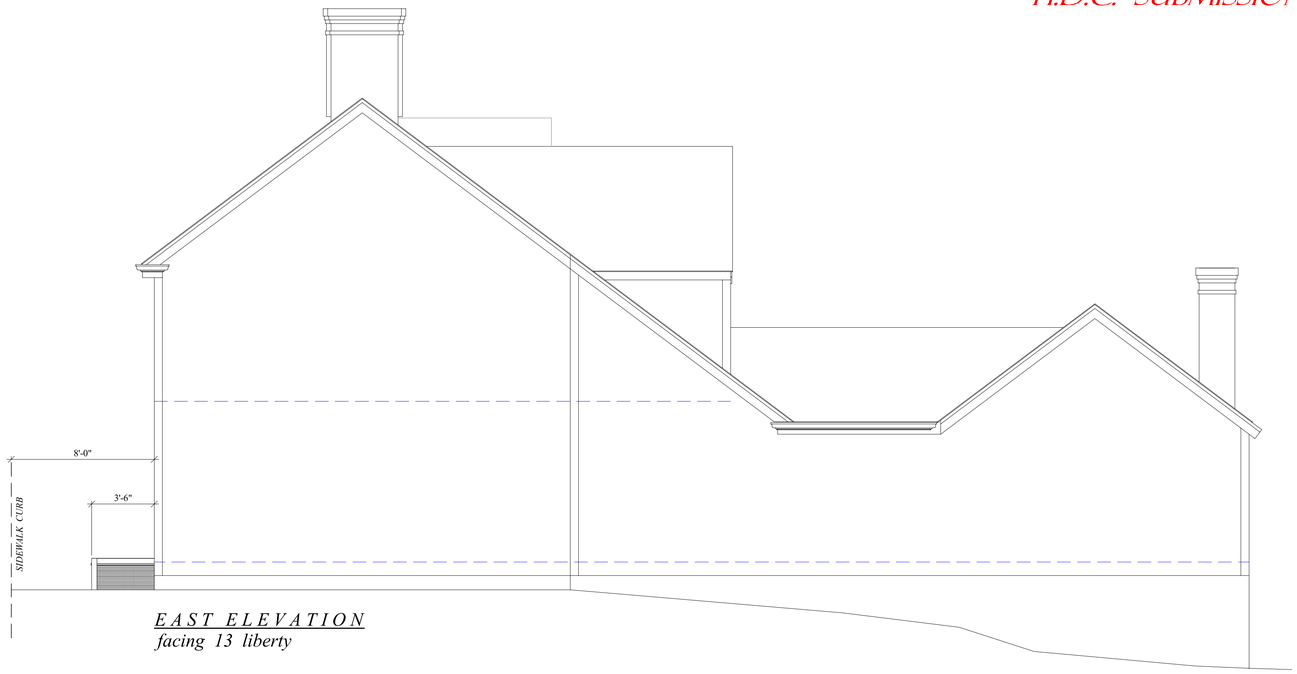


15 LIBERTY STREET - NORTH (REAR)

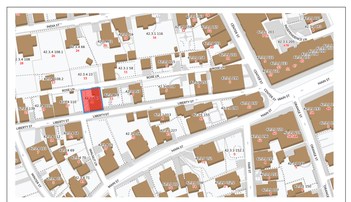
H.D.C. SUBMISSION



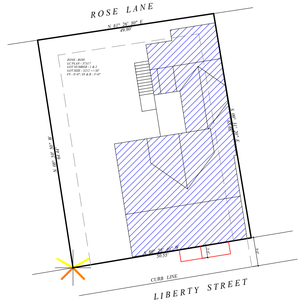
SOUTH ELEVATION
facing liberty street

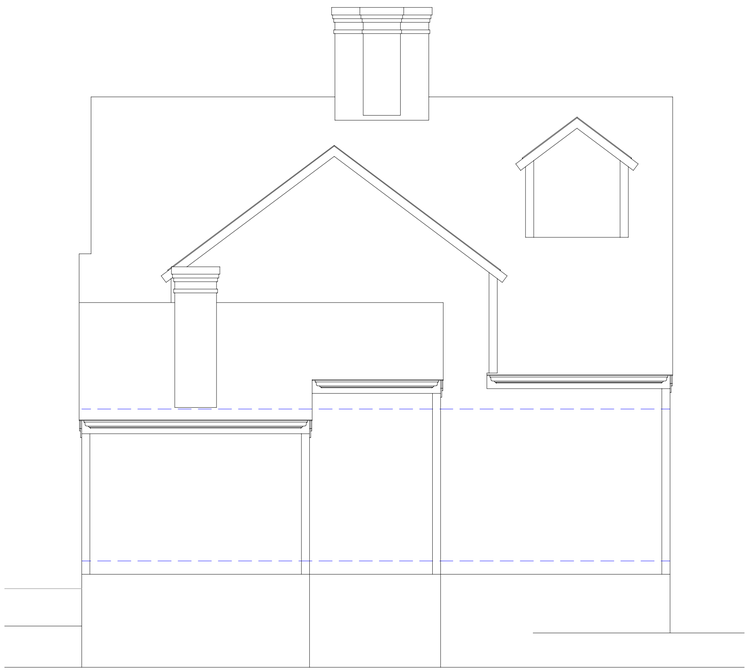


EAST ELEVATION
facing 13 liberty



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

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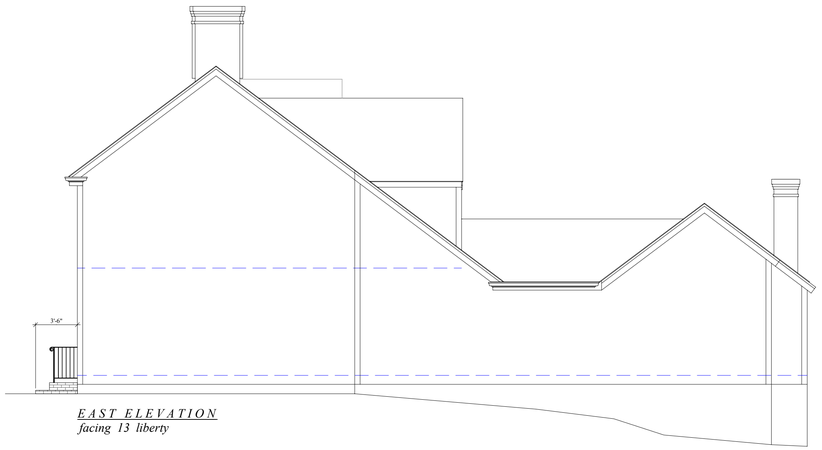
REVISIONS

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

H.D.C. SUBMISSION

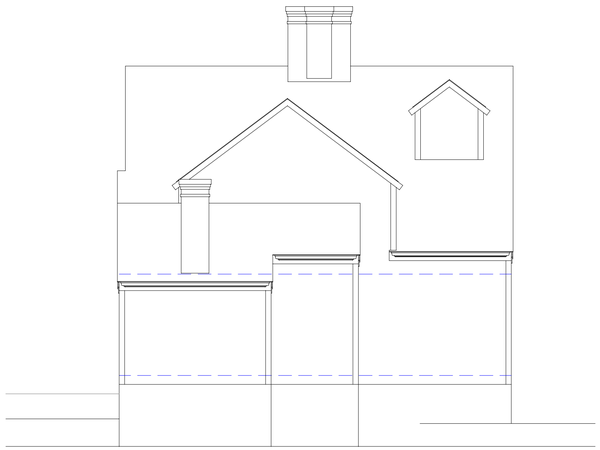


SOUTH ELEVATION
facing liberty street

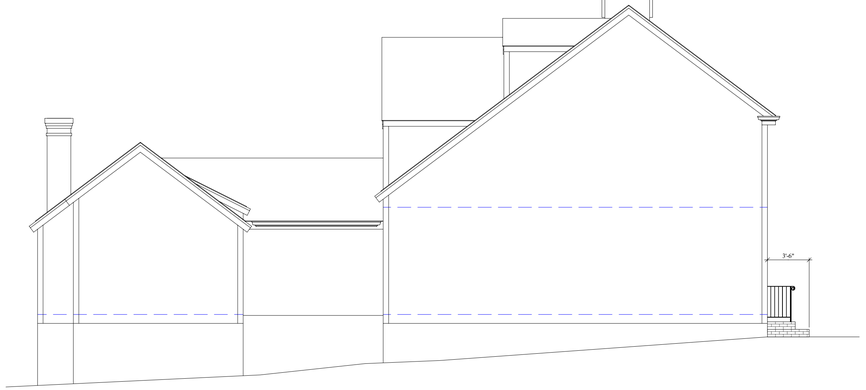


EAST ELEVATION
facing 13 liberty

AS-BUILT ELEVATIONS
1" = 6'-0"



NORTH ELEVATION
facing rose lane



WEST ELEVATION
facing 17 liberty





LOCUS MAP - NOT TO SCALE
15 LIBERTY ST - MAP 42.3.4; PCL 67

2

MAP - 42.3.4
PCL - 67

ACCESS RAMP FOR NEWHOUSE
15 LIBERTY STREET
NANTUCKET, MA

2024
PRINT NAME

AS BUILT ELEVATIONS, SITE, LOCUS
SCALE: 1" = 6'-0"; 1" = 10'-0"
DATE: 09224

REVISIONS

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MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

TRIM LINE



SOUTH ELEVATION

0 1 2 3 4 5 10
FEET 1/4" = 1'-0"

DRAWN BY: JOSEPH ZURAW

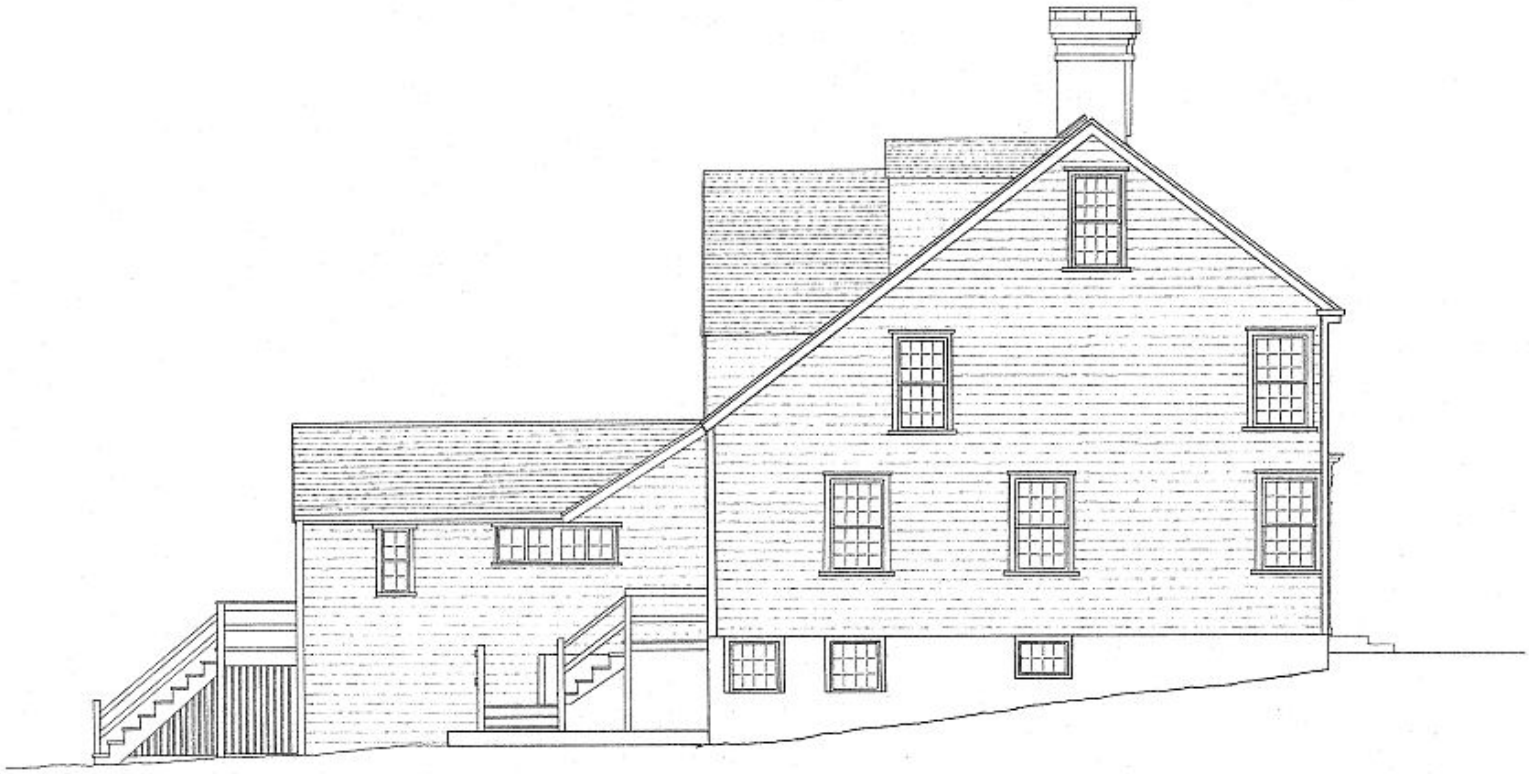
PRESERVATION INSTITUTE
NANTUCKET
UNDER DIRECTION OF THE NATIONAL PARK SERVICE,
UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE
STARBUCK-NEWHOUSE HOUSE
15 LIBERTY ST NANTUCKET, MASS.

SURVEY NO.
MA-1103

HISTORIC AMERICAN
BUILDINGS SURVEY
SHEET 4 OF 10 SHEETS

TRIM LINE



WEST ELEVATION

0 1 2 3 4 5 10
FEET 1/4" = 1'-0"

DRAWN BY: JOSEPH GETTY

PRESERVATION INSTITUTE NANTUCKET
UNDER DIRECTION OF THE NATIONAL PARK SERVICE, UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE
STARBUCK-NEWHOUSE HOUSE
15 LIBERTY ST. NANTUCKET, MASS.

SURVEY NO.
MA-1023

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 5 OF 10 SHEETS

TRIM LINE



NORTH ELEVATION

0 1 2 3 4 5 FEET 1/4" = 1'-0"

DRAWN BY: BETSY FREUND

PRESERVATION INSTITUTE NANTUCKET
UNDER DIRECTION OF THE NATIONAL PARK SERVICE, UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE
STARBUCK-NEWHOUSE HOUSE
15 LIBERTY ST. NANTUCKET, MASS.

SURVEY NO. MA-1103

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 7 OF 10 SHEETS

TRIM LINE



EAST ELEVATION

0 1 2 3 4 5 10
FEET 1/4"=1'-0"

DRAWN BY: JAN CIGLIANO

PRESERVATION INSTITUTE NANTUCKET
UNDER DIRECTION OF THE NATIONAL PARK SERVICE, UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE
STARBUCK-NEWHOUSE HOUSE
15 LIBERTY ST. NANTUCKET, MASS.

SURVEY NO.
MA-1103

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 8 OF 15 SHEETS

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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

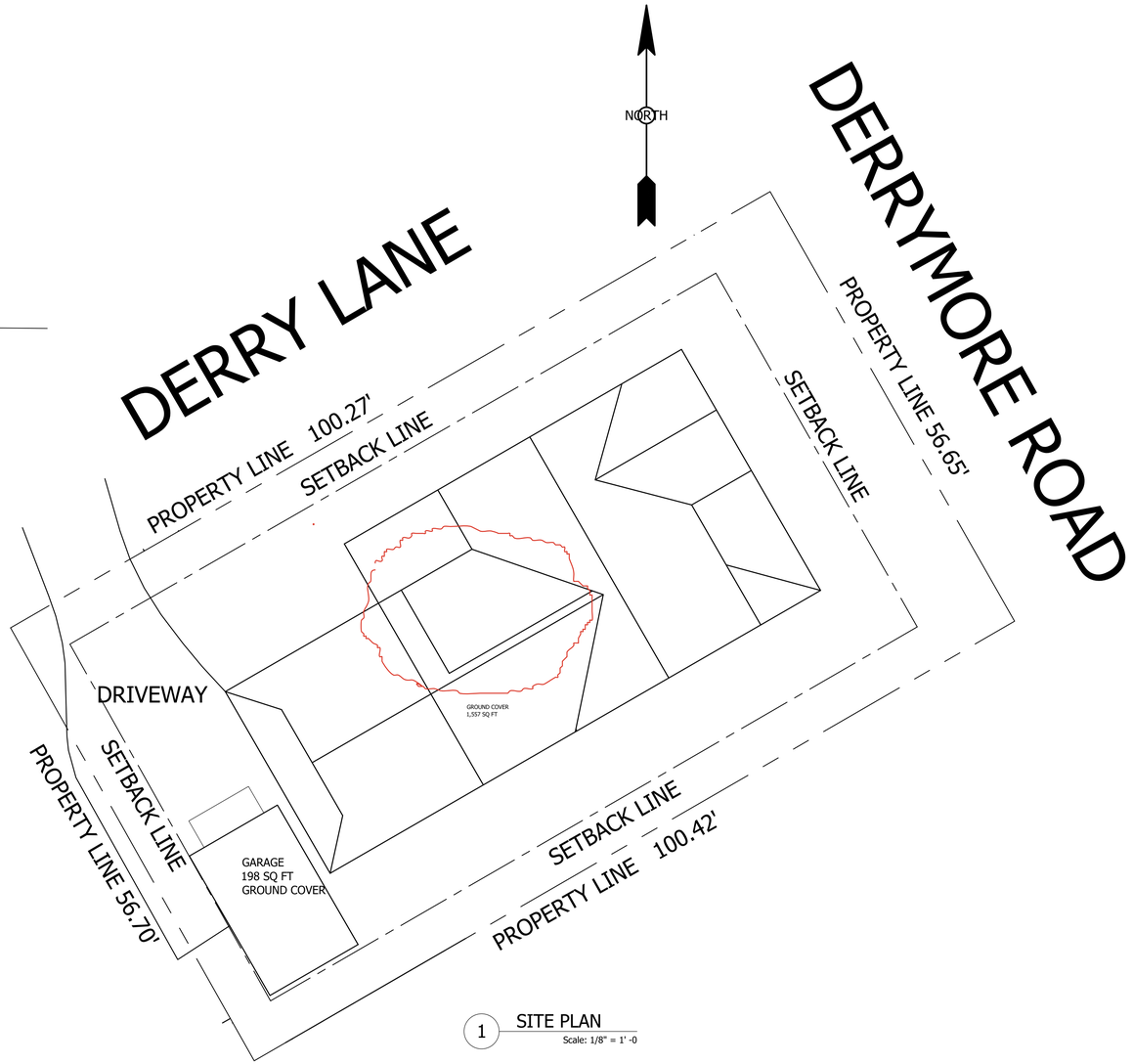
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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…

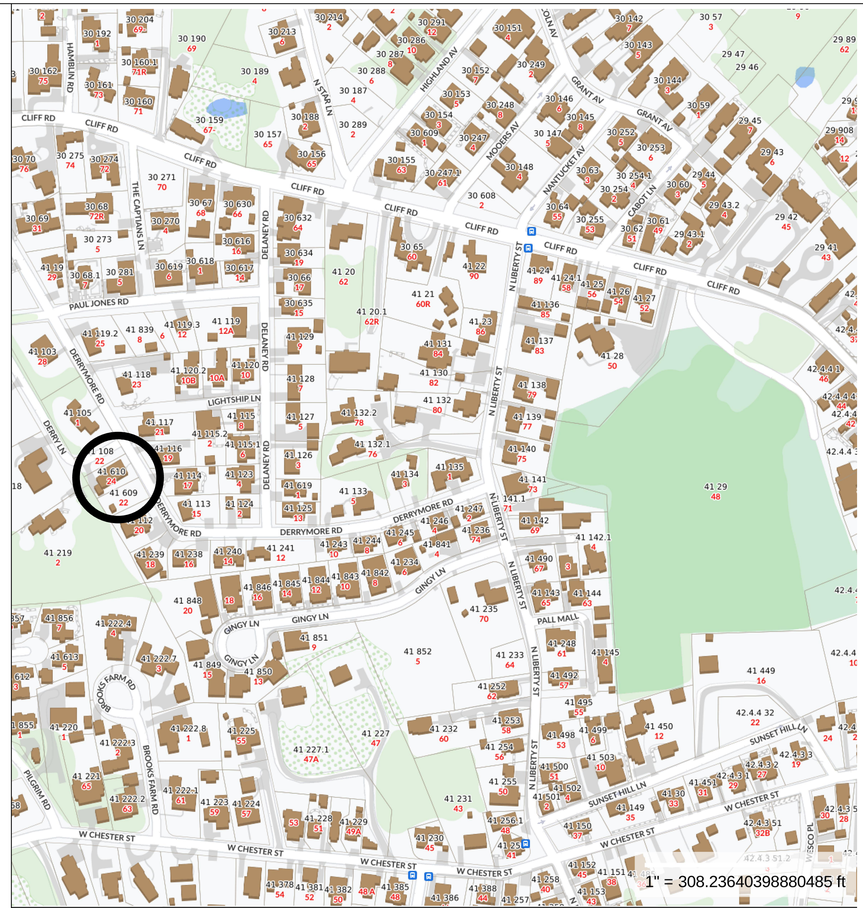
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

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

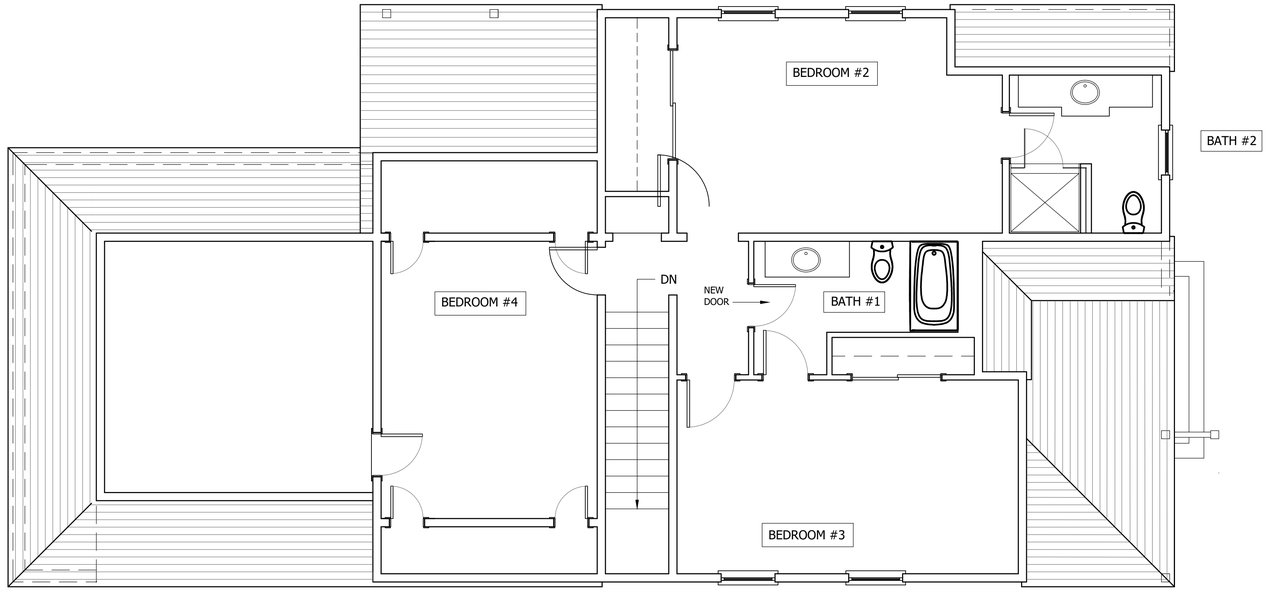
RENOVATIONS FOR:
MR. AND MRS. KENNETH MCAULEY:
24 DERRYMORE ROAD
NANTUCKET, MASSACHUSETTS 02554:
MAP: 41 PARCEL: 610

BASEMENT FLOOR PLANS
SCALE: 1/4" = 1' -0

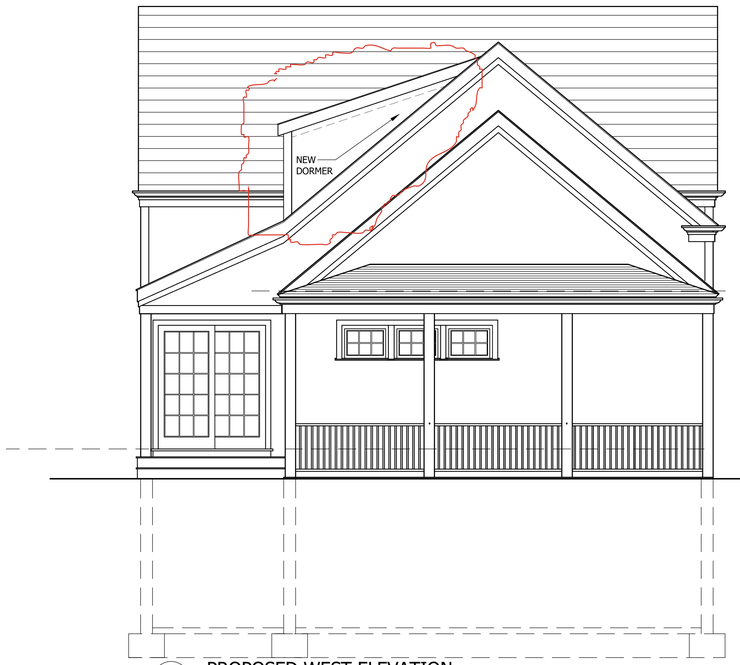
HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS: 14, SEPT 2024
REVISIONS:
REVISIONS:
REVISIONS:
D/B:

2409.04.1429

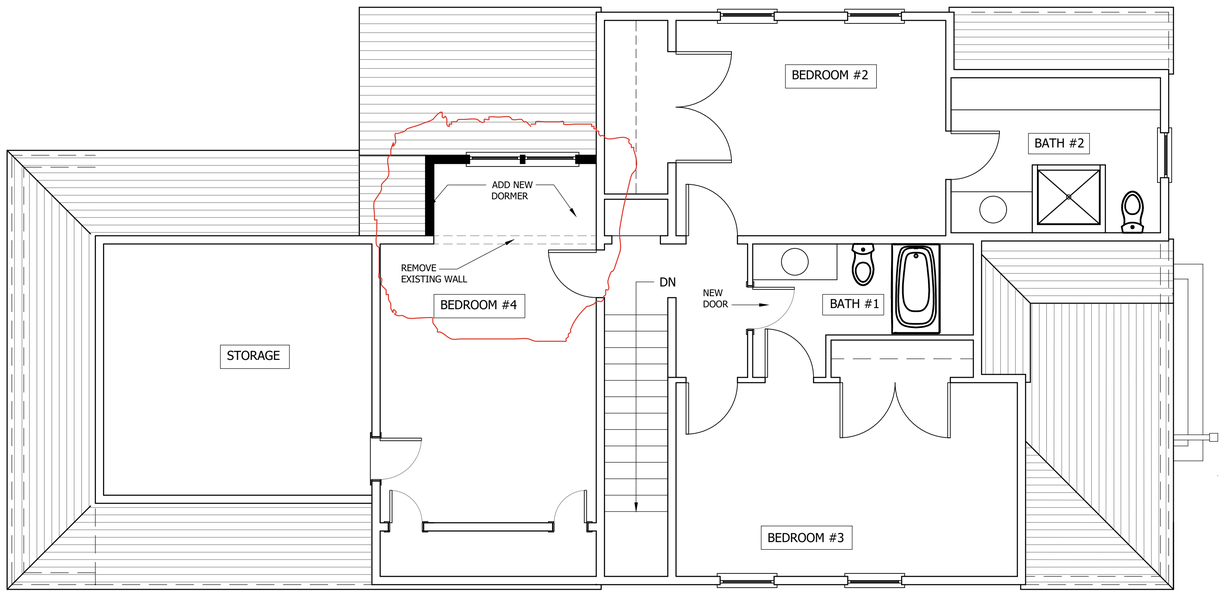
HDC1



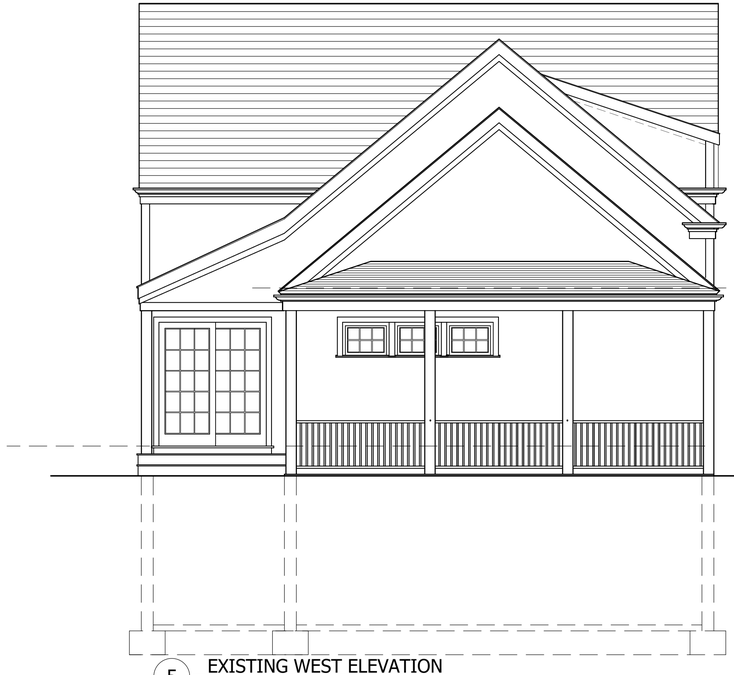
2 EXISTING SECOND FLOOR PLAN
Scale: 1/4" = 1' -0



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

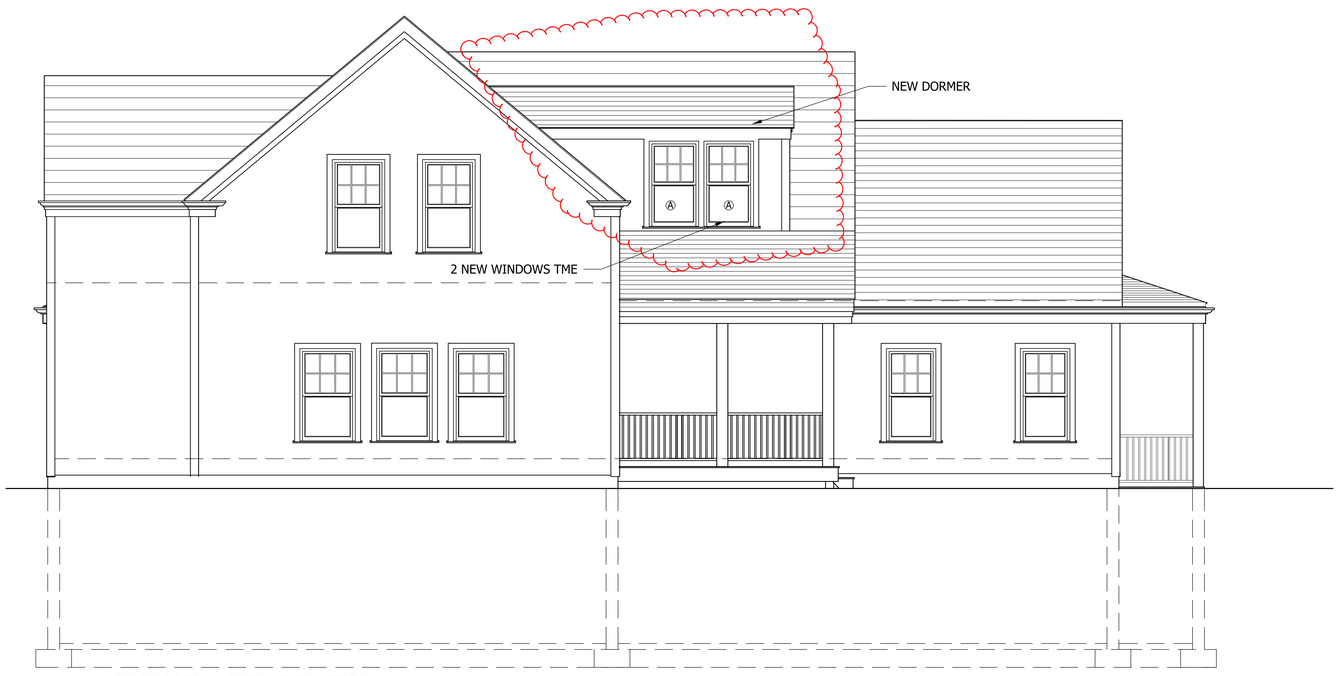
HDC2



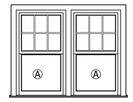
6 EXISTING NORTH ELEVATION
Scale: 1/4" = 1' -0



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
WWW.NANTUCKETARCHITECTURE.COM

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

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

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- ☐ 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

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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 $

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

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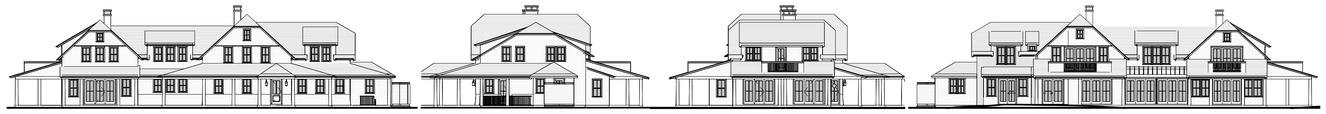
88 Pocomo LLC Residence

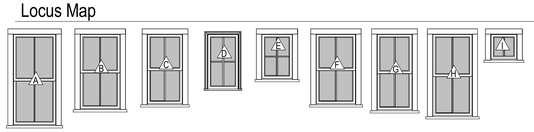
88 Pocomo Rd.
Nantucket, MA 02554

09.16.24





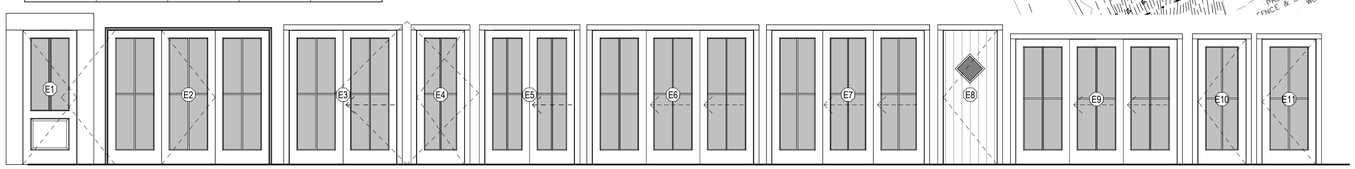
Locus Map



Window Legend

1/4" = 1'-0"

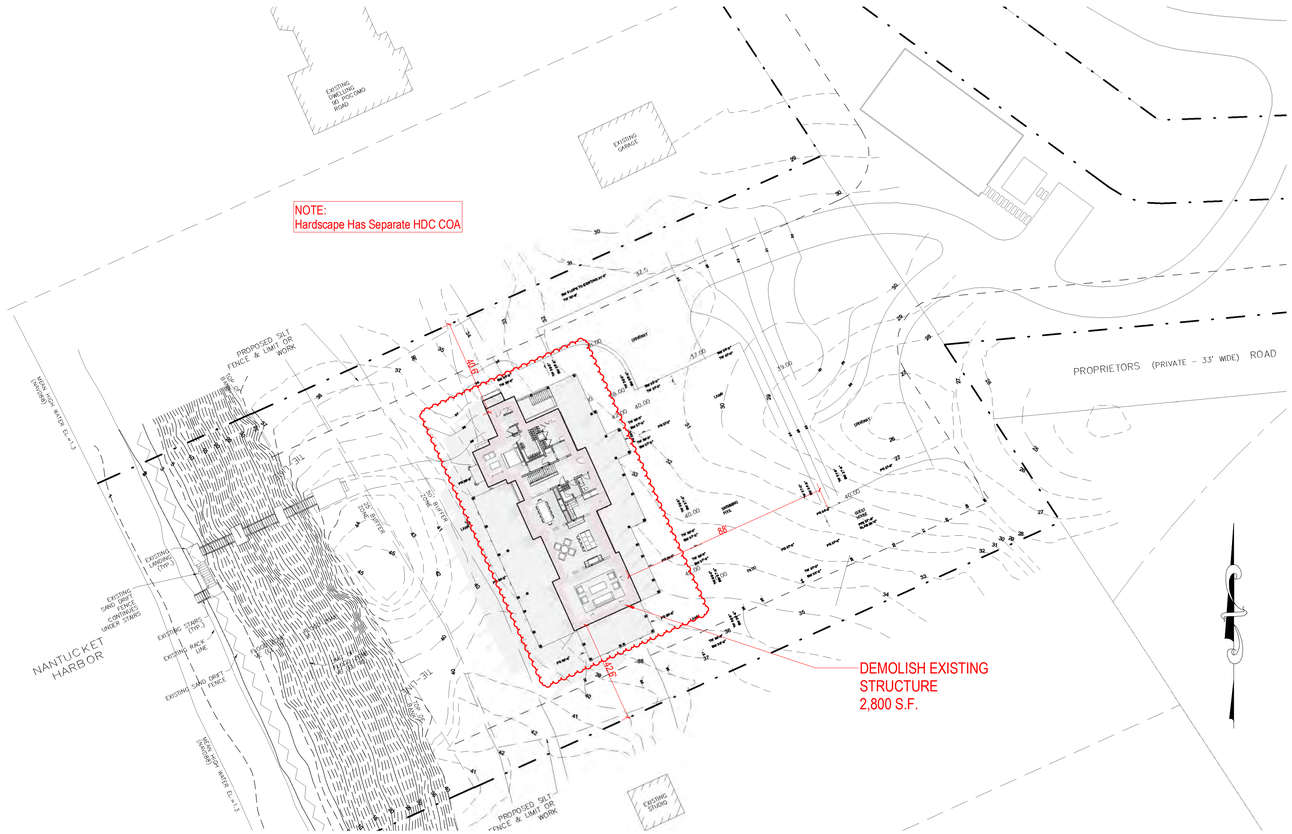
WINDOW SCHEDULE				
WINDOW	QUANTITY	Rough Height	Rough Width	DP RATING
A	21	5'-3"	2'-8"	≥ 30
B	20	4'-4 1/4"	2'-6 1/4"	<varies>
C	4	4'-1"	2'-3"	≥ 30
D	1	3'-3"	2'-0"	≥ 30
E	3	2'-8"	2'-0"	≥ 30
F	3	4'-1"	2'-6"	≥ 30
G	2	4'-5"	2'-3"	
H	3	4'-9"	2'-6"	<varies>
I	1	1'-7"	1'-9"	≥ 30



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
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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

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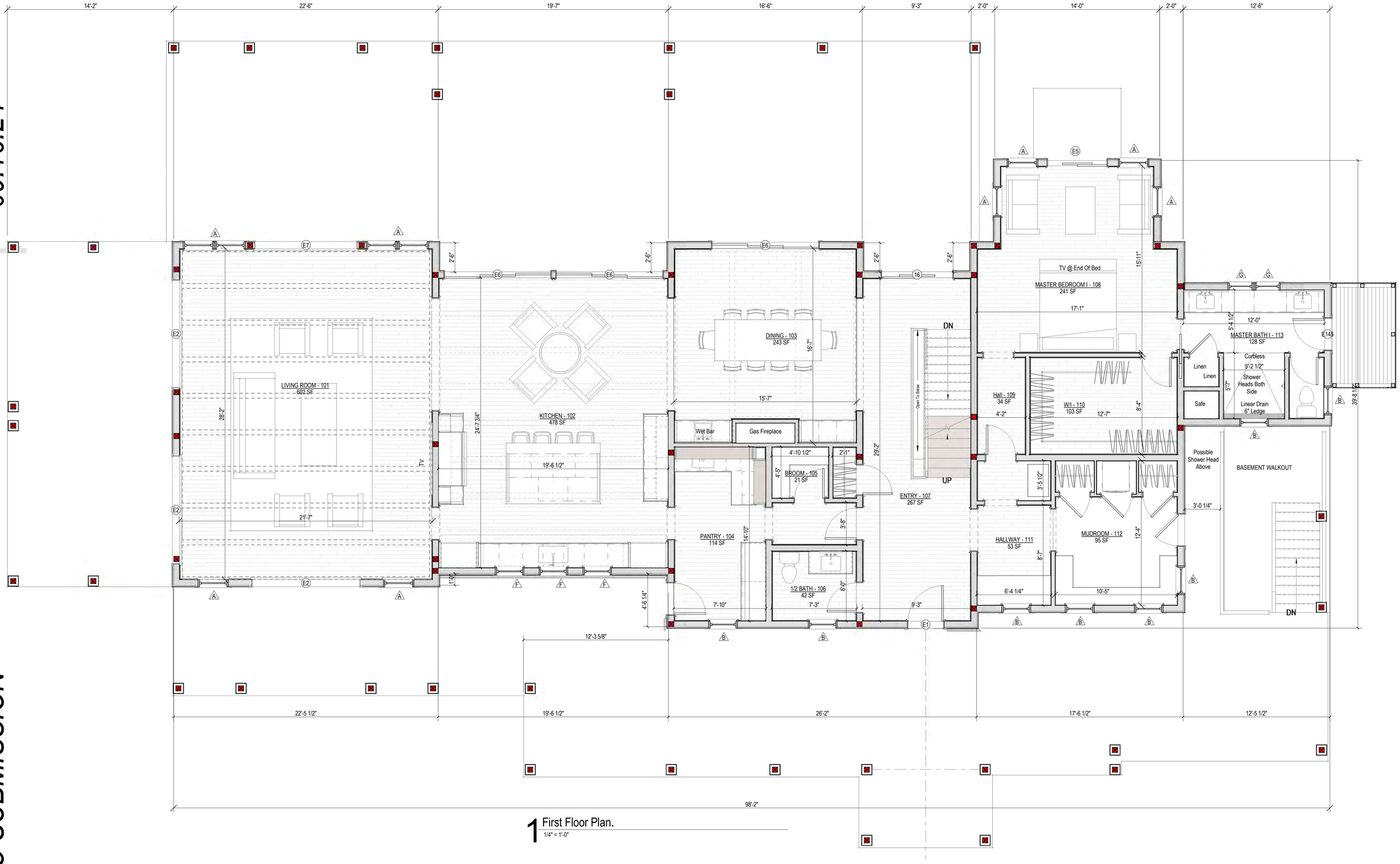
G.1.1
2128

09.16.24

HDC SUBMISSION



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

2128

88 Pocomo LLC
Residence
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P. 508.325.4995
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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
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Proposed G.C.:	2,800
Total Proposed G.C.:	2,800

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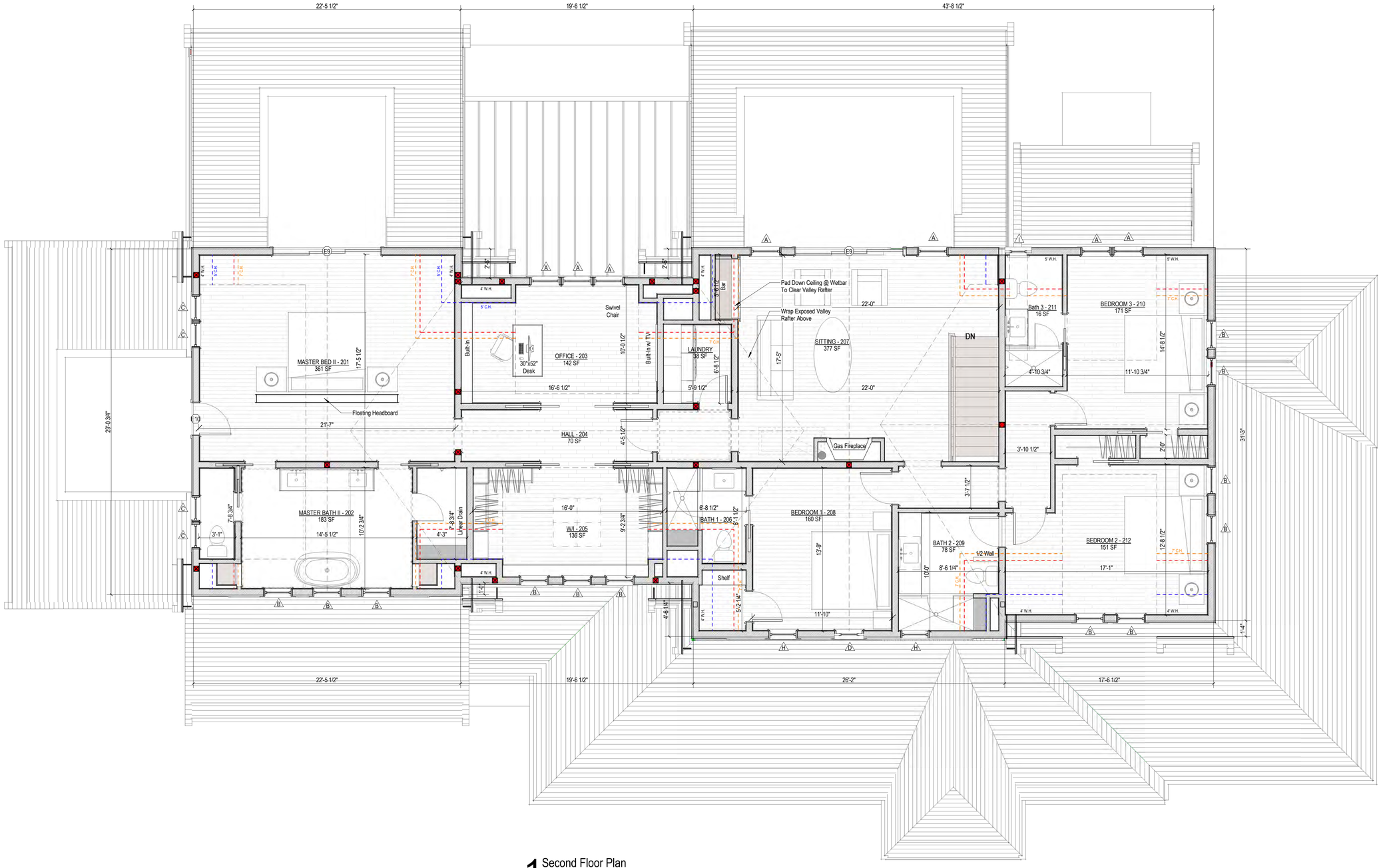
A.101
2128

09.16.24

HDC SUBMISSION



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

2128

88 Pocomo LLC
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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.103	ROOF PLAN
A.201	EXTERIOR ELEVATIONS
A.202	EXTERIOR ELEVATIONS

Revisions

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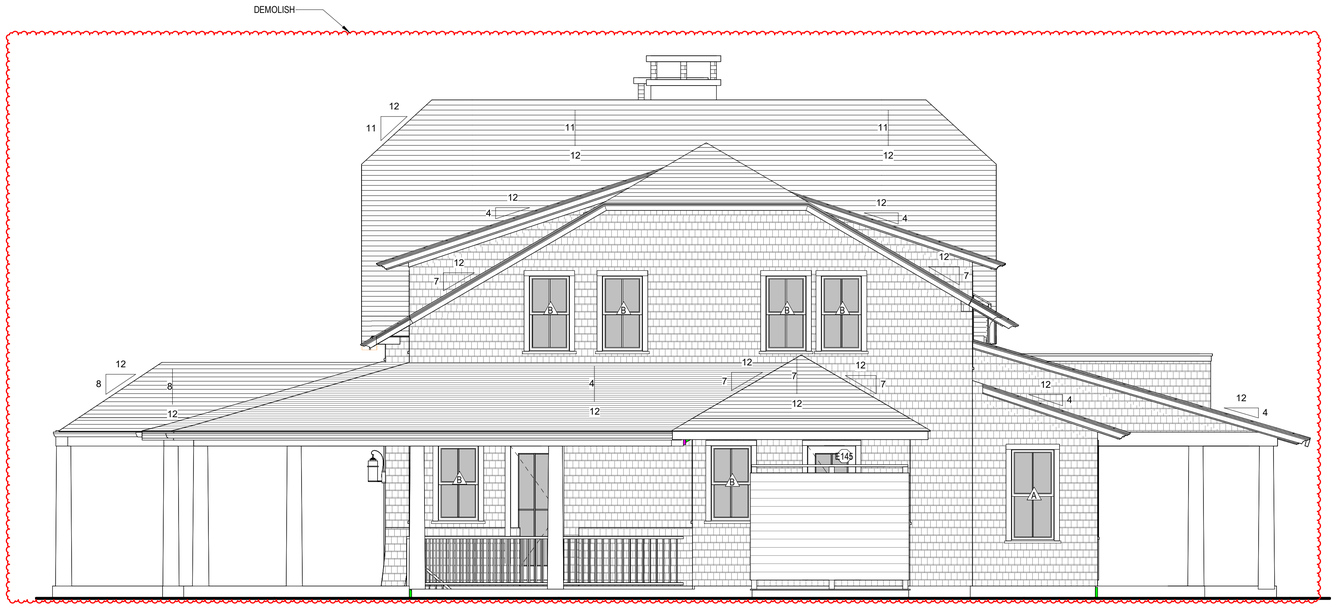
A.102
2128



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



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

2128

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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

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Existing G.C.:	n/a
Proposed G.C.:	2,800
Total Proposed G.C.:	2,800

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Revisions

Revision 1 Date 1

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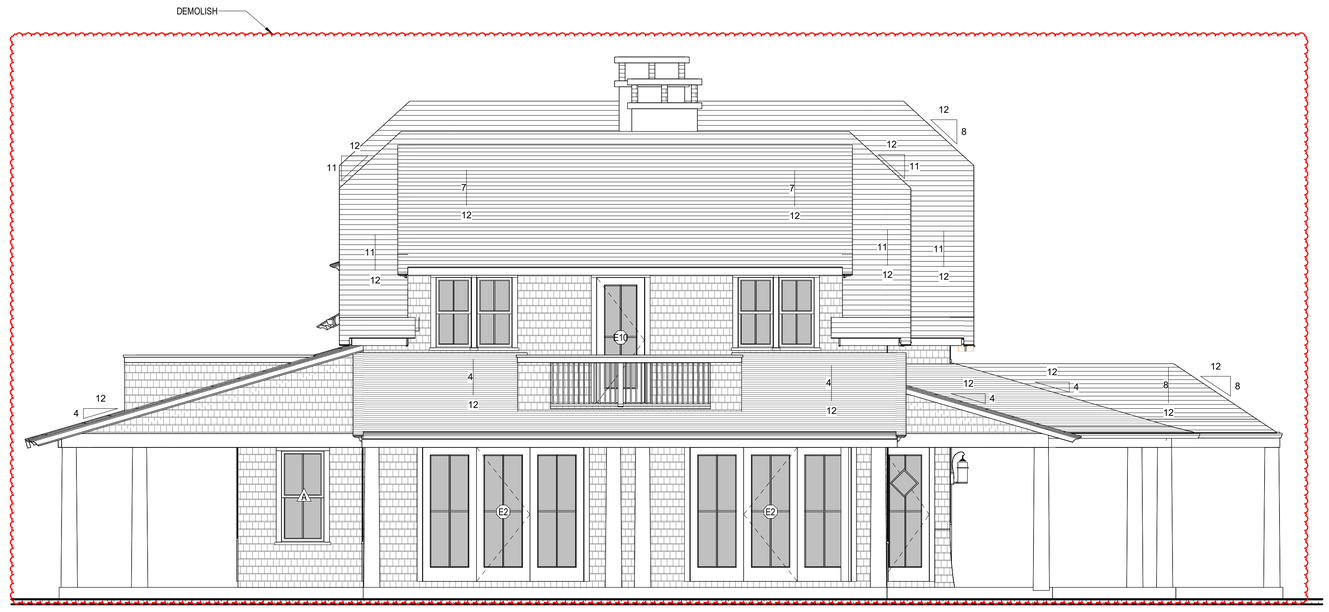
A.201
2128



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



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

2128

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Nantucket, MA 02554

emeritus
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EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	15/42
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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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Revisions

Revision 1 Date 1

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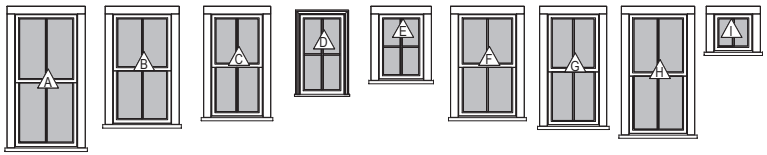
A.202
2128

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

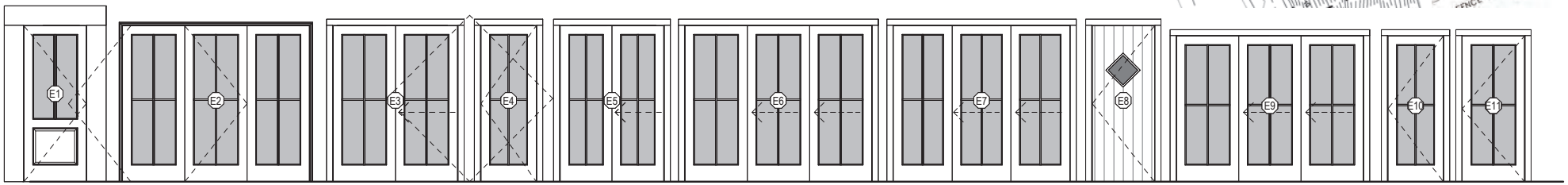
Window Legend

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



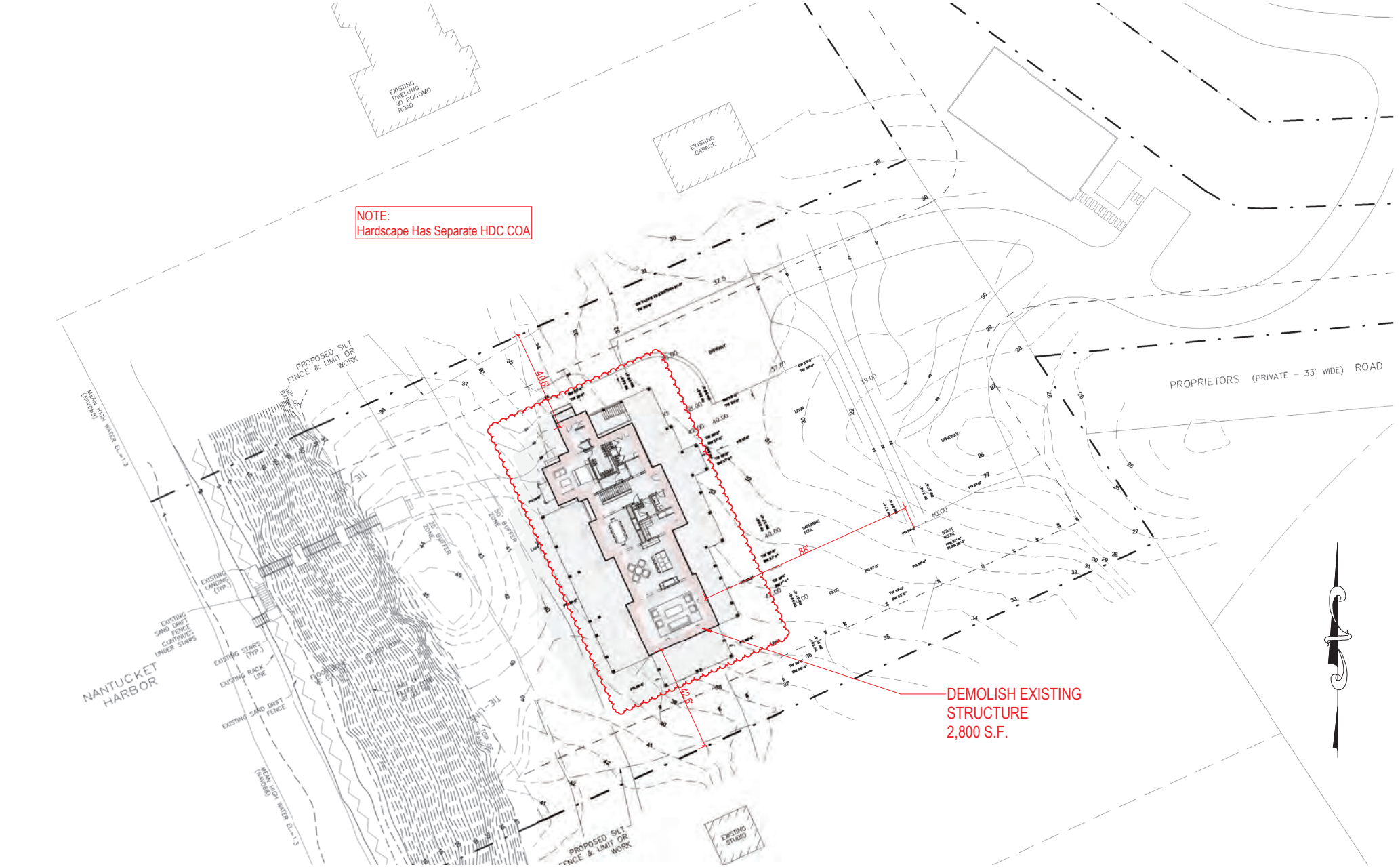


Door Legend

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	



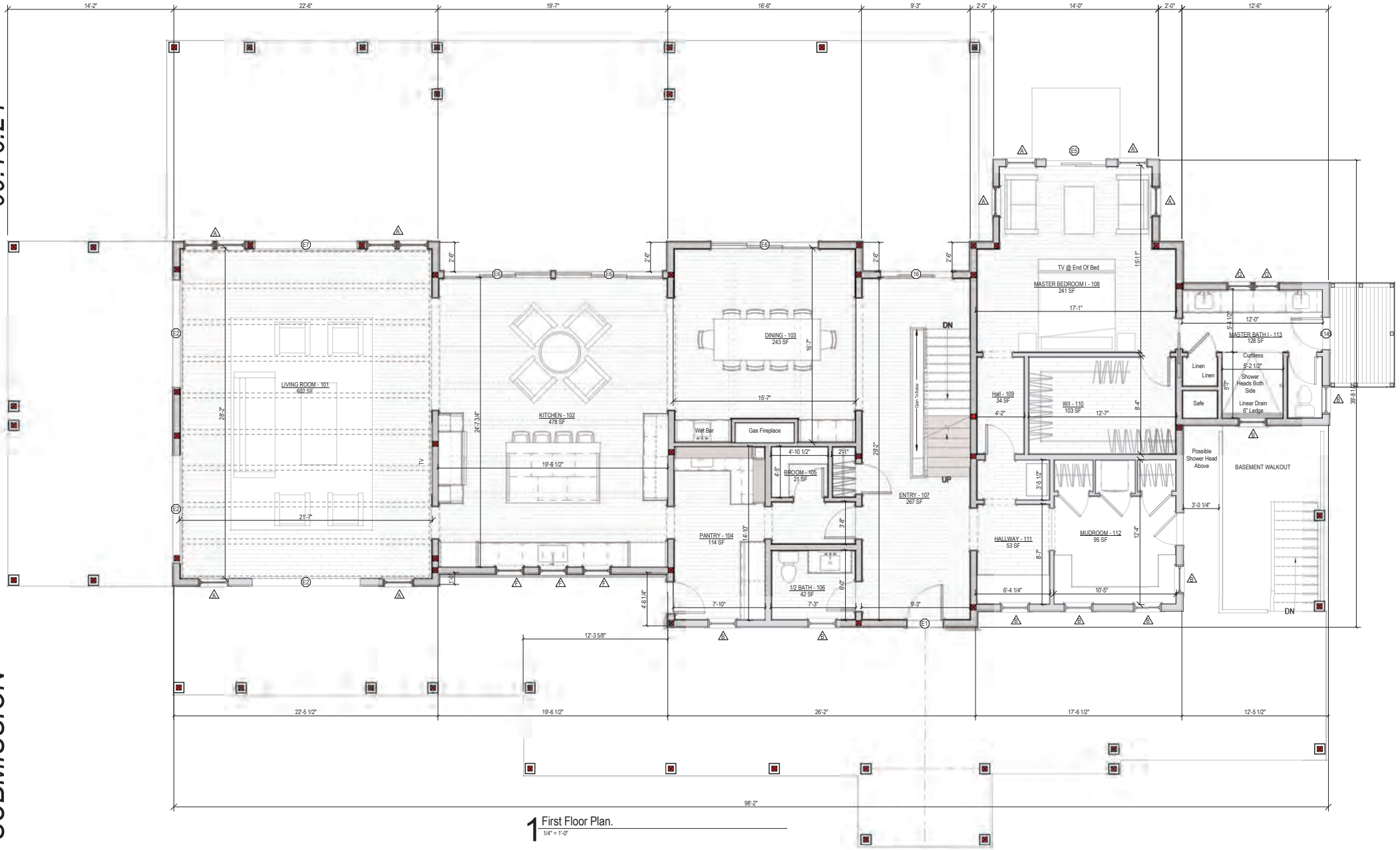


SITE PLAN

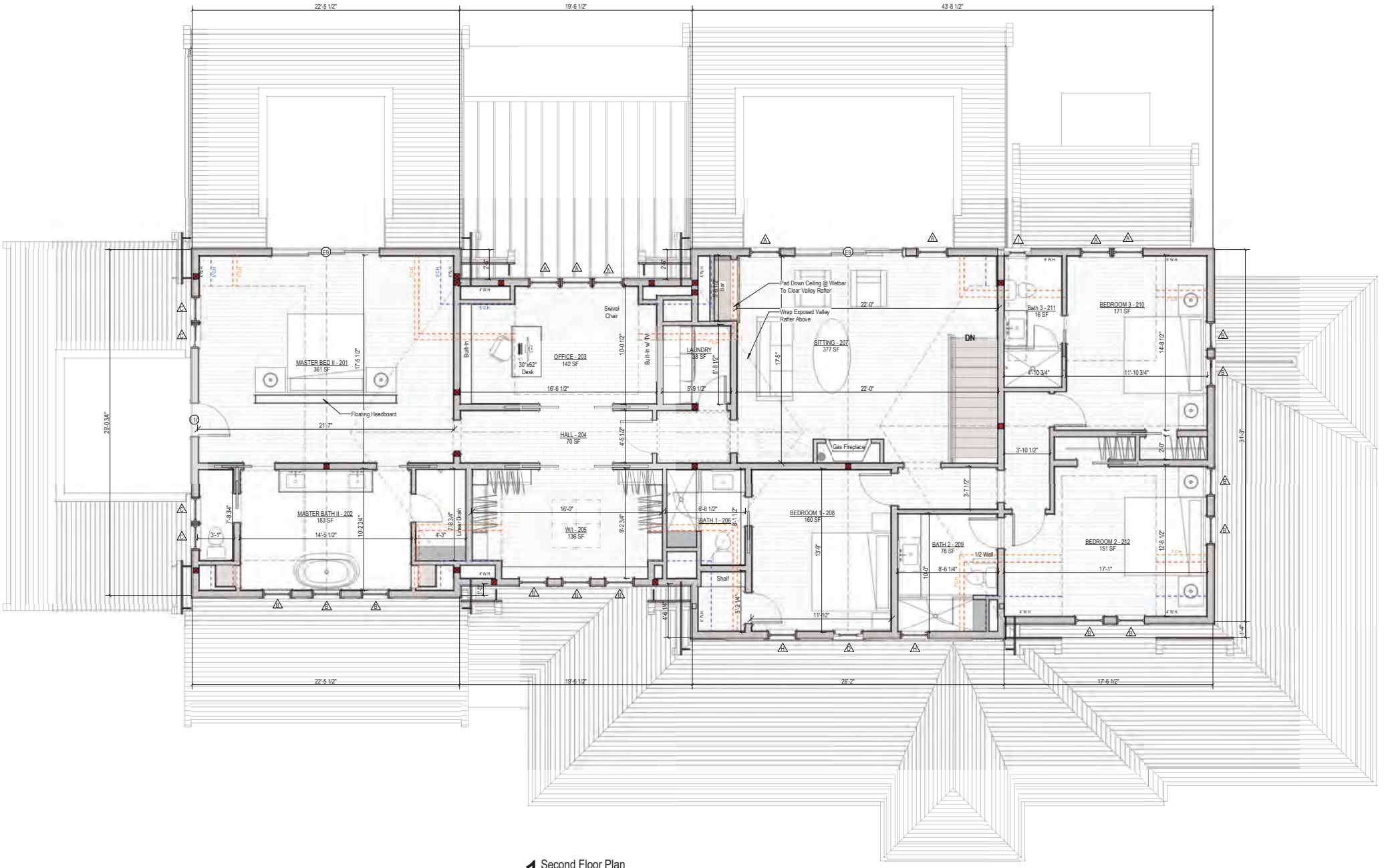
1" = 30'-0"

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"

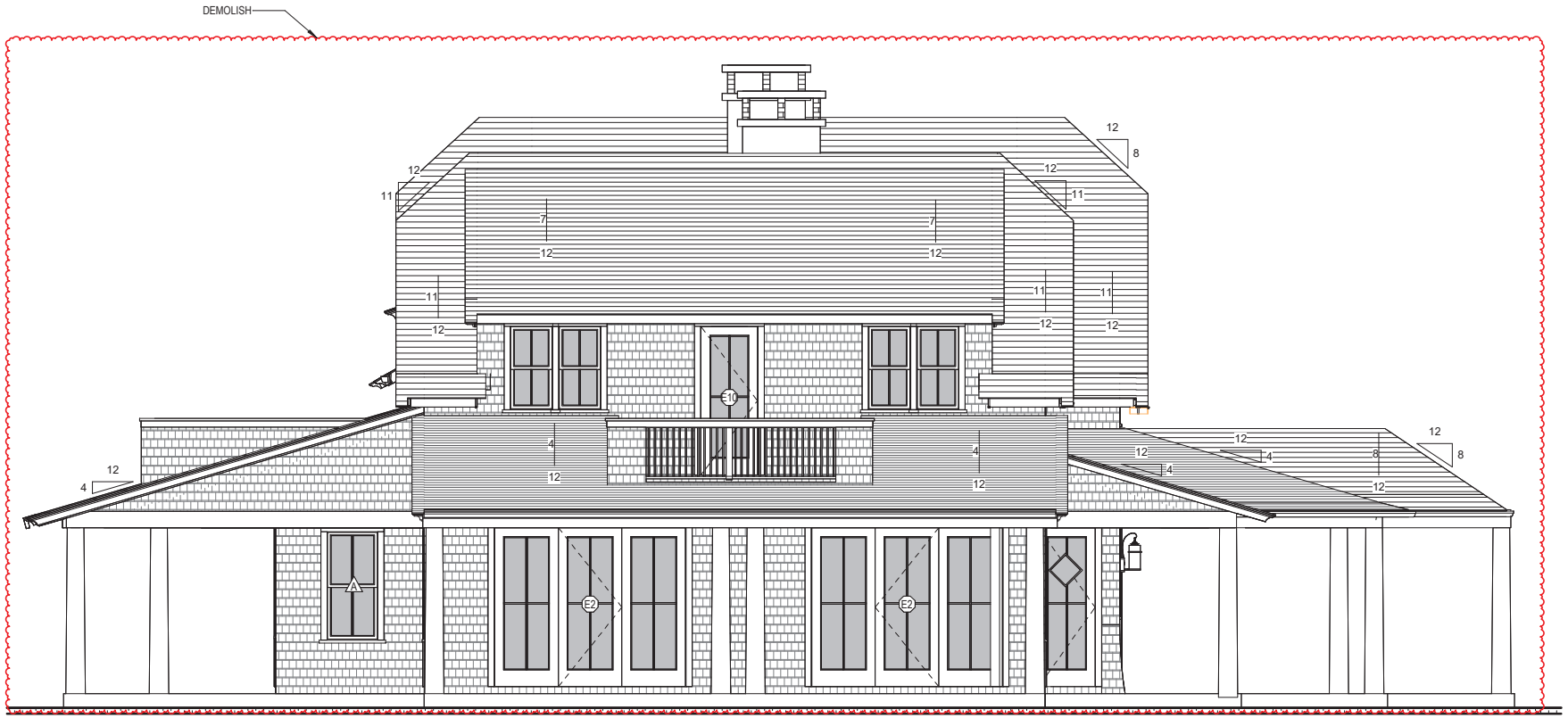


2 North Elevation

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

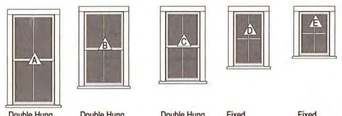


East North South West

HDC Submission Through Staff 09.12.22

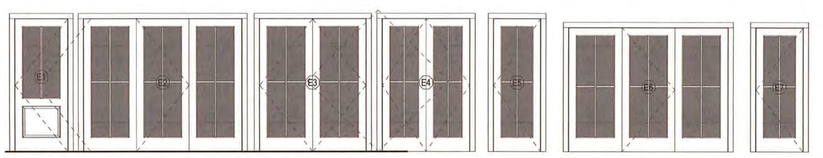


Locus Map



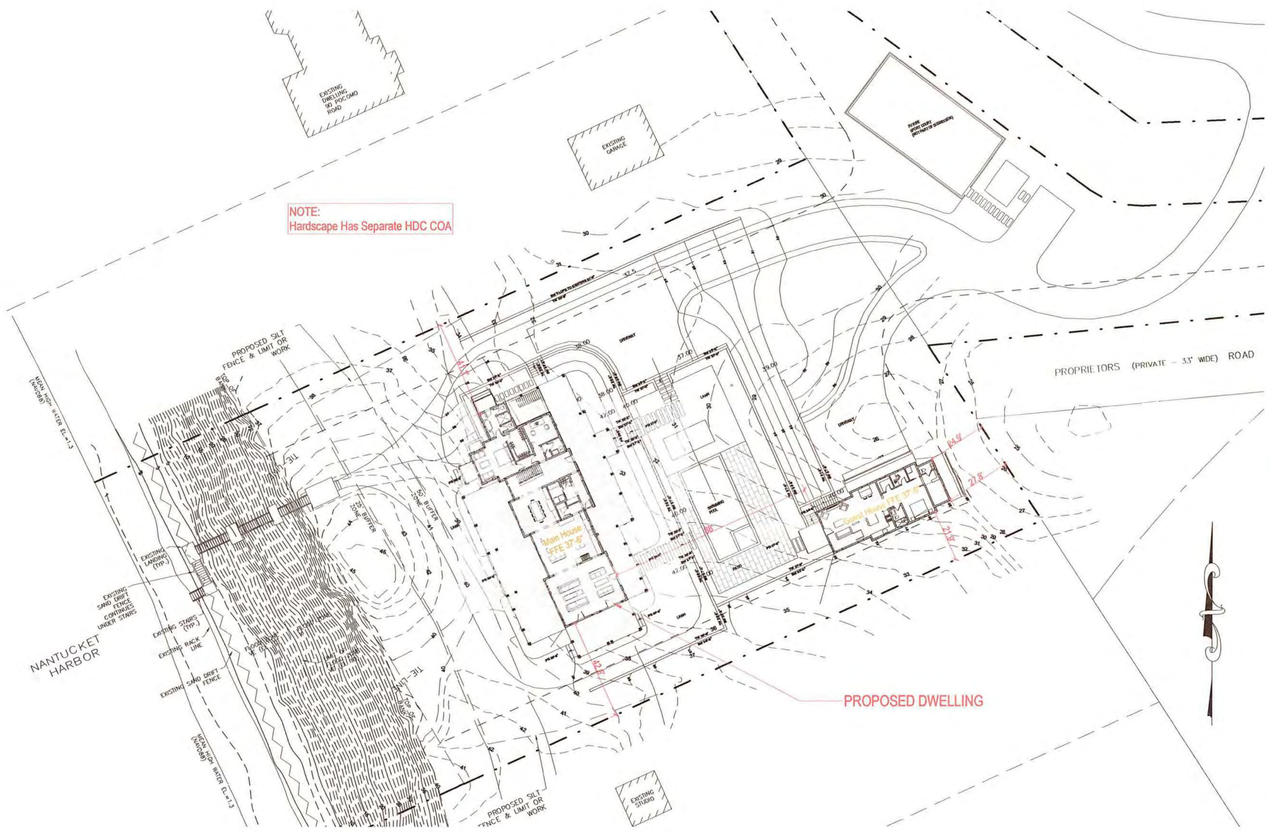
Double Hung 2/2 SDL | Double Hung 2/2 SDL | Double Hung 2/2 SDL | Fixed 4 Lite SDL | Fixed 4 Lite SDL

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

RECEIVED
SEP 15 2022
By

Revisions

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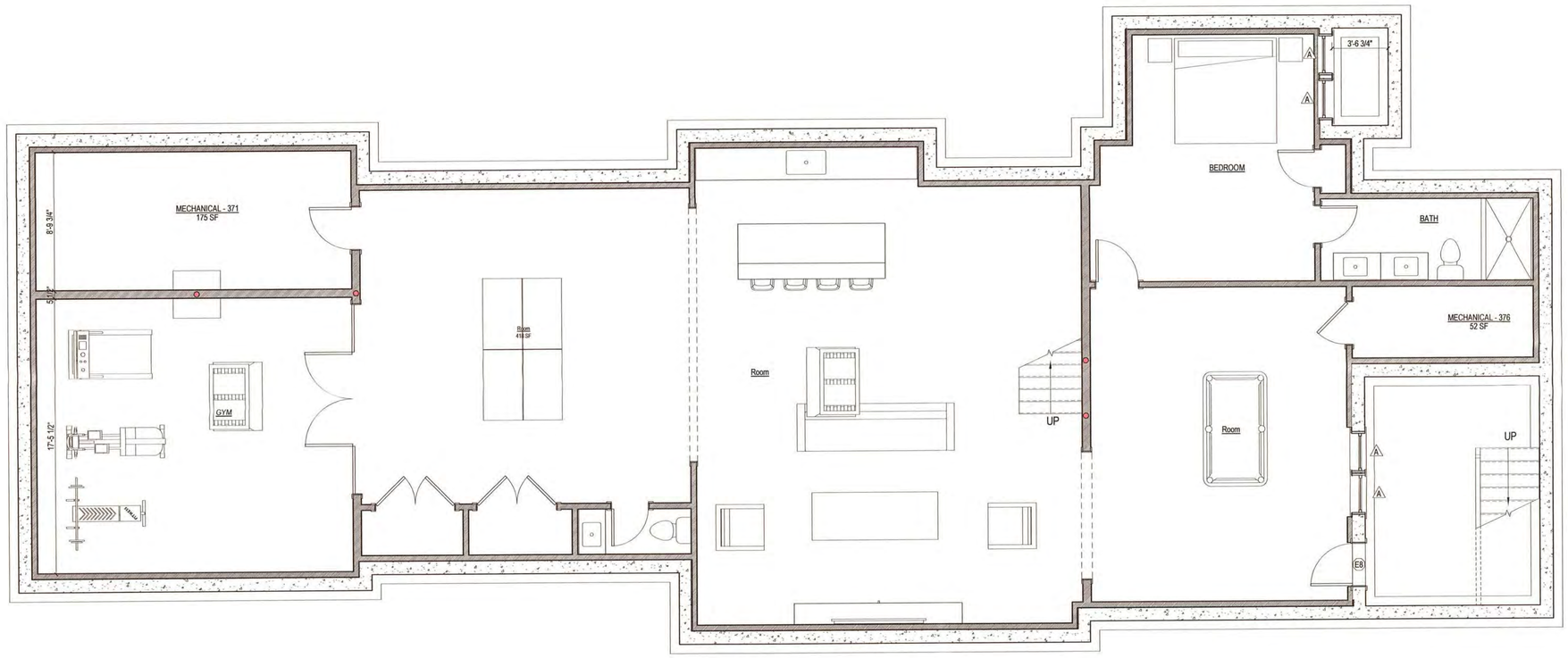
G.1.1
2128

HDC Submission Through Staff 09.12.22



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

2128

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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.
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A.103 Unnamed
G.1.1 Cover Sheet
A.101 First Floor Plan
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A.201 Exterior Elevations
A.202 Exterior Elevations
S.103 ROOF FRAMING PLAN

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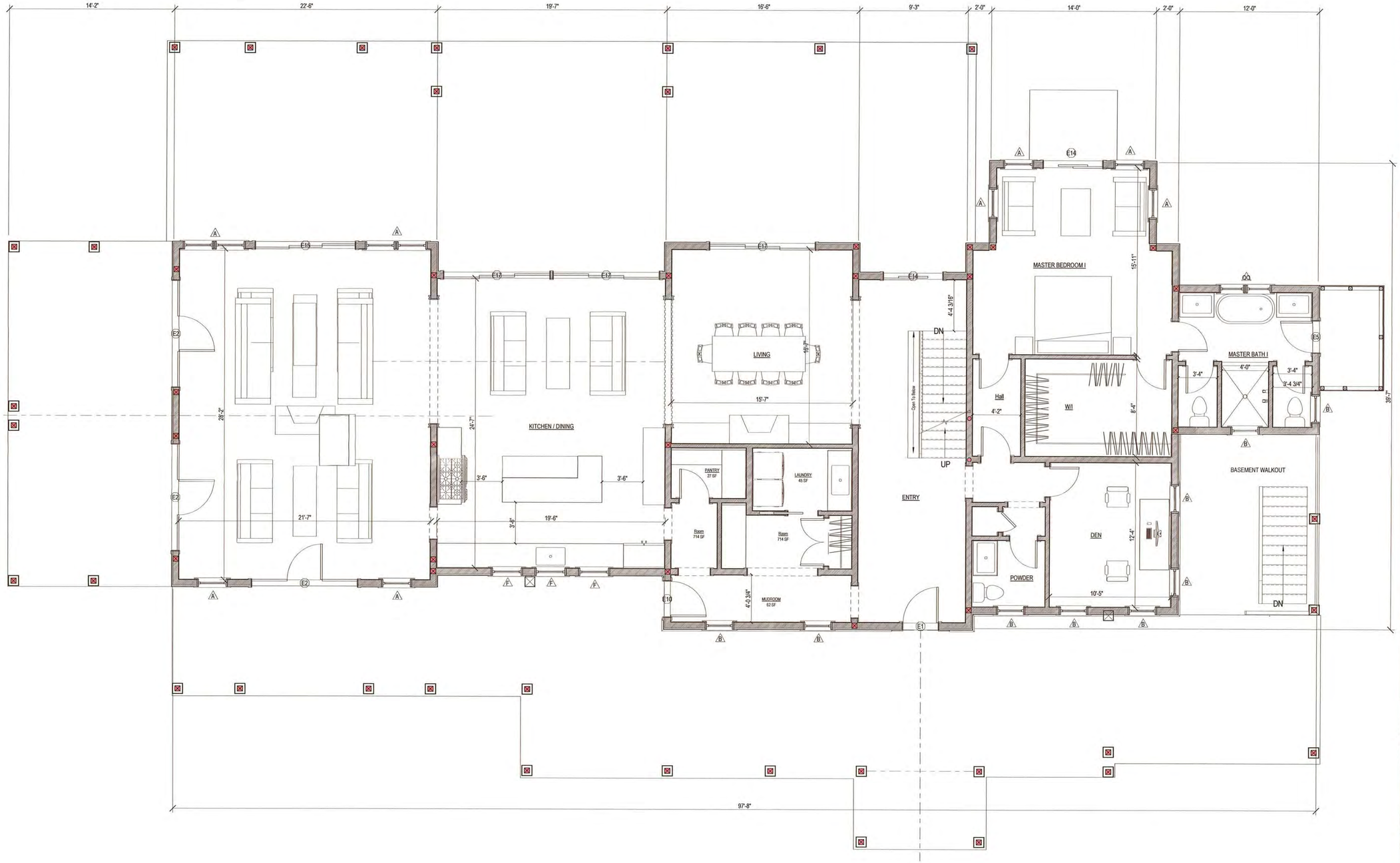
A.100
2128



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

2128

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88 Pocomo Rd.
Nantucket, MA 02554

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

First Floor Plan

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
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Lot Size:	132,286 sq. ft.
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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

Revisions

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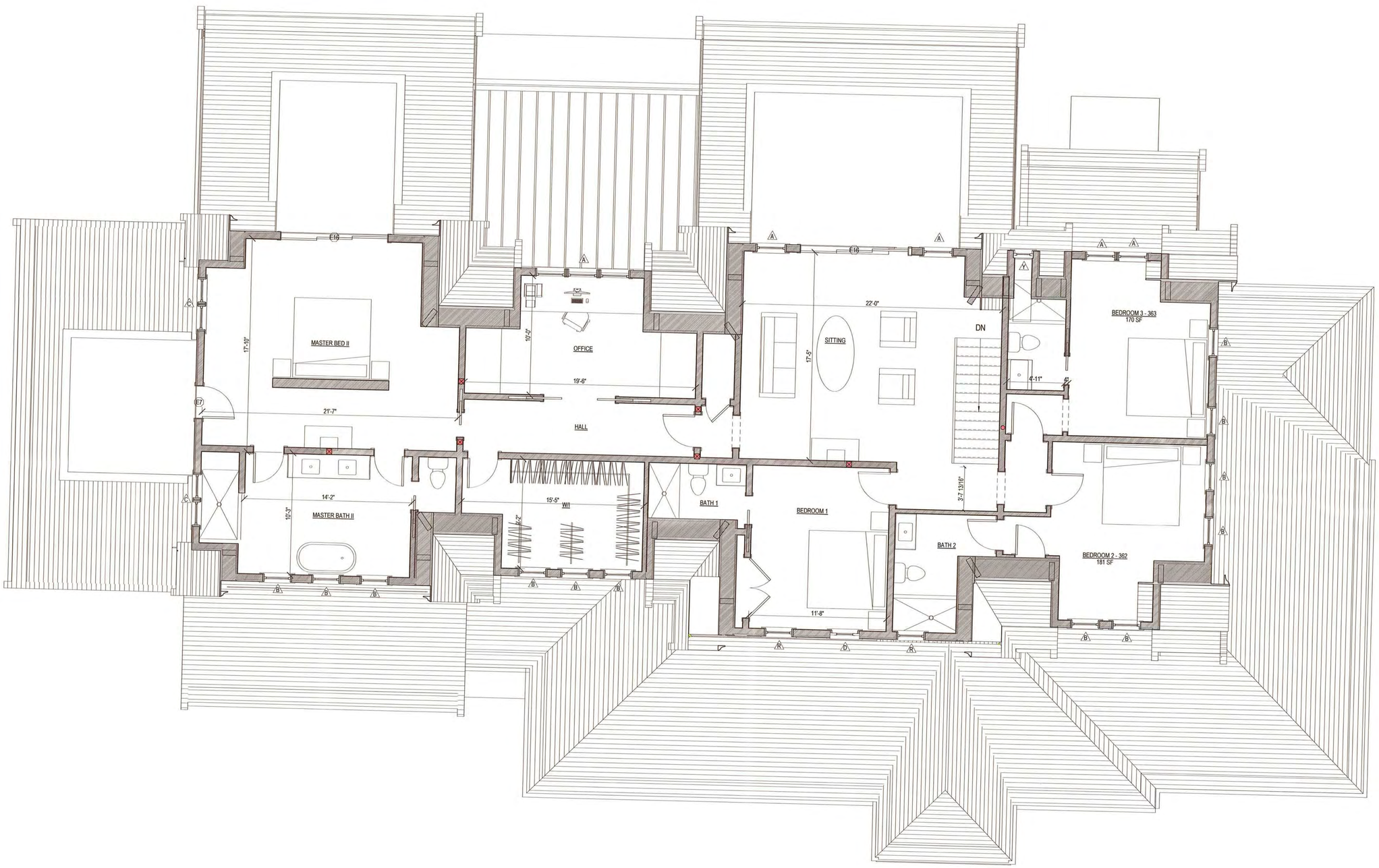
A.101
2128



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

2128

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88 Pocomo Rd.
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emeritus
8 Williams Lane
Nantucket, MA 02554
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Second Floor Plan

Site Information

Map & Parcel:	15/42
Current Zoning:	LUG-3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	132,286 sq. ft.
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Existing G.C.:	n/a
Proposed G.C.:	2,800
Total Proposed G.C.:	2,800

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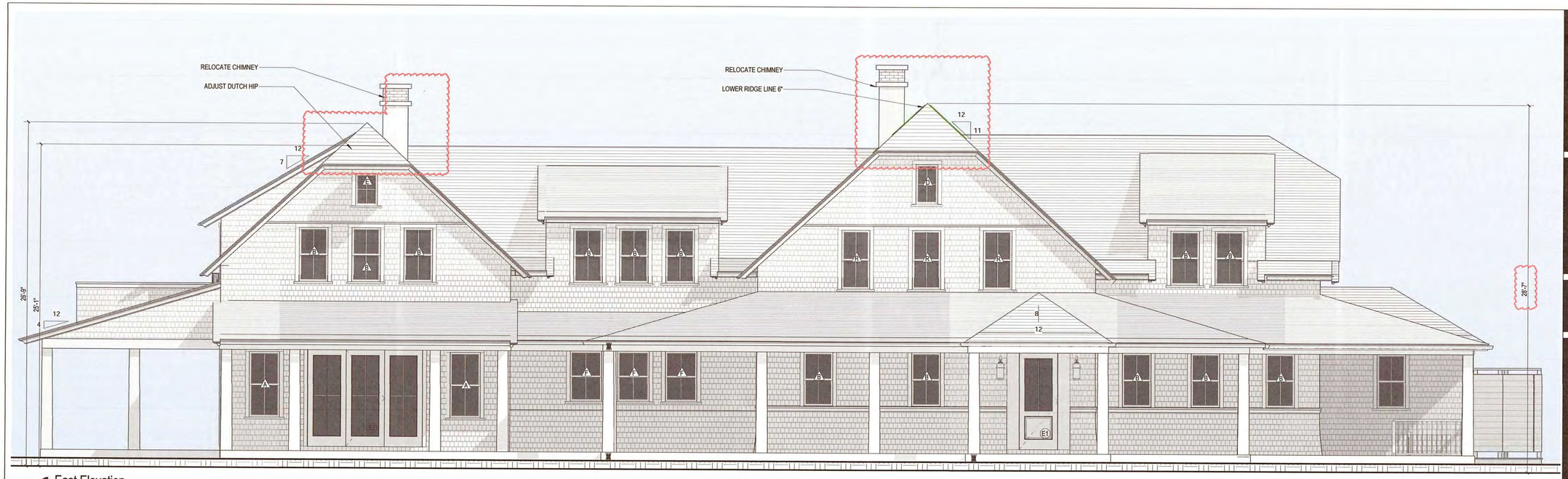
A.102
2128



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



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

2128

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Exterior Elevations

Site Information

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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
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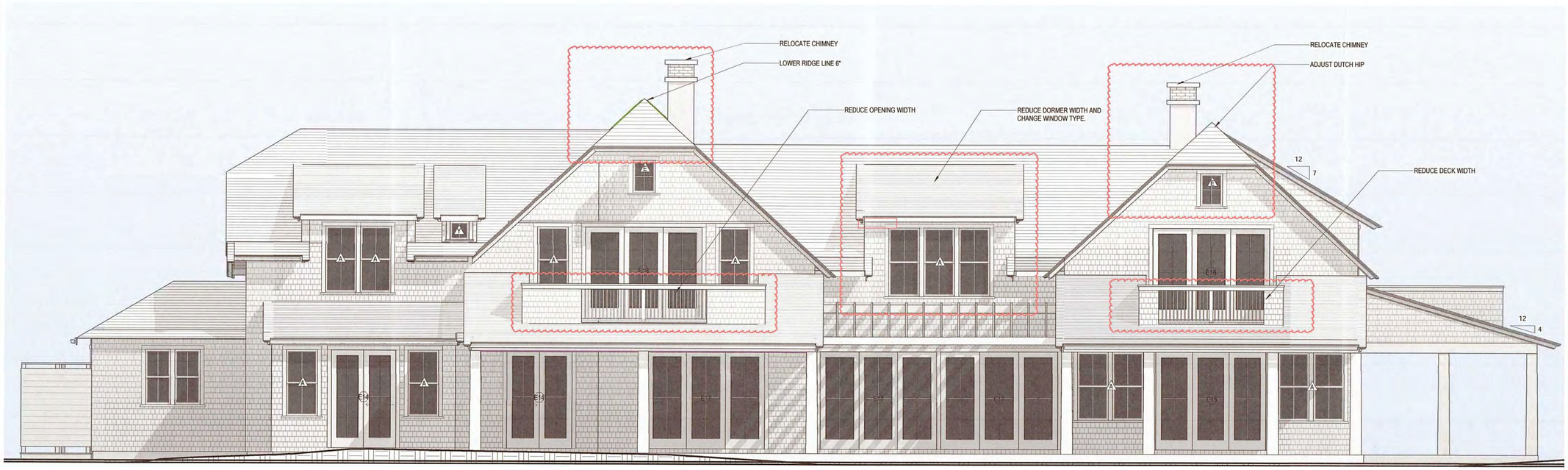
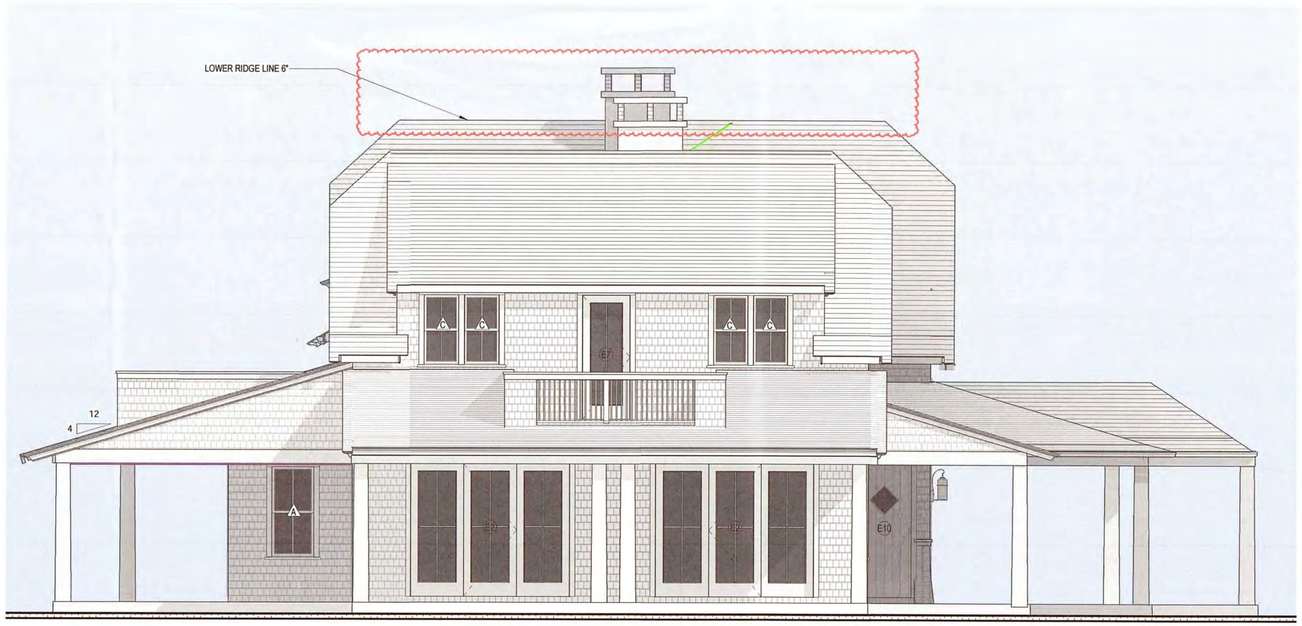
A.201
2128



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



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

2128

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Exterior Elevations

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RECEIVED
SEP 15 2022
BY

Revisions

Revision 1	Date 1

HDC2022-03-5885
No Exterior Changes Without HDC Approval
APPROVED

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A.202
2128

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

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

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Miroslava Ahern

AS AGENT FOR 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

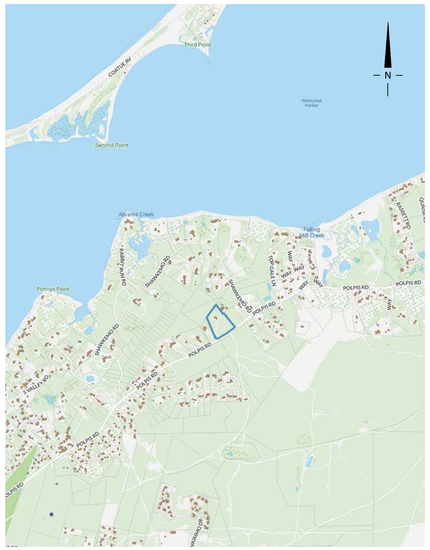
COLORS

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

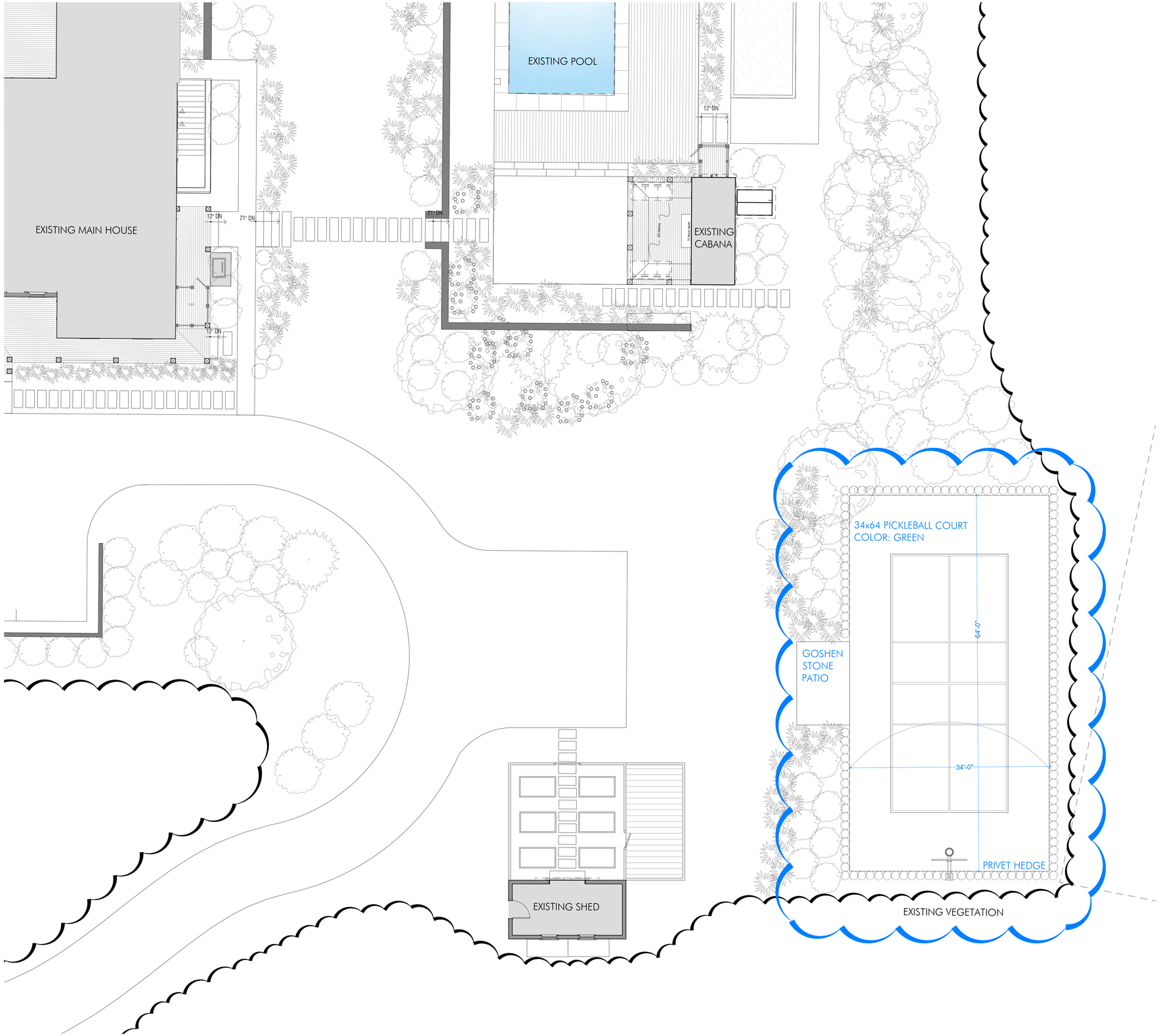

Third Point
Cowtail Mr
Nantucket Harbor
Second Point
Polpis Point
Polpis Harbor
POLPIS RD
Shawkemo Rd
Quaise Rd
Sesachacha Rd
Quidnet Rd
Tawasset Rd
Hummock Pond Rd
Hidden Valley Rd
Quaise Ln
Shawkemo Rd
Quidnet Rd
Quaise Rd
Tawasset Rd
Polpis



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.

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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°: 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

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See reverse for required documentation.

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

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____ 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.

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

(initial to indicate read and understand)

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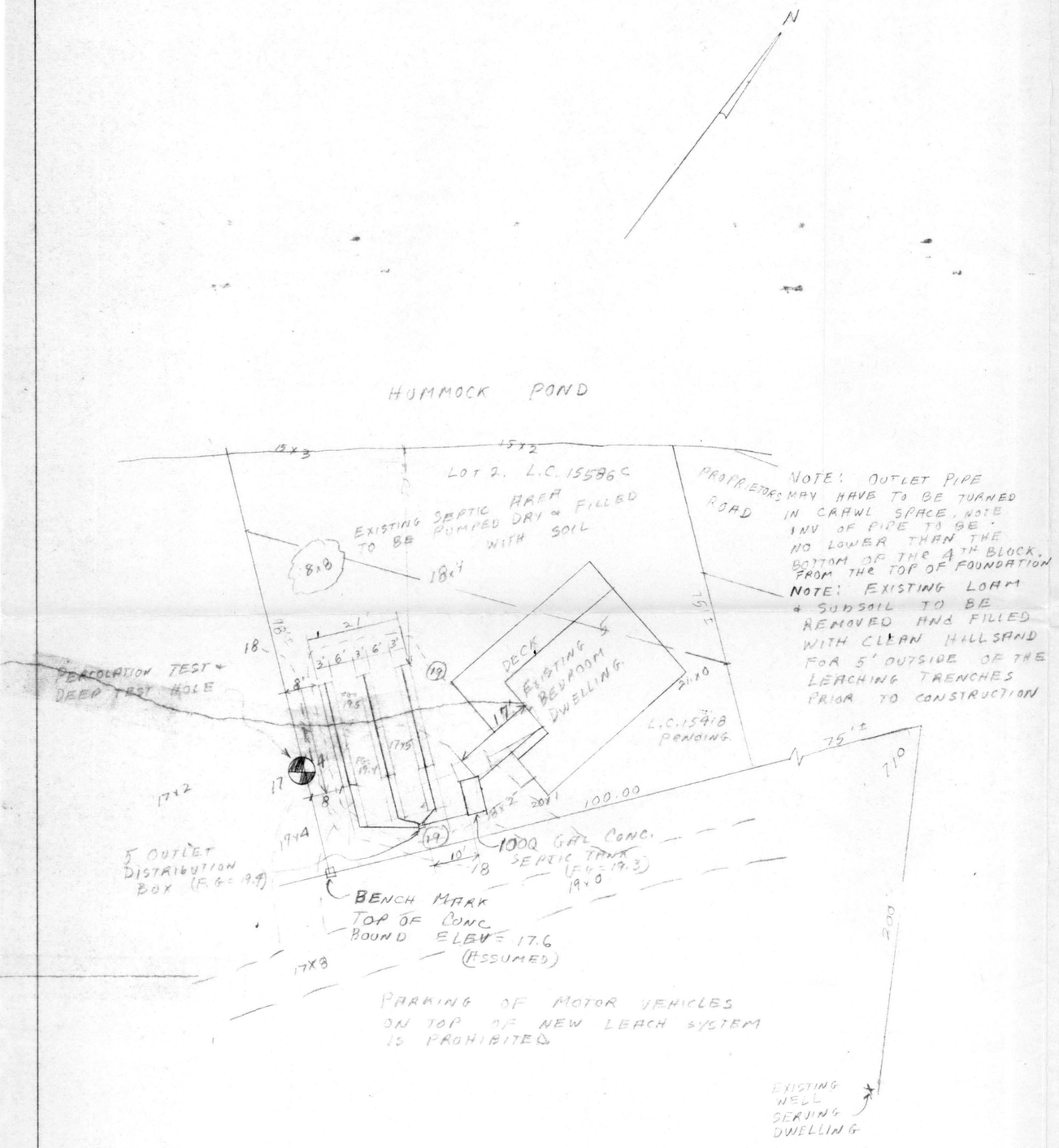
____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

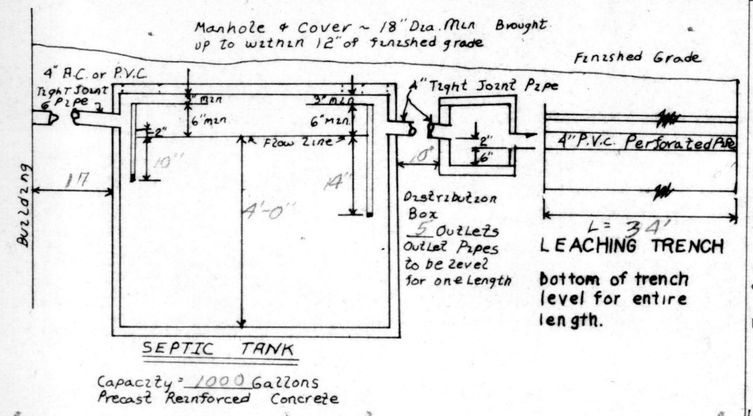
PLOT PLAN

Scale: 1" = 20'

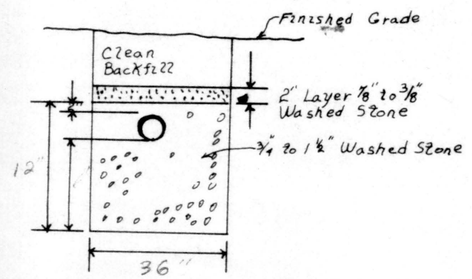
LOT AREA = 8600 ± S.F.



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.

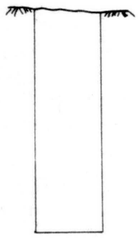
16.) In cases where ledge or rock is present the engineer will not be responsible for assuring the amount of rock to be encountered

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.

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PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 885

Street & Number of Proposed Work: 1 BEACH GRASS RD

Owner of record: NANTUCKET PROPERTY OWNER LLC

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

Contact Phone #: 978-504-1940 E-mail: TIAMORASELLSHOMES@GMAIL.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

HARDSCAPE - DRIVEWAY/APRON/WALKWAYS/ 15'X15' BLUESTONE PATIO/ 46'1 5/1 FENCE/88' PICKET FENCE ROAD SIDE

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: 5/1 NEW FENCE
Type: 46' + 88' WHITE
Length: TYPE II CAP PICKET FENCE 30"

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

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

Leaders (material and size): _____

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

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

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

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

Hardscape materials: Driveways PEASTONE GRAVEL Walkways BLUESTONE/BRICK Walls APRON-BRICK

* Note: Complete door and window schedules are required.

COLORS

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

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

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

Date 9/22/2024 Signature of owner of record _____ Signed under penalties of perjury

1 BEACH GRASS ROAD – HARDSCAPE





5/1 NTW Cedar Board Fence



Capped Picket Fence



Brick Paving



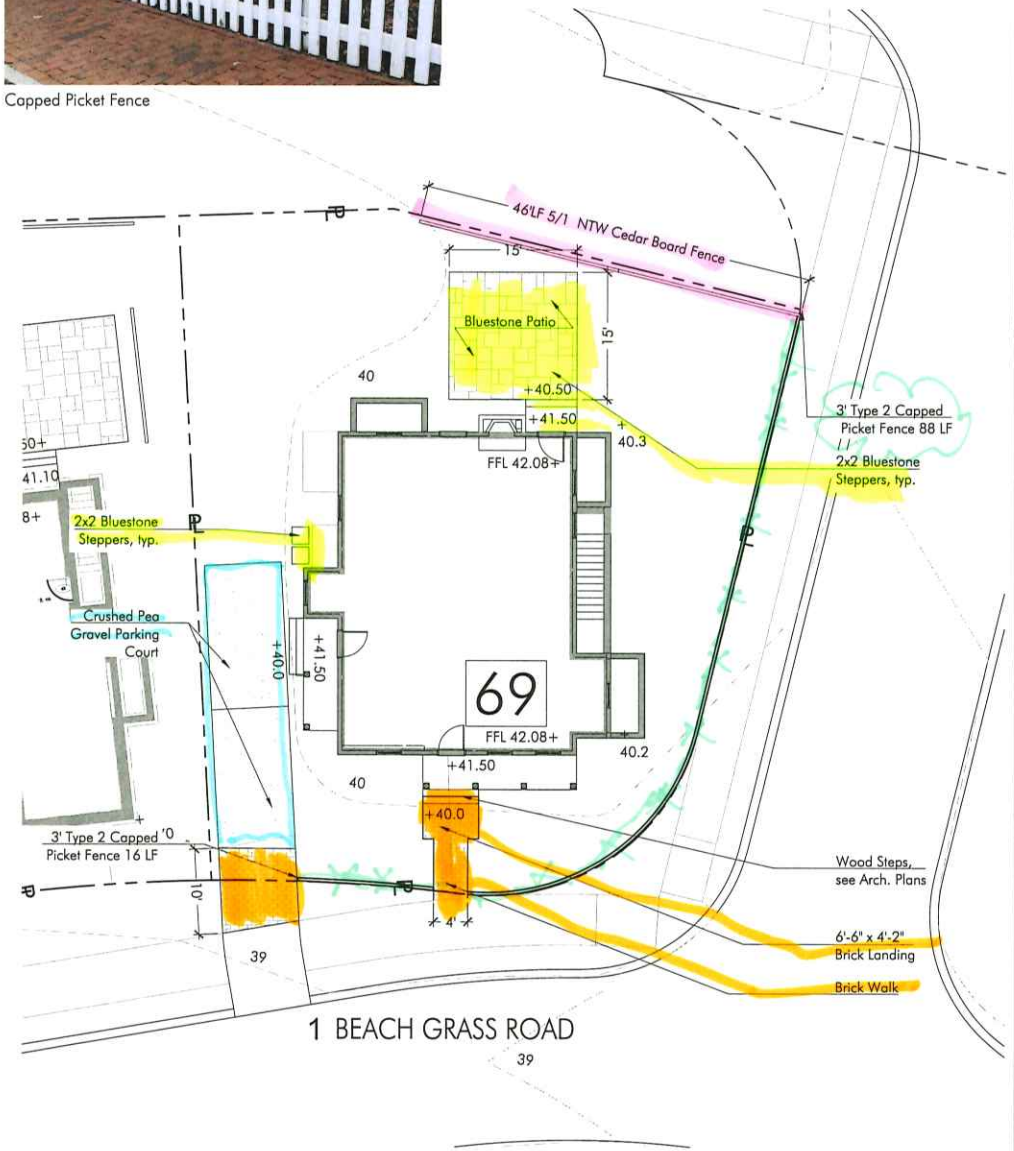
Bluestone Patio randum rectagular pattern



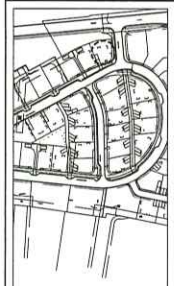
2x2 Bluestone Stepping Stones



Pea Gravel



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

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CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 883

Street & Number of Proposed Work: 5 BEACH GRASS RD

Owner of record: NANTUCKET PROPERTY OWNER LLC

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

Contact Phone #: 978 504 1946 E-mail: TAMORASELISTHOMES @GMAIL.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks: HARDSCAPE - DRIVEWAY/APRON/WALKWAY/

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways PEASTONE GRAVEL Walkways BLUE STONE Walls ~~APRON~~ WALKWAYS & BRICK RUNNING BOND

* Note: Complete door and window schedules are required.

COLORS

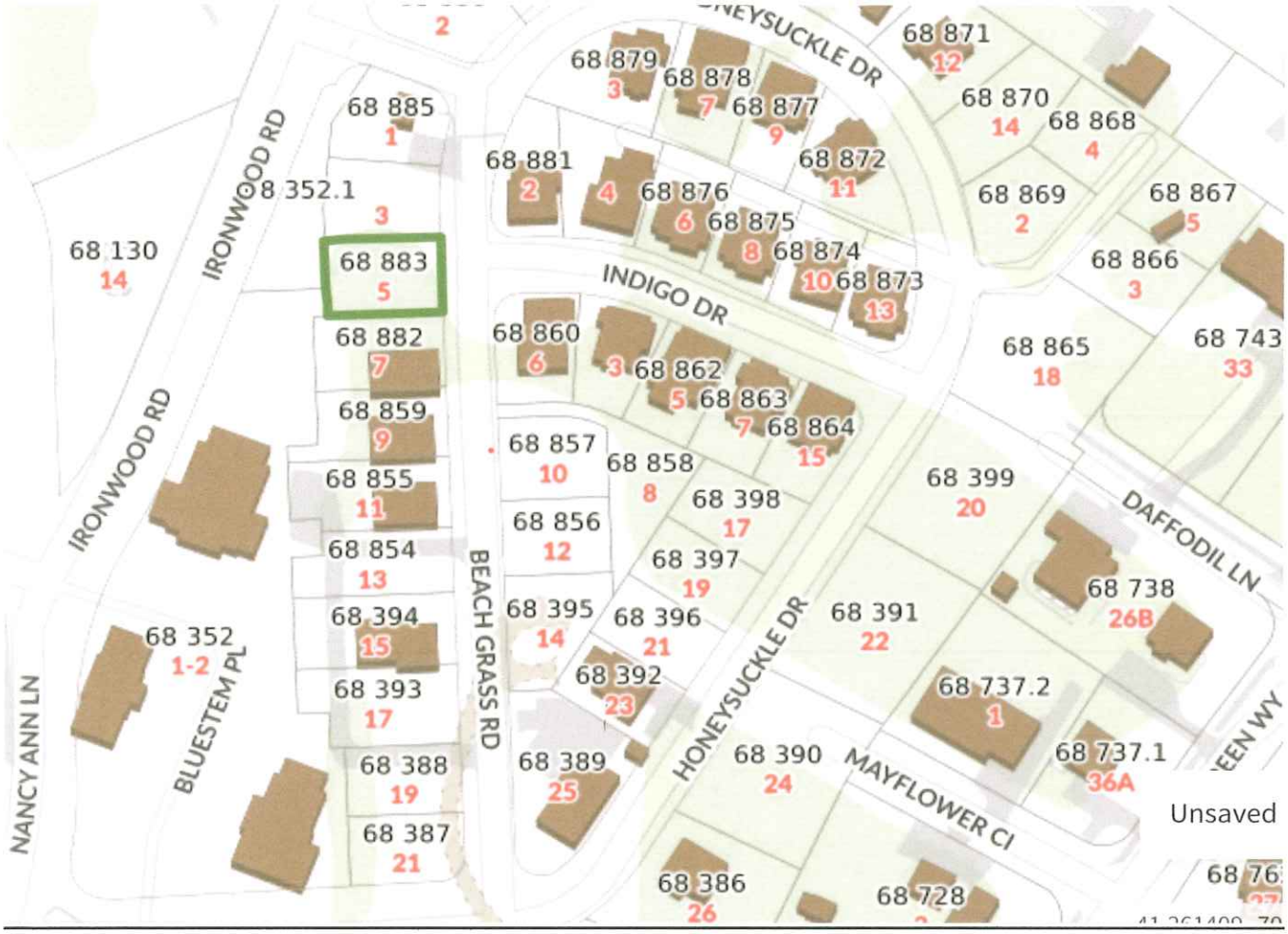
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/22/2024 Signature of owner of record _____ Signed under penalties of perjury

5 BEACH GRASS ROAD – HARDSCAPE





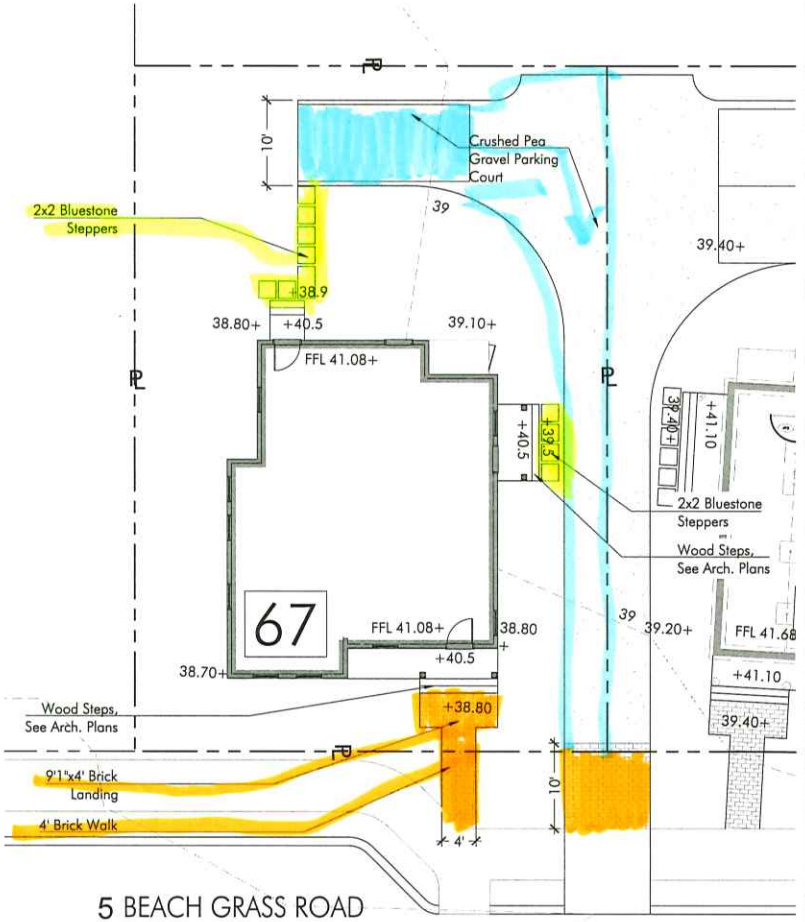
Brick Paving



2x2 Bluestone Stepping Stones



Pea Gravel

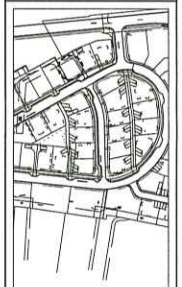


5 BEACH GRASS ROAD

SCALE: 1" = 10'-0"

0 5' 10' 25'

VERDANT
LANDSCAPE ARCHITECTURE
318 Harvard Street, Suite 25, Brookline, MA 02446
Verdant Landscape Architecture.com
617.735.1180



SANDPIPER PLACE DEVELOPMENT
PHASE TWO
NANTUCKET, MA

HARDSCAPE MATERIALS PLAN

Project #: Date: 6.14.2024
Drawn by:Team Verdant Reviewed: KP
Scale: 1"=10'-0"

Revisions:
08.27.24 By Ownership

L1.1

© 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.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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 _____

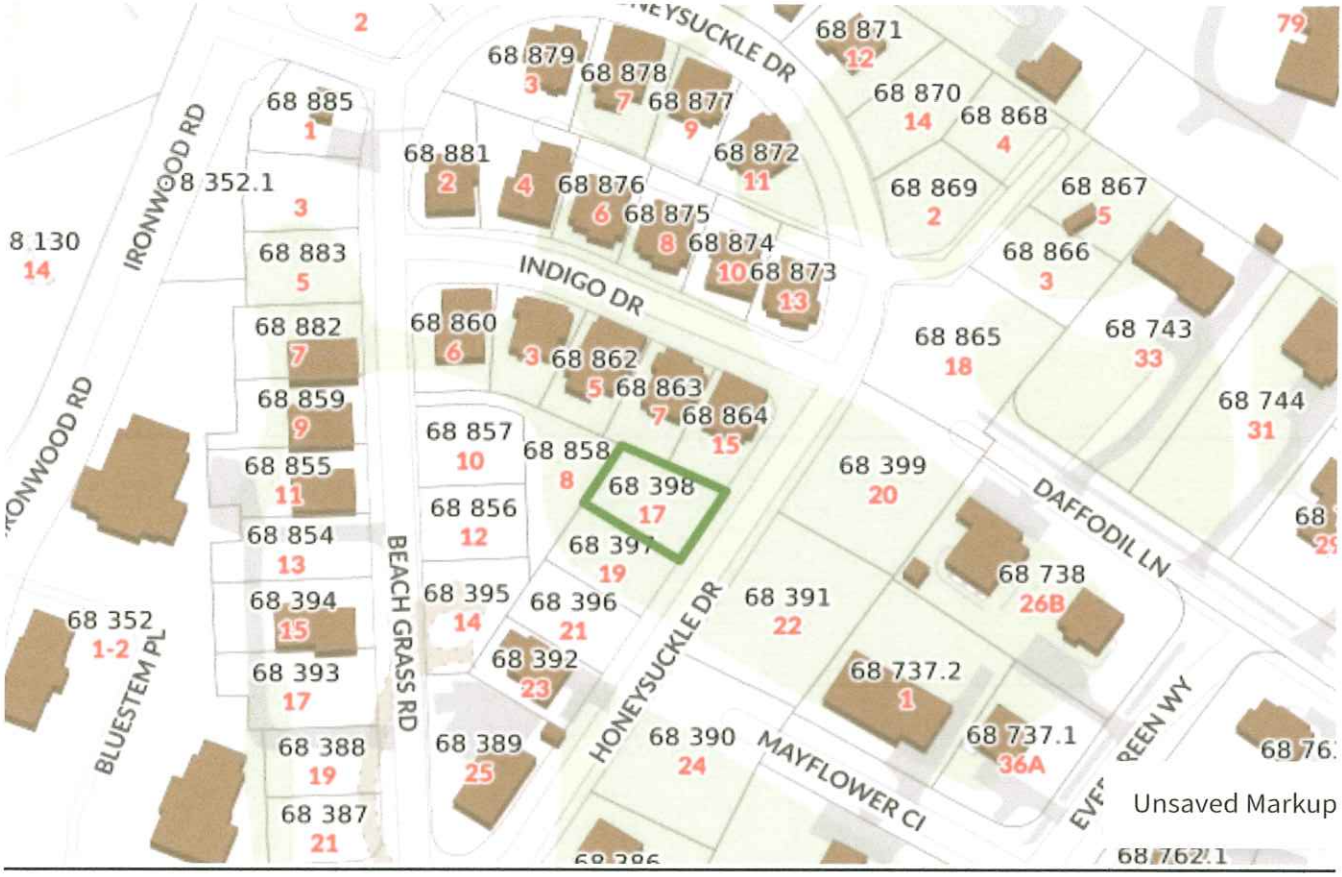
Deck _____ Foundation _____ Fence NEW Shutters _____

* 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



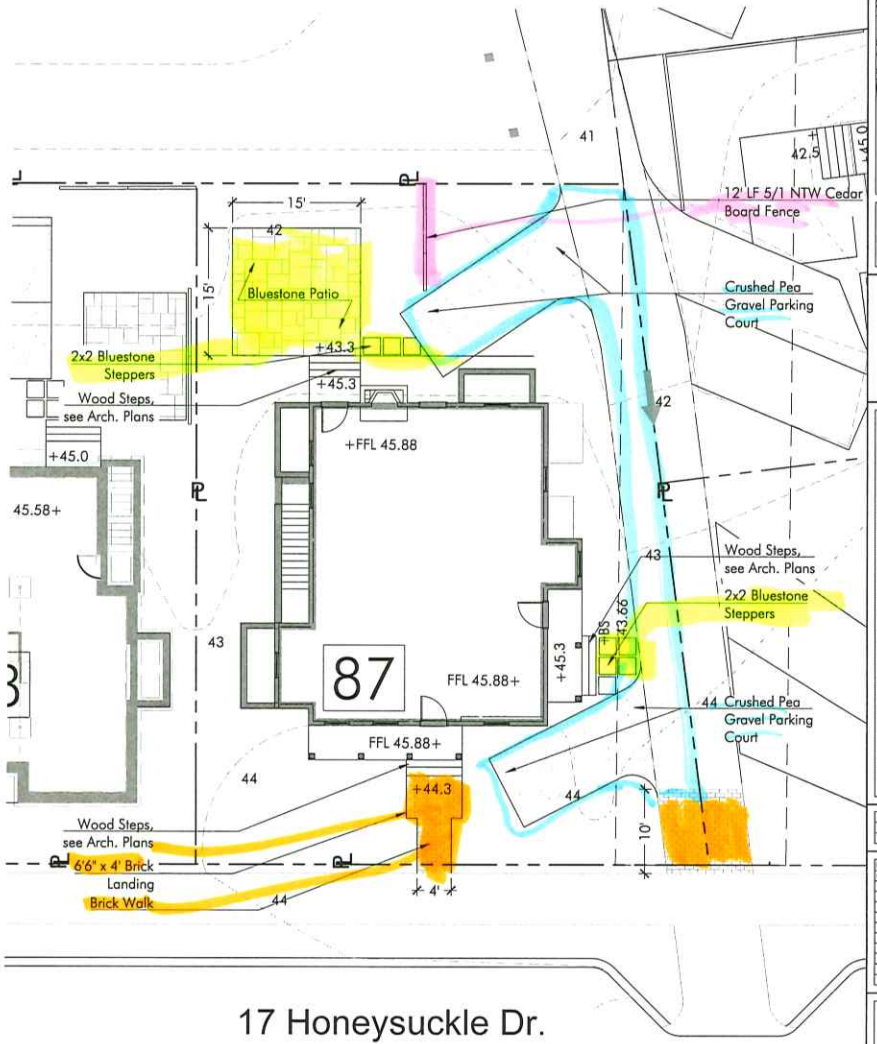
Brick Paving



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

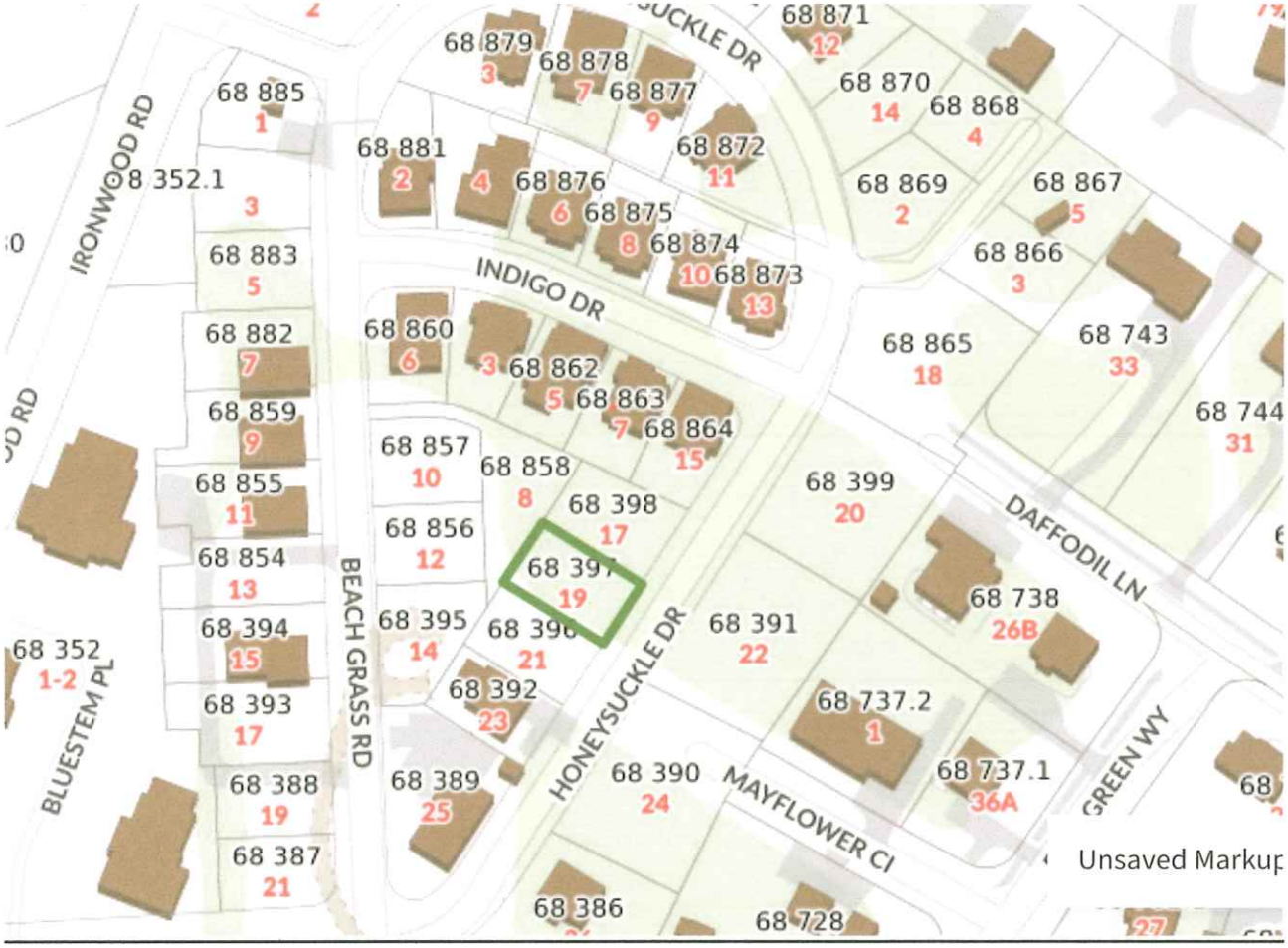
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence NTW Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/22/2024 Signature of owner of record _____ Signed under penalties of perjury

19 HONEYSUCKLE DRIVE – HARDSCAPE





Bluestone Patio randum rectagular pattern



Brick Paving



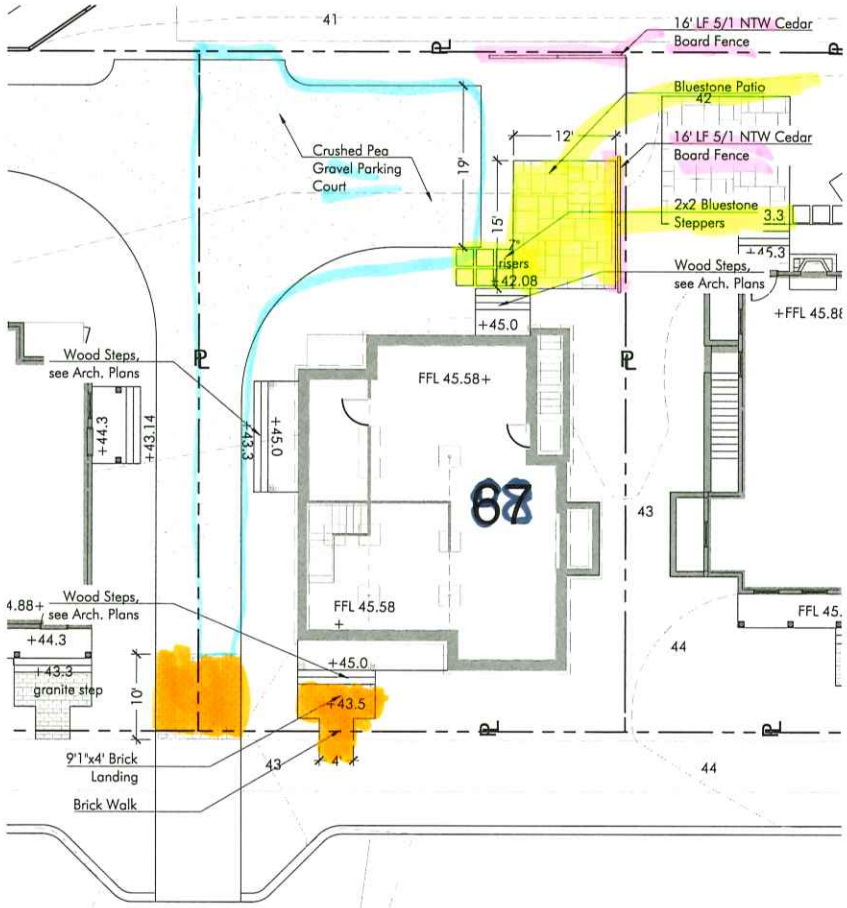
5/1 NTW Cedar Board Fence



Pea Gravel



2x2 Bluestone Stepping Stones



19 Honeysuckle Dr.

SCALE: 1" = 10'-0"

0 5' 10' 25'

VERDANT
LANDSCAPE ARCHITECTURE
617.735.1180



SANDPIPER PLACE DEVELOPMENT
PHASE TWO
NANTUCKET, MA

HARDSCAPE MATERIALS PLAN

Project #:	Date: 6.14.2024
Drawn by:Team Verdant	Reviewed: KP
Scale: 1"=10'-0"	

Revisions:
08.27.24 By Ownership

L1.5

© Verdant Landscape Architecture

Y:\Nantucket\Sandpiper\Phase2\CAD\NAN2_ENLARGE.dwg

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 396

Street & Number of Proposed Work: 21 HONEYSUCKLE DR

Owner of record: NANTUCKET Property Owner LLC

Mailing Address: 100 COUNTER HILL DR - STE 304
DANVERS, MA 01923

Contact Phone #: 978-504-1946 E-mail: TAMORASEELS HOMES @GMAIL.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA @COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ ~~Deck/Patio~~ ☐ Steps ☐ Shed

☐ Color Change ☒ ~~Fence~~ ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

DRIVEWAY / APRON / WALKWAY

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☒ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways BLUESTONE GRAVEL Walkways BLUESTONE/BRICK Walls APRON - BRICK

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

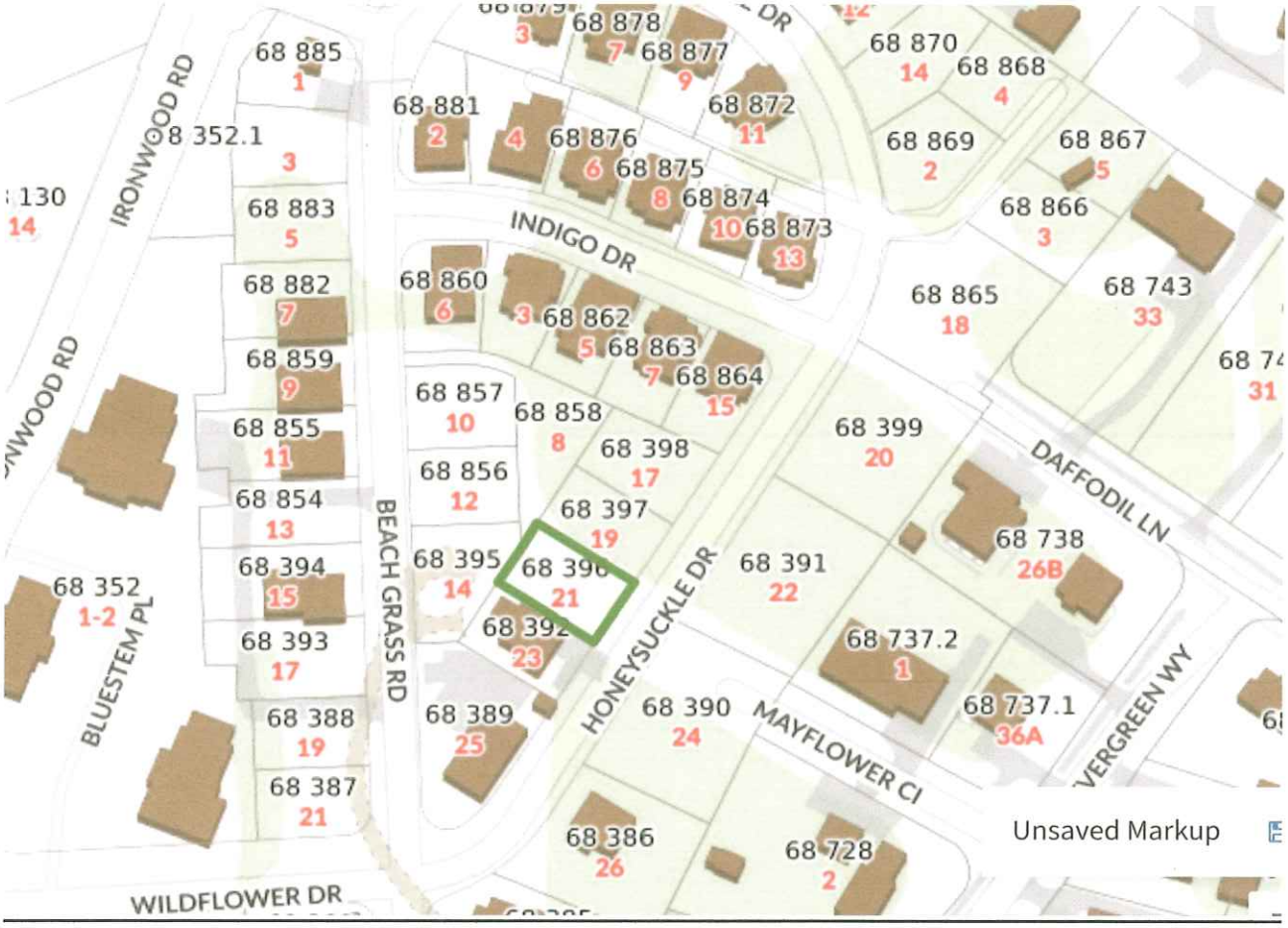
Deck _____ Foundation _____ Fence NTW Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/22/2024 Signature of owner of record _____ Signed under penalties of perjury

21 HONEYSUCKLE DRIVE – HARDSCAPE





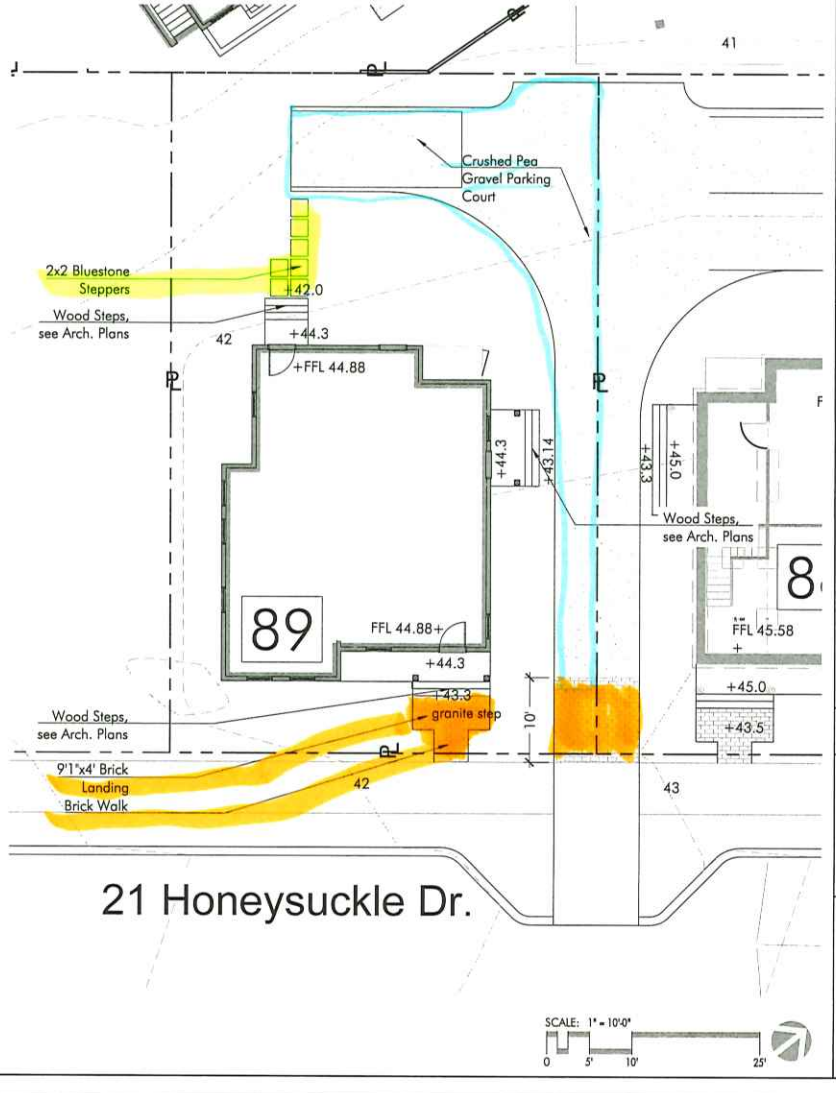
2x2 Bluestone Stepping Stones



Pea Gravel



Brick Paving



VERDANT
LANDSCAPE ARCHITECTURE
617.735.1180

SANDPIPER PLACE DEVELOPMENT
PHASE TWO
NANTUCKET, MA

HARDSCAPE MATERIALS PLAN

L1.6

© Verdant Landscape Architecture

Y:\Nantucket\SandpiperPhase2\CAD\NAN2_ENLARGE.dwg

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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

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Date application received: _____ Fee Paid: $ _____

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Notes - Comments - Restrictions - Conditions

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☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____ RAISING GRADE

Difference between existing grade and proposed finish grade: North ± 8' South ± 8' East ± 8' West ± 8'

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1992

Original Builder:

REVISIONS* (describe)
1. East Elevation ROTATE EXISTING REAR COTTAGE ON SITE COUNTER-CLOCKWISE
2. ~~South~~ Elevation
3. ~~West~~ S Elevation - REMOVE BULKHEAD - CREATE BELOW GRADE WALK OUT - 4 FR DRS/ WINDOW
4. North Elevation - REMOVE EXTERIOR FIREBOX

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: ADD DECK RAILING
Type: STANDARD 36"
Length: 8' SECTION

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round ____ Square ____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ~~ANDERSEN~~ C/C BOSTON SASH

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear 4-15LT FR DRS Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NEW Clapboard (if applicable) _____ Roof _____
Trim WHITE TIME Sash WHITE TIME Doors WHITE TIME
Deck _____ Foundation GRAY Fence WHITE TIME Shutters _____
RAIL

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/22/2024 Signature of owner of record _____ Signed under penalties of perjury

7 NORTH PASTURE LANE

RAISING THE COTTAGE GRADE TO LEVEL OF THE DRIVEWAY WHICH IS AT E 62 AND THE HOUSE IS ABOUT E 54 – OWNERS ARE ELDERLY AND THERE IS A SIGNIFICANT GRADE CHANGE FROM THE PRIMARY DWELLING WHICH IS AT E 68-70 – COTTAGE IS NOT VISIBLE FROM NORTH PASTURE LANE AS IT WILL CONTINUE TO BE BELOW THE GRADE OF THE HOUSE AND IS ABOUT 386 FEET FROM THE ROAD




58
58
64
68
68
70
71
70
68
64
64
62
62
60
60


387 Feet

Proposed Relocation/Renovations
Flaster Cottage
7 North Pasture Lane
Nantucket, MA 02554



PROJECT SITE
7 North Pasture Lane

LIST OF DRAWINGS		DATE ISSUED
CVR	COVER SHEET	09/22/24
SITE.1	CONTEXT SITE PLAN	09/22/24
PH.1	PHOTOGRAPHIC CTX.-1	09/22/24
PH.2	PHOTOGRAPHIC CTX.-2	09/22/24
A.1	FIRST FLOOR PLAN	09/22/24
A.2	PROP. LOWER-LEVEL PLAN	09/22/24
A.3	PROP. SOUTH ELEVATION (Window/Door Schedule)	09/22/24
A.4	PROP. WEST ELEVATION	09/22/24

GENERAL NOTES (all drawings):

1. All work shall be completed in conformance with the latest edition of the Commonwealth of Massachusetts State Building Code and Town of Nantucket By-Laws as well as all other applicable regulations, guidelines, and ordinances.
2. The Contractor shall verify existing conditions and dimensions prior to beginning work and shall not begin work until all elements required to complete the construction are readily available.
3. It is the Contractor's responsibility to brace and shore the new and existing structure during all construction activities.
5. It is the Contractor's responsibility to verify all new to existing conditions for adequacy and appropriateness.
6. Provide a safe work site at all times including but not limited to code complying means of egress form all occupied areas of the structure during construction.
7. All workmanship and materials shall be performed, purchased, and installed in a manner consistent with industry standards and generally accepted practices.
8. All structural calculations to be provided by the lumber manufacturer.
9. Provide Smoke and CO2 monitoring throughout.

gbda

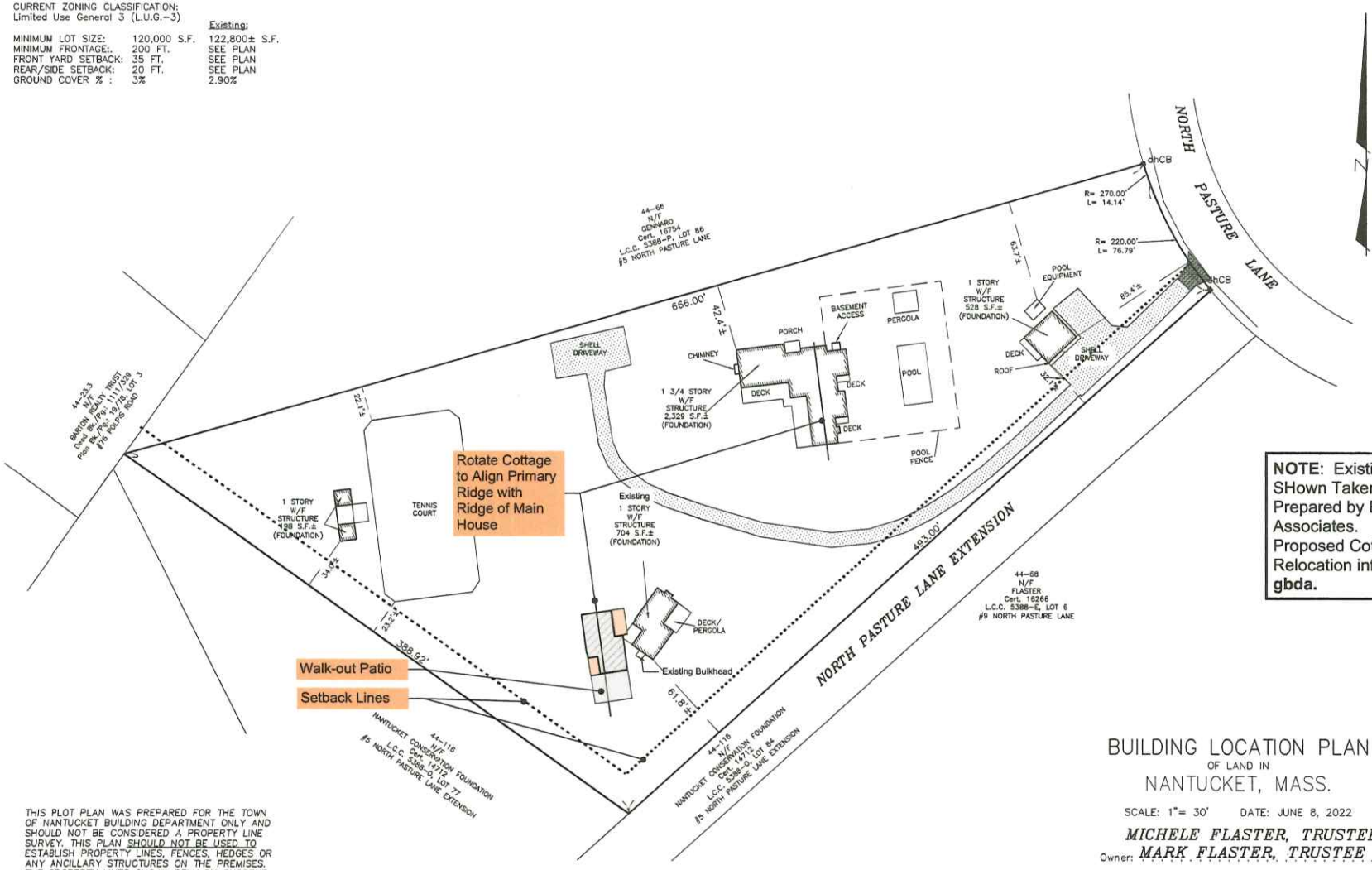
Proposed Renovations
12 Bosun's Lane
Mashpee, MA 002649

Date: 07/05/24
Rev.:
Drw by: GAB
Scale: As Noted

cvr

CURRENT ZONING CLASSIFICATION:
Limited Use General 3 (L.U.G.-3)

		Existing:
MINIMUM LOT SIZE:	120,000 S.F.	122,800± S.F.
MINIMUM FRONTAGE:.	200 FT.	SEE PLAN
FRONT YARD SETBACK:	35 FT.	SEE PLAN
REAR/SIDE SETBACK:	20 FT.	SEE PLAN
GROUND COVER % :	3%	2.90%



NOTE: Existing Conditions SHown Taken from Plan Prepared by Blackwell Associates.
Proposed Cottage Relocation information by **gbda.**

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

ASSESSOR MAP: . . 44. . , PARCEL: . . 67. . .

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1"= 30' DATE: JUNE 8, 2022

Owner: *MICHELE FLASTER, TRUSTEE*
MARK FLASTER, TRUSTEE

Cert. of Title: #24626 Plan: L.C.C. 5388-E, LOT 7

Locus: . . #7 NORTH PASTURE LANE

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

B3133

T:\LIZ 1 JOB 9

gbda

FLASTER COTTAGE
7 N. Pasture, Nantucket
CONTEXT SITE PLAN

Date: 9/22/24
Rev.:
Drw by: GAB
Scale: As Noted

Site. 1



EXISTING NORTH ELEVATION

Note: False chimney to remain. Fireplace extension to be removed. Patched side-walling to match existing house.



EXISTING WEST ELEVATION

gbda

FLASTER COTTAGE
7 N. Pasture, Nantucket
Proposed 1st Floor Plan

Date: 9/22/24
Rev.:
Drw by: GAB
Scale: 1/4"

PH.1



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION

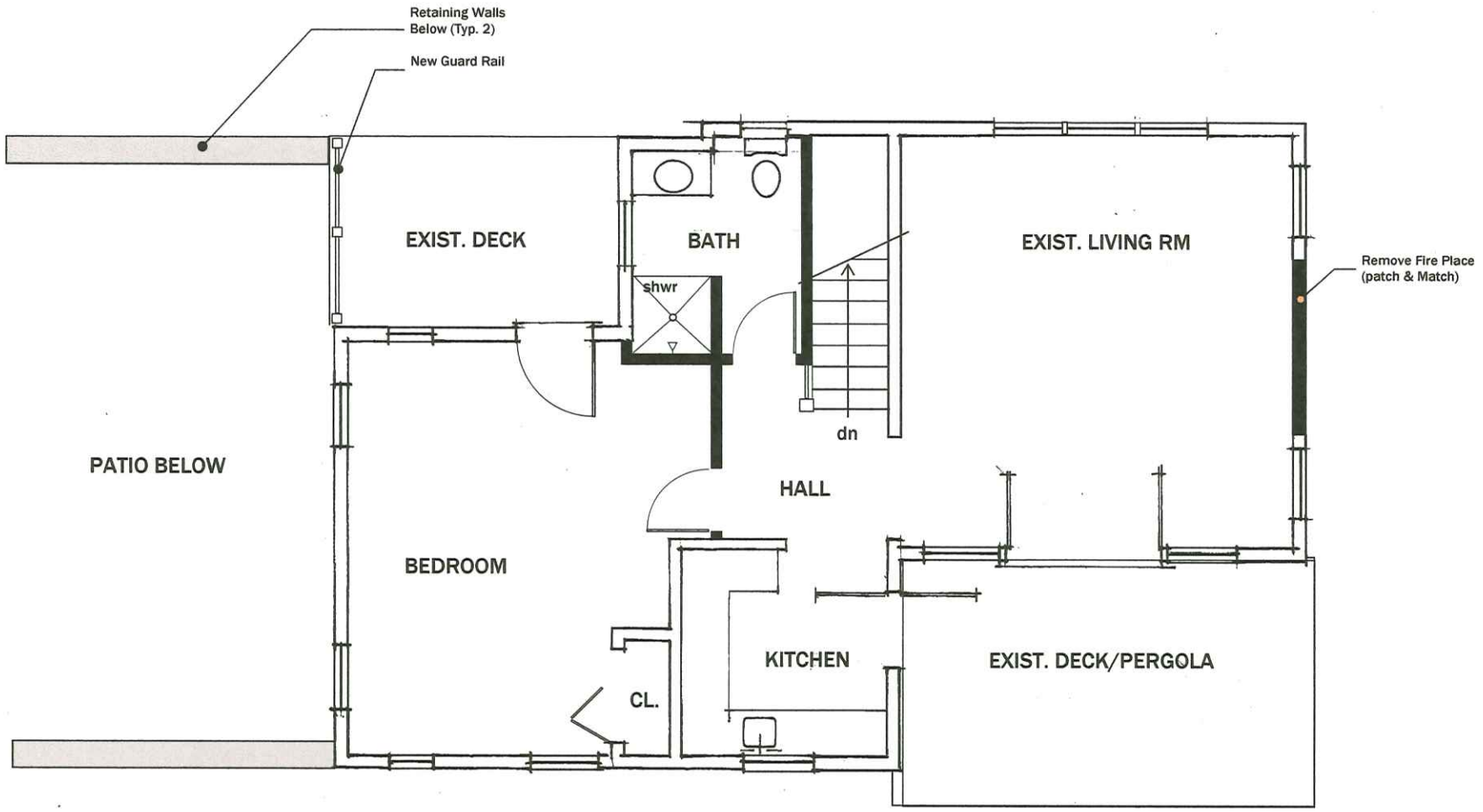
Note: Ridge of Main House visible in the background. Proposed rotation of Cottage Primary Ridge to align parallel with that.

gbda

FLASTER COTTAGE
7 N. Pasture, Nantucket
Proposed 1st Floor Plan

Date: 9/22/24
Rev.:
Drw by: GAB
Scale: 1/4"

PH.2



FIRST FLOOR PLAN

1/4" = 1'=0"

NOTE: New Partitions are Shaded

gbda

FLASTER COTTAGE
7 N. Pasture, Nantucket
Proposed 1st Floor Plan

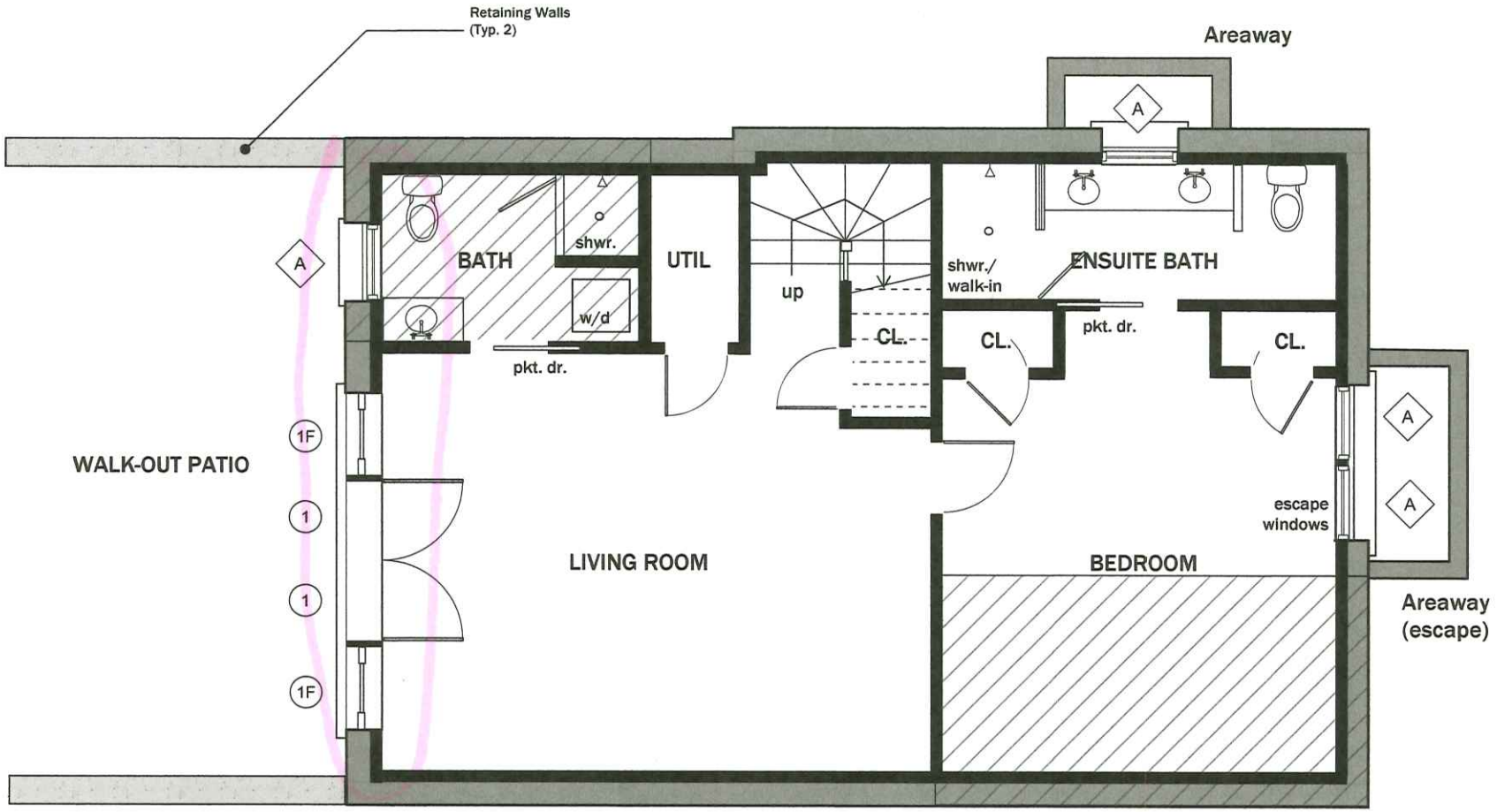
Date: 9/22/24

Rev.:

Drw by: GAB

Scale: 1/4"

A.1



PROPOSED LOWER LEVEL PLAN

1/4" = 1'=0"

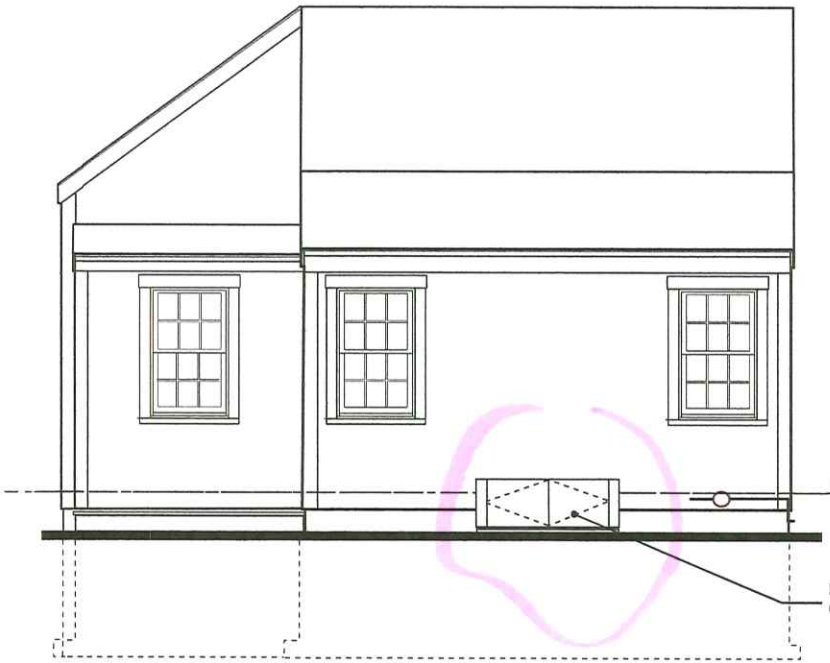
NOTE: Hatched Areas are Open Decks Above.

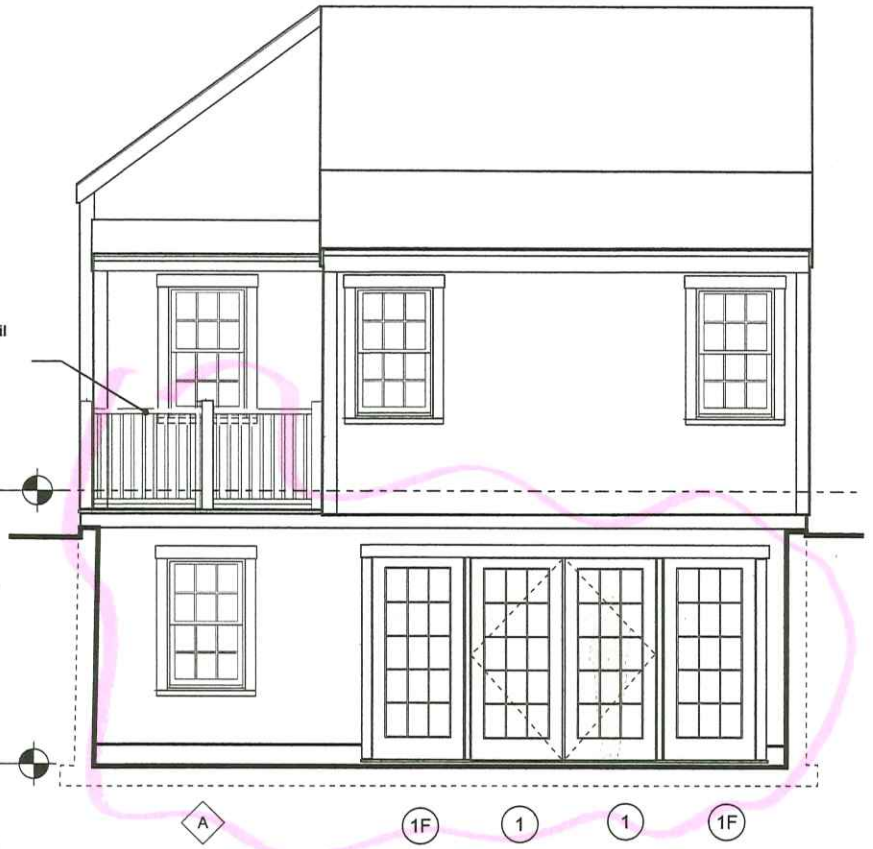
gbda

FLASTER COTTAGE
7 N. Pasture, Nantucket
Proposed Lower Level Floor Plan

Date: 9/22/24
Rev.:
Drw by: GAB
Scale: 1/4"

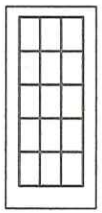
A.2





EXISTING SOUTH - WEST ELEVATION

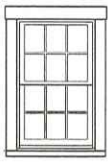
1/4" = 1'=0"



1

CUSTOM 2-1/4" "UTILE" MAHOGANY DOORS

. 6-3/4" MAHOGANY JAMBS
. 1-1/8" SDL WITH DARK SPACER BAR
. LOW E TEMPERED GLASS WITH ARGON
. MULTI-POINT LOCK ON ACTIVE AND PASSIVE PANELS
. FINISH HANDLE SETS BY OTHERS
. 5/4" X 5" CASING
. SOLID MAHOGANY SILL
. PREHUNG-MAHOGANY FULLVIEW COMBINATION OR SCREEN DR
. FULL VIEW STYLE, WITH REMOVABLE TEMP GLASS INSERT AND SCREEN INSERT
. BALDWING BRASS BALL BEARING HINGES
. PRE-FINISHED WHITE EXTERIOR ON DOORS
. PRE-FINISHED WHITE EXTEIOR ON ALL SURFACES ON COMBINATION DOORS AND INSERTS
. PRIMED INTERIOR OF PRIMARY DOORS



A

BOSTON SASH WOOD WINDOW
** 5/8 SDL LOW E ARGON GLASS
** 6-3/4" JAMB - DP RATED
** 5/4X5 CASING CEDAR - 1-3/4" CEDAR SILL W/1" HORNS
** PREFINSIHED EXT./PRIMED INTERIOR
** WOOD PREFIN HALF SCRNS W/BUDGET HARDWARE

DOOR/WINDOW SCHEDULE

PROPOSED SOUTH (Rear) ELEVATION

1/4" = 1'=0"

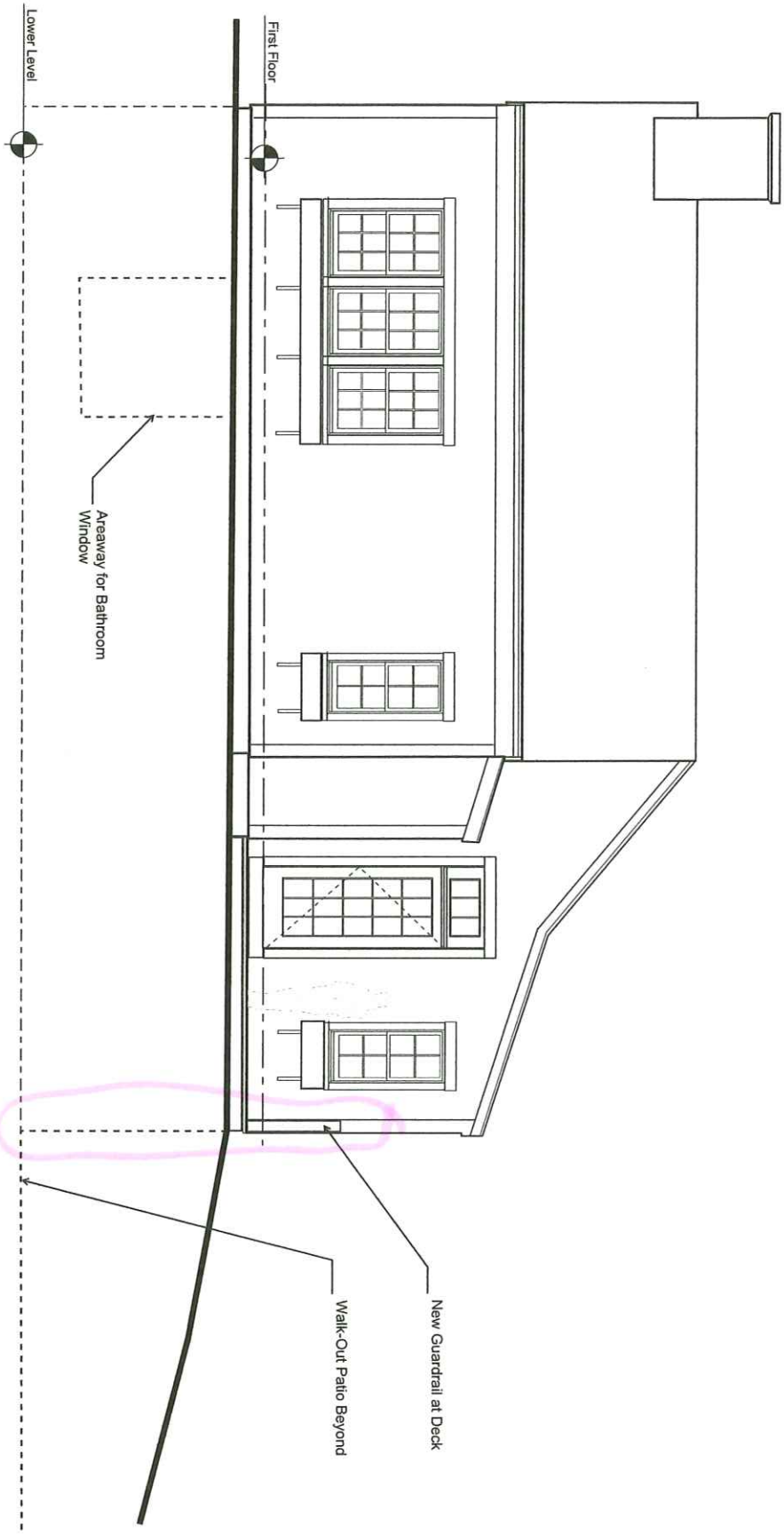
NOTE 1: Side-walling and trim to match existing cottage.
NOTE 2: Screens not shown on French Doors for Clarity.

gbda

FLASTER COTTAGE
7 N. Pasture, Nantucket
Proposed South Elevation

Date: 9/22/24
Rev.:
Drw by: GAB
Scale: 1/4"

A.3



PROPOSED WEST (Side) ELEVATION
1/4" = 1'-0"

A.4	Date: 9/22/24 Rev.: Drw by: GAB Scale: 1/4"	**FLASTER COTTAGE** **7 N. Pasture, Nantucket** **Proposed West Elevation**

gbda

CERTIFICATE NO: _____ DATE ISSUED: _____

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for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

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Owner of record: MICHELE FLASTER

Mailing Address: 911 HARBOR ROAD
SOUTHPORT, CT 06890

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Mailing Address: PO BOX 1446
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Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

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☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

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Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

16'X 16' BELOW GRADE-BLUESTONE PATIO - GRADE TO BE CUT OUT FOR WALK-OUT- CONCRETE RETAIN. WALLS - STONE VANEER

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation GRAY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/22/2024 Signature of owner of record _____ Signed under penalties of perjury

7 NORTH PASTURE LANE

RAISING THE COTTAGE GRADE TO LEVEL OF THE DRIVEWAY WHICH IS AT E 62 AND THE HOUSE IS ABOUT E 54 – OWNERS ARE ELDERLY AND THERE IS A SIGNIFICANT GRADE CHANGE FROM THE PRIMARY DWELLING WHICH IS AT E 68-70 – COTTAGE IS NOT VISIBLE FROM NORTH PASTURE LANE AS IT WILL CONTINUE TO BE BELOW THE GRADE OF THE HOUSE AND IS ABOUT 386 FEET FROM THE ROAD




56
58
64
66
68
70
72
74
62
60


387 Feet

Proposed Relocation/Renovations
Flaster Cottage
7 North Pasture Lane
Nantucket, MA 02554



PROJECT SITE
7 North Pasture Lane

LIST OF DRAWINGS		DATE ISSUED
CVR	COVER SHEET	09/22/24
SITE.1	CONTEXT SITE PLAN	09/22/24
PH.1	PHOTOGRAPHIC CTX.-1	09/22/24
PH.2	PHOTOGRAPHIC CTX.-2	09/22/24
A.1	FIRST FLOOR PLAN	09/22/24
A.2	PROP. LOWER-LEVEL PLAN	09/22/24
A.3	PROP. SOUTH ELEVATION (Window/Door Schedule)	09/22/24
A.4	PROP. WEST ELEVATION	09/22/24

GENERAL NOTES (all drawings):

1. All work shall be completed in conformance with the latest edition of the Commonwealth of Massachusetts State Building Code and Town of Nantucket By-Laws as well as all other applicable regulations, guidelines, and ordinances.
2. The Contractor shall verify existing conditions and dimensions prior to beginning work and shall not begin work until all elements required to complete the construction are readily available.
3. It is the Contractor's responsibility to brace and shore the new and existing structure during all construction activities.
5. It is the Contractor's responsibility to verify all new to existing conditions for adequacy and appropriateness.
6. Provide a safe work site at all times including but not limited to code complying means of egress form all occupied areas of the structure during construction.
7. All workmanship and materials shall be performed, purchased, and installed in a manner consistent with industry standards and generally accepted practices.
8. All structural calculations to be provided by the lumber manufacturer.
9. Provide Smoke and CO2 monitoring throughout.

gbda

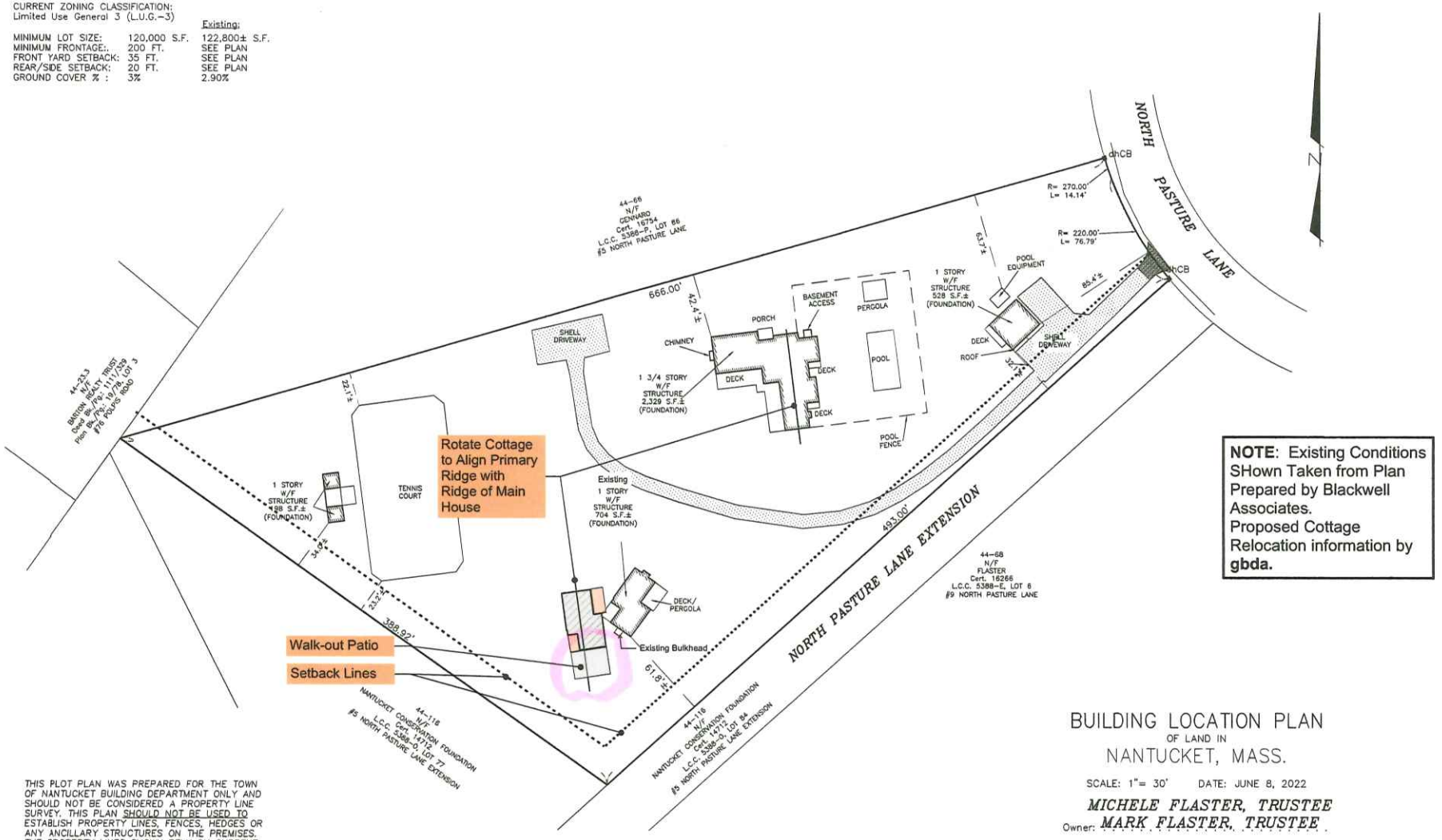
Proposed Renovations
12 Bosun's Lane
Mashpee, MA 002649

Date: 07/05/24
Rev.:
Drw by: GAB
Scale: As Noted

cvr

CURRENT ZONING CLASSIFICATION:
Limited Use General 3 (L.U.G.-3)

		Existing:
MINIMUM LOT SIZE:	120,000 S.F.	122,800± S.F.
MINIMUM FRONTAGE:.	200 FT.	SEE PLAN
FRONT YARD SETBACK:	35 FT.	SEE PLAN
REAR/SIDE SETBACK:	20 FT.	SEE PLAN
GROUND COVER % :	3%	2.90%



NOTE: Existing Conditions SHown Taken from Plan Prepared by Blackwell Associates.
Proposed Cottage Relocation information by **gbda.**

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

ASSESSOR MAP: . . 44. . , PARCEL: . . 67. . .

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1"= 30' DATE: JUNE 8, 2022

MICHELE FLASTER, TRUSTEE
Owner: *MARK FLASTER, TRUSTEE*

Cert. of Title: #24626. Plan: L.C.C. 5388-E, LOT 7 .
Locus: . . #7 NORTH PASTURE LANE . . . . . .

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

B3133

T:\LIZ 1 JOB 9

gbda

FLASTER COTTAGE
7 N. Pasture, Nantucket
CONTEXT SITE PLAN

Date: 9/22/24
Rev.:
Drw by: GAB
Scale: As Noted

Site. 1



EXISTING NORTH ELEVATION

Note: False chimney to remain. Fireplace extension to be removed. Patched side-walling to match existing house.



EXISTING WEST ELEVATION

gbda

FLASTER COTTAGE
7 N. Pasture, Nantucket
Proposed 1st Floor Plan

Date: 9/22/24
Rev.:
Drw by: GAB
Scale: 1/4"

PH.1



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION

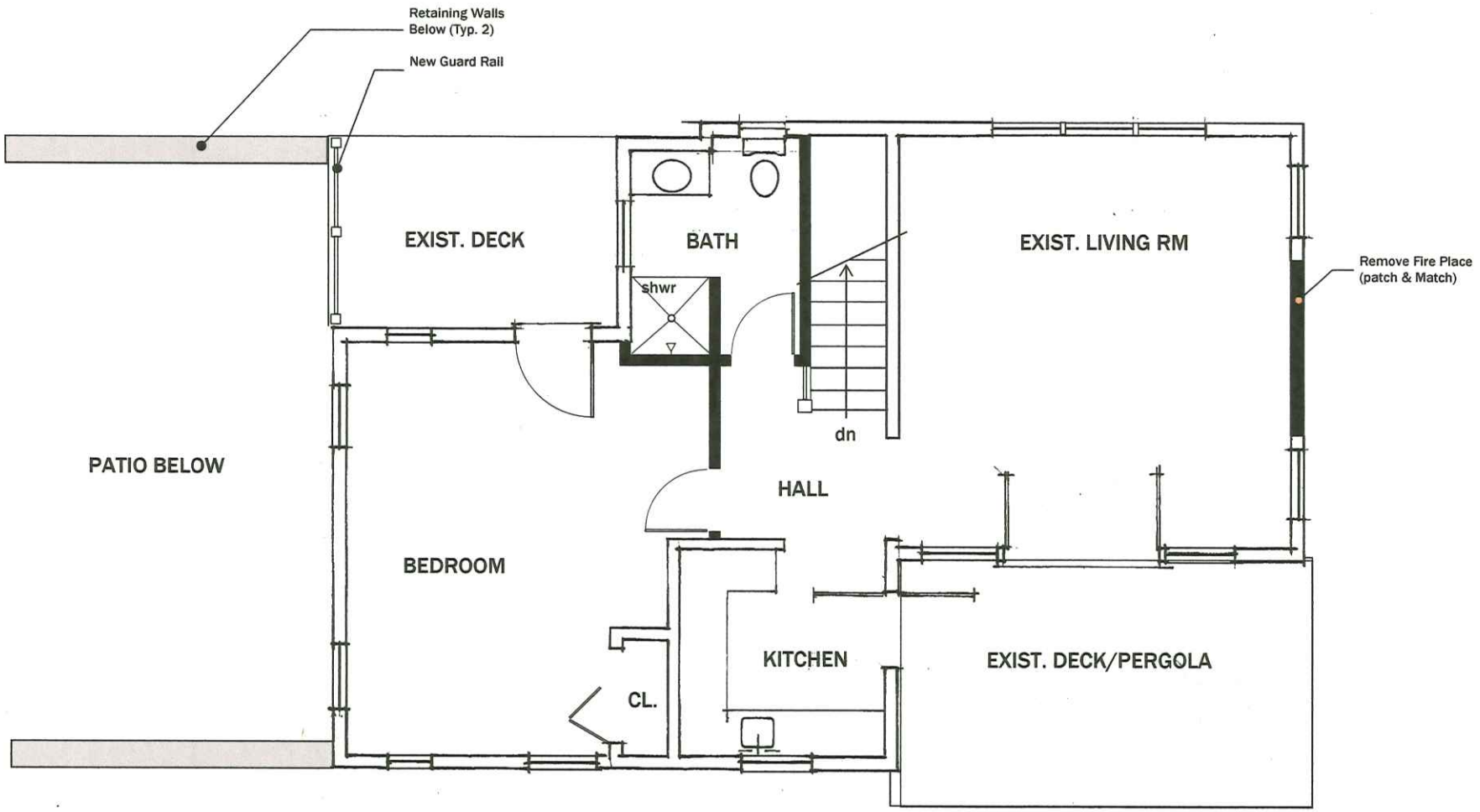
Note: Ridge of Main House visible in the background. Proposed rotation of Cottage Primary Ridge to align parallel with that.

gbda

FLASTER COTTAGE
7 N. Pasture, Nantucket
Proposed 1st Floor Plan

Date: 9/22/24
Rev.:
Drw by: GAB
Scale: 1/4"

PH.2



FIRST FLOOR PLAN

1/4" = 1'=0"

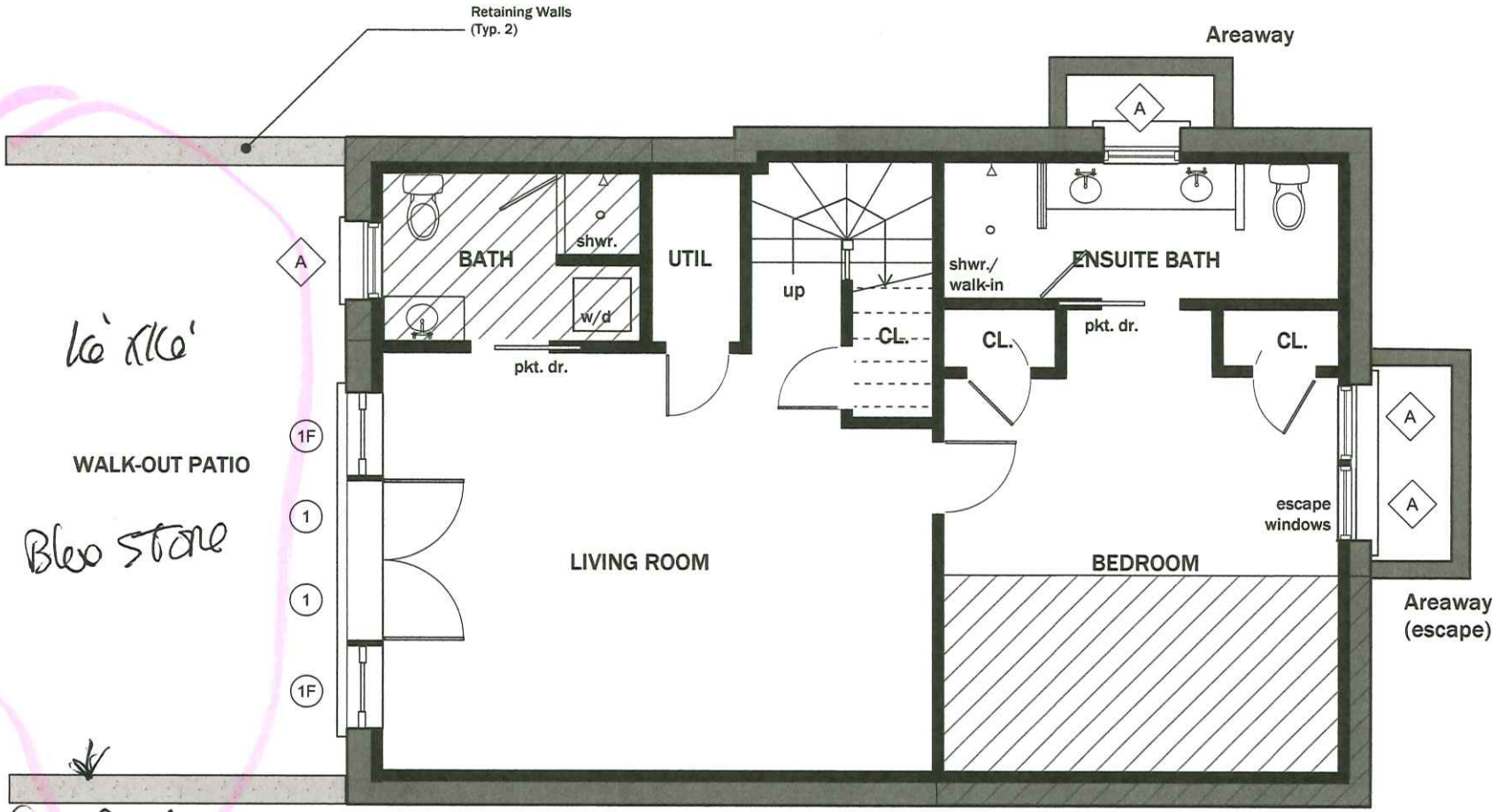
NOTE: New Partitions are Shaded

gbda

FLASTER COTTAGE
7 N. Pasture, Nantucket
Proposed 1st Floor Plan

Date: 9/22/24
Rev.:
Drw by: GAB
Scale: 1/4"

A.1



PROPOSED LOWER LEVEL PLAN
1/4" = 1'=0"

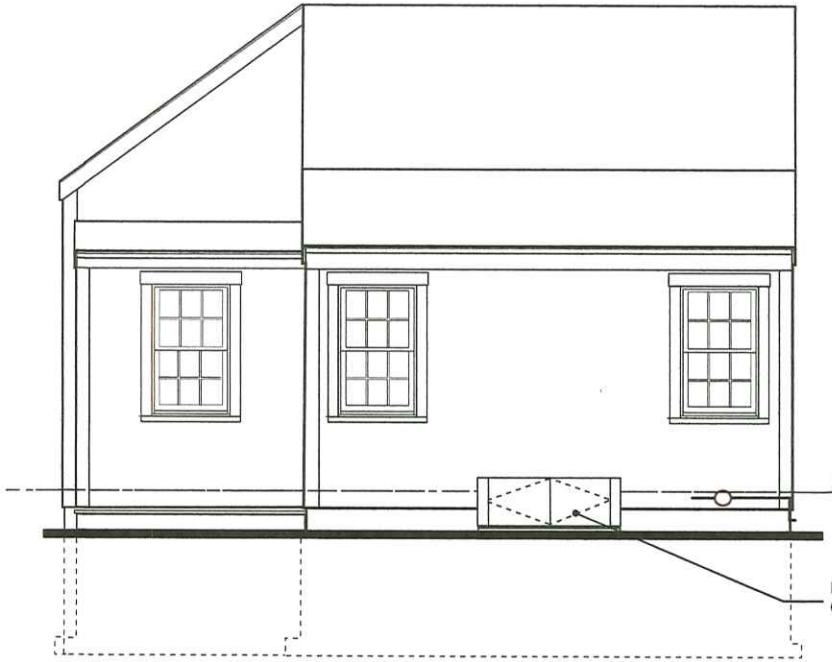
NOTE: Hatched Areas are Open Decks Above.

gbda

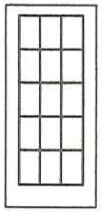
FLASTER COTTAGE
7 N. Pasture, Nantucket
Proposed Lower Level Floor Plan

Date: 9/22/24
Rev.:
Drw by: GAB
Scale: 1/4"

A.2



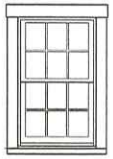
EXISTING SOUTH - WEST ELEVATION
1/4" = 1'=0"



1

CUSTOM 2-1/4" "UTILE" MAHOGANY DOORS

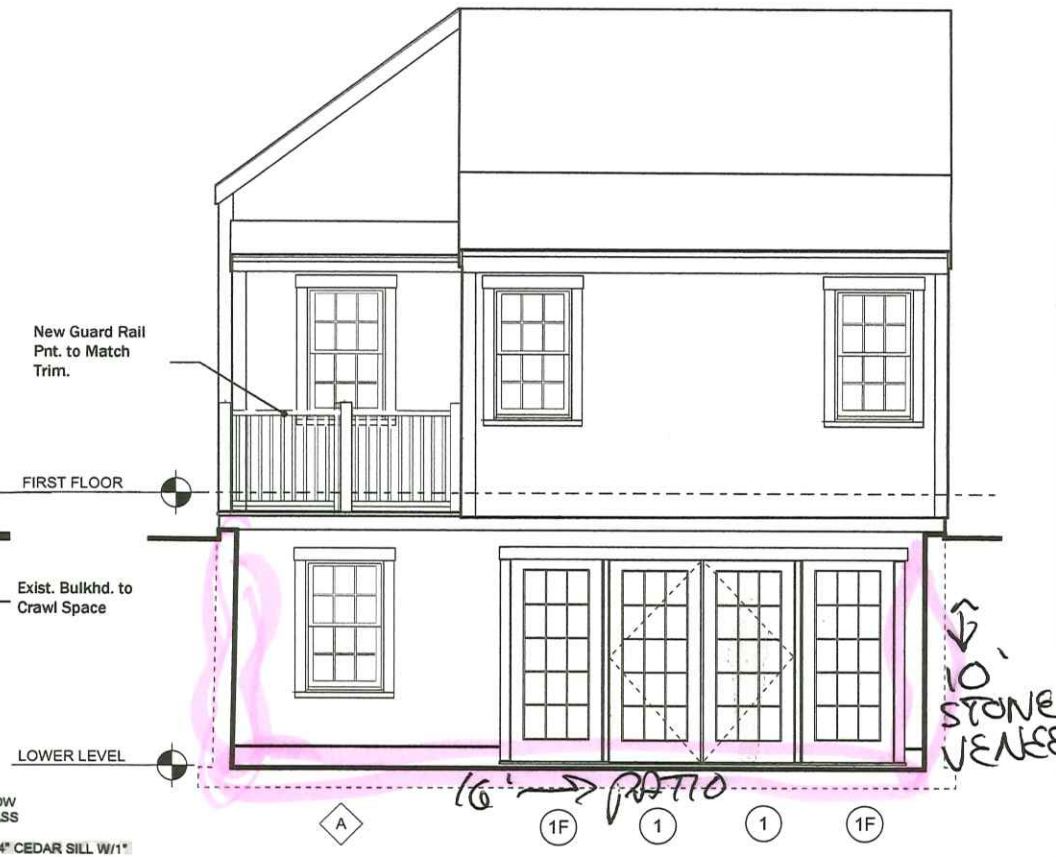
. 6-3/4" MAHOGANY JAMBS
. 1-1/8" SDL WITH DARK SPACER BAR
. LOW E TEMPERED GLASS WITH ARGON
. MULTI-POINT LOCK ON ACTIVE AND PASSIVE PANELS
. FINISH HANDLE SETS BY OTHERS
. 5/4" X 5" CASING
. SOLID MAHOGANY SILL
. PREHUNG-MAHOGANY FULLVIEW COMBINATION OR SCREEN DR
. FULL VIEW STYLE, WITH REMOVABLE TEMP GLASS INSERT AND SCREEN INSERT
. BALDWING BRASS BALL BEARING HINGES
. PRE-FINISHED WHITE EXTERIOR ON DOORS
. PRE-FINISHED WHITE EXTEIOR ON ALL SURFACES ON COMBINATION DOORS AND INSERTS
. PRIMED INTERIOR OF PRIMARY DOORS



A

BOSTON SASH WOOD WINDOW
** 5/8 SDL LOW E ARGON GLASS
** 6-3/4" JAMB - DP RATED
** 5/4X5 CASING CEDAR - 1-3/4" CEDAR SILL W/1" HORNS
** PREFINSIHED EXT./PRIMED INTERIOR
** WOOD PREFIN HALF SCRNS W/BUDGET HARDWARE

DOOR/WINDOW SCHEDULE



PROPOSED SOUTH (Rear) ELEVATION
1/4" = 1'=0"

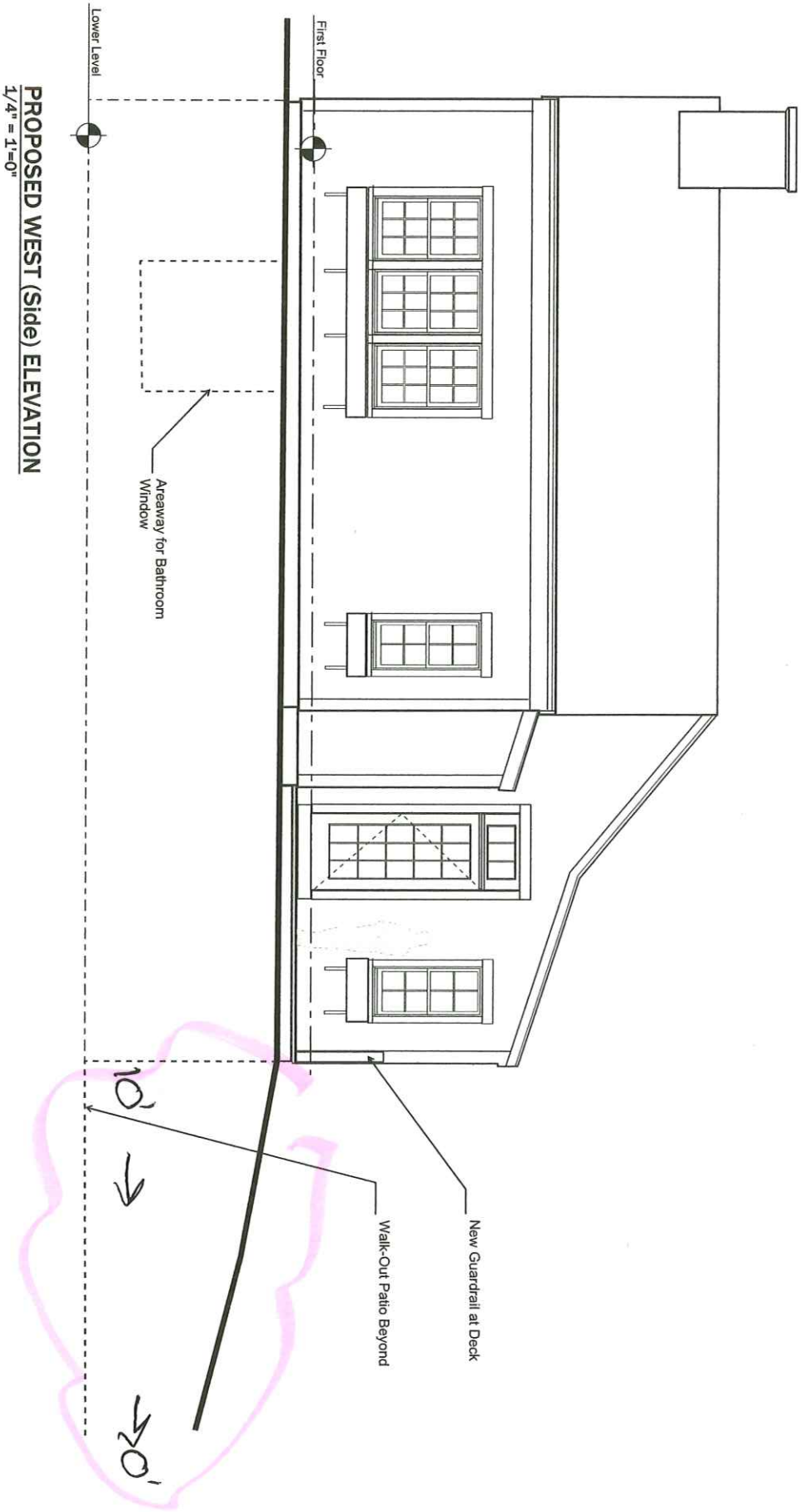
NOTE 1: Side-walling and trim to match existing cottage.
NOTE 2: Screens not shown on French Doors for Clarity.

gbda

FLASTER COTTAGE
7 N. Pasture, Nantucket
Proposed South Elevation

Date: 9/22/24
Rev.:
Drw by: GAB
Scale: 1/4"

A.3



PROPOSED WEST (Side) ELEVATION
1/4" = 1'-0"

A.4	Date: 9/22/24 Rev.: Drw by: GAB Scale: 1/4"	**FLASTER COTTAGE** **7 N. Pasture, Nantucket** **Proposed West Elevation**

gbda

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 253

Street & Number of Proposed Work: 5 SURFSIDE ROAD

Owner of record: 5 SURFSIDE ROAD LLC

Mailing Address: 326 A STREET #5A
BOSTON, MA 02210

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CHARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____
Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation * REMOVE ALL WINDOW WELLS-NO NEW FOUNDATION
2. South Elevation - CHANGE 1-9FT DR TO PAIR OF FR DOORS
3. West Elevation - CHANGE EXIST SLIDER TO " " " 12 LT
4. North Elevation A/C UNIT W/ FENCE SURROUND

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 4' NEW BOARD
Type: FENCE @ A/C UNIT
Length: 4' X 6'

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side 3 FR DR - 12 LT W/ KICKPANEL
Garage Door(s): Type _____ Material _____
Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

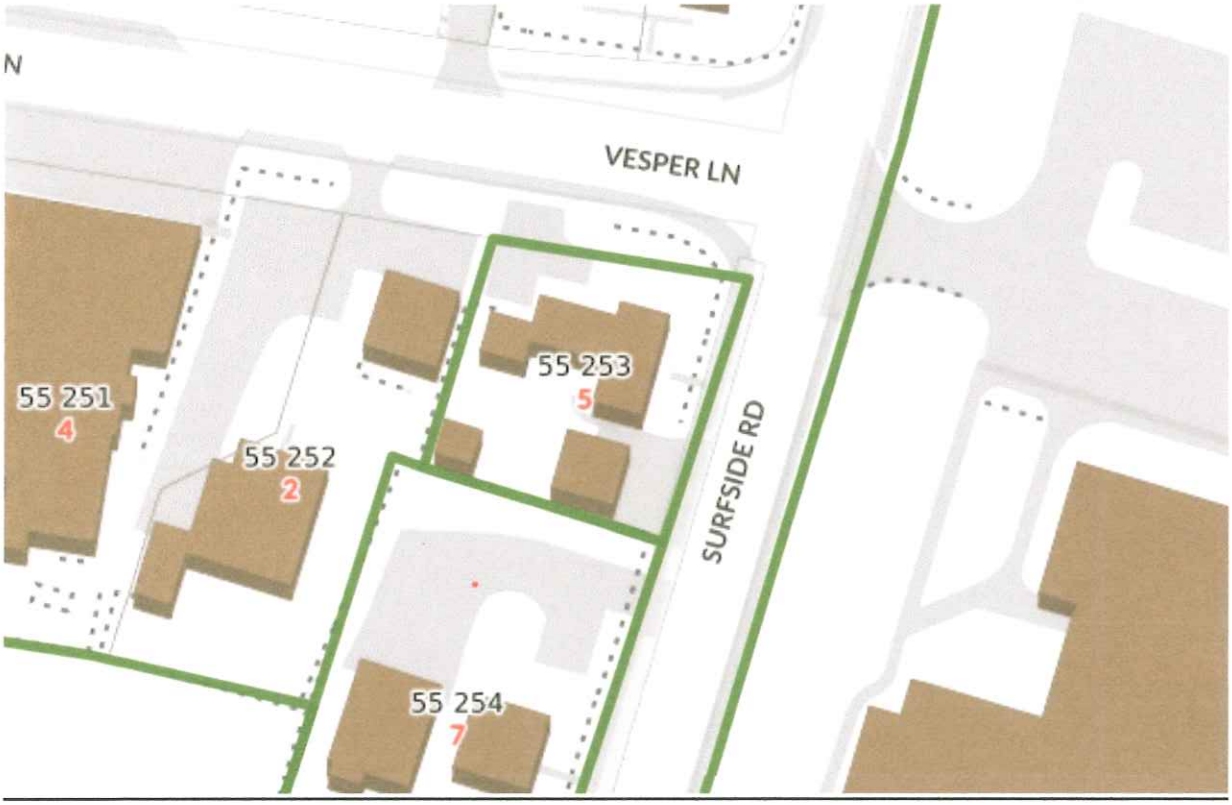
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim WHITE TRIM Sash _____ Doors WHITE TRIM
Deck _____ Foundation _____ Fence NTW Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/22/2024 Signature of owner of record _____ Signed under penalties of perjury

5 SURFSIDE ROAD – A/C UNITS/FENESTRATION REVISIONS



FROM VESPER LANE





CORNER OF VESPER LANE AND SURFSIDE ROAD



FROM SURFSIDE ROAD



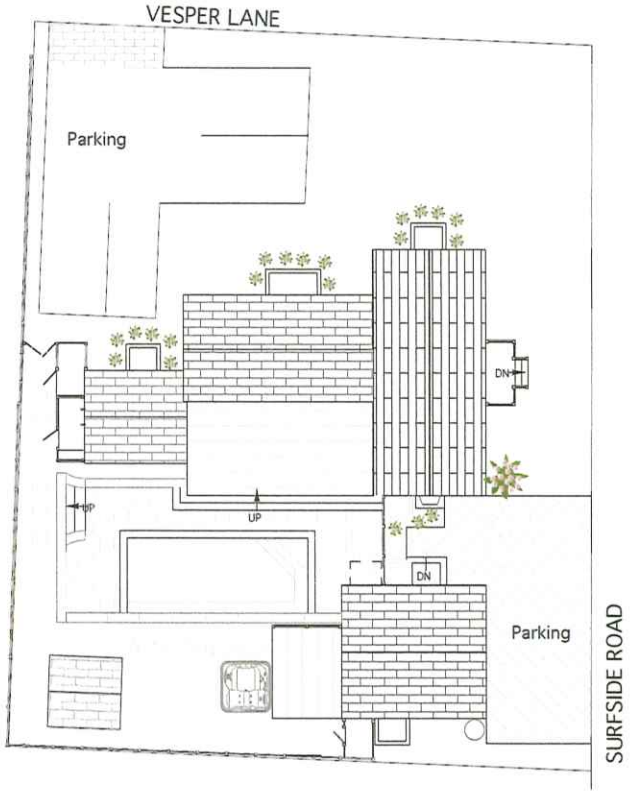




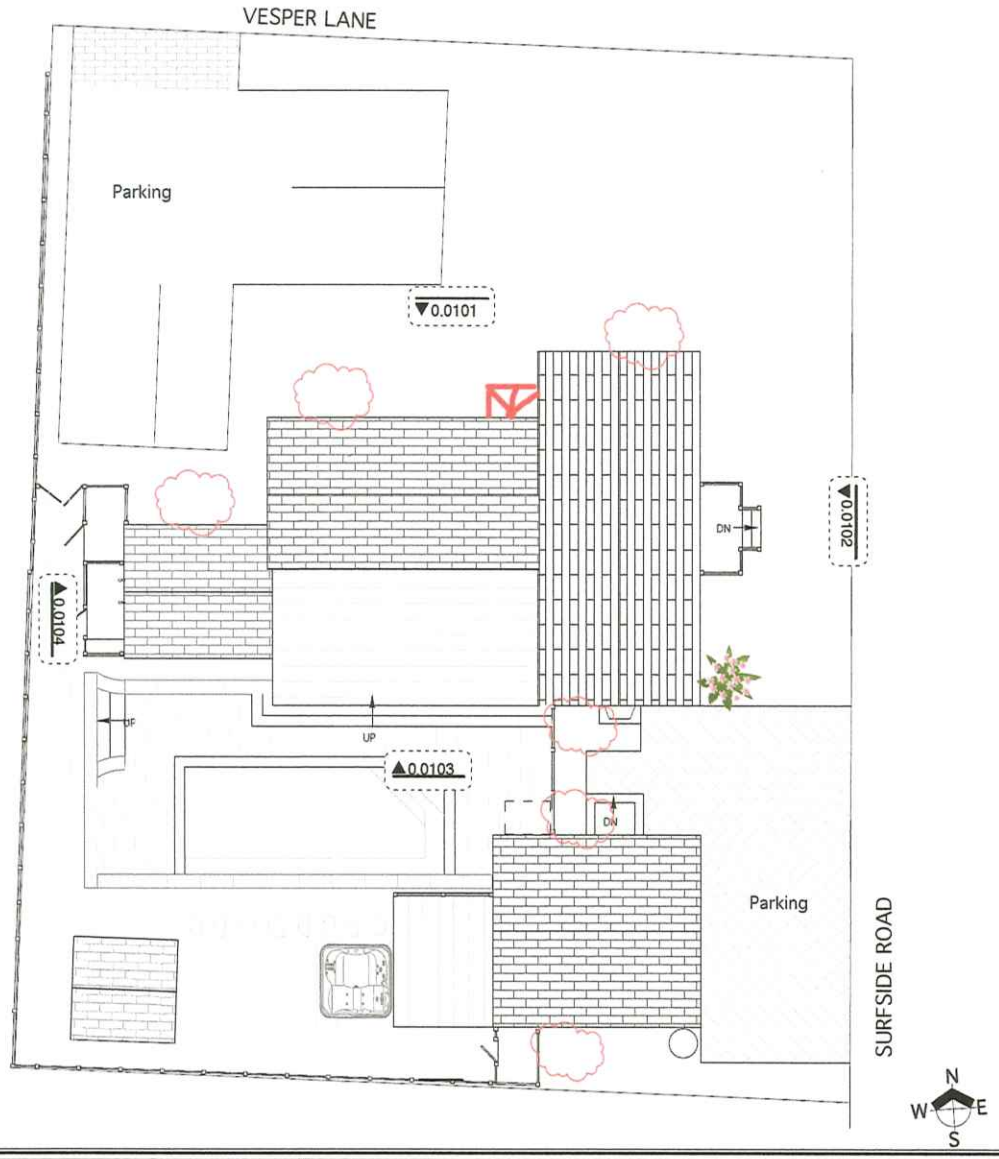


CHANGE 9 LT TO 12 LT FRENCH DOOR WITH KICK PANEL – CHANGE THE SLIDER TO A PAIR OF 12 LT FENCH DOORS WITH KICK PANEL – INSIDE THE BACK YARD

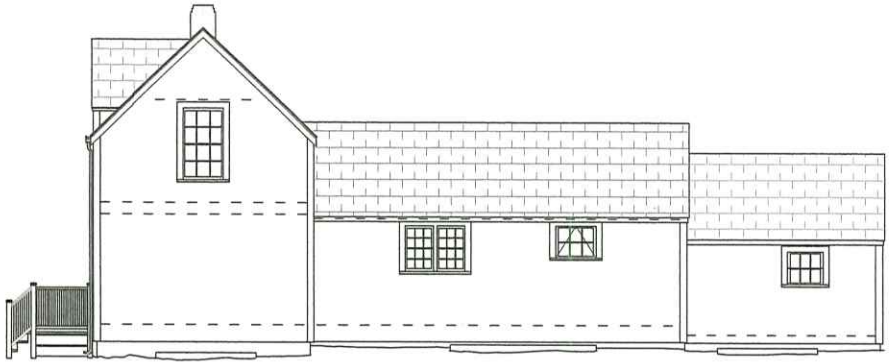




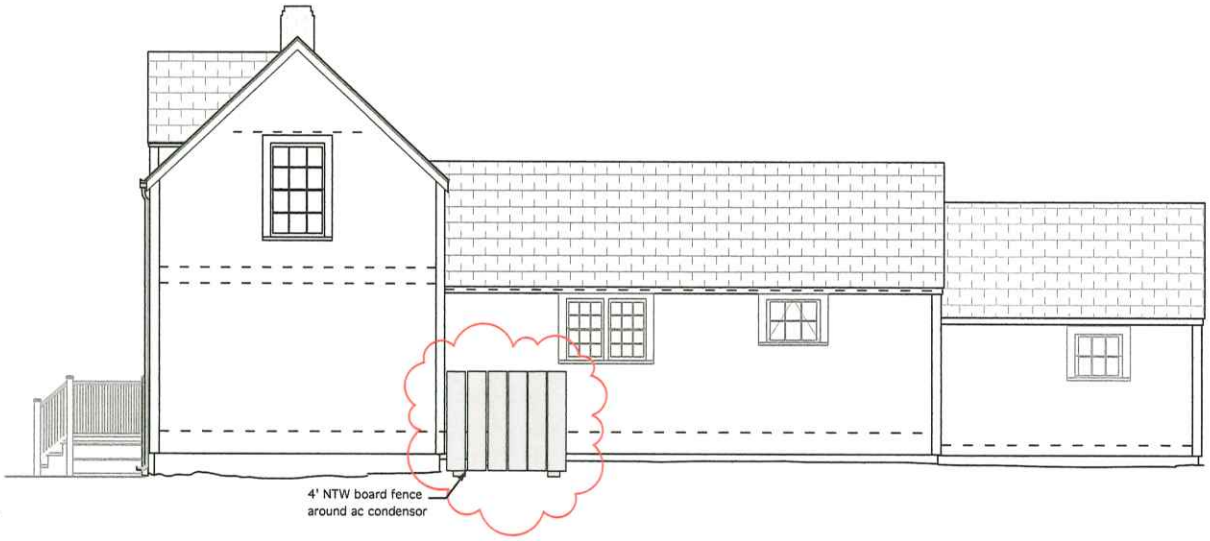
Approved Landscape Plan



	prepared by: 5 Surfside Road LLC 326 A Street, Suite 5A Boston, MA 02110	Proposed Landscape Plan Revision Date: September 19, 2024	Main House & Cottage 5 Surfside Road Nantucket, MA	LD- 0.01



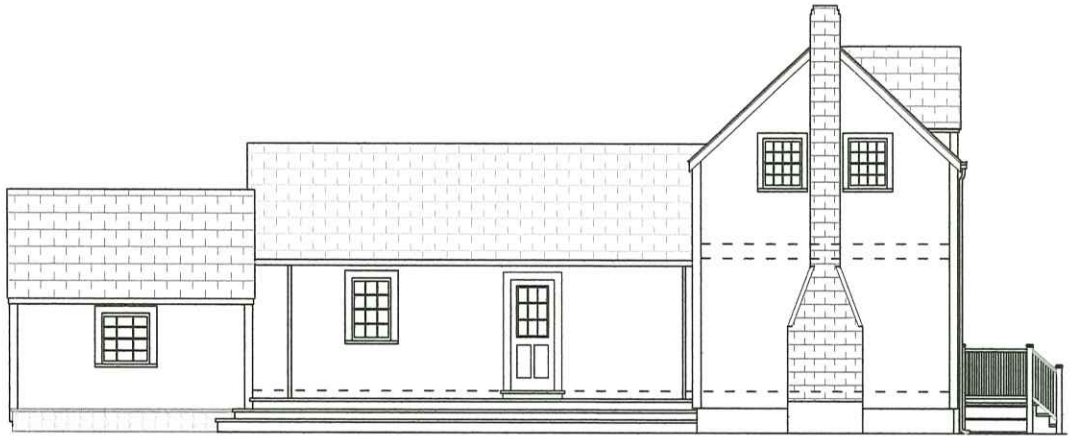
Approved North Elevation - Main House



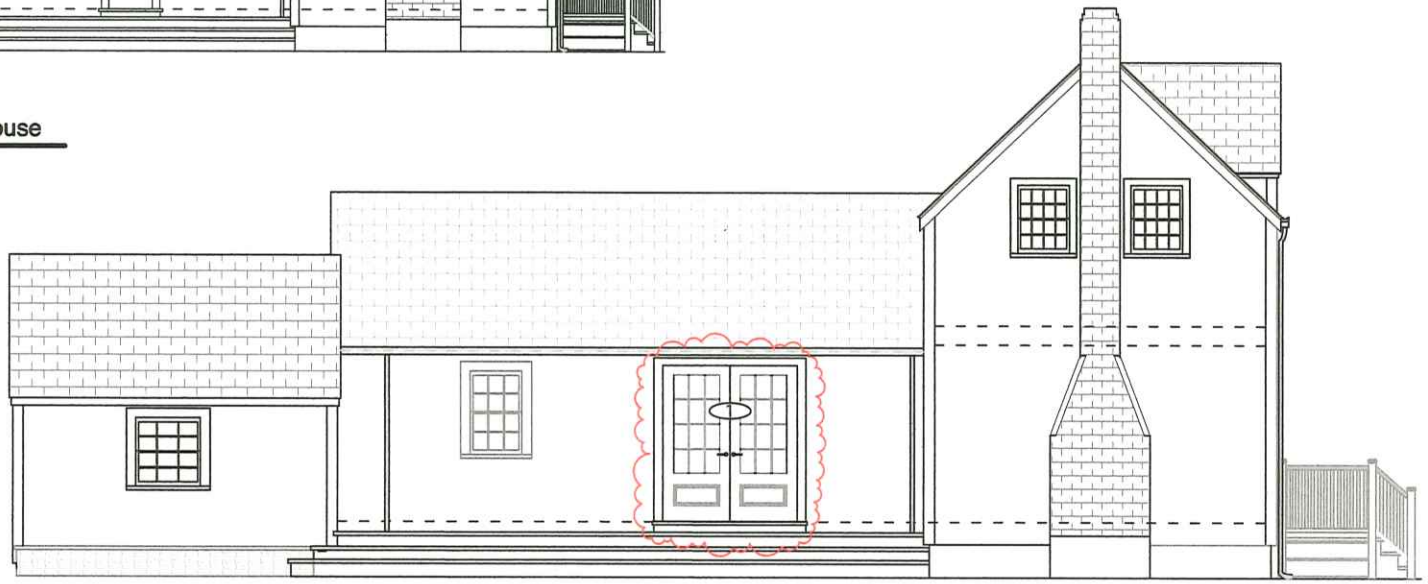
Revisions: *Added fence surrounding HVAC condensors*

Proposed North Elevation - Main House

prepared by: 5 Surfside Road LLC 326 A Street, Suite 5A Boston, MA 02110	**Proposed North Elevation** Issue date: September 19, 2024	Main House **5 Surfside Road** **Nantucket, MA**	0.0101



Approved South Elevation - Main House



Proposed South Elevation - Main House

prepared by:
5 Surfside Road LLC
326 A Street, Suite 5A
Boston, MA 02110

Proposed South Elevation

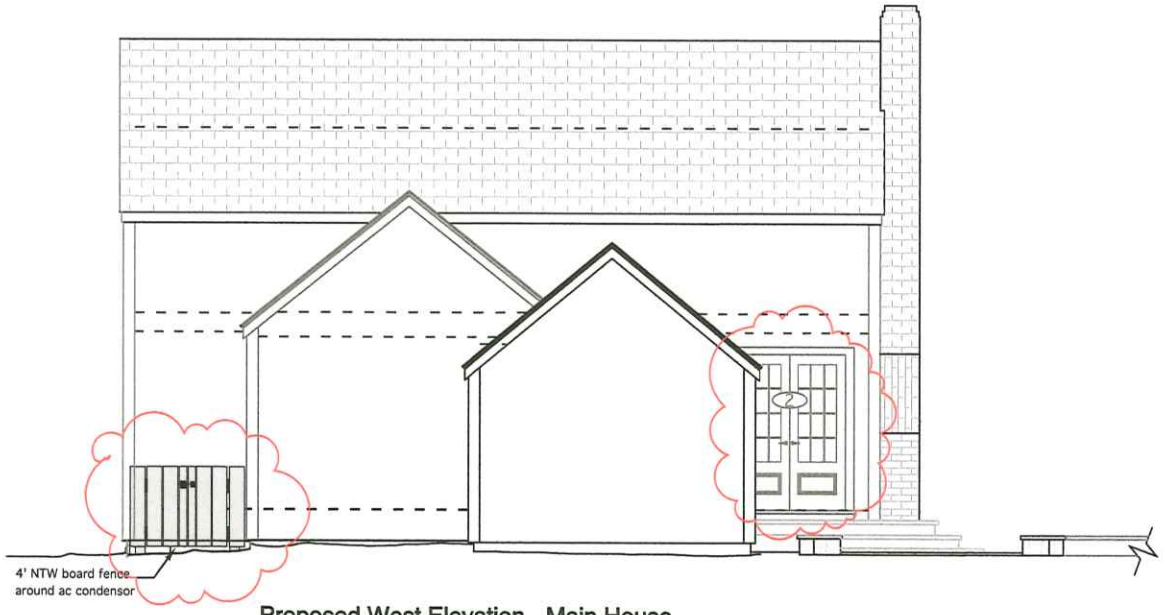
Issue date: September 19, 2024

Main House
5 Surfside Road
Nantucket, MA

0.0103



Approved West Elevation - Main House



Proposed West Elevation - Main House

Revisions: *Added fence around HVAC condensors*
Change living room sliding door to French door

prepared by: 5 Surfside Road LLC 326 A Street, Suite 5A Boston, MA 02110	**Proposed West Elevation** Revision date: September 19, 2024	Main House **5 Surfside Road** **Nantucket, MA**	0.0104



Approved East Elevation - Main House



Approved/Unchanged East Elevation - Main House

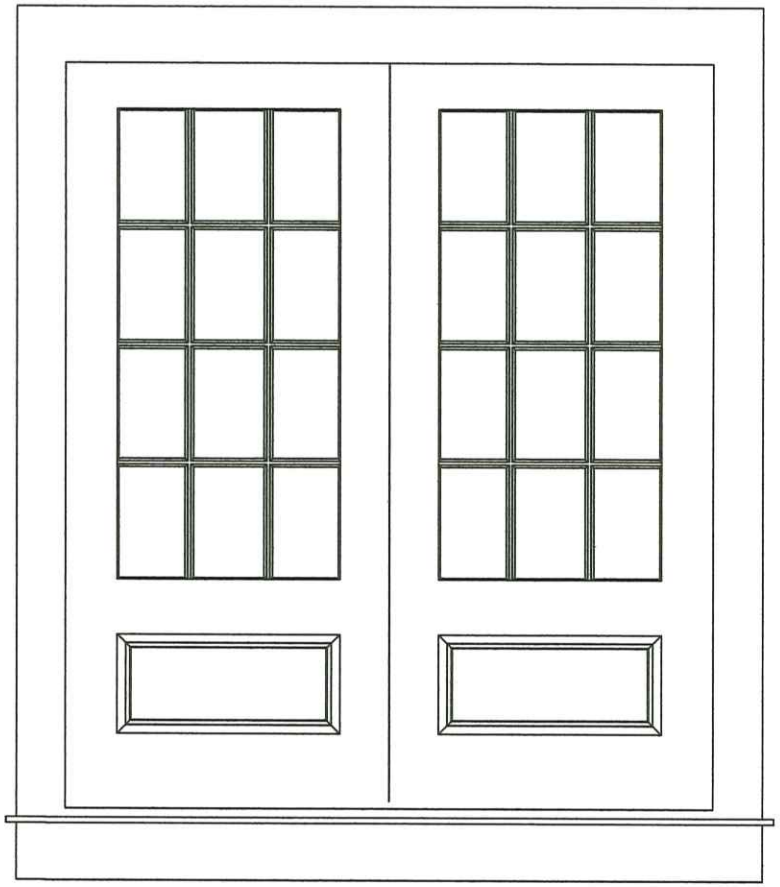
prepared by:
5 Surfside Road LLC
326 A Street, Suite 5A
Boston, MA 02110

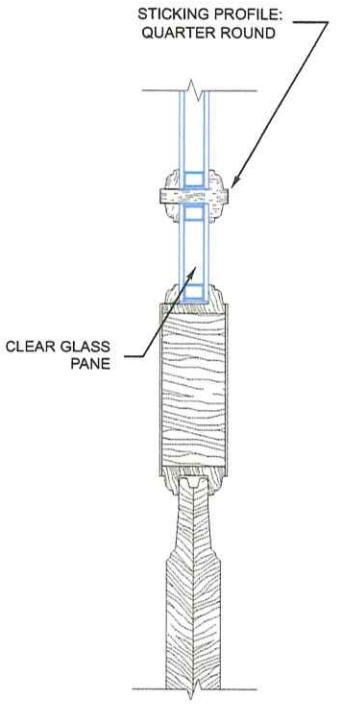
Proposed East Elevation

Issue date: September 18, 2024

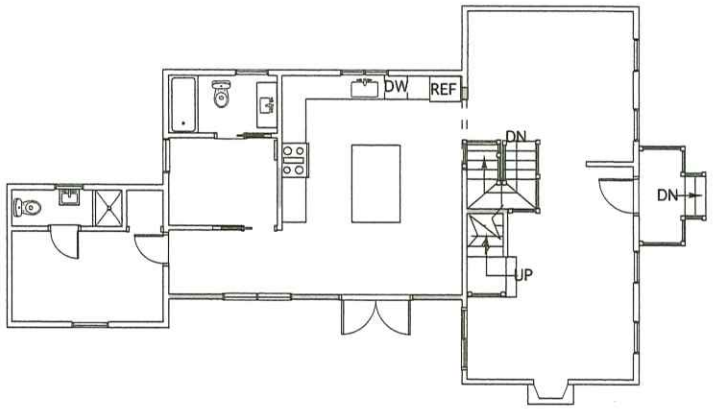
Main House
5 Surfside Road
Nantucket, MA

0.0102

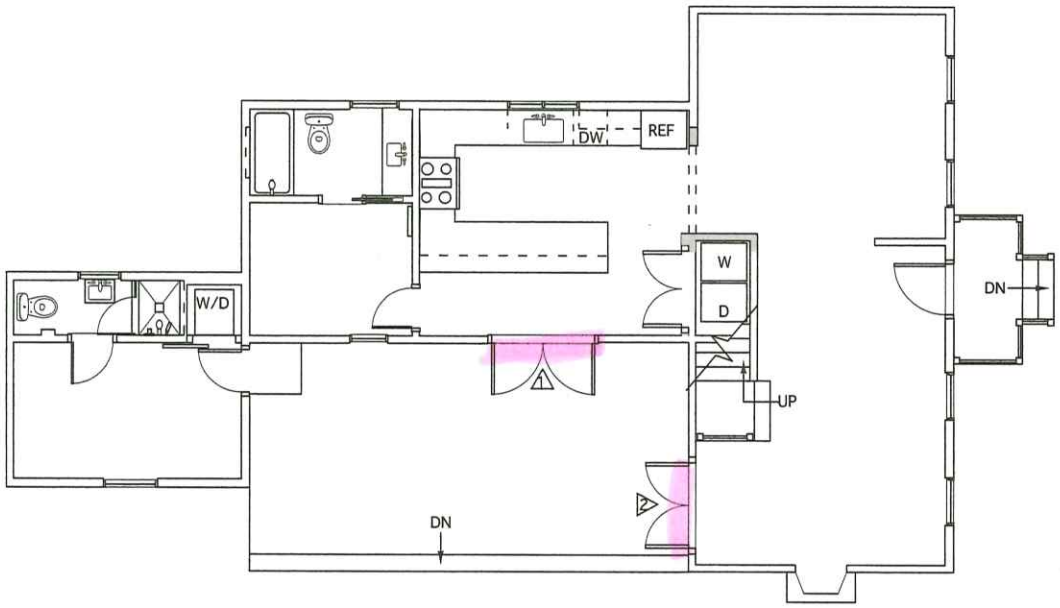




	prepared by: 5 Surfside Road LLC 326 A Street, Suite 5A Boston, MA 02110	French Door Sections & Details Issue date: September 19, 2024	Main House **5 Surfside Road** **Nantucket, MA**	SK 3-A

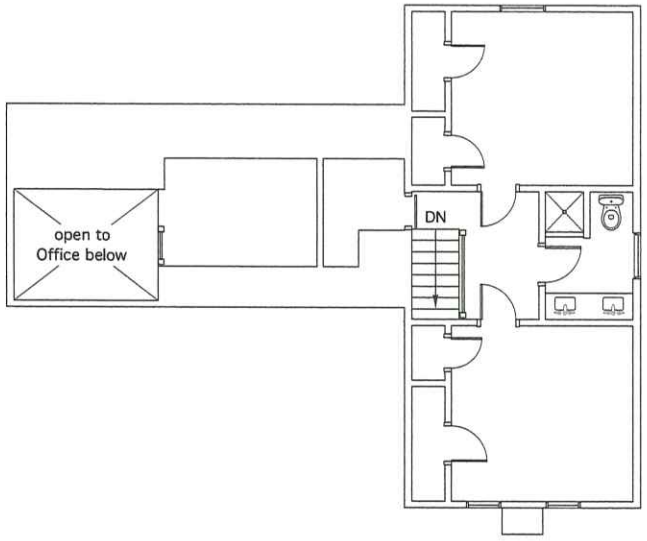


Approved First Floor Plan - Main House

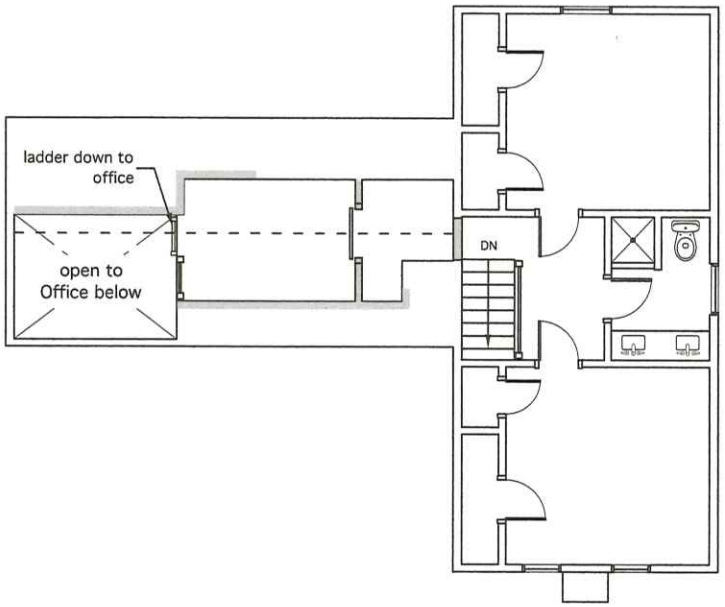


Proposed First Floor Plan - Main House

prepared by: 5 Surfside Road LLC 326 A Street, Suite 5A Boston, MA 02110	Proposed First Floor Plan Revision date: September 19, 2024	Main House 5 Surfside Road Nantucket, MA	AD-1.01b



Approved Second Floor Plan - Main House



Proposed Second Floor Plan - Main House

	prepared by: 5 Surfside Road LLC 326 A Street, Suite 5A Boston, MA 02110	Proposed Second Floor Plan Revision date: September 19, 2024	Main House 5 Surfside Road Nantucket, MA	AD-1.01c

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 928

Street & Number of Proposed Work: 8 RED MILL LANE

Owner of record: 8 RED MILL LANE LLC

Mailing Address: 424 MAIN ST- 1600 LIBERTY BUILDING
BUFFALO, NY 14202-3616

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA @ COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 675.80

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 69'3" Sq. Footage 1st floor: 2263 Decks/Patio: Size: 424SF ☒ 1st floor ☐ 2nd floor

Width: 43'6" Sq. footage 2nd floor: 1116 Size: 110SF ☐ 1st floor ☒ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0-36" South 0-36" East 0-36" West 0-36"

Height of ridge above final finish grade: North 27'7" South 27'7" East 27'7" West 27'7"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NEW SINGLE-FAMILY DWELLING

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8"-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 10 /12 Dormer 4 /12 Other porch 5/12 + 3.5/12

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) Gutter-FIBERGLASS - copper leaders

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1"X8" Rake 1"X8" Soffit (Overhang) 4" Corner boards 6"X1" Frieze 1"

Window Casing 1"X4" Door Frame 1"X6" Columns/Posts: Round _____ Square 8X8"

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN 2/2/4LR

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.

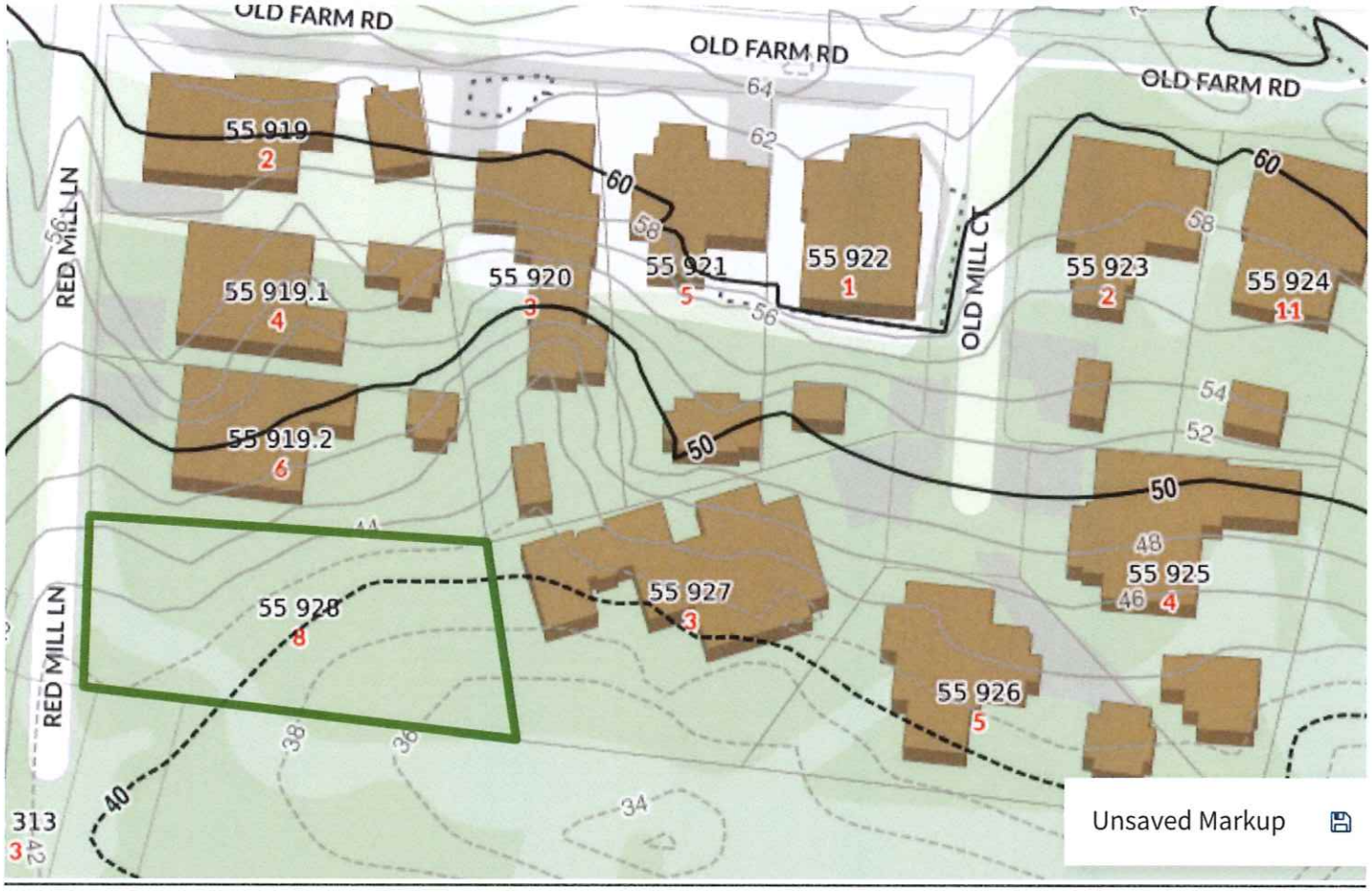
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. 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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OLD FARM RD
OLD FARM RD
RED MILL LN
RED MILL LN
OLD MILL CT
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55 919.1
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55 919.2
6
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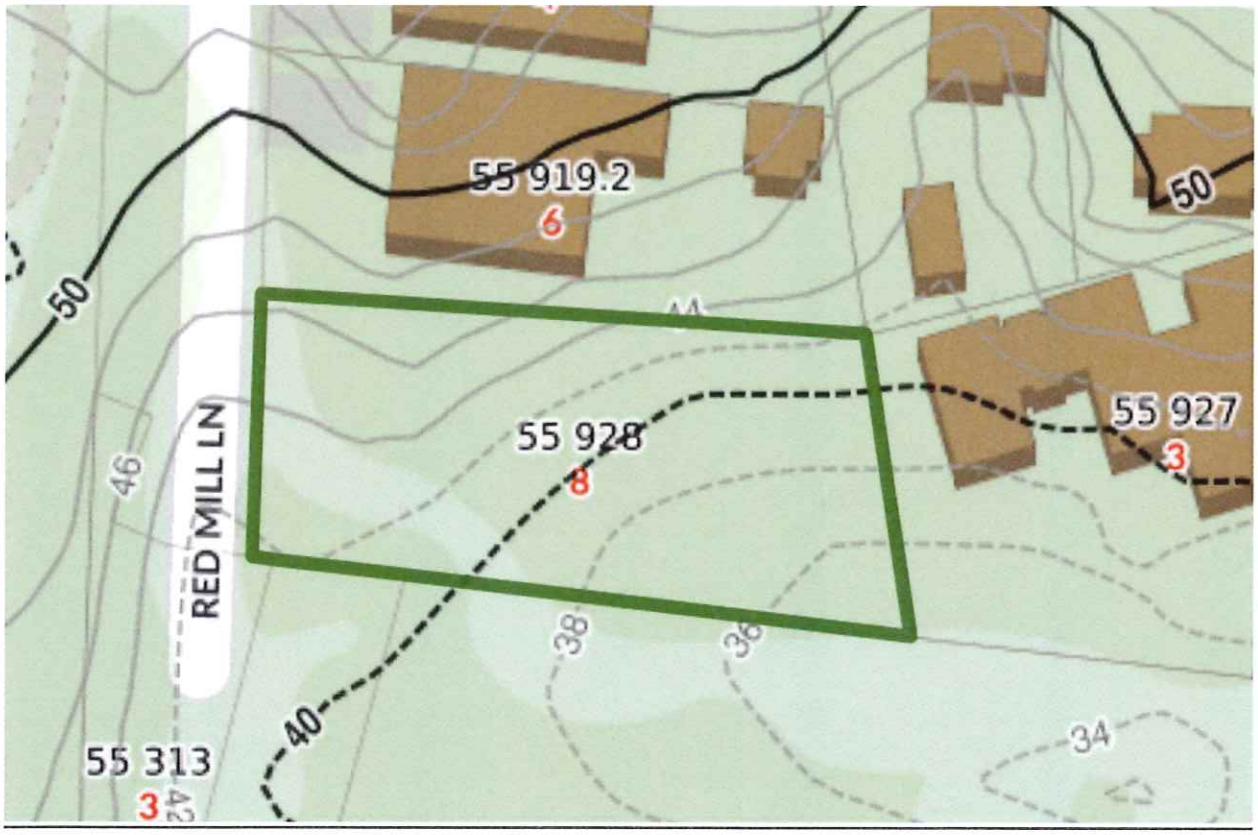
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RED MILL LN
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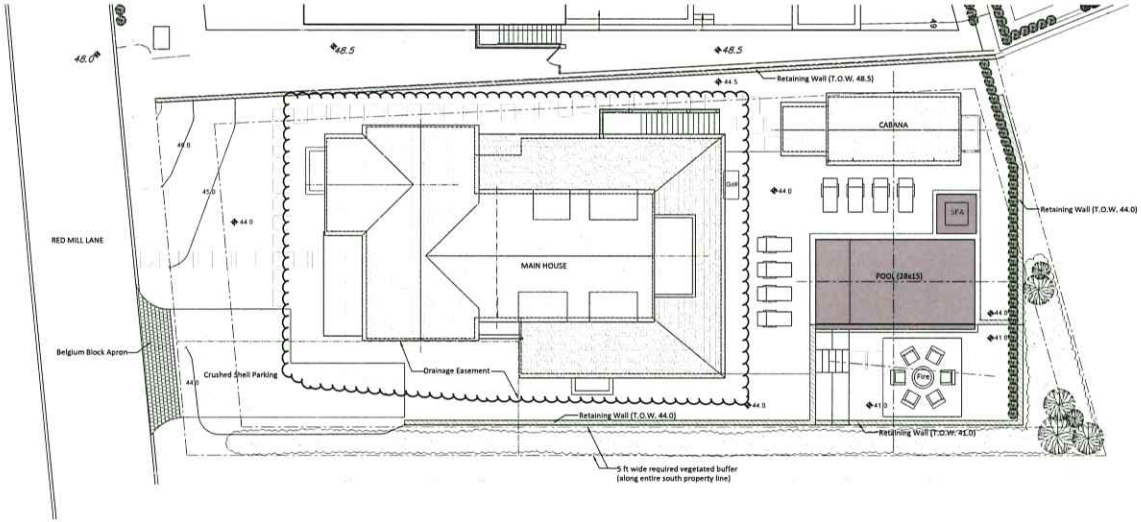


1 Site Plan
1" = 10'



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

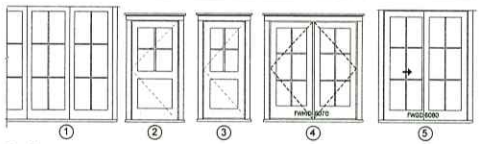
DRAWN BY:

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

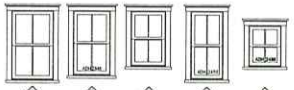


① ② ③ ④ ⑤

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								



Ⓐ Ⓑ Ⓒ Ⓓ Ⓔ

Window Types

NOTES:
1) Contractor must verify all sizes and quantities before ordering windows or doors.
2) Confirm all door sizes (schedule may specify custom sizes)
3) Align all window and door heads at 7'-0" above finish floor unless indicated otherwise.
4) Verify egress requirements for all sleeping room windows. Windows sized in accordance with MA CMR 780 9th Ed. R310.2.1 Exception 3
5) Provide tempered glass in windows and doors where required by code



1 A3.2 East Elevation
SCALE: 1/4" = 1'-0"



2 A3.2 North Elevation
SCALE: 1/4" = 1'-0"

Main House
Issued for HDC Approval September 16, 2024

SEAL

Robert Marker Architect, LLC
Pennsylvania, New York, Massachusetts, Rhode Island, Maryland
11 Marietta Avenue, P.O. Box 475, Mount Joy PA 17552
717-653-0344

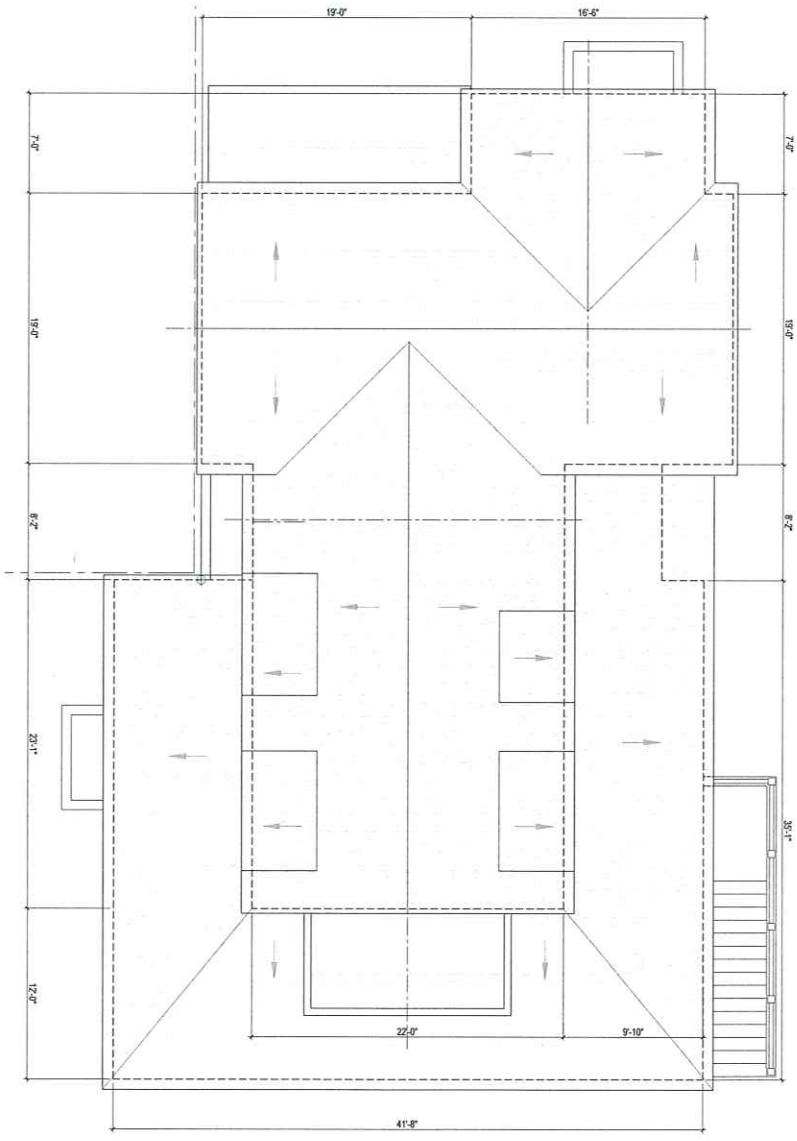
Elevations

8 Red Mill Lane
Woodland Hill, Nantucket MA

DRAWN BY:

DATE:
HDC Submission
September 16, 2024

A3.2

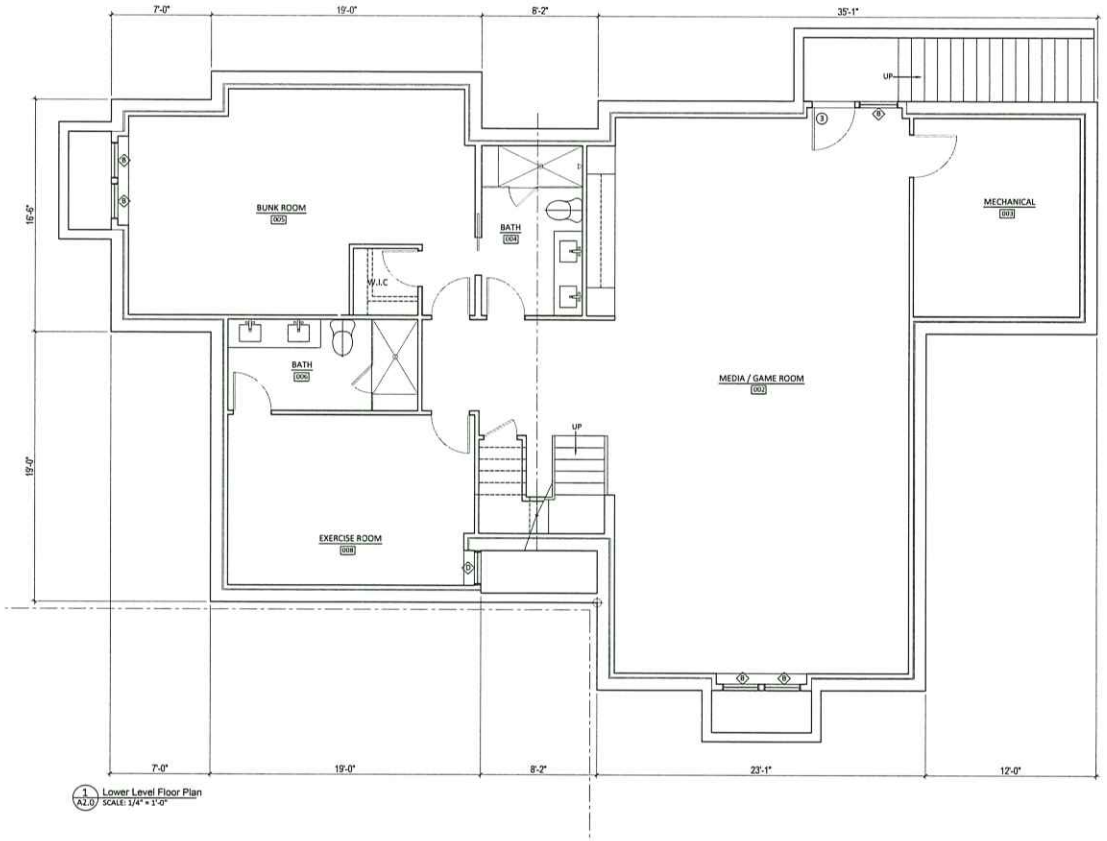


A2.3 Roof Plan
SCALE: 1/4" = 1'-0"

Main House

Issued for HDC Approval September 16, 2024

A2.3	DATE: HDC Submission September 16, 2024	DRAWN BY:	Roof Plan 8 Red Mill Lane Woodland Hill, Nantucket MA	Robert Marker Architect, LLC Pennsylvania, New York, Massachusetts, Rhode Island, Maryland 11 Marietta Avenue, P.O. Box 475, Mount Joy PA 17552 717-653-0344	SEAL



1 A2.0 Lower Level Floor Plan
SCALE: 1/4" = 1'-0"

N
W
E
S

Main House
Issued for HDC Approval September 16, 2024

SEAL

Robert Marker Architect, LLC
Pennsylvania, New York, Massachusetts, Rhode Island, Maryland
11 Mariella Avenue, P.O. Box 475, Mount Joy PA 17552
717-653-0344

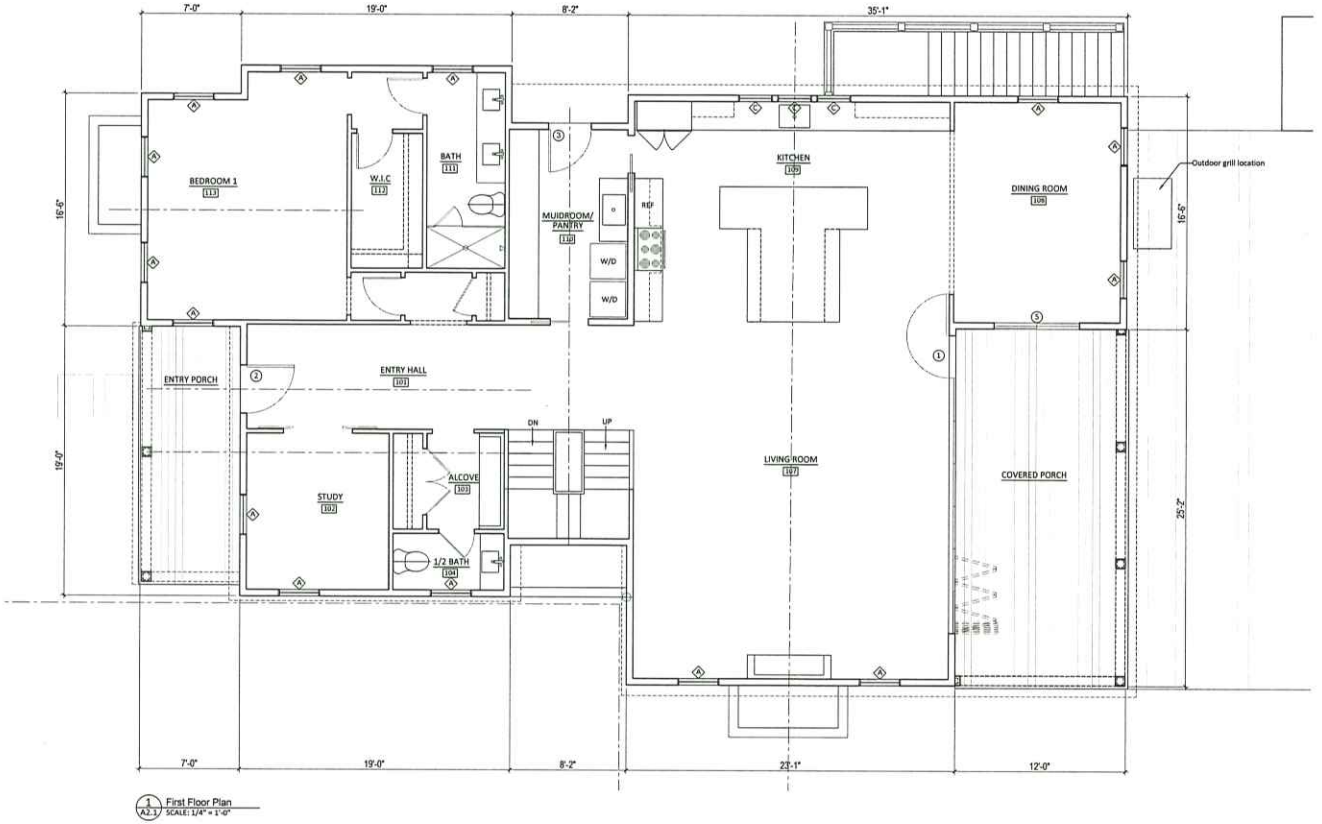
Lower Level Plan

8 Red Mill Lane
Woodland Hill, Nantucket MA

DRAWN BY:

DATE:
HDC Submission
September 16, 2024

A2.0



1 / A2.1 First Floor Plan
SCALE: 1/4" = 1'-0"

Main House
Issued for HDC Approval September 16, 2024

SEAL

Robert Marker Architect, LLC
Pennsylvania, New York, Massachusetts, Rhode Island, Maryland
11 Marietta Avenue, P.O. Box 475, Mount Joy PA 17552
717-653-0344

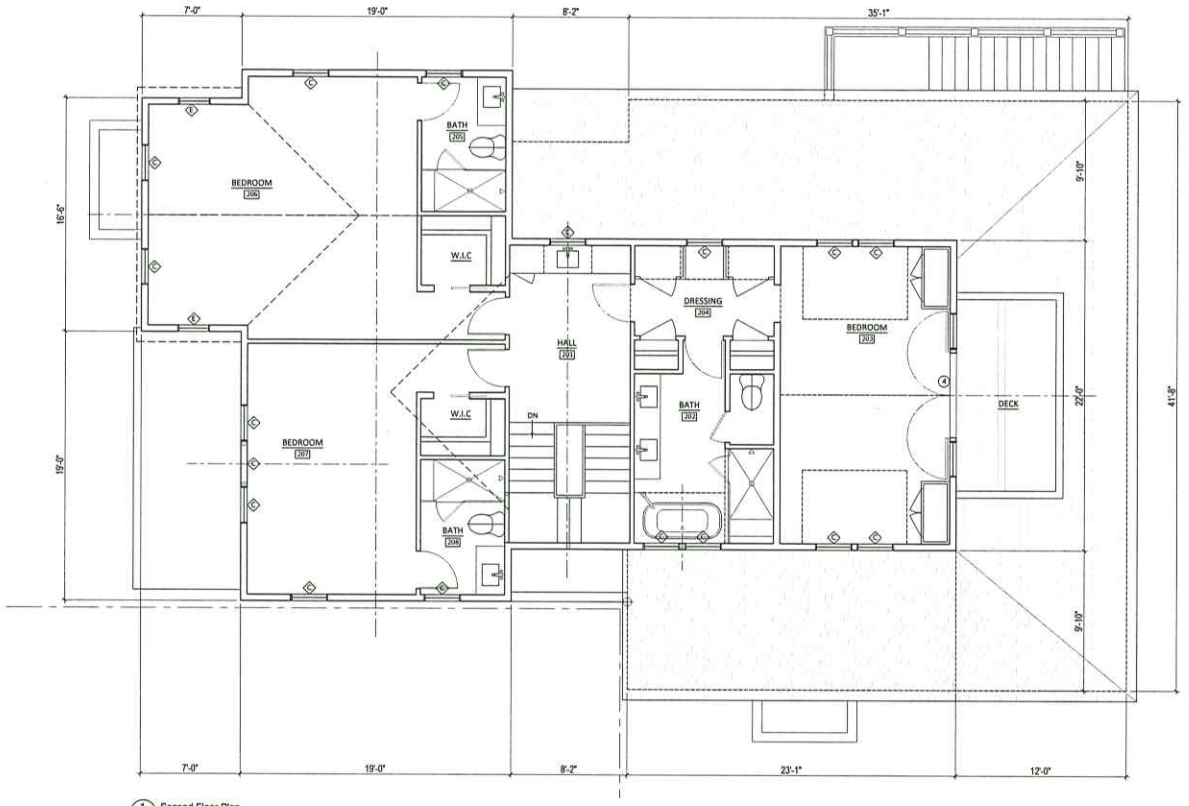
First Floor Plan

8 Red Mill Lane
Woodland Hill, Nantucket MA

DRAWN BY:

DATE:
HDC Submission
September 16, 2024

A2.1



1 A2.2 Second Floor Plan
SCALE: 1/4" = 1'-0"

N
W
E
S

Main House
Issued for HDC Approval September 16, 2024

SEAL

Robert Marker Architect, LLC
Pennsylvania, New York, Massachusetts, Rhode Island, Maryland
11 Marietta Avenue, P.O. Box 475, Mount Joy PA 17552
717-653-0344

Second Floor Plan

8 Red Mill Lane
Woodland Hill, Nantucket MA

DRAWN BY:

DATE:
HDC Submission
September 16, 2024

A2.2

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

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Owner of record: 8 RED MILL LANE LLC

Mailing Address: 424 MAIN ST-1600 LIBERTY BUILDING
BUFFALO, NY 14202-3616

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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 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

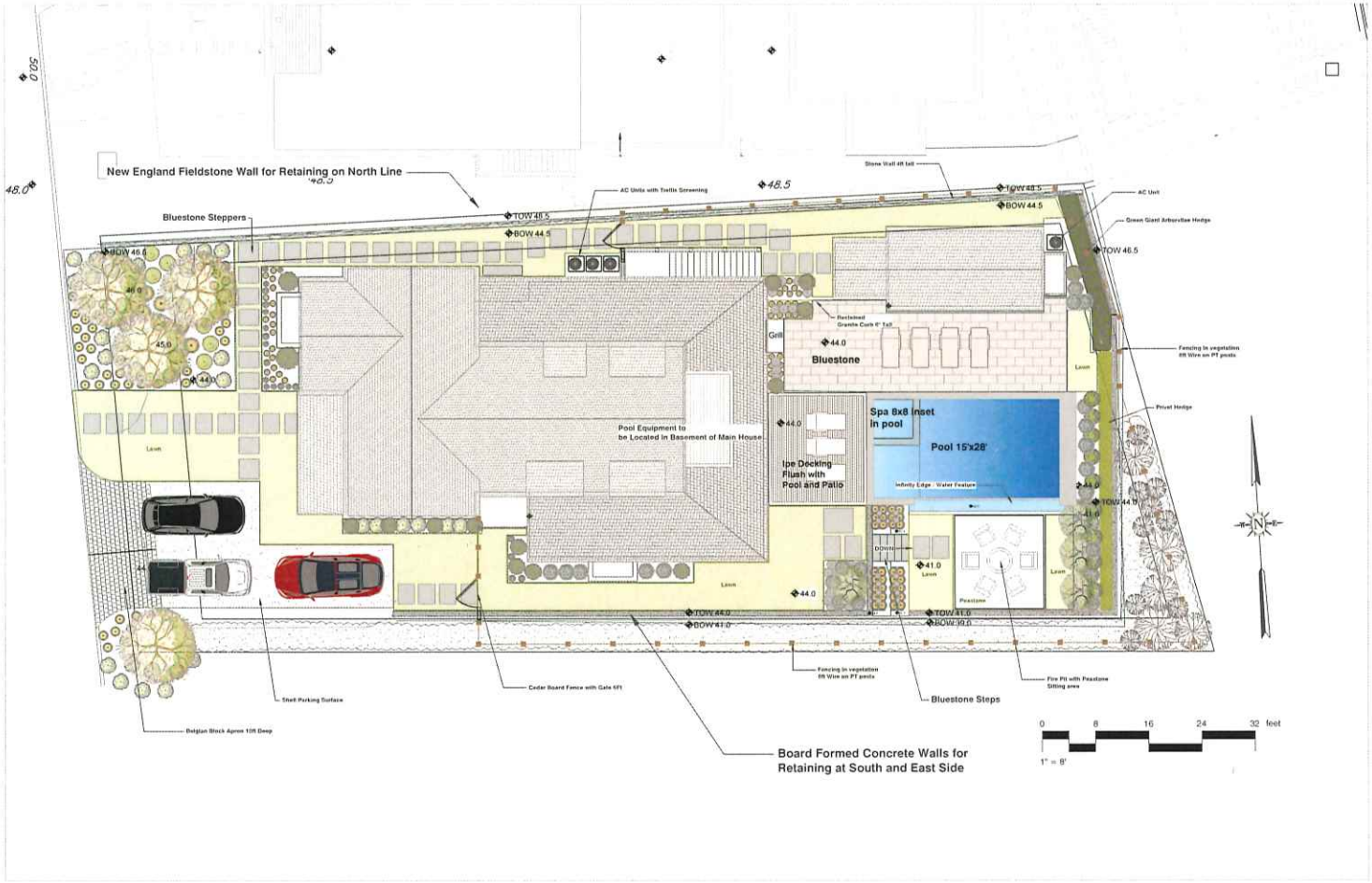




LOOKING DOWN RED MILL LANE







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.

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Name: LINDA WILLIAMS

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Contact Phone #: 508-221-0432 E-mail: CZARINALINDA @COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 65.00

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 31 4" Sq. Footage 1st floor: 325SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 11 4" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0' 8" South 0' 8" East 0' 8" West 0' 8"

Height of ridge above final finish grade: North 14' 2" South 14' 2" East 14' 2" West 14' 2"

Additional Remarks: NEW 31' X 11' 4" CABANA

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 8 /12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: OPEN SHOWER
Type: 4' X 6' X 6' NEW
Length: VERT BOARD

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1" X8" Rake 1" X8" Soffit (Overhang) 6" Corner boards 1" X6" Frieze 1"

Window Casing 1" X4" Door Frame 1" X6" Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN 2/2/4 ct

Doors* (type and material): ☐ TDL ☒ SDL Front B/B Rear _____ Side 5' ct FRENCH

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NEW Clapboard (if applicable) _____ Roof WOOD

Trim WHITE Sash WHITE Doors WHITE

Deck _____ Foundation GRAY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

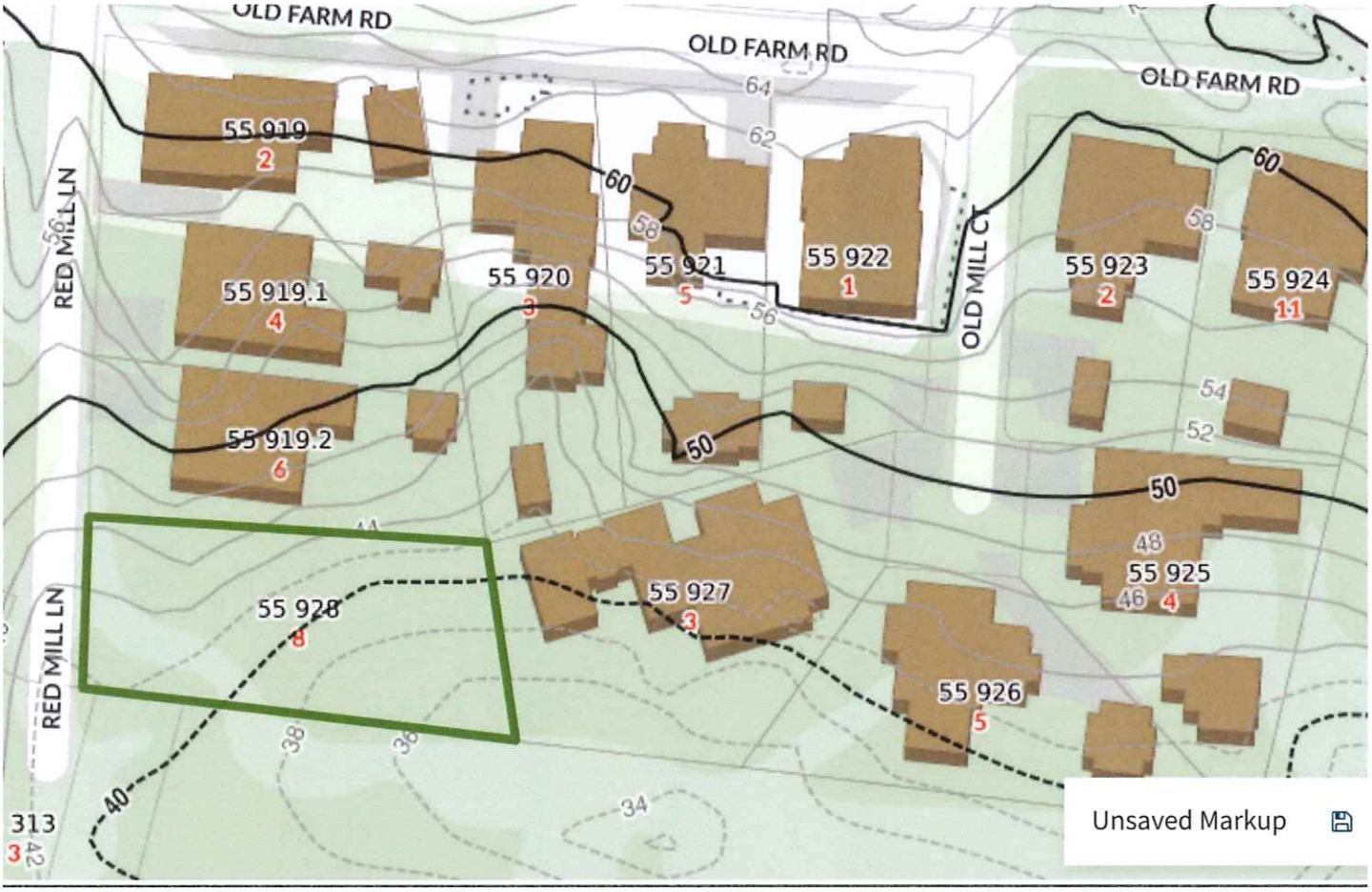
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/22/24 Signature of owner of record _____ Signed under penalties of perjury

8 RED MILL LANE – NEW CABANA/POOL/DWELLING






OLD FARM RD
OLD FARM RD
OLD FARM RD
RED MILL LN
RED MILL LN
OLD MILL CT
55 919
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4
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55 920
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5
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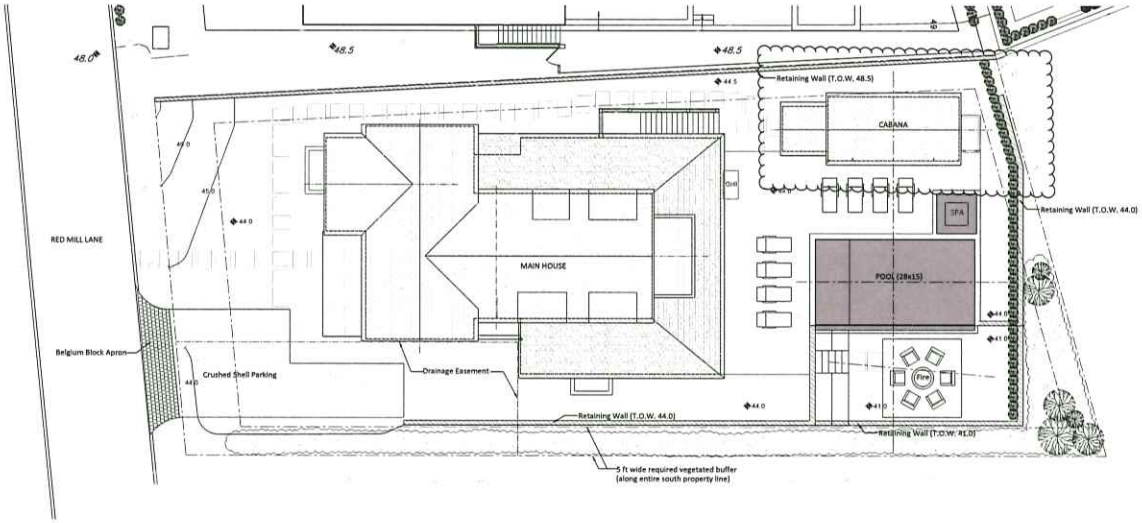
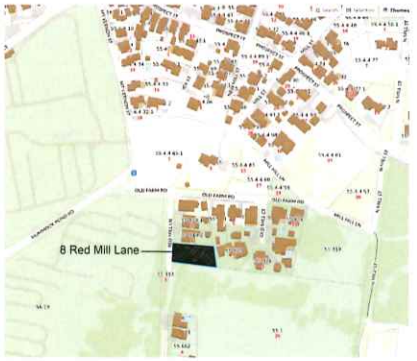


1 Site Plan
1" = 10'



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

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

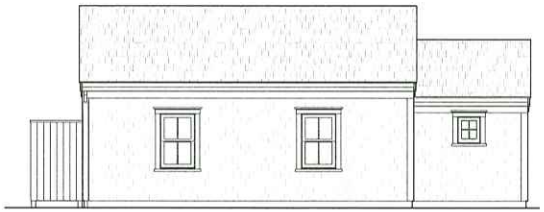
DRAWN BY:

DATE:
HDC Submission
September 16, 2024

A1.1



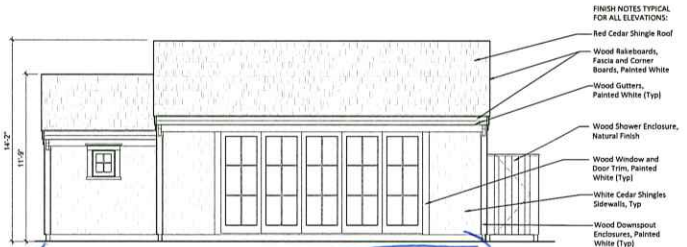
1 AC.1.1 West Elevation
SCALE: 1/4" = 1'-0"



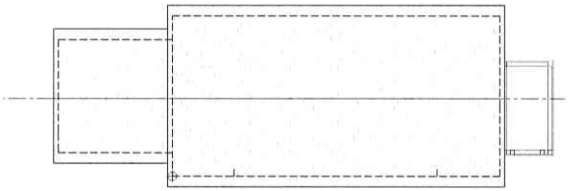
2 AC.1.1 North Elevation
SCALE: 1/4" = 1'-0"



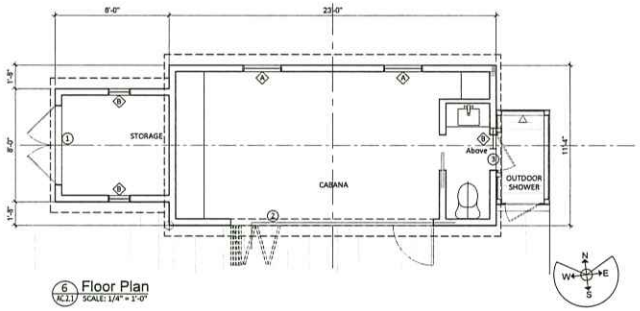
3 AC.1.1 East Elevation
SCALE: 1/4" = 1'-0"



4 AC.2.1 South Elevation
SCALE: 1/4" = 1'-0"

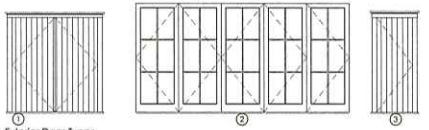


5 AC.2.1 Roof Plan
SCALE: 1/4" = 1'-0"



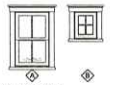
6 AC.1.1 Floor Plan
SCALE: 1/4" = 1'-0"

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

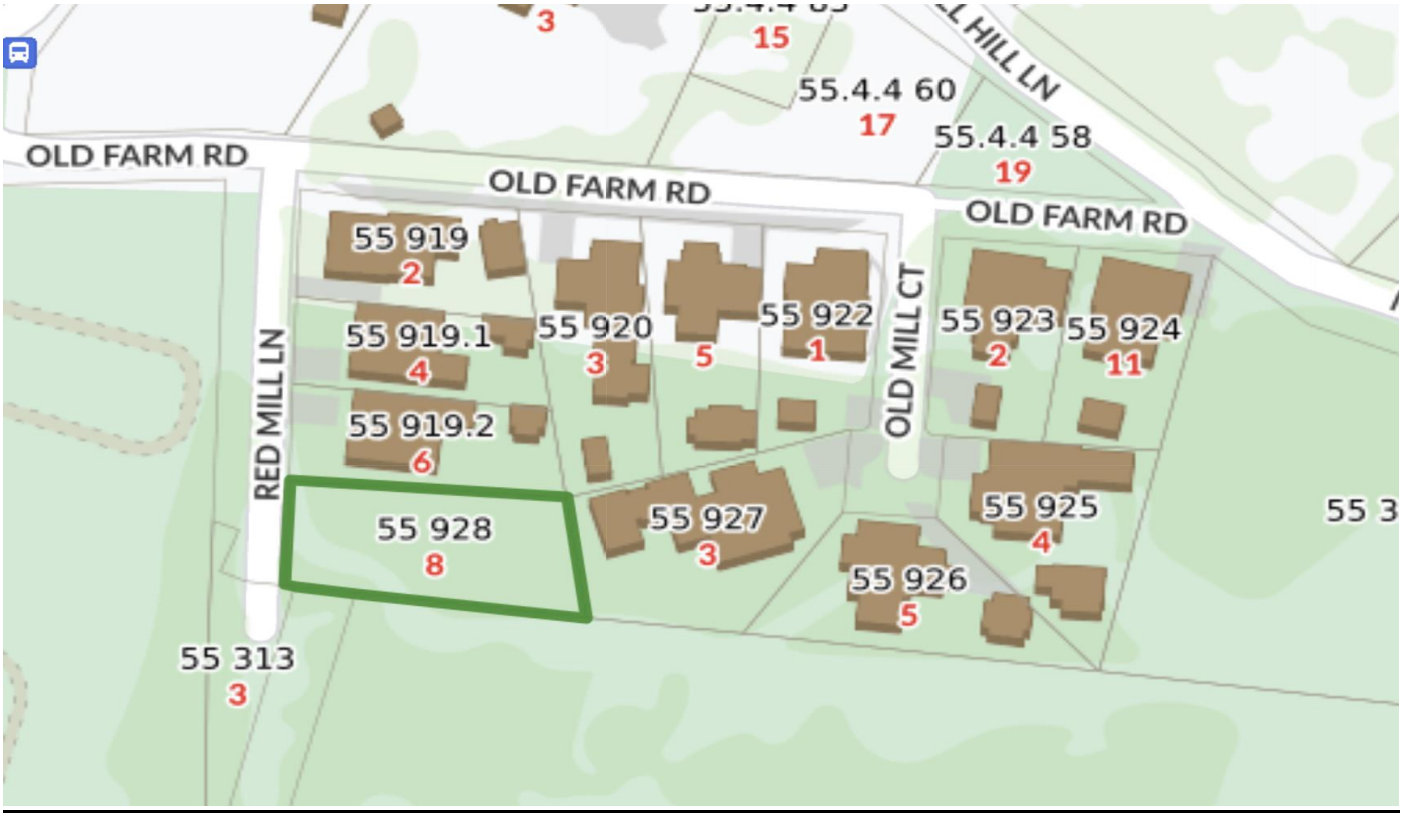
8 Red Mill Lane
Woodland Hill, Nantucket MA

DRAWN BY:

DATE:
HDC Submission
September 16, 2024

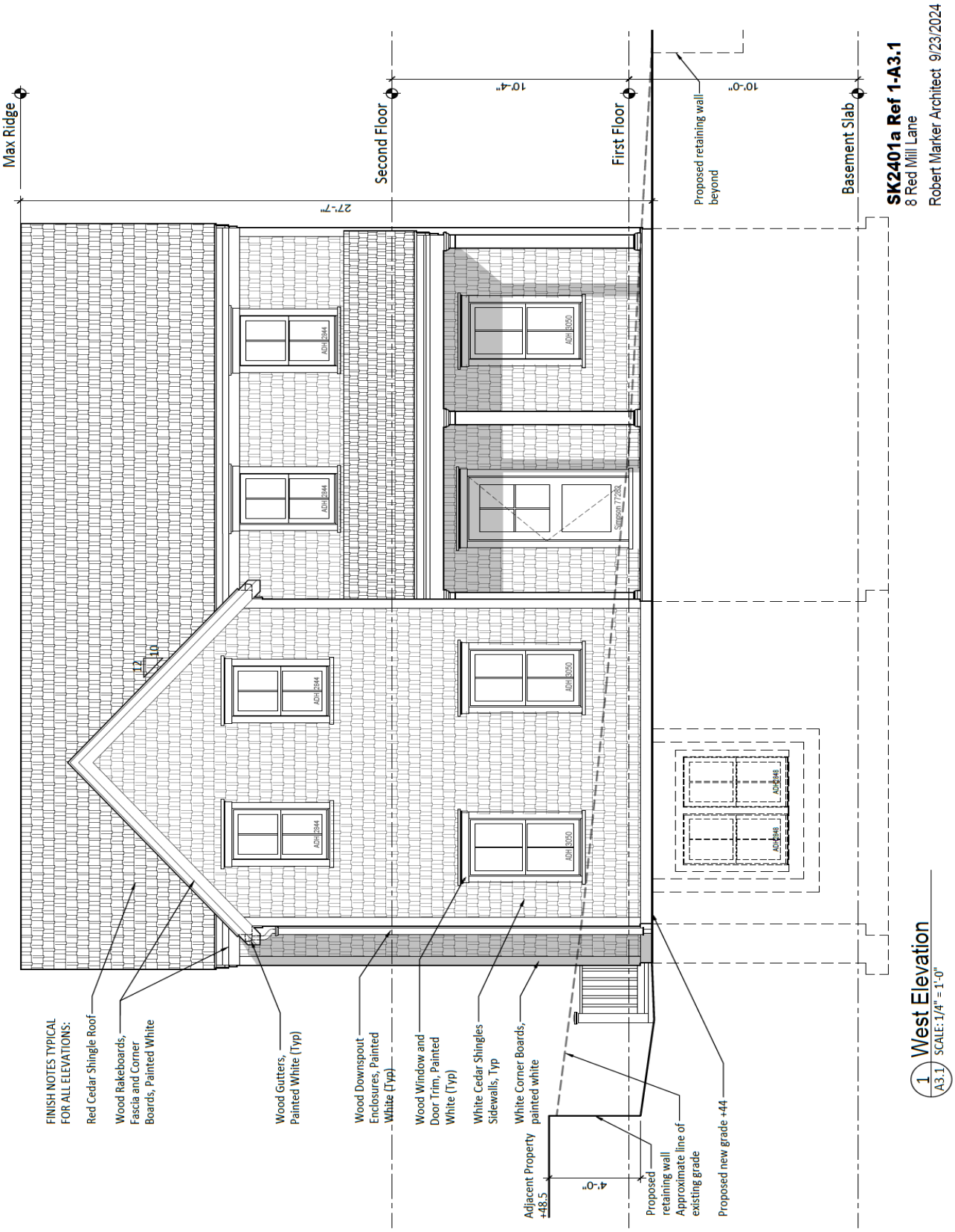
AC
2.1

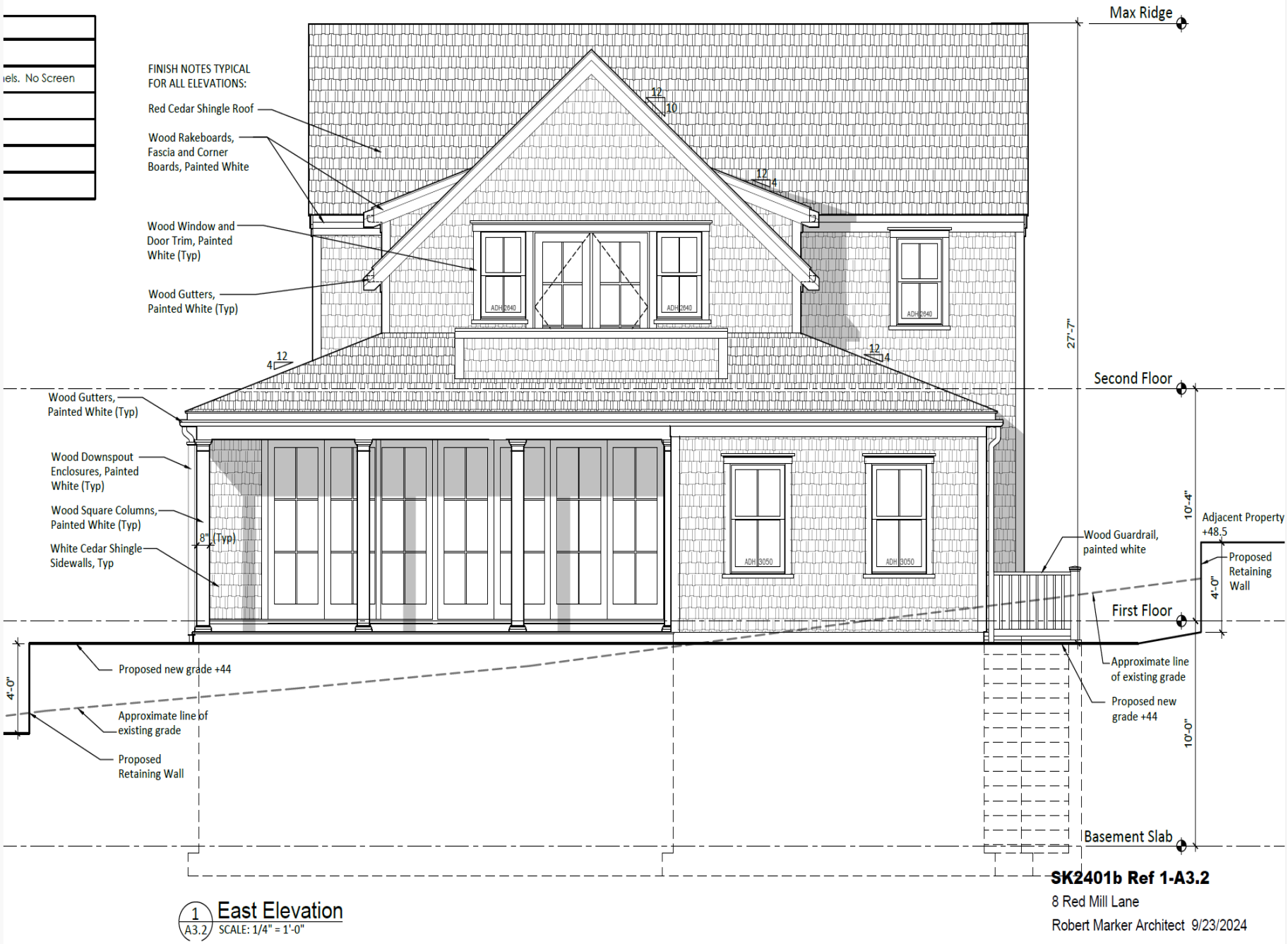
8 RED MILL LANE – NEW DWELLING/CABANA/POOL





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

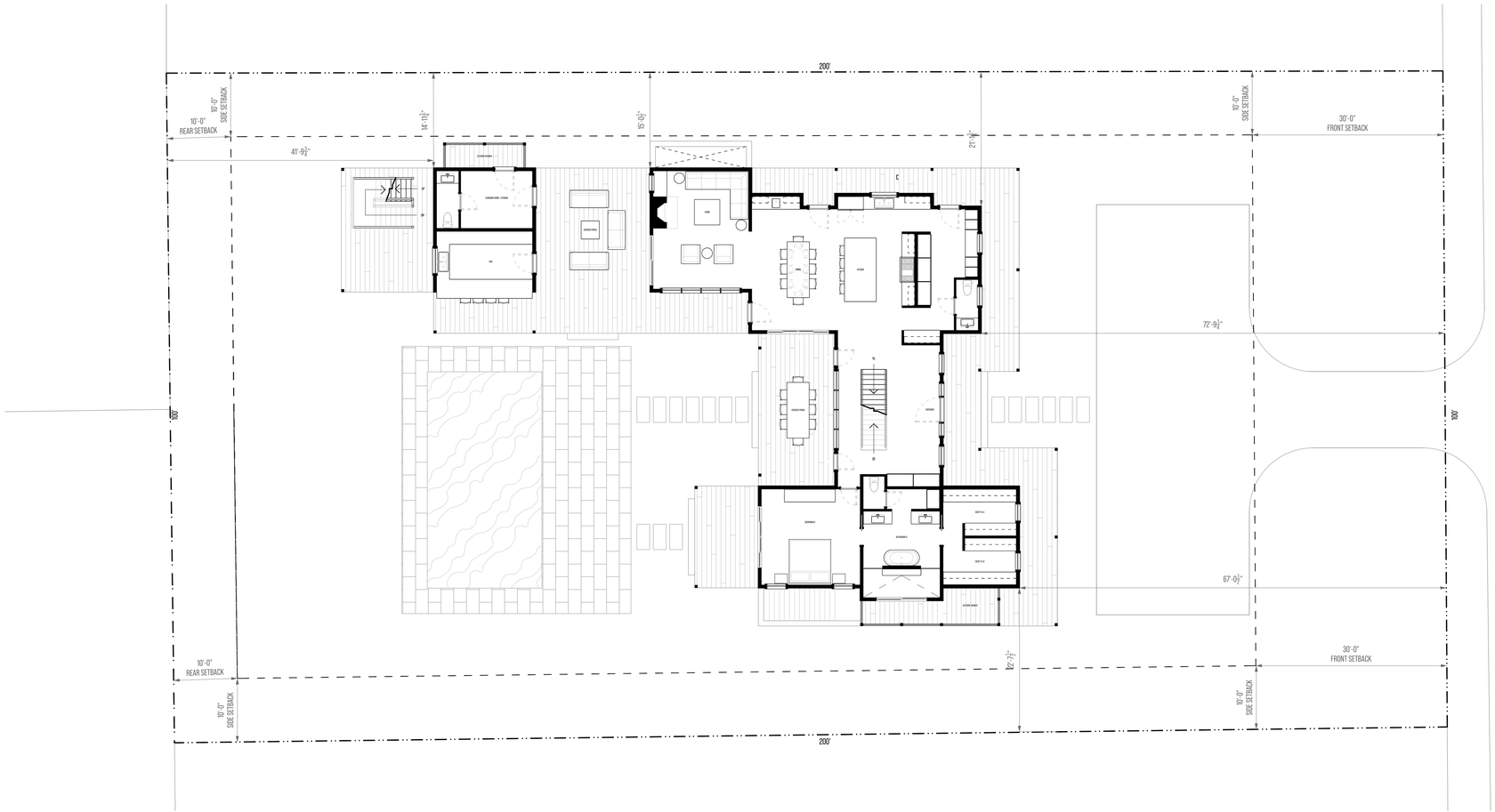
Dustin Maury <dustin@mauryassociates.com> Sun, Sep 15, 2024 at 1:35 PM
To: Reid Yenor <rkyenor@gmail.com>

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



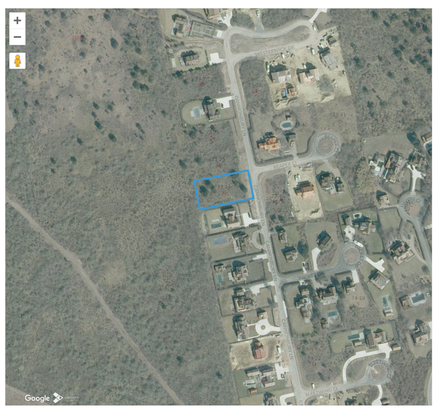
1 SITE PLAN

SCALE : 1:10

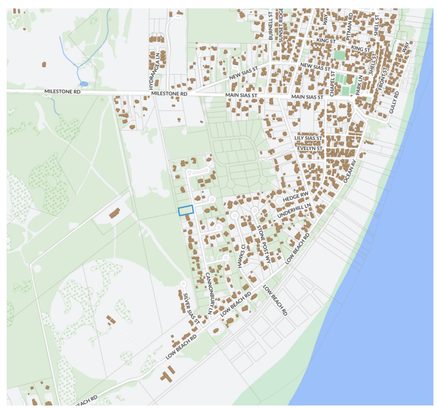


2 NEIGHBORHOOD MAP

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:
NEW RESIDENCE

CLIENT:
MAURY

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
09/20/24	HDC SET 01

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

FIRST FLOOR PLAN

SHEET NUMBER

A-1.10

DRAWN BY

REID YENOR



1 SECOND FLOOR PLAN

SCALE : 1/4" = 1'

0' 4' 8' 16'

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
32 CANNONBURY LN
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
SEPTEMBER 20, 2024

PROJECT:
NEW RESIDENCE

CLIENT:
MAURY

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
09/20/24	HDC SET 01

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

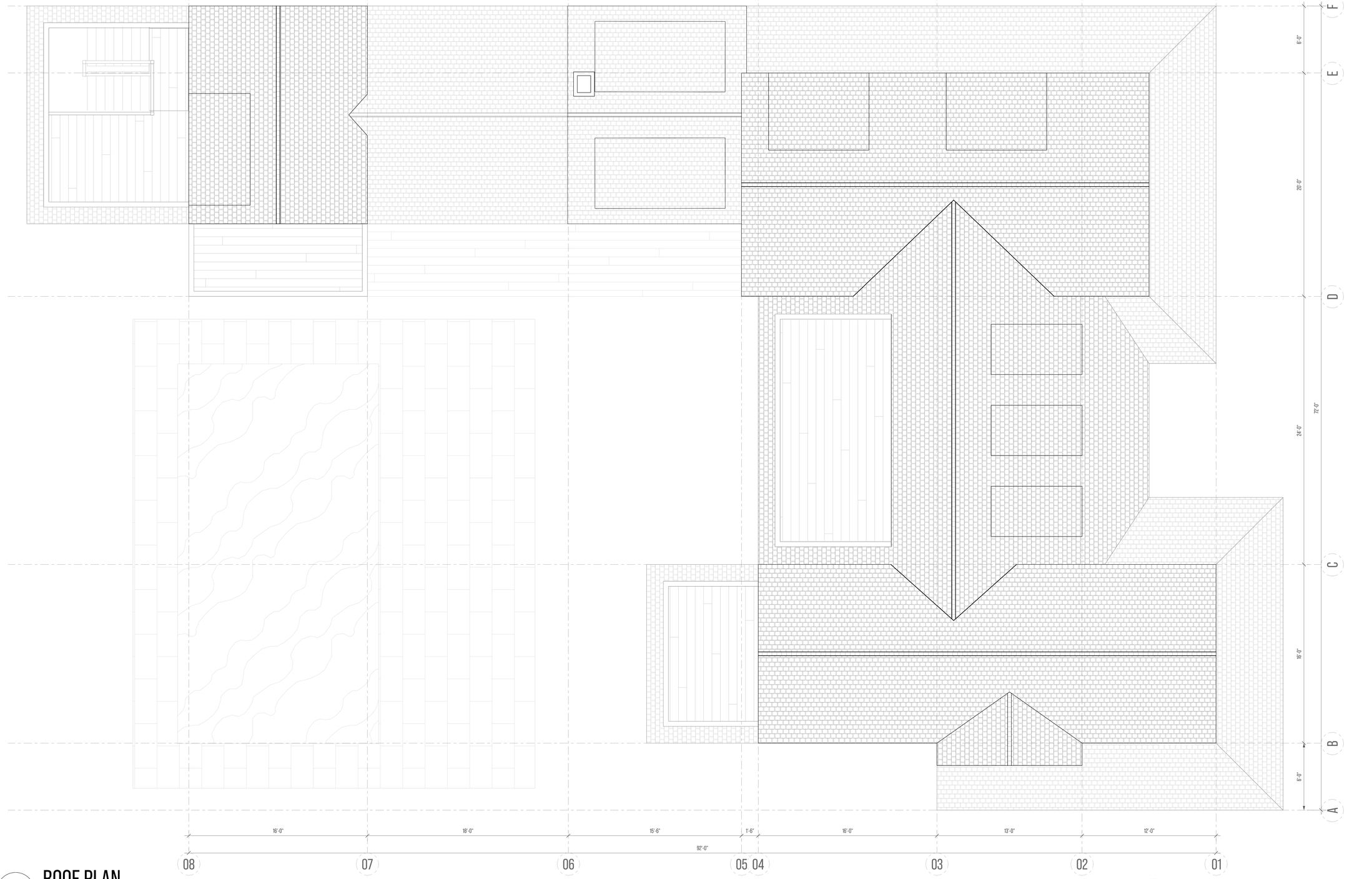
SECOND
FLOOR PLAN

SHEET NUMBER

A-1.20

DRAWN BY

REID YENOR



1 ROOF PLAN

SCALE : 1/4" = 1'

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
32 CANNONBURY LN
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
SEPTEMBER 20, 2024

PROJECT:
NEW RESIDENCE

CLIENT:
MAURY

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
09/20/24	HDC SET 01

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

ROOF PLAN

SHEET NUMBER

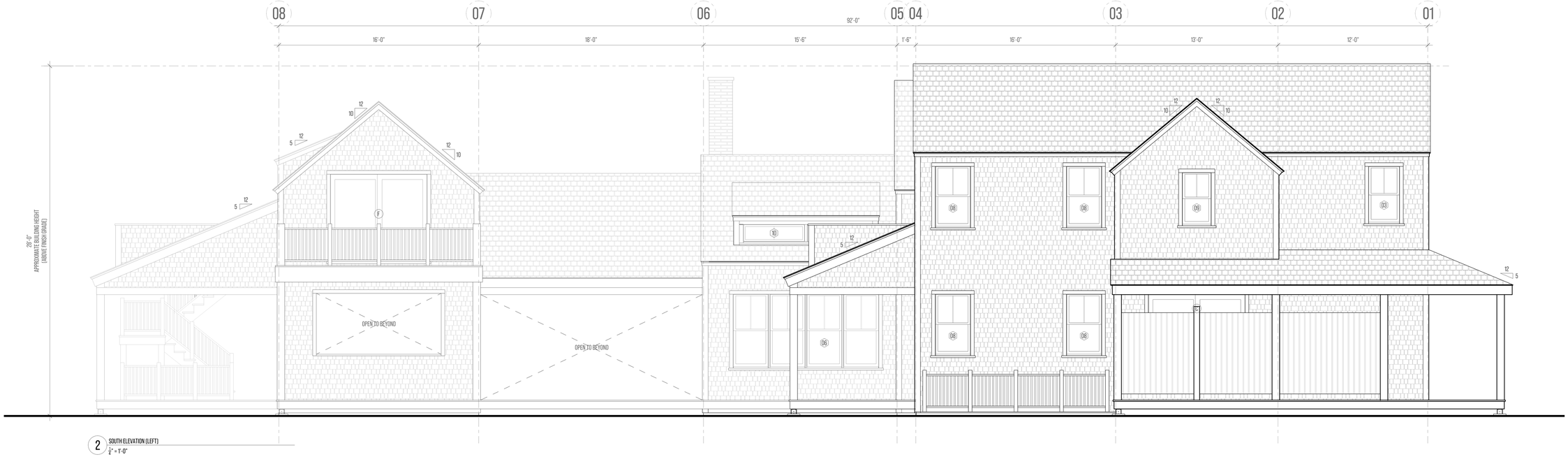
A-2.00

DRAWN BY

REID YENOR



1 EAST ELEVATION (FRONT)
1/4" = 1'-0"



2 SOUTH ELEVATION (LEFT)
1/4" = 1'-0"

1 EXTERIOR ELEVATIONS

SCALE : 1/4" = 1'

0' 4' 8' 16'

yenor DESIGN COMPANY

PROJECT INFORMATION

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.

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Nantucket, MA 02554

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

Postmark Here
SEP 20 2024
09/20/2024

Sent To: Franklin William H
Street and Apt. No., or PO Box No.: 34 Cannonbury Ln
City, State, ZIP+4®: Nantucket, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1403 5888 64

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☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

Postmark Here
SEP 20 2024
09/20/2024

Sent To: Nantucket Town of & Land Bank Town Building
Street and Apt. No., or PO Box No.: 16 Broad st.
City, State, ZIP+4®: Nantucket, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Danvers, MA 01923

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Extra Services & Fees (check box, add fee as appropriate)	
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☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

Postmark Here
SEP 20 2024
09/20/2024

Sent To: 17 Cannonbury Ln LLC
Street and Apt. No., or PO Box No.: 100 Conifer Hill Dr #304
City, State, ZIP+4®: Danvers, MA 01923

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1403 5890 38

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Nantucket, MA 02554

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☐ 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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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: 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

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Tony Ehinger

AS AGENT FOR 450 Green Park LLC

STREET ADDRESS 2 Stone Alley

MAP/PARCEL 42.3.1 / 102

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

September 23, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

September 23, 2024

Signature Date



Ehinger Residence
2 Stone Alley
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft

Deck Railing Full Scale Mock-up

09.23.24



Ehinger Residence
2 Stone Alley
Nantucket, MA 02554

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09.23.24



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Deck Railing Full Scale Mock-up

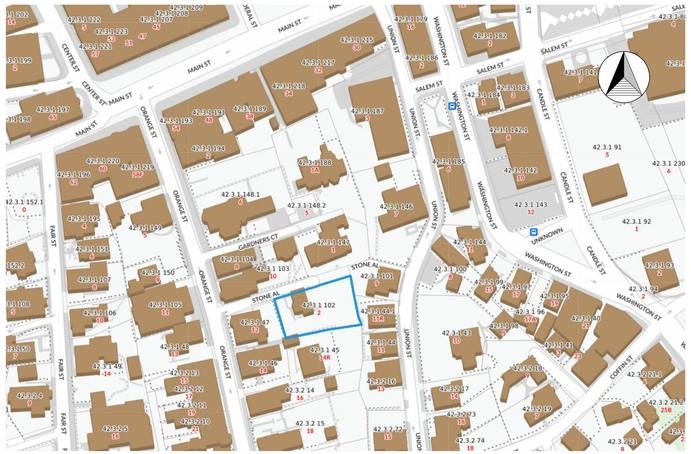
09.23.24

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

09.23.24

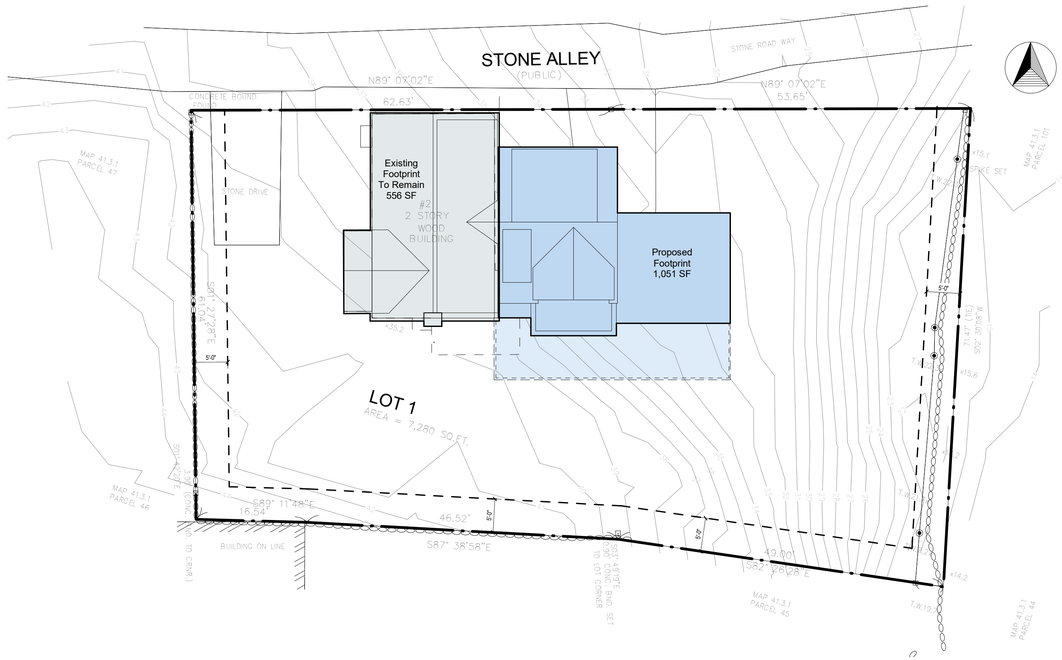
HDC Submission



Locus Map



North Elevation | East Elevation | South Elevation | West Elevation

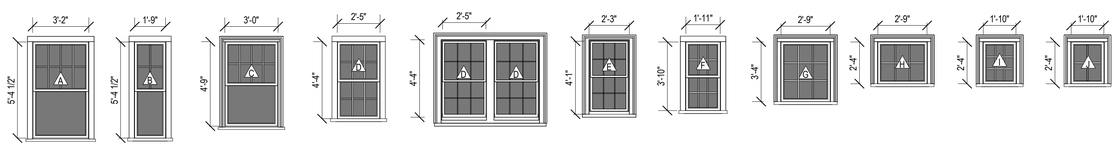


Site Plan
3/32" = 1'-0"



Single French Door 1 Panel 15 Lite - TDL 3'-0" x 7'-0" | Single French Door 1 Panel 15 Lite - TDL 2'-6" x 6'-8" | Single Door Solid "V" Groove - 1 Lite TDL 3'-0" x 7'-0"

Door Legend - Exterior
1/4" = 1'-0"



Double Hung 8/1 Lite TDL | Double Hung 4/1 Lite TDL | Double Hung 8/1 Lite TDL | Double Hung 6/6 Lite TDL | Double Hung - Pair 6/6 Lite TDL | Double Hung 6/6 Lite TDL | Double Hung 6/6 Lite TDL | Casement 9 Lite TDL | Fixed / Awning 6 Lite TDL | Fixed / Awning 9 Lite TDL | Fixed / Awning 4 Lite TDL

Window Legend
1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

Cover Sheet

Site Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
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Lot Size:	7,280 sq. ft.
Min. Lot Size:	5,000 sq ft
Allowable G.C.:	40% or 2,912 sq. ft.
Existing G.C.:	556 sq. ft.
Proposed G.C.:	1,051sq. ft.
Total Proposed G.C.:	1,607 sq. ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.0 Cover Sheet
A.1.1 Floor Plans
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A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.5.1 Perspective View

Revisions

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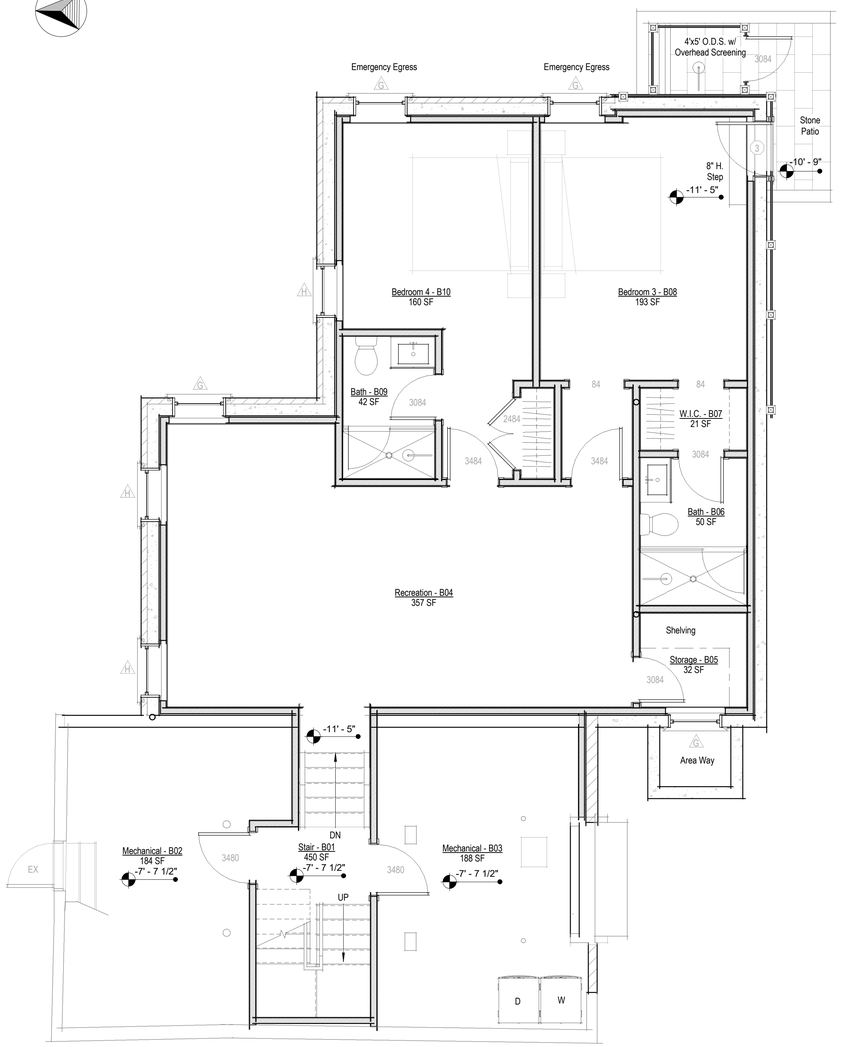
G.1.0

2110

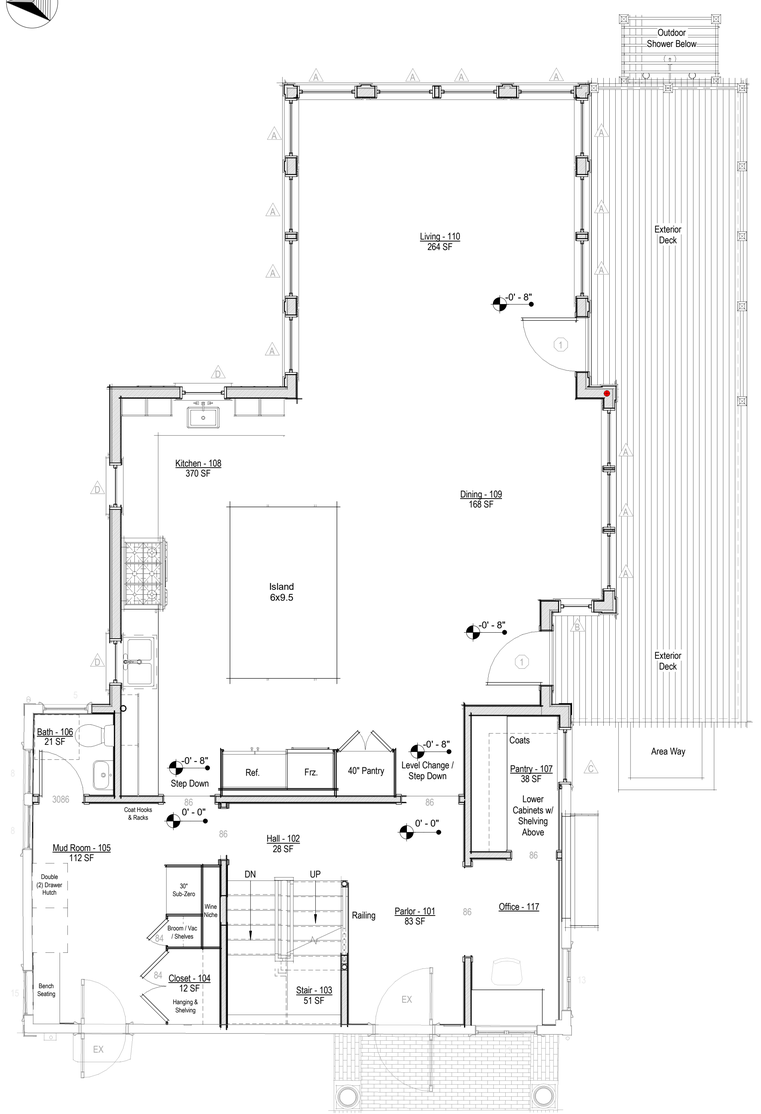
09.23.24

HDC Submission



Basement - Proposed

1/4" = 1'-0"



First Floor Level - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

Floor Plans

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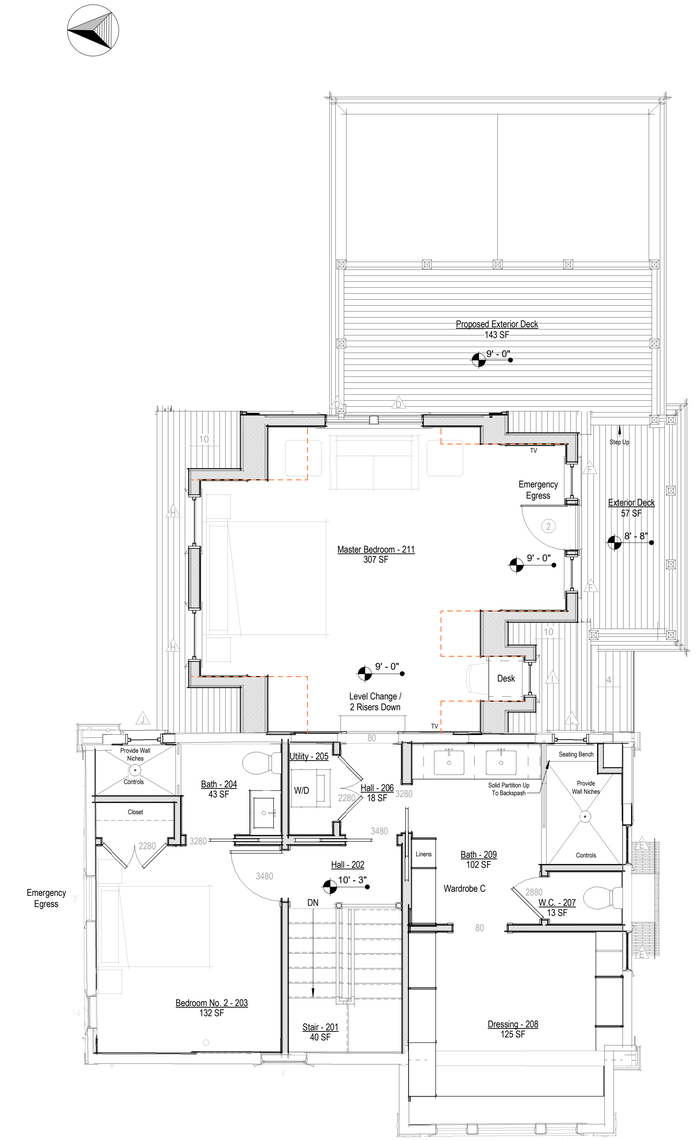
A.1.1

2110

09.23.24

HDC Submission



Second Floor Level - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

Floor Plans

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A.1.2

2110

09.23.24

HDC Submission



West Elevation - Previously Approved COA

1/8" = 1'-0"



NO VISIBLE CHANGES THIS VIEW

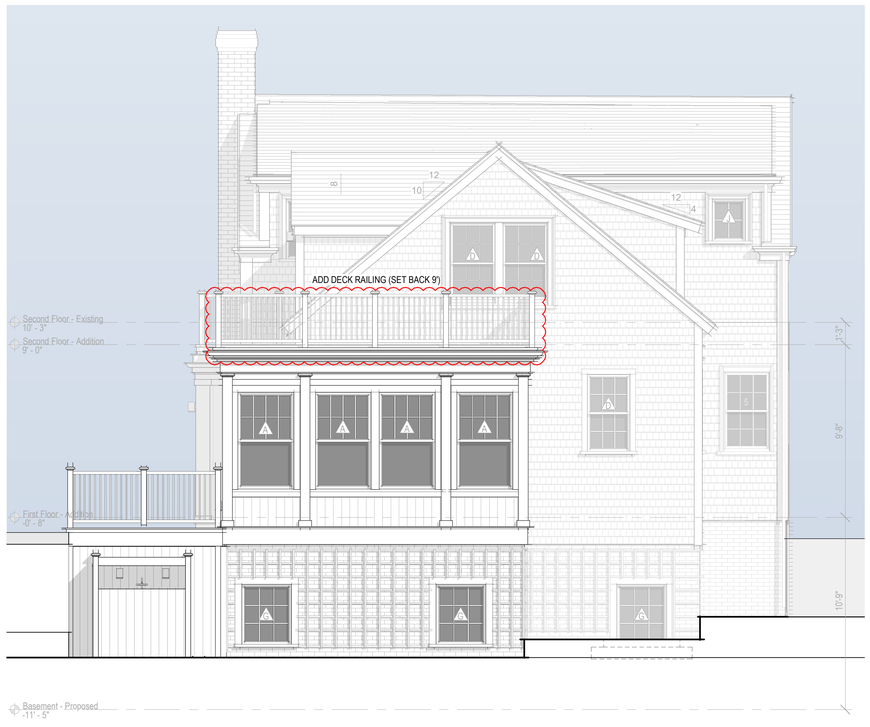
West Elevation - Proposed

1/4" = 1'-0"



East Elevation - Previously Approved COA

1/8" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

Exterior Elevations

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A.2.1

2110

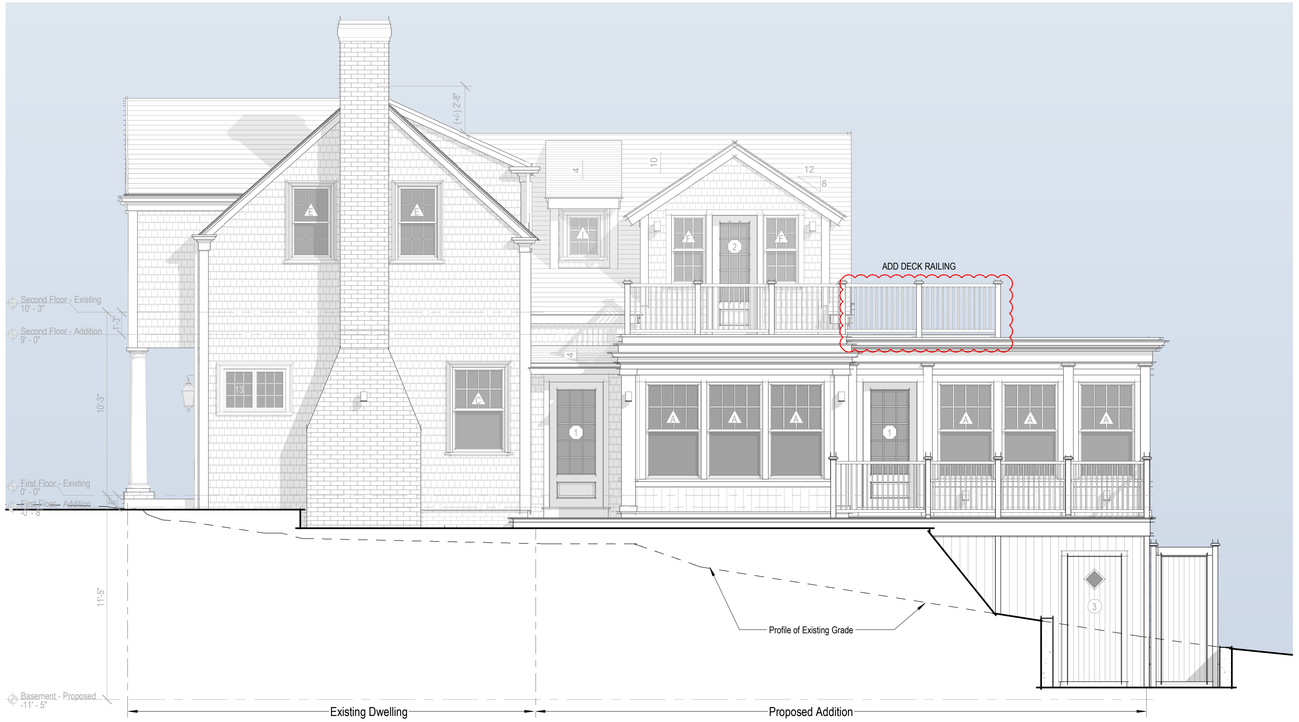
09.23.24

HDC Submission



South Elevation - Previously Approved COA

1/8" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"



North Elevation - Previously Approved COA

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

Exterior Elevations

Site Information

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A.2.2

2110

09.23.24

HDC Submission



2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

Perspective View

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A.5.1

2110

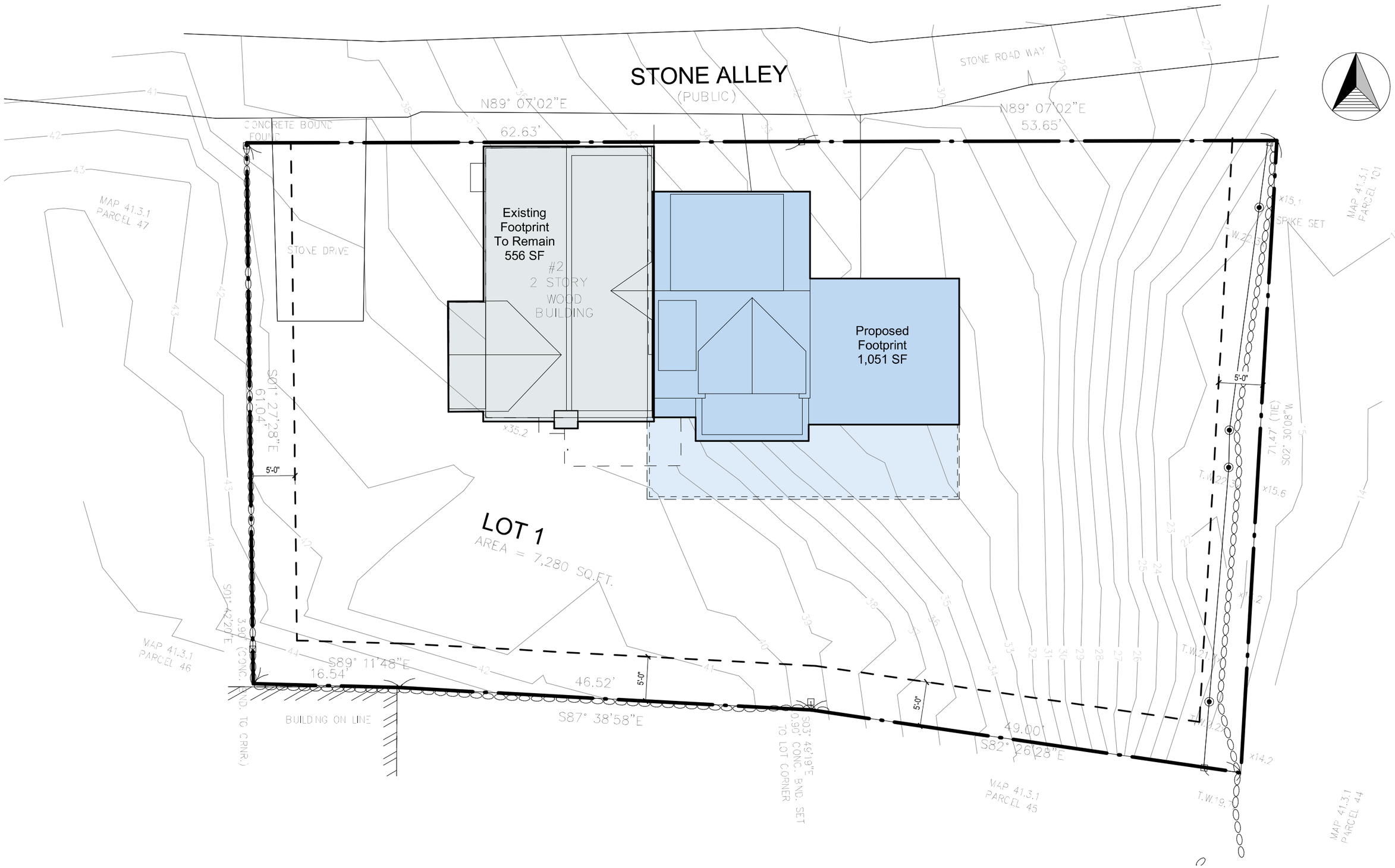
Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

09.23.24



Locus Map



Site Plan

3/32" = 1'-0"



North Elevation



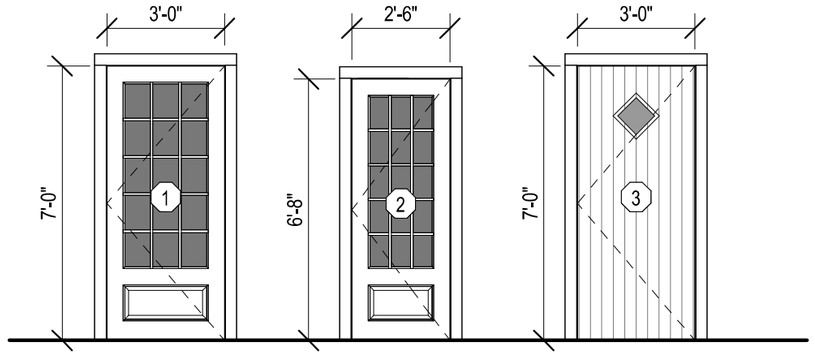
East Elevation



South Elevation



West Elevation



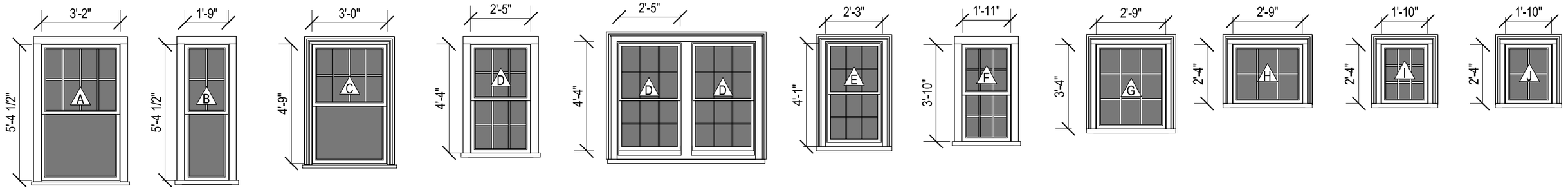
Single French Door
1 Panel 15 Lite - TDL
3'-0" x 7'-0"

Single French Door
1 Panel 15 Lite - TDL
2'-6" x 6'-8"

Single Door
Solid 'V' Groove - 1 Lite TDL
3'-0" x 7'-0"

Door Legend - Exterior

1/4" = 1'-0"



Double Hung
8/1 Lite TDL

Double Hung
4/1 Lite TDL

Double Hung
8/1 Lite TDL

Double Hung
6/6 Lite TDL

Double Hung - Pair
6/6 Lite TDL

Double Hung
6/6 Lite TDL

Double Hung
6/6 Lite TDL

Casement
9 Lite TDL

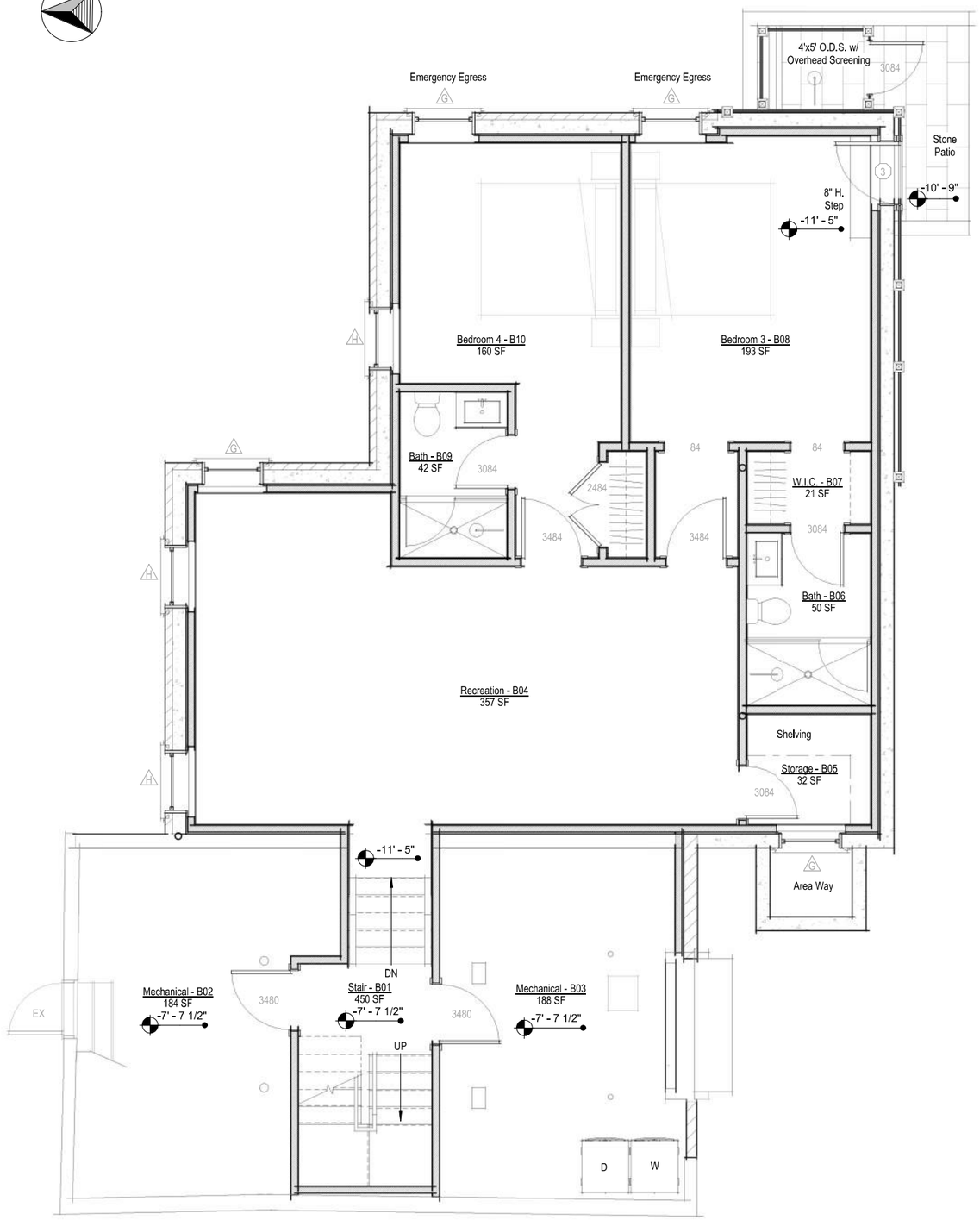
Fixed / Awning
6 Lite TDL

Fixed / Awning
9 Lite TDL

Fixed / Awning
4 Lite TDL

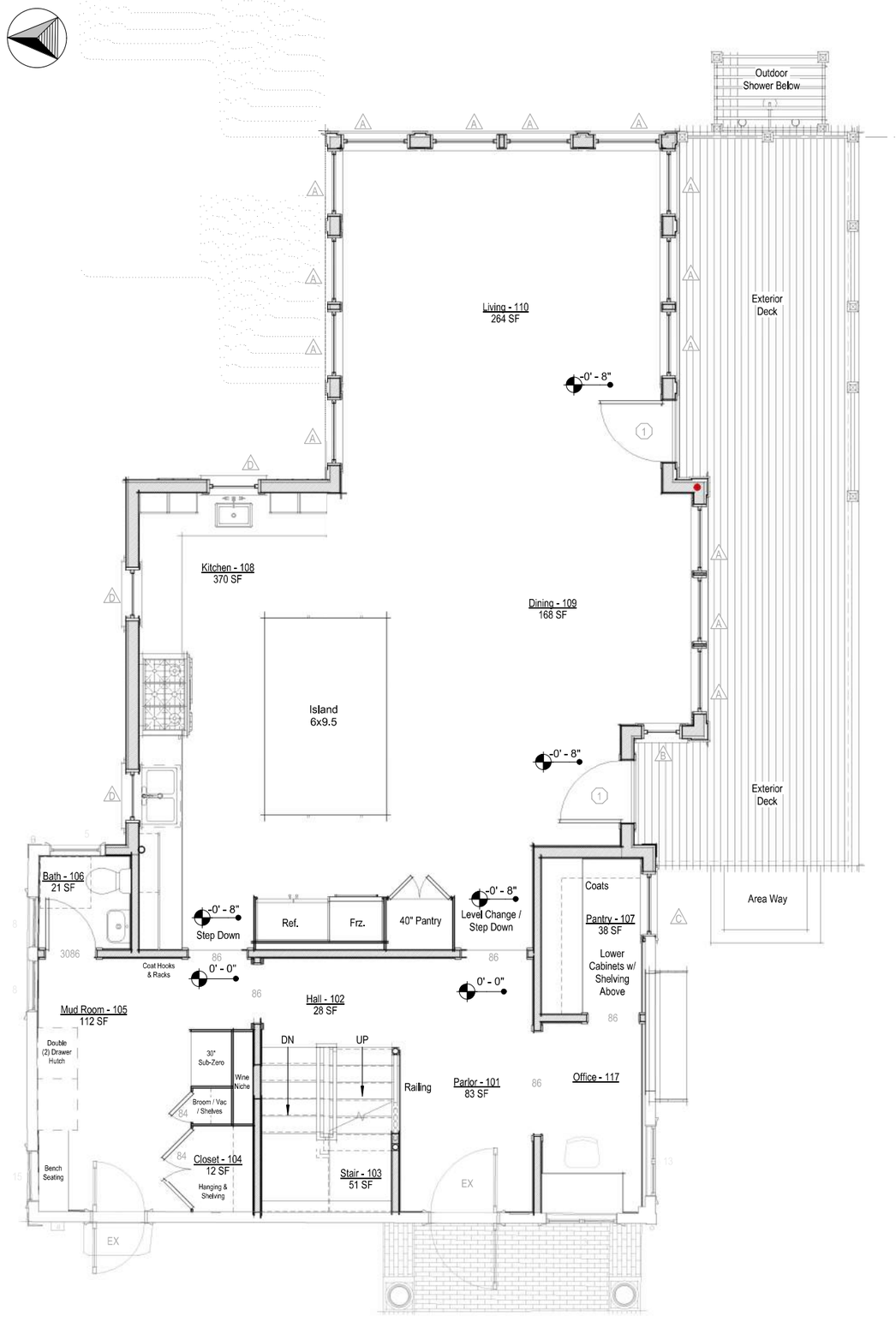
Window Legend

1/4" = 1'-0"



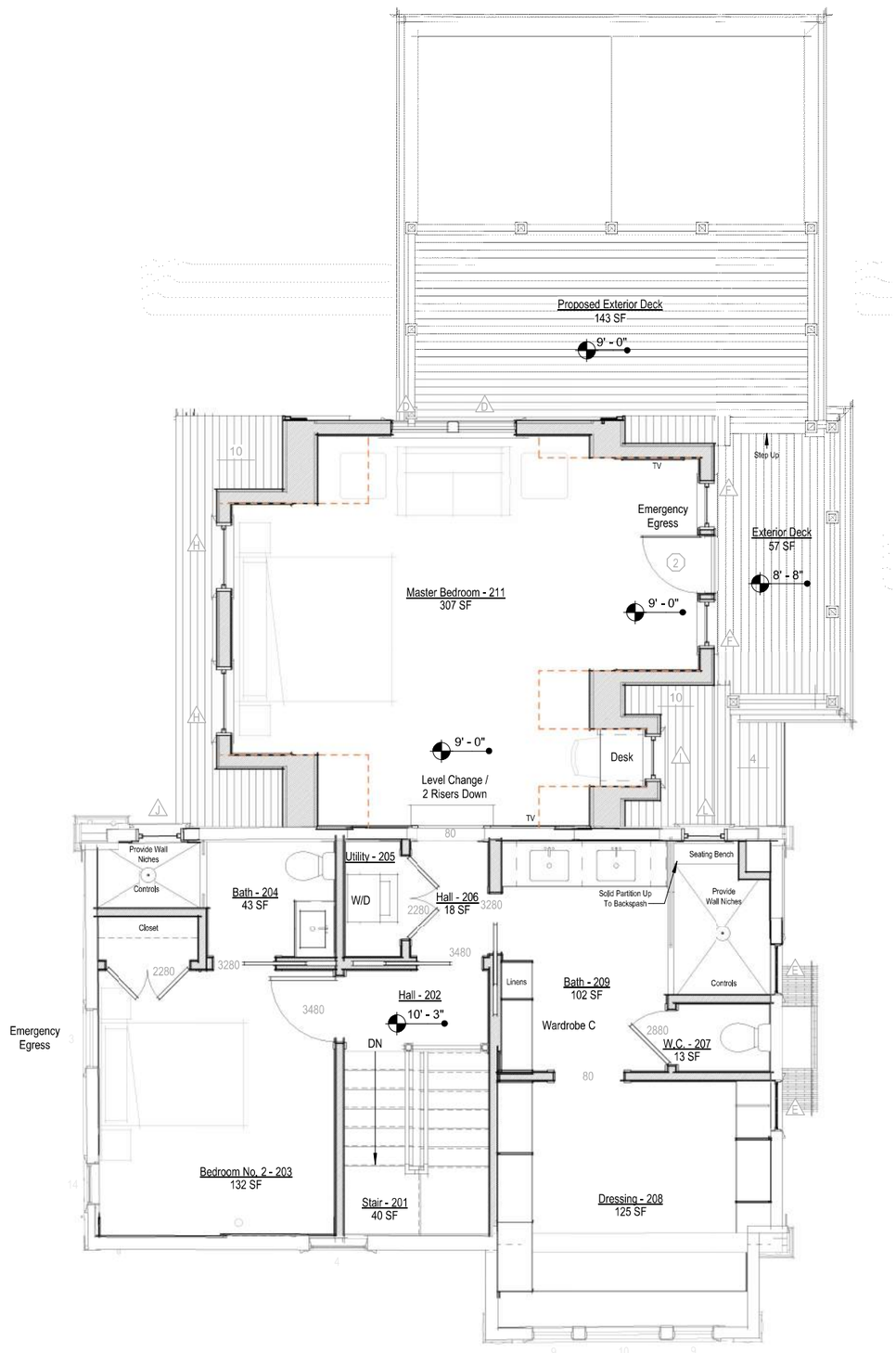
Basement - Proposed

1/4" = 1'-0"



First Floor Level - Proposed

1/4" = 1'-0"



Second Floor Level - Proposed

1/4" = 1'-0"



NO VISIBLE CHANGES THIS VIEW

West Elevation - Proposed

1/4" = 1'-0"



West Elevation - Previously Approved COA

1/8" = 1'-0"



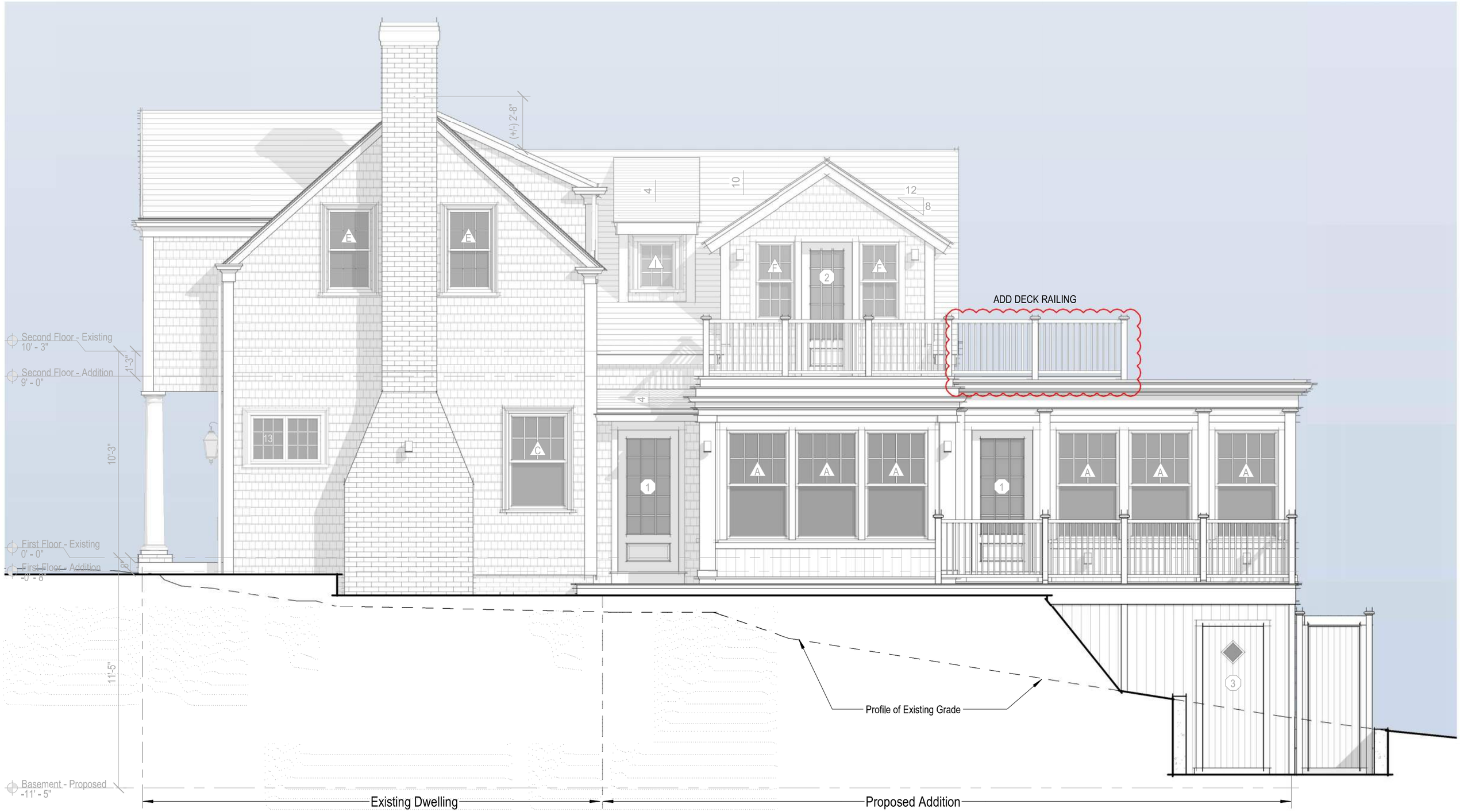
East Elevation - Proposed

1/4" = 1'-0"



East Elevation - Previously Approved COA

1/8" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"



South Elevation - Previously Approved COA

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



North Elevation - Previously Approved COA

1/8" = 1'-0"



36. STYLE OF ARCHITECTURE:

- ○ a. pre-1750, 2 1/2-story Lean-to
- ○ b. post-1750, 1 3/4-story Lean-to
- ○ c. Typical Nantucket 4-bay
- ○ d. 1 3/4 story, 3-bay
- ○ e. Federal
- ○ f. Greek Revival
- ○ g. Gothic Revival
- ○ h. Italianate
- ○ i. Second Empire
- ○ j. Queen Anne
- ○ k. Colonial Revival
- ○ l. Shingle style
- ○ m. Bungalow
- ○ n. Four Square
- ○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: Gutter Lane ran from burn to Union St. + later linked to Gutter Alley + formed Stone Alley.

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ○ c. Lancaster, The Architecture of Historic Nantucket, page: _____
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ⊘ f. NHA photos: _____
- ⊘ g. HABS research: _____
- ○ h. NHA plaque records: _____
- ○ i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: .17 AO ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET: ○ a. at sidewalk ⊘ b. 10 feet or less ○ c. 20 feet or less ○ d. other: _____

42. ORIENTATION TO STREET ADDRESS: ⊘ a. gabled ○ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

- ⊘ a. densely built-up
- ○ b. scattered buildings
- ○ c. open land
- ⊘ d. residential
- ○ e. commercial
- ⊘ f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

- ○ a. barn
- ○ b. privy
- ○ c. shop
- ○ d. arbor
- ○ e. carriage house
- ○ f. shed
- ○ g. gardens
- ⊘ h. deck
- ○ i. garage
- ○ j. greenhouse
- ⊘ k. fence
- ⊘ l. parking
- ○ m. scallop shanty
- n. landscape features: _____
- o. other: _____

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known) _____

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-24-29
MAP/PARCEL#: 42-31-102

Recorded By: AEG Date: 11-21 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 2 Stone Alley 2. BUILDING NAME: _____

3. OWNERSHIP: ○ a. public ⊘ b. private 4. PRESENT OWNER: Fairbanks, Walter A.

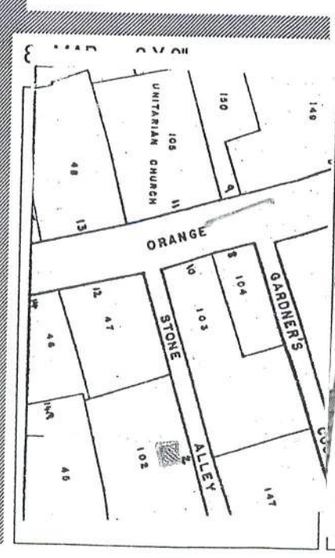
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

1804 - James Cold bought ... [illegible] ... 1825 - George B. Upton, ... 1922 - Wm. F. Cole ... 1927 - ... No. 11559 Lot #4, 1940 - Walter B. ... Helen J. Morton ... 1958 - ... Florence H. Fairbanks.

6. USE: Original: dwelling Present: dwelling
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ⊘ a. Yes ○ b. No
Interior accessible, explain: no





DESCRIPTION:

10. FOUNDATION
○ a. brick ○ b. rubblestone ○ c. concrete ○ d. other: _____

11. STRUCTURAL SYSTEM
○ a. post-and-beam ○ c. masonry load-bearing walls
○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

15. NUMBER OF STORIES: ○ a. 1 ○ c. 1 3/4 ○ e. 2 1/2 ○ g. other: _____
○ b. 1 1/2 ○ d. 2 ○ f. 3

16. ROOF SHAPE: ○ a. gable ○ c. hip ○ e. other: _____
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL: ○ a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES:
○ a. roof walk ○ e. balustrade
○ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ○ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S): ○ a. gable ○ b. hip ○ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL: ○ a. brick, unpainted ○ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

21. CHIMNEY POSITION: ○ a. center ○ b. off-center ○ c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS: ○ a. one ○ b. two ○ c. three ○ d. other: _____

23. CHIMNEY FEATURES: ○ a. corbelling ○ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ○ a. center ○ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:
(check several if appropriate)
○ a. sidelights ○ f. fanlight
○ b. transom ○ g. blind fan
○ c. plank frame ○ h. Greek Revival
○ d. flush frame ○ i. recessed
○ e. Federal ○ j. other: raised molding

26. NUMBER OF BAYS: ○ a. three ○ c. five
○ b. four ○ d. N/A
○ e. other: _____

27. WINDOW FRAME TYPE: ○ a. flush ○ c. bull-nose
○ b. plank frame ○ d. other: raised molding

28. WINDOW SASH TYPE(S) - FRONT FACADE:
○ a. 12/12 ○ d. 2/2
○ b. 9/9 ○ e. casement
○ c. 6/6 ○ f. other: _____

29. PORCH:
○ a. front ○ b. side ○ c. wrap

30. DETAILS:
(check several if appropriate)
○ a. corner boards (plain) ○ e. blinds
○ b. corner boards (beaded) ○ f. watertable
○ c. corner board (single) ○ g. pilasters
○ d. entry stairs w. balustrade ○ h. trellis
○ i. other: _____

31. CONDITION: ○ a. excellent ○ c. fair
○ b. good ○ d. deteriorated

32. INTEGRITY: ○ a. original site ○ b. moved if so, when?: _____

Major alterations or additions: _____
(with dates if known) _____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:
○ a. individually significant ○ b. contributing ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:
○ a. box ○ c. gable front ○ e. side-gabled
○ b. additive ○ d. gable ell ○ f. other: _____

CERTIFICATE NO: _____ DATE ISSUED: 10/3/23

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

HDC 2308-8382

CERTIFICATE OF APPROPRIATENESS

for structural work. Staff.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.1 PARCEL N°. 102

Street & Number of Proposed Work: 3 STONE ALLEY

Owner of record: 450 Green Park LLC

Mailing Address: 5 HARTLEY FARMS ROAD
MORRISTOWN, NJ, 07960

Contact Phone #: 917 348 2256 E-mail: tonyehinger@gmail.com

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Ln.
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus.developmentcom

FOR OFFICE USE ONLY 00102

Date application received: 9/14/23 Fee Paid: $ 50

Must be acted on by: 11/14/23

Extended to: _____

Approved: Y Disapproved: _____

Chairman: Rayed Rafeq

Member: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions THRU STAFF: 6/6 SOLUTION DISCUSSED @ TABLE; CHIMNEY REDUCTION FROM 30 SCAN; DOUBLE CHIMNEY IN DRAWINGS & REMOVE DOUBLE 2ND FOR WINDOW WEST

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. 2023-04-8395

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Alterations 2023.01.7772

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks INDIVIDUALLY SIGNIFICANT REVISIONS* 1. East Elevation Replace Chimney / Fenestration Revisions / ADD ODS

Historic Name: ELIZA CODD HOUSE (describe) 2. South Elevation Replace Chimney / ~~Change Basement Door~~ / add ODS

Original Date: CIRCA ~~1885~~ 1858-1871 3. West Elevation Replace Chimney / ~~Relocate Window~~

Original Builder: BARN TURNED DWELLING BY ELIZA CODD, AIA HDC SURVEY/HABS 4. North Elevation Replace Chimney / ~~Add OUTDOOR SHOWER~~

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A NOT REQ *Cloud on drawings and submit photographs of existing elevations. ODS

NO CHANGES

DETAIL OF WORK TO BE PERFORMED NO CHANGES

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) TIME ☑ Other REPLICATE HISTORIC CHIMNEY FROM 3D SCAN

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS NO CHANGES

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/31/23 Signature of owner of record _____ Signed under penalties of perjury

5. Harold Bros. Realty **06-8707**	2-4 Highland Ave	Guest house	30/187&289	Emeritus LTD

Voting: Pohl, Welch, Coombs, Camp, Oliver
Alternates: Patten, Paul
Recused: None
Documentation: Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing: **Matthew MacEachern**
Public: **Backus**
- Concerned about the layering effect of the gable ends.
- Prior minutes show the height to be 22'6

Concerns: **Welch**
- Would like to see the height lowered to what was recommended at the past meeting.

Coombs
- Agreed with Welch.

Camp
- Recommended reducing the number of French doors from three to two.

Motion: **Motion to approve as submitted. (Welch)**
Roll-Call Vote: Carried 4-1 // Pohl, Welch, Coombs, Oliver (Aye) // Camp (Nay) Certificate # HDC2023 – **06-8707**

6. 450 Green Park LLC **08-8882**	2 Stone Alley	Fenestration revisions	42.3.1/102	Emeritus LTD

Voting: Pohl, Welch, Coombs, Camp, Oliver
Alternates: Patten, Paul
Recused: None
Documentation: Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing: **Matthew MacEachern - Emeritus LTD**
Public: **Backus**
- Appreciate the proposal, additional information, not relocating the existing window on the façade.
- For clarity of the plan, recommend taking the bubble off of the existing window to show that it is not being removed or changed.
- Recommended that a specialized preservation engineer take a look at the chimney.

Rowland
Recommended that when rebuilding the chimney to use matching brick material and mortar color.

Concerns: **Oliver**
- Agrees with Rowland.

Camp
- Also, agrees with Rowland and would recommend using the same original pattern on the chimney.

Welch
- If the chimney must be replaced, it should be a very detailed replication.
- Appreciate changes to the windows.

Coombs
- Recommends that the chimney be carefully restored.

Pohl
- Agreed with restoring the chimney as discussed.

Motion: **Motion to approve through staff the 6/6 solution as discussed, chimney replication from 3D scan, remove bubble around the 2nd floor front window west. (Welch)**
Roll-Call Vote: Carried 5-0 // Pohl, Welch, Coombs, Camp, Oliver (Aye) Certificate # HDC2023 –**08-8882**

Ehinger Residence

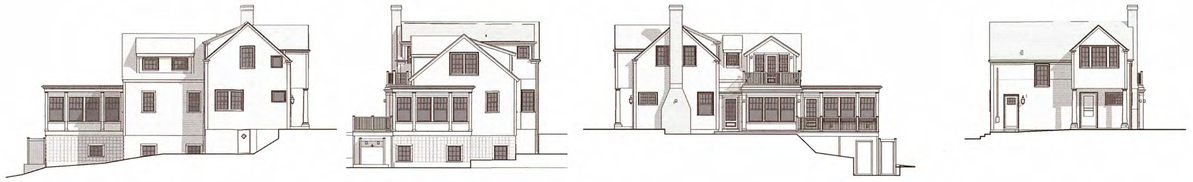
2 Stone Alley
Nantucket, MA 02554

02.08.24

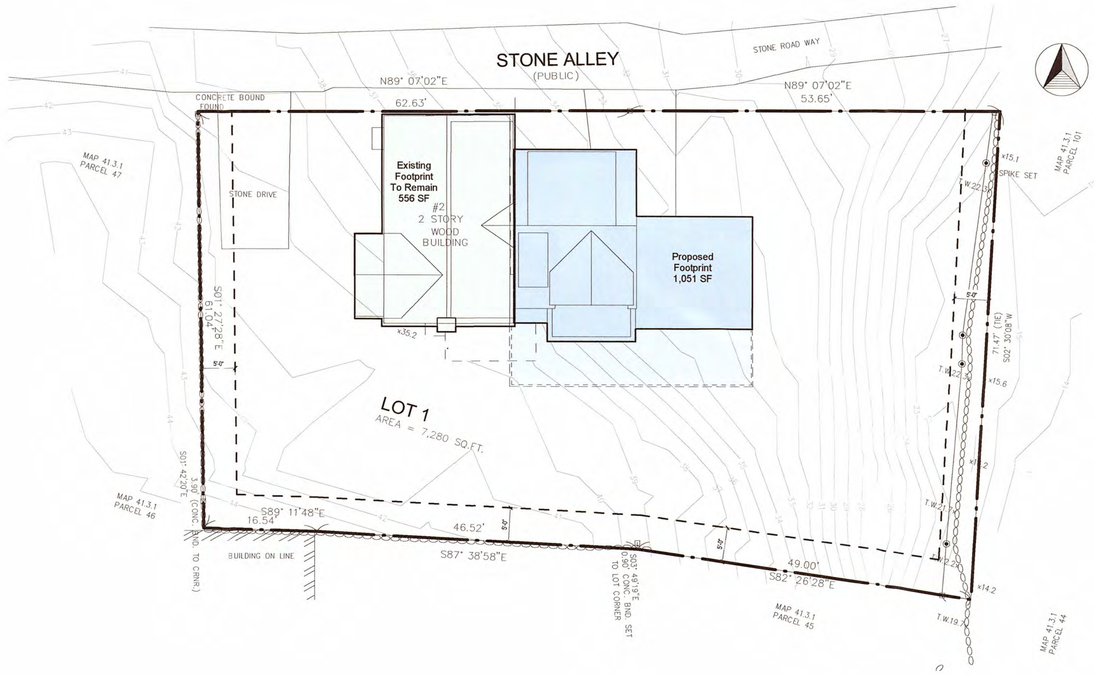
HDC ATS Submission



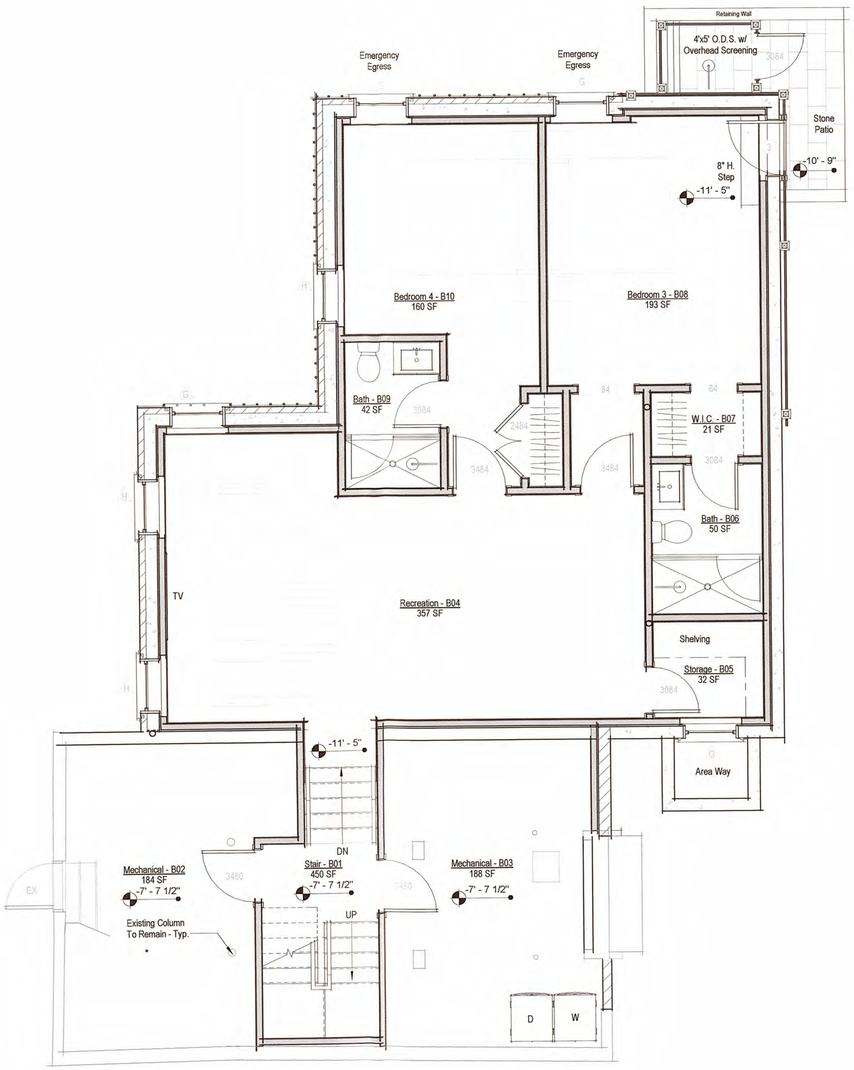
Locus Map



North Elevation | East Elevation | South Elevation | West Elevation

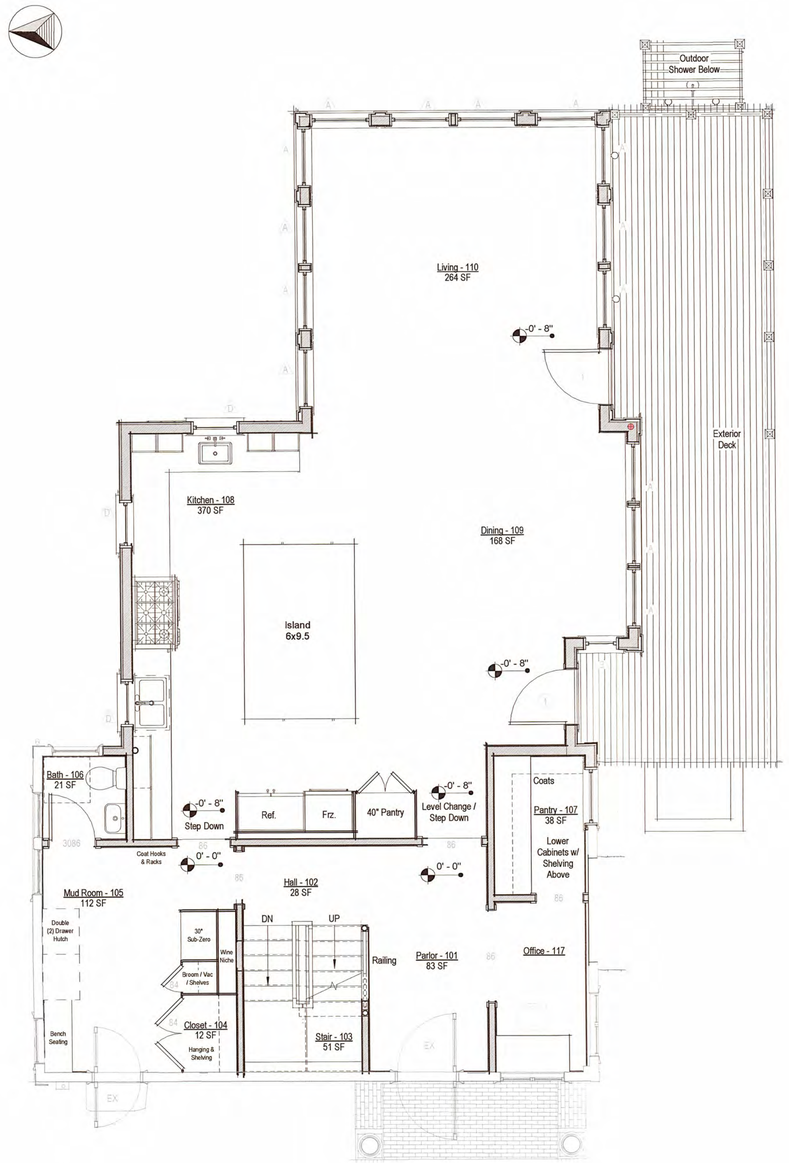


HDC ATS Submission 02.08.24



Basement - Proposed

1/4" = 1'-0"



First Floor Level - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Floor Plans

Site Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft
Lot Size:	7,280 sq. ft.
Min. Lot Size:	5,000 sq ft
Allowable G.C.:	40% or 2,912 sq. ft.
Existing G.C.:	556 sq. ft.
Proposed G.C.:	1,051sq. ft.
Total Proposed G.C.:	1,607 sq. ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.0 Cover Sheet
A.1.2 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

Revisions

1	Exterior Deck Modifications	November 13, 2023
3	Floor Plan Revisions	January 4, 2024
4	Floor Plan Revisions	January 11, 2024

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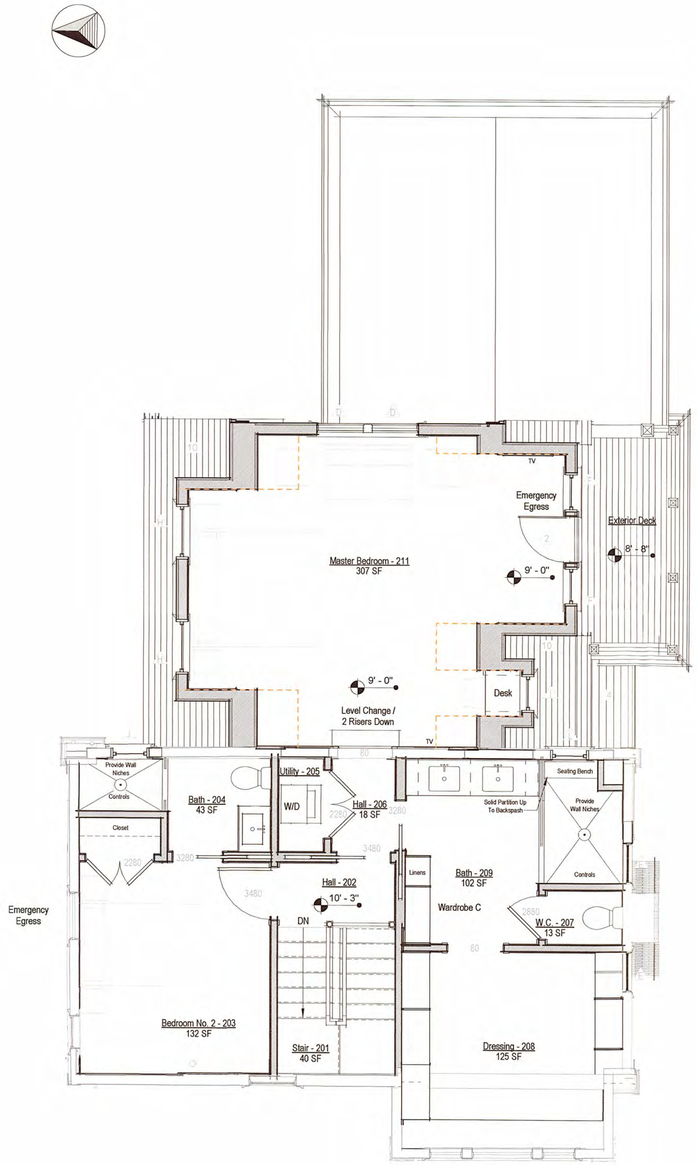
A.1.1
2110

HDC ATS Submission 02.08.24



Second Floor Level - Proposed

1/4" = 1'-0"

2110

Ehinger Residence

2 Stone Alley
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4095
www.emeritusltd.com

Floor Plans

Site Information

Map & Parcel:	42.3.1 / 102
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft
Lot Size:	7,280 sq. ft.
Min. Lot Size:	5,000 sq ft
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G.1.0 Cover Sheet
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
Lot Size:	7,280 sq. 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
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft
Lot Size:	7,280 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
HDC1023.08.9932
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

RECEIVED
FEB 08 2024

Revisions

1 Exterior Deck Modifications November 13, 2023

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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

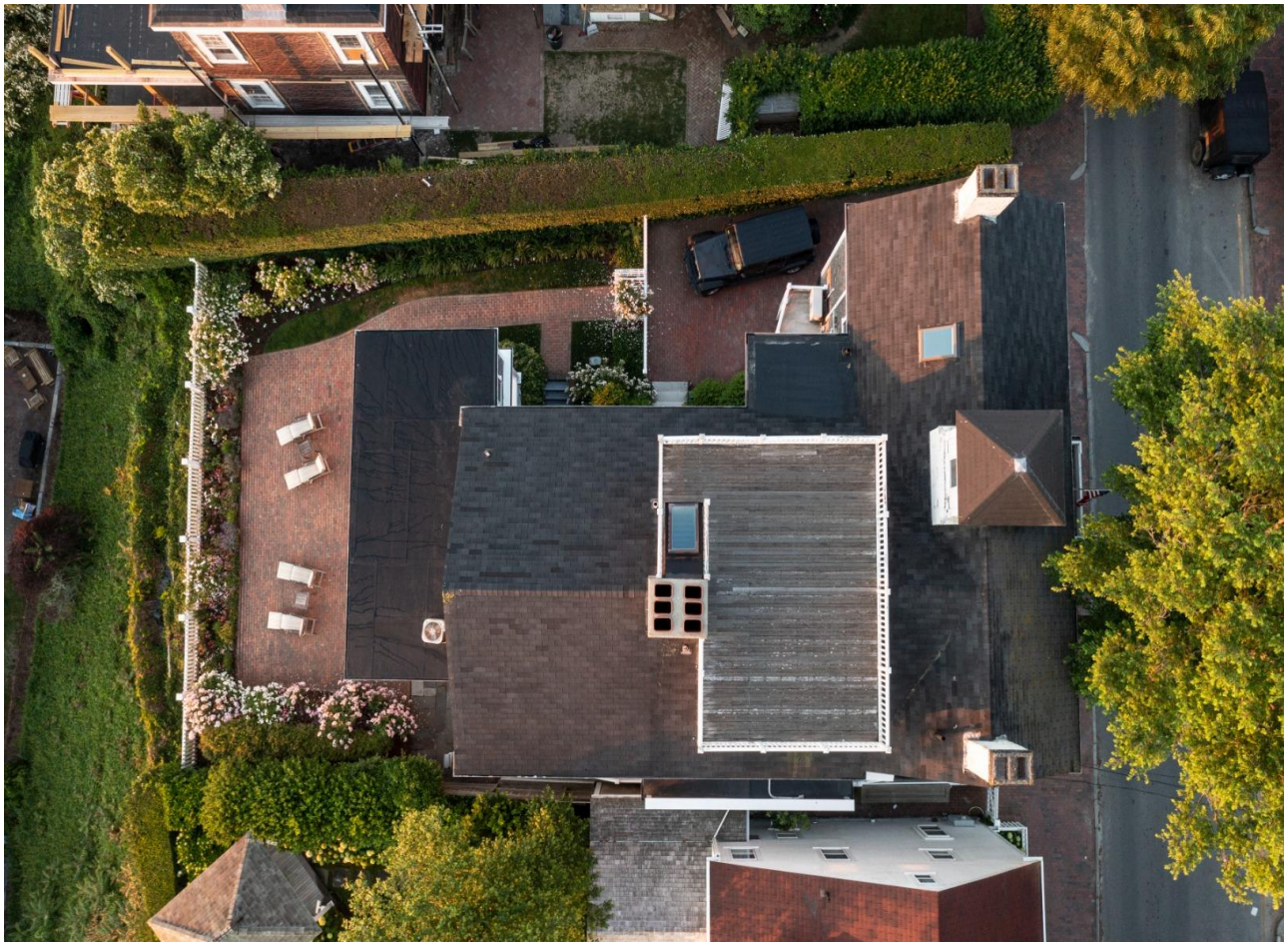



www.linknantucket.com


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

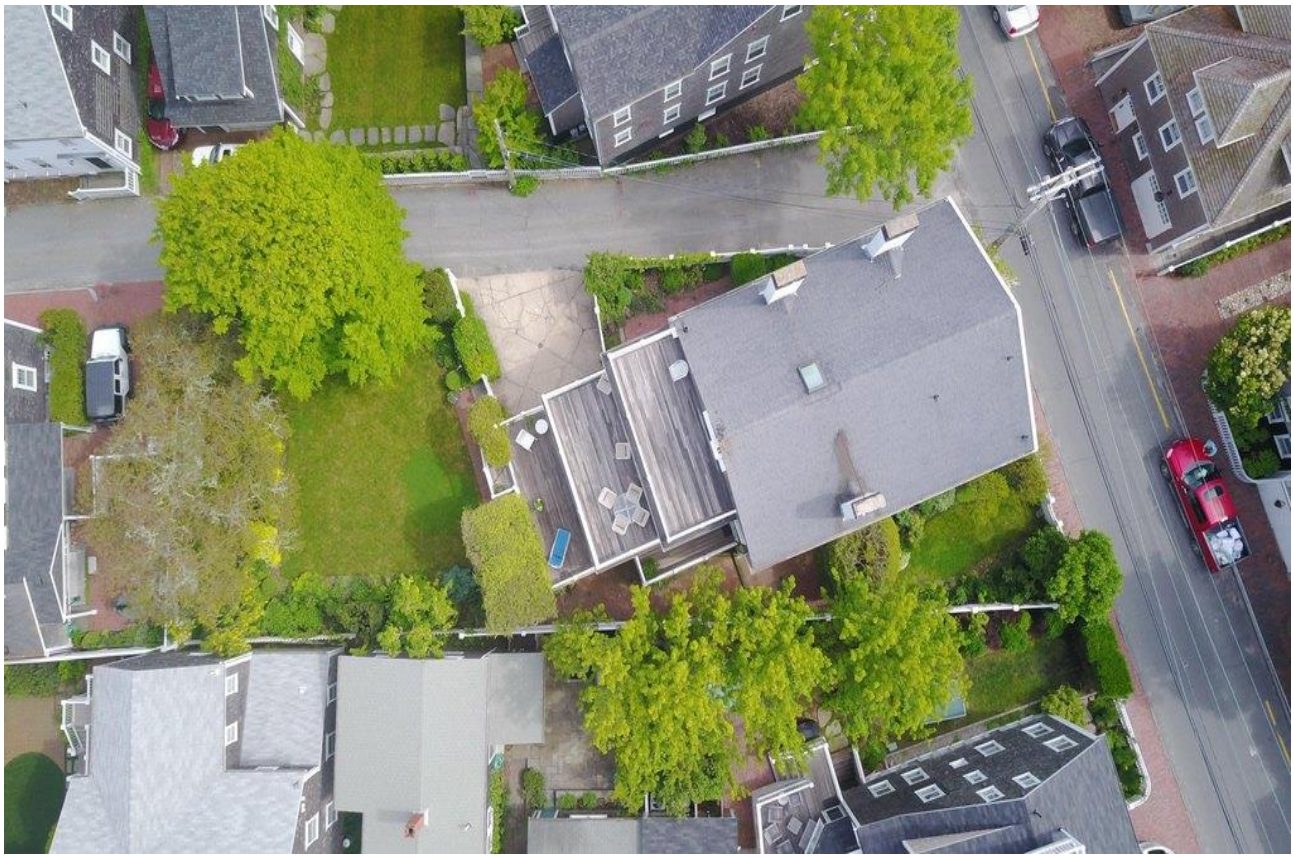




48 ORANGE STREET



54 ORANGE STREET – FULLY VISIBLE FROM MULBERRY STREET





VIEW FROM MULBERRY STREET



1 GARDNER COURT OFF ORANGE STREET– ELIZA CODD DESIGNED BUILDING





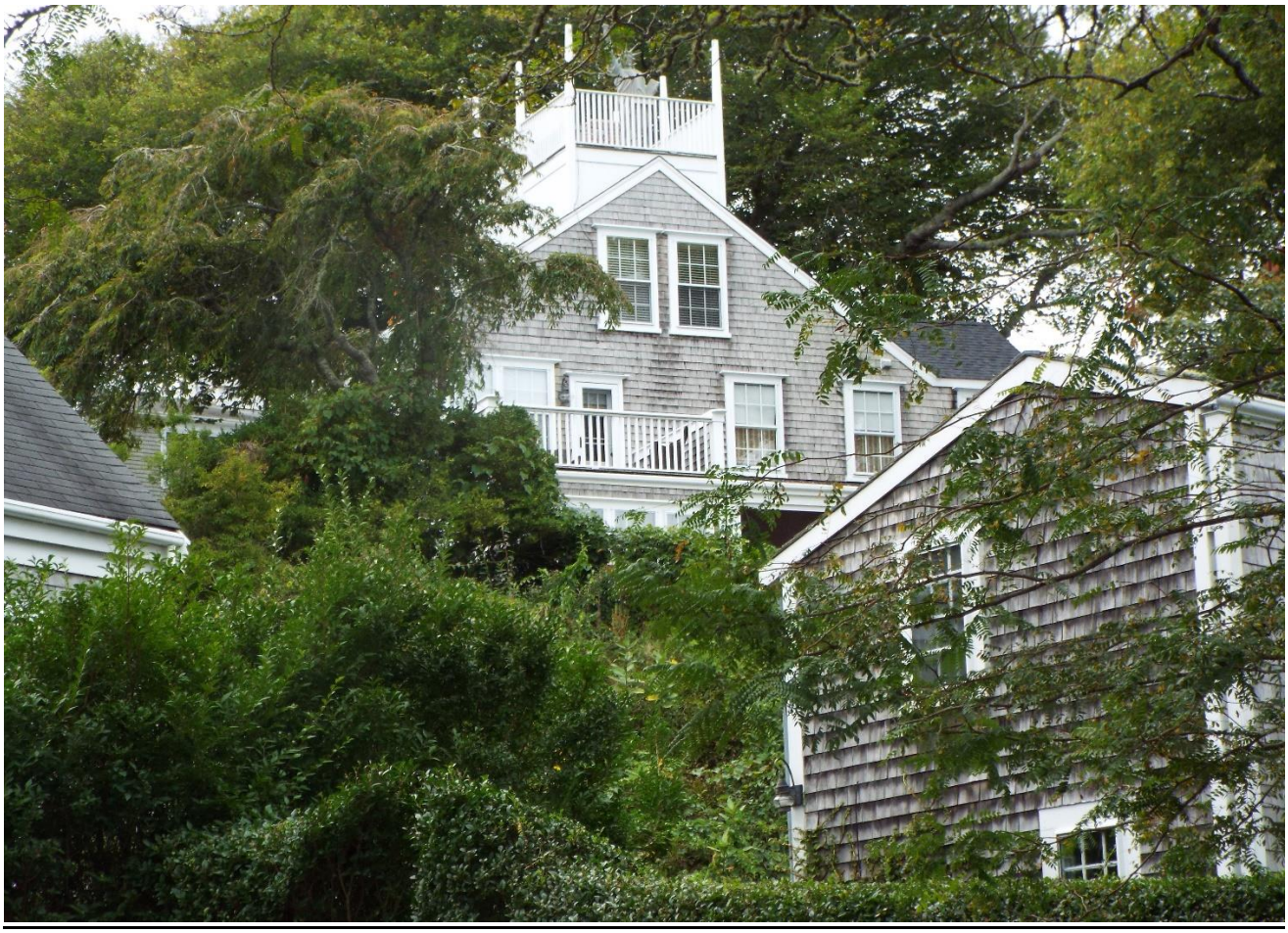
FROM WASHINGTON STREET - SIMILAR TREATMENT





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

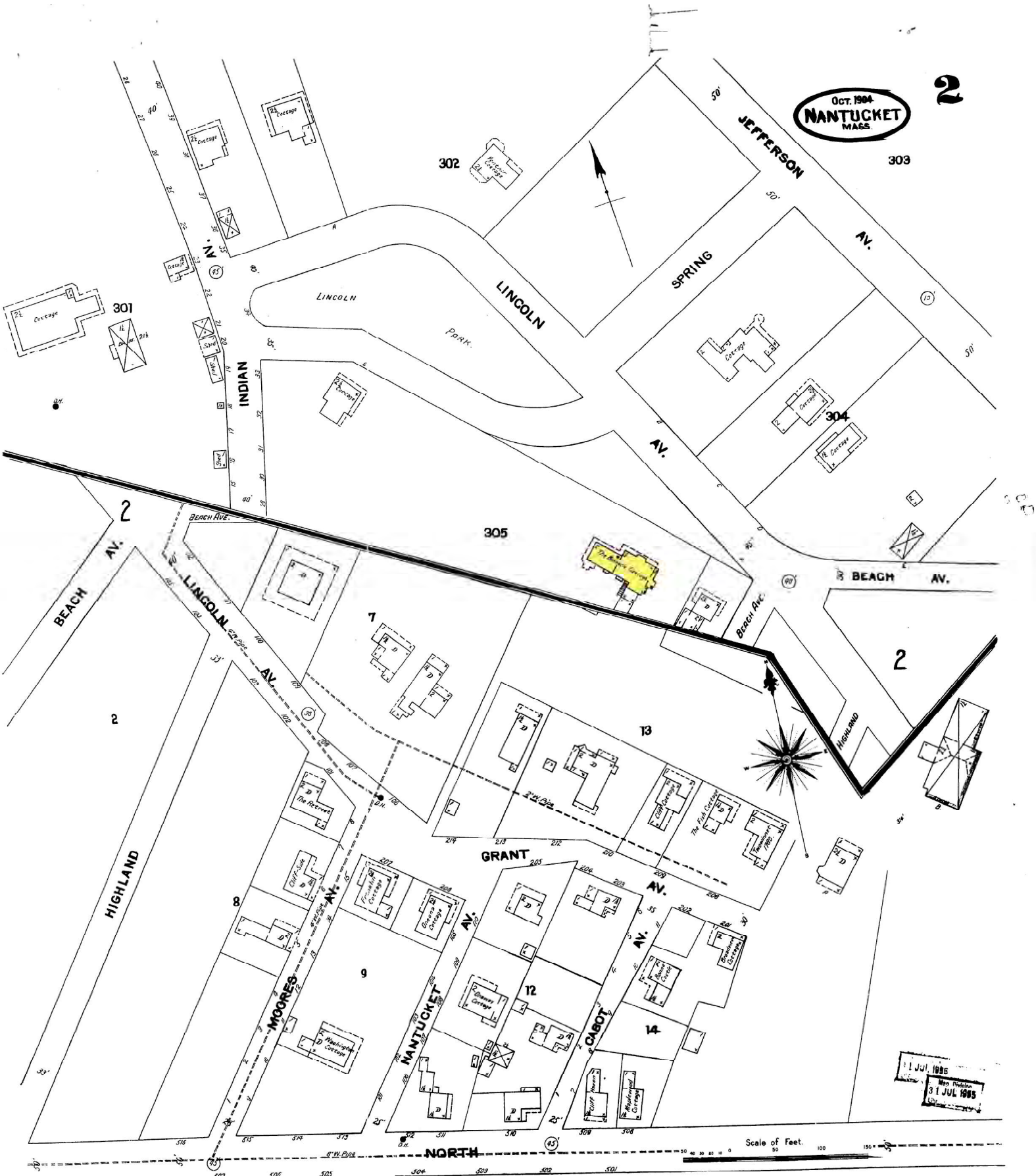
42. Role the Building Plays: National Register: Contributing
43. Date of Initial Construction: 1902
Source: Wannacomet Water Company, Sanborn Maps
Architect: Unknown Builder: Unknown
44. Building Type: Additive, Gabled Ell
45. Architectural Style: Queen Anne, Shingle Style
46. Historical and Architectural 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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For more information about this page and how to use it, click here.



Inventory No:	NAN.1643 INV
Historic Name:	Kimball - Gordon, George C. House
Common Name:	Proudfit, Isabel House - Binnacle, The
Address:	10 Lincoln Ave
City/Town:	Nantucket
Village/Neighborhood:	Nantucket
Local No:	30-184;NC10-4
Year Constructed:	1902
Architect(s):	
Architectural Style(s):	Colonial Revival
Use(s):	Multiple Family Dwelling House; Secondary Dwelling House; Single Family Dwelling House
Significance:	Architecture; Recreation
Area(s):	NAN.C: Nantucket Historic District NR NAN.D: Nantucket Historic District
Designation(s):	Nat'l Register District (11/13/1966); Nat'l Historic Landmark (11/13/1966); Local Historic District (06/04/1970)
Building Material(s):	Roof: Asphalt Shingle Wall: Wood; Wood Shingle

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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

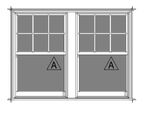


Locus Map

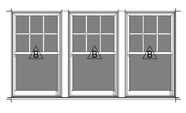
Site Plan
3/64" = 1'-0"



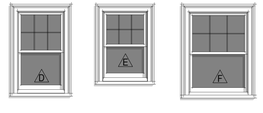
(1) Double Hung
2/2 TDL
(Window Well)



(2) Double Hung
2/2 TDL
(Window Well)



(3) Mulled Double Hung
6/1 TDL



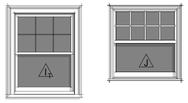
(1) Double Hung
6/1 TDL

(1) Double Hung
6/1 TDL

(1) Double Hung
6/1 TDL

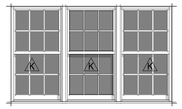


(1) Double Hung
4/1 TDL



Double Hung
6/1 TDL

Double Hung
8/1 TDL



(3) Double Hung
6/6 TDL



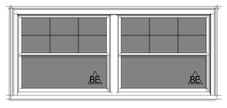
(3) Mulled Casement
6 Lite TDL

WINDOW & DOOR NOTES

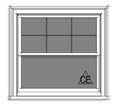
1. Windows w/ DP Rating of 30 or Greater Required
2. Contractor to Confirm New Windows & Doors Match Existing Rough Openings Prior to Placing Order
3. Refer To Plan For Tempered Glass Locations; Contrator To Verify Tempered Windows Are Provided Where Required
4. Contractor Shall Install Self Adhesive 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



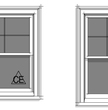
Existing
(1) Double Hung
6/1 TDL



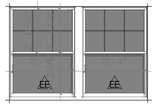
Existing
(2) Double Hung
6/1 TDL



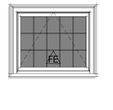
Existing
(1) Double Hung
6/1 TDL



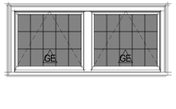
Existing
(1) Double Hung
6/1 TDL



Existing
(2) Double Hung
6/1 TDL



Existing
(1) Awning
15 Lite TDL



Existing
(2) Awning
15 Lite TDL



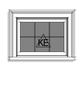
Existing
(1) Double Hung
6/1 TDL



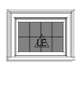
Existing
(1) Double Hung
6/1 TDL



Existing
(1) Double Hung
4/1 TDL



Existing
(1) Fixed
6 Lite TDL



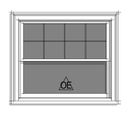
Existing
(1) Fixed
8 Lite TDL



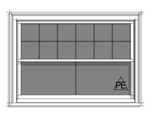
Existing
(1) Double Hung
9/1 TDL



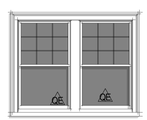
Existing
(1) Double Hung
6/1 TDL



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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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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SHEET INDEX

G.1.0 Cover Sheet
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.1.3 Third Floor Plan
A.1.4 Roof Plan
F.1.1 Foundation Plan
F.1.2 Foundation Details
S.1.1 First Floor Framing Plan
S.1.2 Second Floor Framing Plan
S.1.3 Third Floor Framing Plan
S.1.4 Roof Framing Plan
S.1.5 Existing Second Floor Framing
S.1.6 Existing Third Floor Framing
S.1.7 Existing Roof Framing
S.2.1 Building Sections
S.2.2 Building Sections
S.2.3 Building Sections
S.2.4 Main Stair
S.2.5 Main Stair
S.2.6 Newel Post & Handrail Details
D.1.1 Interior Details
E.1.0 Basement Lighting Plan
E.1.1 First Floor Lighting Plan
E.1.2 Second Floor Lighting Plan
E.1.3 Third Floor Lighting Plan

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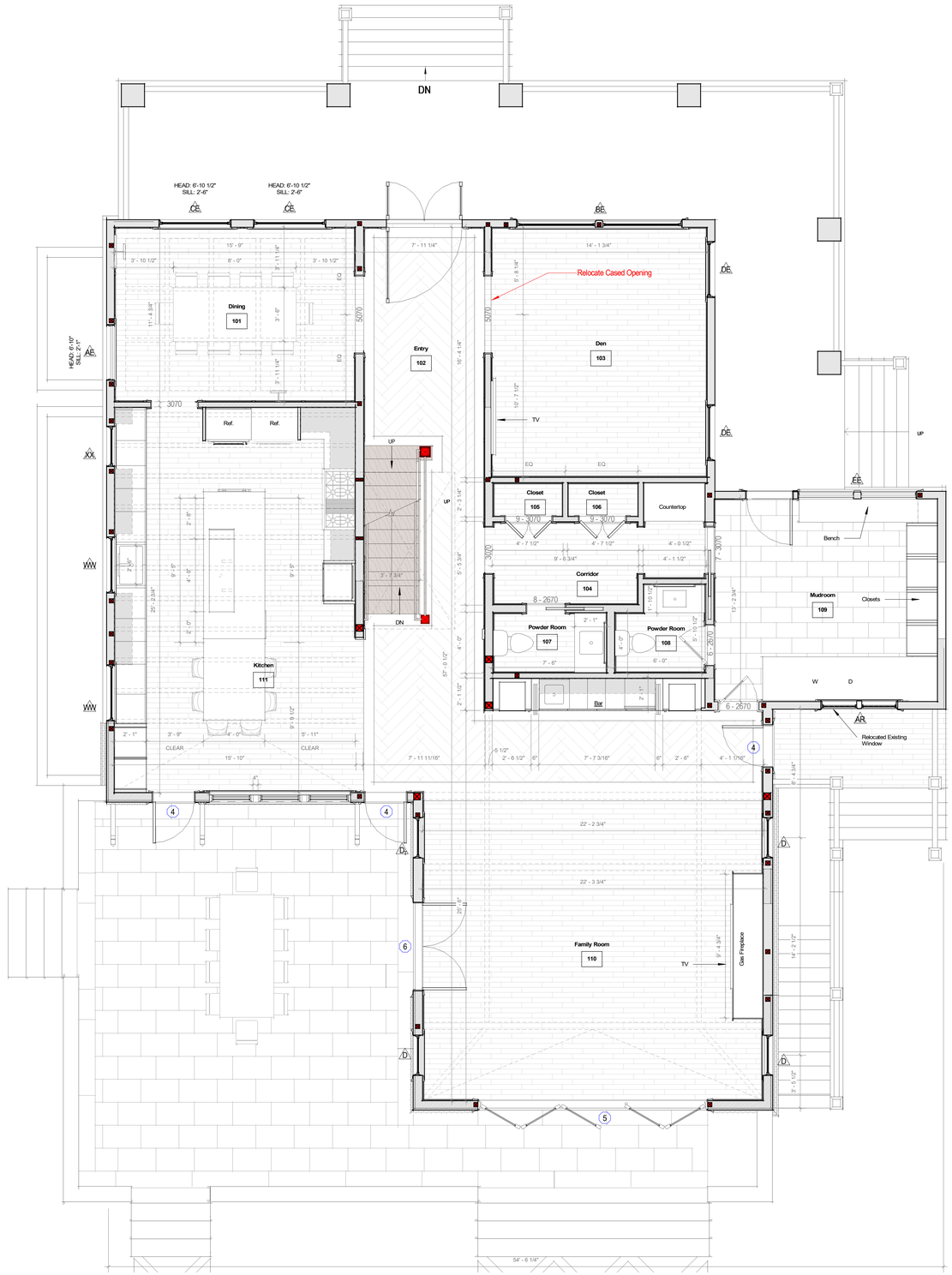
G.1.0
2124

09.23.24

HDC Submission



Proposed First Floor

1/4" = 1'-0"

EXPLORATORY DEMOLITION NOTES:

- Proposed Work Is For Information Only
- Contractor To Coordinate Electrical Disconnect Prior To Demolition

PARTITION LEGEND

- Existing 2x4 Partition, Dimensioned to Face of Wall Finish
- Existing 2x6 Partition, Dimensioned to Face of Wall Finish
- Proposed 2x4 Partition, Dimensioned to Face of Stud
- Proposed 2x6 Partition, Dimensioned to Face of Stud

EXISTING CONDITIONS NOTES:

- Plan Dimensions and Building Heights Reflected in Existing/Demolition Plans are Based on Field Measurements Recorded by Architect and Surveyor. Contractor to Notify Architect Immediately of Any Major Discrepancy Discovered Between the Drawings and the Actual Existing Conditions, Especially Where Concerning the Existing Foundation and Structure.
- Existing Framing Sizes and Span Directions to be Verified by Contractor Prior to Beginning Construction. Architect to Provide Instructions Regarding Partial Exploratory Demolition.

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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 +/-
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SHEET INDEX

G.1.0	Cover Sheet
A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.1.3	Third Floor Plan
A.1.4	Roof Plan
F.1.1	Foundation Plan
F.1.2	Foundation Details
S.1.1	First Floor Framing Plan
S.1.2	Second Floor Framing Plan
S.1.3	Third Floor Framing Plan
S.1.4	Roof Framing Plan
S.1.5	Existing Second Floor Framing
S.1.6	Existing Third Floor Framing
S.1.7	Existing Roof Framing
S.2.1	Building Sections
S.2.2	Building Sections
S.2.3	Building Sections
S.2.4	Main Stair
S.2.5	Main Stair
S.2.6	Newel Post & Handrail Details
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E.1.1	First Floor Lighting Plan
E.1.2	Second Floor Lighting Plan
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A.1.1

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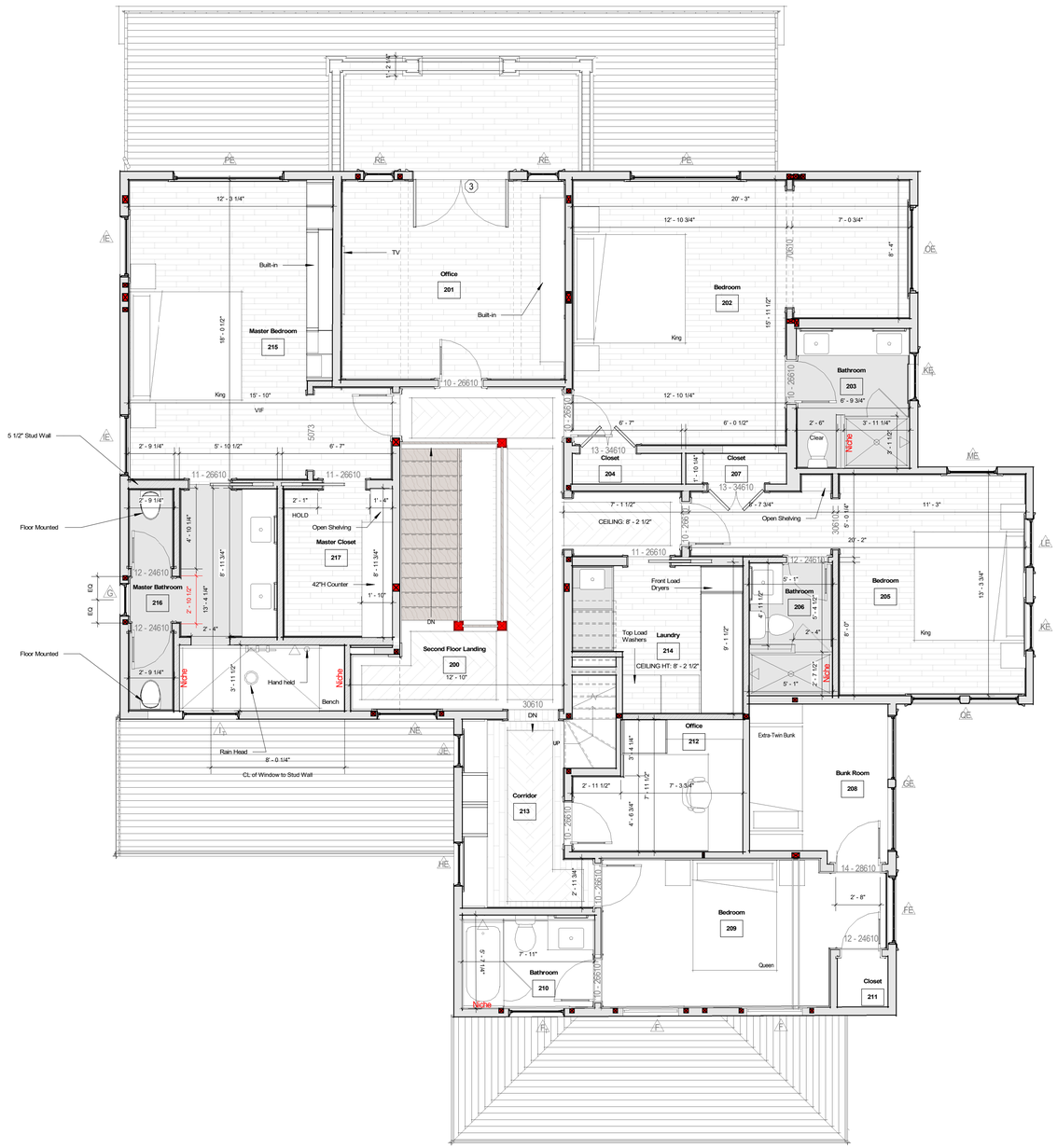

Proposed Second Floor

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
Allowable G.C.:	6,135 SF +/-
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SHEET INDEX

G.1.0	Cover Sheet
A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.1.3	Third Floor Plan
A.1.4	Roof Plan
F.1.1	Foundation Plan
F.1.2	Foundation Details
S.1.1	First Floor Framing Plan
S.1.2	Second Floor Framing Plan
S.1.3	Third Floor Framing Plan
S.1.4	Roof Framing Plan
S.1.5	Existing Second Floor Framing
S.1.6	Existing Third Floor Framing
S.1.7	Existing Roof Framing
S.2.1	Building Sections
S.2.2	Building Sections
S.2.3	Building Sections
S.2.4	Main Stair
S.2.5	Main Stair
S.2.6	Newel Post & Handrail Details
D.1.1	Interior Details
E.1.0	Basement Lighting Plan
E.1.1	First Floor Lighting Plan
E.1.2	Second Floor Lighting Plan
E.1.3	Third Floor Lighting Plan

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A.1.2

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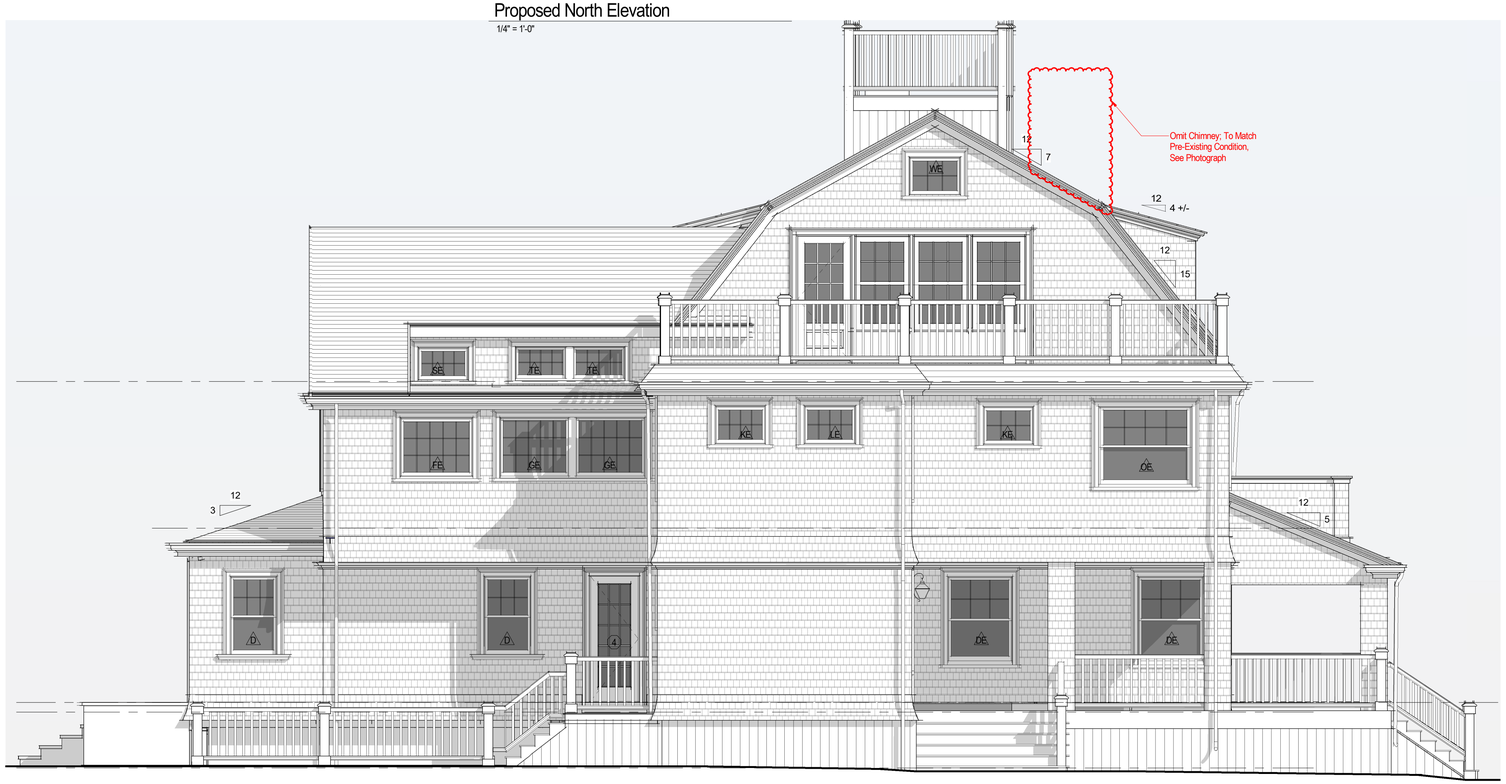
09.23.24

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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SHEET INDEX

G.1.0	Cover Sheet
A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.1.3	Third Floor Plan
A.1.4	Roof Plan
F.1.1	Foundation Plan
F.1.2	Foundation Details
S.1.1	First Floor Framing Plan
S.1.2	Second Floor Framing Plan
S.1.3	Third Floor Framing Plan
S.1.4	Roof Framing Plan
S.1.5	Existing Second Floor Framing
S.1.6	Existing Third Floor Framing
S.1.7	Existing Roof Framing
S.2.1	Building Sections
S.2.2	Building Sections
S.2.3	Building Sections
S.2.4	Main Stair
S.2.5	Main Stair
S.2.6	Newel Post & Handrail Details
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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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Elevations

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A.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.1.3	Third Floor Plan
A.1.4	Roof Plan
F.1.1	Foundation Plan
F.1.2	Foundation Details
S.1.1	First Floor Framing Plan
S.1.2	Second Floor Framing Plan
S.1.3	Third Floor Framing Plan
S.1.4	Roof Framing Plan
S.1.5	Existing Second Floor Framing
S.1.6	Existing Third Floor Framing
S.1.7	Existing Roof Framing
S.2.1	Building Sections
S.2.2	Building Sections
S.2.3	Building Sections
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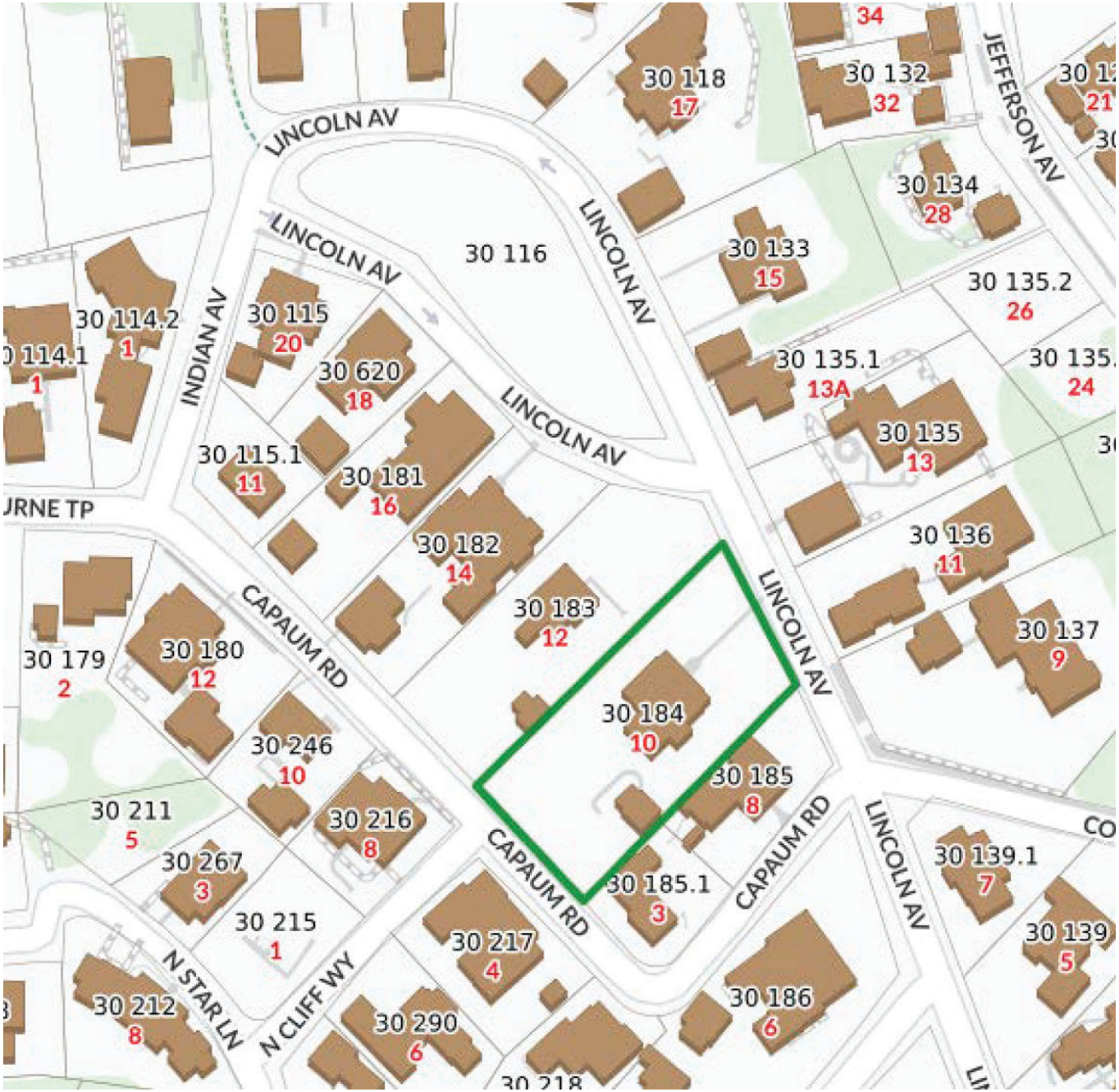
A.2.2

2124


LINCOLN AV
LINCOLN AV
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INDIAN AV
JEFFERSON AV
CAPAUM RD
CAPAUM RD
CAPAUM RD
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LINCOLN AV
N STAR LN
N CLIFF WY
30 116
30 118
17
30 132
32
34
30 134
28
30 133
15
30 135.2
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30 135.1
13A
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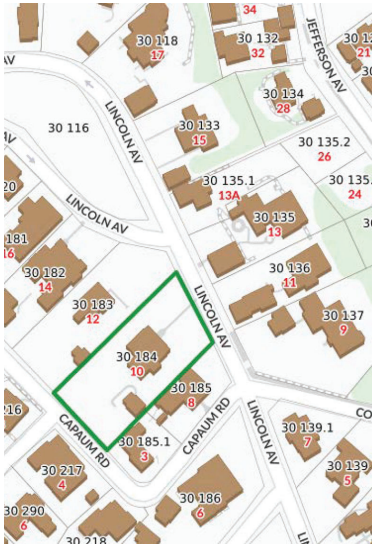
6
30 218

Locus Map



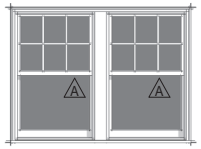
husetts Minimum Egress Requirements
hod

Site Plan

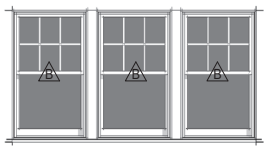
3/64" = 1'-0"



(1) Double Hung
2/2 TDL
(Window Well)



(2) Double Hung
2/2 TDL
(Window Well)



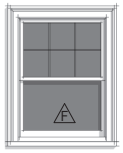
(3) Mulled Double Hung
6/1 TDL



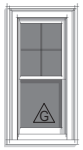
(1) Double Hung
6/1 TDL



(1) Double Hung
6/1 TDL



(1) Double Hung
6/1 TDL



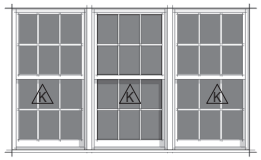
(1) Double Hung
4/1 TDL



Double Hung
6/1 TDL



Double Hung
8/1 TDL



(3) Double Hung
6/6 TDL



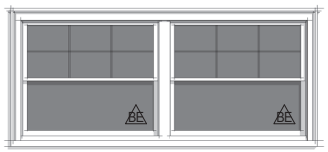
(3) Mulled Casement
6 Lite TDL

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



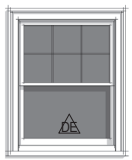
Existing
(1) Double Hung
6/1 TDL



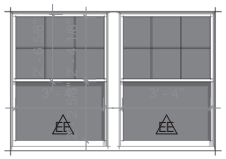
Existing
(2) Double Hung
6/1 TDL



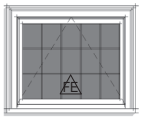
Existing
(1) Double Hung
6/1 TDL



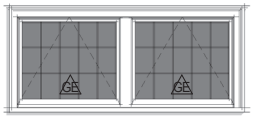
Existing
(1) Double Hung
6/1 TDL



Existing
(2) Double Hung
6/1 TDL



Existing
(1) Awning
15 Lite TDL



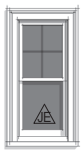
Existing
(2) Awning
15 Lite TDL



Existing
(1) Double Hung
6/1 TDL



Existing
(1) Double Hung
6/1 TDL



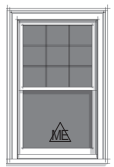
Existing
(1) Double Hung
4/1 TDL



Existing
(1) Fixed
6 Lite TDL



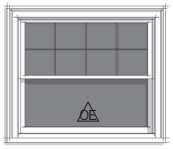
Existing
(1) Fixed
8 Lite TDL



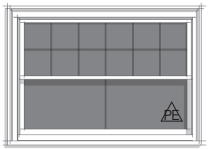
Existing
(1) Double Hung
9/1 TDL



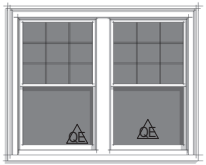
Existing
(1) Double Hung
6/1 TDL



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



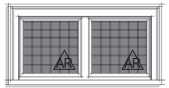
Existing
(1) Fixed
6 Lite TDL



Existing
(1) Double Hung
4/1 TDL



Existing
(1) Fixed
16 LiteTDL



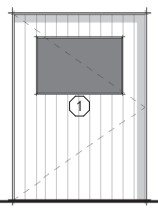
Relocated
(2) Fixed
36 Lite TDL



(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

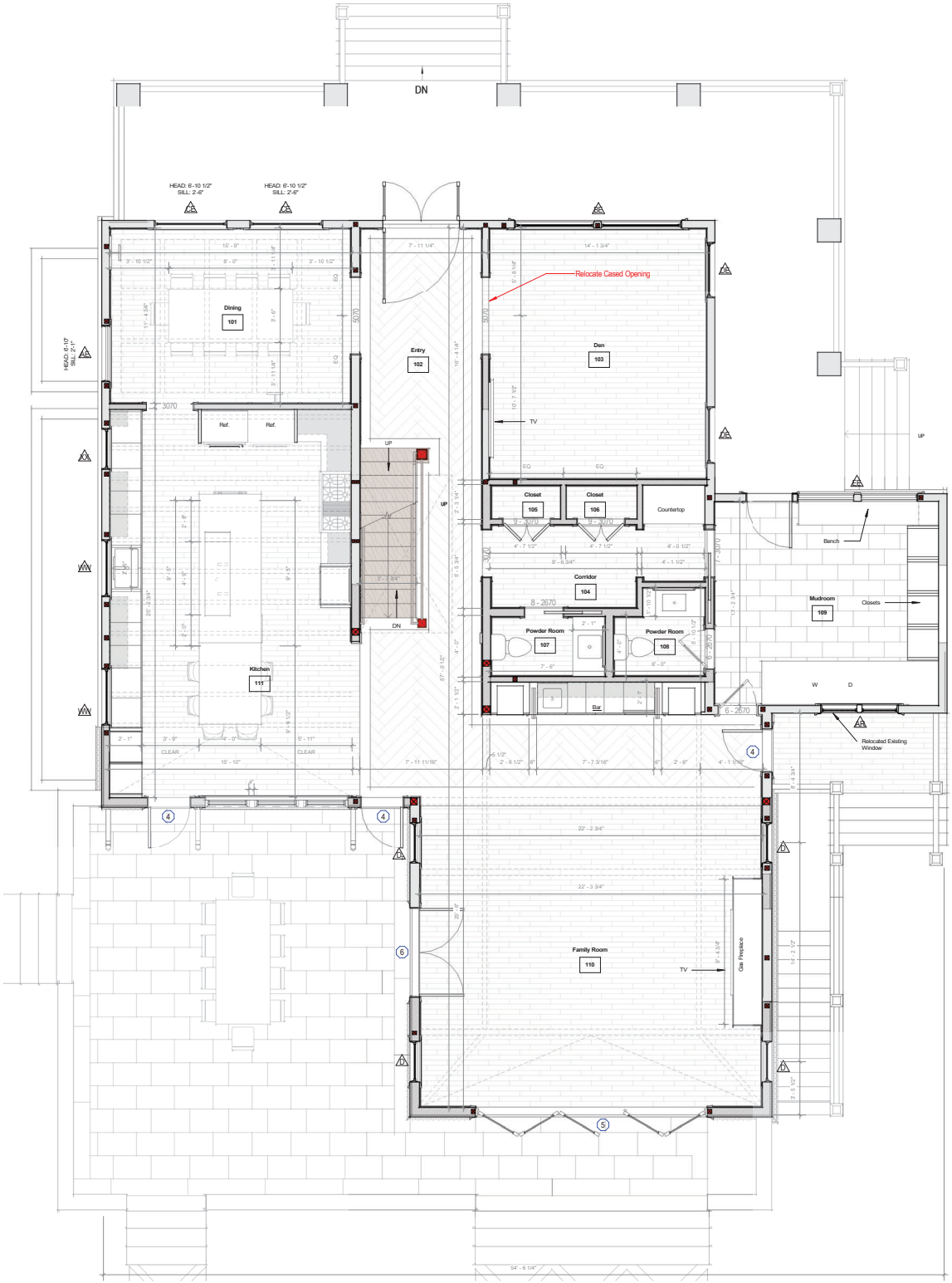
French Door
15 Lite

5 Panel Bi-fold
12 Lite

Double French Door
15 Lite

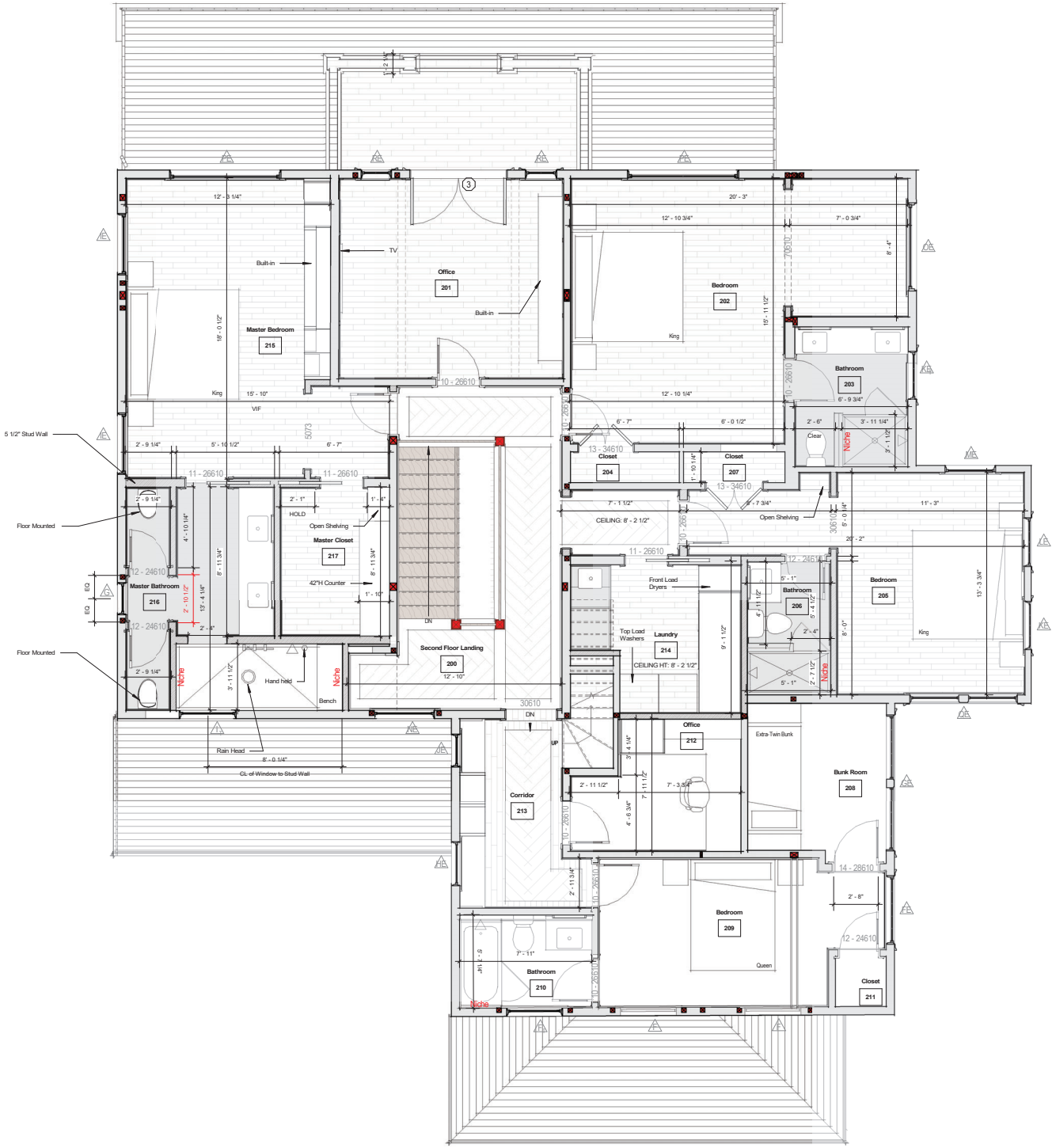
French Door
12 Lite

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"

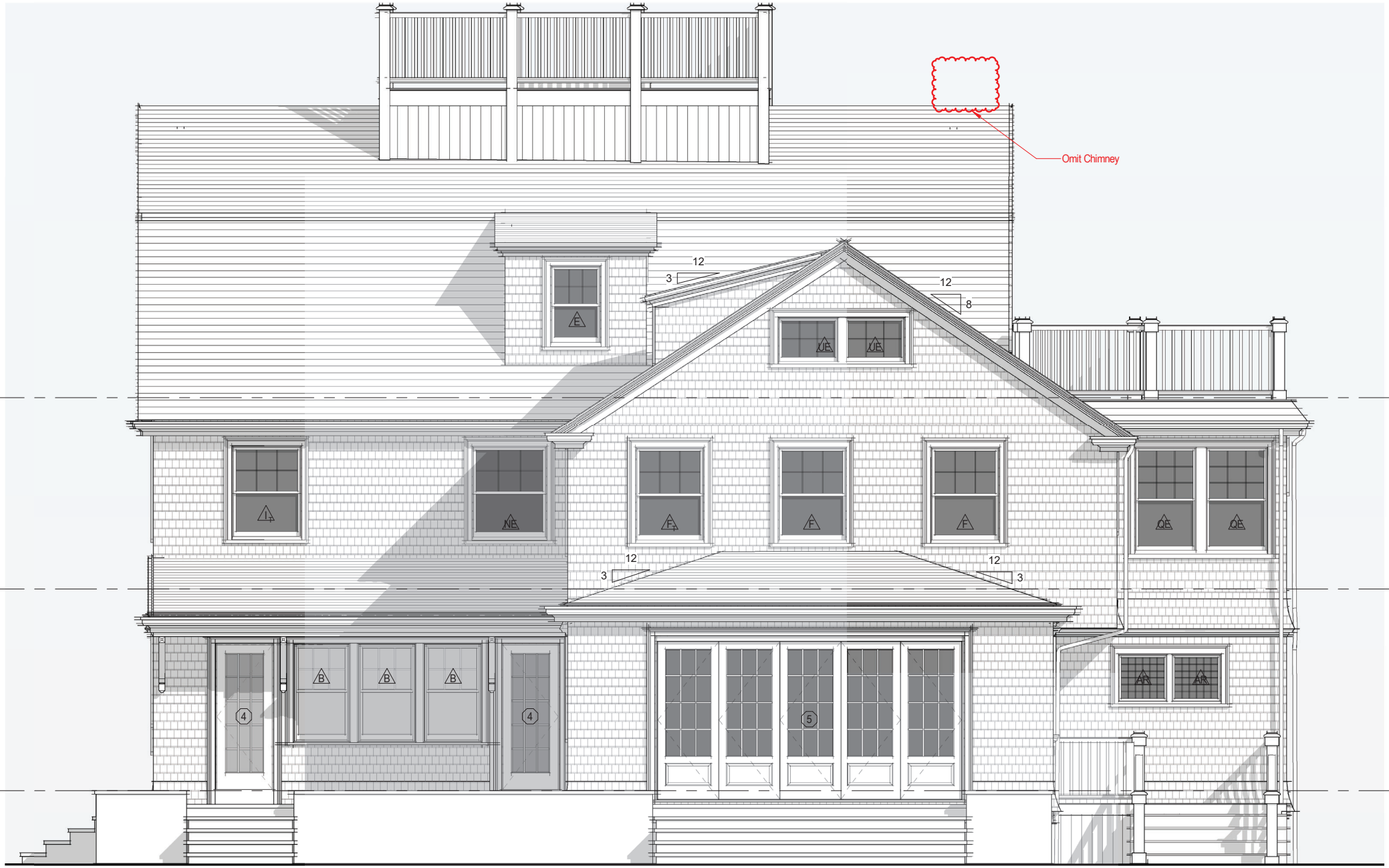


Proposed East Elevation



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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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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Total Postage and Fees
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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 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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- ☐ Return Receipt (electronic) $
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- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

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Sent To
Street an
City, Stat

PAYTE J MICHAEL
1 WEWEEDER
NANTUCKET, MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

MIDTOWN STATION NEW YORK NY
AUG 20 2024
10018-USPS
Postmark Here

Janet

Sent To Von Pechmann Fredrick
Street and Apt. No., or PO Box No. 537 Weeping Willow Ln
City, State, ZIP+4® St Augustine FL 32080

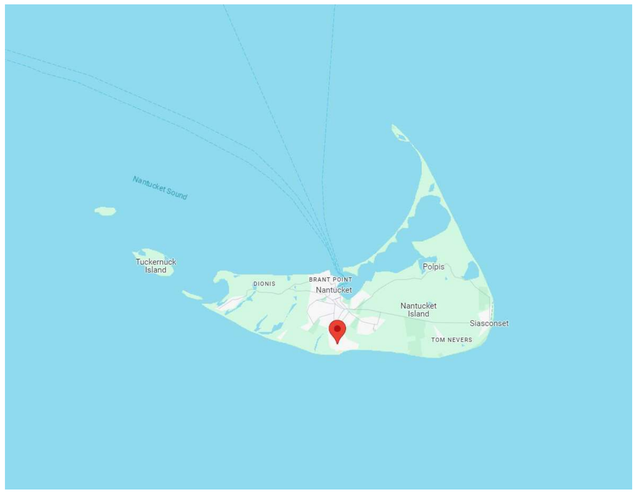
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

3PA

DEMOLITION OF EXISTING CABANA

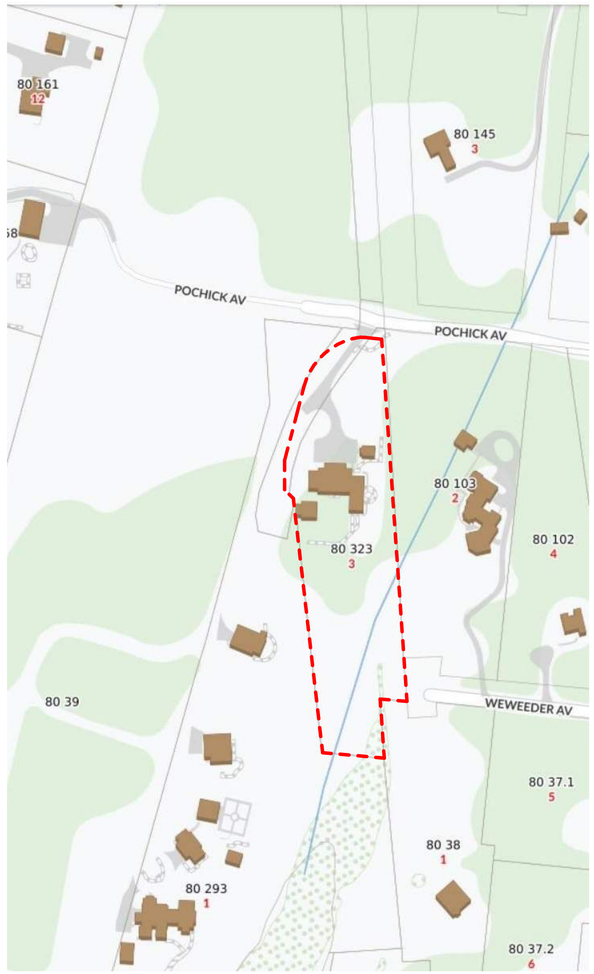
HDC SUBMISSION
CABANA
08/26/24

LOCUS MAP





LOCUS MAP - SITE



EXISTING PHOTOS





DRAWING INDEX

SHEET NUMBER	SHEET NAME	08/26/2024 - HDC SUBMISSION
HDC-00	TITLE SHEET	•
HDC-01	GENERAL NOTES	•
HDC-02	HISTORIC INFORMATION	•
HDC-03	EXISTING CONDITIONS - SITE PLAN	•
HDC-04	EXISTING CONDITIONS - PHOTOS	•

ZONING INFORMATION

Map / Parcel	80 / 323
Current Zoning	LUG-2
Min. Frontage	150'
Front Setback	35'
Side/Rear Setback	15'
Lot Size	100,040 SF
Allowable G.C.	4%
Max G.C.	4,001 SF
Existing Total G.C.	3,194 SF (-)

3PA
CABANA

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER
3 POCHICK SURFSIDE LLC
133 WHITTREDGE RD, SUMMIT, NJ 07901

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
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

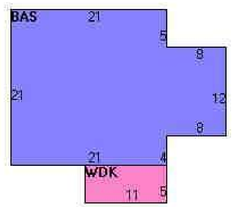
Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	1.00 UNITS	$11,100	1
FPO	EXTRA FPL OPEN	1.00 UNITS	$1,100	1

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

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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

HISTORIC INFORMATION

HDC-02

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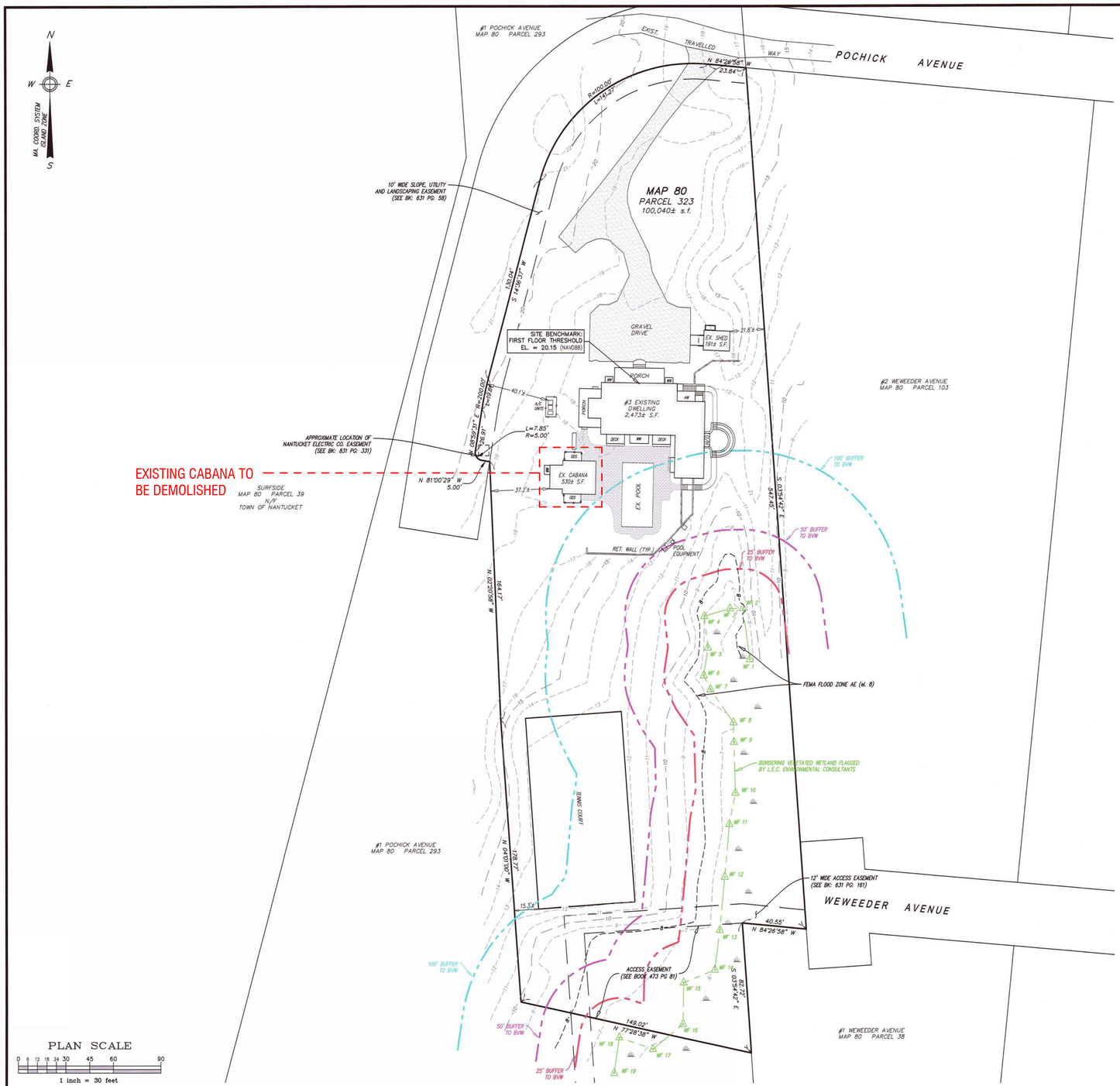


PLAN SCALE

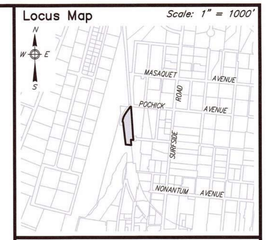
0 6 12 18 24 30 45 60 90

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 WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
REGISTERED LAND SURVEYOR

3/27/24

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.)

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

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NANTUCKET, MA 02554

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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

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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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Street and Apt. No., or PO Box No. PO Box 1611
City, State, ZIP+4® Nantucket MA 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Total Postage and Fees
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Street and Apt. No., or PO Box No. 22 Broad St
City, State, ZIP+4® Nantucket MA 02554

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AUG 20 2024
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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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- ☐ 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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Postage
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Total Postage and Fees
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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

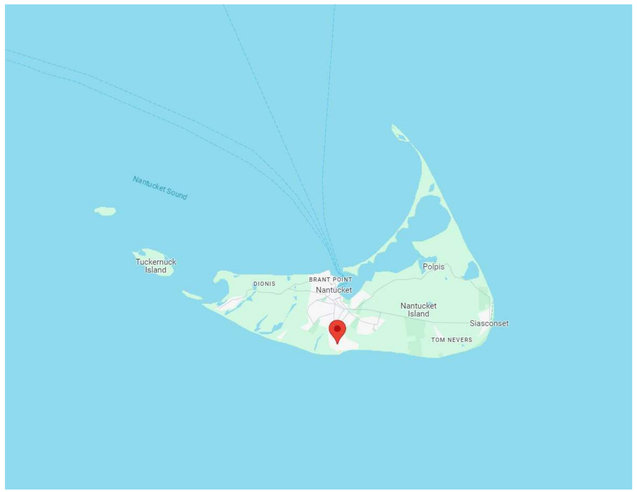
3PA

DEMOLITION OF EXISTING SHED

HDC SUBMISSION

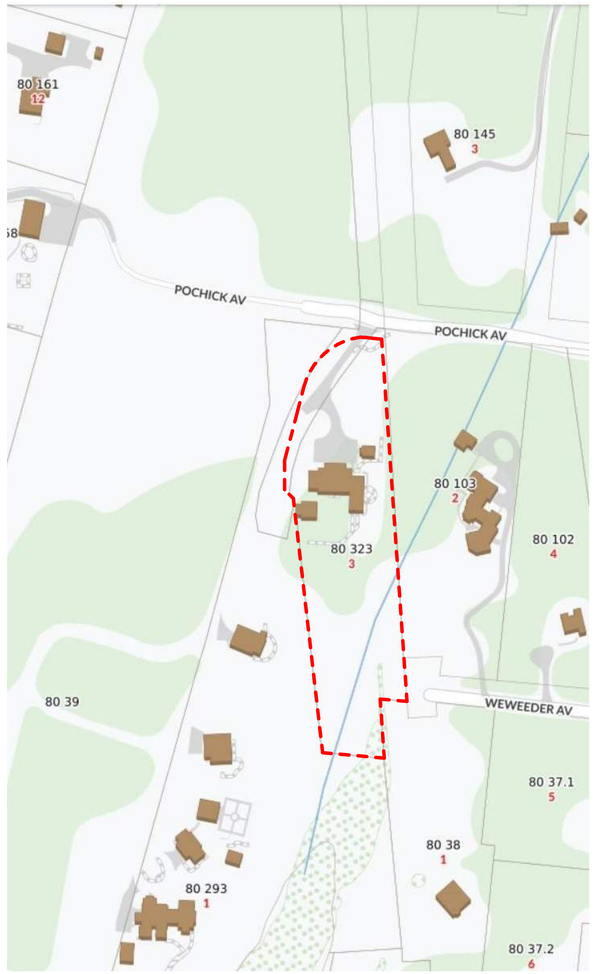
SHED
08/26/2024

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

ARCHITECT
WORKSHOP/APD
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T: (212) 273-9712 info@workshopapd.com

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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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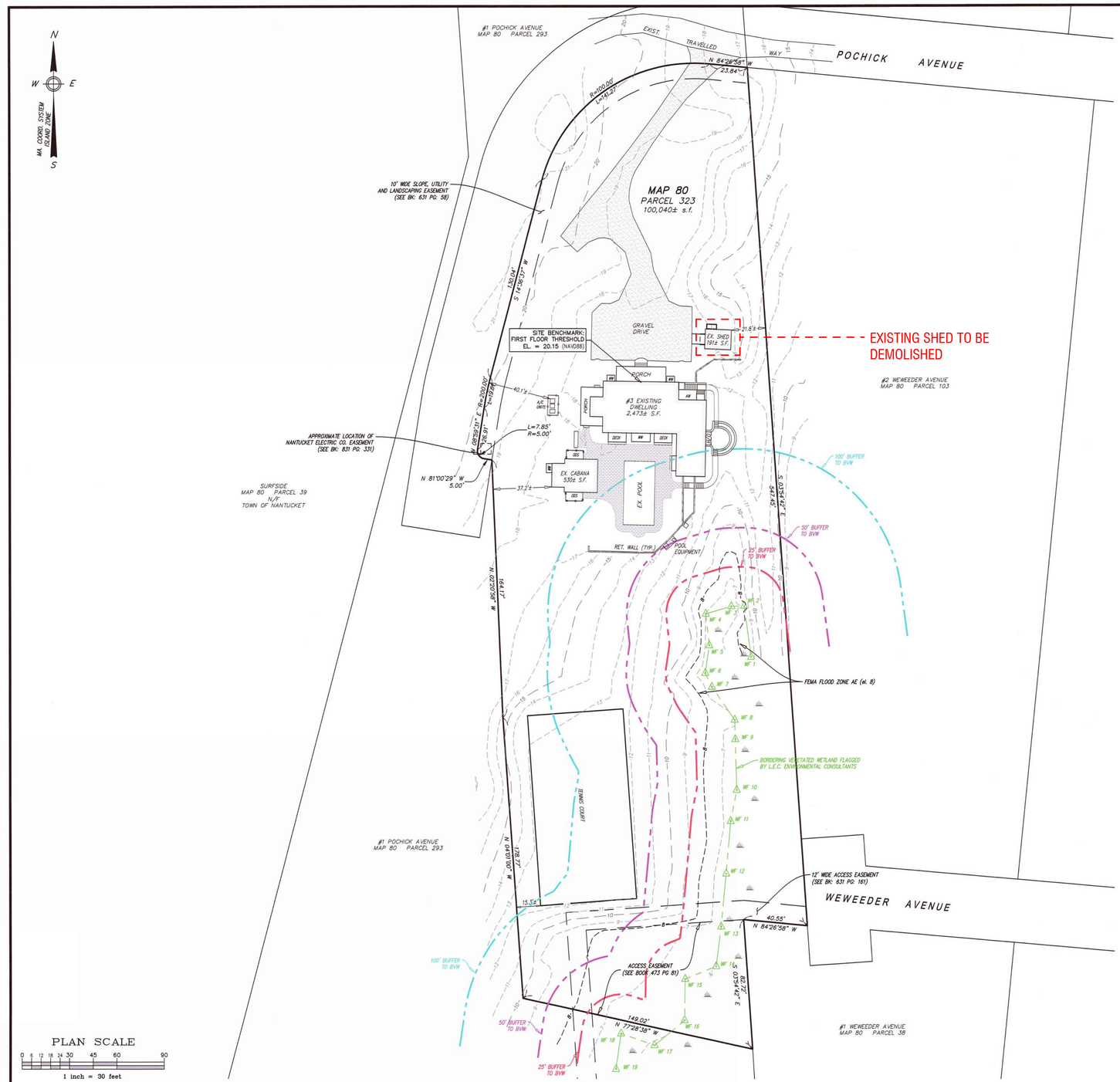
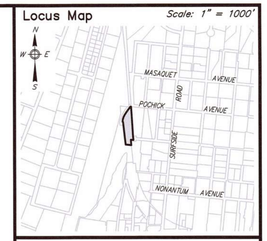


S:\Autocad Drawings\Nantucket\Pochick Avenue\3 Pochick Avenue\3 Pochick Avenue.dwg

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.

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
REGISTERED LAND SURVEYOR

3/27/24

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.)

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

WORKSHOP/APD ARCHITECTURE DPC
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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

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SHEET REVISIONS

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DRAWING SET ISSUES

1	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	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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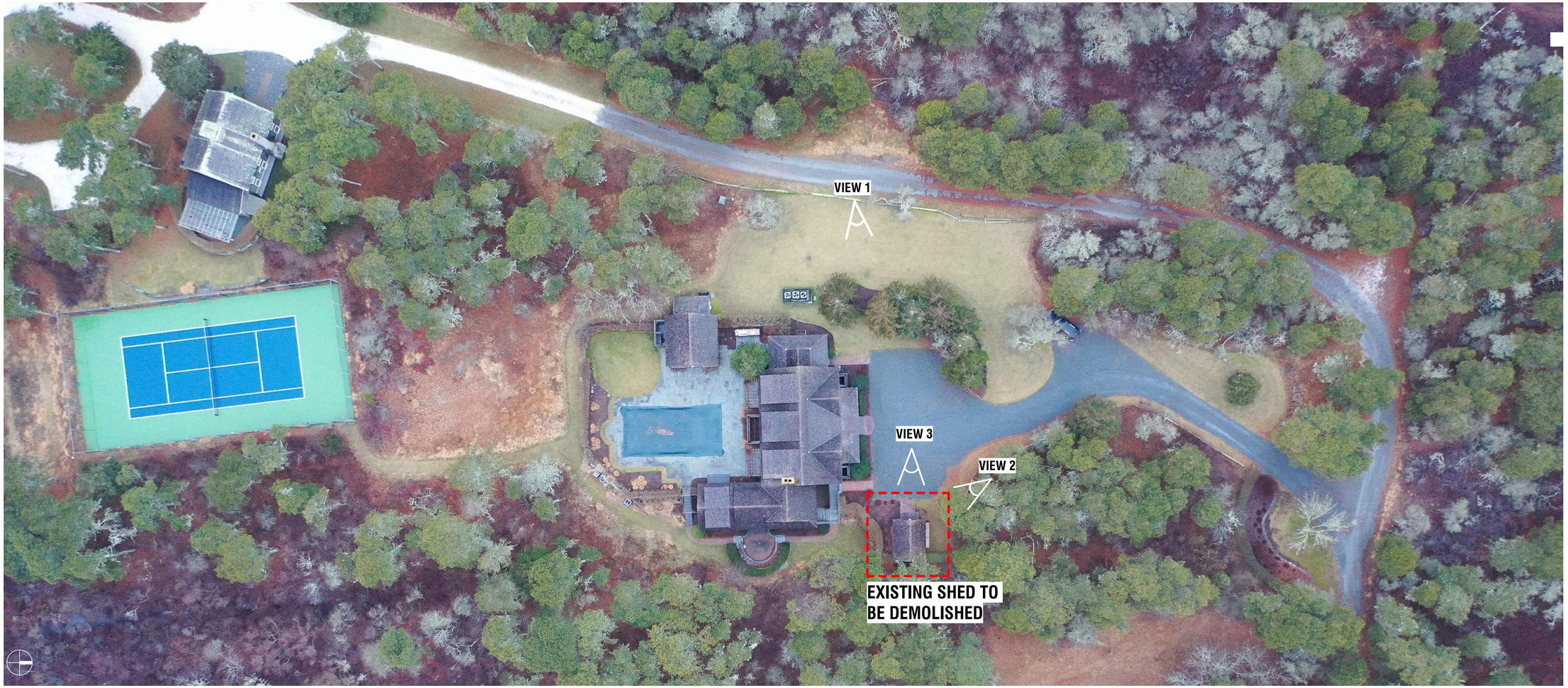

AERIAL VIEW FROM NORTHWEST



VIEW 1 - LOOKING WEST



VIEW 2 - LOOKING NORTHWEST



VIEW 3 - LOOKING WEST

3PA

SHED

3 POCHICK AVENUE
NANTUCKET, MA 02554

OWNER

3 POCHICK SURFSIDE LLC
133 WHITTREDGE RD, SUMMIT, NJ 07901

ARCHITECT

WORKSHOP/APD

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Nantucket, MA 02554

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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 _____ 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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SCONSET TRUST INC
PO BOX 821
SIASCONSET, MA 02564

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DAVID S
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CHARLESTOWN, MA 02129

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ROSEMOOR LLC
171 ALVARADO RD
BERKELEY, CA 94075

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PO BOX 821
SIASCONSET, MA 02564

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City, Stat

HEALEY ANN R TRST ETAL
C/O VAUGHTER ELINOR G
3612 CHESAPEAKE ST NW
WASHINGTON, DC 20008-2915

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GREAT FALLS, VA 22066

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MED PRIMARY DWELLING

HDC - NEW BUSINESS SUBMISSION
PRIMARY DWELLING
09/23/2024



DRAWING INDEX - HDC

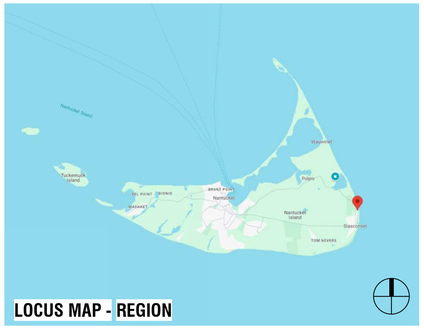
SHEET NAME	Sheet Number	09/23/2024 - HDC SUBMISSION
00-TITLE		
TITLE SHEET	T-000	•
01-GENERAL		
GENERAL NOTES	G-001	•
WINDOW AND DOOR LEGENDS	G-002	•
EXISTING CONDITIONS	G-003	•
EXT RENDERINGS - OVERALL	G-004	•
BAXTER RD & SCONSET CONTEXT	G-005	•
BAXTER RD & SCONSET CONTEXT	G-006	•
SITE SURVEY	X-000	•
02-ZONING / LANDMARK		
SITE PLAN	L-100	•
01-GENERAL		
EXT. RENDERINGS - VIEWS FROM BAXTER RD	G-007	•
03-ARCHITECTURAL		
LOWER LEVEL - CONSTRUCTION PLAN	A-100	•
FIRST FLOOR CONSTRUCTION PLAN	A-101	•
SECOND FLOOR - CONSTRUCTION PLAN	A-102	•
BUILDING ELEVATIONS	A-200	•
BUILDING ELEVATIONS	A-201	•

ZONING INFORMATION

MAP/PARCEL	49/51 & 49/188
CURRENT ZONING	SR-20
FRONT SETBACK	30 FT
SIDE SETBACK	10 FT
REAR SETBACK	10 FT
MAX. BUILDING HEIGHT	30 FT
LOT SIZE	.57 ACRES & .49 ACRES (20,285 SF & 20,115 SF) 1.06 ACRES COMBINED (40,400 SF)
GROUND COVER ALLOWED	5,050 SF (12.5%)
GROUND COVER EXISTING	N/A
PROPOSED MAIN HOUSE G.C.	3,552 SF
PROPOSED GUEST HOUSE G.C.	800 SF
PROPOSED GARAGE G.C.	478 SF
PROPOSED CABANA G.C. (200 SF MAX ZONING SHED)	192 SF (NIC IN G.C.)
TOTAL PROPOSED G.C.	4,830 SF

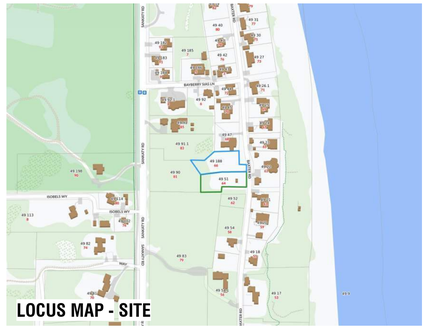
EXTERIOR COLORS

SASH: BLACK
TRIM: GRAY



LOCUS MAP - REGION


LOCUS MAP - REGION


LOCUS MAP - SITE

NANTUCKET, MA - ZONING ANALYSIS

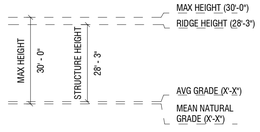
MAP & PARCEL: 49-51
CURRENT ZONING: SR-20

PER REFERENCE: NANTUCKET ZONING BY-LAW CHAPTER 139

	REFERENCE	PERMITTED	PROPOSED	
MINIMUM LOT SIZE (SF)	ARTICLE V - 16.A	20,000 SF	40,400 SF	IN COMPLIANCE
GROUND COVER	ARTICLE V - 16.A	12.5 %	12.1 %	
		5,050 SF	4,892 SF	
MAXIMUM BUILDING HEIGHT (FT/STORIES)	ARTICLE V - 17.A	30'-0"	N/A	IN COMPLIANCE
		2 STORIES	N/A	
MINIMUM FRONTAGE	ARTICLE V - 16.A	75'-0"	N/A	IN COMPLIANCE
SETBACKS, MINIMUM (FT)				
FRONT SETBACK	ARTICLE V - 16.A	30'-0"	N/A	IN COMPLIANCE
SIDE SETBACK	ARTICLE V - 16.A	10'-0"	N/A	IN COMPLIANCE
REAR SETBACK	ARTICLE V - 16.A	10'-0"	N/A	IN COMPLIANCE
GROUND COVER, MAXIMUM	ARTICLE V - 16.A	5,050 SF	4,892 SF	IN COMPLIANCE

APPROVALS

PERMIT TYPE	PERMIT NUMBER	DATE ISSUED
CONCOM ORDER OF CONDITIONS	SE48-3697 (MASSDEP)	10/17/2023



MAIN HOUSE - PRIMARY RIDGE HEIGHT

MED
PRIMARY DWELLING

64 & 66 BAXTER ROAD
NANTUCKET, MA 02554

OWNER
GOLDEN POND LLC
Hemenway & Barnes LLP - 75 State Street, 16th Floor, Boston, MA 02109

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
REID BUILDERS
7 Windy Way
Nantucket, MA 02554
T: (508) 228-2786

STRUCTURAL ENGINEER
CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT
AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR
BLACKWELL & ASSOCIATES, INC.
20 Teasdale Circle
Nantucket, MA 02554
T: (508) 228-9026

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

09/23/2024	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	SWT/MJN
CHECKED BY:	ADK/MLW/SCS/TJZ
SHEET FIRST ISSUE:	09/23/2024
SCALE:	As indicated
PROJ. NO.	324011

TITLE SHEET

T-000

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CEDAR SHINGLE ROOFS AND SIDEWALLS:

MATERIAL SPECIFICATION:

A. WORKSHOP/APD STANDARD

- ROOF: WESTERN RED CEDAR SHINGLE - GRADE 1 OR A PERFECTION - 18" SHINGLE WITH 3/8" BUTT U.O.N.
- SIDEWALL: EASTERN WHITE CEDAR SHINGLE - GRADE A EXTRA CLEAR – 16" SHINGLE WITH 3/8" BUTT U.O.N.
- TRIM MATERIAL: RAKE, FASCIA, TRIM, AND SHINGLE-GROUND AT INSIDE CORNERS: A&BTR WESTERN RED CEDAR, PROVIDE 5/4 NOMINAL (1 1/16" ACTUAL) CORNER BOARDS, 1X NOMINAL (3/4" ACTUAL) RUNNING TRIM MINIMUM U.O.N. ALTERNATIVE THICKNESSES USED UPON REQUEST.

B. (ALTERNATIVE: ALASKAN YELLOW CEDAR CAN BE USED UPON REQUEST WHERE LENGTH OF WARRANTEE, SLOWER WEATHERING AND AVAILABILITY ARE FLAGGED FOR CONSIDERATION)

ROOFS:

1. ALL CEDAR ROOFS SHALL BE INSTALLED ACCORDING TO THE PROVISIONS OUTLINED IN CMR 1507.8 AND THESE SPECIFICATIONS. IN THE CASE OF ANY CONFLICTS THE CODE SHALL GOVERN.
2. ALL SHINGLES TO BE OF NATURALLY DURABLE WESTERN RED CEDAR AND HAVE A MINIMUM GRADING OF 1, A, OR PERFECTION. ALL GRADING TO FOLLOW CEDAR SHAKE AND SHINGLE BUREAU (CSSB) RULES.
3. PROVIDE FIRE-RETARDANT RATED SHINGLES WHERE REQUIRED BY TOWN OF NANTUCKET AND IN ACCORDANCE WITH CMR 1507.1 AND 1507.6. SEE CURRENT FIRE-RETARDANT MAPS FOR REQUIRED AREAS. MAINTAIN PROOF OF SHINGLE FIRE RATING INCLUDING MANUFACTURED UNIT, MANUFACTURER, TREATING COMPANY, AND TESTING AGENCY AND PROVIDE TO OWNER UPON COMPLETION OF PROJECT.
4. 5/8" TAPER SAWN SHINGLES WILL NOT BE ACCEPTED IN A ROOFING APPLICATION.
5. FASTENERS FOR WOOD SHINGLES SHALL BE MARINE GRADE 316 U.O.N. WITH A MINIMUM PENETRATION OF 3/4 INCH (19.1 MM) INTO THE SHEATHING. EACH SHINGLE SHALL BE ATTACHED WITH A MINIMUM OF TWO FASTENERS.
6. SEE ELEVATIONS AND FINISH SCHEDULE FOR SHINGLE SIZE, EXPOSURE, AND BUTT THICKNESS. EXPOSURE NOT TO EXCEED VALUES SHOWN IN TABLE 1507.8.7. CONFIRM EXPOSURE WITH ALL ROOF SLOPES. UNLESS OTHERWISE NOTED TYPICAL EXPOSURE TO BE 5" U.O.N.
7. SHINGLES TO BE INSTALLED OVER ADEQUATE UNDERLAYMENT AND SOLID SHEATHING. BREATHER UNDERLAYMENT PRODUCTS WILL NOT BE ACCEPTED.
8. ROVIDE AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR A SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET. UNDERLAYMENT TO EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24 INCHES (610 MM) INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. DOES NOT APPLY TO ROOFS THAT DO NOT CONTAIN CONDITIONED SPACE.
9. WOOD SHINGLES SHALL BE LAID WITH A SIDE LAP NOT LESS THAN 1 1/2 INCHES BETWEEN JOINTS IN ADJACENT COURSES, AND NOT BE IN DIRECT ALIGNMENT IN ALTERNATE COURSES.
10. SPACING BETWEEN SHINGLES SHALL BE 1/8" – 1/4" INCHES AND ACCORDING TO MANUFACTURER SPECIFICATION. SPACING TO BE ADJUSTED ACCORDING TO RELATIVE HUMIDITY AT TIME OF INSTALLATION, SHINGLE MOISTURE CONTENT AND ANY OTHER ENVIRONMENTAL FACTORS. REDUCTION IN THIS DIMENSION LEADING TO WARPING OF SHINGLES OR FAILURE OF INSTALLATION REQUIRING COMPLETE OR PARTIAL REPLACEMENT WILL BE AT THE DIRECT EXPENSE OF GENERAL CONTRACTOR.
11. PROVIDE COPPER ALGAE STRIPS EVERY 4' TO 5' DEPENDING ON ROOF SIZE.
12. FLASHING AND COUNTERFLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND WHERE OF METAL, SHALL NOT BE LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL. VALLEY FLASHING SHALL EXTEND AT LEAST 11 INCHES FROM THE CENTERLINE EACH WAY AND HAVE A SPLASH DIVERTER RIB NOT LESS THAN 1 INCH (25 MM) HIGH AT THE FLOW LINE FORMED AS PART OF THE FLASHING.
13. PROVIDE MAXIMUM SHINGLE OVERHANG OF ¾" AT ALL EXTENTS AND A DOUBLE FULL BUTT STARTING COURSE.
14. PROVIDE LACED SHINGLE CAP AT ALL ROOF RIDGES U.O.N.

SIDEWALLS:

1. ALL SHINGLES TO BE OF NATURALLY DURABLE EASTERN WHITE CEDAR AND HAVE A MINIMUM GRADING OF 1, A, OR EXTRA-CLEAR. ALL GRADING TO FOLLOW CEDAR SHAKE AND SHINGLE BUREAU (CSSB) RULES.
2. SEE ELEVATIONS AND FINISH SCHEDULE FOR SHINGLE SIZE, EXPOSURE, AND BUTT THICKNESS. TYPICAL EXPOSURE TO BE 5" U.O.N.
3. WOOD SHINGLES SHALL BE LAID WITH A SIDE LAP NOT LESS THAN 1 1/2 INCHES BETWEEN JOINTS IN ADJACENT COURSES, AND NOT BE IN DIRECT ALIGNMENT IN ALTERNATE COURSES.
4. SPACING BETWEEN SHINGLES SHALL BE 1/8" – 1/4" INCHES AND ACCORDING TO MANUFACTURER SPECIFICATION. SPACING TO BE ADJUSTED ACCORDING TO RELATIVE HUMIDITY AT TIME OF INSTALLATION, SHINGLE MOISTURE CONTENT AND ANY OTHER ENVIRONMENTAL FACTORS. REDUCTION IN THIS DIMENSION LEADING TO WARPING OF SHINGLES OR FAILURE OF INSTALLATION REQUIRING COMPLETE OR PARTIAL REPLACEMENT WILL BE AT THE DIRECT EXPENSE OF GENERAL CONTRACTOR.
5. FASTENERS FOR WOOD SHINGLES SHALL BE CORROSION RESISTANT WITH A MINIMUM PENETRATION OF 3/4 INCH (19.1 MM) INTO THE SHEATHING. EACH SHINGLE SHALL BE ATTACHED WITH A MINIMUM OF TWO FASTENERS.
6. SHINGLE EXPOSURE AT SIDEWALLS CAN BE FEATHERED BY UP TO 1" PER COURSE TO A MINIMUM OF 4" AND MAXIMUM OF 6" TO OBTAIN CRITICAL DESIGN ALIGNMENTS AT BUILDING CORNERS, OPENINGS, TRIM, OR ADJACENT FINISHES (I.E., SHIPLAP JOINTS ETC.)
7. SHINGLES TO BE APPLIED OVER SUITABLE VAPOR BARRIER. ALL FELT BARRIERS TO BE RATED MINIMUM OF 30LB HEAVY DUTY OR APPROVED EQ.
8. WHERE TYPICAL WEAVED COTTAGE CORNERS ARE NOTED – GENERAL CONTRACTOR IS TO PROVIDE A MOCK-UP FOR REVIEW AND APPROVAL.

GENERAL SCOPE OF WORK:

THIS PACKAGE DESCRIBES THE CONSTRUCTION OF A NEW 1.5-STORY, 10,185 SF, SINGLE-FAMILY PRIMARY DWELLING, NEW 1.5-STORY, 3,844 SF SECONDARY DWELLING, AND A DETACHED SINGLE STORY, 540 SF GARAGE. GARAGE IS CONNECTED TO THE SECONDARY DWELLING WITH A COVERED BREEZEWAY. MAIN HOUSE, GUEST HOUSE, AND GARAGE ARE ALL CONNECTED WITH A FULL BASEMENT AND SHARE FOUNDATION WALLS & SLABS. 192 SF ZONING SHED TO BE USED AS A POOL CABANA IN THE LANDSCAPE.

GENERAL NOTES:

1. DRAWINGS ARE REPRESENTATIVE DOCUMENTS TO FACILITATE CONSTRUCTION. CONTRACTOR SHOULD FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE HEIGHTS OF GRADE INDICATED ON DRAWINGS ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATION ONLY. NOTIFY DESIGNER OF ANY ALTERATIONS OR DISCREPANCIES IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF DRAWINGS TO THE SUB-CONTRACTORS UNDER HIS JURISDICTION.
3. THE CONTRACTOR IS TO COORDINATE THE WORK OF ALL SUB-CONTRACTORS, INCLUDING THE TIMING AND SCHEDULING OF THEIR WORK AND THE LAYOUT OF THEIR SYSTEMS. THE CONTRACTOR SHALL PROVIDE ALL SUB-CONTRACTORS WITH NECESSARY POWER AND ACCESS AND CONNECTIONS THROUGH FOUNDATION WALLS AS REQUIRED.
4. WORKSHOP/APD IS CONTRACTED TO SERVE AS THE OWNER'S REPRESENTATIVE DURING CONSTRUCTION. A REPRESENTATIVE OF WORKSHOP/APD SHALL MAKE PERIODIC SITE VISITS TO VERIFY CONSTRUCTION PROGRESS AND WILL REPORT FINDINGS TO THE OWNER AND CONTRACTOR IN THE FORM OF A WRITTEN REPORT. THE CONTRACTOR SHALL PROVIDE FREE ACCESS TO THE WORK TO THE OWNER, ARCHITECT, SUBCONTRACTOR, AND THEIR REPRESENTATIVES AT ALL TIMES.
5. THE CONTRACTOR SHALL ACKNOWLEDGE THAT JOB SITES ARE DIFFICULT AND DANGEROUS PLACES TO WORK BY NATURE. AS SUCH, ALL NECESSARY PRECAUTIONS WILL BE TAKEN TO ENSURE THE SAFETY AND GENERAL WELL BEING OF HIS EMPLOYEES. CONTRACTOR SHALL PROVIDE GUARDS, RAILS,BARRICADES, FENCES, CATCH PLATFORMS, BRIDGING, DECKING, NIGHT LIGHTING, ETC. AS REQUIRED. THE USE OF ANY STEREOS AND/OR RADIOS AND THE PRESENCE OF PETS OF ANY KIND ARE PROHIBITED ON THE JOB SITE.
6. DRAWINGS SHALL NOT BE SCALED BY HAND. USE ONLY PRINTED DIMENSIONS TO IDENTIFY SIZE AND DIMENSION OF MATERIALS AS SHOWN. CONTACT THE DESIGNER TO VERIFY ANY DIMENSION THAT HAS BEEN OMITTED FROM THESE PLANS.
7. CONTRACTOR TO PROVIDE ALL MATERIALS FOR A COMPLETE JOB AS INDICATED IN THE DRAWINGS BOTH GRAPHICALLY AND WRITTEN, IN CASE OF DISCREPANCIES, THE MORE STRINGENT AND/OR COSTLY EXAMPLE SHALL BE ASSUMED, CONSULT DESIGNER IF SUCH A SITUATION OCCURS.
8. SHOP DRAWINGS SHALL BE SUBMITTED TO WORKSHOP/DPC, PRIOR TO PROCEEDING WITH WORK, FOR ALL MATERIALS THAT REQUIRE FABRICATION.WORKSHOP/DPC SHALL REVIEW AND RETURN SHOP DRAWINGS TO CONTRACTOR WITHIN A PERIOD OF TEN WORKING DAYS FROM THE DATE OF SUBMITTAL.
9. CONTRACTOR SHALL FURNISH SAMPLES OF ALL MATERIALS, AND/OR FINISHES AS SPECIFIED FOR CONSTRUCTION AT THE REQUEST OF THE OWNER OR DESIGNER.
10. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS NOTED OTHERWISE OR AT THE SPECIFIC AUTHORIZATION OF THE OWNER.
11. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
12. CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE WORK OR MAKE PARTS FIT TOGETHER PROPERLY, WITHOUT COMPROMISING QUALITY OF WORK.
13. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND PROTECTING ALL WORK FROM DAMAGE, BREAKAGE, COLLAPSE,DISTORTIONS AND MIS- ALIGNMENT ACCORDING TO APPLICABLE BUILDING CODES AND STANDARDS OF GOOD PRACTICE.
14. CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING SYSTEMS AT ALL TIMES FROM THE EFFECTS OF ADVERSE WEATHER (RAIN, SNOW, COLD, ETC.)AT NO ADDITIONAL COST TO THE OWNER.
15. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
16. CONTRACTOR SHALL MAINTAIN CLEAR AND UNOBSTRUCTED ACCESS FROM ALL FLOORS TO STAIRWELLS AND EXTERIOR EXITS AT ALL TIMES.
17. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR PROTECTING ALL DANGEROUS AREAS FROM ENTRY BY UNAUTHORIZED PARTIES.
18. CONTRACTOR SHALL PROVIDE PROTECTION OF ALL WINDOWS AND DOORS DURING CONSTRUCTION. MEANS OF PROTECTION SHALL NOT BE ATTACHED TOWINDOW AND DOOR FRAMES.
19. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH OTHER SUBCONTRACTORS AS NECESSARY, INCLUDING THOSE HIRED UNDER SEPARATE CONTRACT BY THE OWNER. EACH SUBCONTRACTOR SHOULD COMPLETE WORK ON AN EXPEDIENT AND REASONABLE SCHEDULE, IN A MANNER THAT DOES NOT DELAY OTHER TRADES AND SUBCONTRACTORS FROM COMPLETION OF WORK.
20. ALL NAILS AND FASTENERS IN AREAS PRONE TO MOISTURE SHALL BE "HOT DIPPED GALVANIZED" UNLESS NOTED OTHERWISE.
21. THE CONTRACTOR SHALL KEEP SUFFICIENT WORKMAN ON THE JOB SITE AT ALL TIMES TO PERFORM WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE AND IN THE BEST INTEREST OF THE OWNER.
22. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTION SERVICES OF LOCAL AUTHORITIES OTHER THE ACTUAL BUILDING PERMIT AND HISTORIC DISTRICT COMMISSION APPROVAL, WHICH SHALL BE SECURED BY THE OWNER OR DESIGNER PRIOR TO THE SCHEDULED START DATE. ALL INSPECTIONS, RECORDS AND CERTIFICATE OF OCCUPANCY SHALL BE GIVEN TO THE OWNER AT THE END OF THE JOB. THE JOB SHALL NOT BE CONSIDERED COMPLETE UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED.
23. ALL WORK SHALL CONFORM TO ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING, PLUMBING, ELECTRICAL, AND LIFE SAFETY CODES, EVEN WHEN NOT SPECIFIED IN THE DRAWING, NOTES, OR SPECIFICATIONS. IF ANY CODE IS IN CONFLICT WITH THESE, THE CONTRACTOR SHALL REPORT SUCH TO CWA FOR REVISIONS PRIOR TO BIDDING. IN THE EVENT OF CONFLICT BEWDHEEN APPLICABLE CODES OR REGULATIONS AND REFERENCE STANDARDS OF THESEPLANS AND SPECIFICATION, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
24. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES TO ENSURE SAFE DIGGING.
25. A REGISTERED SURVEYOR SHALL BE REQUIRED TO SET ALL FOUNDATION CORNERS, ELEVATIONS AND DIMENSIONS ON SITE.
26. USE OF THESE DRAWINGS MUST BE IN COMPLIANCE WITH ALL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION [OSHA] REQUIREMENTS.

FOUNDATION NOTES

1. FOUNDATION NOTES ARE APPLICABLE TO ALL CONDITIONS UNLESS OTHERWISE NOTED.
2. ALL FOUNDATION WALLS SHALL BE 10" THICK CONCRETE, MINIMUM 3000PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
3. FOUNDATION WALLS SHALL BE KEYED INTO FOOTINGS.
4. FOOTINGS SHALL BE A MINIMUM OF 1'-0"D X 2'-0"W WITH 3-#4 CONTINUOUS HORIZONTAL BARS. HORIZONTAL REINFORCING SHALL BE PLACED AT 3" ABOVE BOTTOM OF FOOTING.
5. ALL FOOTINGS AND CONCRETE PIERS SHALL EXTEND 4'-0" BELOW GRADE MINIMUM.
6. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
7. ALL PERIMETER FOUNDATION WALLS SHALL HAVE WATERPROOFING APPLIED TO THE EXTERIOR.
8. FOUNDATION WALLS SHALL INCORPORATE 16" LONG - 1/2" DIAMETER ANCHOR BOLTS AT 32" O.C. MINIMUM, ON ALL PERIMETER WALLS. A MINIMUM OF WDHO BOLTS SHALL BE USED AT EACH SILL PLATE. HOLD BOLTS 18" OFF CORNERS MINIMUM. APPROVAL OF TOPSOIL REMOVAL SHALL BE IN THE FORM OF ACHANGE ORDER.
9. CONCRETE FLOOR SLABS SHALL BE 4" THICK MINIMUM AND BE REINFORCED WITH WELDED WIRE MESH OR FIBER MESH REINFORCING. REINFORCING SHALL BE PLACED AT THE CENTER OF THE SLAB. FLOOR SLABS SHALL BE POURED OVER 4" GRAVEL BASE AND 6 MIL. POLY-VAPOR BARRIER ON STRUCTURALLY COMPACTED OR UNDISTURBED SOIL.
10. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
11. VAPOR BARRIER SHALL BE CONTINUOUSLY INSTALLED BENEATH ALL CONCRETE FLOOR SLABS, AND OVER ALL EXPOSED EARTH IN CRAWL SPACES. 100% COVERAGE IS MANDATORY. MEMBRANE SHALL BE WRAPPED AROUND FOOTINGS TO FORM A CAPILLARY BREAK BETWEEN THE GROUND AND THE FOOTING.
12. PROVIDE CONTINUOUS 4" LAYERS OF CRUSHED STONE UNDER FOOTINGS OR PROVIDE PIPE THROUGH FOOTING FOR DRAINAGE OF ANY ACCUMULATED WATER UNDER SLAB.
13. A FOUNDATION DRAIN SHALL BE INSTALLED FLUSH WITH THE BOTTOM OF THE FOOTING AND COVERED WITH SILT PROTECTION FABRIC, GRAVEL, OR BOTH. ALL DRAIN LINES SHALL BE CONNECTED AWAY AND DOWNHILL FROM THE FOUNDATION AND BE DRAINED TO DAYLIGHT. IF NECESSARY TO DRAIN TO THE INTERIOR, USE A SEALED SUMP PUMP SYSTEM.

PLUMBING/MECHANICAL NOTES:

1. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING.
2. ALL PLUMBING/MECHANICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, BE PERFORMED BY A LICENSED TRADESPERSON, AND BE COMPLETED IN ACCORDANCE WITH THE DIRECTION OF LOCAL BUILDING CODE OFFICIALS. SUBCONTRACTORS AND TRADESPERSONS ARE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS FOR THEIR TRADE, SCHEDULING AND COMPLETING REQUIRED INSPECTIONS AND OPERATING ON A REASONABLE AND EFFICIENT SCHEDULE THAT DOES NOT DELAY THE WORK OF OTHER TRADES.
3. ALL MATERIALS SHALL BE SIZED IN ACCORDANCE WITH THE PROPOSED PLANS, ALLOWING FOR FUTURE EXPANSION IF INDICATED. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
4. ALL PRODUCTS, MATERIALS AND FIXTURES SHALL BE INSTALLED IN A MANNER CONSISTENT WITH SOUND PRACTICE AND QUALITY WORKMANSHIP.
5. PLUMBING WORK SHALL INCLUDE ALL LABOR AND MATERIALS FOR ALL PIPING, FIXTURES, HOT WATER HEATER, AND SEWER/SEPTIC CONNECTIONS. THIS INCLUDES CONNECTIONS FOR AN ICEMAKER IN THE REFRIGERATOR, THE DISHWASHER, AND WASHING MACHINE AS INDICATED ON PLANS. THE KITCHEN SINK WILL HAVE A GARBAGE DISPOSAL.
6. HEATING WORK SHALL INCLUDE ALL LABOR AND MATERIALS, ELECTRICAL/PLUMBING CONNECTIONS, AND INSTALLATION AS THEY OCCUR. DESCRIPTION OF SPECIFIC UNIT SHALL BE PART OF THE BID. STANDARD HEATING UNIT SHALL BE PROPANE FIRED RADIANT HOT WATER BASEBOARD SYSTEM WITH EFFICIENCY RATING OF 94 UNIT IS TO BE SIDEWALL VENTED. UNIT SIZE SHALL BE SIZED TO ACCOMMODATE THE ENTIRE HOUSE AT 78DF AT A 0DF EXTERIOR TEMPERATURE. HEATING SYSTEM SHALL BE CAPABLE OF OPERATING AT PEAK EFFENCIENCY AT A TEMPERATURE OF 72°F. HEATING SYSTEM SHALL BE DIVIDED INTO WDHO ZONES. THERMOSTATS SHALL BE DIGITAL AND PROGRAMMABLE.
7. VENT TO THE EXTERIOR ALL BATHROOMS.
8. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER INFORMATION.

FRAMING NOTES

1. ALL WOOD FRAMING MEMBERS SHALL BE STRUCTURAL GRADE #2 OR BETTER.
2. ALL WOOD SHALL COMPLY WITH THE U.S. DEPARTMENT OF COMMERCE AMERICAN LUMBER STANDARDS SIMPLIFIED PRACTICE AND GRADING REQUIREMENTS OF A RECOGNIZED ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED.
3. WOOD SHALL BE FROM LIVE STOCK, THOROUGHLY SEASONED, WELL MANUFACTURED AND GENERALLY FREE FROM WARPAGE THAT CANNOT BE CORRECTED BY BRIDGING OR NAILING.
4. MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 19 % AT THE TIME OF CONSTRUCTION.
5. ALL PLAN DIMENSIONS ARE TO FINISHED FACE AND CENTERLINE OF OPENINGS. VERIFY ALL ROUGH OPENINGS WITH WINDOW AND DOOR SCHEDULE.
6. ALL EXTERIOR WALLS, AND INTERIOR PARTITION WALLS BEHIND TOILETS, SHALL BE 2"X6" STUD CONSTRUCTION AT 16" O.C. TYPICAL. ALL OTHER INTERIOR PARTITION WALLS SHALL BE 2"X4" STUD CONSTRUCTION AT 16" O.C. TYPICAL. WALLS SHALL HAVE SINGLE SHOE AND DOUBLE TOP PLATE.
7. JOIST HANGARS SHALL BE USED AT ALL FLUSH-FRAMED FLOOR JOISTS. JOISTS OVERLAPPING AT A SUPPORTING BEAM, SHALL OVERLAP 3" MINIMUM.
8. PROVIDE WOOD BLOCKING OR METAL BRIDGING AT 1/3RD POINTS ON ALL FLOOR JOISTS. BLOCKING SHOULD BE SPACED 4'-0" O.C. MINIMUM AND 8'-0" O.C.MAXIMUM.
9. DOUBLE FLOOR JOISTS OR BLOCKING SHALL BE PROVIDED BELOW ALL INTERIOR PARTITION WALLS.
10. SIZES OF WOOD MEMBERS ARE NOMINAL SIZES. ALL LUMBER SHALL BE SURFACED ON FOUR SIDES, UNLESS NOTED OTHERWISE.
11. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING
12. INSTALL GIRDER MEMBERS WITH JOINTS OVER SUPPORTS, PROVIDE 1/2" AIRSPACE AT ENDS AND SIDES OF GIRDERS FRAMED INTO MASONRY OR CONCRETE. WOOD SHIMS UNDER THE ENDS OF GIRDERS SHALL NOT BE PERMITTED.
13. MINIMUM BEARING OF JOISTS FRAMED INTO MASONRY SHALL BE 3".
14. JOISTS EXTENDING OVER BEARING PARTITIONS OR BEAMS MAY BE BUTTED AND TIED TOGETHER, OR NAILED TOGETHER WITH A MINIMUM OVERLAP OF 4".
15. EXTERIOR AND BEARING WALL CONSTRUCTION SHALL INCLUDE ADEQUATE RESISTANCE TO WRACKING BY THE USE OF CORNER BRACING OR ANCHORAGE OF STRUCTURAL SHEATHING TO PLATES.
16. JAMB STUDS, EXTENDING IN ONE PIECE FROM HEADER TO SOLE PLATE, SHALL BE INSTALLED AT ALL WINDOW AND DOOR OPENINGS TO FORM RIGID ENCLOSURE.
17. PLYWOOD SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE APA (AMERICAN PLYWOOD ASSOCIATION)
18. EXTERIOR TYPE HARDWOOD PLYWOOD, "TECHNICAL" OR "TYPE 1", MAY BE USED FOR ANY PART OF THE STRUCTURE.
19. STRUCTURAL INTERIOR TYPE, "STRUC-INT.", PLYWOOD MAY BE USED FOR ALL INTERIOR WORK AND EXTERIOR WORK NOT DIRECTLY EXPOSED TO THEWEATHER.
20. INTERIOR PLYWOOD, "INT." OR "TYPE 2" MAY BE USED FOR INTERIOR WORK, EXCEPT BATHROOM AND SHOWER ENCLOSURES.
21. ROOF SHEATHING: 3/4" EXTERIOR GRADE T&G "TECHNICAL" PLYWOOD NAILED AT 10" O.C. WITH GALVANIZED 10D COMMON NAILS.
22. FLOOR SHEATHING: 3/4" STRUCTURAL "STRUCT-INT" PLYWOOD NAILED AT 10" O.C. WITH 10D COMMON NAILS.
23. EXTERIOR WALL SHEATHING: 1/2" EXTERIOR GRADE "TECHNICAL" PLYWOOD NAILED AT 6" O.C. WITH GALVANIZED 6D COMMON NAILS.
24. ALL OTHER SHEATHING: 1/2" INTERIOR GRADE "INT" PLYWOOD NAILED AT 6" O.C. WITH 6D COMMON NAILS.
25. FRAME ALL RAFTERS OPPOSITE EACH OTHER AT RIDGE WITH TIES OR RIDGE BOARD. THE DEPTH OF THE RIDGE BOARD SHALL BE NO LESS THAN THE CUT OF THE RAFTERS.

EXTERIOR FINISH NOTES

1. HOUSE WRAP, TYVEK OR SIMILAR SHALL BE INSTALLED OVER ALL EXTERIOR SHEATHING TO RESIST MOISTURE AND WIND INFILTRATION. WRAP SHALL CONTINUE BEHIND ALL EXTERIOR TRIM, DOUBLED AND FOLDED INTO OPENINGS.
2. EXTERIOR ROOFING MATERIAL SHALL BE INSTALLED AS PER MFGR'S WRITTEN INSTRUCTIONS AND HAVE A MINIMUM 25-YEAR MANUFACTURER'S WARRANTY. SELF-ADHERING SHEET WATERPROOFING, ICE&WATER SHIELD OR EQUAL, SHALL BE INSTALLED OVER THE ENTIRE ROOF ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND ASTM D6135.
3. A SILL GASKET, EPDM-TYPE RUBBER, SHEET METAL OR OTHER SUITABLE MEMBRANE SHALL BE INSTALLED OVER THE COMPLETE FRAMED WALL WIDTH BETWEEN A CONCRETE FOUNDATION WALL AND SILL PLATE.
4. PROMPTLY REMOVE ALL MANUFACTURERS' STICKERS FROM GLASS AFTER INSTALLATION.
5. KEEP AREAS TO BE INSULATED CLEAN AND DRY. DO NOT INSTALL INSULATION WHERE IT MAY BE EXPOSED TO WATER. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND BUILDING CODE REQUIREMENTS. PROVIDE INSECT SCREEN OR BARRIER AT ALL VENT OPENINGS.
6. EXTERIOR FOUNDATION TO BE PARGE.
7. DECKS SHALL USE 5/4" X 4" IPE WITH CONCEALED FASTENERS, CONFIRM, LAID FLAT WITH 1/4" REGULAR SPACING. ALL FLOORING AND DECKING SHALL BE TREATED % BOILED LINSEED OIL/50 % CUPRINOL AND WITH A MIXTURE OF 50 TRAFFIC SHALL BE PREVENTED OVER FINISHED SURFACES FOR THE PERIOD OF ONE WEEK.
8. EXTERIOR STEPS SHALL BE EQUAL TO DECK CONSTRUCTION, TRIM AND FINISH. RISERS SHALL MATCH TRIM MATERIAL. NOSING SHALL PROJECT 3/4".
9. ALL EXTERIOR STEPS SHALL LAND ON TO A 4" CONCRETE PAD SET ON A 4" GRAVEL BASE ON STRUCTURALLY COMPACTED SOIL. PAD SHALL BE 6" WIDER THAN STEPS AND PROJECT FROM LAST RISER 6" TOWARD DECK AND 18" AWAY FROM DECK.
10. WINDOW CAPS OR TRIM AND ALL OTHER PROJECTIONS AT POINTS WHERE RAIN ACCUMULATES OR RUNS OFF SHALL BE PROVIDED WITH FLASHING. SUCH FLASHING SHALL EXTEND A MINIMUM OF 6" UP THE WALL UNDER THE SHEATHING PAPER AND NOT LESS THAN 6" HORIZONTALLY. FLASHING SHALL BE SUFFICIENT LENGTH TO COVER THE COURSE ABOVE WITHOUT BEING PUNCTURED BY NAILS.
11. A CONTINUOUS RIDGE VENT SHALL BE PROVIDED AT ALL ROOF RIDGES, WHERE REQUIRED. SOFFIT VENTING SHALL BE PROVIDED AS INDICATED ON DETAIL DRAWINGS.
12. PROVIDE STEP FLASHING AT ALL CHIMNEY LOCATIONS.
13. RIDGE VENTS SHALL BE "CORE VENT" OR EQUAL, EXTENDING ALONG ALL RIDGE LINES. TERMINATE RIDGE VENTS 12" FROM END OF RIDGE. COVERED W/SHINGLES.
18 ALL EXTERIOR TRIM SHALL BE PLANED ON ALL FOUR SIDES AND HAVE SQUARED EDGES.
19. WINDOW & DOOR MANUFACTURERS AND SIZES AND HARDWARE SHALL BE SPECIFIED IN DOOR AND WINDOW SCHEDULE.
21. CAVITIES SHALL SUPPORT PROPER VENTING, INCLUDING THE INSTALLATION OF BAFFLES BETWEEN ALL RAFTERS. KEEP ALL VENTILATION SPACE UNOBSTRUCTED.
22. EXTERIOR BRICK SHALL MEET STANDARDS OF THE BRICK INSTITUTE OF AMERICA (BIA) FOR EXTERIOR/SEVERE WEATHER USE.

DEFINITIONS

NOTE:	ALL REFERENCES IN THE DWGS. TO THE WORDS LISTED BELOW SHALL BE UNDERSTOOD TO MEAN THE FOLLOWING:
REPLACE:	REMOVE THE EXISTING MATERIAL, PREPARE THE SURFACES TO RECEIVE THE REPLACEMENT MATERIAL & INSTALL THE REPLACEMENT MATERIAL.
REPOINT:	REMOVE THE EXIST. MATERIAL (MORTAR & SEALANT) TO THE DEPTH AS DETAILED & INSTALL THE REPLACEMENT MORTAR AS SPECIFIED.
REPAIR:	REMOVE ANY DAMAGED OR LOOSE EXIST. MATERIAL, PREPARE THE SURFACES & PATCH TO MATCH THE EXIST. MATERIALS.

GLAZING NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ALL GLAZING (WINDOW, DOOR, OR OTHERWISE) ADJACENT TO A WALKING SURFACE, STAIR, LANDING,TUB OR SHOWER SAFETY LAMINATED GLASS MEETING THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, MARTIN COUNTY, AND ANY OTHER APPLICABLE LOCAL OR NATIONAL CODE.
2. PROVIDE SHOWER ENCLOSURES AS INDICATED ON THE PLANS. GLASS TO BE LOW IRON, CLEAR GLASS.
3. GLAZING SHALL COMPLY WITH ASTM C 1036 REQUIREMENTS FOR FLAT GLASS TYPE I AND II AND GSA DD-G-451C STANDARD FOR GLASS, FLAT AND CORRUGATED, FOR GLAZING MIRRORS AND OTHER USES.

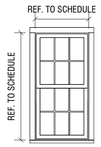
MECHANICAL NOTES

1. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, ETC., TO COMPLETE ALL WORK AS REQUIRED BY THIS SPECIFICATION AND THE ACCOMPANYING DRAWINGS.
2. ALL WORK TO BE IN STRICT COMPLIANCE WITH THE CURRENTLY ADOPTED INTERNATIONAL MECHANICAL CODE, NFPA, NATIONAL STANDARD PLUMBING CODE AND ASHRAE STANDARDS. WHERE DIFFERENCES EXIST BETWEEN THIS SPECIFICATION AND CODES. THE CODE SHALL GOVERN AND WORK SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL PLUMBING, RELATED FIXTURES, DRAINS, HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. SUBCONTRACTORS SHALL COORD

WINDOW SCHEDULE

TAG	TYPE	WIDTH	HEIGHT	OPERATION	DESCRIPTION	COMMENTS
BASEMENT						
001	A2	6' - 0"	5' - 6"	DOUBLE HUNG		
002	C	1' - 9"	2' - 6"	CASEMENT		
003	A2	6' - 0"	5' - 6"	DOUBLE HUNG		
FIRST FLOOR						
101	A	3' - 0"	6' - 0"	DOUBLE HUNG		
102	A	3' - 0"	6' - 0"	DOUBLE HUNG		
103	A2	6' - 3"	6' - 0"	DOUBLE HUNG		
104	A2	6' - 0"	5' - 6"	DOUBLE HUNG		
105	A	3' - 0"	5' - 6"	DOUBLE HUNG		
106	A	3' - 0"	5' - 6"	DOUBLE HUNG		
107	A	3' - 0"	5' - 6"	DOUBLE HUNG		
108	A	3' - 0"	6' - 0"	DOUBLE HUNG		
109	A	3' - 0"	6' - 0"	DOUBLE HUNG		
110	A	3' - 0"	6' - 0"	DOUBLE HUNG		
111	A	3' - 0"	6' - 0"	DOUBLE HUNG		
112	A	3' - 0"	6' - 0"	DOUBLE HUNG		
113	A	3' - 0"	6' - 0"	DOUBLE HUNG		
114	F	3' - 9"	5' - 6"	BI-FOLD AWNING		
115	G	9' - 11 1/4"	7' - 0"	DOUBLE HUNG		
116	H	16' -9"	7' - 0"	DOUBLE HUNG		
117	G	9' - 11 1/4"	7' - 0"	DOUBLE HUNG		
118	A	2' - 10"	5' - 0"	DOUBLE HUNG		
119	A	2' - 10"	5' - 0"	DOUBLE HUNG		
120	A	2' - 10"	5' - 0"	DOUBLE HUNG		
121	A	2' - 10"	5' - 0"	DOUBLE HUNG		
122	A	2' - 10"	5' - 0"	DOUBLE HUNG		
123	A	2' - 10"	5' - 0"	DOUBLE HUNG		
124	A	3' - 0"	6' - 0"	DOUBLE HUNG		
125	A2	6' - 0"	5' - 6"	DOUBLE HUNG		
126	A	2' - 10"	5' - 0"	DOUBLE HUNG		
127	A	2' - 10"	5' - 0"	DOUBLE HUNG		
128	A2	6' - 0"	5' - 6"	DOUBLE HUNG		
129	A2	6' - 3"	6' - 0"	DOUBLE HUNG		
130	A	3' - 0"	6' - 0"	DOUBLE HUNG		
140	C	1' - 9"	2' - 6"	CASEMENT		POOL CABANA
141	C	1' - 9"	2' - 6"	CASEMENT		POOL CABANA
SECOND FLOOR						
201	E	6' - 3 1/2"	2' - 8"	AWNING		
202	A2	6' - 0"	5' - 0"	DOUBLE HUNG		
203	A	2' - 10"	5' - 0"	DOUBLE HUNG		
204	A	2' - 10"	5' - 0"	DOUBLE HUNG		
205	A	2' - 10"	5' - 0"	DOUBLE HUNG		
206	A	2' - 10"	5' - 0"	DOUBLE HUNG		
207	A	2' - 10"	5' - 0"	DOUBLE HUNG		
208	A	2' - 10"	5' - 0"	DOUBLE HUNG		
209	A	2' - 10"	5' - 0"	DOUBLE HUNG		
210	D	3' - 0"	2' - 8"	AWNING		
211	D	3' - 0"	2' - 8"	AWNING		
212	D	3' - 0"	2' - 8"	AWNING		
213	D	3' - 0"	2' - 8"	AWNING		
214	A2	6' - 0"	5' - 0"	DOUBLE HUNG		
215	D	3' - 0"	2' - 8"	AWNING		

WINDOW TYPES



(A) TYPE: 6/6 LITE
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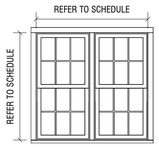
TRIM: GRAY
MODEL: DOUBLE HUNG
MFGR: CUSTOM



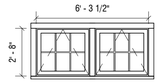
(A2) TYPE: 6/6 LITE
SASH: BLACK
TRIM: GRAY
MODEL: DOUBLE HUNG - DOUBLE MULLED
MFGR: CUSTOM



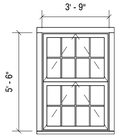
(C) TYPE: 4 LITE
SASH: BLACK
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM



(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
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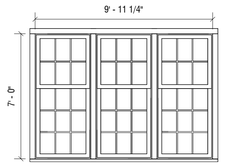
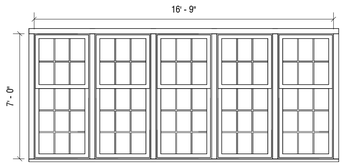
TRIM: GRAY
MODEL: BI-FOLD AWNING
MFGR: CUSTOM



(G) TYPE: 6/9 LITE
SASH: BLACK
TRIM: GRAY
MODEL: DOUBLE HUNG - TRIPLLE MULLED
MFGR: CUSTOM

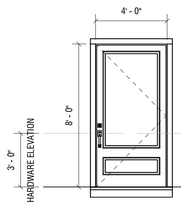


(H) TYPE: 6/9 LITE
SASH: BLACK
TRIM: GRAY
MODEL: DOUBLE HUNG - QUINTUPLE MULLED
MFGR: CUSTOM

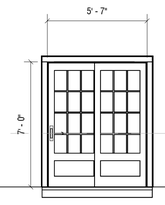
DOOR SCHEDULE - EXTERIOR

TAG	TYPE	LOCATION	LEAF WIDTH	LEAF HEIGHT	LEAF OPERATION	COMMENTS
BASEMENT						
001	06	PLAY ROOM	17' - 8"	8' - 0"	BI-FOLD	
002	07	CHANGING/POWDER	3' - 0"	7' - 0"	SWING	
FIRST FLOOR						
101	01	ENTRY	4' - 0"	8' - 0"	ENTRY	
102	04	DINING ROOM	12' - 0"	8' - 0"	LIFT/SLIDE	
103	05	LIVING ROOM	15' - 3"	8' - 0"	SWING/FOLDING	
104	07	MUD ROOM	3' - 0"	8' - 0"	SWING	
105	04	POOL CABANA	12' - 0"	7' - 0"	LIFT/SLIDE	POOL CABANA
SECOND FLOOR						
201	03	HALL	9' - 2 3/4"	8' - 6"	LIFT/SLIDE	
202	02	BEDROOM 04	5' - 7"	7' - 0"	SLIDING	
203	07	PRIMARY BATH	2' - 6"	6' - 8"	SWING	
204	03	PRIMARY BEDROOM	8' - 8 3/4"	7' - 0"	LIFT/SLIDE	

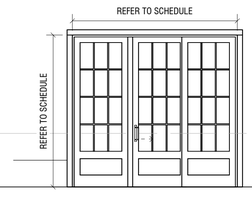
DOOR TYPES



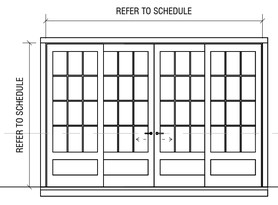
(01) TYPE: FRONT DOOR
SASH: BLACK
TRIM: BLACK
MODEL: SWING
MFGR: CUSTOM



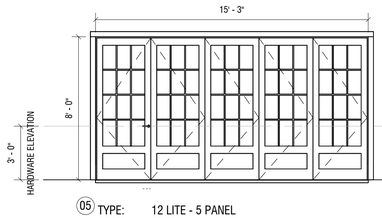
(02) TYPE: 12 LITE - 2 PANEL
SASH: BLACK
TRIM: GRAY
MODEL: SLIDING
MFGR: CUSTOM



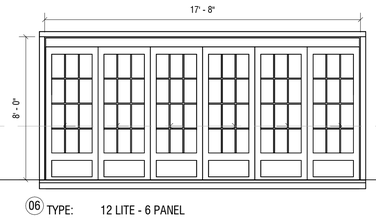
(03) TYPE: 12 LITE - 3 PANEL
SASH: BLACK
TRIM: GRAY
MODEL: SLIDING
MFGR: CUSTOM



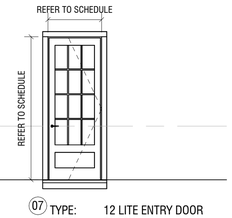
(04) TYPE: 12 LITE - 4 PANEL
SASH: BLACK
TRIM: GRAY
MODEL: SLIDING
MFGR: CUSTOM



(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
NANTUCKET, MA 02554

OWNER

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SHEET REVISIONS

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DRAWING SET ISSUES

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	SWT
CHECKED BY:	ADK/MLW/SCS/TJZ
SHEET FIRST ISSUE:	
SCALE:	1/4" = 1'-0"
PROJ. NO.	324011

WINDOW AND DOOR LEGENDS

G-002

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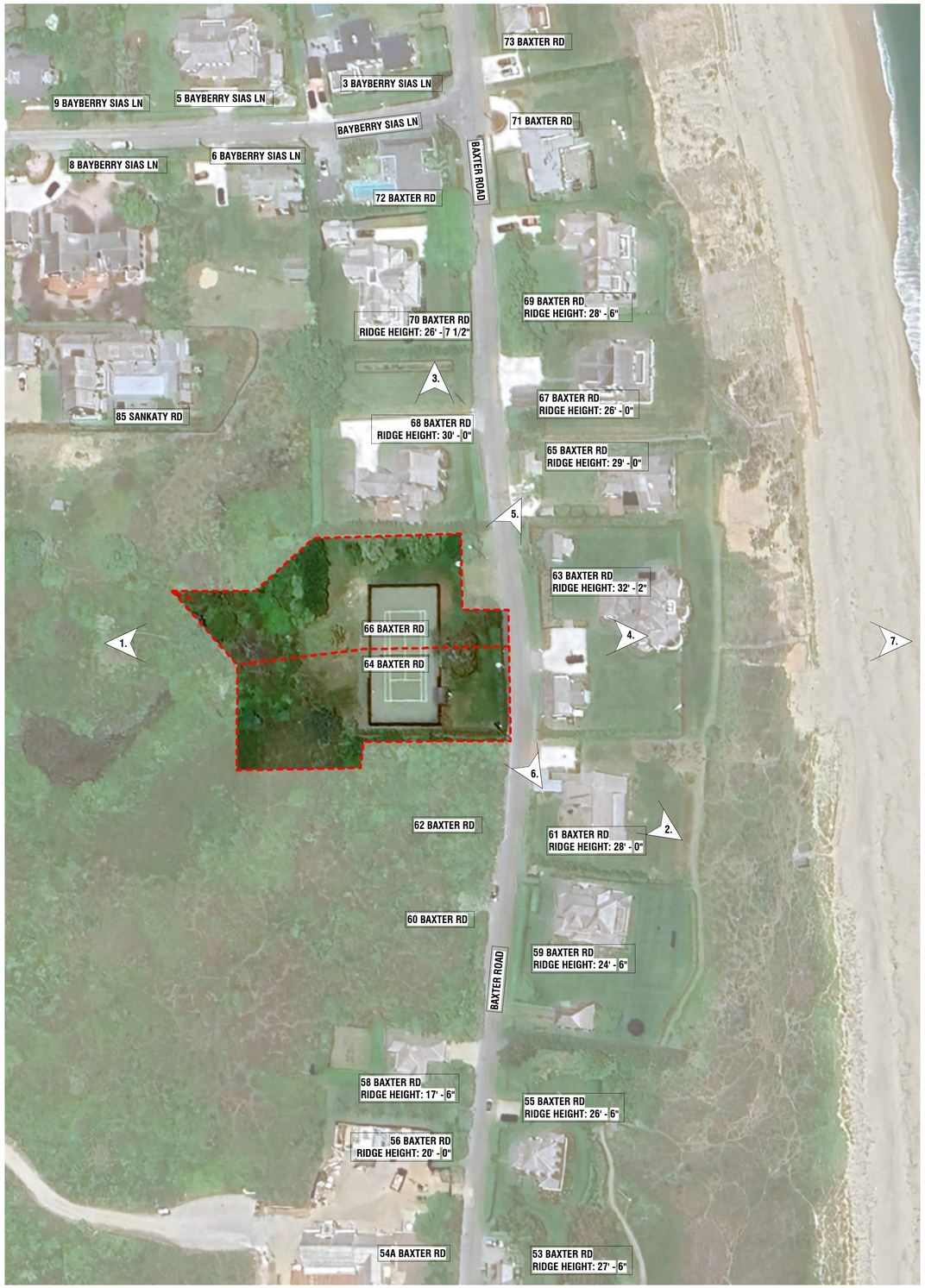



1. AERIAL VIEW - LOOKING EAST TOWARDS OCEAN



2. AERIAL VIEW - LOOKING NORTH TOWARDS SANKATY LIGHTHOUSE



3. AERIAL VIEW - LOOKING SOUTH



4. AERIAL VIEW - LOOKING WEST



5. EYE LEVEL VIEW - LOOKING NORTH ON BAXTER RD



6. EYE LEVEL VIEW - LOOKING SOUTH ON BAXTER RD



7. AERIAL VIEW - LOOKING WEST ALONG CLIFF

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EXISTING CONDITIONS

G-003

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"SCONSET AND OTHER SETTLEMENTS OUTSIDE OF TOWN, THE PRIMARY GOAL FOR NEW CONSTRUCTION IS TO **HARMONIZE WITH THE EXISTING BUILDING PATTERN AND CHARACTER**."
BUILDING WITH NANTUCKET IN MIND - P.89



AERIAL VIEW - LOOKING WEST FROM OCEAN



AERIAL VIEW - LOOKING NORTH-WEST



BAXTER RD STREET ELEVATION - LOOKING WEST FROM OCEAN

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EXT RENDERINGS - OVERALL

G-004

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64/66 BAXTER RD - PROPOSSED MAIN HOUSE FRONT ENTRY RENDERING

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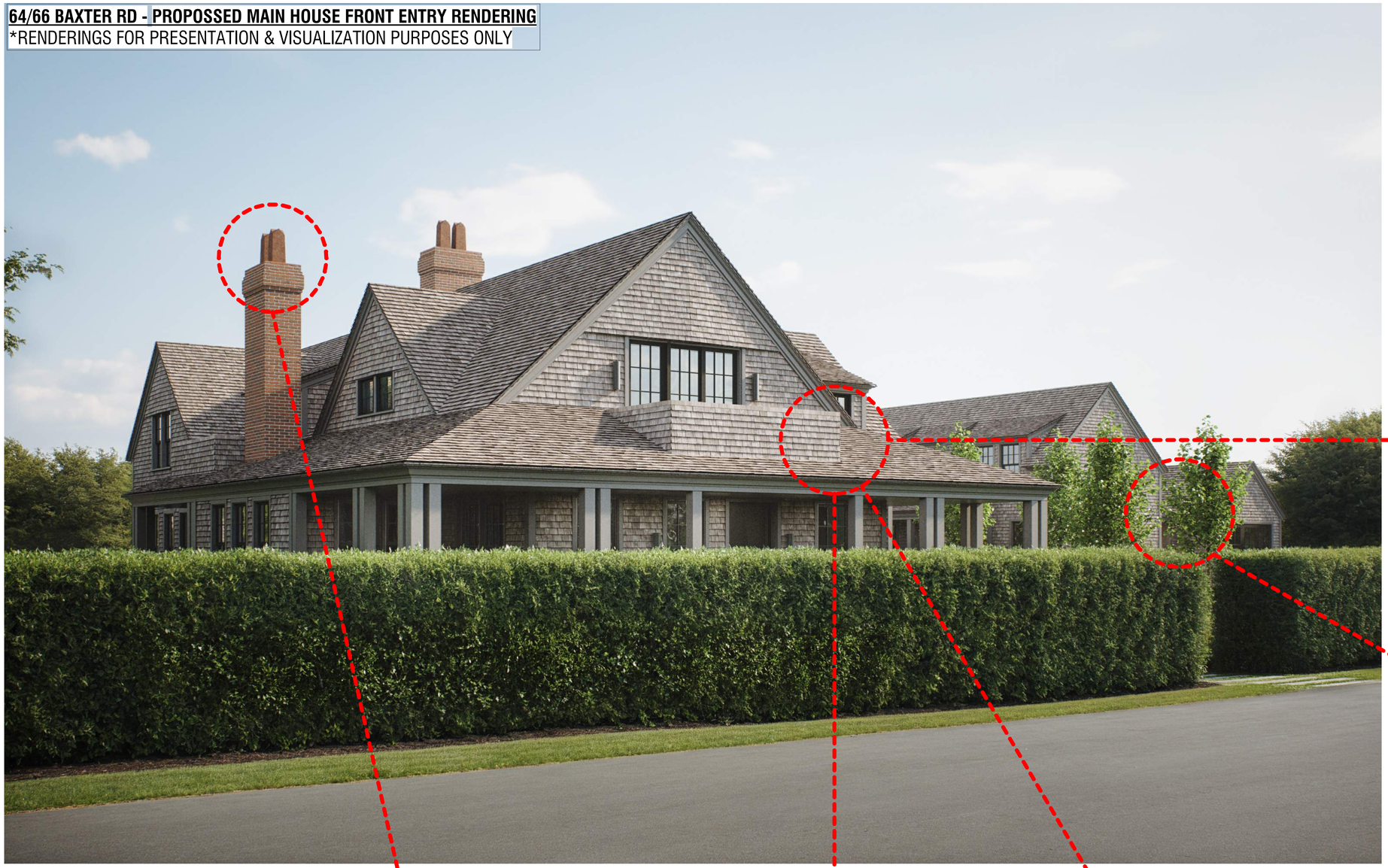


BUILDING WITH NANTUCKET IN MIND & BUILDING WITH SCONSET IN MIND EXCERPTS.

"THE EARLIEST STRUCTURES ALONG BAXTER ROAD WERE DESIGNED IN A VARIETY OF **VICTORIAN STYLES**. ALTHOUGH EACH IS UNIQUE, THEY COMPLEMENT EACH OTHER DUE TO THEIR SIMILAR SIZE, MASSING, AND DETAILS. FOR THE MOST PART, THESE DWELLINGS ALSO HAVE SIMILAR PLACEMENT AND SETBACKS ON THEIR LOTS, WITH FRONT, SIDE, AND REAR YARDS, AND ARE **SITUATED CLOSE TO THE ROAD**."
BUILDING WITH SCONSET IN MIND - P.67

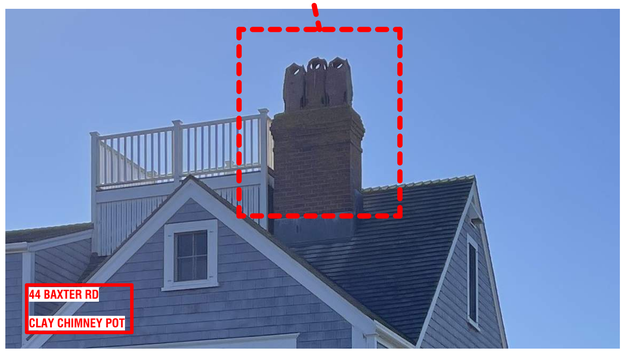


THE SHINGLE SYLE SYNTHESIZED THE STICK STYLE, QUEEN ANNE AND COLONIAL INFLUENCES. A TRUE DESENDANT OF HISTORIC NANTUCKET HOUSES, IT IS IMMEDIATELY CHARACTERIZED BY THE CONTINUOUS UNIFORM SKIN OF SHINGLES THAT WRAPS THE OVERALL, OFTEN PICTURESQUE, MASSING.
BUILDING WITH NANTUCKET IN MIND - P.48-49

"THE **RHYTHM OF OPEN SPACE AND BUILDINGS** IS IMPORTANT IN THIS NEIGHBORHOOD AND SHOULD BE MAINTAINED WHEN EVER POSSIBLE. REVIEWING PLOT PLANS IN RELATIONSHIP TO ADJACENT STRUCTURES IS ESSENTIAL TO ENSURE THE RHYTHM OF OPEN SPACE AND BUILDINGS."
BUILDING WITH SCONSET IN MIND - P.73



"**ADDATIVE MASSING** TO SUGGEST CONSTRUCTION OVERTIME SHOULD BE THE RULE THORUGHOUT THE NEIGHBORHOOD."
BUILDING WITH SCONSET IN MIND - P.73



"SCONSET AND OTHER SETTLEMENTS OUTSIDE OF TOWN, THE PRIMARY GOAL FOR NEW CONSTRUCTION IS TO **HARMONIZE WITH THE EXISTING BUILDING PATTERN AND CHARACTER**."
BUILDING WITH SCONSET IN MIND - P.72





"THE BUILDINGS ARE CHARACTERIZED BY PICTURESQUES ROOFS AND MASSES AS WELL AS INTEGRAL **VOIDS OF PORCHES AND VERANDAS**."
BUILDING WITH SCONSET IN MIND - P.72

MED

PRIMARY DWELLING

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BAXTER RD & SCONSET CONTEXT

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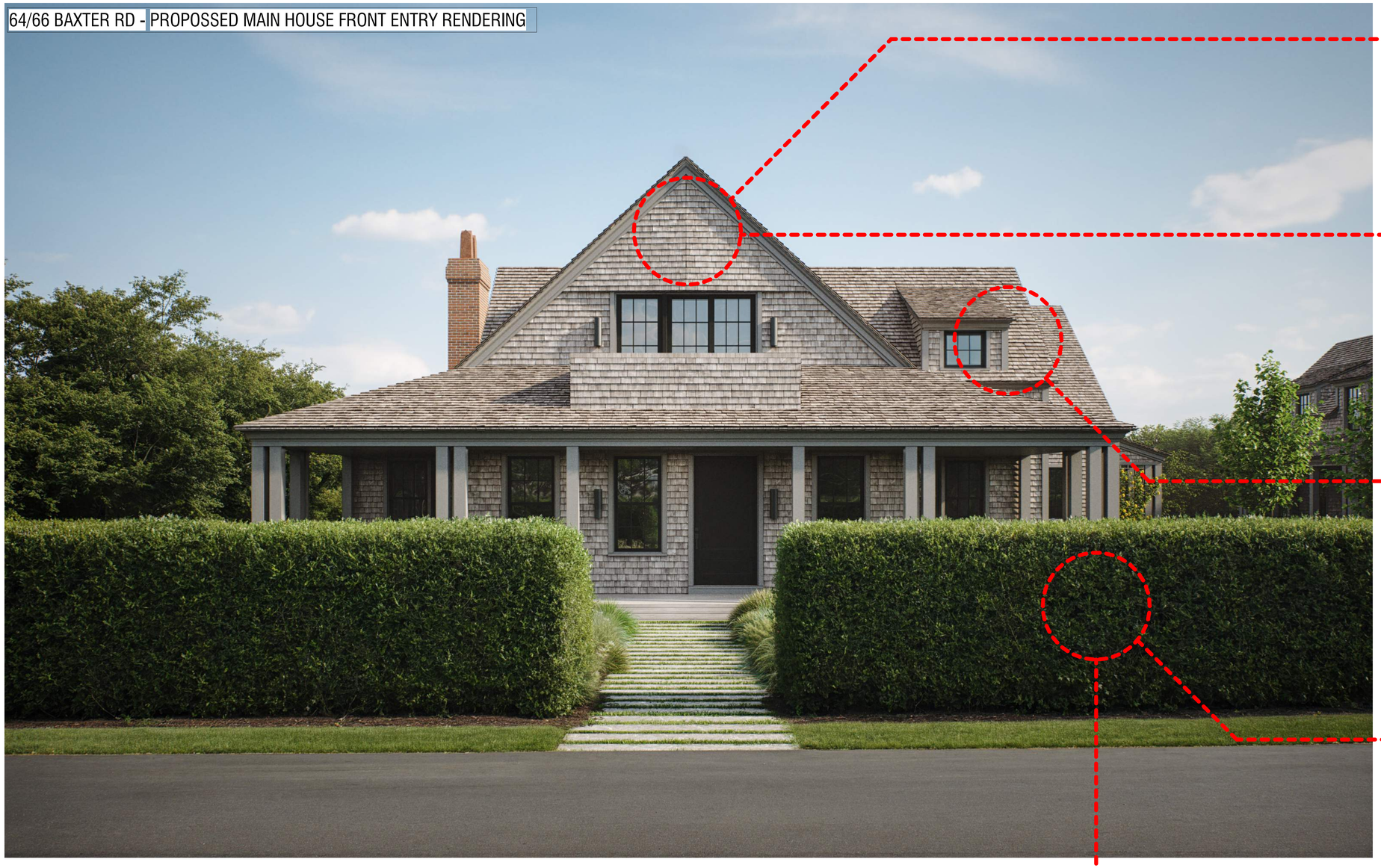
64/66 BAXTER RD - PROPOSSED MAIN HOUSE FRONT ENTRY RENDERING







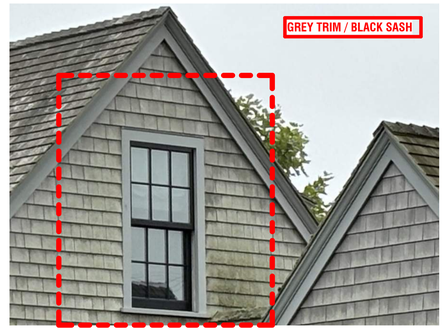
"**HARMONIOUS FENSTRATION PROPORTIONS AND ROOF AND TRIM DETAILS** ARE ALSO IMPORTANT."
BUILDING WITH SCONSET IN MIND - P.72





"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

G-006

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EYE LEVEL VIEW - FROM BAXTER LOOKING NORTH



EYE LEVEL VIEW - MH FRONT ENTRY FROM BAXTER



EYE LEVEL VIEW - FROM BAXTER



EYE LEVEL VIEW - GH & GARAGE FRONT ENTRY FROM BAXTER

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EXT. RENDERINGS - VIEWS FROM BAXTER RD

G-007

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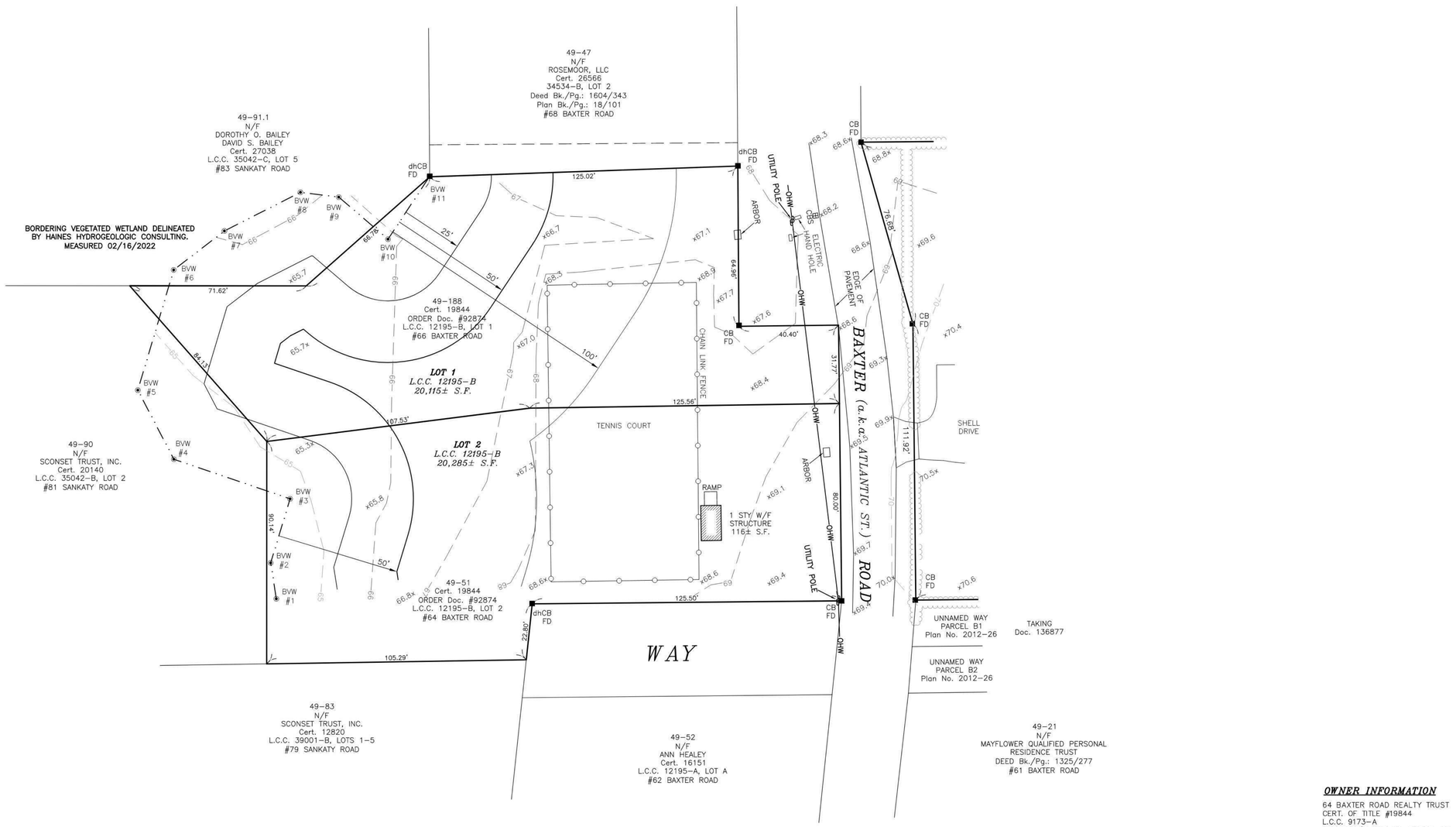
CURRENT ZONING CLASSIFICATION:
Siasconset Residential 20 (SR-20)

		#63 BAXTER RD.	#64 BAXTER RD.	#66 BAXTER RD.
		EXISTING:	EXISTING:	EXISTING:
MINIMUM LOT SIZE:	20,000 S.F.	25,014 S.F.±	SEE PLAN	SEE PLAN
MINIMUM FRONTAGE:	75 FT.	SEE PLAN	SEE PLAN	SEE PLAN
FRONT YARD SETBACK:	30 FT.	SEE PLAN	SEE PLAN	SEE PLAN
REAR/SIDE SETBACK:	10 FT.	SEE PLAN	SEE PLAN	SEE PLAN
GROUND COVER % :	12.5%	13.5% ±	XX% ±	XX% ±

#63 BAXTER
*REF. SPECIAL PERMIT Doc. #109240
*REF. ZBA DECISION Doc. #120307



GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

T:\KEN 25 JOB 20

BLACKWELL & ASSOCIATES, Inc
PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
www.blackwellsurvey.com

SITE PLAN
OF LAND
in Nantucket, MA
Prepared for
ELIZABETH SINGER

Date: September 11, 2023
Scale: 1"=20'

B5622

OWNER INFORMATION

64 BAXTER ROAD REALTY TRUST
CERT. OF TITLE #19844
L.C.C. 9173-A
ASSESSOR'S MAP 49, PARCEL 22
#63 BAXTER ROAD

V:\DRAWFILES\B5622\EMAIL_SP 2022-CARLSON - Copy.dwg SITE PLAN 9/11/2023 11:17:02 1:1

MED

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SITE SURVEY

X-000

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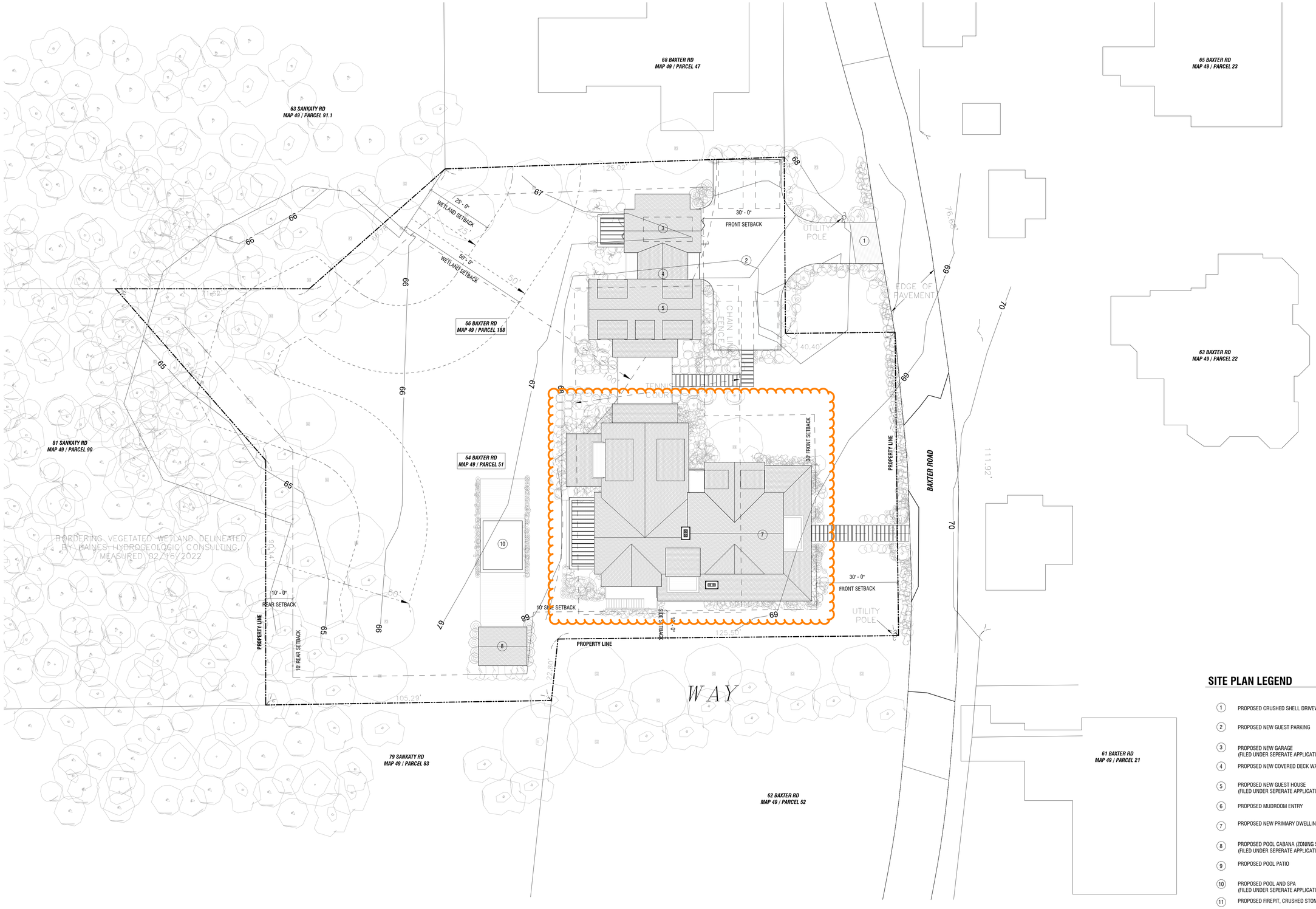

SITE PLAN LEGEND

1. PROPOSED CRUSHED SHELL DRIVEWAY & STONE APRON
2. PROPOSED NEW GUEST PARKING
3. PROPOSED NEW GARAGE (FILED UNDER SEPERATE APPLICATION)
4. PROPOSED NEW COVERED DECK WALKWAY
5. PROPOSED NEW GUEST HOUSE (FILED UNDER SEPERATE APPLICATION)
6. PROPOSED MUDROOM ENTRY
7. PROPOSED NEW PRIMARY DWELLING
8. PROPOSED POOL CABANA (ZONING SHED) (FILED UNDER SEPERATE APPLICATION)
9. PROPOSED POOL PATIO
10. PROPOSED POOL AND SPA (FILED UNDER SEPERATE APPLICATION)
11. PROPOSED FIREPIT, CRUSHED STONE

1 **SITE PLAN**
1/16" = 1'-0"

MED

SITE

64 & 66 BAXTER ROAD
NANTUCKET, MA 02554

OWNER

GOLDEN POND LLC
Hemenway & Barnes LLP - 75 State Street,
16th Floor, Boston, MA 02109

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

REID BUILDERS
7 Windy Way
Nantucket, MA 02554
T: (508) 228-2786

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR

BLACKWELL & ASSOCIATES, INC.
20 Teasdale Circle
Nantucket, MA 02554
T: (508) 228-9026

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

SIGN & SEAL

DRAWING SET ISSUES

09/23/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	SWT
CHECKED BY:	ADK/TJZ/MLW/SCS
SHEET FIRST ISSUE:	09/23/2024
SCALE:	As indicated
PROJ. NO.	324011

SITE PLAN

Z-100

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1 EXTERIOR ELEVATION - EAST

1/4" = 1'-0"



2 EXTERIOR ELEVATION - WEST

1/4" = 1'-0"

MED

PRIMARY DWELLING

64 & 66 BAXTER ROAD
NANTUCKET, MA 02554

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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

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09/23/2024	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	Author
CHECKED BY:	Checker
SHEET FIRST ISSUE:	
SCALE:	1/4" = 1'-0"
PROJ. NO.	324011

BUILDING ELEVATIONS

A-201

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1 BASEMENT

1/4" = 1'-0"

MED

PRIMARY DWELLING

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09/23/2024	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	SWT
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SHEET FIRST ISSUE:	01/11/2024
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PROJ. NO.	324011

LOWER LEVEL - CONSTRUCTION PLAN

A-100

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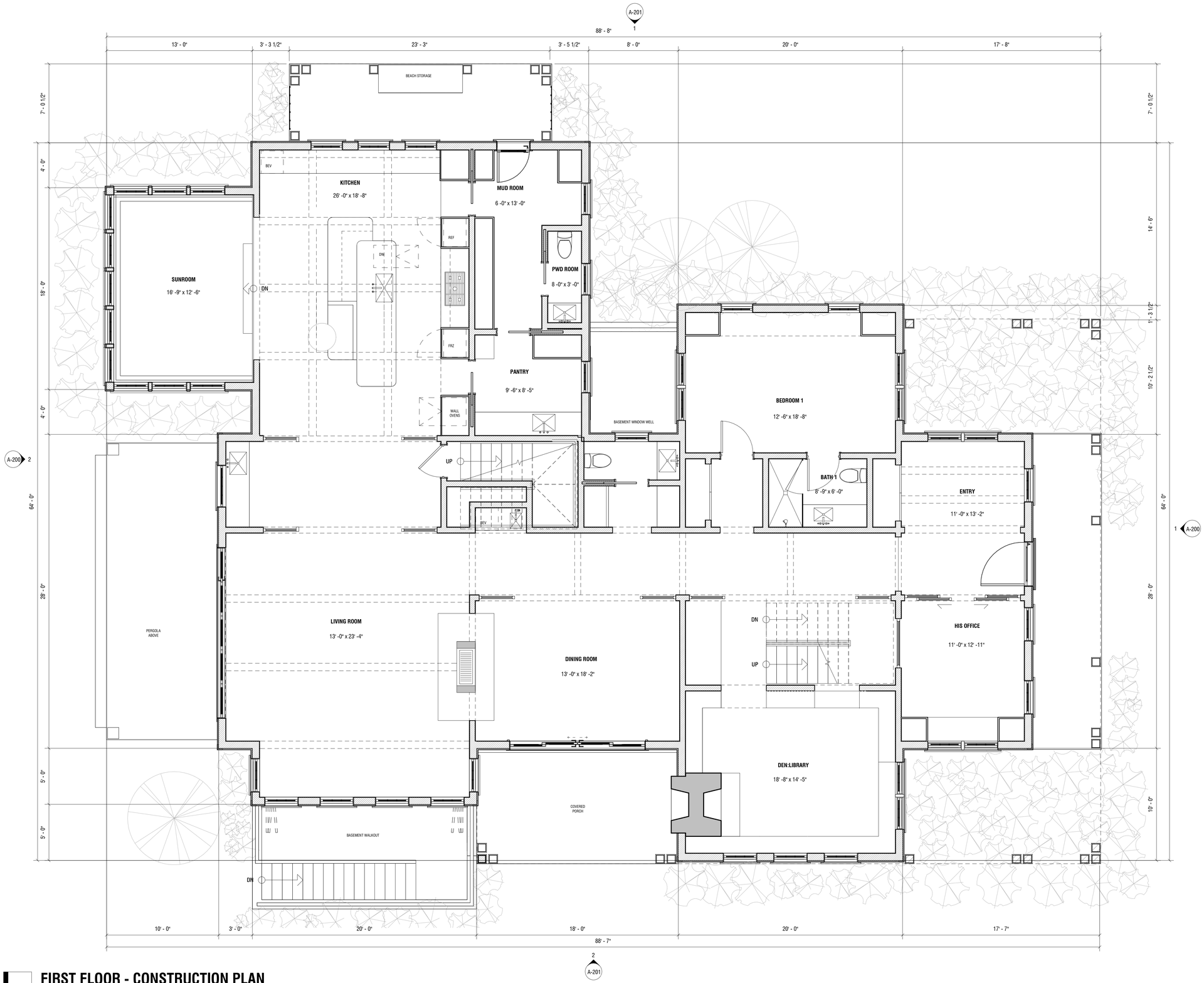

1 FIRST FLOOR - CONSTRUCTION PLAN

1/4" = 1'-0"

MED

PRIMARY DWELLING

64 & 66 BAXTER ROAD
NANTUCKET, MA 02554

OWNER

GOLDEN POND LLC
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SHEET REVISIONS

SIGN & SEAL

DRAWING SET ISSUES

09/23/2024	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	Author
CHECKED BY:	Checker
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SCALE:	1/4" = 1'-0"
PROJ. NO.	324011

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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64 & 66 BAXTER ROAD
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OWNER

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Hemenway & Barnes LLP - 75 State Street,
16th Floor, Boston, MA 02109

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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:	01/11/2024
SCALE:	1/4" = 1'-0"
PROJ. NO.	324011

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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WASHINGTON, DC 20008-2915

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GREAT FALLS, VA 22066

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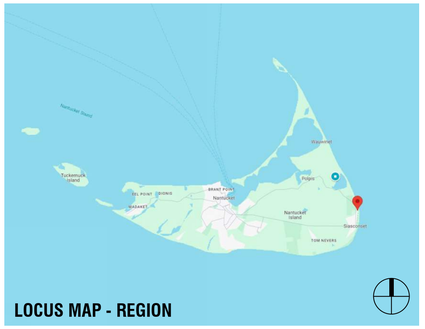
MED SECONDARY DWELLING

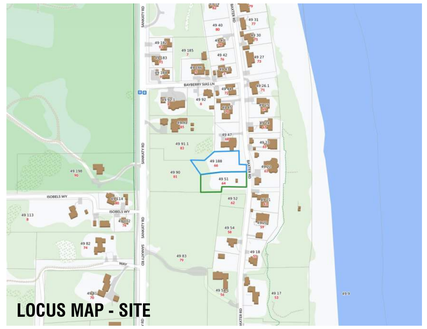
HDC - NEW BUSINESS SUBMISSION
SECONDARY DWELLING
09/23/2024





LOCUS MAP - REGION


LOCUS MAP - REGION


LOCUS MAP - SITE

DRAWING INDEX - HDC

SHEET NAME	Sheet Number	09.23.2024 - HDC SUBMISSION
00-TITLE		
TITLE SHEET	T-000	•
01-GENERAL		
GENERAL NOTES	G-001	•
WINDOW & DOOR LEGEND	G-002	•
EXISTING CONDITIONS	G-003	•
EXT RENDERINGS - OVERALL	G-004	•
BAXTER RD & SCONSET CONTEXT	G-005	•
EXT. RENDERINGS - VIEWS FROM BAXTER RD	G-006	•
SITE SURVEY	X-000	•
03-ARCHITECTURAL		
LOWER LEVEL - CONSTRUCTION PLAN	A-100	•
FIRST FLOOR CONSTRUCTION PLAN	A-101	•
SECOND FLOOR - CONSTRUCTION PLAN	A-102	•
BUILDING ELEVATIONS	A-202	•
BUILDING ELEVATIONS	A-203	•

ZONING INFORMATION

MAP/PARCEL	49/51 & 49/188
CURRENT ZONING	SR-20
FRONT SETBACK	30 FT
SIDE SETBACK	10 FT
REAR SETBACK	10 FT
MAX. BUILDING HEIGHT	30 FT
LOT SIZE	.57 ACRES & .49 ACRES (20,285 SF & 20,115 SF) 1.06 ACRES COMBINED (40,400 SF)
GROUND COVER ALLOWED	5,050 SF (12.5%)
GROUND COVER EXISTING	N/A
PROPOSED MAIN HOUSE G.C.	3,552 SF
PROPOSED GUEST HOUSE G.C.	800 SF
PROPOSED GARAGE G.C.	478 SF
PROPOSED CABANA G.C. (200 SF MAX ZONING SHED)	192 SF (NIC IN G.C.)
TOTAL PROPOSED G.C.	4,830 SF

EXTERIOR COLORS
SASH: BLACK
TRIM: GRAY

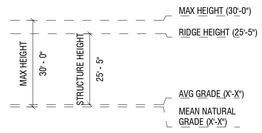
NANTUCKET, MA - ZONING ANALYSIS
MAP & PARCEL: 49-51
CURRENT ZONING: SR-20

PER REFERENCE: NANTUCKET ZONING BY-LAW CHAPTER 139

	REFERENCE	PERMITTED	PROPOSED	
MINIMUM LOT SIZE (SF)	ARTICLE V - 16.A	20,000 SF	40,400 SF	IN COMPLIANCE
GROUND COVER	ARTICLE V - 16.A	12.5 %	12.1 %	
		5,050 SF	4,892 SF	
MAXIMUM BUILDING HEIGHT (FT/STORIES)	ARTICLE V - 17.A	30'-0"	N/A	IN COMPLIANCE
		2 STORIES	N/A	
MINIMUM FRONTAGE	ARTICLE V - 16.A	75'-0"	N/A	IN COMPLIANCE
SETBACKS, MINIMUM (FT)				
FRONT SETBACK	ARTICLE V - 16.A	30'-0"	N/A	IN COMPLIANCE
SIDE SETBACK	ARTICLE V - 16.A	10'-0"	N/A	IN COMPLIANCE
REAR SETBACK	ARTICLE V - 16.A	10'-0"	N/A	IN COMPLIANCE
GROUND COVER, MAXIMUM	ARTICLE V - 16.A	5,050 SF	4,892 SF	IN COMPLIANCE

APPROVALS

PERMIT TYPE	PERMIT NUMBER	DATE ISSUED
CONCOM ORDER OF CONDITIONS	SE48-3697 (MASSDEP)	10/17/2023



GUEST HOUSE - PRIMARY RIDGE HEIGHT

MED
SECONDARY DWELLING

64 & 66 BAXTER ROAD
NANTUCKET, MA 02554

OWNER
GOLDEN POND LLC
Hemenway & Barnes LLP - 75 State Street,
16th Floor, Boston, MA 02109

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
REID BUILDERS
7 Windy Way
Nantucket, MA 02554
T: (508) 228-2786

STRUCTURAL ENGINEER
CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT
AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR
BLACKWELL & ASSOCIATES, INC.
20 Teasdale Circle
Nantucket, MA 02554
T: (508) 228-9026

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

09/23/2024	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	SWT/MJN
CHECKED BY:	ADK/TJZ/MLW/SCS
SHEET FIRST ISSUE:	09/09/2024
SCALE:	As indicated
PROJ. NO.	324011

TITLE SHEET

T-000

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CEDAR SHINGLE ROOFS AND SIDEWALLS:

MATERIAL SPECIFICATION:

A. WORKSHOP/APD STANDARD

- ROOF: WESTERN RED CEDAR SHINGLE - GRADE 1 OR A PERFECTION - 18" SHINGLE WITH 3/8" BUTT U.O.N.
- SIDEWALL: EASTERN WHITE CEDAR SHINGLE - GRADE A EXTRA CLEAR – 16" SHINGLE WITH 3/8" BUTT U.O.N.
- TRIM MATERIAL: RAKE, FASCIA, TRIM, AND SHINGLE-GROUND AT INSIDE CORNERS: A&BTR WESTERN RED CEDAR, PROVIDE 5/4 NOMINAL (1 1/16" ACTUAL) CORNER BOARDS, 1X NOMINAL (3/4" ACTUAL) RUNNING TRIM MINIMUM U.O.N. ALTERNATIVE THICKNESSES USED UPON REQUEST.

B. (ALTERNATIVE: ALASKAN YELLOW CEDAR CAN BE USED UPON REQUEST WHERE LENGTH OF WARRANTEE, SLOWER WEATHERING AND AVAILABILITY ARE FLAGGED FOR CONSIDERATION)

ROOFS:

1. ALL CEDAR ROOFS SHALL BE INSTALLED ACCORDING TO THE PROVISIONS OUTLINED IN CMR 1507.8 AND THESE SPECIFICATIONS. IN THE CASE OF ANY CONFLICTS THE CODE SHALL GOVERN.
2. ALL SHINGLES TO BE OF NATURALLY DURABLE WESTERN RED CEDAR AND HAVE A MINIMUM GRADING OF 1, A, OR PERFECTION. ALL GRADING TO FOLLOW CEDAR SHAKE AND SHINGLE BUREAU (CSSB) RULES.
3. PROVIDE FIRE-RETARDANT RATED SHINGLES WHERE REQUIRED BY TOWN OF NANTUCKET AND IN ACCORDANCE WITH CMR 1507.1 AND 1507.6. SEE CURRENT FIRE-RETARDANT MAPS FOR REQUIRED AREAS. MAINTAIN PROOF OF SHINGLE FIRE RATING INCLUDING MANUFACTURED UNIT, MANUFACTURER, TREATING COMPANY, AND TESTING AGENCY AND PROVIDE TO OWNER UPON COMPLETION OF PROJECT.
4. 5/8" TAPER SAWN SHINGLES WILL NOT BE ACCEPTED IN A ROOFING APPLICATION.
5. FASTENERS FOR WOOD SHINGLES SHALL BE MARINE GRADE 316 U.O.N. WITH A MINIMUM PENETRATION OF 3/4 INCH (19.1 MM) INTO THE SHEATHING. EACH SHINGLE SHALL BE ATTACHED WITH A MINIMUM OF TWO FASTENERS.
6. SEE ELEVATIONS AND FINISH SCHEDULE FOR SHINGLE SIZE, EXPOSURE, AND BUTT THICKNESS. EXPOSURE NOT TO EXCEED VALUES SHOWN IN TABLE 1507.8.7. CONFIRM EXPOSURE WITH ALL ROOF SLOPES. UNLESS OTHERWISE NOTED TYPICAL EXPOSURE TO BE 5" U.O.N.
7. SHINGLES TO BE INSTALLED OVER ADEQUATE UNDERLAYMENT AND SOLID SHEATHING. BREATHER UNDERLAYMENT PRODUCTS WILL NOT BE ACCEPTED.
8. ROVIDE AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR A SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET. UNDERLAYMENT TO EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24 INCHES (610 MM) INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. DOES NOT APPLY TO ROOFS THAT DO NOT CONTAIN CONDITIONED SPACE.
9. WOOD SHINGLES SHALL BE LAID WITH A SIDE LAP NOT LESS THAN 1 1/2 INCHES BETWEEN JOINTS IN ADJACENT COURSES, AND NOT BE IN DIRECT ALIGNMENT IN ALTERNATE COURSES.
10. SPACING BETWEEN SHINGLES SHALL BE 1/8" – 1/4" INCHES AND ACCORDING TO MANUFACTURER SPECIFICATION. SPACING TO BE ADJUSTED ACCORDING TO RELATIVE HUMIDITY AT TIME OF INSTALLATION, SHINGLE MOISTURE CONTENT AND ANY OTHER ENVIRONMENTAL FACTORS. REDUCTION IN THIS DIMENSION LEADING TO WARPING OF SHINGLES OR FAILURE OF INSTALLATION REQUIRING COMPLETE OR PARTIAL REPLACEMENT WILL BE AT THE DIRECT EXPENSE OF GENERAL CONTRACTOR.
11. PROVIDE COPPER ALGAE STRIPS EVERY 4' TO 5' DEPENDING ON ROOF SIZE.
12. FLASHING AND COUNTERFLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND WHERE OF METAL, SHALL NOT BE LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL. VALLEY FLASHING SHALL EXTEND AT LEAST 11 INCHES FROM THE CENTERLINE EACH WAY AND HAVE A SPLASH DIVERTER RIB NOT LESS THAN 1 INCH (25 MM) HIGH AT THE FLOW LINE FORMED AS PART OF THE FLASHING.
13. PROVIDE MAXIMUM SHINGLE OVERHANG OF ¾" AT ALL EXTENTS AND A DOUBLE FULL BUTT STARTING COURSE.
14. PROVIDE LACED SHINGLE CAP AT ALL ROOF RIDGES U.O.N.

SIDEWALLS:

1. ALL SHINGLES TO BE OF NATURALLY DURABLE EASTERN WHITE CEDAR AND HAVE A MINIMUM GRADING OF 1, A, OR EXTRA-CLEAR. ALL GRADING TO FOLLOW CEDAR SHAKE AND SHINGLE BUREAU (CSSB) RULES.
2. SEE ELEVATIONS AND FINISH SCHEDULE FOR SHINGLE SIZE, EXPOSURE, AND BUTT THICKNESS. TYPICAL EXPOSURE TO BE 5" U.O.N.
3. WOOD SHINGLES SHALL BE LAID WITH A SIDE LAP NOT LESS THAN 1 1/2 INCHES BETWEEN JOINTS IN ADJACENT COURSES, AND NOT BE IN DIRECT ALIGNMENT IN ALTERNATE COURSES.
4. SPACING BETWEEN SHINGLES SHALL BE 1/8" – 1/4" INCHES AND ACCORDING TO MANUFACTURER SPECIFICATION. SPACING TO BE ADJUSTED ACCORDING TO RELATIVE HUMIDITY AT TIME OF INSTALLATION, SHINGLE MOISTURE CONTENT AND ANY OTHER ENVIRONMENTAL FACTORS. REDUCTION IN THIS DIMENSION LEADING TO WARPING OF SHINGLES OR FAILURE OF INSTALLATION REQUIRING COMPLETE OR PARTIAL REPLACEMENT WILL BE AT THE DIRECT EXPENSE OF GENERAL CONTRACTOR.
5. FASTENERS FOR WOOD SHINGLES SHALL BE CORROSION RESISTANT WITH A MINIMUM PENETRATION OF 3/4 INCH (19.1 MM) INTO THE SHEATHING. EACH SHINGLE SHALL BE ATTACHED WITH A MINIMUM OF TWO FASTENERS.
6. SHINGLE EXPOSURE AT SIDEWALLS CAN BE FEATHERED BY UP TO 1" PER COURSE TO A MINIMUM OF 4" AND MAXIMUM OF 6" TO OBTAIN CRITICAL DESIGN ALIGNMENTS AT BUILDING CORNERS, OPENINGS, TRIM, OR ADJACENT FINISHES (I.E., SHIPLAP JOINTS ETC.)
7. SHINGLES TO BE APPLIED OVER SUITABLE VAPOR BARRIER. ALL FELT BARRIERS TO BE RATED MINIMUM OF 30LB HEAVY DUTY OR APPROVED EQ.
8. WHERE TYPICAL WEAVED COTTAGE CORNERS ARE NOTED – GENERAL CONTRACTOR IS TO PROVIDE A MOCK-UP FOR REVIEW AND APPROVAL.

GENERAL SCOPE OF WORK:

THIS PACKAGE DESCRIBES THE CONSTRUCTION OF A NEW 1.5-STORY, 10,185 SF, SINGLE-FAMILY PRIMARY DWELLING, NEW 1.5-STORY, 3,844 SF SECONDARY DWELLING, AND A DETACHED SINGLE STORY, 540 SF GARAGE. GARAGE IS CONNECTED TO THE SECONDARY DWELLING WITH A COVERED BREEZEWAY. MAIN HOUSE, GUEST HOUSE, AND GARAGE ARE ALL CONNECTED WITH A FULL BASEMENT AND SHARE FOUNDATION WALLS & SLABS. 192 SF ZONING SHED TO BE USED AS A POOL CABANA IN THE LANDSCAPE.

GENERAL NOTES:

1. DRAWINGS ARE REPRESENTATIVE DOCUMENTS TO FACILITATE CONSTRUCTION. CONTRACTOR SHOULD FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE HEIGHTS OF GRADE INDICATED ON DRAWINGS ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATION ONLY. NOTIFY DESIGNER OF ANY ALTERATIONS OR DISCREPANCIES IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF DRAWINGS TO THE SUB-CONTRACTORS UNDER HIS JURISDICTION.
3. THE CONTRACTOR IS TO COORDINATE THE WORK OF ALL SUB-CONTRACTORS, INCLUDING THE TIMING AND SCHEDULING OF THEIR WORK AND THE LAYOUT OF THEIR SYSTEMS. THE CONTRACTOR SHALL PROVIDE ALL SUB-CONTRACTORS WITH NECESSARY POWER AND ACCESS AND CONNECTIONS THROUGH FOUNDATION WALLS AS REQUIRED.
4. WORKSHOP/APD IS CONTRACTED TO SERVE AS THE OWNERS REPRESENTATIVE DURING CONSTRUCTION. A REPRESENTATIVE OF WORKSHOP/APD SHALL MAKE PERIODIC SITE VISITS TO VERIFY CONSTRUCTION PROGRESS AND WILL REPORT FINDINGS TO THE OWNER AND CONTRACTOR IN THE FORM OF A WRITTEN REPORT. THE CONTRACTOR SHALL PROVIDE FREE ACCESS TO THE WORK TO THE OWNER, ARCHITECT, SUBCONTRACTOR, AND THEIR REPRESENTATIVES AT ALL TIMES.
5. THE CONTRACTOR SHALL ACKNOWLEDGE THAT JOB SITES ARE DIFFICULT AND DANGEROUS PLACES TO WORK BY NATURE. AS SUCH, ALL NECESSARY PRECAUTIONS WILL BE TAKEN TO ENSURE THE SAFETY AND GENERAL WELL BEING OF HIS EMPLOYEES. CONTRACTOR SHALL PROVIDE GUARDS, RAILS,BARRICADES, FENCES, CATCH PLATFORMS, BRIDGING, DECKING, NIGHT LIGHTING, ETC. AS REQUIRED. THE USE OF ANY STEREOS AND/OR RADIOS AND THE PRESENCE OF PETS OF ANY KIND ARE PROHIBITED ON THE JOB SITE.
6. DRAWINGS SHALL NOT BE SCALED BY HAND. USE ONLY PRINTED DIMENSIONS TO IDENTIFY SIZE AND DIMENSION OF MATERIALS AS SHOWN. CONTACT THE DESIGNER TO VERIFY ANY DIMENSION THAT HAS BEEN OMITTED FROM THESE PLANS.
7. CONTRACTOR TO PROVIDE ALL MATERIALS FOR A COMPLETE JOB AS INDICATED IN THE DRAWINGS BOTH GRAPHICALLY AND WRITTEN, IN CASE OF DISCREPANCIES, THE MORE STRINGENT AND/OR COSTLY EXAMPLE SHALL BE ASSUMED, CONSULT DESIGNER IF SUCH A SITUATION OCCURS.
8. SHOP DRAWINGS SHALL BE SUBMITTED TO WORKSHOP/DPC, PRIOR TO PROCEEDING WITH WORK, FOR ALL MATERIALS THAT REQUIRE FABRICATION.WORKSHOP/DPC SHALL REVIEW AND RETURN SHOP DRAWINGS TO CONTRACTOR WITHIN A PERIOD OF TEN WORKING DAYS FROM THE DATE OF SUBMITTAL.
9. CONTRACTOR SHALL FURNISH SAMPLES OF ALL MATERIALS, AND/OR FINISHES AS SPECIFIED FOR CONSTRUCTION AT THE REQUEST OF THE OWNER OR DESIGNER.
10. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS NOTED OTHERWISE OR AT THE SPECIFIC AUTHORIZATION OF THE OWNER.
11. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
12. CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE WORK OR MAKE PARTS FIT TOGETHER PROPERLY, WITHOUT COMPROMISING QUALITY OF WORK.
13. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND PROTECTING ALL WORK FROM DAMAGE, BREAKAGE, COLLAPSE,DISTORTIONS AND MIS- ALIGNMENT ACCORDING TO APPLICABLE BUILDING CODES AND STANDARDS OF GOOD PRACTICE.
14. CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING SYSTEMS AT ALL TIMES FROM THE EFFECTS OF ADVERSE WEATHER (RAIN, SNOW, COLD, ETC.)AT NO ADDITIONAL COST TO THE OWNER.
15. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
16. CONTRACTOR SHALL MAINTAIN CLEAR AND UNOBSTRUCTED ACCESS FROM ALL FLOORS TO STAIRWELLS AND EXTERIOR EXITS AT ALL TIMES.
17. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR PROTECTING ALL DANGEROUS AREAS FROM ENTRY BY UNAUTHORIZED PARTIES.
18. CONTRACTOR SHALL PROVIDE PROTECTION OF ALL WINDOWS AND DOORS DURING CONSTRUCTION. MEANS OF PROTECTION SHALL NOT BE ATTACHED TOWINDOW AND DOOR FRAMES.
19. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH OTHER SUBCONTRACTORS AS NECESSARY, INCLUDING THOSE HIRED UNDER SEPARATE CONTRACT BY THE OWNER. EACH SUBCONTRACTOR SHALL COMPLETE WORK ON AN EXPEDIENT AND REASONABLE SCHEDULE, IN A MANNER THAT DOES NOT DELAY OTHER TRADES AND SUBCONTRACTORS FROM COMPLETION OF WORK.
20. ALL NAILS AND FASTENERS IN AREAS PRONE TO MOISTURE SHALL BE "HOT DIPPED GALVANIZED" UNLESS NOTED OTHERWISE.
21. THE CONTRACTOR SHALL KEEP SUFFICIENT WORKMAN ON THE JOB SITE AT ALL TIMES TO PERFORM WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE AND IN THE BEST INTEREST OF THE OWNER.
22. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTION SERVICES OF LOCAL AUTHORITIES OTHER THE ACTUAL BUILDING PERMIT AND HISTORIC DISTRICT COMMISSION APPROVAL, WHICH SHALL BE SECURED BY THE OWNER OR DESIGNER PRIOR TO THE SCHEDULED START DATE. ALL INSPECTIONS, RECORDS AND CERTIFICATE OF OCCUPANCY SHALL BE GIVEN TO THE OWNER AT THE END OF THE JOB. THE JOB SHALL NOT BE CONSIDERED COMPLETE UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED.
23. ALL WORK SHALL CONFORM TO ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING, PLUMBING, ELECTRICAL, AND LIFE SAFETY CODES, EVEN WHEN NOT SPECIFIED IN THE DRAWING, NOTES, OR SPECIFICATIONS. IF ANY CODE IS IN CONFLICT WITH THESE, THE CONTRACTOR SHALL REPORT SUCH TO CWA FOR REVISIONS PRIOR TO BIDDING. IN THE EVENT OF CONFLICT BEWDHEEN APPLICABLE CODES OR REGULATIONS AND REFERENCE STANDARDS OF THESEPLANS AND SPECIFICATION, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
24. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES TO ENSURE SAFE DIGGING.
25. A REGISTERED SURVEYOR SHALL BE REQUIRED TO SET ALL FOUNDATION CORNERS, ELEVATIONS AND DIMENSIONS ON SITE.
26. USE OF THESE DRAWINGS MUST BE IN COMPLIANCE WITH ALL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION [OSHA] REQUIREMENTS.

FOUNDATION NOTES

1. FOUNDATION NOTES ARE APPLICABLE TO ALL CONDITIONS UNLESS OTHERWISE NOTED.
2. ALL FOUNDATION WALLS SHALL BE 10" THICK CONCRETE, MINIMUM 3000PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
3. FOUNDATION WALLS SHALL BE KEYED INTO FOOTINGS.
4. FOOTINGS SHALL BE A MINIMUM OF 1'-0"D X 2'-0"W WITH 3-#4 CONTINUOUS HORIZONTAL BARS. HORIZONTAL REINFORCING SHALL BE PLACED AT 3" ABOVE BOTTOM OF FOOTING.
5. ALL FOOTINGS AND CONCRETE PIERS SHALL EXTEND 4'-0" BELOW GRADE MINIMUM.
6. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
7. ALL PERIMETER FOUNDATION WALLS SHALL HAVE WATERPROOFING APPLIED TO THE EXTERIOR.
8. FOUNDATION WALLS SHALL INCORPORATE 16" LONG - 1/2" DIAMETER ANCHOR BOLTS AT 32" O.C. MINIMUM, ON ALL PERIMETER WALLS. A MINIMUM OF WDHO BOLTS SHALL BE USED AT EACH SILL PLATE. HOLD BOLTS 18" OFF CORNERS MINIMUM. APPROVAL OF TOPSOIL REMOVAL SHALL BE IN THE FORM OF ACHANGE ORDER.
9. CONCRETE FLOOR SLABS SHALL BE 4" THICK MINIMUM AND BE REINFORCED WITH WELDED WIRE MESH OR FIBER MESH REINFORCING. REINFORCING SHALL BE PLACED AT THE CENTER OF THE SLAB. FLOOR SLABS SHALL BE POURED OVER 4" GRAVEL BASE AND 6 MIL. POLY-VAPOR BARRIER ON STRUCTURALLY COMPACTED OR UNDISTURBED SOIL.
10. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
11. VAPOR BARRIER SHALL BE CONTINUOUSLY INSTALLED BENEATH ALL CONCRETE FLOOR SLABS, AND OVER ALL EXPOSED EARTH IN CRAWL SPACES. 100% COVERAGE IS MANDATORY. MEMBRANE SHALL BE WRAPPED AROUND FOOTINGS TO FORM A CAPILLARY BREAK BETWEEN THE GROUND AND THE FOOTING.
12. PROVIDE CONTINUOUS 4" LAYERS OF CRUSHED STONE UNDER FOOTINGS OR PROVIDE PIPE THROUGH FOOTING FOR DRAINAGE OF ANY ACCUMULATED WATER UNDER SLAB.
13. A FOUNDATION DRAIN SHALL BE INSTALLED FLUSH WITH THE BOTTOM OF THE FOOTING AND COVERED WITH SILT PROTECTION FABRIC, GRAVEL, OR BOTH. ALL DRAIN LINES SHALL BE CONNECTED AWAY AND DOWNHILL FROM THE FOUNDATION AND BE DRAINED TO DAYLIGHT. IF NECESSARY TO DRAIN TO THE INTERIOR, USE A SEALED SUMP PUMP SYSTEM.

PLUMBING/MECHANICAL NOTES:

1. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING.
2. ALL PLUMBING/MECHANICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, BE PERFORMED BY A LICENSED TRADESPERSON, AND BE COMPLETED IN ACCORDANCE WITH THE DIRECTION OF LOCAL BUILDING CODE OFFICIALS. SUBCONTRACTORS AND TRADESPERSONS ARE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS FOR THEIR TRADE, SCHEDULING AND COMPLETING REQUIRED INSPECTIONS AND OPERATING ON A REASONABLE AND EFFICIENT SCHEDULE THAT DOES NOT DELAY THE WORK OF OTHER TRADES.
3. ALL MATERIALS SHALL BE SIZED IN ACCORDANCE WITH THE PROPOSED PLANS, ALLOWING FOR FUTURE EXPANSION IF INDICATED. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
4. ALL PRODUCTS, MATERIALS AND FIXTURES SHALL BE INSTALLED IN A MANNER CONSISTENT WITH SOUND PRACTICE AND QUALITY WORKMANSHIP.
5. PLUMBING WORK SHALL INCLUDE ALL LABOR AND MATERIALS FOR ALL PIPING, FIXTURES, HOT WATER HEATER, AND SEWER/SEPTIC CONNECTIONS. THIS INCLUDES CONNECTIONS FOR AN ICEMAKER IN THE REFRIGERATOR, THE DISHWASHER, AND WASHING MACHINE AS INDICATED ON PLANS. THE KITCHEN SINK WILL HAVE A GARBAGE DISPOSAL.
6. HEATING WORK SHALL INCLUDE ALL LABOR AND MATERIALS, ELECTRICAL/PLUMBING CONNECTIONS, AND INSTALLATION AS THEY OCCUR. DESCRIPTION OF SPECIFIC UNIT SHALL BE PART OF THE BID. STANDARD HEATING UNIT SHALL BE PROPANE FIRED RADIANT HOT WATER BASEBOARD SYSTEM WITH EFFICIENCY RATING OF 94 UNIT IS TO BE SIDEWALL VENTED. UNIT SIZE SHALL BE SIZED TO ACCOMMODATE THE ENTIRE HOUSE AT 78DF AT A 0DF EXTERIOR TEMPERATURE. HEATING SYSTEM SHALL BE CAPABLE OF OPERATING AT PEAK EFFICIENCY AT A TEMPERATURE OF 72°F. HEATING SYSTEM SHALL BE DIVIDED INTO WDHO ZONES. THERMOSTATS SHALL BE DIGITAL AND PROGRAMMABLE.
7. VENT TO THE EXTERIOR ALL BATHROOMS.
8. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER INFORMATION.

FRAMING NOTES

1. ALL WOOD FRAMING MEMBERS SHALL BE STRUCTURAL GRADE #2 OR BETTER.
2. ALL WOOD SHALL COMPLY WITH THE U.S. DEPARTMENT OF COMMERCE AMERICAN LUMBER STANDARDS SIMPLIFIED PRACTICE AND GRADING REQUIREMENTS OF A RECOGNIZED ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED.
3. WOOD SHALL BE FROM LIVE STOCK, THOROUGHLY SEASONED, WELL MANUFACTURED AND GENERALLY FREE FROM WARPAGE THAT CANNOT BE CORRECTED BY BRIDGING OR NAILING.
4. MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 19 % AT THE TIME OF CONSTRUCTION.
5. ALL PLAN DIMENSIONS ARE TO FINISHED FACE AND CENTERLINE OF OPENINGS. VERIFY ALL ROUGH OPENINGS WITH WINDOW AND DOOR SCHEDULE.
6. ALL EXTERIOR WALLS, AND INTERIOR PARTITION WALLS BEHIND TOILETS, SHALL BE 2"X6" STUD CONSTRUCTION AT 16" O.C. TYPICAL. ALL OTHER INTERIOR PARTITION WALLS SHALL BE 2"X4" STUD CONSTRUCTION AT 16" O.C. TYPICAL. WALLS SHALL HAVE SINGLE SHOE AND DOUBLE TOP PLATE.
7. JOIST HANGARS SHALL BE USED AT ALL FLUSH-FRAMED FLOOR JOISTS. JOISTS OVERLAPPING AT A SUPPORTING BEAM, SHALL OVERLAP 3" MINIMUM.
8. PROVIDE WOOD BLOCKING OR METAL BRIDGING AT 1/3RD POINTS ON ALL FLOOR JOISTS. BLOCKING SHOULD BE SPACED 4'-0" O.C. MINIMUM AND 8'-0" O.C.MAXIMUM.
9. DOUBLE FLOOR JOISTS OR BLOCKING SHALL BE PROVIDED BELOW ALL INTERIOR PARTITION WALLS.
10. SIZE TOTAL OF WOOD MEMBERS ARE NOMINAL SIZES. ALL LUMBER SHALL BE SURFACED ON FOUR SIDES, UNLESS NOTED OTHERWISE.
11. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING
12. INSTALL GIRDER MEMBERS WITH JOINTS OVER SUPPORTS, PROVIDE 1/2" AIRSPACE AT ENDS AND SIDES OF GIRDERS FRAMED INTO MASONRY OR CONCRETE. WOOD SHIMS UNDER THE ENDS OF GIRDERS SHALL NOT BE PERMITTED.
13. MINIMUM BEARING OF JOISTS FRAMED INTO MASONRY SHALL BE 3".
14. JOISTS EXTENDING OVER BEARING PARTITIONS OR BEAMS MAY BE BUTTED AND TIED TOGETHER, OR NAILED TOGETHER WITH A MINIMUM OVERLAP OF 4".
15. EXTERIOR AND BEARING WALL CONSTRUCTION SHALL INCLUDE ADEQUATE RESISTANCE TO WRACKING BY THE USE OF CORNER BRACING OR ANCHORAGE OF STRUCTURAL SHEATHING TO PLATES.
16. JAMB STUDS, EXTENDING IN ONE PIECE FROM HEADER TO SOLE PLATE, SHALL BE INSTALLED AT ALL WINDOW AND DOOR OPENINGS TO FORM RIGID ENCLOSURE.
17. PLYWOOD SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE APA (AMERICAN PLYWOOD ASSOCIATION)
18. EXTERIOR TYPE HARDWOOD PLYWOOD, "TECHNICAL" OR "TYPE 1", MAY BE USED FOR ANY PART OF THE STRUCTURE.
19. STRUCTURAL INTERIOR TYPE, "STRUC-INT.", PLYWOOD MAY BE USED FOR ALL INTERIOR WORK AND EXTERIOR WORK NOT DIRECTLY EXPOSED TO THEWEATHER.
20. INTERIOR PLYWOOD, "INT." OR "TYPE 2" MAY BE USED FOR INTERIOR WORK, EXCEPT BATHROOM AND SHOWER ENCLOSURES.
21. ROOF SHEATHING: 3/4" EXTERIOR GRADE T&G "TECHNICAL" PLYWOOD NAILED AT 10" O.C. WITH GALVANIZED 10D COMMON NAILS.
22. FLOOR SHEATHING: 3/4" STRUCTURAL "STRUCT-INT" PLYWOOD NAILED AT 10" O.C. WITH 10D COMMON NAILS.
23. EXTERIOR WALL SHEATHING: 1/2" EXTERIOR GRADE "TECHNICAL" PLYWOOD NAILED AT 6" O.C. WITH GALVANIZED 6D COMMON NAILS.
24. ALL OTHER SHEATHING: 1/2" INTERIOR GRADE "INT" PLYWOOD NAILED AT 6" O.C. WITH 6D COMMON NAILS.
25. FRAME ALL RAFTERS OPPOSITE EACH OTHER AT RIDGE WITH TIES OR RIDGE BOARD. THE DEPTH OF THE RIDGE BOARD SHALL BE NO LESS THAN THE CUT OF THE RAFTERS.

EXTERIOR FINISH NOTES

1. HOUSE WRAP, TYVEK OR SIMILAR SHALL BE INSTALLED OVER ALL EXTERIOR SHEATHING TO RESIST MOISTURE AND WIND INFILTRATION. WRAP SHALL CONTINUE BEHIND ALL EXTERIOR TRIM, DOUBLED AND FOLDED INTO OPENINGS.
2. EXTERIOR ROOFING MATERIAL SHALL BE INSTALLED AS PER MFGR'S WRITTEN INSTRUCTIONS AND HAVE A MINIMUM 25-YEAR MANUFACTURER'S WARRANTY. SELF-ADHERING SHEET WATERPROOFING, ICE&WATER SHIELD OR EQUAL, SHALL BE INSTALLED OVER THE ENTIRE ROOF ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND ASTM D6135.
3. A SILL GASKET, EPDM-TYPE RUBBER, SHEET METAL OR OTHER SUITABLE MEMBRANE SHALL BE INSTALLED OVER THE COMPLETE FRAMED WALL WIDTH BETWEEN A CONCRETE FOUNDATION WALL AND SILL PLATE.
4. PROMPTLY REMOVE ALL MANUFACTURERS' STICKERS FROM GLASS AFTER INSTALLATION.
5. KEEP AREAS TO BE INSULATED CLEAN AND DRY. DO NOT INSTALL INSULATION WHERE IT MAY BE EXPOSED TO WATER. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND BUILDING CODE REQUIREMENTS. PROVIDE INSECT SCREEN OR BARRIER AT ALL VENT OPENINGS.
6. EXTERIOR FOUNDATION TO BE PARGE.
7. DECKS SHALL USE 5/4" X 4" IPE WITH CONCEALED FASTENERS, CONFIRM, LAID FLAT WITH 1/4" REGULAR SPACING. ALL FLOORING AND DECKING SHALL BE TREATED % BOILED LINSEED OIL/50 % CUPRINOL AND WITH A MIXTURE OF 50 TRAFFIC SHALL BE PREVENTED OVER FINISHED SURFACES FOR THE PERIOD OF ONE WEEK.
8. EXTERIOR STEPS SHALL BE EQUAL TO DECK CONSTRUCTION, TRIM AND FINISH. RISERS SHALL MATCH TRIM MATERIAL. NOSING SHALL PROJECT 3/4".
9. ALL EXTERIOR STEPS SHALL LAND ON TO A 4" CONCRETE PAD SET ON A 4" GRAVEL BASE ON STRUCTURALLY COMPACTED SOIL. PAD SHALL BE 6" WIDER THAN STEPS AND PROJECT FROM LAST RISER 6" TOWARD DECK AND 18" AWAY FROM DECK.
10. WINDOW CAPS OR TRIM AND ALL OTHER PROJECTIONS AT POINTS WHERE RAIN ACCUMULATES OR RUNS OFF SHALL BE PROVIDED WITH FLASHING. SUCH FLASHING SHALL EXTEND A MINIMUM OF 6" UP THE WALL UNDER THE SHEATHING PAPER AND NOT LESS THAN 6" HORIZONTALLY. FLASHING SHALL BE SUFFICIENT LENGTH TO COVER THE COURSE ABOVE WITHOUT BEING PUNCTURED BY NAILS.
11. A CONTINUOUS RIDGE VENT SHALL BE PROVIDED AT ALL ROOF RIDGES, WHERE REQUIRED. SOFFIT VENTING SHALL BE PROVIDED AS INDICATED ON DETAIL DRAWINGS.
12. PROVIDE STEP FLASHING AT ALL CHIMNEY LOCATIONS.
13. RIDGE VENTS SHALL BE "CORE VENT" OR EQUAL, EXTENDING ALONG ALL RIDGE LINES. TERMINATE RIDGE VENTS 12" FROM END OF RIDGE. COVERED W/SHINGLES.
18. ALL EXTERIOR TRIM SHALL BE PLANED ON ALL FOUR SIDES AND HAVE SQUARED EDGES.
19. WINDOW & DOOR MANUFACTURERS AND SIZES AND HARDWARE SHALL BE SPECIFIED IN DOOR AND WINDOW SCHEDULE.
21. CAVITIES SHALL SUPPORT PROPER VENTING, INCLUDING THE INSTALLATION OF BAFFLES BETWEEN ALL RAFTERS. KEEP ALL VENTILATION SPACE UNOBSTRUCTED.
22. EXTERIOR BRICK SHALL MEET STANDARDS OF THE BRICK INSTITUTE OF AMERICA (BIA) FOR EXTERIOR/SEVERE WEATHER USE.

DEFINITIONS

NOTE:	ALL REFERENCES IN THE DWGS. TO THE WORDS LISTED BELOW SHALL BE UNDERSTOOD TO MEAN THE FOLLOWING:
REPLACE:	REMOVE THE EXISTING MATERIAL, PREPARE THE SURFACES TO RECEIVE THE REPLACEMENT MATERIAL & INSTALL THE REPLACEMENT MATERIAL.
REPOINT:	REMOVE THE EXIST. MATERIAL (MORTAR & SEALANT) TO THE DEPTH AS DETAILED & INSTALL THE REPLACEMENT MORTAR AS SPECIFIED.
REPAIR:	REMOVE ANY DAMAGED OR LOOSE EXIST. MATERIAL, PREPARE THE SURFACES & PATCH TO MATCH THE EXIST. MATERIALS.

GLAZING NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ALL GLAZING (WINDOW, DOOR, OR OTHERWISE) ADJACENT TO A WALKING SURFACE, STAIR, LANDING,TUB OR SHOWER SAFETY LAMINATED GLASS MEETING THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, MARTIN COUNTY, AND ANY OTHER APPLICABLE LOCAL OR NATIONAL CODE.
2. PROVIDE SHOWER ENCLOSURES AS INDICATED ON THE PLANS. GLASS TO BE LOW IRON, CLEAR GLASS.
3. GLAZING SHALL COMPLY WITH ASTM C 1036 REQUIREMENTS FOR FLAT GLASS TYPE I AND II AND GSA DD-G-451C STANDARD FOR GLASS, FLAT AND CORRUGATED, FOR GLAZING MIRRORS AND OTHER USES.

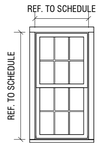
MECHANICAL NOTES

1. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, ETC., TO COMPLETE ALL WORK AS REQUIRED BY THIS SPECIFICATION AND THE ACCOMPANYING DRAWINGS.
2. ALL WORK TO BE IN STRICT COMPLIANCE WITH THE CURRENTLY ADOPTED INTERNATIONAL MECHANICAL CODE, NFPA, NATIONAL STANDARD PLUMBING CODE AND ASHRAE STANDARDS. WHERE DIFFERENCES EXIST BETWEEN THIS SPECIFICATION AND CODES. THE CODE SHALL GOVERN AND WORK SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL PLUMBING, RELATED FIXTURES, DRAINS, HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. SUBCONTRACTORS SHALL CO

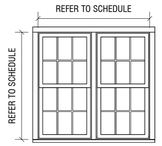
WINDOW SCHEDULE

TAG	TYPE	WIDTH	HEIGHT	OPERATION	MANUFACTURER	COMMENTS
FIRST FLOOR						
120	A	3' - 0"	6' - 0"	DOUBLE HUNG		
174	A	3' - 0"	5' - 0"	DOUBLE HUNG		
175	A	3' - 0"	5' - 0"	DOUBLE HUNG		
222	A	3' - 0"	6' - 0"	DOUBLE HUNG		
224	A	3' - 0"	6' - 0"	DOUBLE HUNG		
226	A	3' - 0"	6' - 0"	DOUBLE HUNG		
171	C	1' - 9"	2' - 6"	CASEMENT		
220	C	1' - 9"	2' - 6"	CASEMENT		
229	C	1' - 9"	2' - 6"	CASEMENT		
SECOND FLOOR						
118	A	3' - 0"	5' - 0"	DOUBLE HUNG		
121	A	3' - 0"	5' - 0"	DOUBLE HUNG		
122	A	3' - 0"	5' - 0"	DOUBLE HUNG		
138	A	3' - 0"	5' - 0"	DOUBLE HUNG		
201	A	3' - 0"	5' - 0"	DOUBLE HUNG		
203	A	3' - 0"	5' - 0"	DOUBLE HUNG		
210	A	3' - 0"	5' - 0"	DOUBLE HUNG		
216	A	3' - 0"	5' - 0"	DOUBLE HUNG		
218	A	3' - 0"	5' - 0"	DOUBLE HUNG		
153	A2	6' - 0"	5' - 0"	DOUBLE HUNG		
154	A2	6' - 0"	5' - 0"	DOUBLE HUNG		

WINDOW TYPES



A TYPE: 6/6 LITE
SASH: BLACK
TRIM: GRAY
MODEL: DOUBLE HUNG
MFGR: CUSTOM



A2 TYPE: 6/6 LITE
SASH: BLACK
TRIM: GRAY
MODEL: DOUBLE HUNG - DOUBLE MULLED
MFGR: CUSTOM

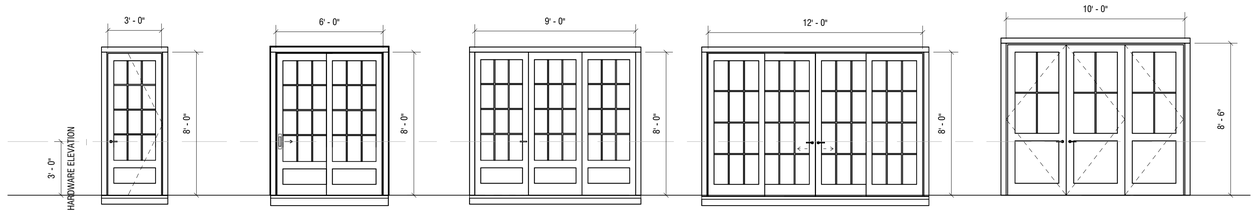


C TYPE: 4 LITE
SASH: BLACK
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM

DOOR SCHEDULE - EXTERIOR

TAG	TYPE	LOCATION	DOOR FRAME WIDTH	DOOR FRAME HEIGHT	OPERATION	COMMENTS
100	01	ENTRY HALL	3' - 1 1/2"	8' - 0"	SWING	
101	01	ENTRY HALL	3' - 1 1/2"	8' - 0"	SWING	
103	04	KITCHEN/DINING	12' - 0"	8' - 0"	LIFT/SLIDE	
102	02	GARAGE	6' - 0"	8' - 0"	SLIDING	
104	03	GARAGE	9' - 0"	8' - 0"	SWING/BI-FOLD	
105	05	GARAGE	10' - 0"	8' - 6"	SWING/BI-FOLD	

DOOR TYPES



01
TYPE: 6/6 LITE
SASH: BLACK
TRIM: GRAY
MODEL: SWING
MFGR: CUSTOM

02
TYPE: , 2 PANEL / 12 LITE
SASH: BLACK
TRIM: GRAY
MODEL: DOUBLE HUNG
MFGR: CUSTOM

03
TYPE: 3 PANEL / 12 LITE
SASH: BLACK
TRIM: GRAY
MODEL: SWING/BI-FOLD
MFGR: CUSTOM

04
TYPE: 4 PANEL / 12 LITE
SASH: BLACK
TRIM: GRAY
MODEL: DOUBLE SLIDER
MFGR: CUSTOM

05
TYPE: 3 PANEL / 4 LITE
SASH: BLACK
TRIM: GRAY
MODEL: SWING/BI-FOLD
MFGR: CUSTOM

MED

SECONDARY DWELLING

64 & 66 BAXTER ROAD
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DRAWING SET ISSUES

01	09/23/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	SWT/MJN
CHECKED BY:	ADK/TJZ/MLW/SCS
SHEET FIRST ISSUE:	
SCALE:	1/4" = 1'-0"
PROJ. NO.	324011

WINDOW & DOOR LEGEND

G-002

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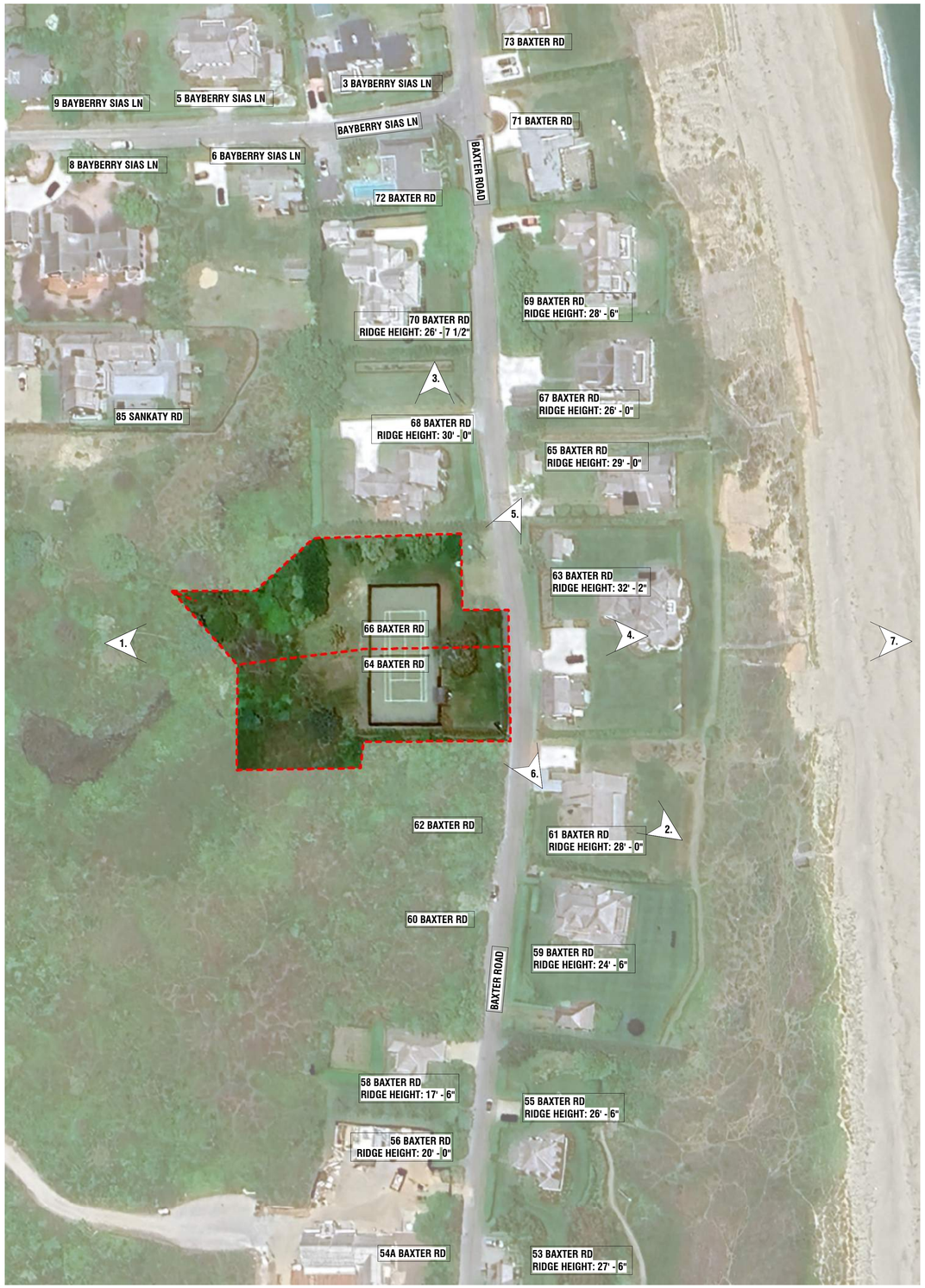



1. AERIAL VIEW - LOOKING EAST TOWARDS OCEAN



2. AERIAL VIEW - LOOKING NORTH TOWARDS SANKATY LIGHTHOUSE



3. AERIAL VIEW - LOOKING SOUTH



4. AERIAL VIEW - LOOKING WEST



5. EYE LEVEL VIEW - LOOKING NORTH ON BAXTER RD



6. EYE LEVEL VIEW - LOOKING SOUTH ON BAXTER RD



7. AERIAL VIEW - LOOKING WEST ALONG CLIFF

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EXISTING CONDITIONS

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



BAXTER RD STREET ELEVATION - LOOKING WEST FROM OCEAN

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CONSTRUCTION DOCUMENTS	
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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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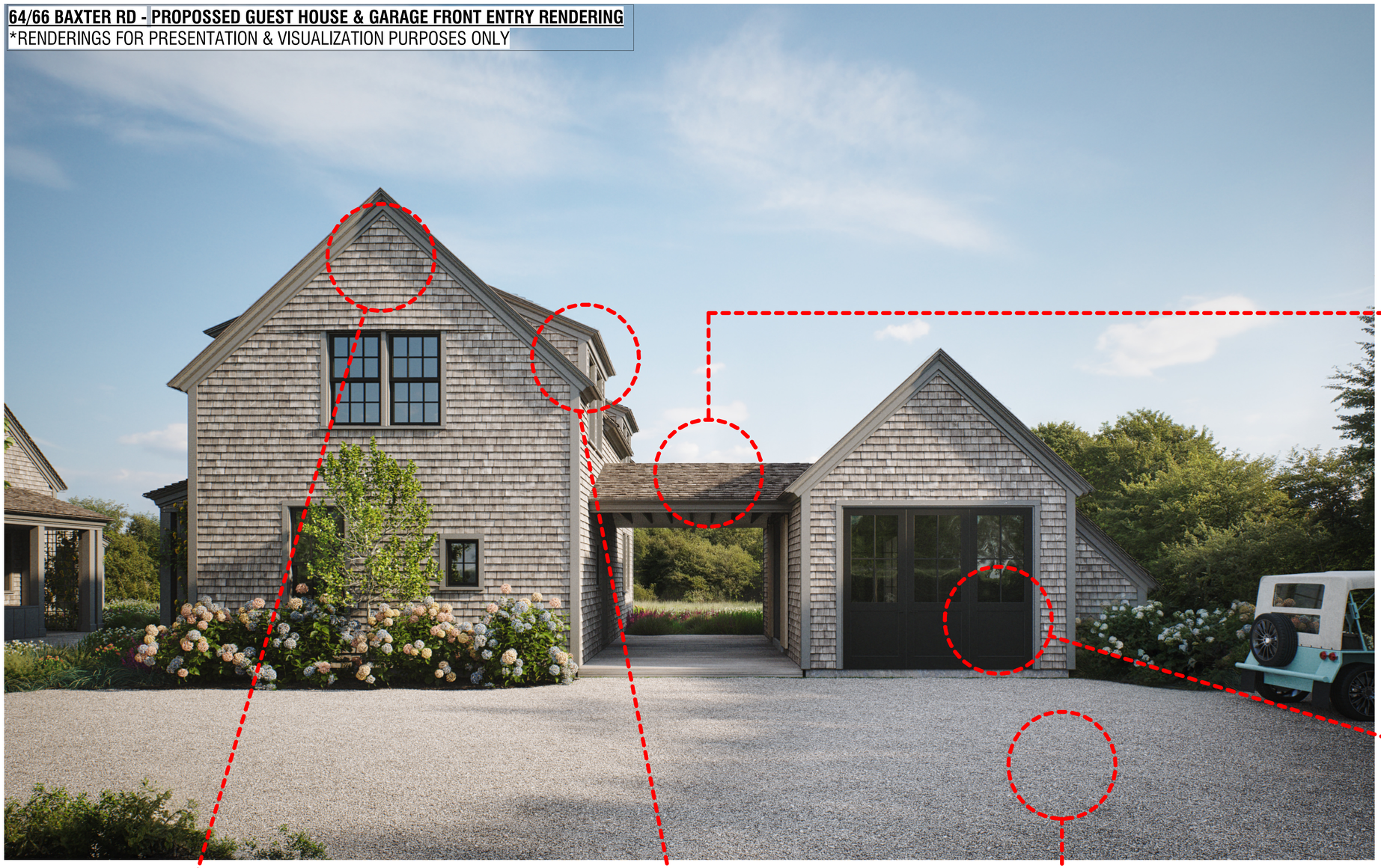
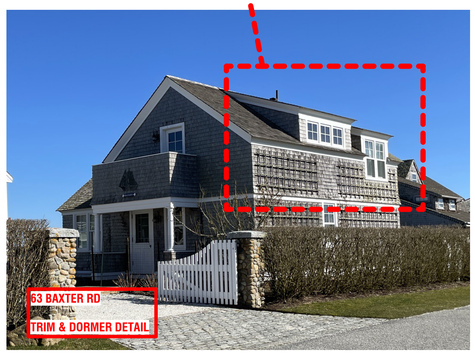




"THE BUILDINGS ARE CHARACTERIZED BY PICTURESQUES ROOFS AND MASSES AS WELL AS INTEGRAL **VOIDS OF PORCHES AND VERANDAS**."
BUILDING WITH SCONSET IN MIND - P.72



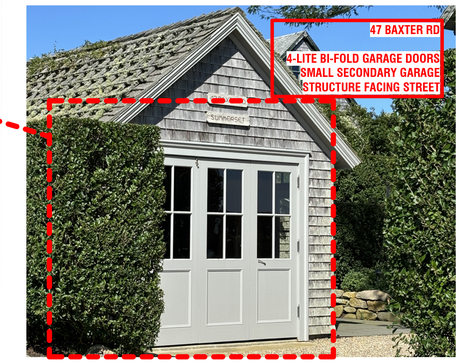
"**HARMONIOUS FENSTRATION PROPORTIONS AND ROOF AND TRIM DETAILS** ARE ALSO IMPORTANT."
BUILDING WITH SCONSET IN MIND - P.72

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



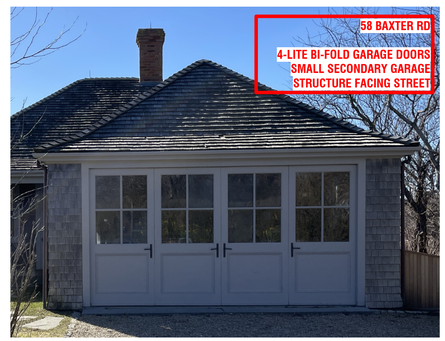
"**ADDATIVE MASSING** TO SUGGEST CONSTRUCTION OVERTIME SHOULD BE THE RULE THORUGHOUT THE NEIGHBORHOOD."
BUILDING WITH SCONSET IN MIND - P.73



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



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
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39 West 38th, 6th Flr
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DRAWING SET ISSUES

09/23/2024	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	SWT/MJN
CHECKED BY:	ADK/TJZ/MLW/SCS
SHEET FIRST ISSUE:	
SCALE:	
PROJ. NO.	324011

BAXTER RD & SCONSET CONTEXT

G-005

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EYE LEVEL VIEW - FROM BAXTER LOOKING NORTH



EYE LEVEL VIEW - MH FRONT ENTRY FROM BAXTER



EYE LEVEL VIEW - FROM BAXTER



EYE LEVEL VIEW - GH & GARAGE FRONT ENTRY FROM BAXTER

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EXT. RENDERINGS - VIEWS FROM BAXTER RD

G-006

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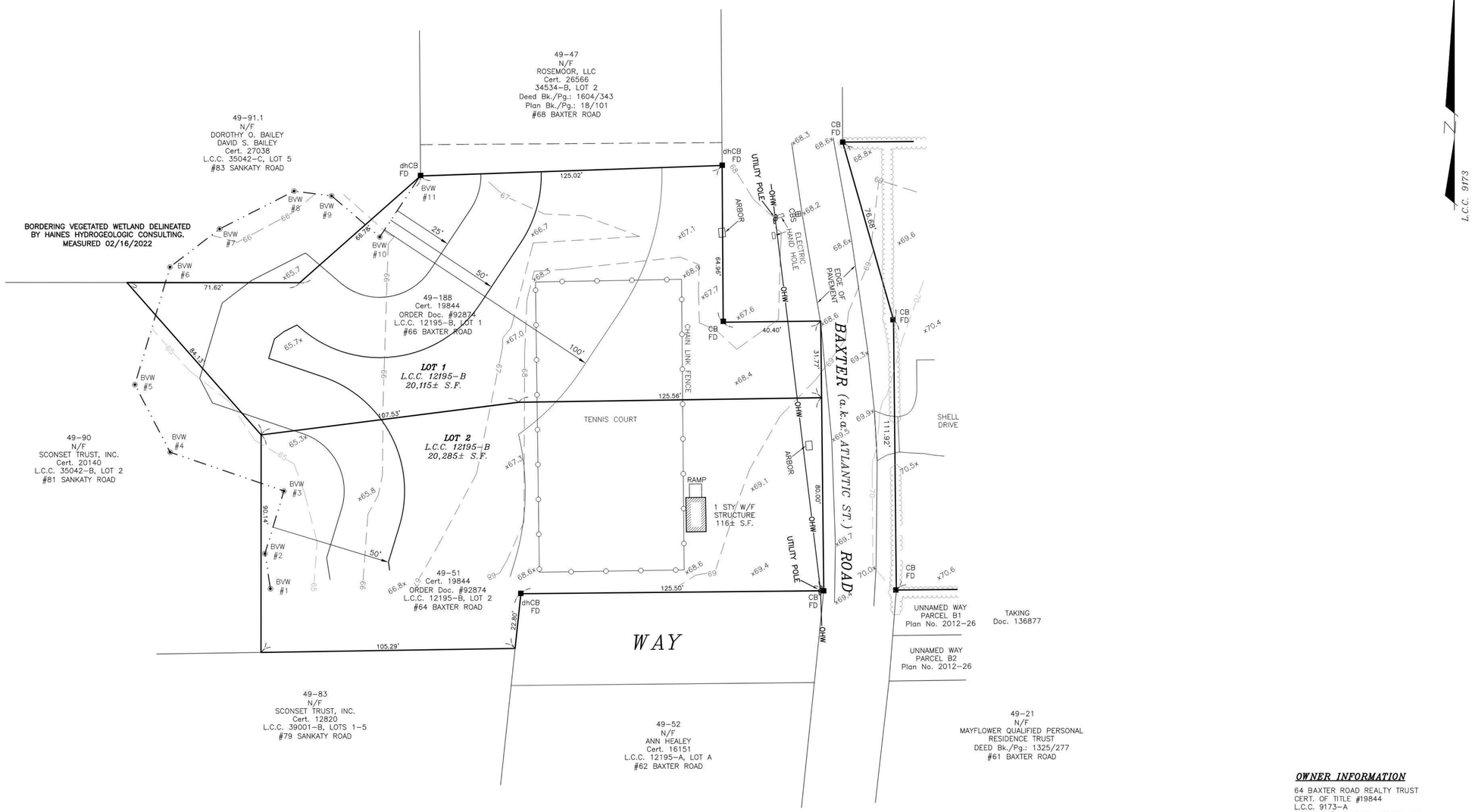
CURRENT ZONING CLASSIFICATION:
Siasconset Residential 20 (SR-20)

		#63 BAXTER RD.	#64 BAXTER RD.	#66 BAXTER RD.
		EXISTING:	EXISTING:	EXISTING:
MINIMUM LOT SIZE:	20,000 S.F.	25,014 S.F.±	SEE PLAN	SEE PLAN
MINIMUM FRONTAGE:	75 FT.	SEE PLAN	SEE PLAN	SEE PLAN
FRONT YARD SETBACK:	30 FT.	SEE PLAN	SEE PLAN	SEE PLAN
REAR/SIDE SETBACK:	10 FT.	SEE PLAN	SEE PLAN	SEE PLAN
GROUND COVER % :	12.5%	13.5% ±	XX% ±	XX% ±

#63 BAXTER
*REF. SPECIAL PERMIT Doc. #109240
*REF. ZBA DECISION Doc. #120307



OWNER INFORMATION

64 BAXTER ROAD REALTY TRUST
CERT. OF TITLE #19844
L.C.C. 9173-A
ASSESSOR'S MAP 49, PARCEL 22
#63 BAXTER ROAD

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

T:\KEN 25 JOB 20

BLACKWELL & ASSOCIATES, Inc
PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
www.blackwellsurvey.com

Date: September 11, 2023
Scale: 1"=20'

SITE PLAN
OF LAND
in Nantucket, MA
Prepared for
ELIZABETH SINGER

B5622

V:\DRAWFILES\B5622\EMAIL_SP 2022-CARLSON - Copy.dwg SITE PLAN 9/11/2023 11:17:02 1:1

MED

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OWNER

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SITE SURVEY

X-000

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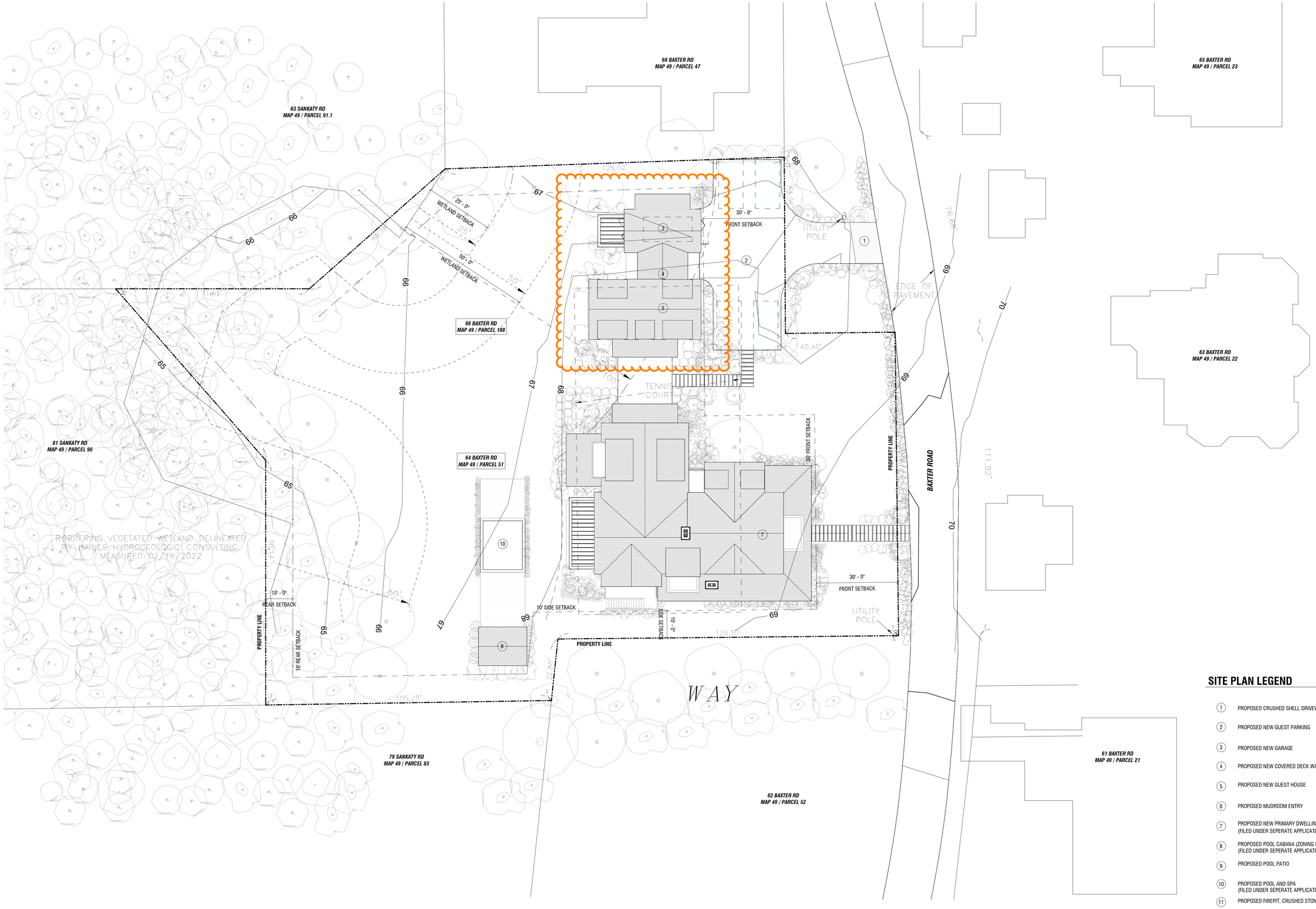

SITE PLAN LEGEND

1. PROPOSED CRUSHED SHELL DRIVEWAY & STONE APRON
2. PROPOSED NEW GUEST PARKING
3. PROPOSED NEW GARAGE
4. PROPOSED NEW COVERED DECK WALKWAY
5. PROPOSED NEW GUEST HOUSE
6. PROPOSED MUDROOM ENTRY
7. PROPOSED NEW PRIMARY DWELLING (FILED UNDER SEPERATE APPLICATION)
8. PROPOSED POOL CABANA (ZONING SHED) (FILED UNDER SEPERATE APPLICATION)
9. PROPOSED POOL PATIO
10. PROPOSED POOL AND SPA (FILED UNDER SEPERATE APPLICATION)
11. PROPOSED FIREPIT, CRUSHED STONE

1 **SITE PLAN**
1/16" = 1'-0"

MED

SITE

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SCALE:	As indicated
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SITE PLAN

Z-100

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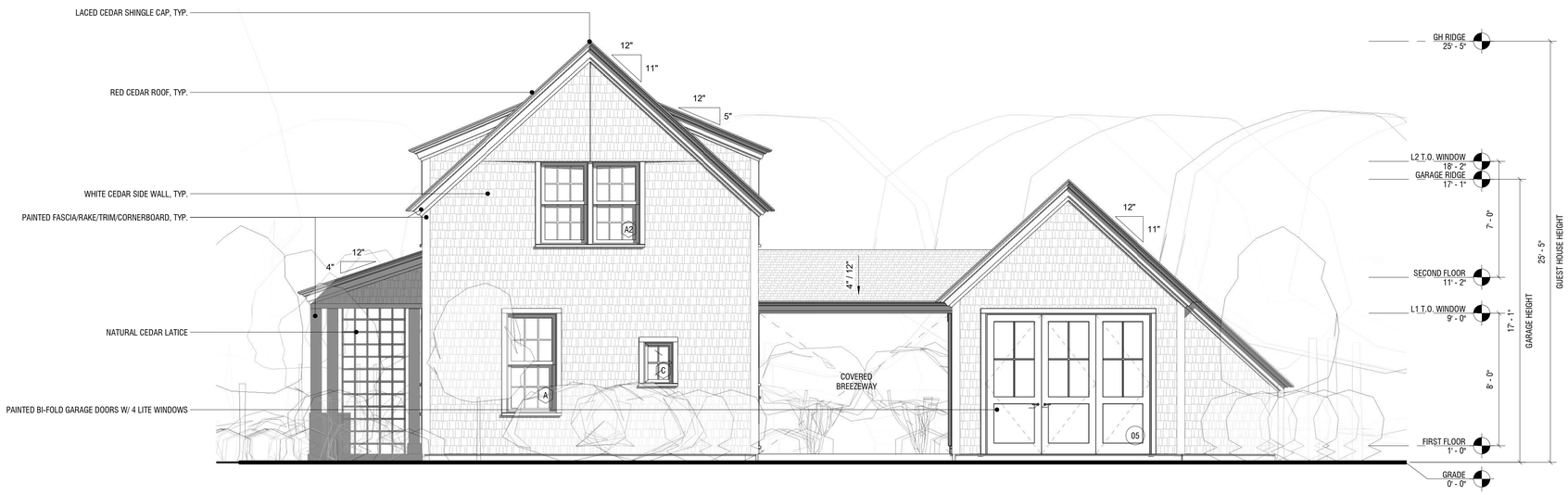

1 GH + GARAGE - EAST

1/4" = 1'-0"



2 GH + GARAGE - WEST

1/4" = 1'-0"

MED

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CONSTRUCTION DOCUMENTS	
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PROJ. NO.	324011

BUILDING ELEVATIONS

A-202

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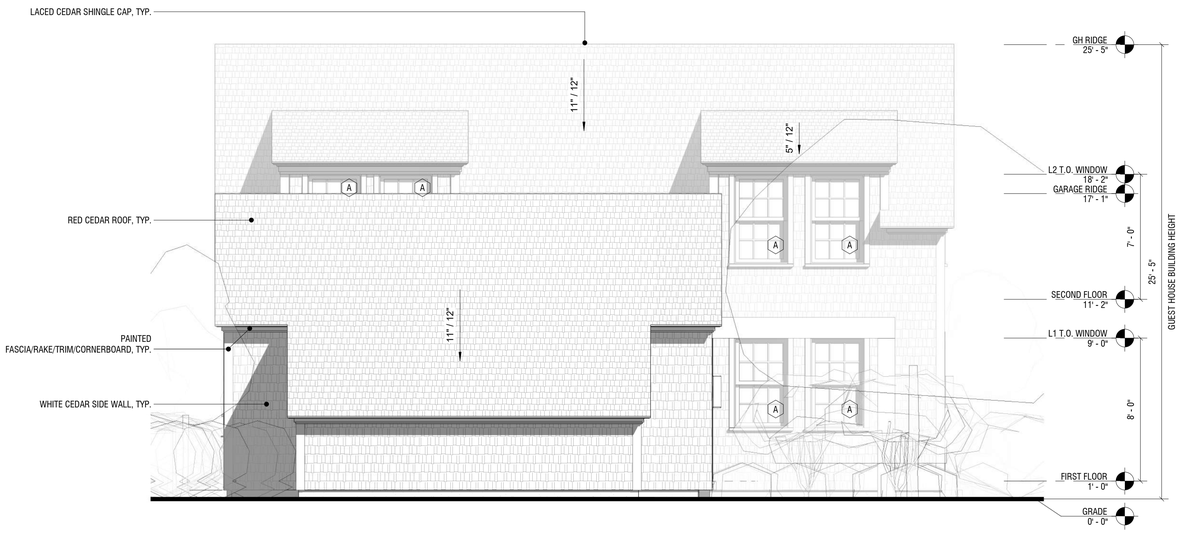
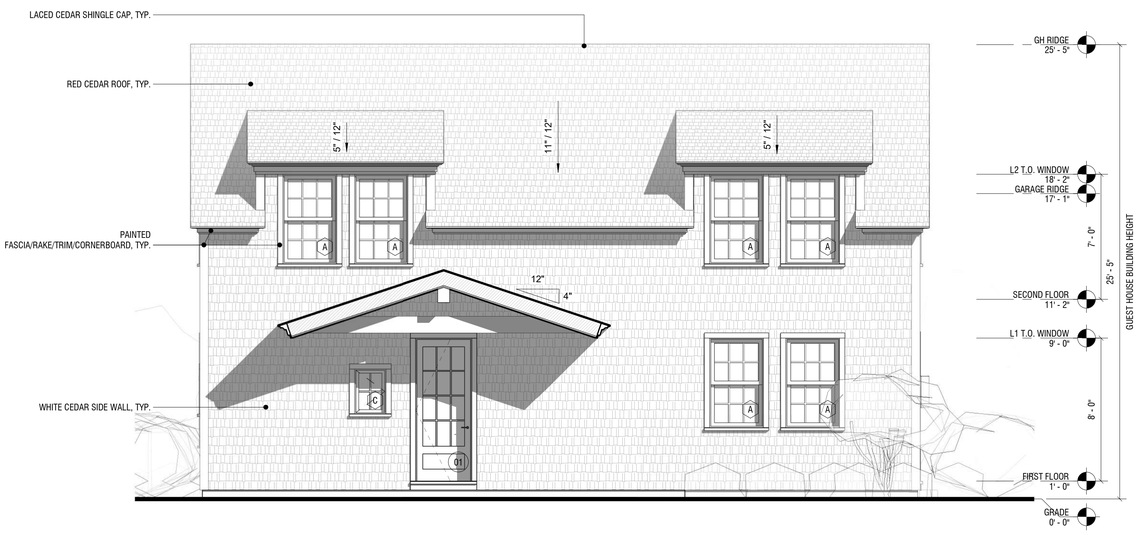


1 GH + GARAGE - NORTH

1/4" = 1'-0"



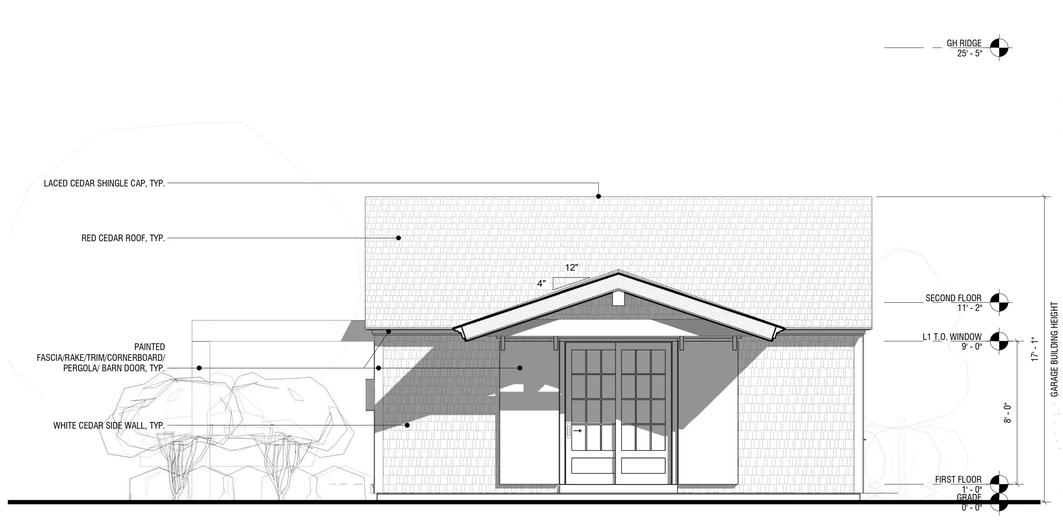
3 GH - NORTH

1/4" = 1'-0"



2 GH + GARAGE - SOUTH

1/4" = 1'-0"



4 GARAGE - SOUTH

1/4" = 1'-0"

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DRAWING SET ISSUES

09/23/2024	HDC NEW BUSINESS SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
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PROJ. NO.	324011

BUILDING ELEVATIONS

A-203

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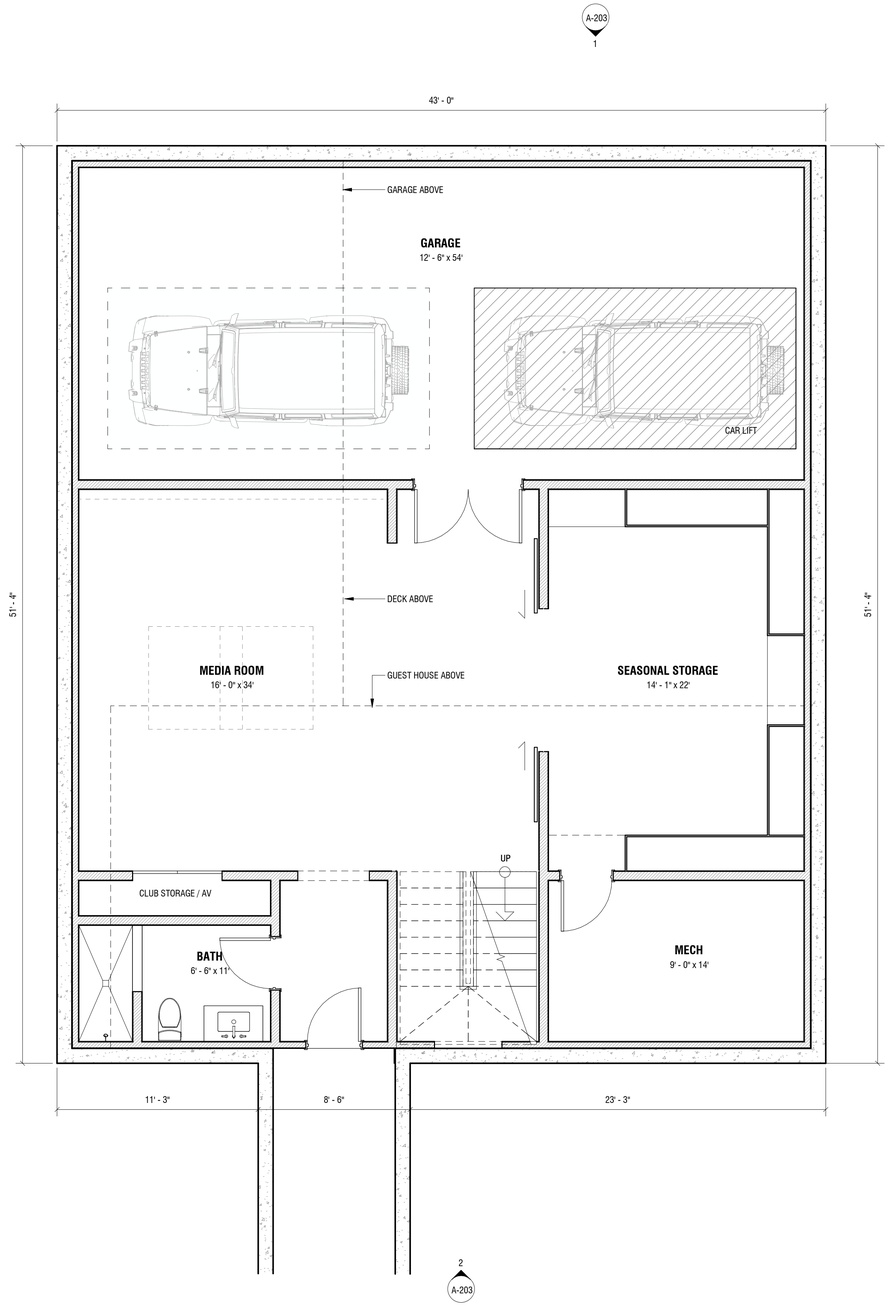

1 BASEMENT

1/4" = 1'-0"

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LOWER LEVEL - CONSTRUCTION PLAN

A-100

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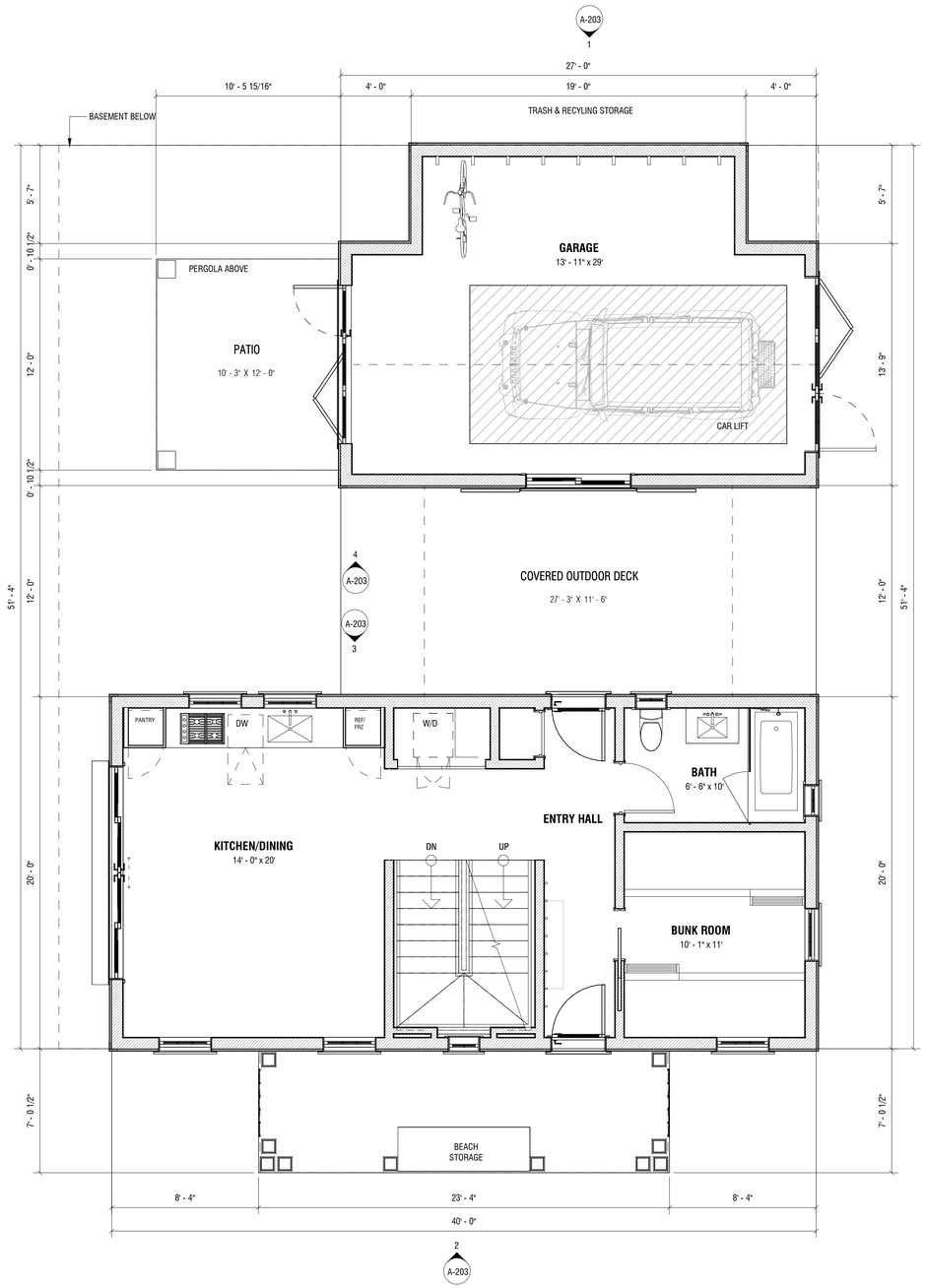

1 FIRST FLOOR - CONSTRUCTION PLAN

1/4" = 1'-0"

MED

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FIRST FLOOR
CONSTRUCTION PLAN

A-101

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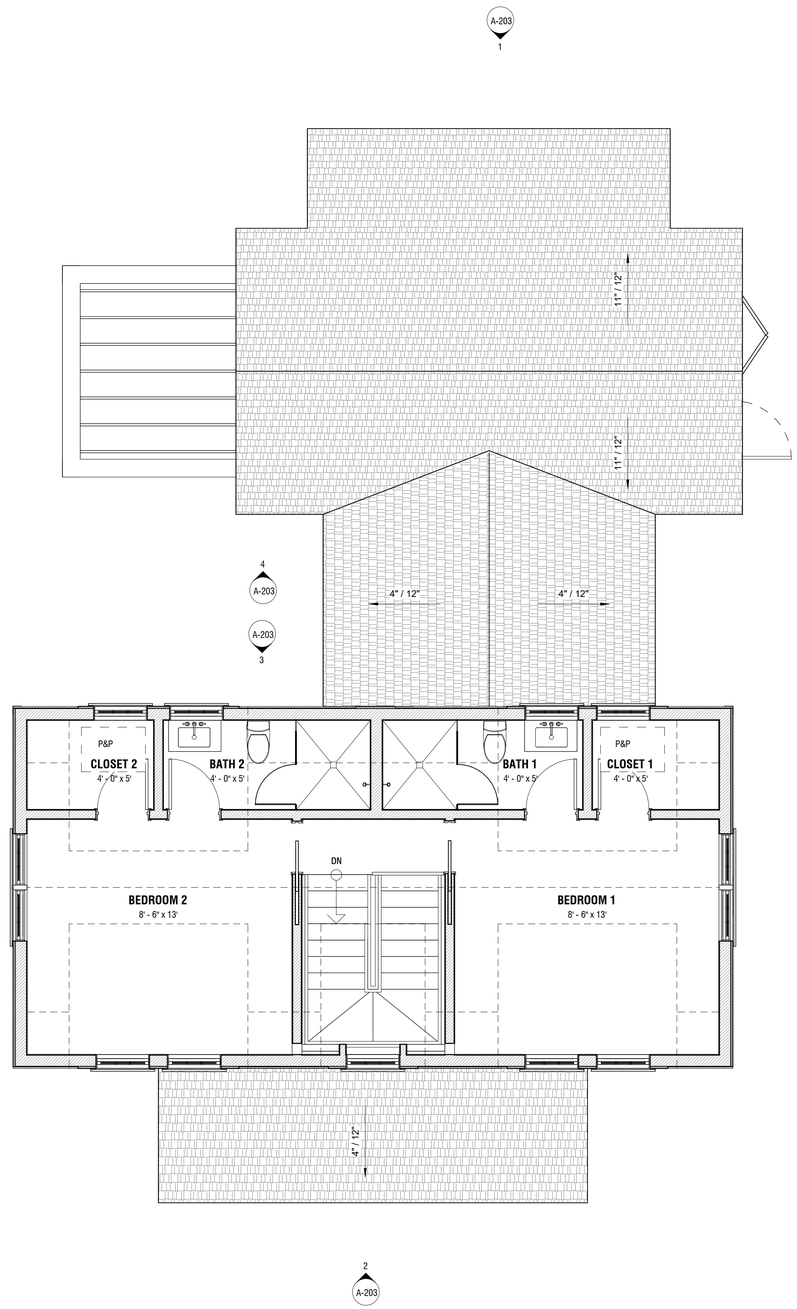

1 SECOND FLOOR

1/4" = 1'-0"

MED

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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

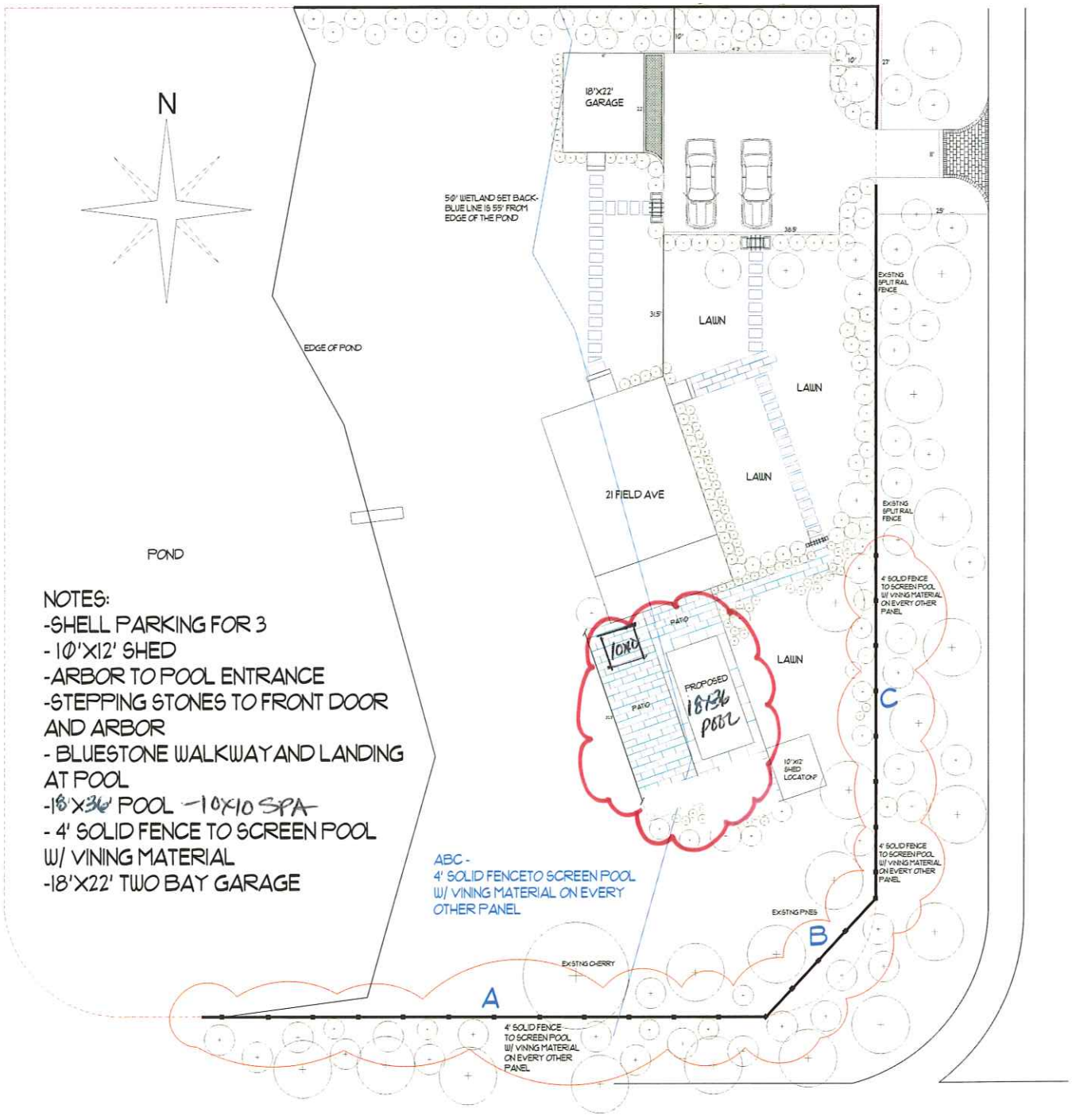
Property ID	7500
Location	21 FIELD AV
Owner	GRELL TIMOTHTY J & SUSAN R

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

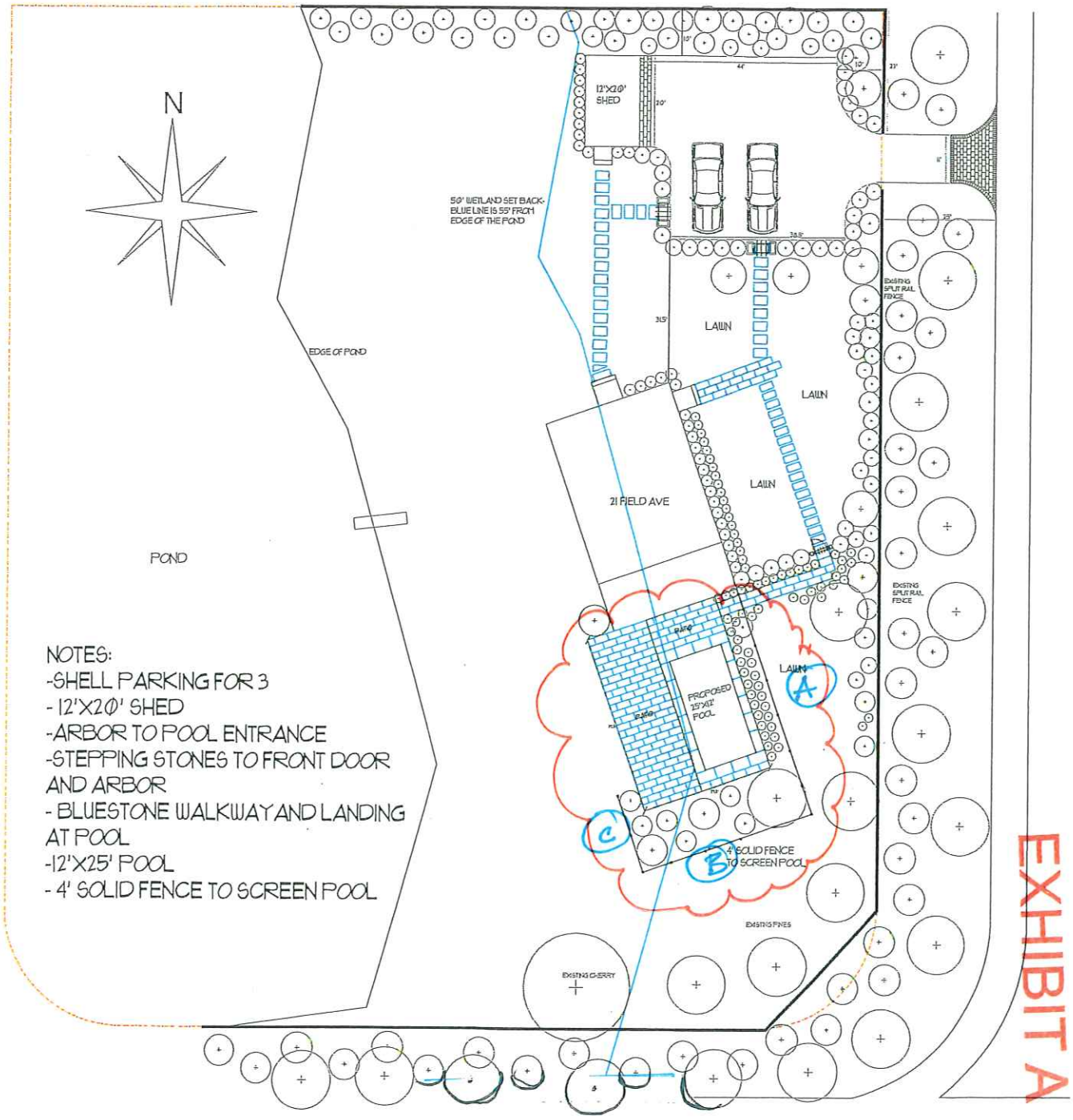
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



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

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 254

Street & Number of Proposed Work: 2 CABOT LANE UNIT #2

Owner of record: CARL & SHARON NEELSON

Mailing Address: PO BOX 833

SIASCONSET MA 02564

Contact Phone #: 973.865.3337 E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN MCMORROW DESIGNS INC

Mailing Address: PO BOX 1052

NANTUCKET MA 02554

Contact Phone #: 2280456 E-mail: ethan67@comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2023-8-8902
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 24'± Sq. Footage 1st floor: 260 ± Decks/Patio: Size: 10X11 ☒ 1st floor ☐ 2nd floor
Width: 13'± 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 15'-9"±6" East EXISTING West 15'-9"±6"

Additional Remarks

Historic Name:

Original Date: 1971

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

REMOVE COVERED PORCH, REMOVE SECOND FLOOR/CHANGE TO ONE STORY, REDUCE HEIGHT 6'± ADDITION TO EXISTING/EXISTING TO REMAIN

Is there an HDC survey form for this building attached? ☒ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

NO CHANGE

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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 9.20.2024 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	30 254
Location	2 CABOT LN
Owner	KOLB MICHELE

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.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with 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°: 30 PARCEL N°. 254

Street & Number of Proposed Work: 2 CABOT LANE

Owner of record: CARL & SHARON NIELSEN

Mailing Address: P.O. BOX 833

SIASCONSET MA 02564

Contact Phone #: 973-865-3337 E-mail: CNielsen833@gmail.com

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN MORROW DESIGNS INC

Mailing Address: 4 SOUTH MILL STREET

NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: ethan676comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 18'-0" Sq. Footage 1st floor: 243 Decks/Patio: Size: 13'-6"x10 ☒ 1st floor ☐ 2nd floor
Width: 13'-6" Sq. footage 2nd floor: 222 Size: 8x10 ☐ 1st floor ☒ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North -0- South -0- East -0- West -0-

Height of ridge above final finish grade: North 14'-6" ±6" South 22'-0" ±6" East 22'-0" ±6" West 22'-0" ±6"
EXISTING

Additional Remarks

Historic Name:

Original Date: 1971

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

} NEW 1.5 STORY ADDITION

Is there an HDC survey form for this building attached? ☒ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6'-8" ± ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 _____ Secondary Mass ~~4~~ 6± /12 EXISTING ~~Dormer~~ 4 /12 _____ Other 4/12 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 _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☒ Leaders (material) TO MATCH EXISTING

Leaders (material and size): TO MATCH EXISTING

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia TME Rake TME Soffit (Overhang) 6" → 4" Corner boards TME Frieze TME
Window Casing TME Door Frame TME Columns/Posts: Round _____ Square X

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front SIMPSON Rear _____ Side CUSTOM
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 QUAKER GRAY Sash BLACK Doors HAMILTON BLUE
Deck _____ Foundation NATURAL Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7-27-23 Signature of owner of record _____ Signed under penalties of perjury


1938

1957

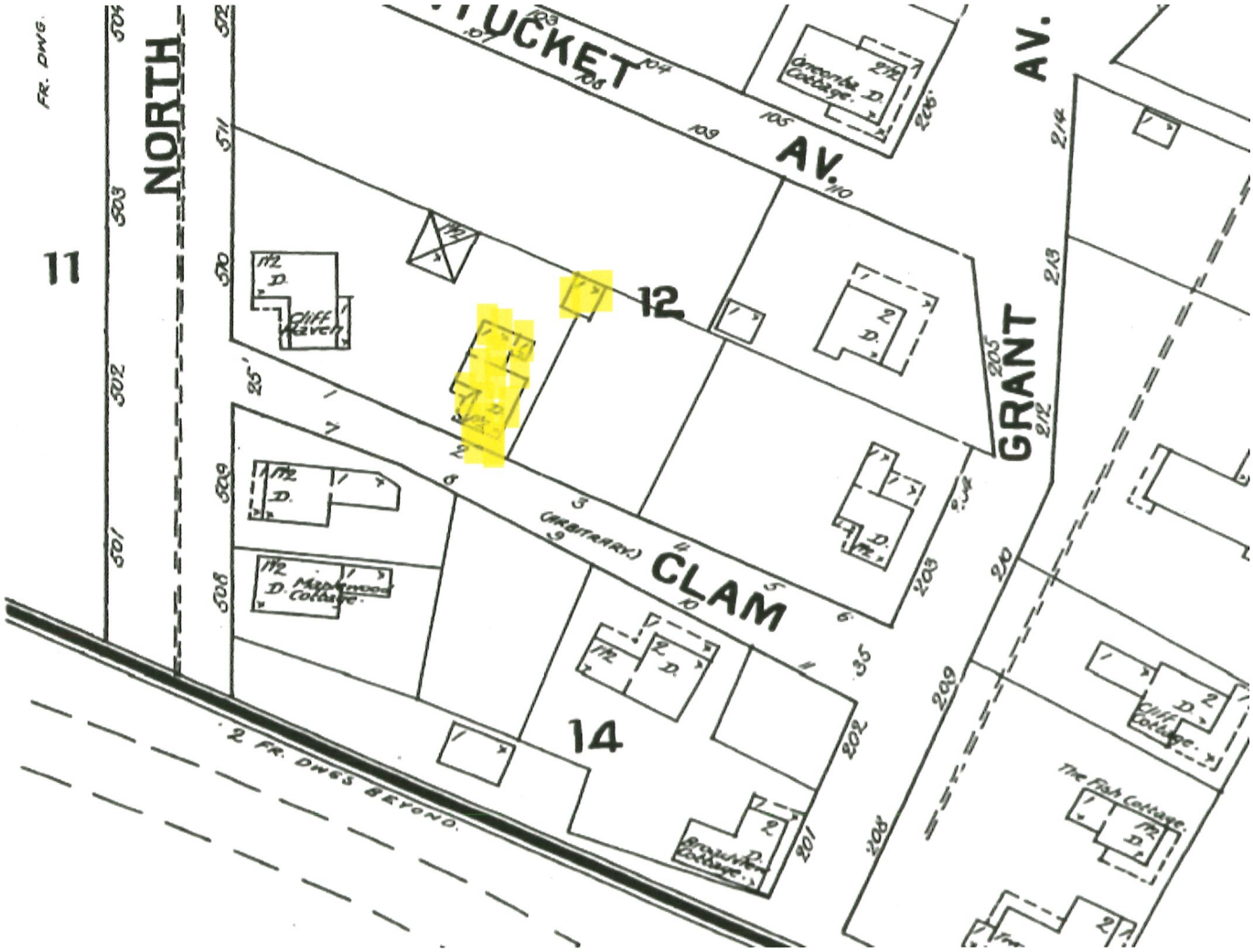
NHA 1890 PHOTO



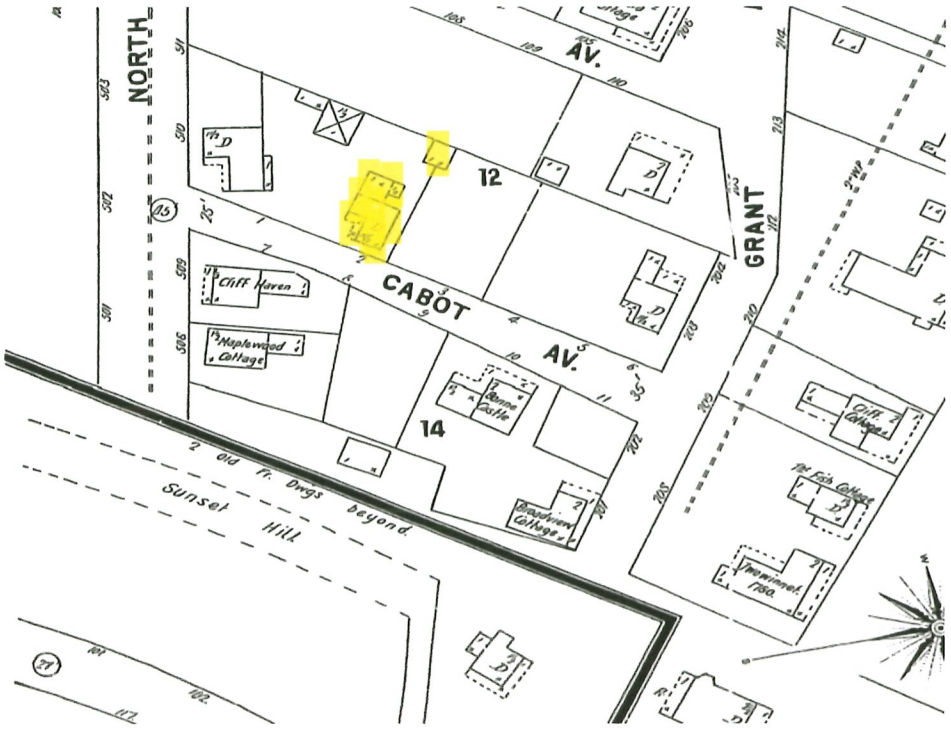
Date 1890s **Notes** Family with dog standing in front of fence and house in winter at **2 Cabot Lane**. Dirt road. Pictured are Mr. Swain and wife Harriet (Hamblin) Swain, Eleanor (Hamblin) Appleton, George Swain, Oscar Swain, and Edward Swain.



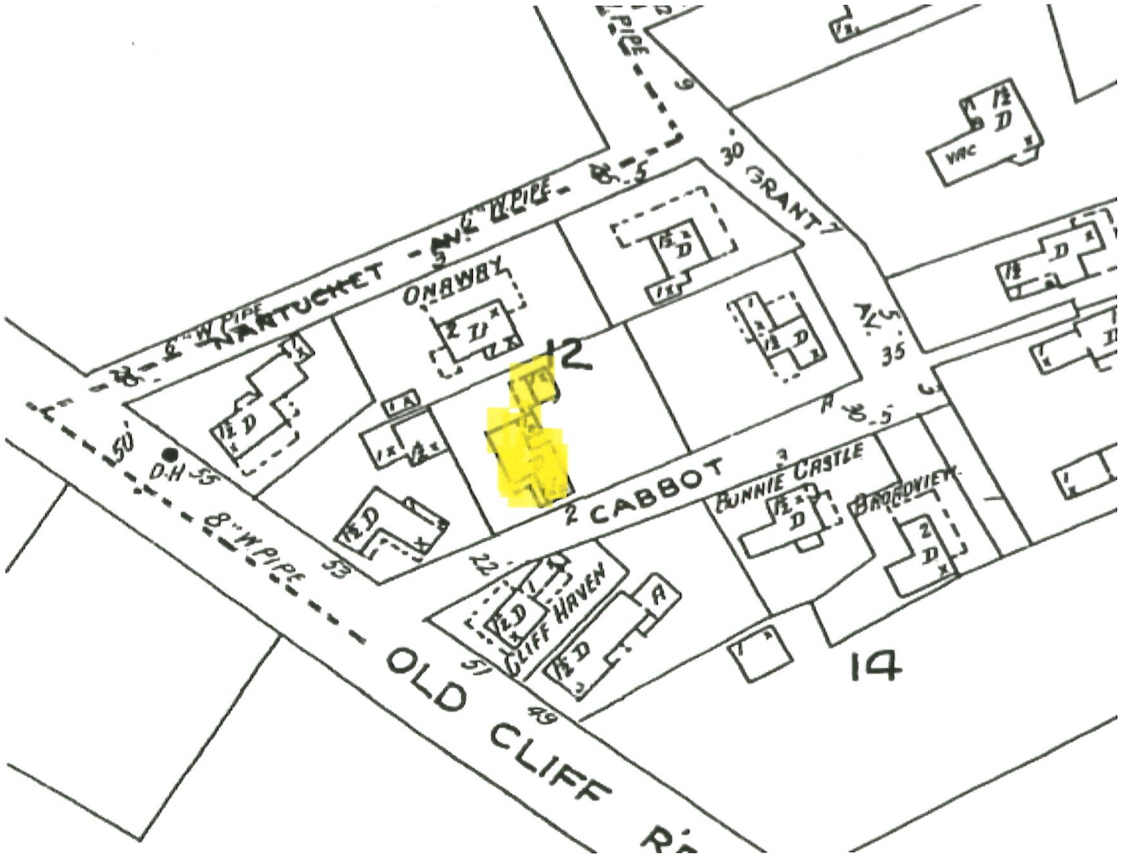
1892 NHA SANBORN MAP



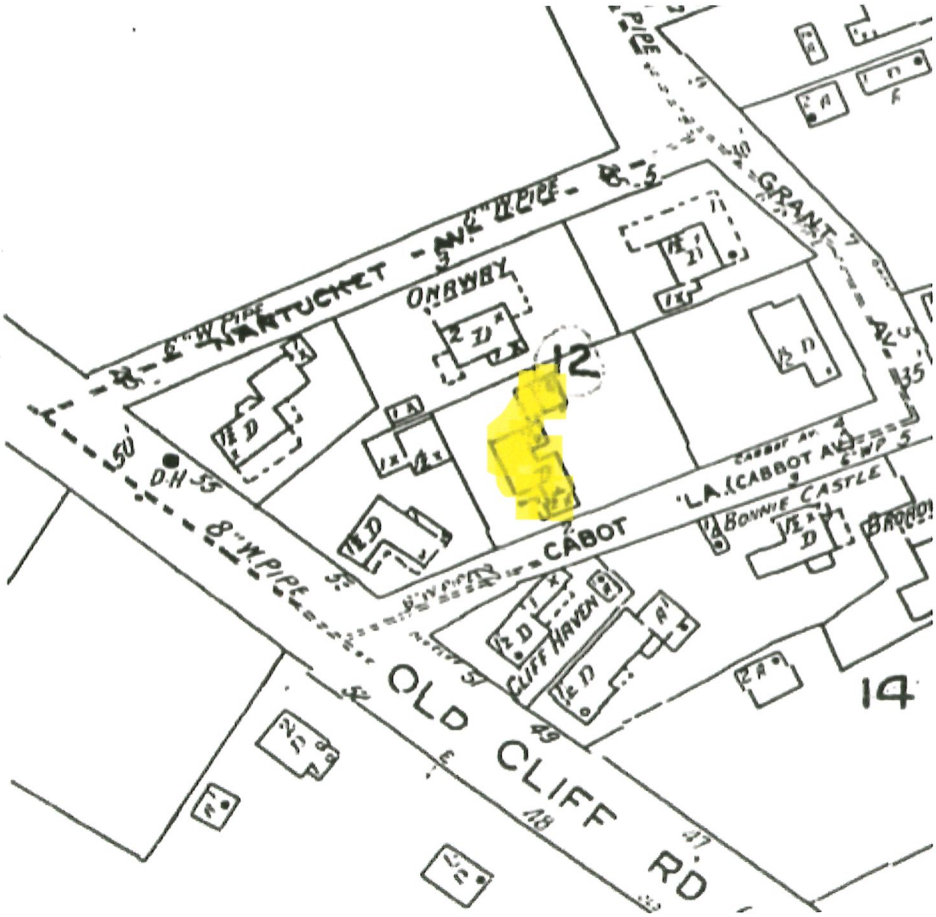
1898 NHA SANBORN MAP



1923 NHA SANBORN MAP



1949 NHA SANBORN MAP



HISTORIC DISTRICT COMMISSION

37 Washington Street, Nantucket, Massachusetts 02554
Telephone: 508.228.7231, Fax: 508.325.7572
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site)
5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, hardscaping. Available through the Registry of Deeds.
6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE**, collated and stapled.
7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, and window details. ALL changes from approved or existing design must be clouded on drawings. All material **MUST BE LEGIBLE**, collated and stapled
3. **As Built Plans (1 copy):** of existing elevations
4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.** (initial to the left).
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction of 100 square feet.
9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

Revised December 5, 2008

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NC8-35
MAP/PARCEL#: 30-254

Recorded by: WAS Date: 07/07/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 2 CABOT LN

2. Building Name: N/A

3. Ownership: Private

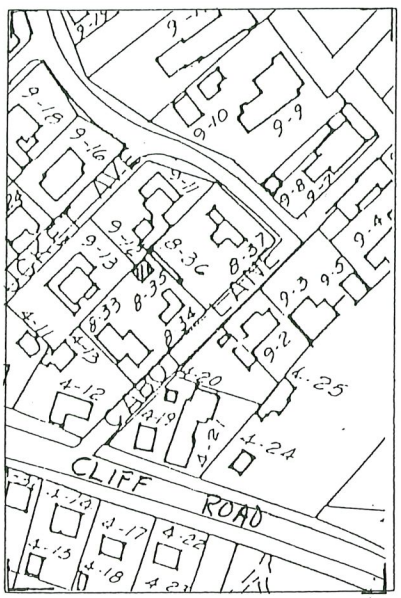
4. Present Owner: PHILLIPS, WARREN C JR & SUSAN S

5. Ownership History:
Unknown

6. Use: Original: Guesthouse Present: Guesthouse
Seasonal/Year-Round: Seasonal

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"





Revised 5/89

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:1/2 Acre or less
11. Approximate Frontage (ft.): NA
12. Setback from Street (ft.):150 or less feet
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: NC8-33,Fence, NC8-34
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Concrete
18. Structural System: Balloon Wood Frame
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: N/A
26. Dormer Roof(s): N/A
27. Chimney Material: N/A
28. Chimney Position: N/A
29. Number of Chimneys: N/A
30. Chimney Features: N/A
31. Front/Primary Door Location: Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: 3
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain,Entry Stairs with Balustrade
39. Condition: Good
40. Integrity: Original Site
41. Alterations:
N/A

SIGNIFICANCE

42. Role the Building Plays: National Register: Non-contributing
43. Date of Initial Construction: Unknown
Source: Unknown
Architect: Unknown Builder: Unknown
44. Building Type: Box
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: Assessors Records



SOUTWEST ELEVATION – PRIMARY DWELLING



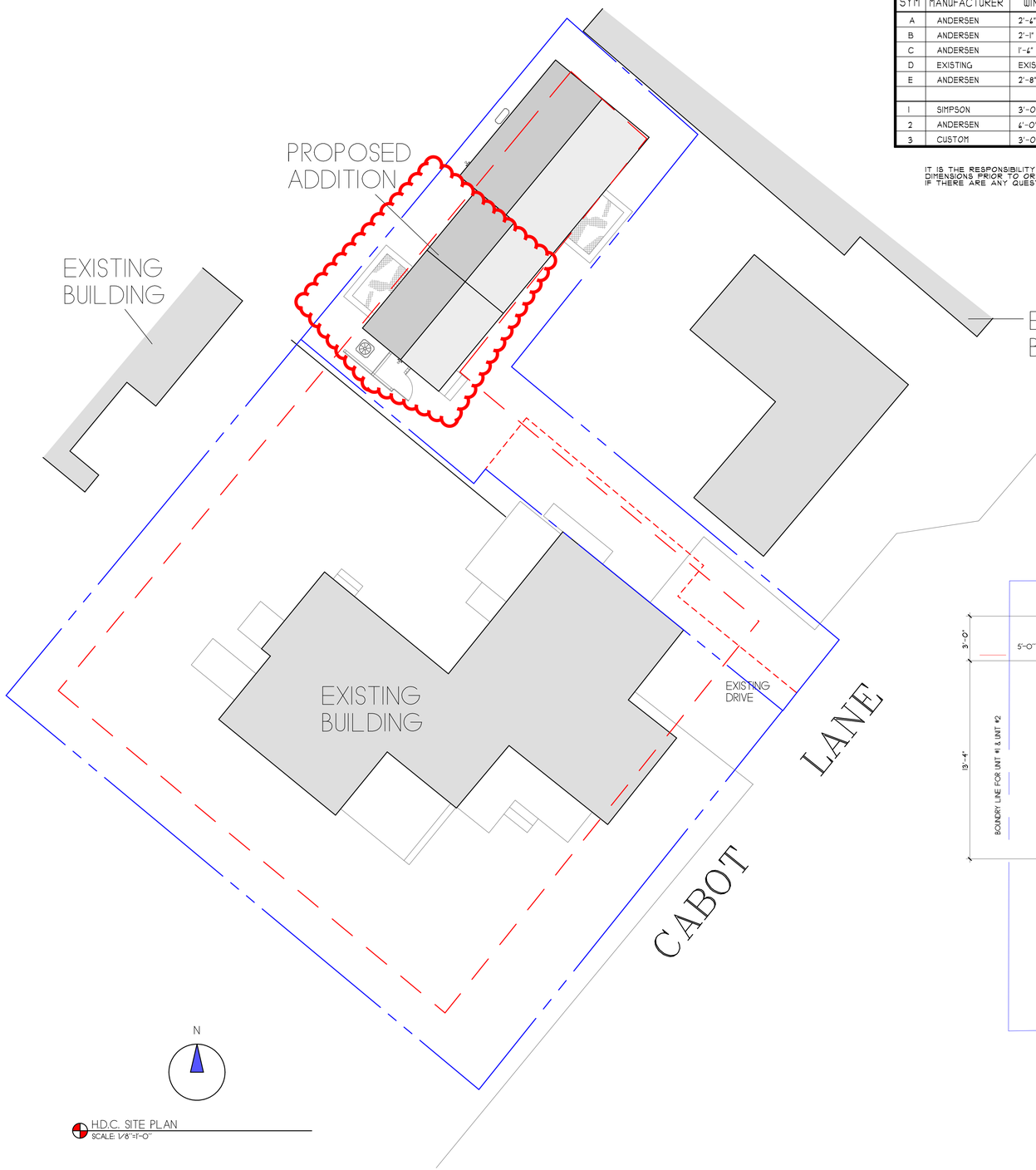

HOUSE
TEXAS
PYT-6262
Jeep

DOOR & WINDOW SCHEDULE				
SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	ANDERSEN	2'-6" X 4'-8"	2	6/6 D.H.
B	ANDERSEN	2'-1" X 3'-4"	2	6/6 D.H. (T.M.E.)
C	ANDERSEN	1'-6" X 1'-10"	3	4 LT. CASEMENTS
D	EXISTING	EXISTING	1	RE-USE EXISTING
E	ANDERSEN	2'-8" X 4'-8"	4	2/2 D.H. EGRESS
1	SIMPSON	3'-0" X 6'-8"	1	6 LT. 2 PNL. EXTERIOR WOOD DOOR
2	ANDERSEN	6'-0" X 6'-8"	1	15 LT. GLIDDING DR. W/ 3' FIXED UNIT
3	CUSTOM	3'-0" X 6'-8"	2	15 LT. FIXED UNITS

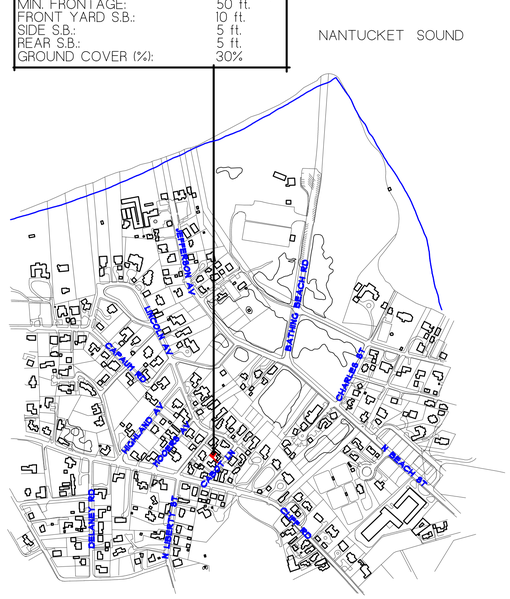
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL UNIT DIMENSIONS PRIOR TO ORDERING.
IF THERE ARE ANY QUESTIONS OR DISCREPANCIES PLEASE CONTACT THE DESIGNERS.

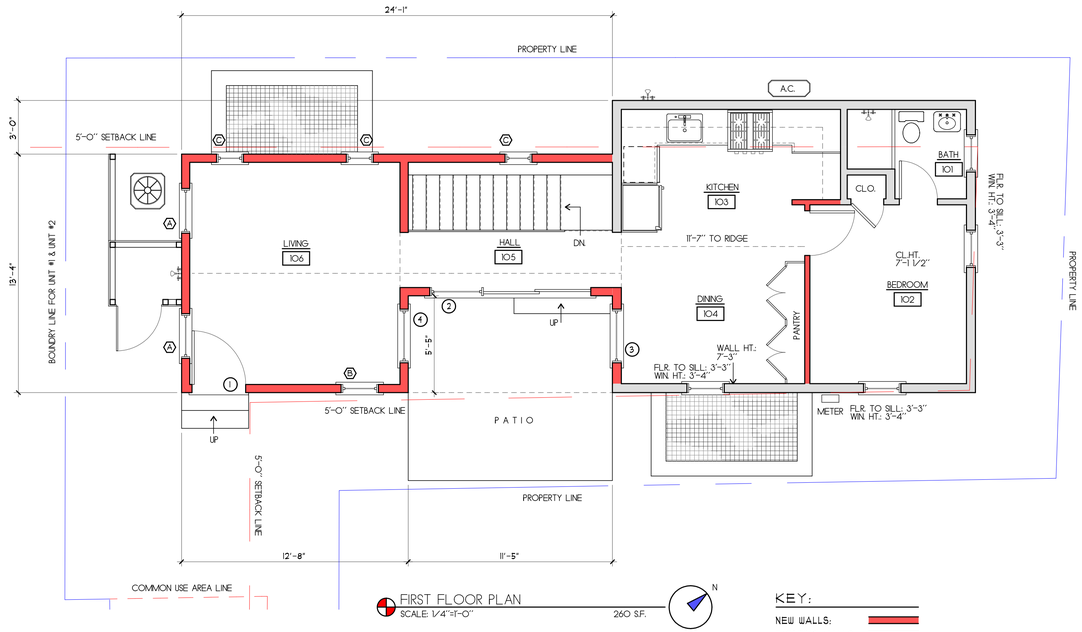
ZONING CLASSIFICATION: R-1
MAP: 30 PARCEL: 254

MIN. AREA:	5,000 sqft.
MIN. FRONTAGE:	50 ft.
FRONT YARD S.B.:	10 ft.
SIDE S.B.:	5 ft.
REAR S.B.:	5 ft.
GROUND COVER (%):	30%



H.D.C. SITE PLAN
SCALE: 1/8"=1'-0"





FIRST FLOOR PLAN
SCALE: 1/4"=1'-0" 260 S.F.

KEY:
NEW WALLS:
EXISTING WALLS:

REVISIONS:
7/20/2023: AS-BUILT MEASURING
7/26/2023: AS-BUILT PLANS
7/28/2023: PROGRESS PRINT
7/29/2023: HDC REVISION
8/10/2023: PROGRESS PRINT
9/13/2023: HDC APPROVAL
1/19/2024: PROGRESS PRINT
9/9/2024: PROGRESS PRINT
9/18/2024: PROGRESS PRINT
9/19/2024: HDC REVISION

NOTE:
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NOTE:
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NOTE:
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NOTE:
INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM THE NANTUCKET G.I.S. MAPS AND A SUPPLIED SURVEY FROM THE NANTUCKET BUILDING DEPARTMENT BY BRACKEN ENGINEERING, INC. DATED: SEPTEMBER 26, 2016 THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY. ALL SITE WORK SHOULD BE VERIFIED BY A REGISTER LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

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NIELSEN RESIDENCE
DRAWN BY: ETHAN McMORROW
P.O. BOX 1059
NANTUCKET, MA. 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 30 PARCEL: 254
H.D.C. SITE PLAN
ADDRESS: 2 A CABOT LANE NANTUCKET, MA 02554
DATE: 9/19/2024
SCALE: AS NOTED

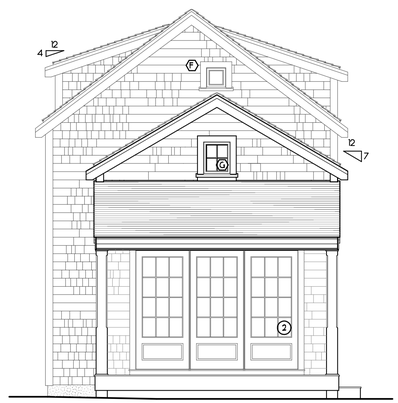
SHEET NO. S 1



EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"



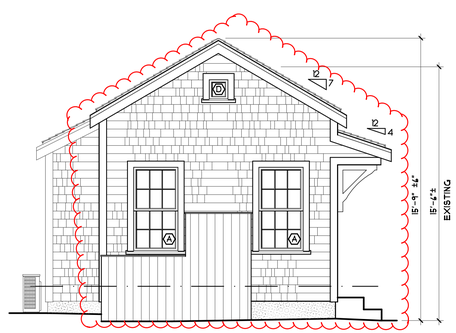
EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



APPROVED SOUTH ELEVATION (CERT. #2023-8-8902)
SCALE: 1/4"=1'-0"



APPROVED EAST ELEVATION (CERT. #2023-8-8902)
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
7/20/2023: AS-BUILT MEASURING
7/26/2023: AS-BUILT PLANS
7/28/2023: PROGRESS PRINT
7/29/2023: HDC REVISION
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9/12/2024: PROGRESS PRINT
9/18/2024: PROGRESS PRINT
9/19/2024: HDC REVISION

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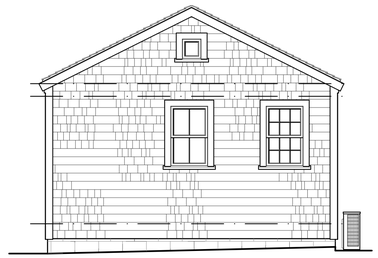
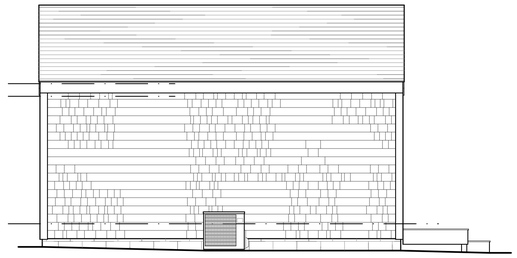
DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA. 02554
PHONE 508-228-0456 email: ethan67@comcast.net

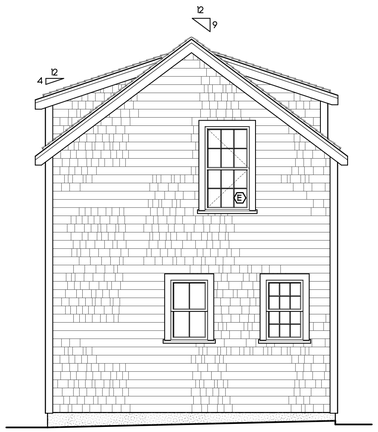
MAP: 30 PARCEL: 254
ELEVATIONS
ADDRESS: 2 A CABOT LANE NANTUCKET, MA 02554
DATE: 9/19/2024
SCALE: 1/4" = 1'-0"
SHEET NO. a 2



EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



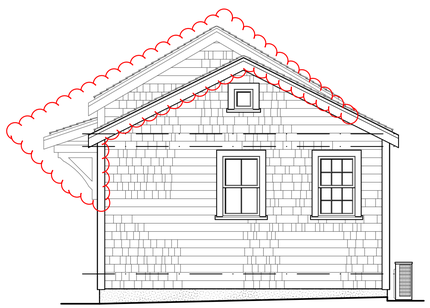
EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



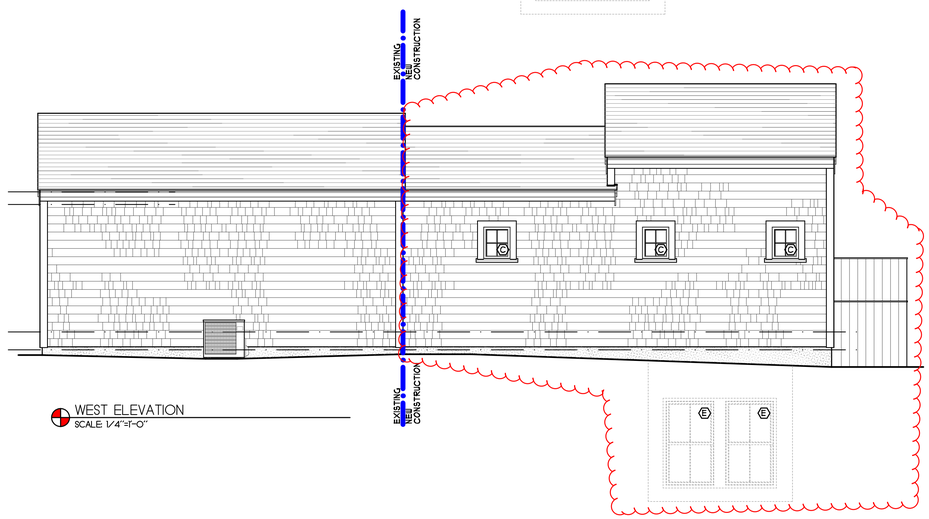
APPROVED NORTH ELEVATION (CERT. #2023-8-8902)
SCALE: 1/4"=1'-0"



APPROVED WEST ELEVATION (CERT. #2023-8-8902)
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"



WEST ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
7/20/2023: AS-BUILT MEASURING
7/26/2023: AS-BUILT PLANS
7/28/2023: PROGRESS PRINT
7/29/2023: HDC REVISION
8/10/2023: PROGRESS PRINT
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9/18/2024: PROGRESS PRINT
9/19/2024: HDC REVISION

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NIELSEN RESIDENCE

DRAWN BY: ETHAN McMORROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE 508-228-0456 email ethan67@comcast.net

MAP: 30 PARCEL: 254

ELEVATIONS

ADDRESS: 2 A CABOT LANE, NANTUCKET, MA 02554

DATE: 9/19/2024

SCALE: 1/4" = 1'-0"

SHEET NO. a 3

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 202

Street & Number of Proposed Work: 41 Crooked Ln.

Owner of record: Brian Rice & Robert Goldrich

Mailing Address: 1 Clinton St. Apt. 37C
Brooklyn NY 11201

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Brant Point Building

Mailing Address: 20 Boynton Ln.

Contact Phone #: (508)-332-6645 E-mail: Adrian@
BrantPointBuilding.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 Renew previously approved COA. HDC2021-02-2964

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 09/24/2024 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Mar 2020**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

____ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 3. **As-Built Plans (1copy):** of existing elevations

____ 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

____ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Adrian Rodriguez

AS AGENT FOR _____

STREET ADDRESS 41 Crooked Ln.

MAP/PARCEL 41/202

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 09/24/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Adrian Rodriguez 09/24/2024

Signature Date

19. 37 Pocomo Road R.T. **02-2932**	37 Pocomo Road	New dwelling		14/38	Workshop/APD
Voting	Pohl, Coombs, McLaughlin, Camp, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Andrew Kotchen, Workshop APD				
Public	None				
Concerns (8:29)	**Kotchen** – Going with grey sash and trim; rake details show it is 1X10.				
	Camp – No concerns.				
	McLaughlin – Due to its remote location and natural screening, only the 2nd-floor will be visible, and it's over fenestrated.				
	Coombs – Agrees with Mr. McLaughlin about the north elevation; there are 11 French doors on the 1st-floor.				
	Welch – There are some atypical elements including fenestration and massing, but it will be screened.				
	Pohl – Appreciates the garage door going to grey.				
Motion	**Motion to Approve due to limited visible and screening maintained in perpetuity. (Welch)**				
Roll-call Vote	Carried 4-1//Camp, Coombs, Welch, and Pohl-aye; McLaughlin-nay			Certificate #	**HDC2021-02-2932**

20. Brain Rice **02-2965**	41 Crooked Lane	Main house addition		41/202	Workshop/APD
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Andrew Kotchen, Workshop APD				
Public	None				
Concerns (8:37)	**Kotchen** – Reviewed changes made per previous concerns.				
	No concerns.				
Motion	**Motion to Approve as submitted. (Camp)**				
Roll-call Vote	Carried 5-0//Thornewill, McLaughlin, Coombs, Camp, and Pohl-aye			Certificate #	**HDC2021-02-2965**
21. Brain Rice **02-2964**	41 Crooked Lane	New garage		41/202	Workshop/APD
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Andrew Kotchen, Workshop APD				
Public	None				
Concerns (8:43)	**Kotchen** – Reviewed changes made per previous concerns; one overhang is wrong; he can clean that up.				
	No concerns.				
Motion	**Motion to Approve as submitted. (Coombs)**				
Roll-call Vote	Carried 5-0//Thornewill, Camp, McLaughlin, Coombs, and Pohl-aye			Certificate #	**HDC2021-02-2964**

22. Stuart Hendrin **02-2941**	43 Kendrick Street	New dwelling- MH		76.4.3/31	CWA
Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Chip Webster, Chip Webster Associates				
Public	None				
Concerns (8:44)	**Webster** – Reviewed changes made per previous concerns; berming and planting will be place along Kendrick to mitigate visibility; will provide perspectives from Kendrick; it's 3000sf on the 1st floor; south elevation is natural-to-weather ship-lap.				
	McLaughlin – South elevation, the 2nd and 3rd floor will be visible; the fenestration exceeds the 50% rule; replace picture windows with double-hung windows.				
	Camp – Asked for another view with the poles. She does have some concern with the 3rd-floor deck.				
	Oliver – She didn't view this. This is very large; she agrees with Mr. McLaughlin about everything above the 2nd floor being visible. South elevation, the windows are 2-over-2 then there are large picture windows with chicklet panes; that makes no sense. The 3rd-floor element with a railing and dormer attached to the roofwalk are not appropriate. This is the size of a hotel. The chimneys should have caps and one is skinny and one is fat.				
	Welch – Agrees with Mr. McLaughlin and Ms. Oliver. South elevation, the 1st and 2nd floor look like a commercial structure; visibility it a critical issue. Asked that the original application be included in the view packet; he couldn't cross reference.				
	Coombs – South elevation is very atypical; doesn't know of many houses with 3rd-floor decks. The glazing should be reduced.				
Motion	**Motion to View and Hold for a perspective. (Camp)**				
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Welch, and Coombs-aye			Certificate #	

CERTIFICATE NO: HDC2021-02-2964 DATE ISSUED: 3/30/2021

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

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PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 202

Street & Number of Proposed Work: 41 CROOKED LANE

Owner of record: RICE BRIAN & GOLDRICH ROBERT

Mailing Address: 91 CENTRAL PARK W, APARTMENT 11B

NEW YORK, NY 10023

Contact Phone #: 212-273-9712 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 V1921

Date application received: 02/08/2021 Fee Paid: $ 76.80

Must be acted on by: 03/20/2021, 5/20/21

Extended to:

Approved: Disapproved:

Chairman:

Member:

Member:

Member:

Member:

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No.

☐ Pool (Zoning District ____) ☐ Roof ☐ Other

Size of Structure or Addition: Length: 24' Sq. Footage 1st floor: 384 SF Decks/Patio: Size: ☐ 1st floor ☐ 2nd floor

Width: 16' Sq. Footage 2nd floor: Size: ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor:

Difference between existing grade and proposed finish grade: North 0' South 0' East 0' West 0'

Height of ridge above final finish grade: North 15'-2" South East West

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) ☐ Other

Roof Pitch: Main Mass 9 /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 NATURAL ☐ Clapboard (exposure: inches) Front ☐ Side ☐

☐ Other

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other

C. Dimensions: Fascia 1x8 Rake 1x4 Soffit (Overhang) Corner boards Frieze

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round Square

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer CUSTOM

Doors* (type and material): ☐ TDL ☒ SDL Front CARRIAGE Rear Side SLIDING BARN DOOR

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 (MATCH EXIST HOUSE) Sash WHITE (MATCH EXIST HOUSE) Doors NATURAL

Deck Foundation PARGED Fence Shutters

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 02.05.2021 Signature of owner of record Signed under penalties of perjury

19. 37 Pocomo Road R.T. **02-2932**	37 Pocomo Road	New dwelling	14/38	Workshop/APD
Voting	Pohl, Coombs, McLaughlin, Camp, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Andrew Kotchen, Workshop APD			
Public	None			
Concerns (7:56)	**Kotchen** – Presented project; believes the home will not be visible; 27' tall; black sash, white trim. **Coombs** – The south elevation has too much glass; but okay as long as it is as not visible. **McLaughlin** – A former Town Counsel ruled that a driveway could be considered a publicly travelled way. Anything above the 1st floor will be visible. There is too much glazing, especially on the 2nd floor. **Camp** – She would approve this due to lack of visibility and with the caveat the vegetation to remain in perpetuity. It seems we'd only see the top gable. **Welch** – This is an atypical design regarding trim and details. Massing isn't a concern. He'd like to view this. The elevation and perspective views are helpful but there is a grade change from the driveway to the house; wants to see the grading plan. **Pohl** – This structure traverses' contours but the elevations show it flat. The wide rake segue into wide white corner boards is a very modern trait; for him fixing that is a deal breaker.			
Motion	**Motion to View with height poles for the main ridge and hold for proposed topo. (Camp)**			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Welch, Camp, and Pohl-aye		Certificate #	

20. Brian Rice **02-2965**	41 Crooked Lane	Main house addition	41/202	Workshop/APD
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos and historical documentation.			
Representing	Andrew Kotchen, Workshop APD			
Public	None			
Concerns (8:09)	**Kotchen** – Presented project; the addition is only 20-feet tall; thinks the main mass is circa 1910. **Coombs** – North elevation, her only concern would be the right addition, suggested two windows on the 1st floor. **Camp** – Asked if there is a way the connector could be wider pushing the garage away from the main mass (no). The addition almost overwhelms the main mass. **Backus** – Asked for confirmation of the age; it looks older. National Historic Landmark data says it's contribution. **McLaughlin** – The Land Bank owns the abutting property; the west elevation is over fenestrated. **Thornewill** – East elevation is most important; okay with the larger mass behind the smaller but the dormers are very distracting above a simple mass; wants that addition lowered or the dormer lowered so the windows aren't visible. **Pohl** – North elevation, the gable end window on the addition is incongruous with the rest of the building and is visible.			
Motion	**Motion to Hold for revisions. (Camp)**			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Thornewill, Camp, and Pohl-aye		Certificate #	

21. Brian Rice **02-2964**	41 Crooked Lane	New Garage	41/202	Workshop/APD
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Andrew Kotchen, Workshop APD			
Public				
Concerns (8:22)	**Kotchen** – Presented project; will need Zoning approval; board and batten will be natural with white trim. **Thornewill** – It doesn't feel barn like at this height; if it had more height, the board and batten would be more appropriate. **Camp** – Agrees with Ms. Thornewill; the front, which is visible, is too small to carry off the vertical board. White trim doesn't work with the barn board; it should all be natural to weather or no vertical board. **Coombs** – Agrees. She'd prefer holding for revisions. **McLaughlin** – No concerns.			
Motion	**Motion to Hold for revisions. (McLaughlin)**			
Roll-call Vote	Carried 5-0//Coombs, Camp, Thornewill, McLaughlin, and Pohl-aye		Certificate #	

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: 03/09/2021
X	HDC Case Number (ie HDC2020-05-0265): 02-2965
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
X	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: 03/09/2021

AS REPRESENTATIVE OF WORKSHOP/APD

RECEIVED
MAR 11 2021
By

APPROVED
HDC2021-02-29064
No Exterior Changes
Without HDC Approval

GR4 GARAGE

HDC REVISIONS

09 MARCH 2021

41 CROOKED LANE,
NANUCKET MA 02554

PROJECT NO. - 320014

LOCUS PLAN





LOCUS PLAN



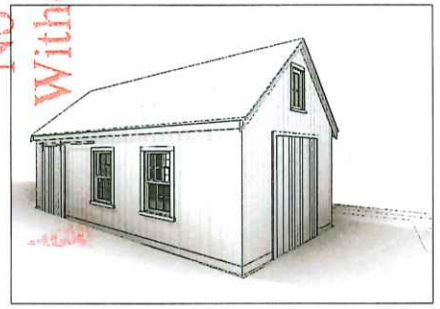
NOT TO SCALE

LIST OF DRAWINGS

SHEET LIST - GARAGE

SHEET NUMBER	SHEET NAME	MOST RECENT ISSUE DATE
T-000.1	COVER SHEET / TITLE SHEET	• •
G-100.1	GENERAL NOTES	• •
C-100.1	SITE PLAN PROPOSED	• •
A-200.1	PLAN AND ELEVATIONS	• •

PERSPECTIVE



HDC APPROVED COLORS

SASH : NATURAL
TRIM : NATURAL

ZONING INFORMATION

Map & Parcel	41/202
Current Zoning	R-20
Minimum Frontage	75 FT.
Front Setback	30 FT.
Side/Rear Setback	10 FT.
Lot Size	76,964 SF
Min. Lot Size	20,000 SF
Allowable G.C.	12.5 %
Max G.C.	2,701 SF
Existing G.C.	1,875 SF
Proposed MH Addition	573 SF
Proposed G.C. Garage	387 SF
Total G.C.	2,835 SF

GR4

41 CROOKED LANE,
NANUCKET MA 02554

OWNER

BRAM IVCE & ROBERTGOLDRICH
61 CENTRAL PARK W APT 11B,
NEW YORK, NY 10023

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-8712 Info@workshopapd.com

CONTRACTOR

STRUCTURAL ENGINEER

SURVEYOR

NANTUCKET ENGINEERING & SURVEY
20 MATHY ANN DRIVE
NANTUCKET, MA 02554
508-825-5053
WWW.NANTUCKETENGINEER.COM

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXIS. FIELD CONDITIONS

REVISIONS

NOT FOR CONSTRUCTION

ISSUES

02	03/09/2021	HDC REVISIONS 09
01	01/10/2021	HDC SUBMISSION

CONSTRUCTION DOCUMENTS

DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	03/09/21
SCALE:	As Noted
PROJ. NO.	320014

COVER SHEET

T-000.1

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GENERAL NOTES:

1. DRAWINGS ARE REPRESENTATIVE DOCUMENTS TO FACILITATE CONSTRUCTION. CONTRACTOR SHOULD FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE HEIGHTS OF GRADE INDICATED ON DRAWINGS ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATION ONLY. NOTIFY DESIGNER OF ANY ALTERATIONS OR DISCREPANCIES IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF DRAWINGS TO THE SUB-CONTRACTORS UNDER HIS JURISDICTION.
3. THE CONTRACTOR IS TO COORDINATE THE WORK OF ALL SUB-CONTRACTORS, INCLUDING THE TIMING AND SCHEDULING OF THEIR WORK AND THE LAYOUT OF THEIR SYSTEMS. THE CONTRACTOR SHALL PROVIDE ALL SUB-CONTRACTORS WITH NECESSARY POWER AND ACCESS AND CONNECTIONS THROUGH FOUNDATION WALLS AS REQUIRED.
4. WORKSHOP/APD IS CONTRACTED TO SERVE AS THE OWNER'S REPRESENTATIVE DURING CONSTRUCTION. A REPRESENTATIVE OF WORKSHOP/APD SHALL MAKE PERIODIC SITE VISITS TO VERIFY CONSTRUCTION PROGRESS AND WILL REPORT FINDINGS TO THE OWNER AND CONTRACTOR IN THE FORM OF A WRITTEN REPORT. THE CONTRACTOR SHALL PROVIDE FREE ACCESS TO THE WORK TO THE OWNER, ARCHITECT, SUBCONTRACTOR, AND THEIR REPRESENTATIVES AT ALL TIMES.
5. THE CONTRACTOR SHALL ACKNOWLEDGE THAT JOB SITES ARE DIFFICULT AND DANGEROUS PLACES TO WORK BY NATURE, AS SUCH, ALL NECESSARY PRECAUTIONS WILL BE TAKEN TO ENSURE THE SAFETY AND GENERAL WELL BEING OF HIS EMPLOYEES. CONTRACTOR SHALL PROVIDE GUARDS, RAILS, BARRICADES, FENCES, CATCH PLATFORMS, BRIDGING, DECKING, NIGHT LIGHTING, ETC. AS REQUIRED. THE USE OF ANY STEREOS AND/OR RADIOS AND THE PRESENCE OF PETS OF ANY KIND ARE PROHIBITED ON THE JOB SITE.
6. DRAWINGS SHALL NOT BE SCALED BY HAND. USE ONLY PRINTED DIMENSIONS TO IDENTIFY SIZE AND DIMENSION OF MATERIALS AS SHOWN. CONTACT THE DESIGNER TO VERIFY ANY DIMENSION THAT HAS BEEN OMITTED FROM THESE PLANS.
7. CONTRACTOR TO PROVIDE ALL MATERIALS FOR A COMPLETE JOB AS INDICATED IN THE DRAWINGS BOTH GRAPHICALLY AND WRITTEN. IN CASE 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/APD, PRIOR TO PROCEEDING WITH WORK, FOR ALL MATERIALS THAT REQUIRE FABRICATION. WORKSHOP/APD 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 ON 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 CHANGE, 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 CRAWLSPACES AND ATTIC SPACES AT ALL TIMES.
17. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR PROTECTIVE 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 TO WINDOW 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 OWA FOR REVISIONS PRIOR TO BIDDING. IN THE EVENT OF CONFLICT BETWEEN APPLICABLE CODES OR REGULATIONS AND REFERENCE STANDARDS OF THESE PLANS 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 18" LONG - 1/2" DIAMETER ANCHOR BOLTS AT 32" O.C. MINIMUM, ON ALL PERIMETER WALLS. A MINIMUM OF WHO 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. CONTRACTOR AND SUBCONTRACTORS SHALL USE CLEAN SAND, WELL GRADED AND FREE FROM ANY DELETERIOUS SUBSTANCES, AND CLEAN WATER, TAKEN FROM A SOURCE SUITABLE FOR DOMESTIC CONSUMPTION.
11. FOR ALL BRICK OR STONE FINISHES THE CONTRACTOR SHALL SUBMIT A SAMPLE TO THE DESIGNER FOR APPROVAL, PRIOR TO INSTALLATION.
12. ANCHORS AND TIES SHALL BE CORROSION PROOF AND GALVANIZED AFTER FABRICATION.
13. COLD WEATHER INSTALLATIONS FOR CONCRETE, WHEN AIR TEMPERATURE IS BELOW 40 DEGREES F, REQUIRE APPROVAL BY THE DESIGNER.
14. MASONRY WORK SHALL BE PLUMB, TRUE TO LINE, WITH COURSES LEVEL. BUILD IN ALL METAL TIES AND ANCHORS AS WORK PROGRESSES.
15. CONCRETE MASONRY UNIT CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING STANDARDS: HOLLOW UNITS - ASTM C-90; SOLID UNITS - ASTM C-145; PORTLAND CEMENT - ASTM C-150; MASONRY CEMENT - ASTM C-91 (NON-STAINING CEMENT SHALL BE USED WHERE NON-STAINING MORTAR IS REQUIRED); HYDRATED LIME - ASTM C-207, 6. C.M.U., BOTH BOTTOM AND ENDS, SHALL BE SET IN A FULL BED OF MORTAR WITH JOINTS UNIFORM THICKNESS. HORIZONTAL JOINTS IN ALTERNATE COURSES FLUSH OVER THE ONES BELOW.
16. ALL JOINTS SHALL BE TROWLED AS SOON AS POSSIBLE AFTER INITIAL SET. FLUSH JOINTS SHALL NOT BE PERMITTED.
17. REFER TO DETAILS FOR FURTHER INFORMATION.

PLUMBING/MECHANICAL NOTES:

1. STRUCTURAL MEMBERS SHALL NOT BE NOTCHED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING.
2. ALL PLUMBING/MECHANICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, BE PERFORMED BY A LICENSED TRADESPERSON, AND BE COMPLETED IN ACCORDANCE WITH THE DIRECTION OF LOCAL BUILDING CODE OFFICIALS. SUBCONTRACTORS AND TRADESPERSONS ARE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS FOR THEIR TRADE, SCHEDULING AND COMPLETING REQUIRED INSPECTIONS AND OPERATING ON A REASONABLE AND EFFICIENT SCHEDULE THAT DOES NOT DELAY THE WORK OF OTHER TRADES.
3. ALL MATERIALS SHALL BE SIZED IN ACCORDANCE WITH THE PROPOSED PLANS, ALLOWING FOR FUTURE EXPANSION IF INDICATED. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
4. ALL PRODUCTS, MATERIALS AND FIXTURES SHALL BE INSTALLED IN A MANNER CONSISTENT WITH SOUND PRACTICE AND QUALITY WORKMANSHIP.
5. PLUMBING WORK SHALL INCLUDE ALL LABOR AND MATERIALS FOR ALL PIPING, FIXTURES, HOT WATER HEATER, AND SEWER/SEPTIC CONNECTIONS. THIS INCLUDES CONNECTIONS FOR AN ICEMAKER IN THE REFRIGERATOR, THE DISHWASHER, AND WASHING MACHINE AS INDICATED ON PLANS. THE KITCHEN SINK WILL HAVE A GARBAGE DISPOSAL.
6. HOT WATER HEATER SHALL BE PROPANE FIRED HOT WATER HEATER, POWER VENTED, 45 GALLON CAPACITY ("SUPER STORE" OR APPROVED EQUIVALENT).
7. PLUMBER SHALL FURNISH AND INSTALL 500 GAL. UNDERGROUND PROPANE STORAGE TANK, AND ALL REQUIRED PIPING TO BOILER, CLOTHES DRYER AND KITCHEN RANGE.
8. HEATING WORK SHALL INCLUDE ALL LABOR AND MATERIALS, ELECTRICAL/PLUMBING CONNECTIONS, AND INSTALLATION AS THEY OCCUR. DESCRIPTION OF SPECIFIC UNIT SHALL BE PART OF THE BID. STANDARD HEATING UNIT SHALL BE PROPANE FIRED RADIANT HOT WATER BACKBOARD SYSTEM WITH EFFICIENCY RATING OF 94 UNIT IS TO BE SIDEWALL VENTED. UNIT SIZE SHALL BE SIZED TO ACCOMMODATE THE ENTIRE HOUSE AT 70DF AT A 40F EXTERIOR TEMPERATURE. HEATING SYSTEM SHALL BE CAPABLE OF OPERATING AT PEAK EFFICIENCY AT A TEMPERATURE OF 72°F. HEATING SYSTEM SHALL BE DIVIDED INTO VARIOUS ZONES. THERMOSTATS SHALL BE DIGITAL AND PROGRAMMABLE.
9. VENT TO THE EXTERIOR ALL BATHROOMS WHICH DO NOT HAVE OPERABLE WINDOWS.

FRAMING NOTES:

1. ALL WOOD FRAMING MEMBERS SHALL BE STRUCTURAL GRADE #2 OR BETTER.
2. ALL WOOD SHALL COMPLY WITH THE U.S. DEPARTMENT OF COMMERCE AMERICAN LUMBER STANDARDS SIMPLIFIED PRACTICE AND GRADING REQUIREMENTS OF A RECOGNIZED ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED.
3. WOOD SHALL BE FROM LIVE STOCK, THOROUGHLY SEASONED, WELL MANUFACTURED AND GENERALLY FREE FROM WARPAGE THAT CANNOT BE CORRECTED BY BRIDGING OR NAILING.
4. MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 19 % AT THE TIME OF CONSTRUCTION.
5. ALL PLAN DIMENSIONS ARE TO OUTSIDE OF FRAMING MEMBERS AND CENTERLINE OF OPENINGS. VERIFY ALL ROUGH OPENINGS WITH WINDOW AND DOOR SCHEDULE.
6. ALL EXTERIOR WALLS, AND INTERIOR PARTITION WALLS BEHIND TOILETS, SHALL BE 2"X6" STUD CONSTRUCTION AT 16" O.C. TYPICAL. ALL OTHER INTERIOR PARTITION WALLS SHALL BE 2"X4" STUD CONSTRUCTION AT 16" O.C. TYPICAL. WALLS SHALL HAVE SINGLE SHOE AND DOUBLE TOP PLATE.
7. JOIST HANGERS 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 LOAD 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 MINIMAL SIZES. ALL LUMBER SHALL BE SURFACED ON FOUR SIDES, UNLESS NOTED OTHERWISE.
11. STRUCTURAL MEMBERS SHALL NOT BE NOTCHED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING.
12. METAL ORDER 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 SPLICED 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 ROID 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 THE WEATHER.
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 8D COMMON NAILS.
24. ALL OTHER SHEATHING: 1/2" INTERIOR GRADE "INT" PLYWOOD NAILED AT 6" O.C. WITH 6D COMMON NAILS.
25. FRAME ALL RAFTERS OPPOSITE EACH OTHER AT RIDGE WITH TIES OR RIDGE BOARD. THE DEPTH OF THE RIDGE BOARD SHALL BE NO LESS THAN THE CUT OF THE RAFTERS.

EXTERIOR FINISH NOTES:

1. BUILDING PAPER SHALL BE INSTALLED OVER ALL EXTERIOR SHEATHING TO RESIST MOISTURE AND WIND INFILTRATION. WALLS SHALL HAVE MINIMUM 15#FELT PAPER, ROOFS SHALL HAVE MINIMUM 30# ASPHALT IMPREGNATED FELT PAPER, WITH NOT LESS THAN 4" OVERLAP. FELT SHALL CONTINUE BEHIND ALL EXTERIOR TRIM, DOUBLED AND FOLDED INTO OPENINGS.
2. PROMPTLY REMOVE ALL MANUFACTURERS' STICKERS FROM GLASS AFTER INSTALLATION.
3. KEEP AREAS TO BE INSULATED CLEAN AND DRY. DO NOT INSTALL INSULATION WHERE IT MAY BE EXPOSED TO WATER. INSTALL AS PER MANUFACTURERS INSTRUCTIONS AND BUILDING CODE REQUIREMENTS. PROVIDE INSECT SCREEN OR BARRIER AT ALL VENT OPENINGS.
4. EXTERIOR FOUNDATION TO BE PARGE.
5. DECKS SHALL USE 1"X 4" HANDGRAIN, CONFIRM. LAID FLAT WITH 1/4" REGULAR SPACING. ALL FLOORING AND DECKING SHALL BE TREATED % BOILED LINSEED OIL/50 % CUPRINOL AND WITH A MIXTURE OF 50 TRAFFIC SHALL BE PREVENTED OVER FINISHED SURFACES FOR THE PERIOD OF ONE WEEK.
6. EXTERIOR STEPS SHALL BE EQUAL TO DECK CONSTRUCTION, TRIM AND FINISH. RISERS SHALL MATCH TRIM MATERIAL, NOSING SHALL PROJECT 3/4".
7. ALL EXTERIOR STEPS SHALL LAND ON TO A 4" CONCRETE PAD SET ON A 4" GRAVEL BASE ON STRUCTURALLY COMPACTED SOIL. PAD SHALL BE 6" WIDER THAN STEPS AND PROJECT FROM LAST RISER 6" TOWARD DECK AND 18" AWAY FROM DECK.
8. PORCH CEILINGS SHALL BE 1X6 CEDAR NATURAL TO WEATHER, SQUARE GROVE.
9. PORCH POSTS SHALL BE 4X4 STRUCT. CORE WRAPPED W/ 5 1/4" SQ. NATURAL CEDAR TRIM.
10. SIDEWALL SHINGLES SHALL HAVE A MINIMUM EXPOSURE OF 5". WITH DOUBLED SHINGLES AT ALL EAVES AND STARTER COURSE. BUTTS OF THE SHINGLES SHALL PROJECT 1 1/2" MINIMUM FROM THE EDGE OF THE ROOF EAVES TO ENSURE PROPER SPILLAGE.
11. WINDOW CAPS OR TRIM AND ALL OTHER PROJECTIONS AT POINTS WHERE RAIN ACCUMULATES OR RUNS OFF SHALL BE PROVIDED WITH FLASHING. FLASHING FOR RED CEDAR SHINGLES SHALL BE COPPER. SUCH FLASHING SHALL EXTEND A MINIMUM OF 6" UP THE WALL UNDER THE SHEATHING PAPER AND NOT LESS THAN 6" HORIZONTALLY. FLASHING SHALL BE SUFFICIENT LENGTH TO COVER THE COURSE ABOVE WITHOUT BEING PUNCTURED BY NAILS.
12. A CONTINUOUS RIDGE VENT SHALL BE PROVIDED AT ALL ROOF RIDGES, WHERE REQUIRED. SOFFIT VENTING SHALL BE PROVIDED AS INDICATED ON DETAIL DRAWINGS.
13. PROVIDE STEP FLASHING AT ALL CHIMNEY LOCATIONS.
14. SIDEWALL SHALL BE WHITE CEDAR SHINGLES, GRADE B. SHINGLES SHALL BEAR THE OFFICIAL GRADE MARKED LABEL OF THE CEDAR SHINGLE BUREAU.
15. CEDAR SHINGLES AND/OR BOARD&BATTEN SHALL HAVE NATURAL FINISH.
16. RIDGE VENTS SHALL BE "CORE VENT" OR EQUAL, EXTENDED ALONG ALL RIDGE LINES. TERMINATE RIDGE VENTS 12" FROM END OF RIDGE. COVERED W/SHINGLES.
17. EXTERIOR TRIM SHALL BE SPECIFIED AS FOLLOWS:
   A. WINDOW AND DOOR JAMBS: 1"X5" RED CEDAR WINDOW AND DOOR HEADS: 3/4"X4" RED CEDAR, EXTENDED 3/4" BEYOND JAMB CASING. HEADS TO HAVE CONTINUOUS COPPER DRIP CAP.
   B. WINDOW SILLS: WHEN NOT WOOD BY MANUFACTURER SHALL BE FRAMED PINE 2X2 W/ 70 TOP BEVEL EXTENDED 3/4" BEYOND JAMB CASING.
   DOORSILLS: INSTALLED BY MANUFACTURER
   C. CORNER BOARDS: 6" EA. WY. RED CEDAR (IF APPLICABLE)
   D. RAKE BOARDS: 1X8 RED CEDAR
   E. FASCIA BOARDS: 1X8 RED CEDAR
   F. RAKE/FASCIA TRIM BOARDS: 1X3 RED CEDAR
   G. FREZE BOARDS TO BE 1X8 BLOCKED OUT 1 1/2" TO ACCOMMODATE SOFFIT VENTING & TOP OF SHINGLES (IF APPLICABLE)
   H. ALL TRIM TO BE PAINTED: SEE SCHEDULE
   DOOR AND WINDOW SASHES PAINTED: BLACK
18. ALL EXTERIOR TRIM SHALL BE PLANED ON ALL FOUR SIDES AND HAVE SQUARED EDGES.
19. WINDOW & DOOR MANUFACTURERS AND SIZES AND HARDWARE SHALL BE SPECIFIED IN DOOR AND WINDOW SCHEDULE.
20. INSULATION SHALL BE SPECIFIED AS FOLLOWS:
   A. EXTERIOR WALLS: 5" R-21 BATT INSULATION, INSTALL 4 MIL. POLY-VAPOR BARRIER AT INSIDE FACE OF ALL EXTERIOR WALLS.
   B. ROOF: 9 1/4" R-38 BATT INSULATION, INSTALL 4 MIL. POLY-VAPOR BARRIER AT INSIDE FACE OF ALL EXTERIOR WALLS
   C. INTERIOR WALLS AND CEILINGS: USE 3" FIBERGLASS SOUND ATTENUATION BLANKETS
   D. FOUNDATION INSULATION: 4" RIGID INSULATION SECURED TO EXTERIOR FACE OF WALL
   E. FIRST FLOOR INSULATION: 9 1/4" R-30 BATT INSULATION
21. CAVITIES SHALL SUPPORT PROPER VENTING, INCLUDING THE INSTALLATION OF BAFFLES BEWEHEEN ALL RAFTERS. KEEP ALL VENTILATION SPACE UNOBSTRUCTED.
22. EXTERIOR BRICK SHALL MEET STANDARDS OF THE BRICK INSTITUTE OF AMERICA (BIA) FOR EXTERIOR/SEVERE WEATHER USE.

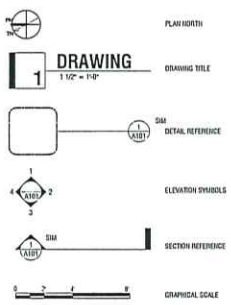
GLAZING NOTES:

1. IT IS THE CONTRACTORS 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 MASSACHUSETTS STATE BUILDING CODE, HANDICAPPED, AND ANY OTHER APPLICABLE LOCAL OR NATIONAL CODE.
2. PROVIDE SHOWER ENCLOSURES AS INDICATED ON THE PLANS. GLASS TO BE LOW IRON, CLEAR GLASS.

ABBREVIATIONS

ABOVE FINISHED FLOOR	AFF	MATERIAL	MATL.
ACCESS PANEL	A.P.	MAXIMUM	MAX.
ACOUSTICAL	ACOUS.	MECHANICAL	MECH.
ADJACENT	ADJ.	METAL	MTL.
AIR CONDITIONING	A/C	MINIMUM	MIN.
ALUMINUM	AL.	MISCELLANEOUS	MISC.
APPROXIMATE	APPROX.	MOLDING	MLDG.
ARCHITECTURAL	ARCH.	MOUNTED	MTD.
BLOCKING	BLKG	MULLION	MUL.
BY OTHERS/OWNER	B.O.	NOMINAL	NOM.
CEILING	CLG.	NOT APPLICABLE	N.A.
CEILING HEIGHT	C.H.	NOT IN CONTRACT	N.I.C.
CENTER LINE	CL.	NUMBER	NO.
CERAMIC TILE	C.T.	ON CENTER	O.C.
COLUMN	COL.	OPENING	OPNG
CONCRETE	CONC.	OPPOSITE/OPPOSITE HAND	OPP./OPH
CONSTRUCTION	CONST.	PAINTED	PTD.
CONTINUOUS	CONT.	PARTITION	PARTN.
DETAIL	DTL.	PLASTER	PL
DIMENSION	DIM.	PLASTIC LAMINATE	P.LAM
DOOR	DR.	PLYWOOD	PLYWD., PLY.
DOUBLE	DBL.	QUANTITY	QTY.
DOWN	DN.	RECESSED	REC.
DRAWING	DWG.	REQUIRED	REQD
EACH	EA.	RETURN AIR	R.A.
ELECTRIC/ELECTRICAL	ELEC.	REVISE/REVISION	REV.
ELEVATION	ELEV.	ROUGH OPENING	R.O.
EMERGENCY	EMER.	SCHEDULE	SCHED.
EQUAL	EQ.	SECTION	SECT.
EQUIPMENT	EQPT.	SHEET	SHT.
EXISTING	EXIST.	SIMILAR	SIM.
EXTERIOR	EXT.	SOLID CORE	SC
FINISH	FIN	SQUARE FOOT	SQ.FT.
FINISH FLOOR	FIN. FL.	STAINLESS STEEL	S.STL.
FIREPROOF	FPRF.	STANDARD	STD.
SELF-CLOSING	S.C.	STEEL	STL.
FLOOR	FL.	STORAGE	STOR.
FLUORESCENT	FLUOR.	TELEPHONE	TEL.
FOOT/FEET	FT.	TO BE DETERMINED	T.B.D.
GLASS	GL.	TYPICAL	TYP.
GRILLE	GRIL.	UNLESS OTHERWISE NOTED	U.O.N.
GROUND FAULT INTER.	GFI	VERIFY IN FIELD	V.I.F.
GYPSUM WALLBOARD	GWB	VINYL COMPOSITION TILE	VCT/VCT
HANDRAIL	HNDRL.	WITH	W/
HARDBOARD	HDBD.	WITHOUT	W/O
HARDWOOD	HDWD.	WOOD	WD.
HEATING, VENT., & A/C	HVAC		
HOLLOW CORE	HC		
HOLLOW METAL	H.M.		
HORIZONTAL	HORIZ.		
INCHES	IN.		
INSULATION	INSUL.		
JUNCTION BOX	J.B.		
LAMINATE	LAM.		
LOW VOLTAGE	L.V.		

REFERENCE SYMBOLS



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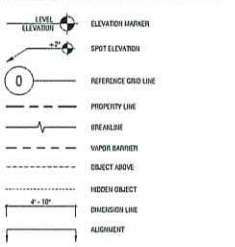

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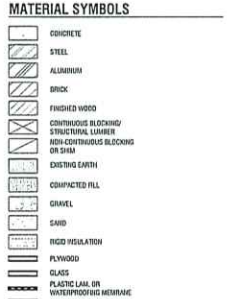

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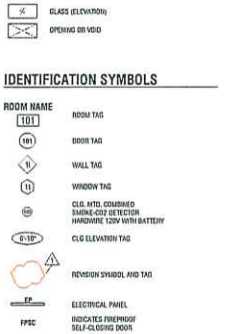
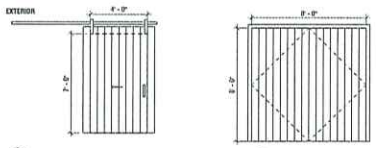


DOOR TYPES



01
TYPE: BARN DOOR
SASH: 6" PANELLING
MODEL: SLIDE
MFGR: -

02
TYPE: DOUBLE SWING
FINISH: 6" PANELLING
MODEL: SWING
MFGR: -

WINDOW TYPES



A
TYPE: 4 LITE
SASH: QUAKER GREY
TRIM: QUAKER GREY
MODEL: FIXED
MFGR: MARVIN

B
TYPE: 6/1 LITE
SASH: QUAKER GREY
TRIM: QUAKER GREY
MODEL: DOUBLE HUNG
MFGR: MARVIN

GR4
HOUSE

41 CROOKED LANE,
NANUCKET MA 02554

OWNER
BRIAN & TONI FRANZ
22 Liberty Dr, Apt 10-D
Boston, MA 02210

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ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

ZONING INFO

ADDRESS: 41 CROOKED LANE, NANUCKET MA 02554
MAPS, PARCEL: 41/202
CURRENT ZONING: R2

MIN FRONTAGE: 75'
FRONT SETBACK: 30'
SIDE/REAR SETBACK: 10'

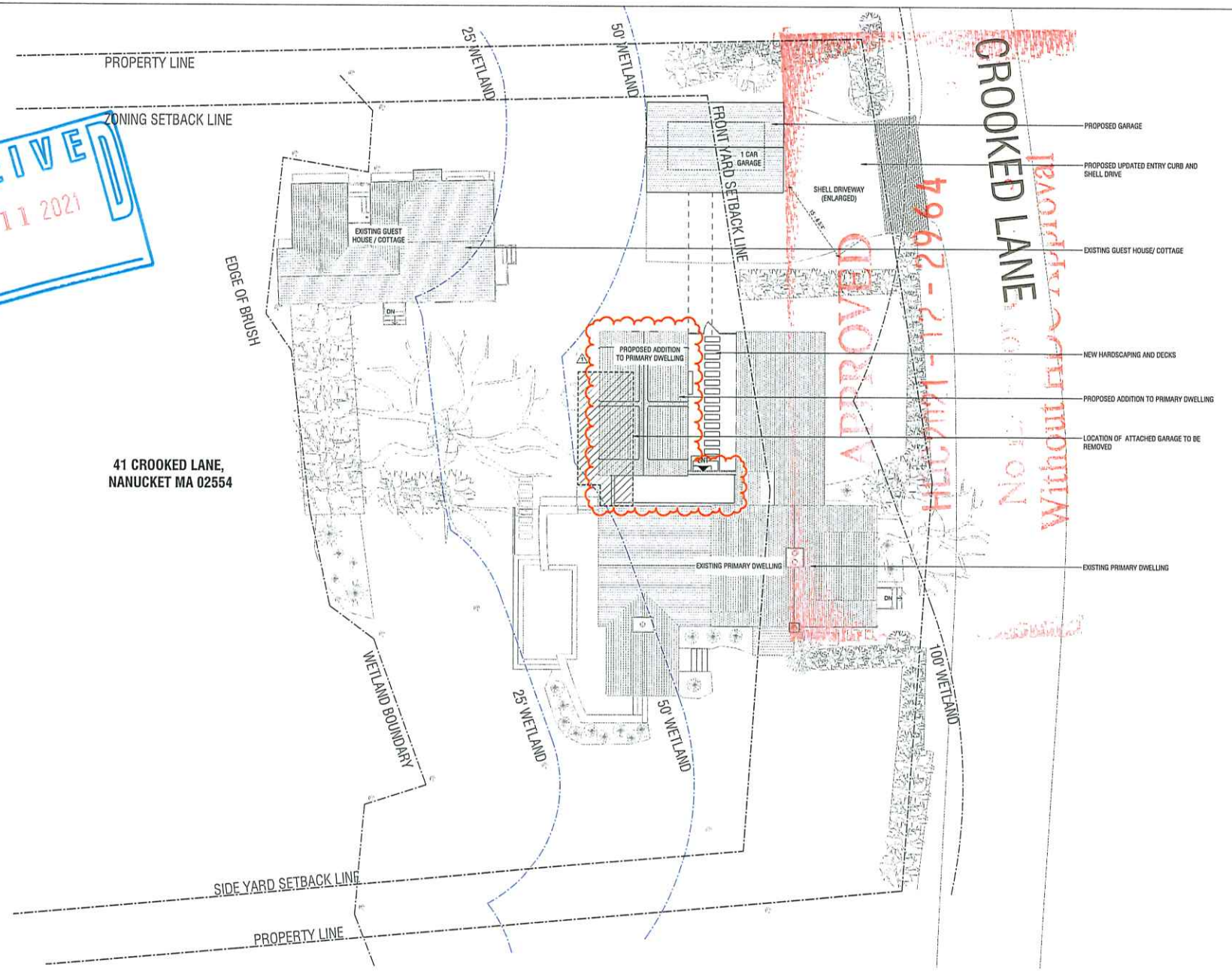
LOT SIZE: 76,994 SQ FT
MIN LOT SIZE: 20,000 SQ FT
ALLOWABLE G.C.: 12.5% (9,629.5 SQ FT)
EXISTING G.C.: 1,976 SQ FT

PROPOSED G.C. ADDITION:

MH ADDITION 572 SQ FT

PROPOSED G.C. GARAGE 401 SQ FT

RECEIVED
MAR 11 2021
By



**41 CROOKED LANE,
NANUCKET MA 02554**

1 **SITE PLAN - PROPOSED**
1/8" = 1'-0"

GR4
HOUSE

41 CROOKED LANE,
NANUCKET MA 02554

OWNER
BRIAN & TORI FRANZ
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REVISIONS

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ISSUES

2	10/05/2021	HDC REVISIONS 01
1	01/15/2021	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	03/05/21
SCALE:	1/8" = 1'-0"
PROJ. NO.	220014

SITE PLAN PROPOSED

L-100.1

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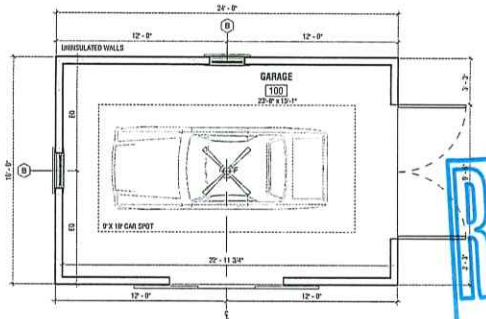
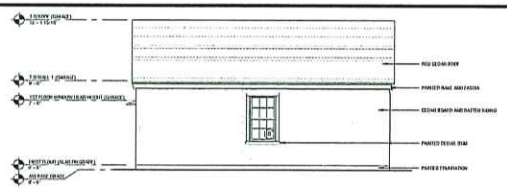
HDC SUBMISSION - 01.19.2021
ROOF HEIGHT INCREASE BY 2'-0"
ALL TRIMS, RACK AND FASCIA TO BE NATURAL TO WEATHER

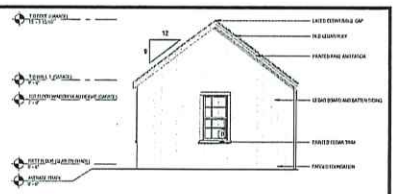


1 1ST FLOOR - PROPOSED GARAGE PLAN
1/4" = 1'-0"

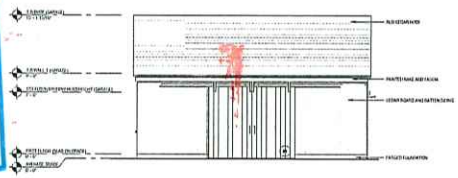
RECEIVED
MAR 1 2021
By



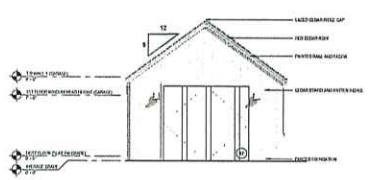
2 GARAGE - NORTH
1/4" = 1'-0"



3 GARAGE -EAST
1/4" = 1'-0"

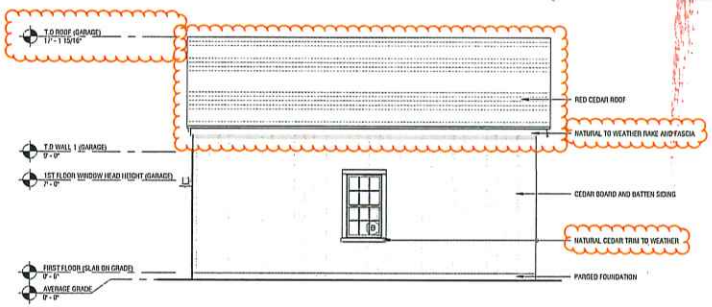


4 GARAGE - SOUTH
1/4" = 1'-0"

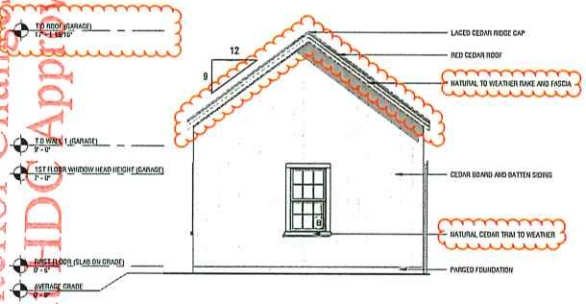


5 GARAGE - WEST
1/4" = 1'-0"

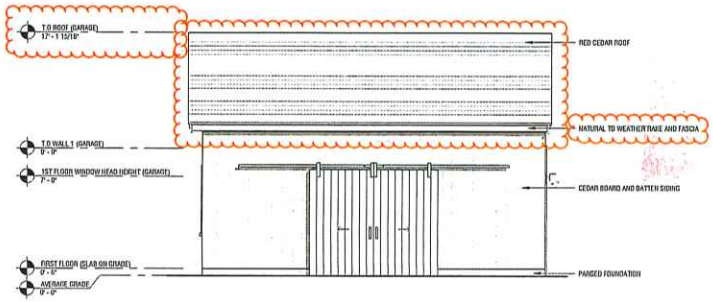
APPROVED
HDC2021-02-2964
As Noted on Drawings
Without HDC Approval



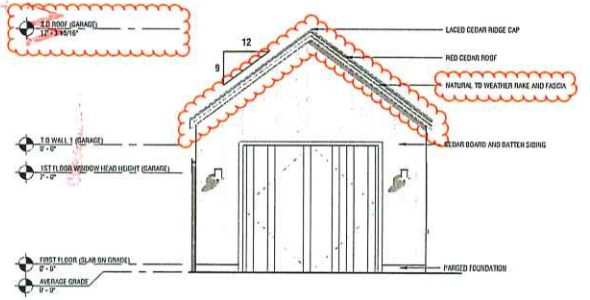
2 GARAGE - NORTH
1/4" = 1'-0"



3 GARAGE -EAST
1/4" = 1'-0"



4 GARAGE - SOUTH
1/4" = 1'-0"



5 GARAGE - WEST
1/4" = 1'-0"

GR4
HOUSE

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REVISIONS

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ISSUES

2	03/09/2021	HDC REVISIONS 01
1	01/19/2021	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	03/09/21
SCALE:	1/4" = 1'-0"
PROJ. NO.	320014

PLAN AND ELEVATIONS

A-200.3

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Property Information

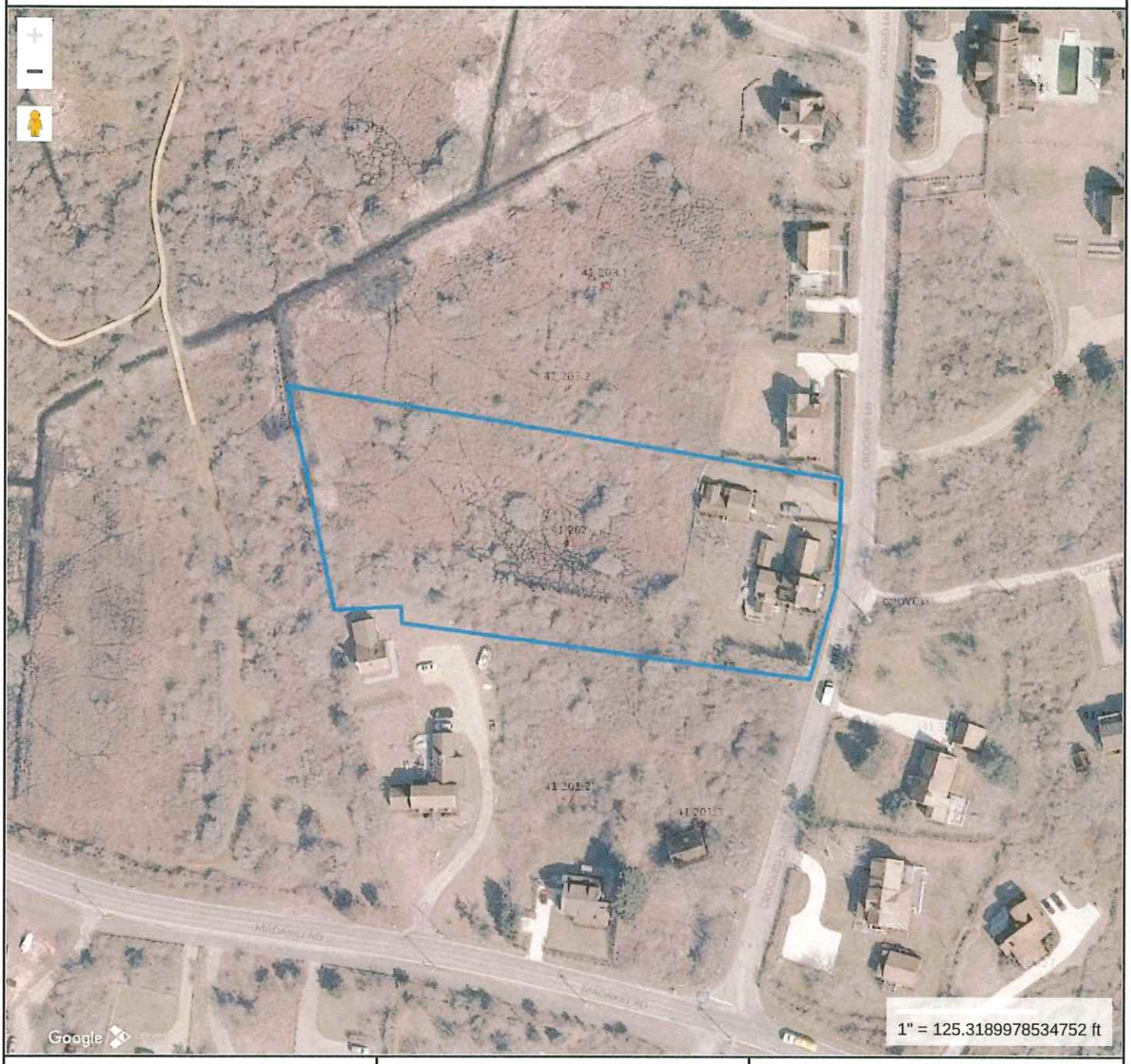
Property ID	1950
Location	41 CROOKED LN
Owner	RICE BRIAN & GOLDRICH ROBERT

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



Property Information

Property ID	1950
Location	41 CROOKED LN
Owner	RICE BRIAN & GOLDRICH ROBERT

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

GR4 GARAGE

RECEIVED
MAR 11 2021
By

APPROVED
HDC 2021-02-2964
No Exterior Changes
Without HDC Approval

HDC REVISIONS

09 MARCH 2021

41 CROOKED LANE,
NANUCKET MA 02554

PROJECT NO. - 320014

LOCUS PLAN





LOCUS PLAN



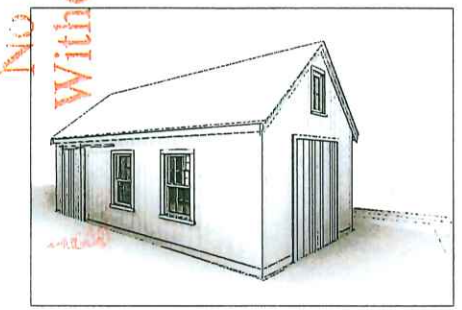
NOT TO SCALE

LIST OF DRAWINGS

SHEET LIST - GARAGE

SHEET NUMBER	SHEET NAME	01/10/2021 HDC SUBMISSION	02/09/2021 HDC REVISIONS 01
T-000.1	COVER SHEET / TITLE SHEET	•	•
G-100.1	GENERAL NOTES	•	•
C-100.1	SITE PLAN PROPOSED	•	•
A-200.1	PLAN AND ELEVATIONS	•	•

PERSPECTIVE



ZONING INFORMATION

Map & Parcel	41/202
Current Zoning	R-20
Minimum Frontage	75 FT.
Front Setback	30 FT.
Side/Rear Setback	10 FT.
Lot Size	76,964 SF
Min. Lot Size	20,000 SF
Allowable G.C.	12.5 %
Max G.C.	2,701 SF
Existing G.C.	1,875 SF
Proposed MH Addition	573 SF
Proposed G.C. Garage	387 SF
Total G.C.	2,835 SF

HDC APPROVED COLORS

SASH : NATURAL
TRIM : NATURAL

GR4

41 CROOKED LANE,
NANUCKET MA 02554

OWNER

BRIAN RICE & ROBERTGOLDRICH
01 CENTRAL PARK W APT 110,
NEW YORK, NY 10023

ARCHITECT

WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
30 W 30th Street, 7th Fl, New York, NY 10018
T: (212) 273-0712 info@workshopapd.com

CONTRACTOR

STRUCTURAL ENGINEER

SURVEYOR

NANTUCKET ENGINEERING & SURVEY
20 MARY ANN DRIVE
NANTUCKET, MA 02554
508-825-5033
WWW.NANTUCKETENGINEER.COM

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

NOT FOR CONSTRUCTION

ISSUES

02	03/09/2021	HDC REVISIONS 01
01	01/10/2021	HDC SUBMISSION

CONSTRUCTION DOCUMENTS

DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	03/05/21
SCALE:	No Scale
PROJ. NO.	320014

COVER SHEET

T-000.1

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GENERAL NOTES:

1. DRAWINGS ARE REPRESENTATIVE DOCUMENTS TO FACILITATE CONSTRUCTION. CONTRACTOR SHOULD FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE HEIGHTS OF GRADE INDICATED ON DRAWINGS ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATION ONLY. NOTIFY DESIGNER OF ANY ALTERATIONS OR DISCREPANCIES IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF DRAWINGS TO THE SUB-CONTRACTORS UNDER HIS JURISDICTION.
3. THE CONTRACTOR IS TO COORDINATE THE WORK OF ALL SUB-CONTRACTORS, INCLUDING THE TAKING 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. WORKSHOPAPD IS CONTRACTED TO SERVE AS THE OWNER'S REPRESENTATIVE DURING CONSTRUCTION. A REPRESENTATIVE OF WORKSHOPAPD 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 STAIRWAYS AND/OR RAMPS AND THE PRESENCE OF VEYS 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 WORKSHOPAPC PRIOR TO PROCEEDING WITH WORK, FOR ALL MATERIALS THAT REQUIRE FABRICATION. WORKSHOPAPC 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 OF 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 SHORING AND PROTECTING ALL WORK FROM DAMAGE, BREAKAGE, COLLAPSE, DISTORTION AND MISALIGNMENT 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 EXITS AT ALL TIMES.
17. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR PROTECTION OF 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 TO WINDOW 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 BOLTS AND FASTENERS IN AREAS PRONE TO MOISTURE SHALL BE "HOT DIPPED GALVANIZED" UNLESS NOTED OTHERWISE.
21. THE CONTRACTOR SHALL KEEP SUFFICIENT WORKMEN 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 REFUSE SUCH IN CONFLICTION REVISIONS PRIOR TO BIDDING. IN THE EVENT OF CONFLICT BETWEEN APPLICABLE CODES OR REGULATIONS AND REFERENCED STANDARDS OF THESE PLANS 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 12"-LONG - 1/2"-DIAMETER ANCHOR BOLTS AT 32"-0 C. MINIMUM, ON ALL PERIMETER WALLS. A MINIMUM OF TWO BOLTS SHALL BE USED AT EACH SILL PLATE. HOLD BOLTS 18" OFF CORNERS MINIMUM. APPROVAL OF TOPSOIL REMOVAL SHALL BE IN THE FORM OF ADVANCE ORDER.
9. CONCRETE FLOOR SLABS SHALL BE 4" THICK MINIMUM AND BE REINFORCED WITH WELDED WIRE MESH OR FIBER MESH REINFORCING. REINFORCING SHALL BE PLACED AT THE CENTER OF THE SLAB. FLOOR SLABS SHALL BE POURED OVER 4" GRAVEL BASE AND 6 MIL. POLY-VAPOR BARRIER ON STRUCTURALLY COMPACTED OR UNDISTURBED SOIL.
10. CONTRACTOR AND SUBCONTRACTORS SHALL USE CLEAN SAND, WELL GRADED AND FREE FROM ANY DELETERIOUS SUBSTANCES, AND CLEAN WATER, TAKEN FROM A SOURCE SUITABLE FOR DOMESTIC CONSUMPTION.
11. FOR ALL BRICK OR STONE FINISHES THE CONTRACTOR SHALL SUBMIT A SAMPLE TO THE DESIGNER FOR APPROVAL, PRIOR TO INSTALLATION.
12. ANCHORS AND TIES SHALL BE CORROSION PROOF AND GALVANIZED AFTER FABRICATION.
13. COLD WEATHER INSTALLATIONS FOR CONCRETE, WHEN AIR TEMPERATURE IS BELOW 40 DEGREES F, REQUIRE APPROVAL BY THE DESIGNER.
14. MASONRY WORK SHALL BE PLUMB, TRUE TO LINE, WITH COURSES LEVEL. BUILD IN ALL METAL TIES AND ANCHORS AS WORK PROGRESSES.
15. CONCRETE MASONRY UNIT CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING STANDARDS: HOLLOW UNITS - ASTM C-90; SOLID UNITS - ASTM C-145; FOR FILL AND CEMENT - ASTM C-150; MASONRY CEMENT - ASTM C-91 (NON-STAINING CEMENT SHALL BE USED WHERE NON-STAINING MORTAR IS REQUIRED); PREMOISTENED LIME - ASTM C-207, TYPE S. CA.U., BOTH BOTTOM AND ENDS, SHALL BE SET IN A FULL BED OF MORTAR. JOINTS OF UNIFORM THICKNESS AND HEAD JOINTS IN ALTERNATE COURSES PLUMB OVER THE ONES BELOW.
16. ALL JOINTS SHALL BE TOOLED AS SOON AS POSSIBLE AFTER INITIAL SET. FLUSH JOINTS SHALL NOT BE PERMITTED.
17. REFER TO DETAILS FOR FURTHER INFORMATION.

PLUMBING/MECHANICAL NOTES:

1. STRUCTURAL MEMBERS SHALL NOT BE DRILLED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING.
2. ALL PLUMBING AND 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 ICEMAKER AT THE REFRIGERATOR, THE DISHWASHER, AND WASHING MACHINE AS INDICATED ON PLANS. THE KITCHEN SINK WILL HAVE A GARBAGE DISPOSAL.
6. HOT WATER HEATER SHALL BE PROPANE FIRED HOT WATER HEATER, POWER VENTED, 40 GALLON CAPACITY ("SUPER STORE" OR APPROVED EQUIVALENT).
7. PLUMBER SHALL FURNISH AND INSTALL 500 GAL. UNDERGROUND PROPANE STORAGE TANK, AND ALL REQUIRED PIPING TO BOILER, CLOTHES DRYER AND KITCHEN RANGE.
8. HEATING WORK SHALL INCLUDE ALL LABOR AND MATERIALS, ELECTRICAL/PLUMBING CONNECTIONS, AND INSTALLATION AS THEY OCCUR. DESCRIPTION OF SPECIFIC UNIT SHALL BE PART OF THE BID. STANDARD HEATING UNIT SHALL BE PROPANE FIRED RADIANT HOT WATER BASEBOARD SYSTEM WITH EFFICIENCY RATING OF 91 UNIT IS TO BE SIDEWALL VENTED. UNIT SIZE SHALL BE SIZED TO ACCOMMODATE THE ENTIRE HOUSE AT 70F AT A 0.0F EXTERIOR TEMPERATURE. HEATING SYSTEM SHALL BE CAPABLE OF OPERATING AT PEAK EFFICIENCY AT A TEMPERATURE OF 72°F. HEATING SYSTEM SHALL BE ZONED INTO WORK ZONES. THERMOSTATS SHALL BE DIGITAL AND PROGRAMMABLE.
9. VENT TO THE EXTERIOR ALL BATHROOMS WHICH DO NOT HAVE OPERABLE WINDOWS.

FRAMING NOTES:

1. ALL WOOD FRAMING MEMBERS SHALL BE STRUCTURAL GRADE #2 OR BETTER.
2. ALL WOOD SHALL COMPLY WITH THE U.S. DEPARTMENT OF COMMERCE AMERICAN LUMBER STANDARDS SIMPLIFIED PRACTICE AND GRADING REQUIREMENTS OF A RECOGNIZED ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED.
3. WOOD SHALL BE FROM LIVE STOCK, THOROUGHLY SEASONED, WELL MANUFACTURED AND GENERALLY FREE FROM WARPAGE THAT CANNOT BE CORRECTED BY BRACING OR NAILING.
4. MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 19 % AT THE TIME OF CONSTRUCTION.
5. ALL PLAN DIMENSIONS ARE TO OUTSIDE OF FRAMING MEMBERS AND CENTERLINE OF OPENINGS. VERIFY ALL ROUGH OPENINGS WITH WINDOW AND DOOR SCHEDULE.
6. ALL EXTERIOR WALLS, AND INTERIOR PARTITION WALLS BEHIND TOILETS, SHALL BE 2"x6" STUD CONSTRUCTION AT 16" O.C. TYPICAL. ALL OTHER INTERIOR PARTITION WALLS SHALL BE 2"x4" STUD CONSTRUCTION AT 16" O.C. TYPICAL. WALLS SHALL HAVE SINGLE SOLE AND DOUBLE TOP PLATE.
7. JOIST HANGERS SHALL BE USED AT ALL FLUSH-FRAMED FLOOR JOISTS. JOISTS OVERLAPPING AT A SUPPORTING BEAM, SHALL OVERLAP 3" MINIMUM.
8. PROVIDE BLOCKING ON METAL BRIDGING AT VOID 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 DRILLED 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 SHALL 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 SPLICED 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 ROD 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 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 THE WEATHER.
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 ROOF SHEATHING: 1/2" INTERIOR GRADE "INT" PLYWOOD NAILED AT 6" O.C. WITH 6D COMMON NAILS.
25. FRAME ALL RAFTERS OPPOSITE EACH OTHER AT RIDGE WITH TIES OR RIDGE BOARD. THE DEPTH OF THE RIDGE BOARD SHALL BE NO LESS THAN THE CUT OF THE RAFTERS.

EXTERIOR FINISH NOTES:

1. BUILDING PAPER SHALL BE INSTALLED OVER ALL EXTERIOR SHEATHING TO RESIST MOISTURE AND WIND INFILTRATION. WALLS SHALL HAVE MINIMUM 15# FELT PAPER. ROOFS SHALL HAVE MINIMUM 30# ASPHALT IMPREGNATED FELT PAPER, WITH NOT LESS THAN 4" OVERLAP. FELT SHALL CONTINUE BEHIND ALL EXTERIOR TRIM, DOUBLED AND FOLDED INTO OPENINGS.
2. PROMPTLY REMOVE ALL MANUFACTURERS' STICKERS FROM GLASS AFTER INSTALLATION.
3. KEEP AREAS TO BE INSULATED CLEAN AND DRY. DO NOT INSTALL INSULATION WHERE IT MAY BE EXPOSED TO WATER. INSTALL AS PER MANUFACTURERS INSTRUCTIONS AND BUILDING CODE REQUIREMENTS. PROVIDE INSECT SCREEN OR BARRIER AT ALL VENT OPENINGS.
4. EXTERIOR FOUNDATION TO BE PARGE.
5. DECKS SHALL USE 1" X 4" MAHOGANY, CONCAVE, LAID FLAT WITH 1/4" REGULAR SPACING. ALL FLOORING AND DECKING SHALL BE TREATED & SOLID UNSEEN BLIND "S" CLIPPING, AND WITH A MIXTURE OF 50 TRAFFIC SHALL BE PREVENTED OVER FINISHED SURFACES FOR THE PERIOD OF ONE WEEK.
6. EXTERIOR STEPS SHALL BE EQUAL TO DECK CONSTRUCTION, TRIM AND FINISH. RISERS SHALL MATCH TRIM MATERIAL. HOSING SHALL PROJECT 3/4".
7. ALL EXTERIOR STEPS SHALL LAND ON 10 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 9" TOWARD DECK AND 12" AWAY FROM DECK.
8. PORCH CEILINGS SHALL BE 1X6 CEDAR NATURAL TO WEATHER, SQUARE GROVE.
9. PORCH POSTS SHALL BE 4X4 STRUCT. CORE WRAPPED W/ 5 1/4" SQ. NATURAL CEDAR TRIM.
10. SIDEWALL SHINGLES SHALL HAVE A MAXIMUM EXPOSURE OF 5", WITH DOUBLED SHINGLES AT ALL EAVES AND STARTER COURSE. BUTTS OF THE SHINGLES SHALL PROJECT 1 1/2" MINIMUM FROM THE EDGE OF THE ROOF EAVES TO ENSURE PROPER SPILLAGE.
11. WINDOW CAPS OR TRIM AND ALL OTHER PROJECTIONS AT POINTS WHERE RAIN ACCUMULATES OR RUNS OFF SHALL BE PROVIDED WITH FLASHING. FLASHING FOR RED CEDAR SHINGLES SHALL BE COPPER. SUCH FLASHING SHALL EXTEND A MINIMUM OF 4" 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.
12. A CONTINUOUS RIDGE VENT SHALL BE PROVIDED AT ALL ROOF RIDGES, WHERE REQUIRED. SOFFIT VENTING SHALL BE PROVIDED AS INDICATED ON DETAIL DRAWINGS.
13. PROVIDE STEP FLASHING AT ALL CHIMNEY LOCATIONS.
14. SIDEWALL SHALL BE WHITE CEDAR SHINGLES, GRADE B. SHINGLES SHALL BEAR THE ORIGINAL GRADE MARKED LABEL OF THE CEDAR SHINGLE BUREAU.
15. CEDAR SHINGLES AND/OR BOARD&BATTENS SHALL HAVE NATURAL FINISH.
16. RIDGE VENTS SHALL BE "CORE VENT" OR EQUAL, EXTENDED ALONG ALL RIDGE LINES. TERMINATE RIDGE VENTS 12" FROM END OF RIDGE, COVERED W/SHINGLES.
17. EXTERIOR TRIM SHALL BE SPECIFIED AS FOLLOWS:
   A. WINDOW AND DOOR JAMBS: 1"X3" RED CEDAR WINDOW AND DOOR HEADS: 5/4"X6" RED CEDAR, EXTENDED 3/4" BEYOND JAMB CASING. HEADS TO HAVE CONTINUOUS COPPER DRIP CAP.
   B. WINDOW SILLS: WHERE NOT WOOD BY MANUFACTURER SHALL BE FRAMED FROM 2X2 W/ TO 10° BEVEL, EXTENDED 3/4" BEYOND JAMB CASING.
   DOORSILLS: INSTALLED BY MANUFACTURER
   C. CORNER BOARDS: 6" EA. WAY, RED CEDAR (IF APPLICABLE)
   D. FLUKE BOARDS: 1X8 RED CEDAR
   E. FASCIA BOARDS: 1X8 RED CEDAR
   F. HANDRAILS& TRIM BOARDS: 1&2 RED CEDAR
   G. FREIZE BOARDS TO BE 1X6 BLOCKED OUT 1 1/2" TO ACCOMMODATE SOFFIT VENTING & TOP OF SHINGLES (IF APPLICABLE)
   H. ALL TRIM TO BE PAINTED: SEE SCHEDULE
   DOOR AND WINDOW CASINGS PAINTED : BLACK
18. ALL EXTERIOR TRIM SHALL BE PLANED ON ALL FOUR SIDES AND HAVE SQUARED EDGES.
19. WINDOW & DOOR MANUFACTURERS AND SIZES AND HARDWARE SHALL BE SPECIFIED IN DOOR AND WINDOW SCHEDULE.
20. INSULATION SHALL BE SPECIFIED AS FOLLOWS:
   A. EXTERIOR WALLS: 5" R-21 BATT INSULATION. INSTALL 4 MIL. POLY-VAPOR BARRIER AT INSIDE FACE OF ALL EXTERIOR WALLS.
   B. ROOFS: 9 1/4" R-30 BATT INSULATION. INSTALL 4 MIL. POLY-VAPOR BARRIER AT INSIDE FACE OF ALL EXTERIOR WALLS.
   C. INTERIOR WALLS AND CEILINGS: USE 3" FIBERGLASS SOUND ATTENUATION BLANKETS
   D. FOUNDATION INSULATION: 4" RIGID INSULATION SECURED TO EXTERIOR FACE OF WALL
   E. FIRST FLOOR INSULATION: 9 1/4" R-30 BATT INSULATION
21. CAVITIES SHALL SUPPORT PROPER VENTING, INCLUDING THE INSTALLATION OF BAFFLES BETWEEN ALL RAFTERS. KEEP ALL VENTILATION SPACE UNOBSTRUCTED.
22. EXTERIOR BRICK SHALL MEET STANDARDS OF THE BRICK INSTITUTE OF AMERICA (BIA) FOR EXTERIOR/SEVERE WEATHER USE.

GLAZING NOTES:

1. IT IS THE CONTRACTORS RESPONSIBILITY TO MAKE ALL GLAZING (WINDOW, DOOR, OR OTHERWISE) ADJACENT TO A WALKING SURFACE, STAIR, LANDING, ETC. SHOWN SAFETY LAMINATED GLASS MEETING THE REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE, HANDICAP, AND ANY OTHER APPLICABLE LOCAL OR NATIONAL CODE.
2. PROVIDE SHOWER ENCLOSURES AS INDICATED ON THE PLANS. GLASS TO BE LOW IRON, CLEAR GLASS.

ABBREVIATIONS

ABOVE FINISHED FLOOR	AFF	MATERIAL	MATL.
ACCESS PANEL	A.P.	MAXIMUM	MAX.
ACOUSTICAL	ACOUS.	MECHANICAL	MECH.
ADJACENT	ADJ.	METAL	MTL.
AIR CONDITIONING	A/C	MINIMUM	MIN.
ALUMINUM	AL.	MISCELLANEOUS	MISC.
APPROXIMATE	APPROX.	MOLDING	MLDG.
ARCHITECTURAL	ARCH.	MOUNTED	MTD.
BLOCKING	BLKG	MULLION	MUL.
BY OWNER/OWNER	B.O.	NOMINAL	NOM.
CEILING	CLG.	NOT APPLICABLE	N.A.
CEILING HEIGHT	C.H.	NOT BY CONTRACT	N.I.C.
CENTER LINE	CL.	NUMBER	NO.
CERAMIC TILE	C.T.	ON CENTER	O.C.
CLOSET	CLO.	OPENING	OPNG
CONCRETE	CONC.	OPPOSITE/OPPOSITE HAND	OPP./OPH
CONSTRUCTION	CONST.	PAINTED	PTD.
CONTINUOUS	CONT.	PARTITION	PART.
DETAIL	DTL.	PLASTER	PL
DIMENSION	DIM.	PLASTIC LAMINATE	PLAM
DOOR	DR.	PLYWOOD	PLYWD., PLY.
DOUBLE	DBL.	QUANTITY	QTY.
DOWN	DN.	RECESSED	REC.
DRAWING	DWG.	REQUIRED	REQD
EACH	EA.	RETURN AIR	R.A.
ELECTRIC/ELECTRICAL	ELEC.	REVISE/REVISION	REV.
ELEVATION	ELEV.	ROUGH OPENING	R.O.
EMERGENCY	EMER.	SCHEDULE	SCHED.
EQUAL	EQ.	SECTION	SECT.
EQUIPMENT	EQPT.	SHEET	SHT.
EXISTING	EXIST.	SIMILAR	SIM.
EXTERIOR	EXT.	SOLID CORE	SC
FINISH	FIN	SQUARE FOOT	SQ.FT.
FINISH FLOOR	FIN. FL.	STAINLESS STEEL	S.STL.
FIREPROOF	FPRF.	STANDARD	STD.
SELF-CLOSING	S.C.	STEEL	STL.
FLOOR	FL.	STORAGE	STOR.
FLUORESCENT	FLUOR.	TELEPHONE	TEL.
FOOT/FEET	FT.	TO BE DETERMINED	T.B.D.
GLASS	GL.	TYPICAL	TYP.
GRILLE	GRL.	UNLESS OTHERWISE NOTED	U.O.N.
GROUND FAULT INTER.	GFI.	VERIFY IN FIELD	V.I.F.
GYPSUM WALLBOARD	GWB	VINYL COMPOSITION TILE	VINYLT
HANDRAIL	HNDRL.	WITH	W/
HARDBOARD	HDBD.	WITHOUT	W/O
HARDWOOD	HDWD.	WOOD	WD.
HEATING, VENT, & A/C	HVAC		
HOLLOW CORE	HC		
HOLLOW METAL	H.M.		
HORIZONTAL	HORIZ.		
INCHES	IN.		
INSULATION	INSUL.		
JUNCTION BOX	J.B.		
LAMINATE	LAM.		
LOW VOLTAGE	L.V.		

REFERENCE SYMBOLS

PLAN NORTH

DRAWING TITLE

SIM DETAIL REFERENCE

ELEVATION SYMBOLS

SIM SECTION REFERENCE

GRAPHICAL SCALE

DRAWING SYMBOLS

ELEVATION MARKER

SPOT ELEVATION

REFERENCE GRID LINE

PROPERTY LINE

BREAKLINE

VAPOR BARRIER

OBJECT ABOVE

HIDDEN OBJECT

DIMENSION LINE

ALIGNMENT

MATERIAL SYMBOLS

CONCRETE

STEEL

ALUMINUM

BRICK

FINISHED WOOD

CONTINUOUS BLOCKING/ STRUCTURAL LUMBER

NON-CONTINUOUS BLOCKING OR SHIM

EXISTING EARTH

COMPACTED FILL

GRAVEL

SAND

RIGID INSULATION

PLYWOOD

GLASS

PLASTIC LAM. OR WATERPROOFING MEMBRANE

GYPSUM WALL BOARD

BATT INSULATION

GLASS (ELEVATION)

OPENING OR VOID

IDENTIFICATION SYMBOLS

ROOM NAME

ROOM TAG

DOOR TAG

WALL TAG

WINDOW TAG

CLG. MTD. COMBINED SMOKE-CO2 DETECTOR HARDWIRE 120V WITH BATTERY

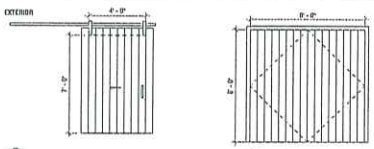
CLG ELEVATION TAG

REVISION SYMBOL AND TAG

ELECTRICAL PANEL

FPDC INDICATES FIREPHOOF SELF-CLOSING DOOR

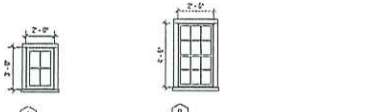
DOOR TYPES



01
TYPE: BARN DOOR
SASH: 6" PANELLING
MODEL: SLIDE
MFGR: -

02
TYPE: DOUBLE SWING
FINISH: 6" PANELLING
MODEL: SWING
MFGR: -

WINDOW TYPES



A
TYPE: 4 LITE
SASH: QUAKER GREY
TRIM: QUAKER GREY
MODEL: FIXED
MFGR: MARVIN

B
TYPE: 6/1 LITE
SASH: QUAKER GREY
TRIM: QUAKER GREY
MODEL: DOUBLE HUNG
MFGR: MARVIN

GR4
HOUSE

41 CROOKED LANE,
HANCOCK MA 01254

OWNER
BRIAN & TORI FRANZ
22 Liberty Dr, Apt 10-D
Boston, MA 02210

ARCHITECT
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WORKSHOPAPD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 270-6712 info@workshopapd.com

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Richmond, MA 01254
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39 West 38th, 5th Fl
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8 Windy Way
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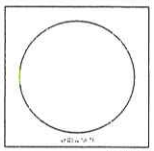
T: (508) 233-5128 dm@ahernllc.com

SURVEYOR
BLACKWELL & ASSOCIATES, INC.
20 Tenacre Circle
Richmond, MA 01254
T: (508) 226-1926

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

NOT FOR CONSTRUCTION



ISSUES

2	03/09/2021	HDC REVISIONS 01
1	01/19/2021	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	03/09/21
SCALE:	1/4" = 1'-0"
PROJ. NO.	370014

GENERAL NOTES

G-100.1

CO

ZONING INFO

ADDRESS: 41 CROOKED LANE, NANUCKET MA 02554
MAP & PARCEL: 41/202
CURRENT ZONING: R2

MIN FRONTAGE: 75'
FRONT SETBACK: 30'
SIDE/REAR SETBACK: 10'

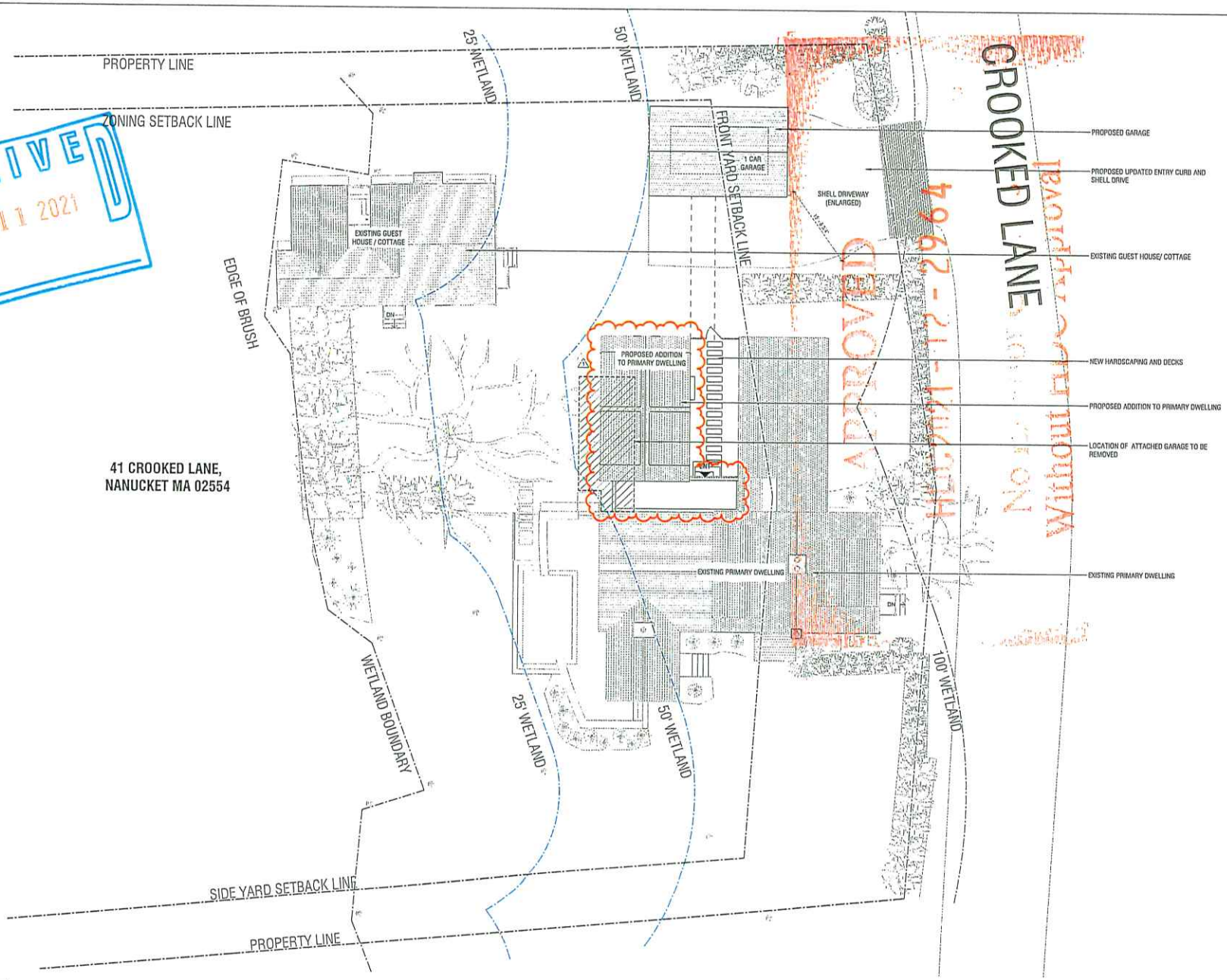
LOT SIZE: 76,951 SQ FT
MIN LOT SIZE: 20,000 SQ FT
ALLOWABLE G.C.: 12.5% (9,620.5 SQ FT)
EXISTING G.C.: 1,078 SQ FT

PROPOSED G.C. ADDITION:

MH ADDITION 572 SQ FT

PROPOSED G.C. GARAGE 491 SQ FT

RECEIVED
MAR 11 2021
By



1 SITE PLAN - PROPOSED
1/8" = 1'-0"

GR4
HOUSE

41 CROOKED LANE, NANUCKET MA 02554

OWNER
BRIAN & TOM FRANZ
22 Liberty Dr, Apt 10-D
Boston, MA 02210

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T: (508) 228-5026

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

NOT FOR CONSTRUCTION

ISSUES

2	03/09/2021	HDC REVISIONS #1
1	01/19/2021	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	03/05/21
SCALE:	1/8" = 1'-0"
PROJ. NO.	320014

SITE PLAN PROPOSED

L-100.1

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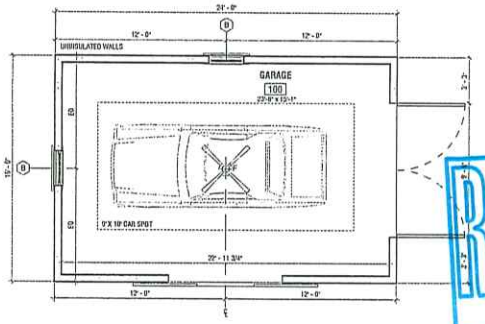
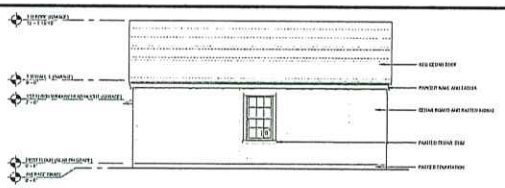
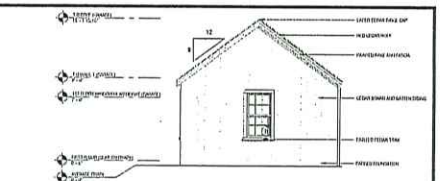
HDC SUBMISSION - 01.19.2021
ROOF HEIGHT INCREASE BY 2'-0"
ALL TRIMS, RACK AND FASCIA TO BE NATURAL TO WEATHER



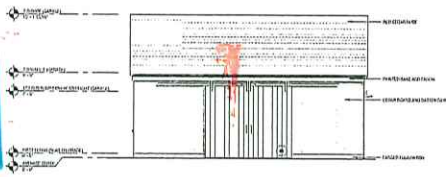
1 1ST FLOOR - PROPOSED GARAGE PLAN
1/4" = 1'-0"



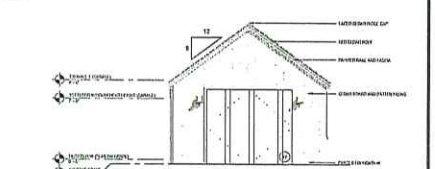
2 GARAGE - NORTH



3 GARAGE -EAST



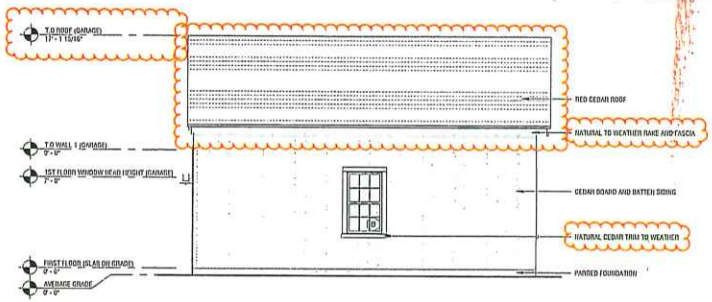
4 GARAGE - SOUTH



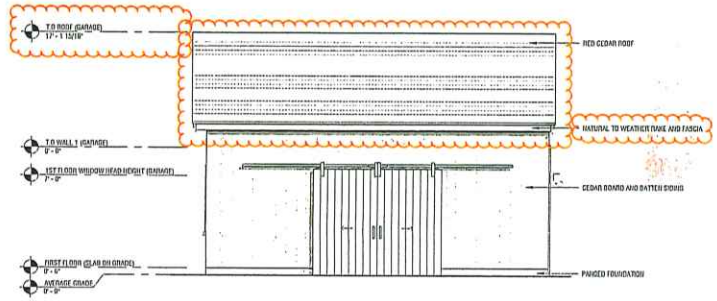
5 GARAGE - WEST

RECEIVED
MAR 1 [illegible] 2021
By

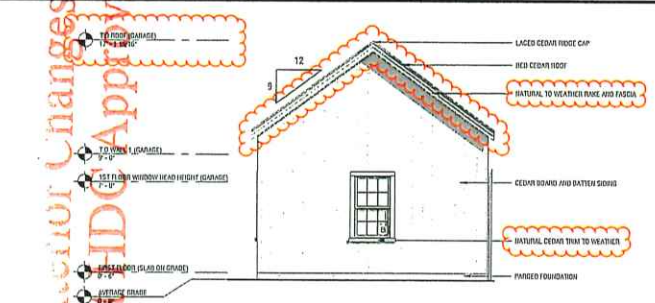
APPROVED
HDC2021-02-2964
No Action on Changes
Without HDC Approval



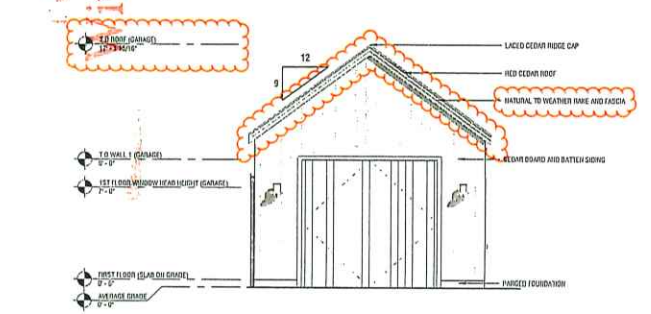
2 GARAGE - NORTH
1/4" = 1'-0"



4 GARAGE - SOUTH
1/4" = 1'-0"



3 GARAGE - EAST
1/4" = 1'-0"



5 GARAGE - WEST
1/4" = 1'-0"

GR4
HOUSE

41 CHOSKEO LANE
NANTUCKET MA 02554

OWNER
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Nantucket, MA 02554
T: (508) 228-0826

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXT. FIELD CONDITIONS

REVISIONS

NOT FOR CONSTRUCTION

ISSUES

2	03/09/2021	HDC REVISIONS 01
1	01/19/2021	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	03/09/21
SCALE:	1/4" = 1'-0"
PROJ. NO.	320014

PLAN AND ELEVATIONS

A-200.3

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Jonny Way

AS AGENT FOR Shutter 7

STREET ADDRESS 9 New Jersey Ave

MAP/PARCEL 40.3.1/408

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

9/23/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 9/23/24 Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

N/A 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

N/A 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

(initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 408

Street & Number of Proposed Work: 9 New Jersey Ave.

Owner of record: Gandhi, Balaji + Allison

Mailing Address: P.O Box 1682 Nantucket, MA 02554

Contact Phone #: 508-325-7770 E-mail: shutter7116@gmail.com

AGENT INFORMATION (if applicable)

Name: Shutter 7

Mailing Address: PO Box 1682 Nantucket, MA 02554

Contact Phone #: 508-325-7770 E-mail: shutter7116@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. 2024-04-10308

☐ 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 — remove chimney top - see plans
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ **Frieze** _____

Window Casing _____ Door Frame _____ Columns/Posts: Round ____ Square ____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/23/24 Signature of owner of record 9/23/24 _____ Signed under penalties of perjury



Property Information

Property ID	60.3.1 408
Location	9 NEW JERSEY AV
Owner	GANDHI BALAJI & ALLISON

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

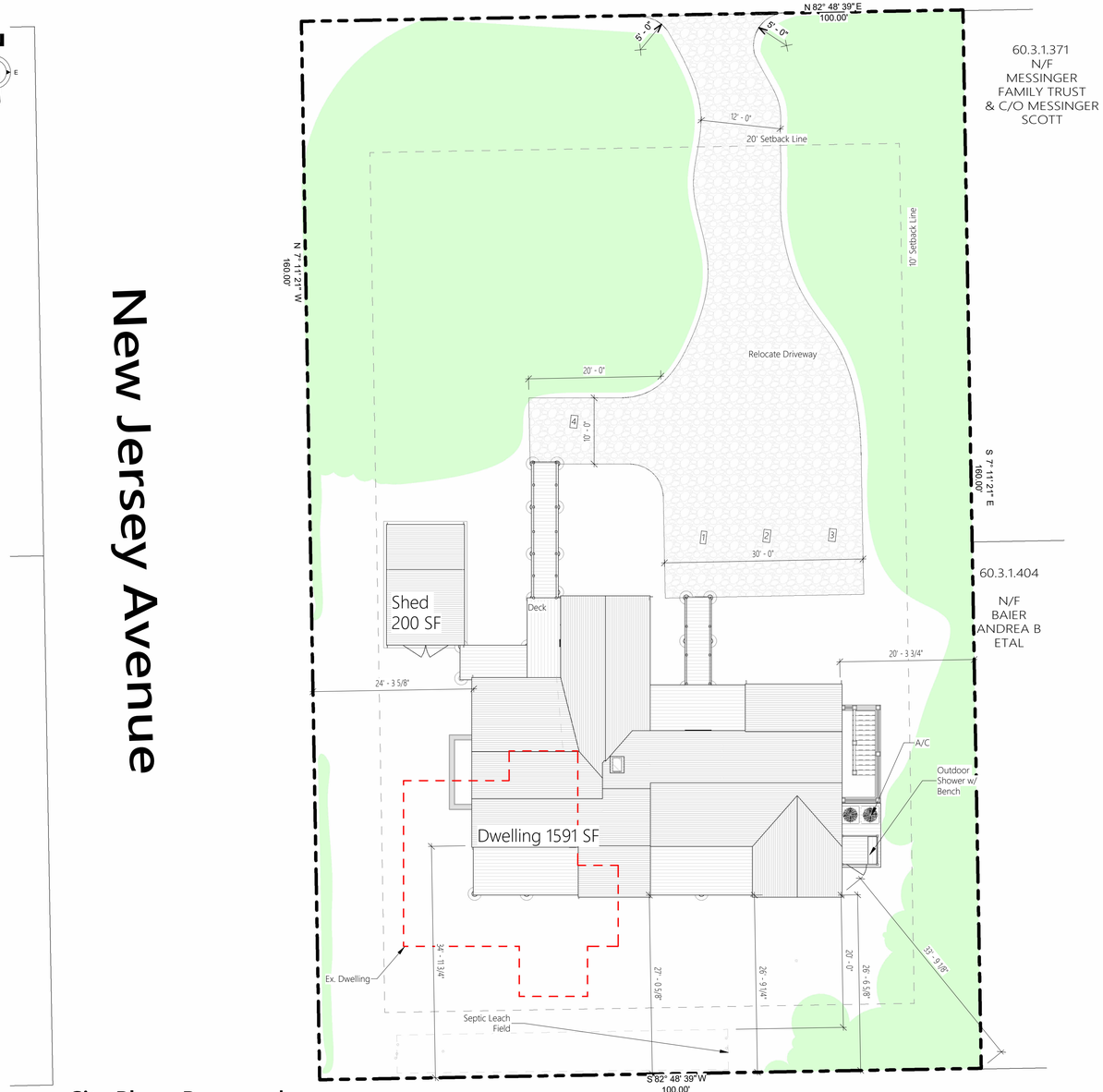
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 01/07/2022
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

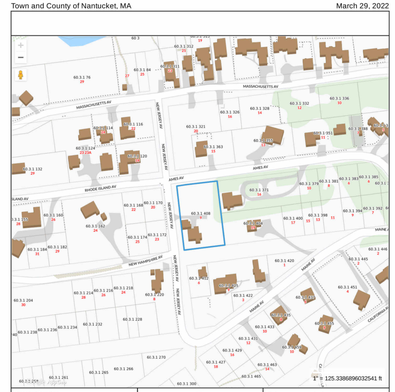
Property Info:

Map & Parcel:	60.3.1/408	Lot Size:	16,000 sq. ft.
District/Zoning:	VR	Allowable Ground Coverage:	1,600 sq. ft.
Minimum Lot Size:	20,000 sq.ft.	Existing Ground Coverage:	1,136 sq. ft.
Frontage:	100 ft.	Proposed Ground Coverage:	455 sq. ft.
Ground Cover Ratio:	10%		
Front Setback:	20 ft.	Total Proposed Ground Coverage:	1,591 sq. ft.
Side/Rear Setback:	10 ft.		



1 **Site Plan - Proposed**
1" = 10'-0"

Town and County of Nantucket, MA — March 29, 2022



SHELTER 7
PO BOX 1602
NANTUCKET, MA 02554
INFO@SHELTER7DESIGNS.COM
978.764.6802P 508.257.4001F

ISSUE
05.21.2024
RE-ISSUE

CLIENT
Owner

MAP / PARCEL / 60.3.1 / 408

PROJECT
Gandhi Balaji & Allison
Residence - Main House
9 New Jersey Av.
Nantucket, MA 02554

DESCRIPTION
Site Plan

05.21.2024

C.101

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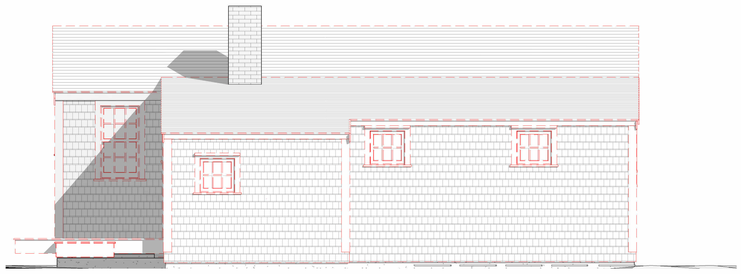
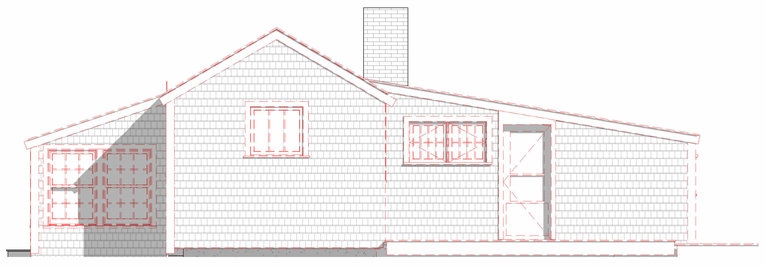


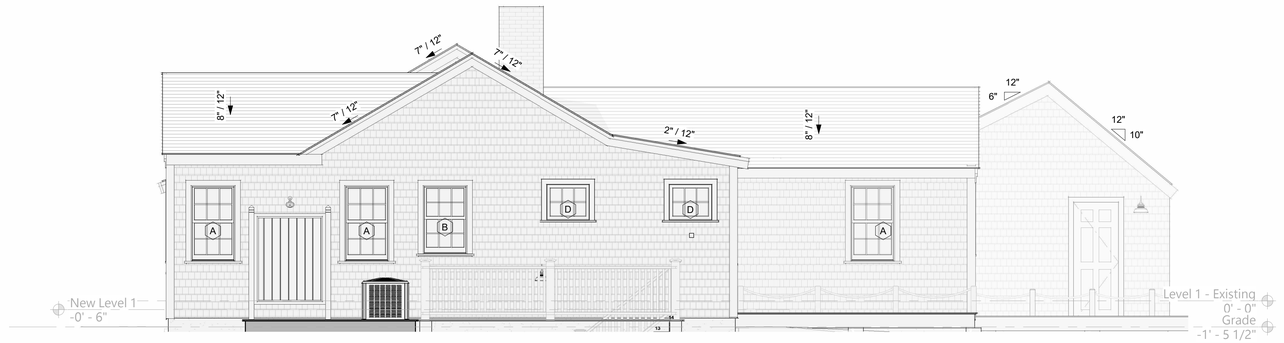
1 North Elevation - Existing/Demo
1/4" = 1'-0"



2 North Elevation - HDC Approved
1/4" = 1'-0"



4 East Elevation - Existing/Demo
1/4" = 1'-0"



3 East Elevation - HDC Approved
1/4" = 1'-0"

SHELTER 7

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ISSUE
05.21.2024
RE-ISSUE

CLIENT
Owner

MAP / 60.3.1
PARCEL / 408

PROJECT
Gandhi Balaji & Allison
Residence - Main House
9 New Jersey Av.,
Nantucket, MA 02554

DESCRIPTION
Elevations - N,E

05.21.2024

A.201

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SHELTER 7 LLC IN NO EVENT SHALL BE LIABLE IN ANY CAPACITY - INCLUDING DIRECT - INDIRECT, CONSEQUENTIAL OR INCIDENTAL USE ARISING OUT OF, OR CONNECTED WITH ANY OF THESE ARCHITECTURAL DRAWING



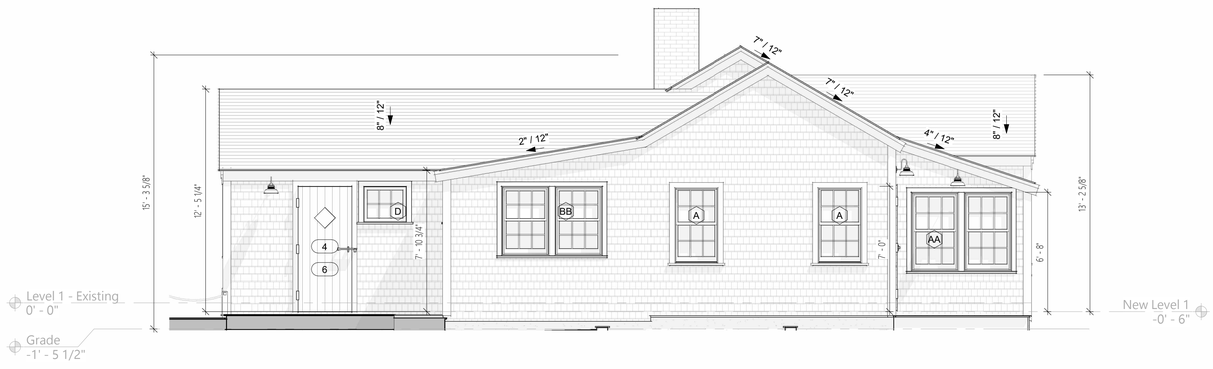
1 South Elevation - Existing/Demo
1/4" = 1'-0"



2 South Elevation - HDC Approved
1/4" = 1'-0"



3 West Elevation - Existing/Demo
1/4" = 1'-0"



4 West Elevation - HDC Approved
1/4" = 1'-0"

SHELTER 7

SHELTER 7
PO BOX 1602
NANTUCKET, MA 02554
INFO@SHELTER7DESIGNS.COM
978 764 6802P 508 257 4001F

ISSUE
05.21.2024
RE-ISSUE

CLIENT
Owner

MAP / 60.3.1
PARCEL / 408

PROJECT
Gandhi Balaji & Allison
Residence - Main House
9 New Jersey Av.,
Nantucket, MA 02554

DESCRIPTION
Elevations - S,W

05.21.2024

A.202

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SHELTER 7 LLC IN NO EVENT SHALL BE LIABLE IN ANY CAPACITY , INCLUDING DIRECT , INDIRECT, CONSEQUENTIAL OR INCIDENTIAL USE ARISING OUT OF, OR CONNECTED WITH ANY OF THESE ARCHITECTURAL

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 38 PARCEL N°. 77

Street & Number of Proposed Work: 19 RIDGE LANE

Owner of record: REBECCA PAGLIA & J. LILLEY

Mailing Address: 44 HUNTRESS CIRCLE

WELLESLEY, MA 02481

Contact Phone #: 215 219 9214 E-mail: JACOB208@YAHOO

AGENT INFORMATION (if applicable)

Name: SAME AS ABOVE

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☒ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other NEW ENTRY DOORS (FRONT & REAR) 36" x 80"

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 PAINTED WOOD Rear PAINTED WOOD Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

✓ * Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors HAMILTON BLUE PMS 5415

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

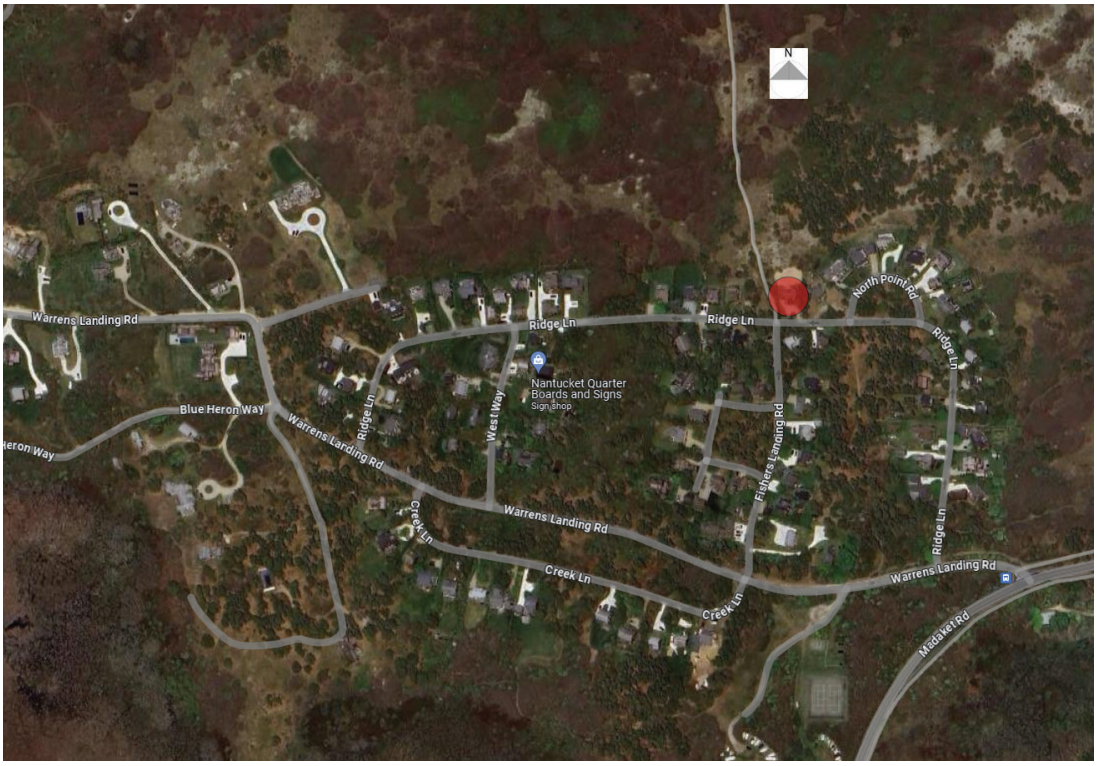
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission o any revisions to this application will initiate a new sixty-day review period.

Date 1/17/24 Signature of owner of record R Paglia Signed under penalties of perjury

PAGLIA RESIDENCE

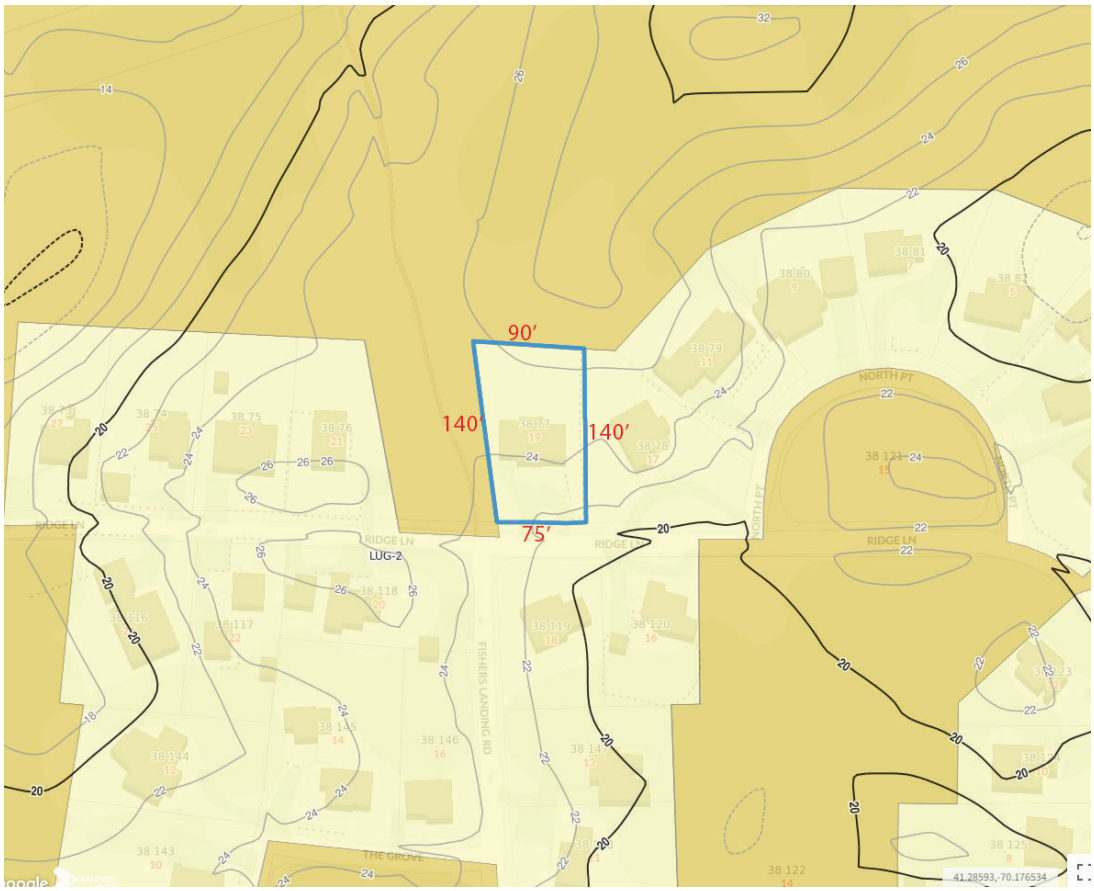
19 RIDGE LANE

Front and Rear Exterior Door Replacement



PLAN 1

LARGE PHOTO AERIAL SITE PLAN

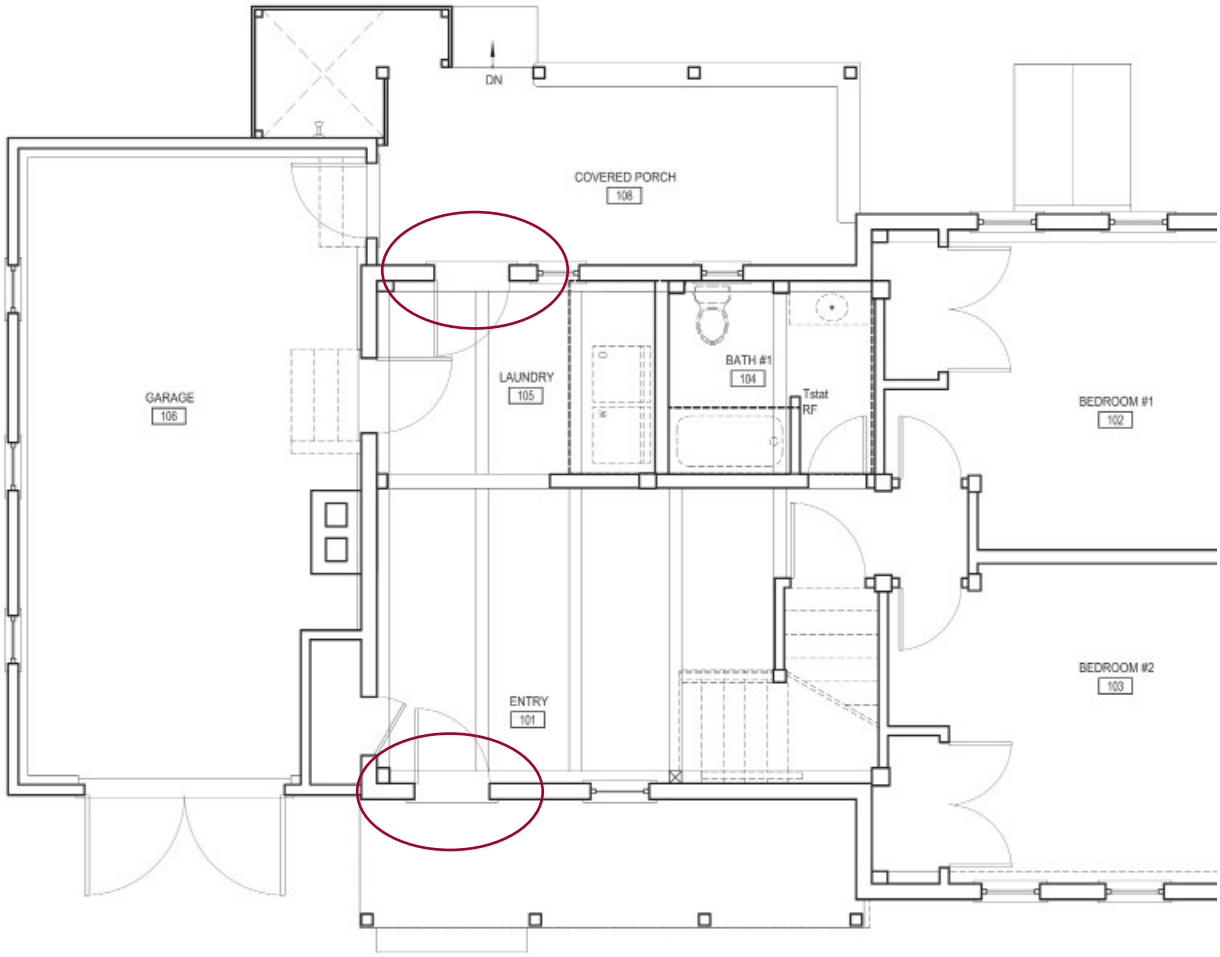


PLAN 2

FROM THE TOWNS GIS SITE PLAN

FIRST FLOOR PLAN WITH DOORS TO BE SWAPPED OUT INDICATED

REAR YARD



FRONT YARD



VIEW FROM STREET:

LOCATION OF EXISTING DOOR TO BE REPLACED



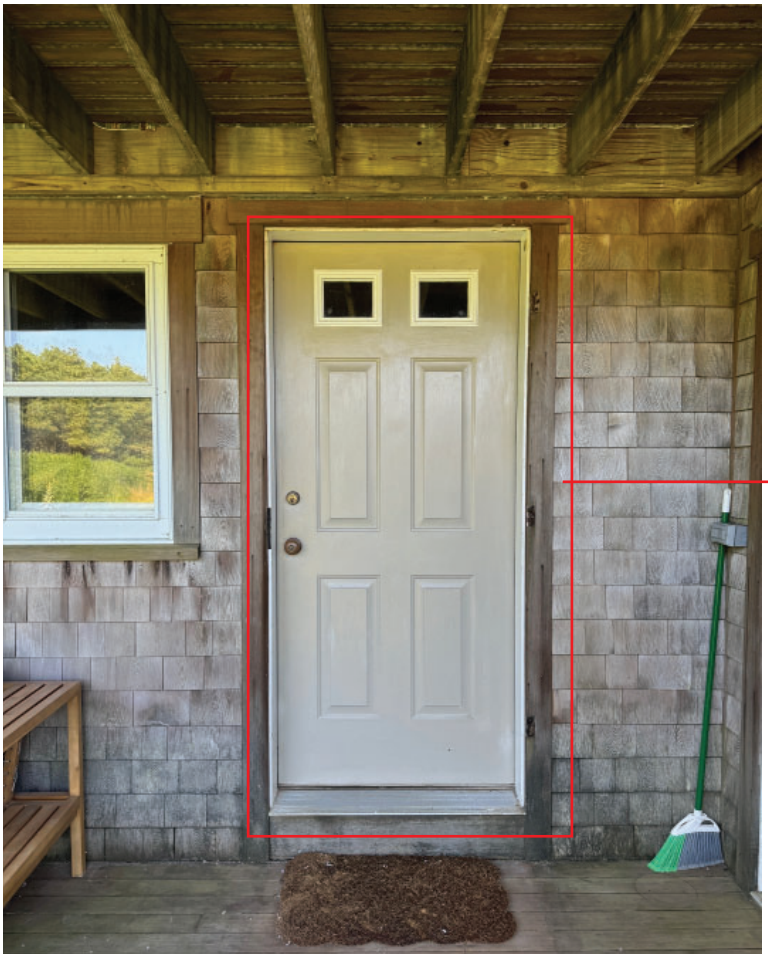
VIEW FROM FRONT PORCH:

EXISTING FRONT DOOR TO BE RE-PLACED .



REAR YARD VIEW:

EXISTING REAR EXTERIOR DOOR TO BE REPLACED



REAR DOOR SEEN FROM REAR PORCH TO BE REPLACED

19 RIDGE LANE (PROPOSED DOORS)



SIMALAR DOOR FOUND ON ISLAND AS AN EXAMPLE OF COLOR AND STYLE.

COLOR REQUESTED

Hamilton Blue.....PMS 5415

Simpson® Door Company

INSPIRATION AT YOUR DOOR

CERTIFIED DOOR QUOTE
MACMOY-JJ

Jeffrey Parker
Brockway Smith Company - Wilmington

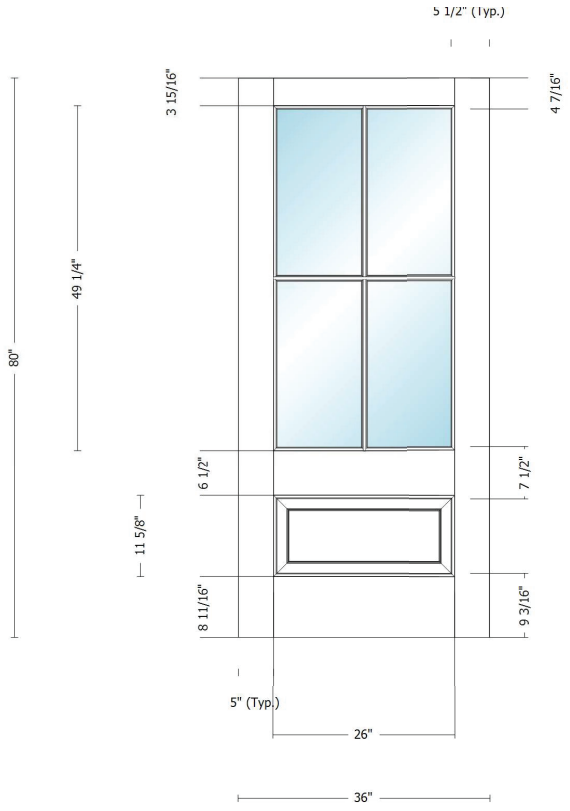
QUOTE #: 5573606-100-1
QUOTE VALID THROUGH: 10/18/2024

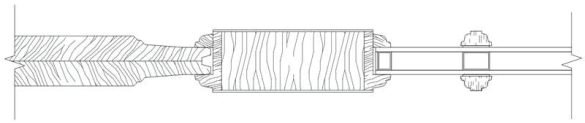
37504 Thermal Sash (SDL)

SERIES: Exterior French & Sash Doors
DOOR DESIGN: 37504
QUANTITY: 1

DOOR SPECIFICATIONS

SPECIES: Fir
WOOD GRADE: Select
WIDTH: 3-0"
HEIGHT: 6-8"
THICKNESS: 1 3/4"
PROFILE: Ovolo Sticking
GLASS: Clear / Low-E with Argon
GRILLE: 7/8" Ovolo SDL
PANEL: 1-7/16" Innerbond DHRP
ADDITIONAL OPTIONS:
UltraBlock® Technology
WaterBarrier® Technology
Solid Bottom Rail
Cartoned





16 WALSH ST
DEMO/MOVE

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. $100

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.

NA 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1copy):** of existing elevations

NA 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

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 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

r.c.newman@comcast.net

From: Elizabeth Carr Eitan <elizabcarr@gmail.com>
Sent: Friday, September 20, 2024 10:26 AM
To: r.c.newman@comcast.net
Cc: Ann Carr; Kate Carr
Subject: Re:

Hi Rob,

Yes, you are approved to sign HDC apps as our agent.

Please let me know what additional information you may need.

Best,

On Fri, Sep 20, 2024 at 10:23 AM <r.c.newman@comcast.net> wrote:

CERTIFICATE NO: _____ DATE ISSUED: _____

FILE: SANDCASTLE CONSTR.

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.1 PARCEL N°. 50

Street & Number of Proposed Work: 16 WALSH STREET

Owner of record: M. A. CARR. TRUSTEE

Mailing Address: 16 WALSH ST
NANTUCKET 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ROBERT NEWMAN

Mailing Address: PO BOX 2113
NANTUCKET MA 02554

Contact Phone #: 508.221.0197 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 MOVE OFF or DEMO

Size of Structure or Addition: Length: 64 Sq. Footage 1st floor: 2311 Decks/Patio: Size: 24x24 ☒ 1st floor ☐ 2nd floor

Width: 48 Sq. footage 2nd floor: 1937 Size: 16x36 ☒ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: N/A

Original Date: 1960

Original Builder: N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9.20.24 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 ROBERT C. NEWMAN

AS AGENT FOR M. A. CARR, TRUSTEE

STREET ADDRESS 16 WALSH STREET

MAP/PARCEL 42.4.1 50

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9.23.2024

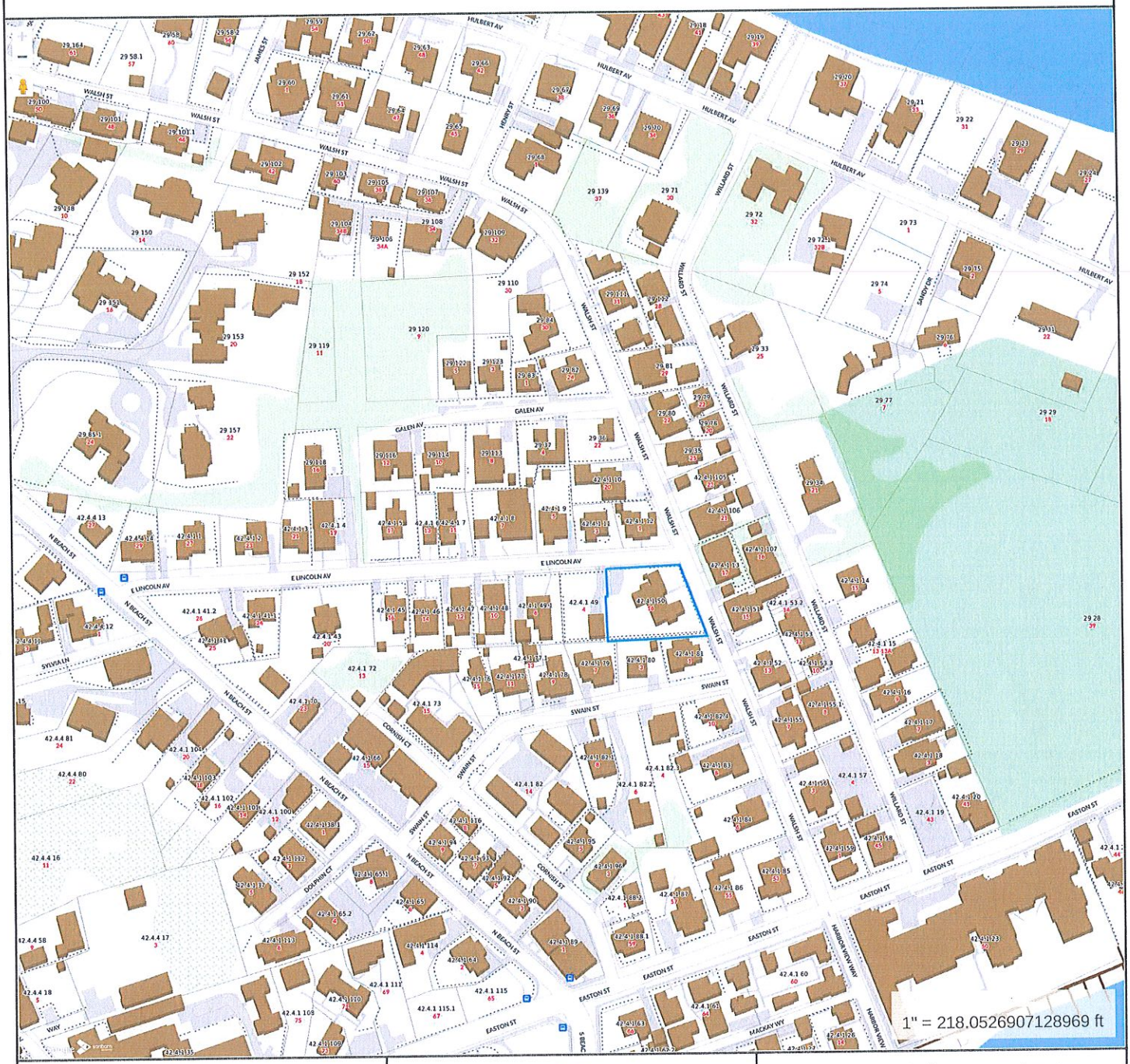
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 9.23.24

Date



Property Information

Property ID	10318
Location	16 WALSH ST
Owner	CARR MARTHA A TRUSTEE

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

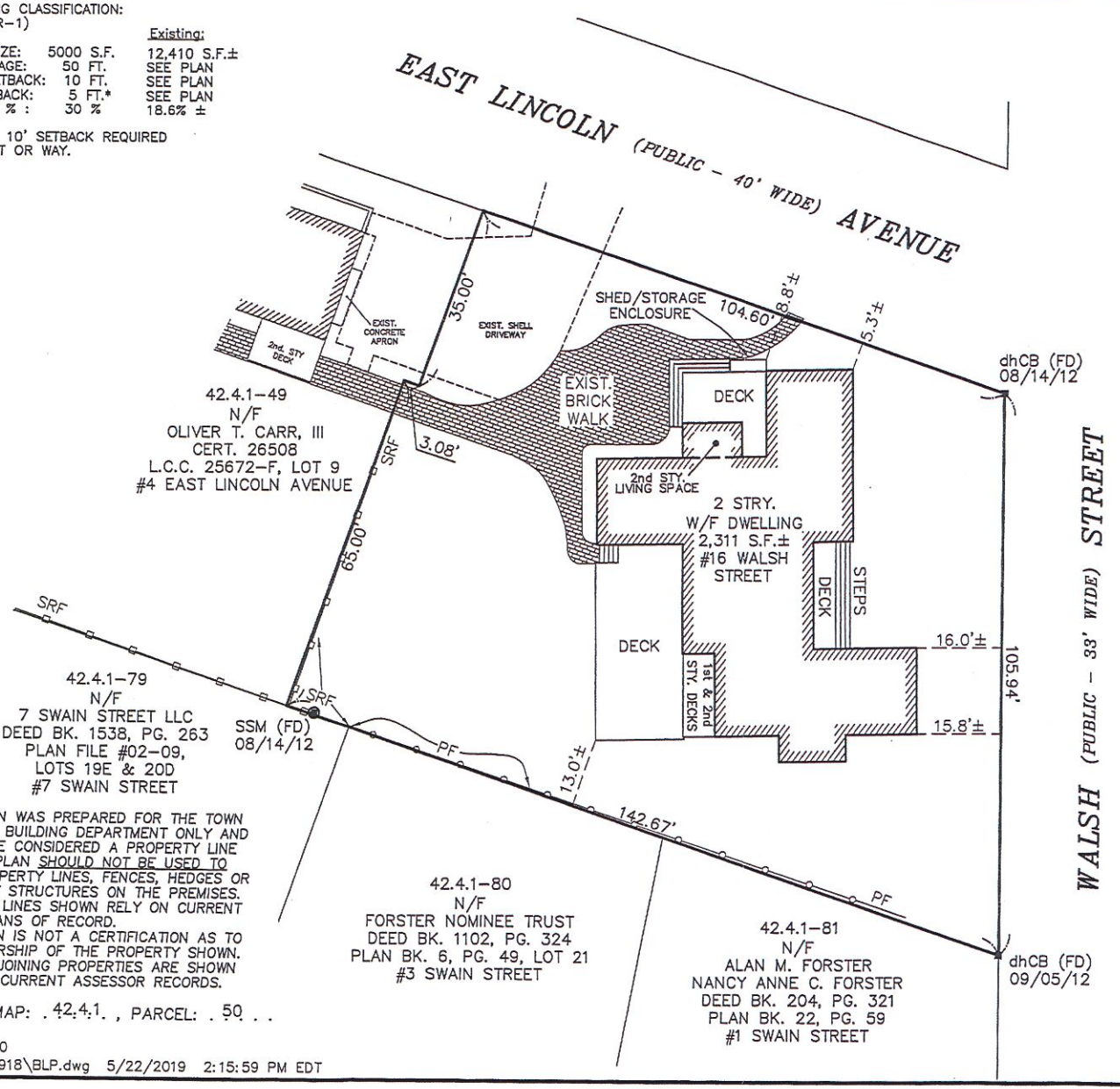
Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

CURRENT ZONING CLASSIFICATION:
Residential 1 (R–1)

		Existing:
MINIMUM LOT SIZE:	5000 S.F.	12,410 S.F.±
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	10 FT.	SEE PLAN
REAR/SIDE SETBACK:	5 FT.*	SEE PLAN
GROUND COVER % :	30 %	18.6% ±

*139–16 C.(3): 10' SETBACK REQUIRED FOR ANY STREET OR WAY.



THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

ASSESSOR MAP: . 42.4.1. , PARCEL: . 50 . .

T:\PAJE 2 JOB 60
V:\DRAWFILES\B3918\BLP.dwg 5/22/2019 2:15:59 PM EDT

COMMONWEALTH OF MASSACHUSETTS
JEFFREY L. BLACKWELL
No 35388
PROFESSIONAL LAND SURVEYOR

L.C.C. 25672–A

LEGEND

dhCB (FD) ■	DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
SSM (FD) ◉	DENOTES STEEL SURVEY MARKER FOUND
—o—o— SRF	DENOTES SPLIT RAIL FENCE (TYP.)
—o—o— PF	DENOTES 5' TALL PLANK FENCE

BUILDING LOCATION PLAN

OF LAND IN

NANTUCKET, MASS.

SCALE: 1"= 20' DATE: MAY 22, 2019

MARTHA A. CARR, TRUSTEE
EAST LINCOLN AVENUE
REALTY TRUST

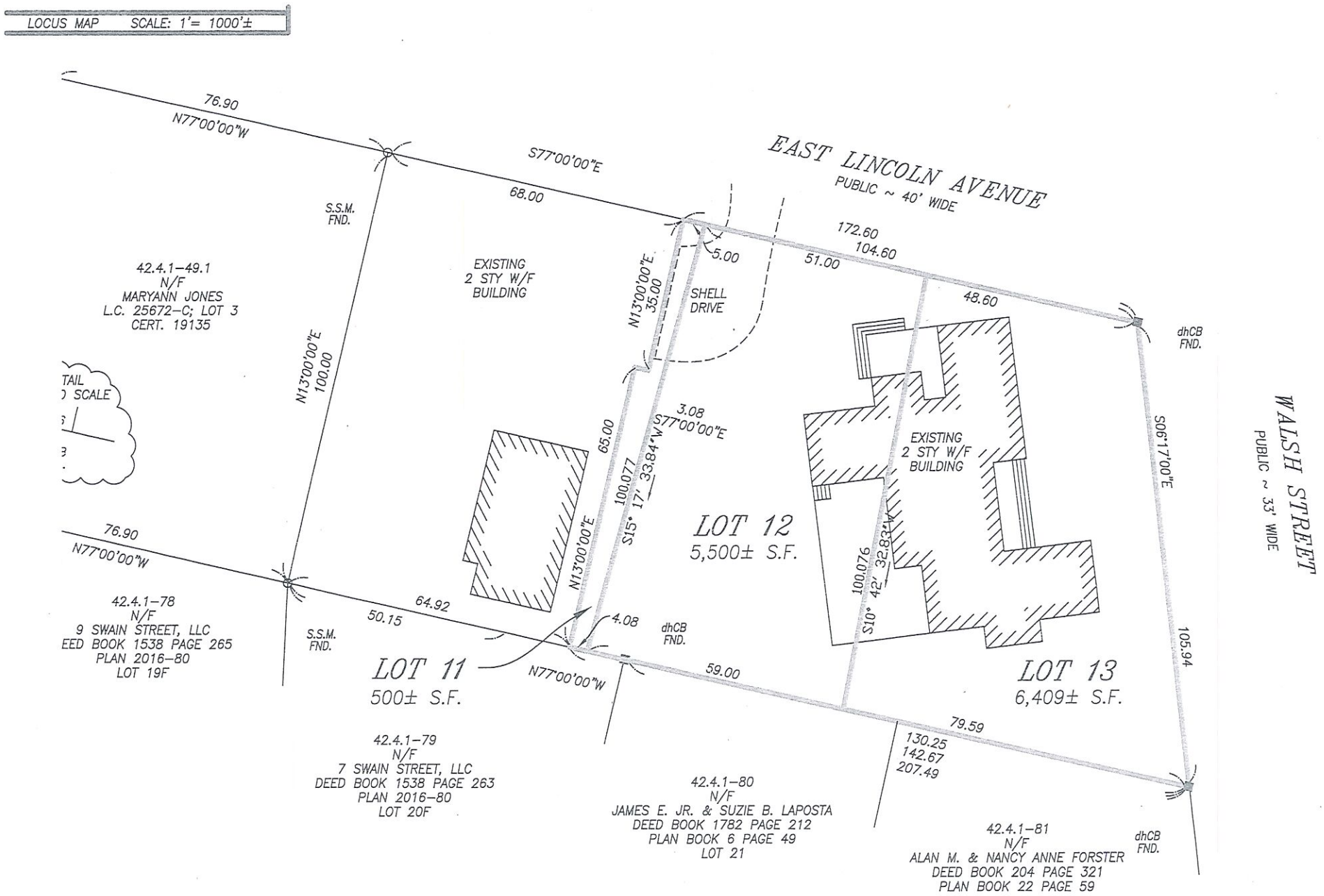
Owner: . . . . . .

Cert.: . #15597. . L.C. Plan: 25672–F, LOT 10 .

Locus: . . . 16 WALSH STREET . . . . . .

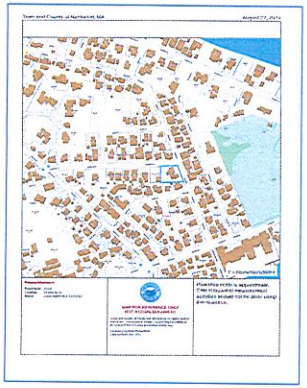
BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228–9026

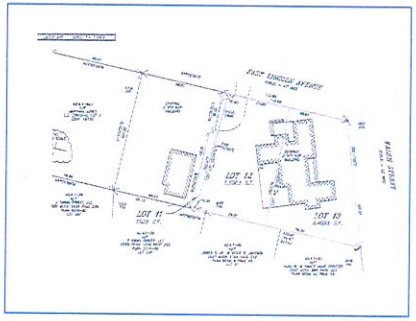
B3918


LOCUS MAP SCALE: 1"= 1000'±
EAST LINCOLN AVENUE
PUBLIC ~ 40' WIDE
WALSH STREET
PUBLIC ~ 33' WIDE
76.90
N77°00'00"W
S77°00'00"E
68.00
S.S.M. FND.
42.4.1-49.1
N/F
MARYANN JONES
L.C. 25672-C; LOT 3
CERT. 19135
EXISTING 2 STY W/F BUILDING
N13°00'00"E
100.00
N13°00'00"E
35.00
5.00
SHELL DRIVE
172.60
104.60
51.00
48.60
dhCB FND.
S06°17'00"E
105.94
3.08
S77°00'00"E
65.00
100.077
S15° 17' 33.84"W
N13°00'00"E
LOT 12
5,500± S.F.
EXISTING 2 STY W/F BUILDING
100.076
S10° 42' 32.83"W
76.90
N77°00'00"W
64.92
50.15
S.S.M. FND.
42.4.1-78
N/F
9 SWAIN STREET, LLC
DEED BOOK 1538 PAGE 265
PLAN 2016-80
LOT 19F
4.08
dhCB FND.
LOT 11
500± S.F.
N77°00'00"W
59.00
LOT 13
6,409± S.F.
79.59
130.25
142.67
207.49
42.4.1-79
N/F
7 SWAIN STREET, LLC
DEED BOOK 1538 PAGE 263
PLAN 2016-80
LOT 20F
42.4.1-80
N/F
JAMES E. JR. & SUZIE B. LAPOSTA
DEED BOOK 1782 PAGE 212
PLAN BOOK 6 PAGE 49
LOT 21
42.4.1-81
N/F
ALAN M. & NANCY ANNE FORSTER
DEED BOOK 204 PAGE 321
PLAN BOOK 22 PAGE 59
dhCB FND.

EXISTING SITE
DRAWING INDEX

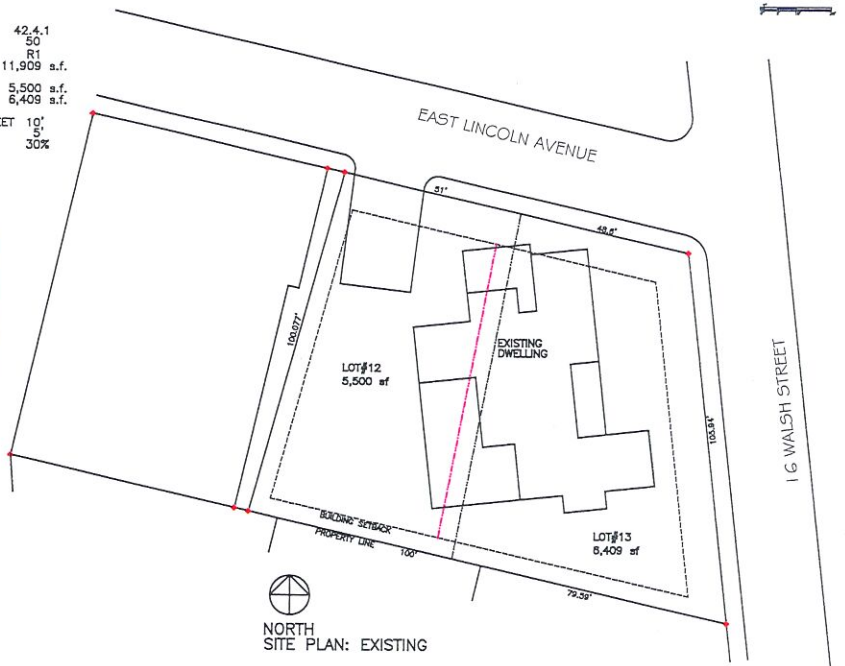
1 SITE PLAN
ZONING INFO.





LOCUS MAP
16 WALSH STREET

MAP NO.	42.4.1
PARCEL NO.	50
ZONING CLASSIFICATION	R1
LOT AREA: EXISTING	11,909 s.f.
PROPOSED LOTS:	
LOT 12	5,500 s.f.
LOT 13	6,409 s.f.
SETBACKS:	
FRONT YARD@ANY STREET	10'
REAR/SIDE	5'
G.C.R.	30%
ALLOWED G.C.	
EXISTING G.C.	
PROPOSED G.C.	



NORTH
SITE PLAN: EXISTING



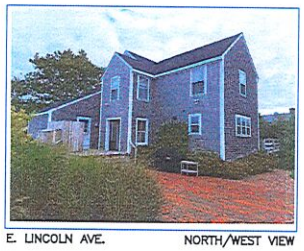
16 WALSH STREET STREET/NORTH VIEW



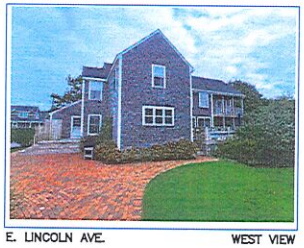
WALSH & E. LINCOLN AVE. CORNER VIEW



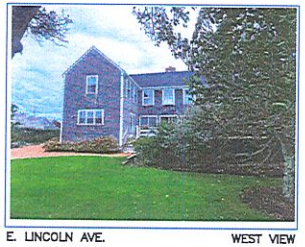
E. LINCOLN AVE. NORTH VIEW



E. LINCOLN AVE. NORTH/WEST VIEW

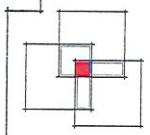


E. LINCOLN AVE. WEST VIEW



E. LINCOLN AVE. WEST VIEW

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050



PROJECT
CARREITAN PROPERTY
16 WALSH STREET
NANTUCKET, MA

JOB NO
DEMO/MOVE-OFF
EXISTING DWELLING

NOTES
HDC
CERT. NO.

COPYRIGHT SCI 2024

TITLE
DRAWING INDEX
SITE PLAN
PROPERTY PHOTOS
ZONING INFO.

DATE
09-24-2024

SCALE
1/16"=1'0"

1


16 WASH STREET


KNOTT & EAST
LINCOLN AVE.
NORTH EAST


EAST LINCOLN
AVE.
NORTH EL.


EAST LINCOLN AVE.
NORTH WEST


WEST EL.


WEST EL.
YARD VIEW

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: BP12-15
MAP/PARCEL#: 4241-050

Recorded by: WAS Date: 03/28/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 16 WALSH ST

2. Building Name: N/A

3. Ownership: Private

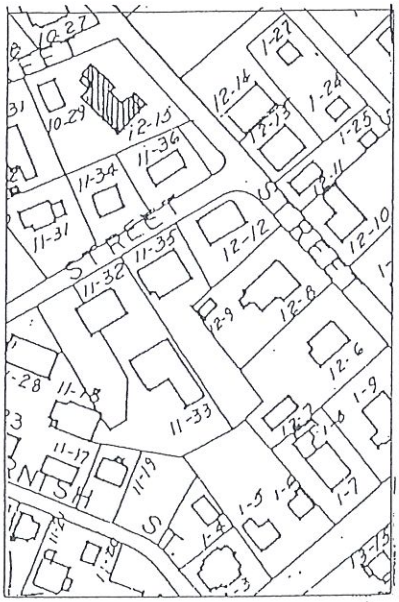
4. Present Owner: CARR OLIVER T & MARTHA A

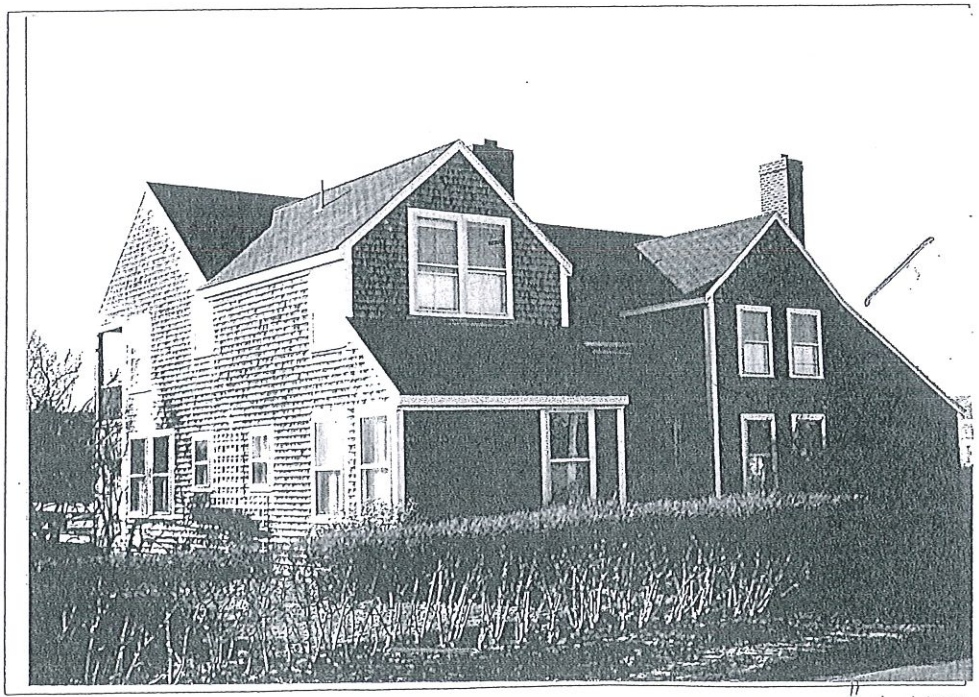
5. Ownership History:
Unknown

6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Seasonal

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"





Revised 5/89

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): 70
12. Setback from Street (ft.):30
13. Orientation to Street Address: Ridge Parallel,Gabled
14. Surroundings: Residential,Scattered Buildings
15. Related Outbuildings and Property: BP10-29,Garage, Parking,Deck,Landscape Features
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Concrete
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: N/A
26. Dormer Roof(s): N/A
27. Chimney Material: Brick-unpainted
28. Chimney Position: Off Center
29. Number of Chimneys: 2
30. Chimney Features: N/A
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: NA
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 2/2

36. Porch: Rear
37. Signage: N/A
38. Details: Corner boards-plain,Trellis
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: 1960
    Source: Assessors Records
    Architect: Unknown Builder: Unknown
44. Building Type: Additive
45. Architectural Style: N/A
46. Historical and Architectural Importance:
    Unknown

47. Sources: Assessors Records

TOWN OF NANTUCKET
HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER M. A. CARR Trustee

MAILING ADDRESS 16 WALSH ST

NANTUCKET 02554

PROPERTY LOCATION 16 WALSH ST

ASSESSORS MAP/PARCEL 42.4.1 50

SUBMITTED BY SANDCASTLE CONSTR. INC

SEE ATTACHED PAGES

I certify 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 24, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.09.24 11:23:22 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION
2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 16 WALSH STREET

Tax Map Number: 42.4.1 Parcel Number: 50

Owner of Record: M.A. CARR Trustee

Description of Proposal: MOVE / DEMO

Anticipated HDC Submission Date: 9.24.2024

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.

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
4241	11		GUDONIS LAUREN B TRST	CEB NOMINEE TRST	56 MASCONOMO ROAD	MANCHESTER	MA	01944	3 E LINCOLN AV
4241	12		ACK EAST LINCOLN LLC		3602 ORDWAY ST NW	WASHINGTON	DC	20016	1 E LINCOLN AV
4241	13		BRANT POINT 17 WALSH ST LLC		18 THREE WALLS LN	DARIEN	CT	06820	17 WALSH ST
4241	49		NESTER BRIAN A & CONSTANTINA P		1995 AUGUSTA DR	CENTER VALLEY	PA	18034	4 E LINCOLN AV
4241	51		REYES JAMES V		4655 HAWTHORNE LANE N W	WASHINGTON	DC	20016	15 WALSH ST
4241	79		PETRUZZELLA VITO TR	V PETRUZZELLA REVOC TR	1332 LITTLE BLUE HERON CT	NAPLES	FL	34108	7 SWAIN ST
4241	80		LAPOSTA JAMES E JR & SUSIE B		66 LAUREL ROAD	HAMDEN	CT	06517	3 SWAIN ST
4241	81		FORSTER ALAN M & NANCY ANN C		3510 EL CENTRO ST	ST PETE BEACH	FL	33706	1 SWAIN ST

Count : 8

GUDONIS LAUREN B TRST
CEB NOMINEE TRST
56 MASCONOMO ROAD
MANCHESTER, MA 01944

ACK EAST LINCOLN LLC
3602 ORDWAY ST NW
WASHINGTON, DC 20016

BRANT POINT 17 WALSH ST LLC
18 THREE WALLS LN
DARIEN, CT 06820

NESTER BRIAN A & CONSTANTINA P
1995 AUGUSTA DR
CENTER VALLEY, PA 18034

REYES JAMES V
4655 HAWTHORNE LANE N W
WASHINGTON, DC 20016

PETRUZZELLA VITO TR
V PETRUZZELLA REVOC TR
1332 LITTLE BLUE HERON CT
NAPLES, FL 34108

LAPOSTA JAMES E JR & SUSIE B
66 LAUREL ROAD
HAMDEN, CT 06517

FORSTER ALAN M & NANCY ANN C
3510 EL CENTRO ST
ST PETE BEACH, FL 33706

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Street and Apt. No., or PO Box No.: V PETRUZZELLA REV TR
City, State, ZIP+4®: 1332 LITTLE BLUE HERON CT NAPLES FL 34108

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City, State, ZIP+4®: ST PETE BEACH FL 33706

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City, State, ZIP+4®: WASHINGTON DC 20016

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Street and Apt. No., or PO Box No.: 19 THREE WALLS LN
City, State, ZIP+4®: DARIEN CT 06820

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Street and Apt. No., or PO Box No. 56 MASCONOMO RD
City, State, ZIP+4® MANCHESTER MA 01944

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City, State, ZIP+4® CENTER VALLEY PA 18034

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- ☐ Adult Signature Restricted Delivery $

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Street and Apt. No., or PO Box No. 66 LAUREL RD
City, State, ZIP+4® HAMDEN CT 06517

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- ☐ Adult Signature Restricted Delivery $

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Street and Apt. No., or PO Box No. 4655 HAWTHORNE LA NW
City, State, ZIP+4® WASHINGTON DC 20016

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 298.1

Street & Number of Proposed Work: 124 GURNSIDE RD

Owner of record: LISA & MICHAEL HUMPHREY

Mailing Address: 124 GURNSIDE RD
NANTUCKET, MA 02554

Contact Phone #: 508.221.2905 TEXT E-mail: MHUMPACK@AOL.COM

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 16.5 Sq. Footage 1st floor: 198 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 8" South 8" East 8" West 8"

Height of ridge above final finish grade: North 15'-9" South 15'-9" East 15'-9" West 15'-9"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar 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) ϕ Corner boards COTTAGE Frieze PX

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other 2/2

☐ True Divided Lights(muntins), single 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 HAT Clapboard (if applicable) _____ Roof HAT

Trim ACK GRAY Sash ACK GRAY Doors ACK GRAY

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 9.25.24 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 JOHN MICHAEL HUMPHREY

AS AGENT FOR LISA HUMPHREY

STREET ADDRESS 124 SURFSIDE ROAD

MAP/PARCEL 80 298.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

_____ 9.25.24

Signature Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

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:

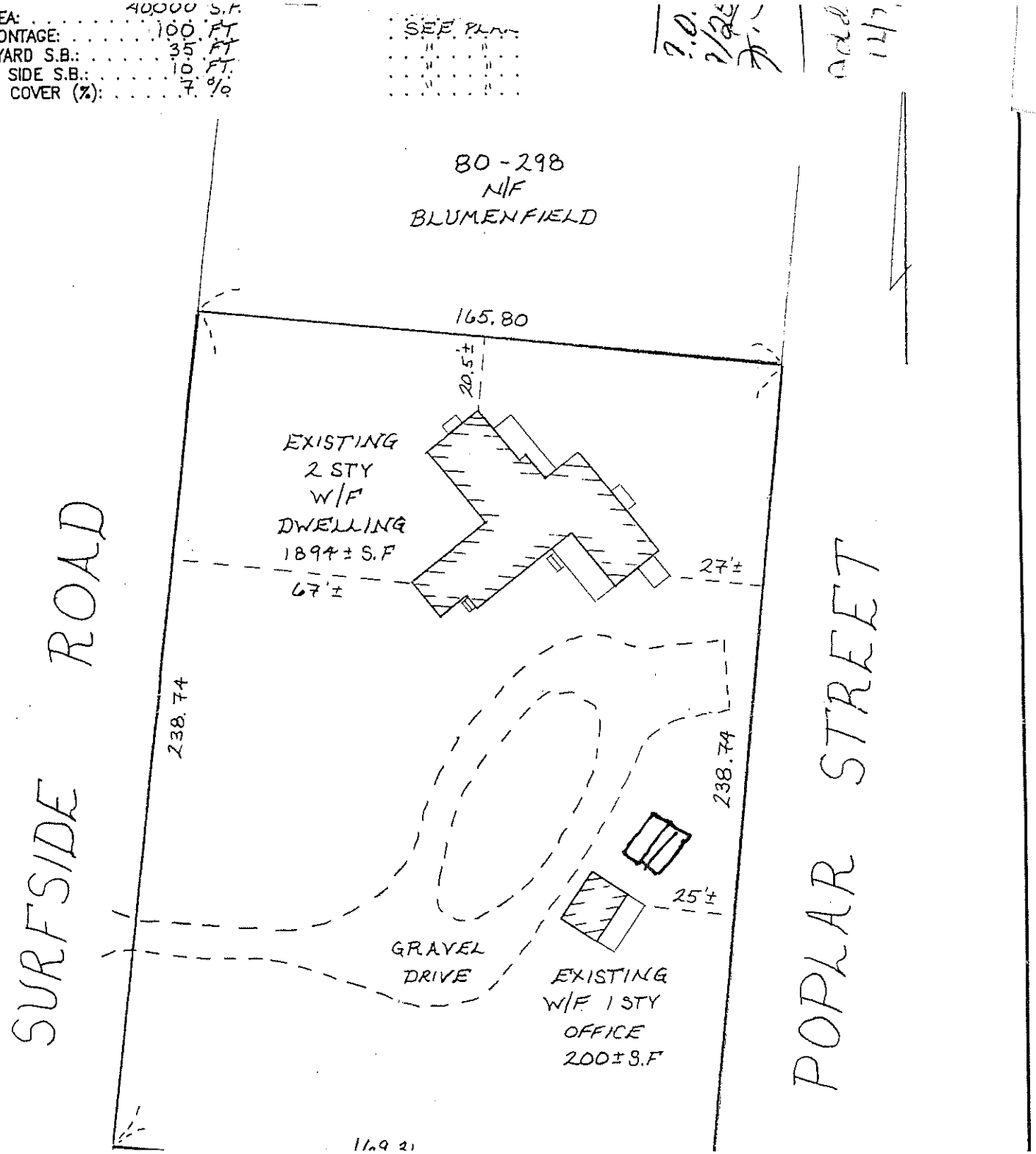
1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations 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.**

MIN. AREA: 40000 S.F.
MIN. FRONTAGE: 100 FT.
FRONT YARD S.B.: 35 FT.
REAR & SIDE S.B.: 10 FT.
GROUND COVER (%): 7 %

SEE PLAN



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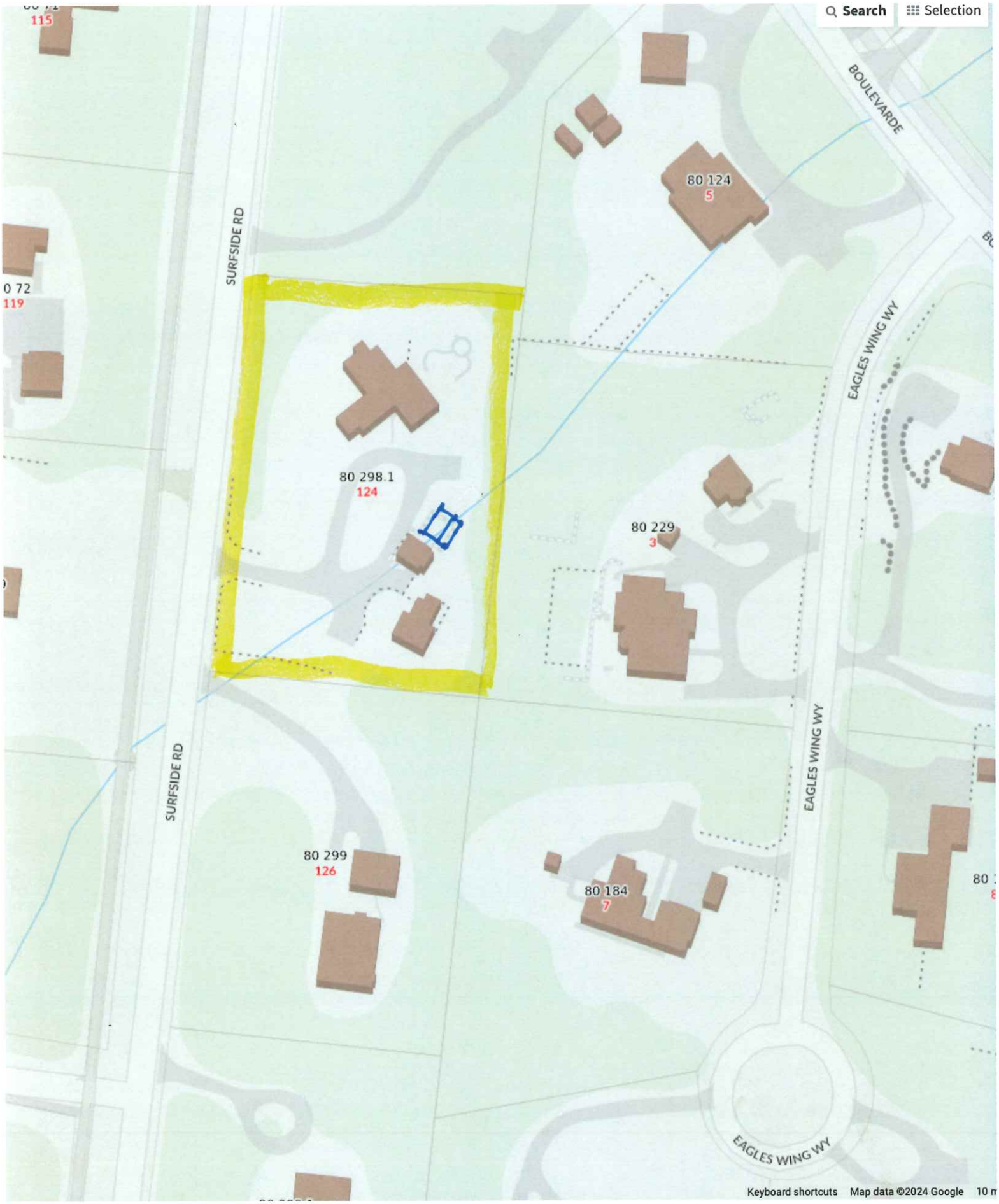
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Map data ©2024 Google
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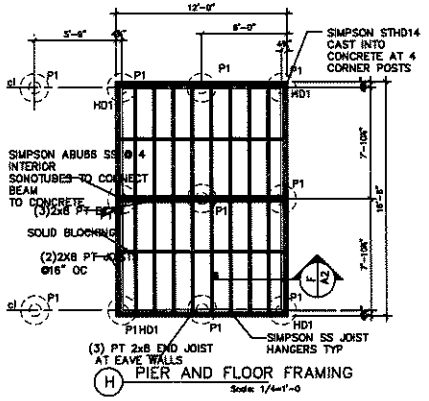
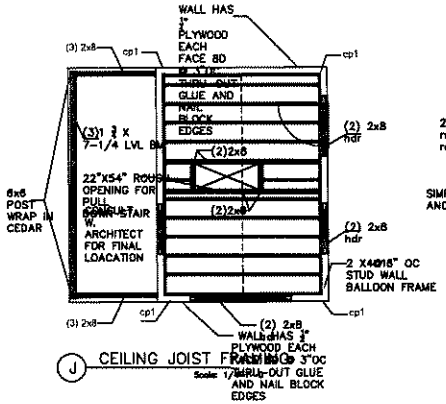
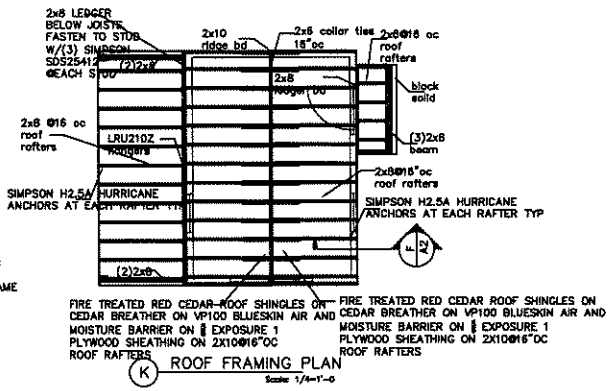


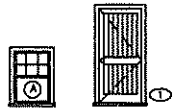
H PIER AND FLOOR FRAMING

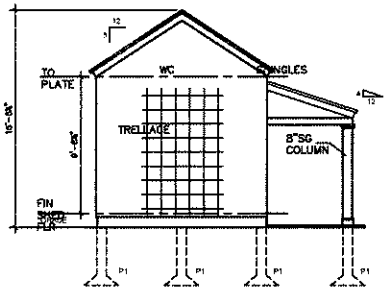


J CEILING JOIST FRAMING

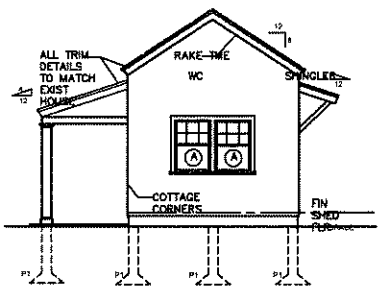


K ROOF FRAMING PLAN

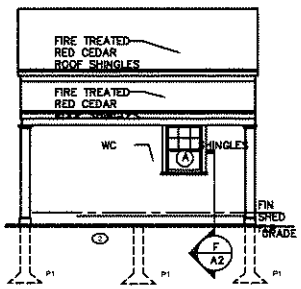




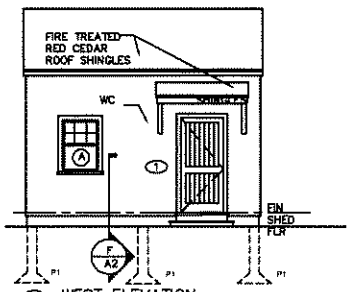
B SOUTH ELEVATION



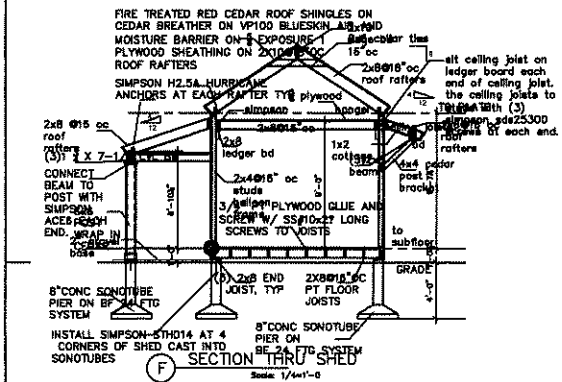
C NORTH ELEVATION



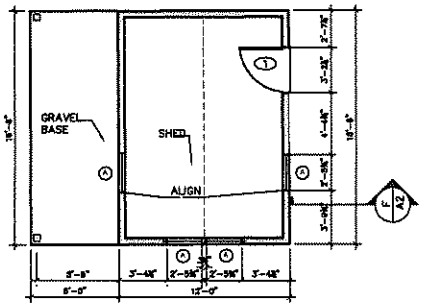
D EAST ELEVATION



E WEST ELEVATION



F SECTION THRU SHED



G SHED PLAN

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

SHED PLAN FOR
MICHAEL HUMPHREY
NANTUCKET, MASSACHUSETTS, 02554

HDC: XX/XX/XX	
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	

client number

A2

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73.4.2 PARCEL N°. 77

Street & Number of Proposed Work: 23 News St.

Owner of record: Robinson West Trust

Mailing Address: 1524 20th St.
Washington DC 20007

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

Contact Phone #: 228-2044 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: The Fluke

Original Date: Unknown

Original Builder: Unknown

REVISIONS* (describe)

1. East Elevation
2. South Elevation Demolish Chimney
3. West Elevation on rear ell
4. North Elevation

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/25/2024 Signature of owner of record _____ Signed under penalties of perjury

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: SC11-9
MAP/PARCEL#: 7342-77

Recorded by: AH Date: 09/28/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 23 NEW STREET

2. Building Name: THE FLUKE

3. Ownership: Private

4. Present Owner: DUNCAN, RICHARD & CHERIE

5. Ownership History:
Originally the Coffin Homestead-George Frederick Coffin was owner.Later home of Roland Coffin who ran Coffin Coal & Wood next door,now site of Sconset Woodman,run by George Vollans. Roland Coffin was father of Ernest Coffin (1900-76)who built 19 & 31 New St. houses.(Oscar Folger,George Vollans)

6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Unknown

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3X2"





GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.): 10 feet or less
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Densely Built,Residential,
    Old Historic District
15. Related Outbuildings and Property: Garage,Fence,
    Parking,SC11-10
16. Other Notable Features:
    N/A

DESCRIPTION

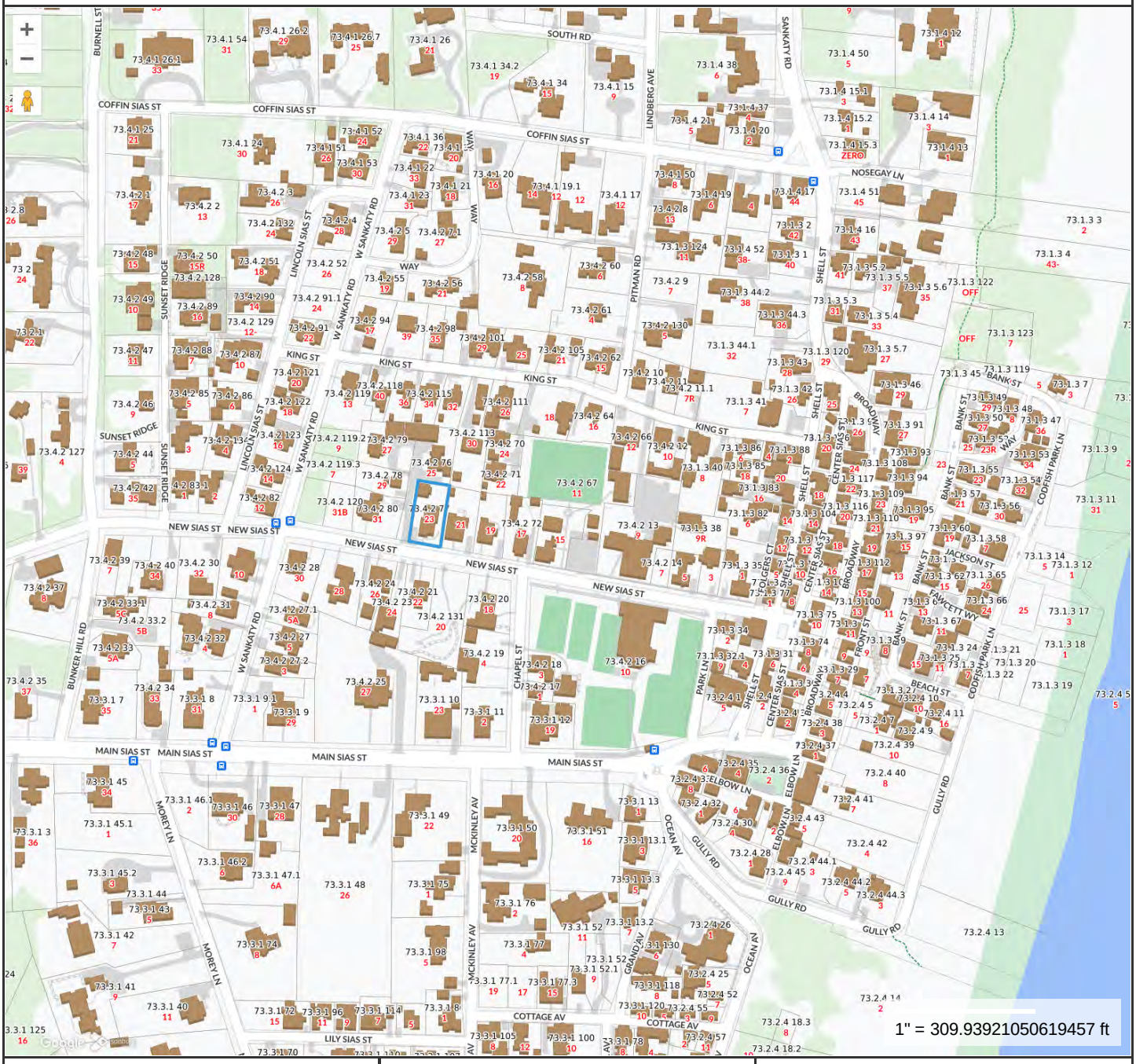
17. Foundation: Piers
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Dormers/Side Elevation,Dormers/Front Facade
26. Dormer Roof(s): Shed
27. Chimney Material: Brick-unpainted
28. Chimney Position: Center
29. Number of Chimneys: 2
30. Chimney Features: Corbelling
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: N/A
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 2/2

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain,Trellis
39. Condition: Good
40. Integrity: N/A
41. Alterations:
Front roof plane raised, originally 1 1/2 story.

SIGNIFICANCE

12. Role the Building Plays: National Register: Contributing
13. Date of Initial Construction: Unknown
Source: Interview with,OSCAR.FOLGER.GEORGE.VOLLANS
Architect: Unknown Builder: Unknown
14. Building Type: Additive,Side Gabled
15. Architectural Style: N/A
16. Historical and Architectural Importance:
Unknown

17. Sources: Interview with,
OSCAR.FOLGER.GEORGE.VOLLANS



Property Information

Property ID	12305
Location	23 NEW SIAS ST
Owner	ROBINSON WEST TRST

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

CURRENT ZONING CLASSIFICATION:
Siasconset Old Historic (SOH)

		Existing:
MINIMUM LOT SIZE:	5000 S.F.	8,266 S.F.±
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	none	SEE PLAN
REAR/SIDE SETBACK:	5 FT.	SEE PLAN
GROUND COVER % :	50%	24.2% ±

LEGEND

D.H. FND. ◉ DENOTES DRILL HOLE IN ROCK FOUND

DHCB FND. ■ DENOTES CONCRETE BOUND WITH DRILL HOLE FOUND

C.B. FND. ■ DENOTES CONCRETE BOUND FOUND



COMMONWEALTH OF MASSACHUSETTS
JEFFREY L. BLACKWELL
No 35388
PROFESSIONAL LAND SURVEYOR

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1"= 20' DATE: OCTOBER 07, 2021

THE 23 NEW STREET NOMINEE TRUST

Owner: . . . .

Deed: Bk: 1047 Pg: 60 . Plan: Plan Bk: 13, Pg: 12 .

Locus: . . 23 NEW STREET SIASCONSET . . . .

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: . 73.4.2. , PARCEL: . . 77. . .

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228–9026

T:\CHRISRAY JOB 1
V:\DRAWFILES\B8769\BLP.dwg 10/7/2021 1:52:20 PM EDT

B8769




Chimney to be removed


Chimney to be removed
'SCONSET
FIRE
WOOD
WOODMAN


Chimney to be removed

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$50.00 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

✓ 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.

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. ***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.

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Benjamin Norman

AS AGENT FOR Robinson West Trust

STREET ADDRESS 23 New St.

MAP/PARCEL 73.4.3/77

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9/25/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 9/25/2024
Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 12 PARCEL N°. 54

Street & Number of Proposed Work: 12 Plover Lane

Owner of record: Mr & Mrs Richard Wagner

Mailing Address: 12 Plover Lane
Nantucket MA. 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Stephen Theroux RAG

Mailing Address: PO box 1814
Nantucket MA

Contact Phone #: 228-563/x2 E-mail: _____
STEVE@NANTUCKETARCHITECTURE.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 16'-0 Sq. Footage 1st floor: 230

Width: 14'-2 Sq. footage 2nd floor: 230

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 ~~25-5~~ 0 South 25-5 0 East N/A 0 West ~~25-5~~ 0

Height of ridge above final finish grade: North 25-5 South 25-5 East No West 25-5

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation No change
2. South Elevation C
3. West Elevation Proposed 16x14 dining rm addition w/ rear deck/screen porch
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 ☐ Other _____

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 12/12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural ☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar 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) TME Corner boards 1x6 Frieze _____

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square ✓

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTH

Trim White

Deck White

Clapboard (if applicable) _____

Sash White

Foundation _____

Roof Wood TME

Doors White

Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/24/2011 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
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Email: hdcsubmissions@nantucket-ma.gov

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HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Stephen Theroux MAG.

AS AGENT FOR Mr & Mrs Richard Wagner

STREET ADDRESS 12 Player Lane

MAP/PARCEL 12 / 54

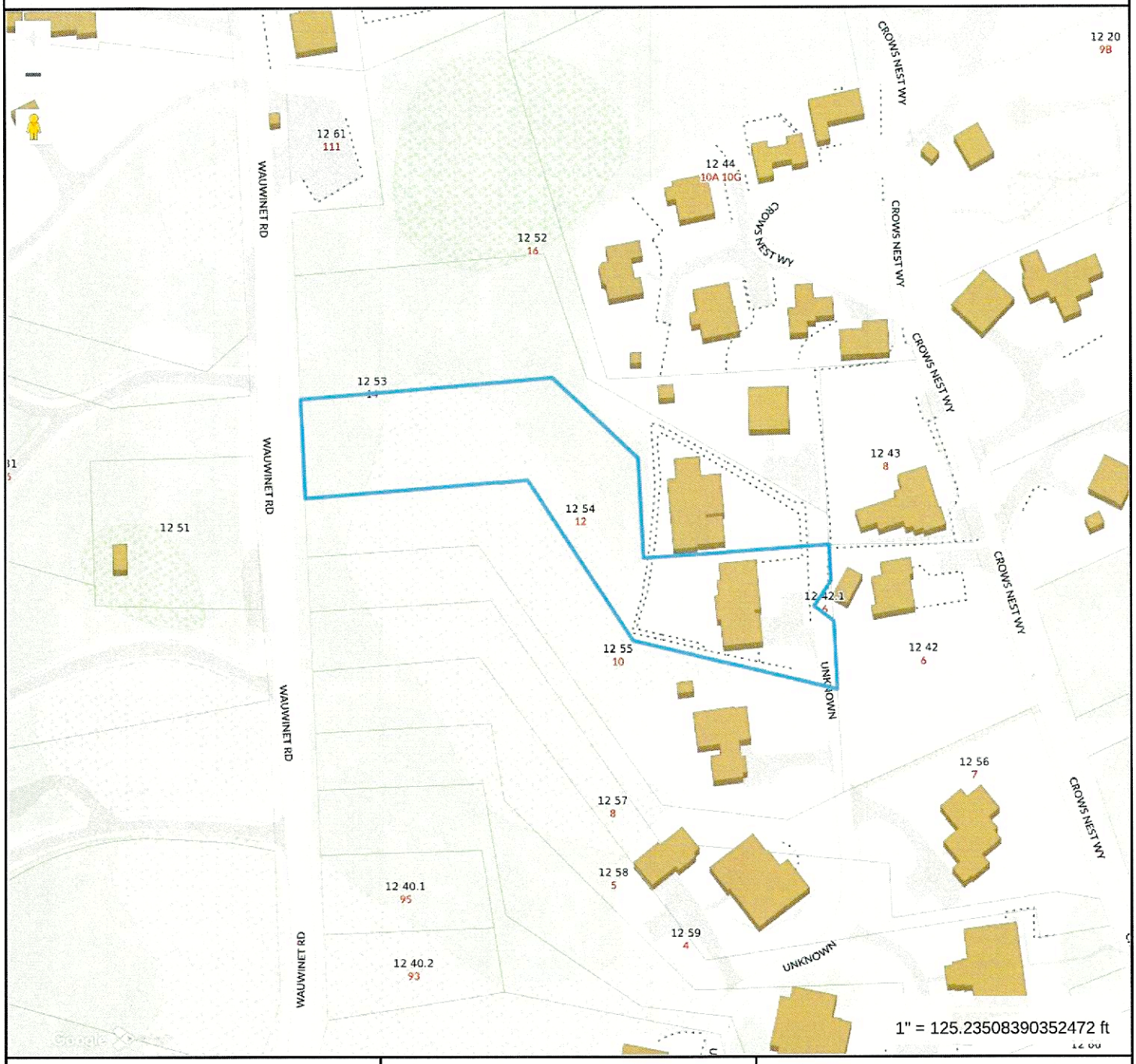
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9/27/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 9/27/2024 Date



Property Information

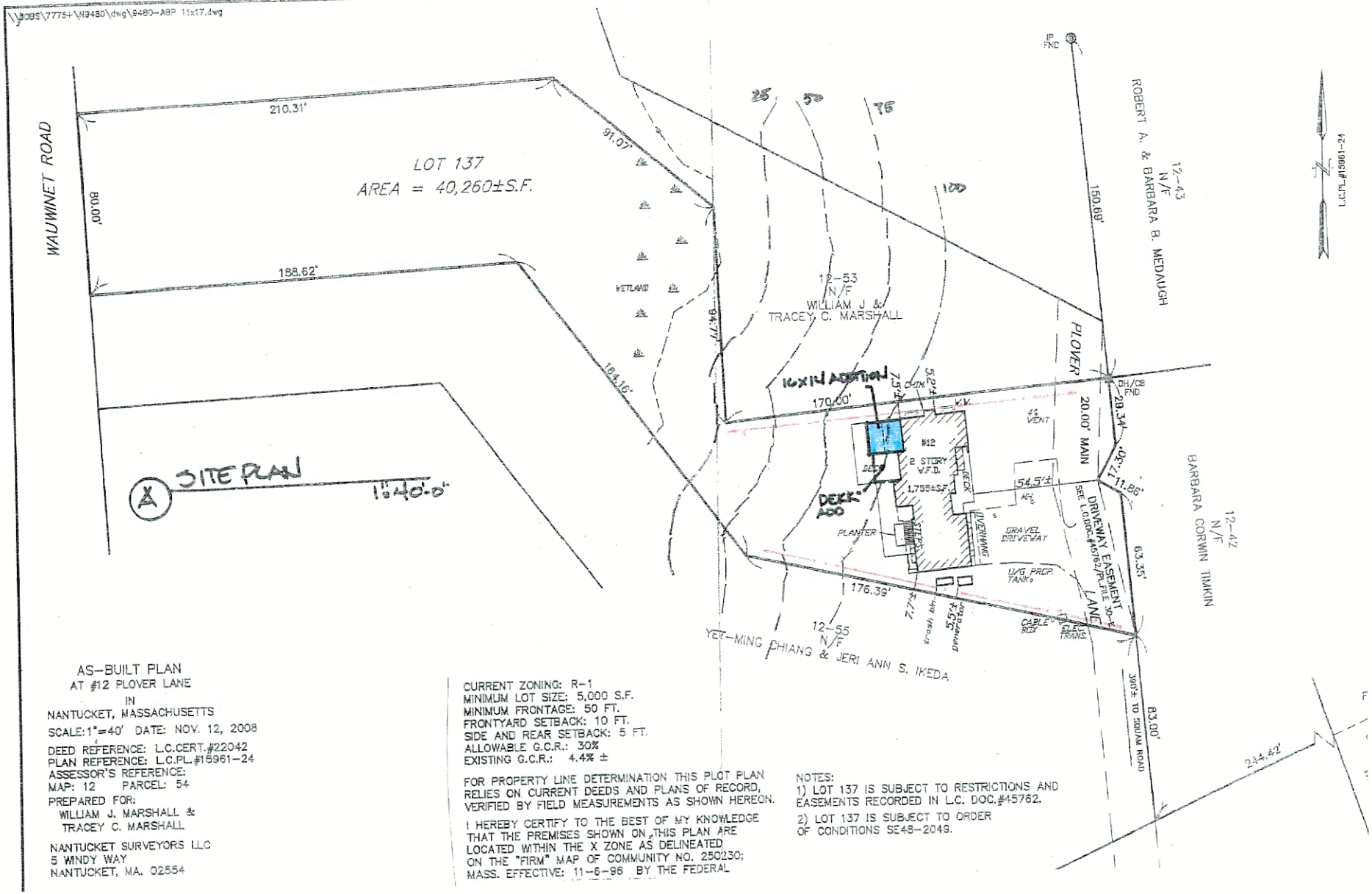
Property ID	108
Location	12 PLOVER LN
Owner	WAGNER RICHARD W & MARTHA G

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



AS-BUILT PLAN
AT #12 PLOVER LANE
IN
NANTUCKET, MASSACHUSETTS

SCALE:1"=40' DATE: NOV. 12, 2008

DEED REFERENCE: L.C.CERT.#22042
PLAN REFERENCE: L.C.PL.#15961-24
ASSESSOR'S REFERENCE:
MAP: 12 PARCEL: 54

PREPARED FOR:
WILLIAM J. MARSHALL &
TRACEY C. MARSHALL

NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

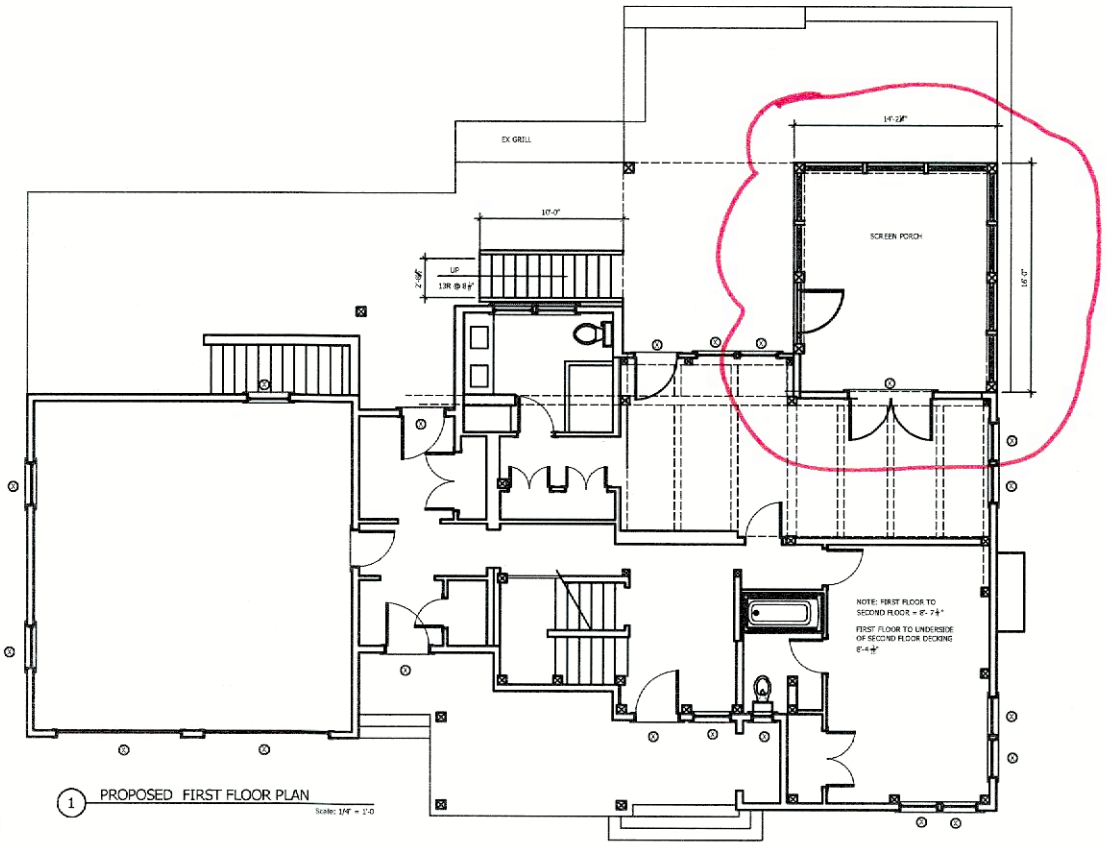
CURRENT ZONING: R-1
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONTYARD SETBACK: 10 FT.
SIDE AND REAR SETBACK: 5 FT.
ALLOWABLE G.C.R.: 30%
EXISTING G.C.R.: 4.4% ±

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE LOCATED WITHIN THE X ZONE AS DELINEATED ON THE "FIRM" MAP OF COMMUNITY NO. 250230; MASS. EFFECTIVE: 11-6-96 BY THE FEDERAL

NOTES:
1) LOT 137 IS SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED IN L.C. DOC.#45762.

2) LOT 137 IS SUBJECT TO ORDER OF CONDITIONS SE48-2049.



1 PROPOSED FIRST FLOOR PLAN

Scale: 1/4" = 1'-0

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

RENOVATIONS FOR:
RICHARD AND MARTHA WAGNER
12 PLOVER LANE
NANTUCKET, MASSACHUSETTS 02554
MAP: 12 PARCEL: 54

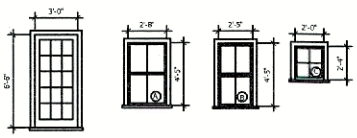
FLOOR PLANS

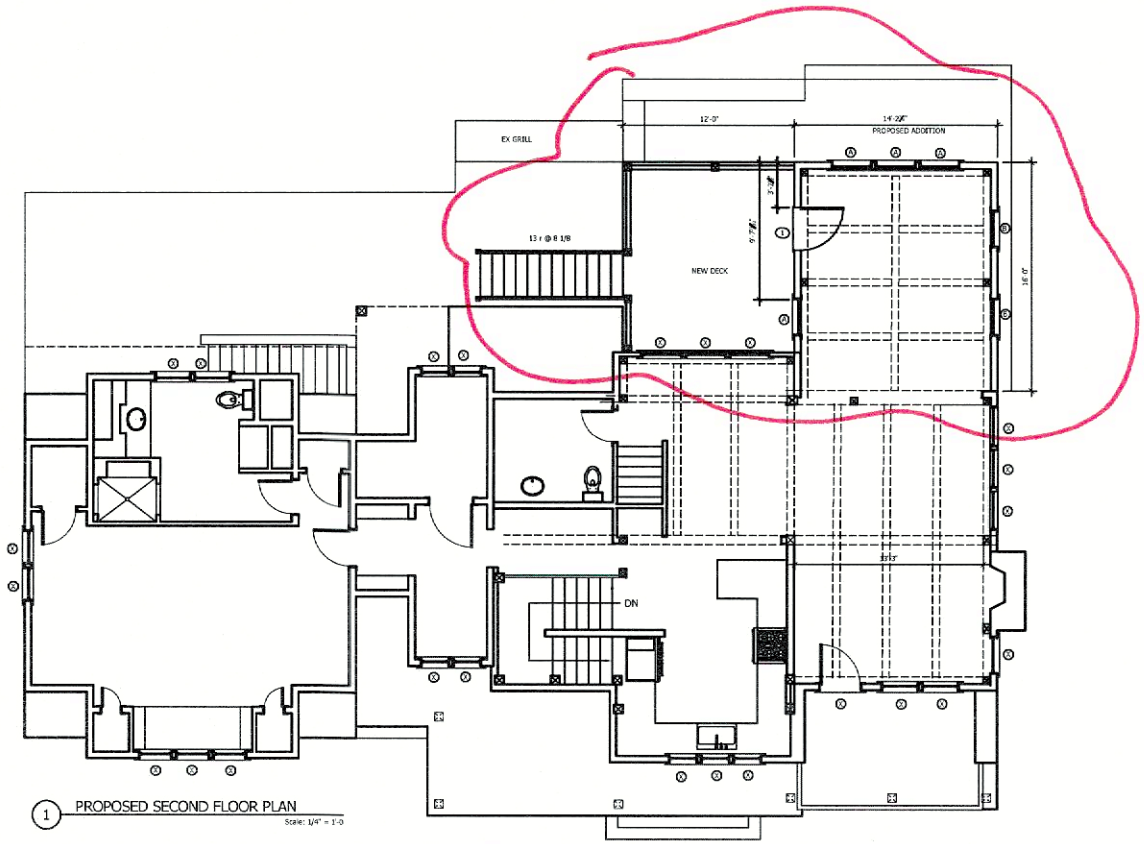
HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B	

client number

HDCA1

WINDOW AND DOOR SCHEDULE





1 PROPOSED SECOND FLOOR PLAN
Scale: 1/4" = 1'-0

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RENOVATIONS FOR:
RICHARD AND MARTHA WAGNER
12 PLOVER LANE
NANTUCKET, MASSACHUSETTS 02554
MAP: 12 PARCEL: 54

FLOOR PLANS

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B:

client number
HDCA2



1 EXISTING NORTH ELEVATION

Scale: 1/4" = 1'-0



1 PROPOSED NORTH ELEVATION

Scale: 1/4" = 1'-0



1 EXISTING EAST ELEVATION

NO CHANGE

Scale: 1/4" = 1'-0

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RENOVATIONS FOR:
RICHARD AND MARTHA WAGNER
12 PLOVER LANE
NANTUCKET, MASSACHUSETTS 02554
MAP: 12 PARCEL: 54

FLOOR PLANS

HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	

client number

HDCA3



1 EXISTING SOUTH ELEVATION
Scale: 1/4" = 1'-0



1 PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0

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RENOVATIONS FOR:
RICHARD AND MARTHA WAGNER
12 PLOVER LANE
NANTUCKET, MASSACHUSETTS 02554
MAP: 12 PARCEL: 54

FLOOR PLANS

HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	

client number
HDCA4



1 PROPOSED WEST ELEVATION
Scale: 1/4" = 1'-0



1 EXISTING WEST ELEVATION
Scale: 1/4" = 1'-0

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RICHARD AND MARTHA WAGNER
12 PLOVER LANE
NANTUCKET, MASSACHUSETTS 02554
MAP: 12 PARCEL: 54

FLOOR PLANS

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B:

client number
HDCA5


12







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.

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Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

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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°: 41 PARCEL N°. 573

Street & Number of Proposed Work: 2 WANNACOMET ROAD

Owner of record: COHEN, STEPHEN L TRUST

Mailing Address: 2 WANNACOMET TRUST

NANTUCKET MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: NANTUCKET ARCHITECTURE GROUP LTD

Mailing Address: P.O. Box 1814

NANTUCKET MA 02554

Contact Phone #: 508-228-5621 E-mail: billenantucketarchitecture.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 REPLACE WINDOWS & DOORS - LIKE KIND & MINOR REV.

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: 1996

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

REPLACE ALL DOORS & WINDOWS. LIKE KIND W/ MINOR DOOR REVISIONS SOUTH 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 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 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 NTW
Trim TO WEATHER
Deck _____
Clapboard (if applicable) _____
Sash WHITE
Foundation _____
Roof EXIST
Doors WHITE
Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission o any revisions to this application will initiate a new sixty-day review period.

Date 9/22/11 Signature of owner of record _____ Signed under penalties of perjury

Gmail David Averett <dwaverett@gmail.com>

hdc authorization

1 message

Stephen Theroux <steve@nantucketarchitecture.com> Thu, Sep 26, 2024 at 10:53 AM
To: David Averett <dwaverett@gmail.com>
Cc: Ronan Bradley <rjbradley10@gmail.com>

David,'

Good morning. I am ready to file the hdc application for the indow replacement and revisions. Please sign the authorization below and return.

Stephen Theroux

Nag

To the ~~Twon~~ TOWN of Nantucket

Nantucket Historic District Commission

To whom it may concern,

I hereby authorize Stephen Theroux Nantucket Architecture Group LTD to sign all hdc applications regarding the hdc fillings for

2 Wannacomet Road , Map: 41 Parcel 573

Thank you

DAVID W. AVERETT
617-595-6790

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I STEPHEN THEROUX

AS AGENT FOR 2 WANNACOMET ROAD TRUST

STREET ADDRESS 2 WANNACOMET ROAD

MAP/PARCEL 41 / 573

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9/27/2024

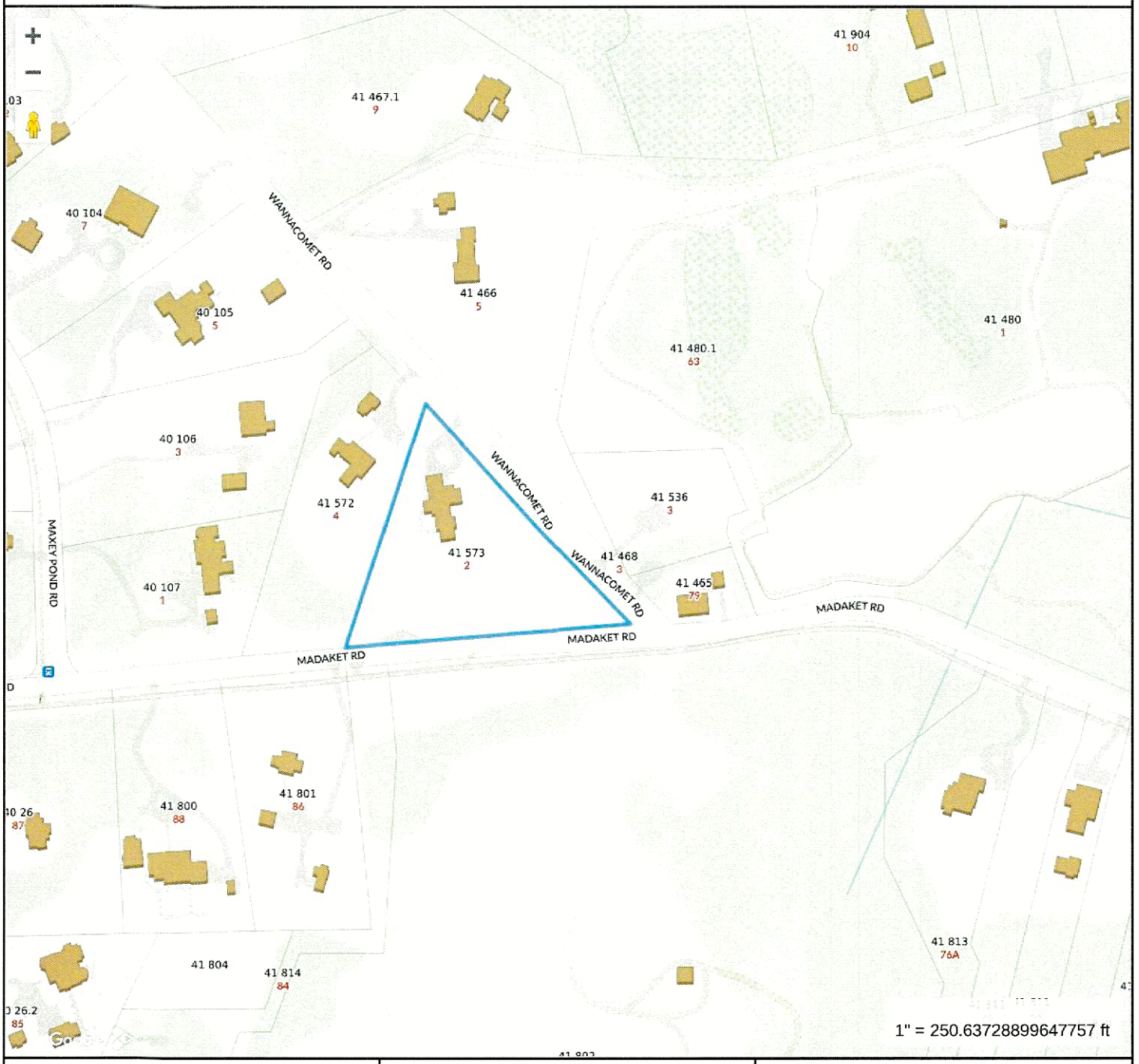
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

9/24/24
Date



Property Information

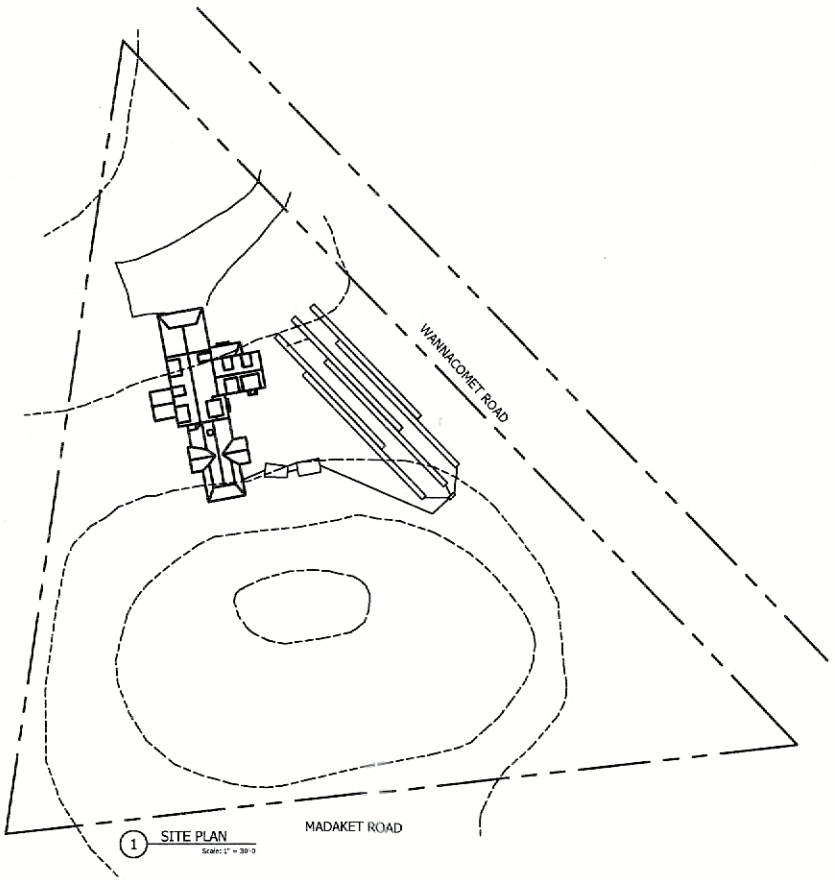
Property ID	2328
Location	2 WANNACOMET RD
Owner	COHEN STEPHEN L TR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

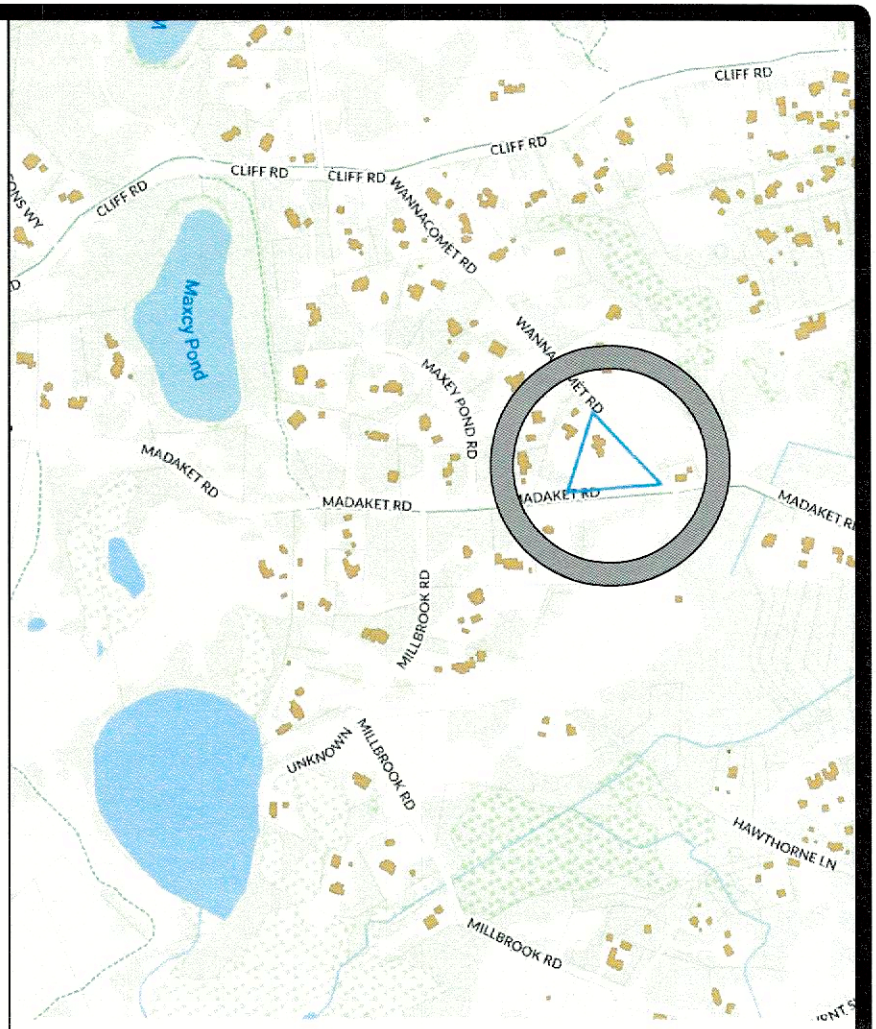
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



1 SITE PLAN
Scale: 1" = 30'-0



2 2.WANNACOMET.ROAD.LOCUS.MAP
NO SCALE

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POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

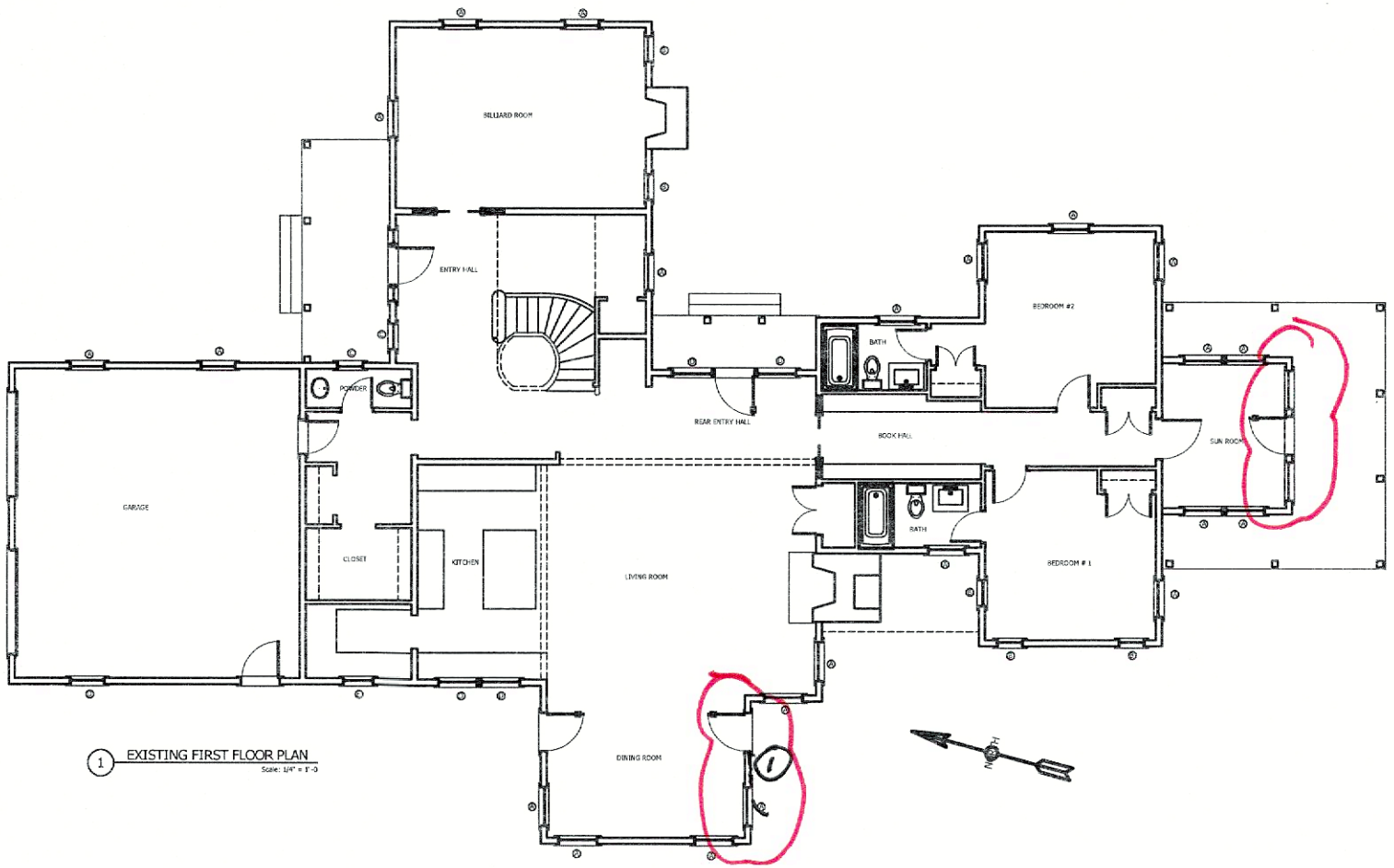
ADDITIONS AND RONOVATIONS FOR:
2 WANNACOMET ROAD:
NANTUCKET, MA 02554
MAP: 41 PARCEL: 573

SITE PLAN
SCALE: 1" = 30'
LOCUS MAP
NO SCALE

HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	

2408.07.1420

HDC 1



1 EXISTING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0

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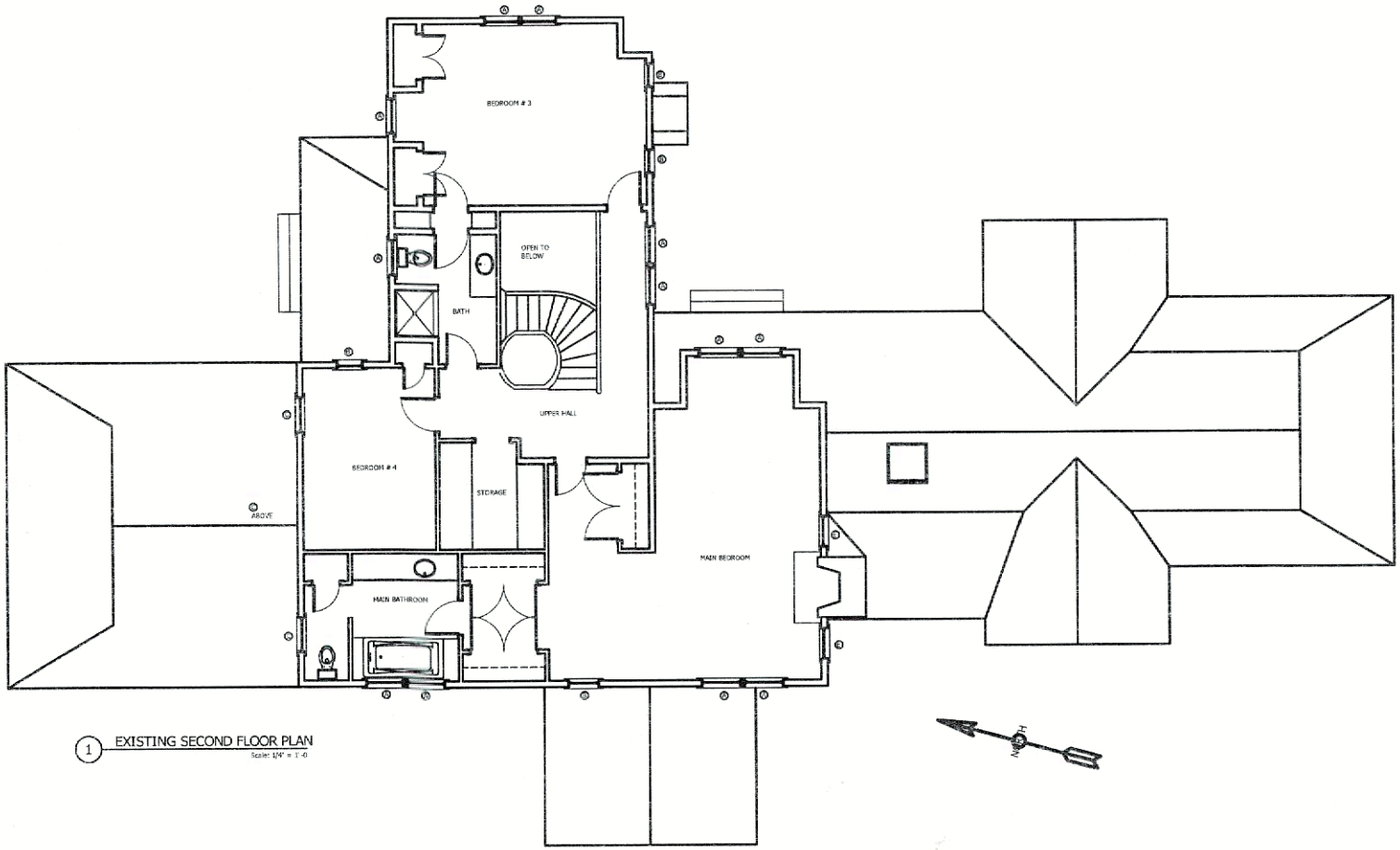
NANTUCKET, MA 02554
MAP: 41 PARCEL: 573

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0

HDC. XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B:

2408.07.1420

HDC2



1 EXISTING SECOND FLOOR PLAN
Scale: 1/4" = 1'-0

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2 WANNACOMET ROAD:
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MAP: 41 PARCEL: 573

SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B:

2408.07.1420

HDC3



1 EXISTING NORTH ELEVATION
Scale: 1/4" = 1'-0



1 PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0

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NORTH ELEVATION
SCALE: 1/4" = 1'-0

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B:

2408.07.1420

HDC4



1 PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0



1 EXISTING EAST ELEVATION
Scale: 1/4" = 1'-0

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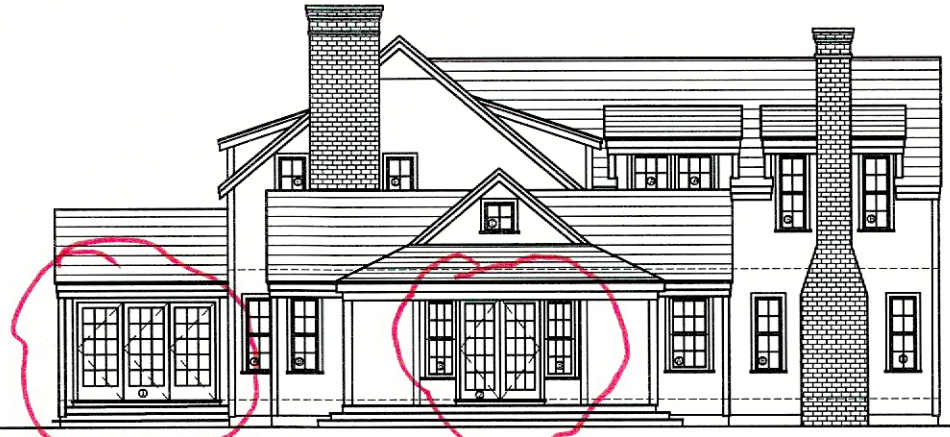
EAST ELEVATION
SCALE: 1/4" = 1'-0

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B:

2408.07.1420

HDC5



1 PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0



1 EXISTING SOUTH ELEVATION
Scale: 1/4" = 1'-0

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MAP: 41 PARCEL: 573

SOUTH ELEVATION
SCALE: 1/4" = 1'-0

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B:

2408.07.1420

HDC6



1 PROPOSED WEST ELEVATION
Scale: 1/4" = 1'-0



1 EXISTING WEST ELEVATION
Scale: 1/4" = 1'-0

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NANTUCKET, MA 02554
MAP: 41 PARCEL: 573

WEST ELEVATION
SCALE: 1/4" = 1'-0

HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	

2408.07.1420

HDC7


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1 North Elevation



2 Northeast Elevation



3 East Elevation



4 Southeast Entrance



5 South Elevation



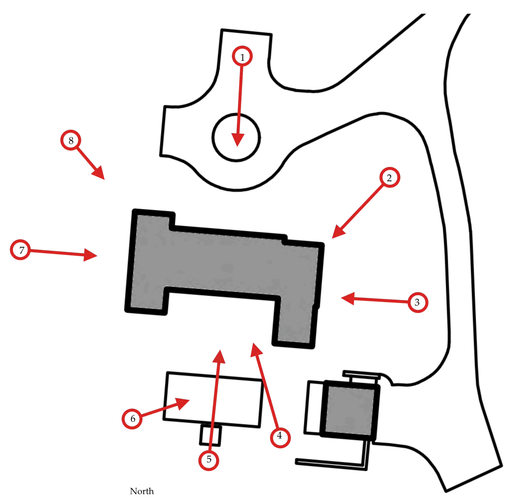
6 Southwest Elevation



7 West Elevation



8 Northwest Elevation



Key Plan

North

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610.644.4400

New England Studio
5 Woodbury Lane
Nantucket, Massachusetts 02554
508.202.4587

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Shawkemo Hills Residence

5 Shawkemo Hills Lane,
Nantucket, MA

Existing Photos

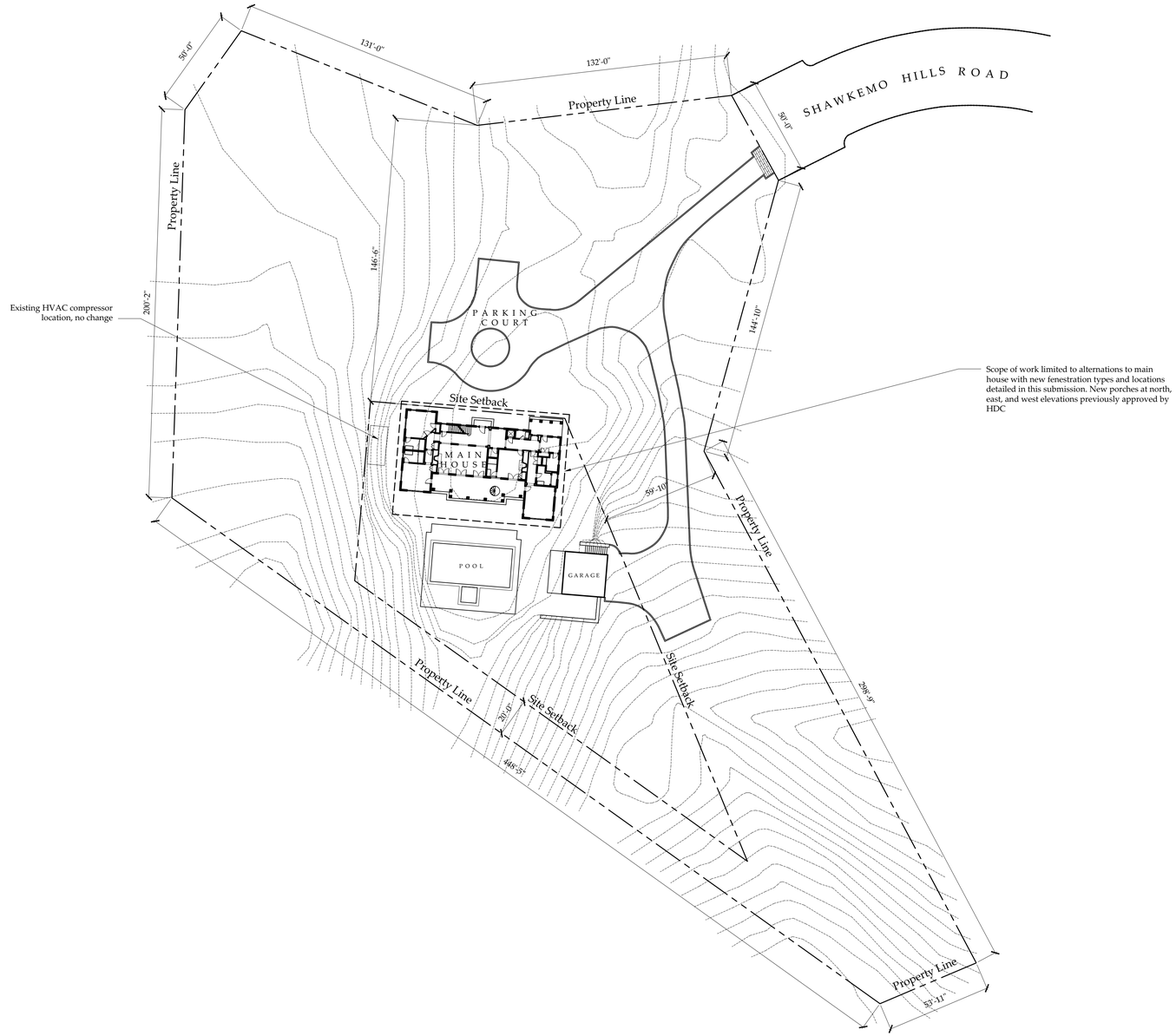
HDC OLD BUSINESS SUBMISSION
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
03/08/2024 HDC New Business
09/12/2024 HDC Old Business

Project number: 23-64

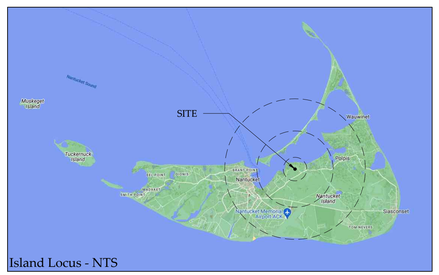
A0.0

EXISTING

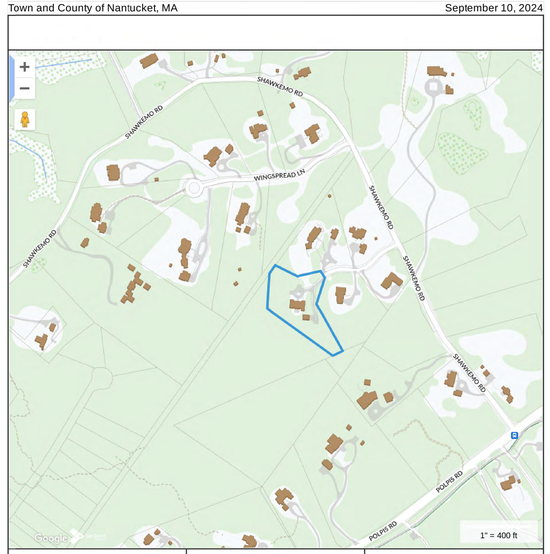


Scope of work limited to alternations to main house with new fenestration types and locations detailed in this submission. New porches at north, east, and west elevations previously approved by HDC

1 Existing Site Plan
Scale: 1/32" = 1'-0"



North



Zoning Information	
Assessor's Map and Parcel Number	27 40 - 5
Zone	Limited Use General 3 - LUG3
Minimum lot size	120,000 S.F.
Current Lot Size	103,604 S.F.
Front Setback	146.5 ft.
Side and Rear Setback	20 ft.
Allowable ground cover ratio	3%
Allowable ground cover	3,108 S.F.
Current ground cover	3,108 S.F.
Proposed ground cover	No Change

Drawing List	
A0.0	Existing Photos
A1.1	Existing Site Plan; Locus; Zoning Information
EX2.1	Main House; Existing First Floor Plan
EX2.2	Main House; Existing Second Floor Plan
EX2.3	Main House; Existing Roof Plan
A2.1	Main House; Proposed First Floor Plan
A2.2	Main House; Proposed Second Floor Plan
A2.3	Main House; Proposed Roof Plan
A3.1	Main House; Existing/Proposed; North Elevation
A3.2	Main House; Existing/Proposed; East Elevation
A3.3	Main House; Existing/Proposed; South Elevation
A3.4	Main House; Existing/Proposed; West Elevation
A5.1	Main House; Window & Door Schedule

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Existing Site Plan
Locus
Zoning Information

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*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
03/08/2024 HDC New Business
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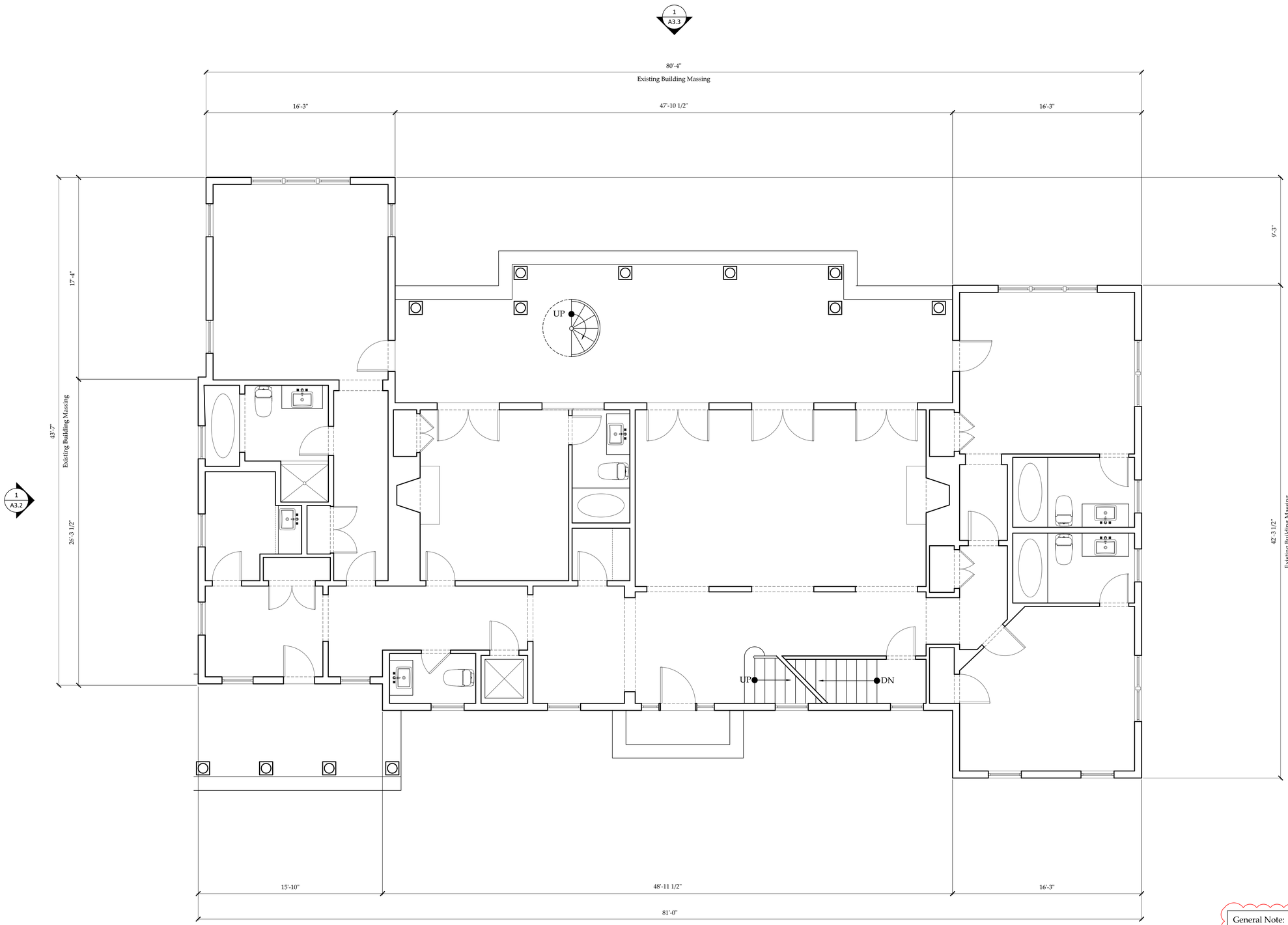
Project number: 23-64

A1.1

EXISTING



1 Existing First Floor Plan
Scale: 1/4" = 1'-0"

General Note:

- Existing plans represent conditions prior to any approvals or construction. Refer to previous HDC approval

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Existing First Floor Plan

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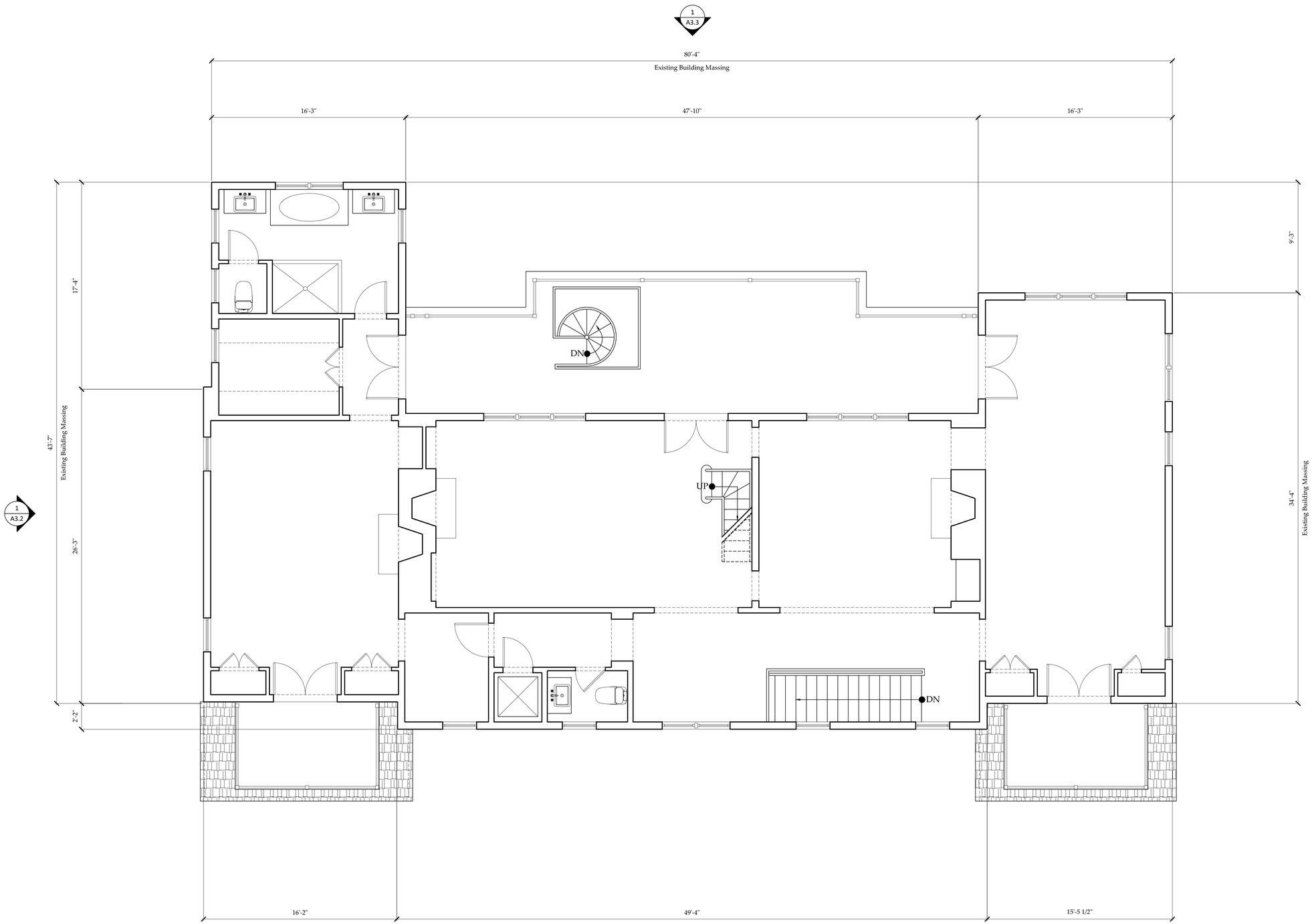
Issue Date:
03/08/2024 HDC New Business
09/12/2024 HDC Old Business

Project number: 23-64

EX2.1

EXISTING



1 Existing Second Floor Plan
Scale: 1/4" = 1'-0"

General Note:

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Existing Second Floor Plan

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Issue Date:
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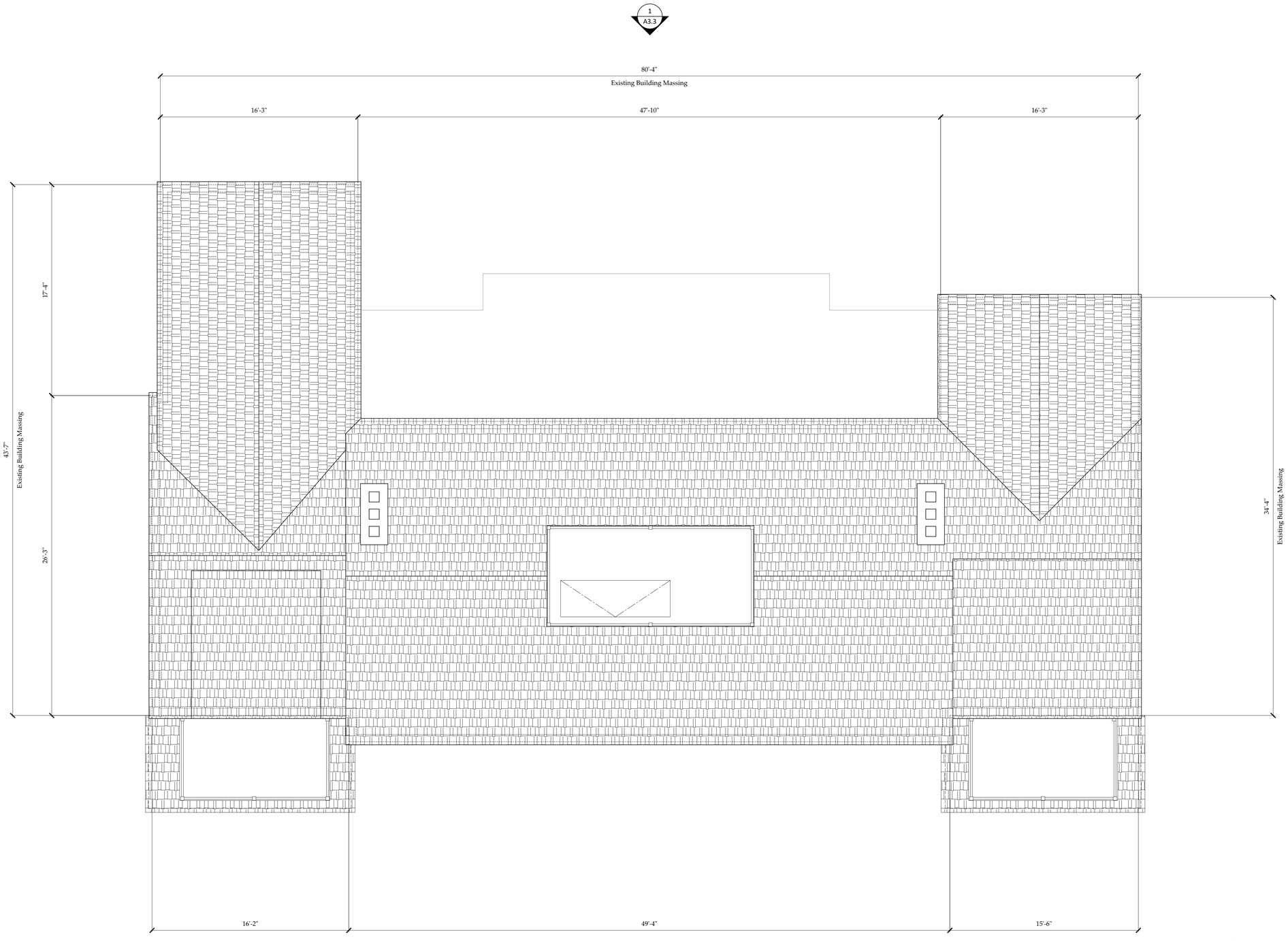
09/12/2024 HDC Old Business

Project number: 23-64

EX2.2

EXISTING



1 Existing Roof Plan
Scale: 1/4" = 1'-0"

General Note:

- Existing plans represent conditions prior to any approvals or construction. Refer to previous HDC approval

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Existing Roof Plan

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Issue Date:
03/08/2024 HDC New Business
09/12/2024 HDC Old Business

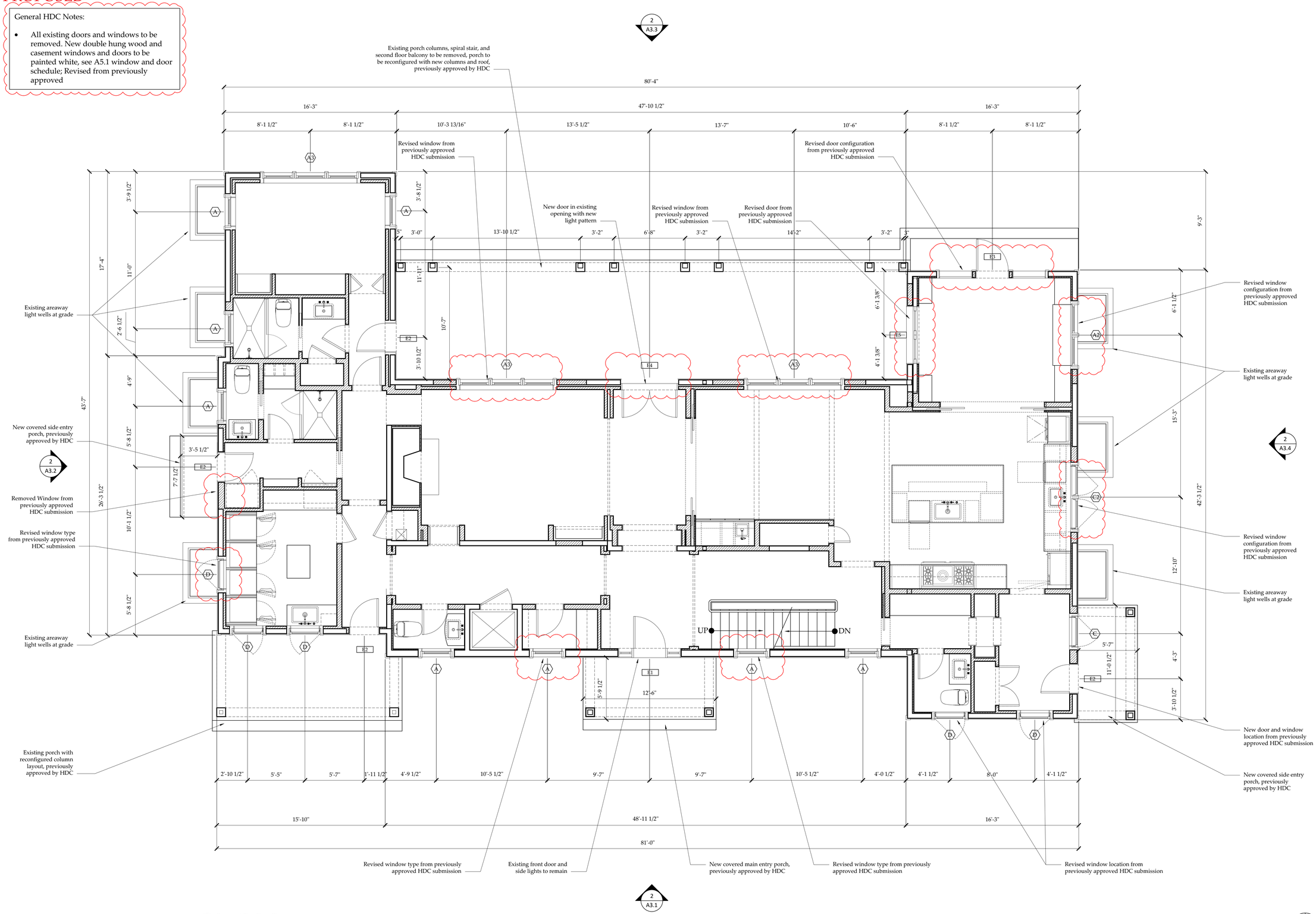
Project number: 23-64

EX2.3

PROPOSED

General HDC Notes:

- All existing doors and windows to be removed. New double hung wood and casement windows and doors to be painted white, see A5.1 window and door schedule; Revised from previously approved



1 Proposed First Floor Plan
Scale: 1/4" = 1'-0"

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Shawkemo Hills Residence

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Proposed First Floor Plan

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*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
03/08/2024 HDC New Business
09/12/2024 HDC Old Business

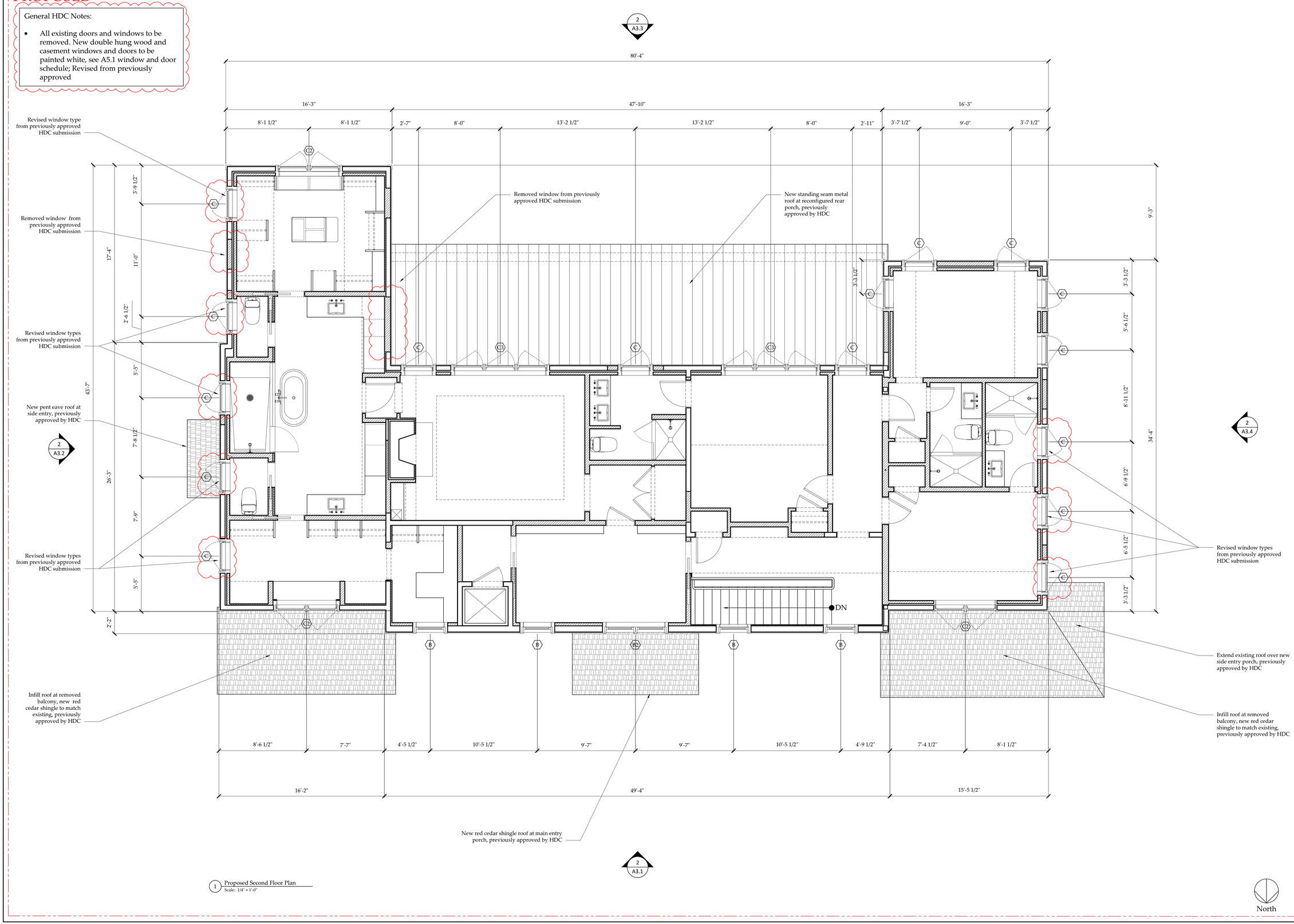
Project number: 23-64

A2.1

PROPOSED

General HDC Notes:

- All existing doors and windows to be removed. New double hung wood and casement windows and doors to be painted white, see A5.1 window and door schedule; Revised from previously approved



1 Proposed Second Floor Plan
Scale: 1/4" = 1'-0"

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Proposed Second Floor Plan

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Issue Date:
03/08/2024 HDC New Business
09/12/2024 HDC Old Business

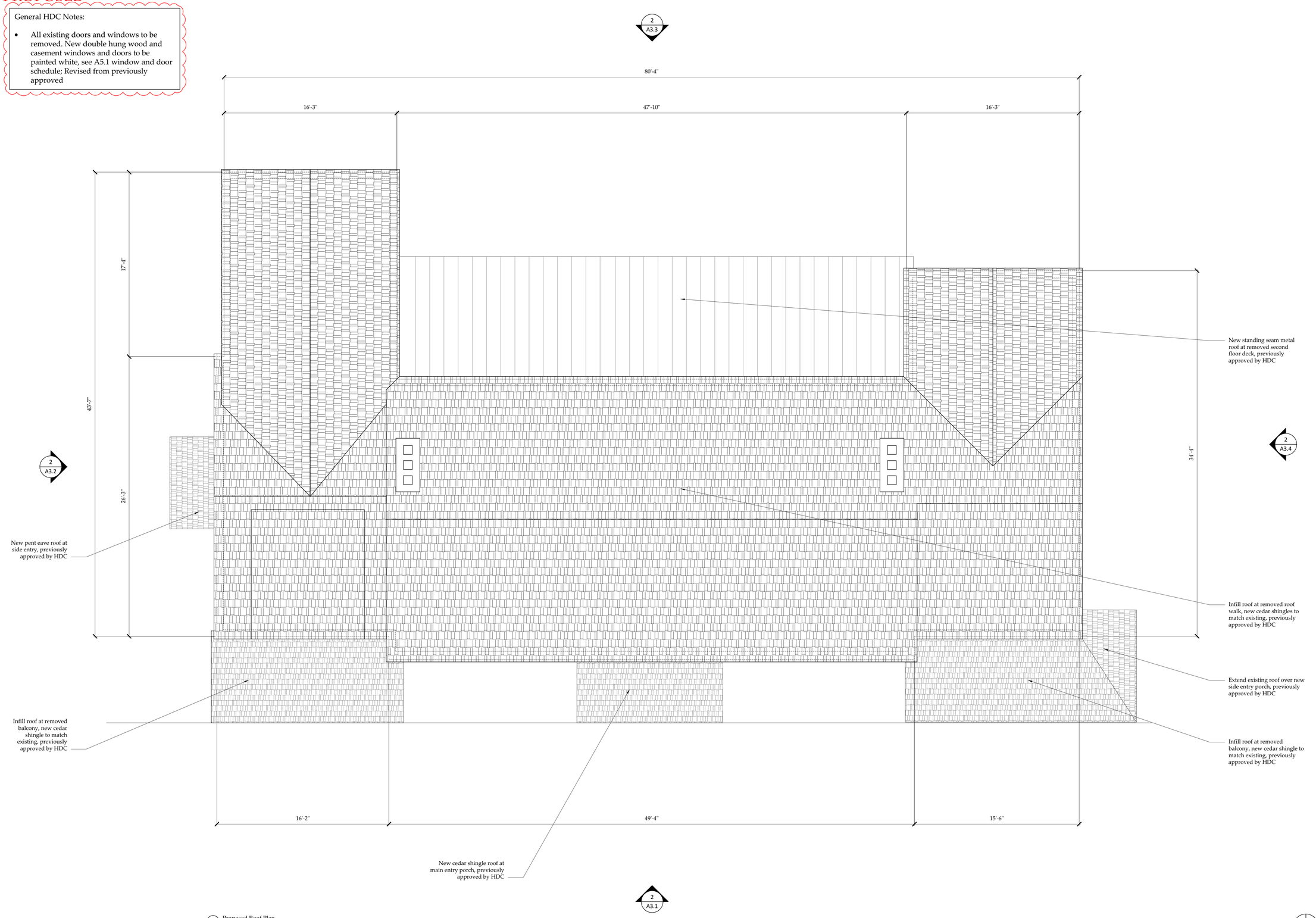
Project number: 23-64

A2.2

PROPOSED

General HDC Notes:

- All existing doors and windows to be removed. New double hung wood and casement windows and doors to be painted white, see A5.1 window and door schedule; Revised from previously approved



1 Proposed Roof Plan
Scale: 1/4" = 1'-0"

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Shawkemo Hills Residence

5 Shawkemo Hills Lane, Nantucket, MA

Proposed Roof Plan

HDC OLD BUSINESS SUBMISSION
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
03/08/2024 HDC New Business
09/12/2024 HDC Old Business

Project number: 23-64

A2.3

EXISTING



1 Existing North Exterior Elevation
Scale: 1/4" = 1'-0"

PROPOSED



2 Proposed North Exterior Elevation
Scale: 1/4" = 1'-0"

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architecture • interior design

Main Office
91 Chestnut Road, Suite B
Paoli, PA 19301
610.644.4400

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Shawkemo Hills Residence
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Nantucket, MA

Existing/Proposed North Elevation

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09/12/2024 HDC Old Business

Project number: 23-64

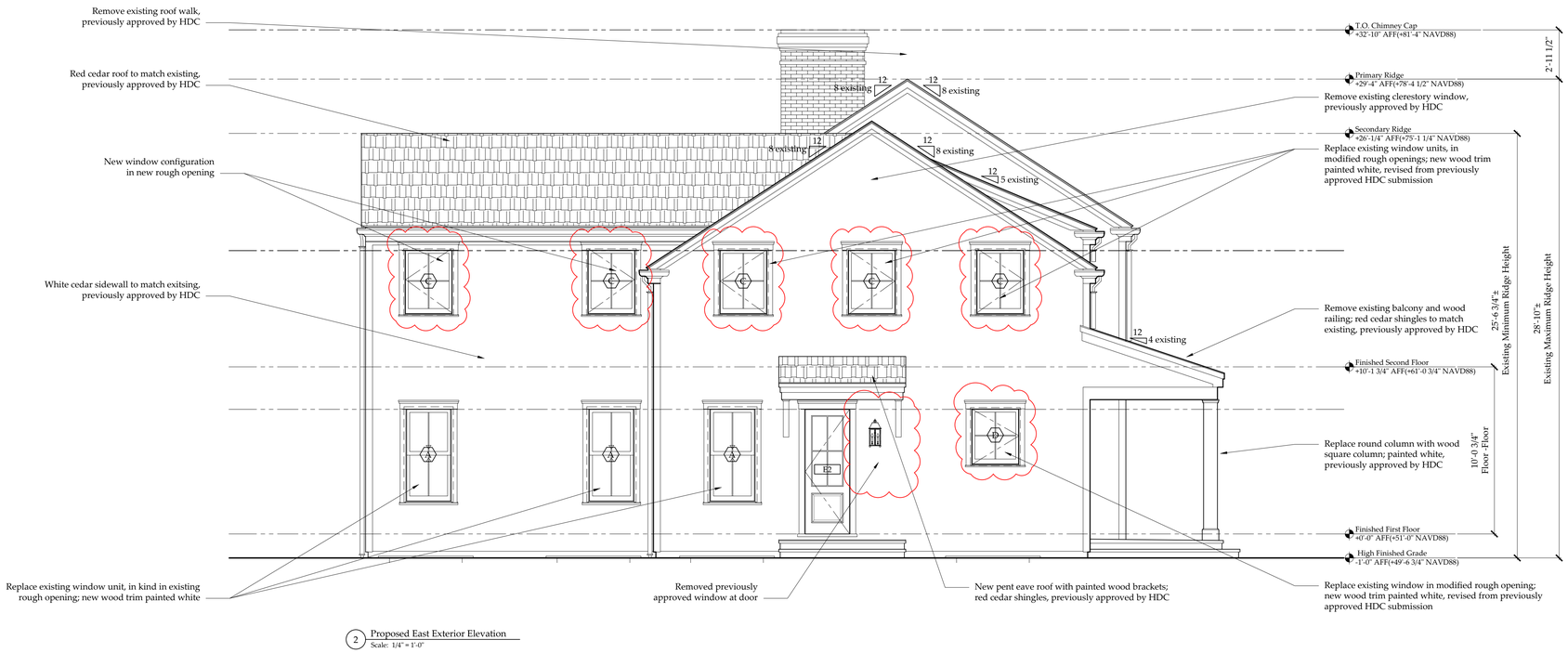
A3.1

EXISTING



1 Existing East Exterior Elevation
Scale: 1/4" = 1'-0"

PROPOSED



2 Proposed East Exterior Elevation
Scale: 1/4" = 1'-0"

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Existing/Proposed East Elevation

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Project number: 23-64

A3.2

EXISTING



1 Existing South Exterior Elevation
Scale: 1/4" = 1'-0"

PROPOSED



2 Proposed South Exterior Elevation
Scale: 1/4" = 1'-0"

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Shawkemo Hills Residence

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Existing/Proposed South Elevation

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09/12/2024 HDC Old Business

Project number: 23-64

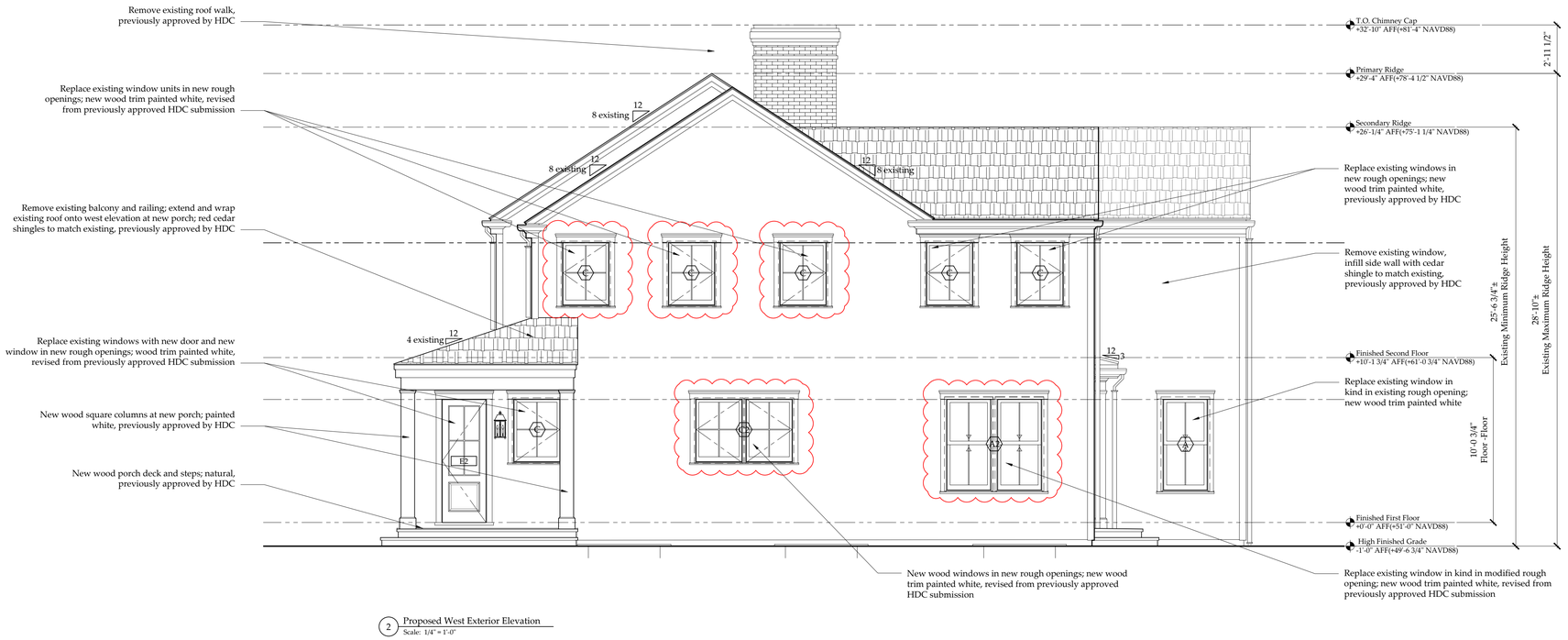
A3.3

EXISTING



1 Existing West Exterior Elevation
Scale: 1/4" = 1'-0"

PROPOSED



2 Proposed West Exterior Elevation
Scale: 1/4" = 1'-0"

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Existing/Proposed West Elevation

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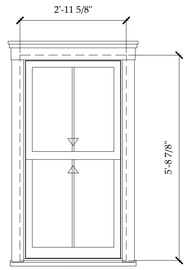
*Notify architect of any discrepancies

Issue Date:
03/08/2024 HDC New Business
09/12/2024 HDC Old Business

Project number: 23-64

A3.4

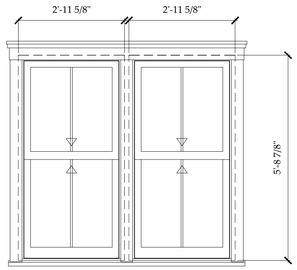
PROPOSED



A

Unit Specifications

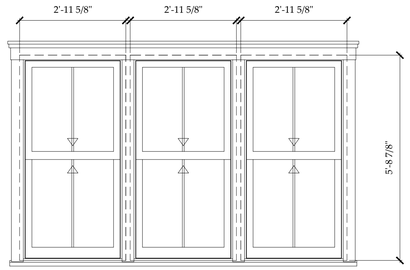
Manufacturer -	Lepage Millwork
Unit Type -	Double Hung XL - 2/2 Lite Window
Unit Code -	2829
RO Size -	3'-0 5/8"w x 5'-9 3/8"h
Unit Size -	2'-11 5/8"w x 5'-8 7/8"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	Wood Framed Double-Hung Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



A2

Unit Specifications

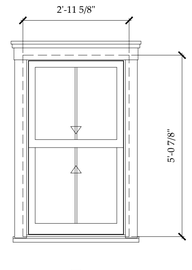
Manufacturer -	Lepage Millwork
Unit Type -	Double Hung XL - 2/2 Lite Window
Unit Code -	(2) 2829
RO Size -	(2) 3'-0 5/8"w x 5'-9 3/8"h
Unit Size -	(2) 2'-11 5/8"w x 5'-8 7/8"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	(2) Wood Framed Double-Hung Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



A3

Unit Specifications

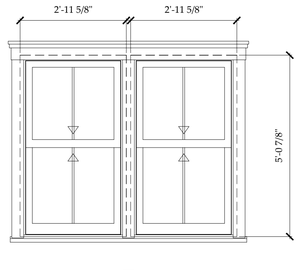
Manufacturer -	Lepage Millwork
Unit Type -	Double Hung XL - 2/2 Lite Window
Unit Code -	(3)2829
RO Size -	(3) 3'-0 5/8"w x 5'-9 3/8"h
Unit Size -	(3) 2'-11 5/8"w x 5'-8 7/8"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	(3) Wood Framed Double-Hung Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



B

Unit Specifications

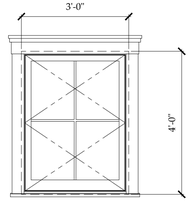
Manufacturer -	Lepage Millwork
Unit Type -	Double Hung XL - 2/2 Lite Window
Unit Code -	2825
RO Size -	3'-0 5/8"w x 5'-1 3/8"h
Unit Size -	2'-11 5/8"w x 5'-0 7/8"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	Wood Framed Double-Hung Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



B2

Unit Specifications

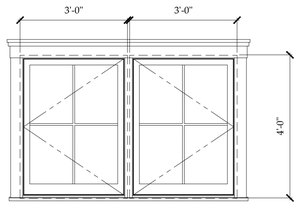
Manufacturer -	Lepage Millwork
Unit Type -	Double Hung XL - 6/6 Lite Window
Unit Code -	(2) 2825
RO Size -	(2) 3'-0 5/8"w x 5'-1 3/8"h
Unit Size -	(2) 2'-11 5/8"w x 5'-0 7/8"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	(2) Wood Framed Double-Hung Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



C

Unit Specifications

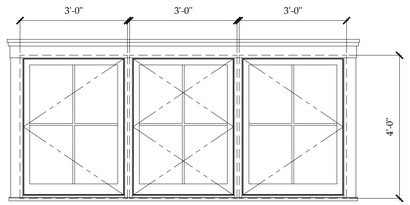
Manufacturer -	Lepage Millwork
Unit Type -	Casement - 4 Lite Window
Unit Code -	3042
RO Size -	3'-1"w x 4'-0 1/2"h
Unit Size -	3'-0"w x 4'-0"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	Wood Framed Interior Insect Screen
Notes -	Meets Massachusetts Requirement for Egress See elevations for swing direction



C2

Unit Specifications

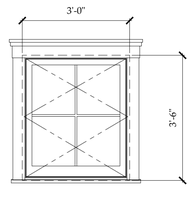
Manufacturer -	Lepage Millwork
Unit Type -	Casement - 4 Lite Window
Unit Code -	(2) 3042
RO Size -	(2) 3'-1"w x 4'-0 1/2"h
Unit Size -	(2) 3'-0"w x 4'-0"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	(2) Wood Framed Interior Insect Screen
Notes -	Meets Massachusetts Requirement for Egress See elevations for swing direction



C3

Unit Specifications

Manufacturer -	Lepage Millwork
Unit Type -	Casement - 4 Lite Window
Unit Code -	(3) 3042
RO Size -	(3) 3'-1"w x 4'-0 1/2"h
Unit Size -	(3) 3'-0"w x 4'-0"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	(3) Wood Framed Interior Insect Screen
Notes -	Meets Massachusetts Requirement for Egress See elevations for swing direction

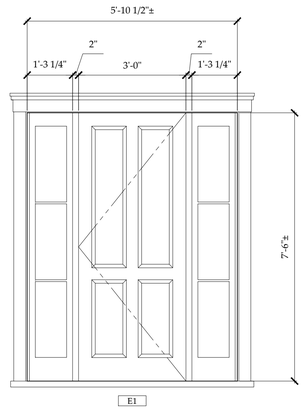


D

Unit Specifications

Manufacturer -	Lepage Millwork
Unit Type -	Casement - 4 Lite Window
Unit Code -	3036
RO Size -	3'-1"w x 3'-6 1/2"h
Unit Size -	3'-0"w x 3'-6"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	Wood Framed Interior Insect Screen
Notes -	See elevations for swing direction

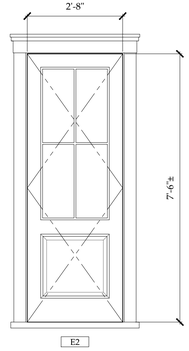
1 Proposed Window Types
Scale: 1/2" = 1'-0"



E1

Unit Specifications

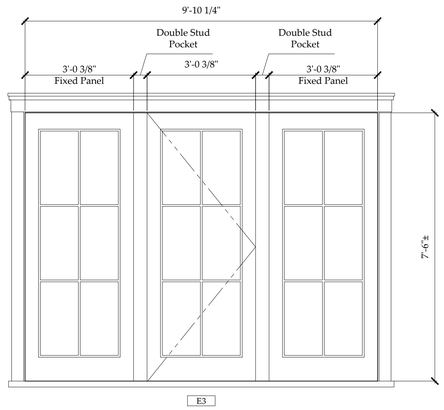
Manufacturer -	Dover Doors & Windows
Unit Type -	4 Panel Wood Door with (2) 3 Lite Side Lights
Unit Code -	Custom
RO Size -	n/a
Unit Size -	5'-10 1/2"±W x 7'-6"±H
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	Existing
Screen -	Wood Frame, Exterior Swing
Notes -	



E2

Unit Specifications

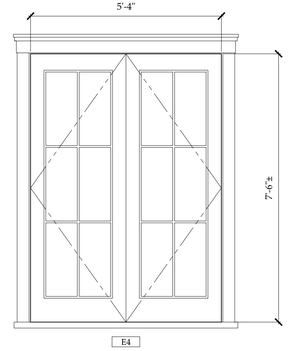
Manufacturer -	Dover Door and Window
Unit Type -	4 Lite / 1 Panel Wood Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	2'-8"W x 7'-6"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty (exterior, SDL, 5/8" Putty (interior)
Screen -	Wood Frame Exterior Swing
Notes -	



E3

Unit Specifications

Manufacturer -	Dover Door and Window
Unit Type -	6 Lite Wood Door; with (2) 6 Lite wood fixed side lights
Unit Code -	Custom
RO Size -	n/a
Unit Size -	9'-10 1/4"W x 7'-6"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty (exterior, SDL, 5/8" Putty (interior)
Screen -	Wood Frame Exterior Swing
Notes -	



E4

Unit Specifications

Manufacturer -	Dover Door and Window
Unit Type -	Pair 6 Lite Wood French Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	5'-4"W x 7'-6"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty (exterior, SDL, 5/8" Putty (interior)
Screen -	Wood Frame Exterior Swing
Notes -	

2 Proposed Door Types
Scale: 1/2" = 1'-0"

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Proposed Window & Door Schedule

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Issue Date:
03/08/2024 HDC New Business
09/12/2024 HDC Old Business

Project number: 23-64

A5.1

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°: 27-40 PARCEL N°. 5

Street & Number of Proposed Work: 5 Shawkemo Hills Lane

Owner of record: Casabelles Dos LLC

Mailing Address: 1209 Orange Street
Wilmington DE 19801

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Jennifer Smith

Mailing Address: 91 Chestnut Road Ste B
Paoli PA 19301

Contact Phone #: 610-644-4400 E-mail: chris@smithhutton.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. Rev 10161
☐ Pool (Zoning District ____) ☐ Roof ☒ Other Main House Fenestration Changes (Revisions from #10161 approval only)

Size of Structure or Addition: Length: No Change Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: No Change Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

* No Change to proposed decks from #10161 approval

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: 2007

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation New Fenestration
2. South Elevation New Fenestration and Doors
3. West Elevation New Fenestration and Doors
4. North Elevation New Fenestration

* Note: No changes to previously approved deck/porch additions per 10161

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☒ Architectural Metal Standing Seam – approved per 10161
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar Natural

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☒ Leaders (material) Boxed leaders PTD White to Match Existing

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles Natural ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 7.25 Rake 5.25 Soffit (Overhang) _____ Corner boards 5 Frieze N/A
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 LePage Millwork

Doors* (type and material): ☐ TDL ☒ SDL Front Dover Rear Dover Side Dover
Garage Door(s): Type N/A Material _____

Hardscape materials: Driveways N/A Walkways N/A Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall White Cedar Natural Clapboard (if applicable) _____ Roof Red Cedar Natural
Trim Wood Painted White Sash Wood Painted White Doors Wood Painted White
Deck FPE 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.

X Date 2/27/24 X Signature of owner of record Gaille Fitzpatrick / Paul M. Hutton Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings.* .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations INCLUDES PREVIOSLY APPROVED DOCUMENTS AS PER 10161

N/A 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 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)

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I PETER W. KENNEDY

AS AGENT FOR CASCABELLES DOS LLC

STREET ADDRESS 5 SHAWKEMO HILLS LN

MAP/PARCEL 27-40-9

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10/7/24

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.

PeterKennedy — 9/23/24

Signature — Date

Historic District Commission
Fee Schedule Effective June 1, 2016

Type of Work	Fee
New buildings, any addition to an existing building, any building being moved on a lot from a different lot, renovations of buildings in the Old Historic District	20% of the total interior square footage, excluding the basement. Minimum fee of $50.
Alterations (such as fenestration, paint color, and roof material, but not including additions) to an existing building or revisions to a previously issued Certificate of Appropriateness	$50
Demolition or building move on on same lot	$100
Swimming pool or game court	$200
Solar or wind installation	$100
Sign	$50
Hardscape	$50
All other structures	$50
Like-kind repair or replacement	$25
Extension of a previously issued Certificate of Appropriateness	$25

FENESTRATION CHANGE, NO BUILDING CHANGE

SMITH AND HUTTON LLC
91 CHESTNUT RD STE B
PAOLI, PA 19301-1502

1480

53-13/110 MA
26984

DATE 9/23/24

PAY TO THE ORDER OF Town of Nantucket $ 50.00

Fifty and 00/100 DOLLARS

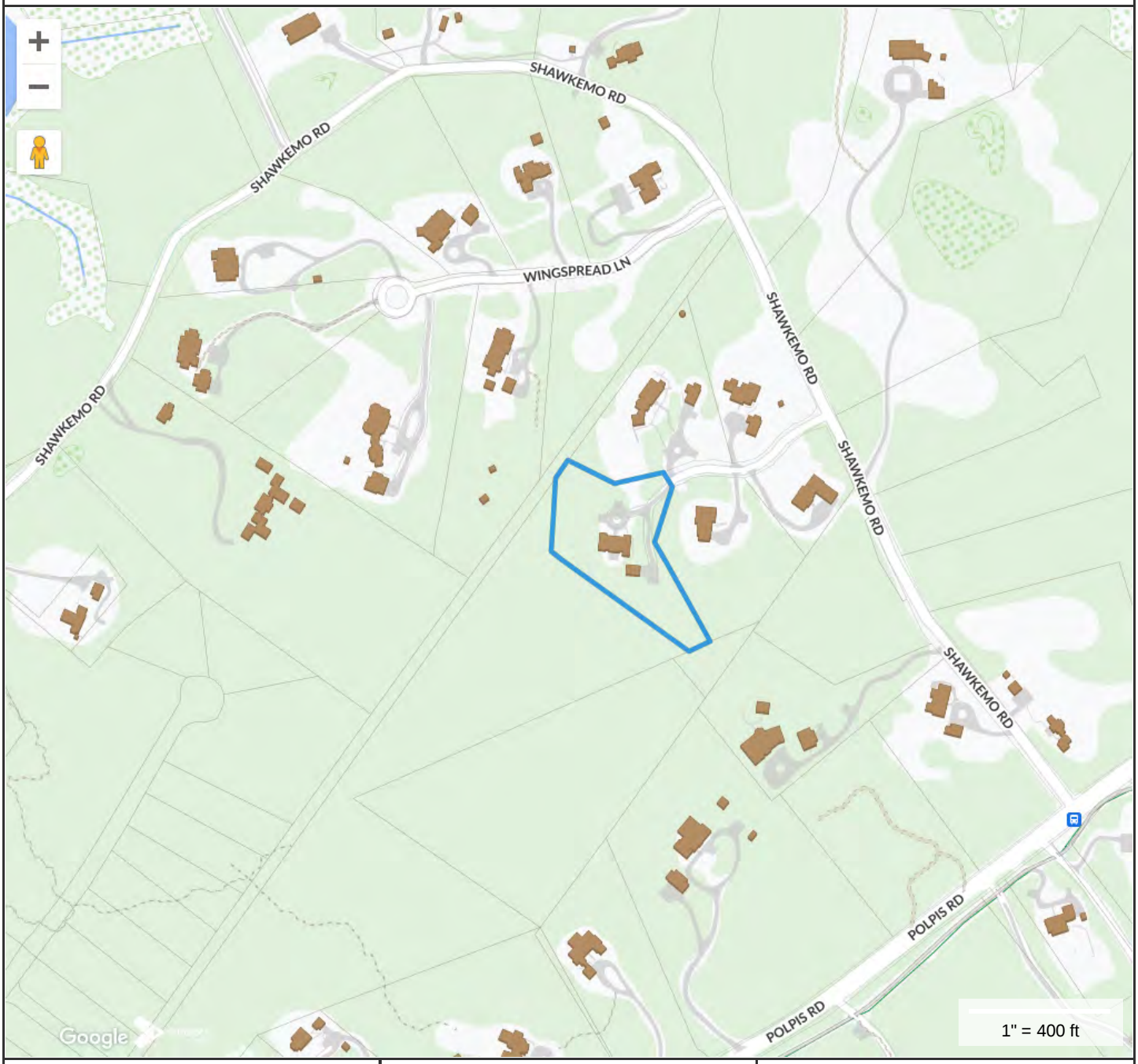
Photo Safe Deposit® Details on back

Pacific National Bank
A Division of Bank of America
Nantucket, Massachusetts

ACH R/T 011000138

FOR Nantucket HDC New business 5 S.H.L. Jennifer R. Smith

⑈001480⑈ ⑆011000138⑆ 004645389506⑈



Property Information

Property ID	793
Location	5 SHAWKEMO HILLS LN
Owner	CASCABELLES DOS LLC

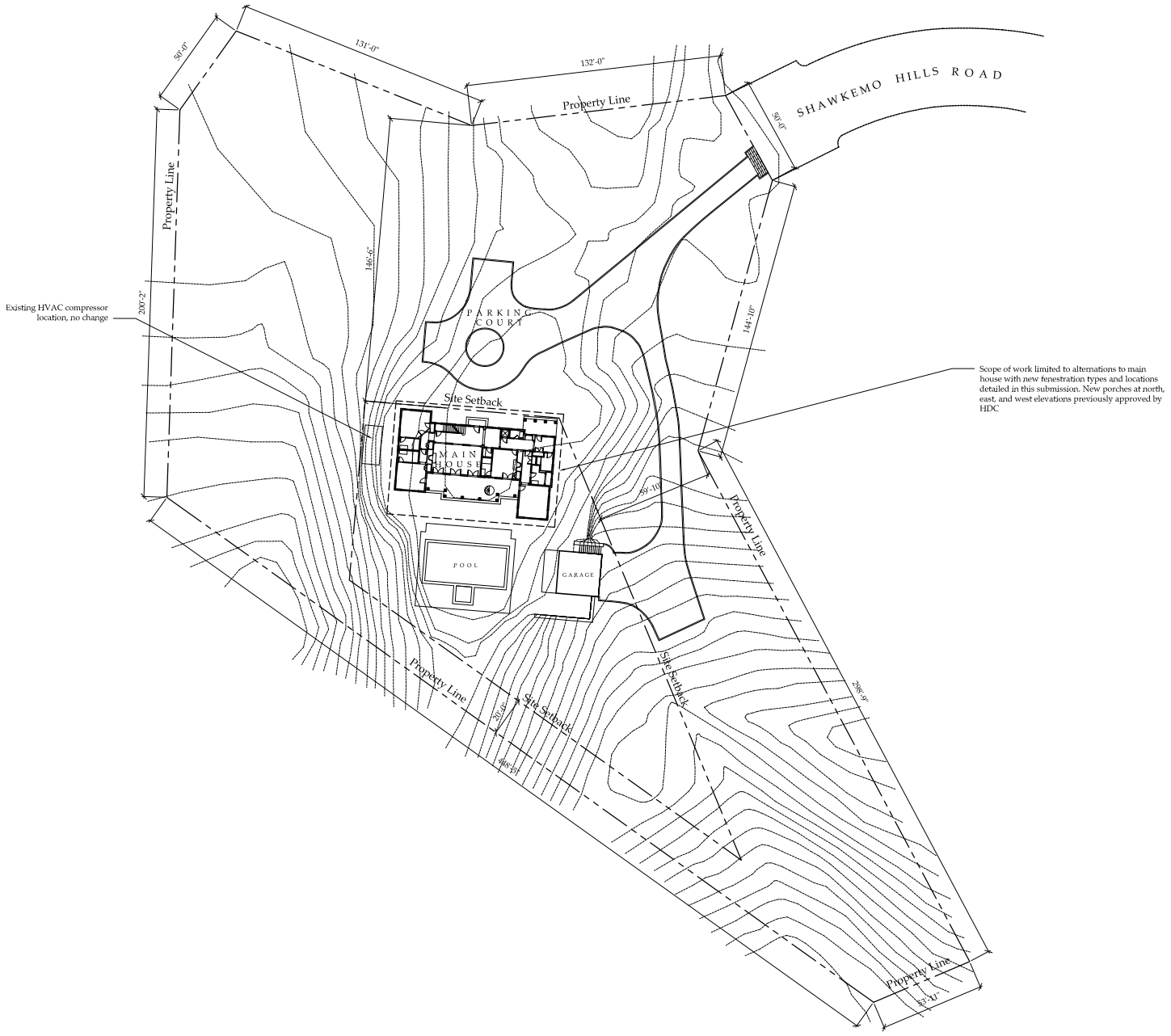
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

EXISTING

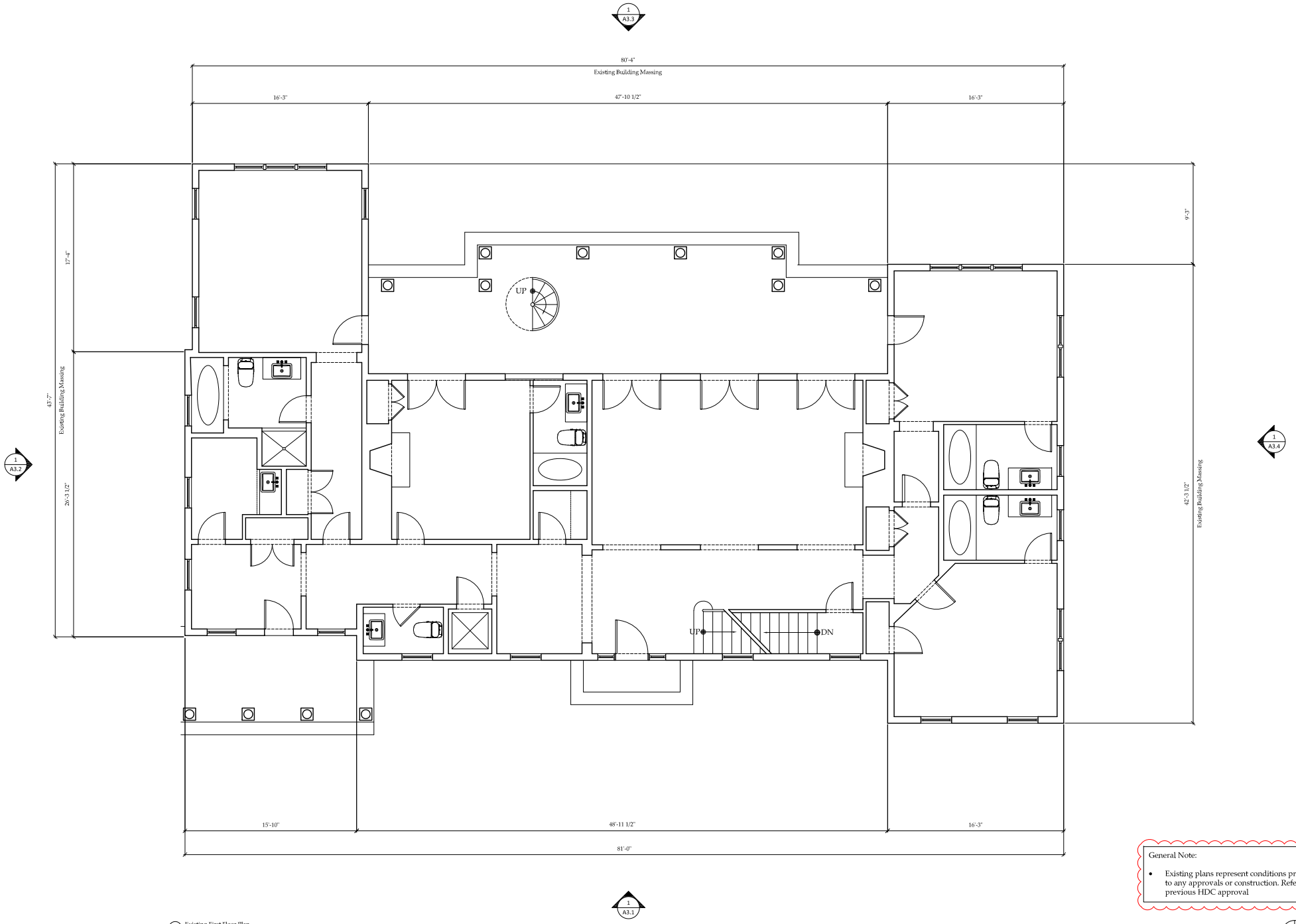


1 Existing Site Plan
Scale: 1/32" = 1'-0"

Zoning Information	
Assessor's Map and Parcel Number	27 40 - 5
Zone	Limited Use General 3 - LUG3
Minimum lot size	120,000 S.F.
Current Lot Size	103,604 S.F.
Front Setback	146.5 ft.
Side and Rear Setback	20 ft.
Allowable ground cover ratio	3%
Allowable ground cover	3,108 S.F.
Current ground cover	3,108 S.F.
Proposed ground cover	No Change

Drawing List	
A0.0	Existing Photos
A1.1	Existing Site Plan; Locus; Zoning Information
EX2.1	Main House; Existing First Floor Plan
EX2.2	Main House; Existing Second Floor Plan
EX2.3	Main House; Existing Roof Plan
A2.1	Main House; Proposed First Floor Plan
A2.2	Main House; Proposed Second Floor Plan
A2.3	Main House; Proposed Roof Plan
A3.1	Main House; Existing/Proposed; North Elevation
A3.2	Main House; Existing/Proposed; East Elevation
A3.3	Main House; Existing/Proposed; South Elevation
A3.4	Main House; Existing/Proposed; West Elevation
A5.1	Main House; Window & Door Schedule

EXISTING



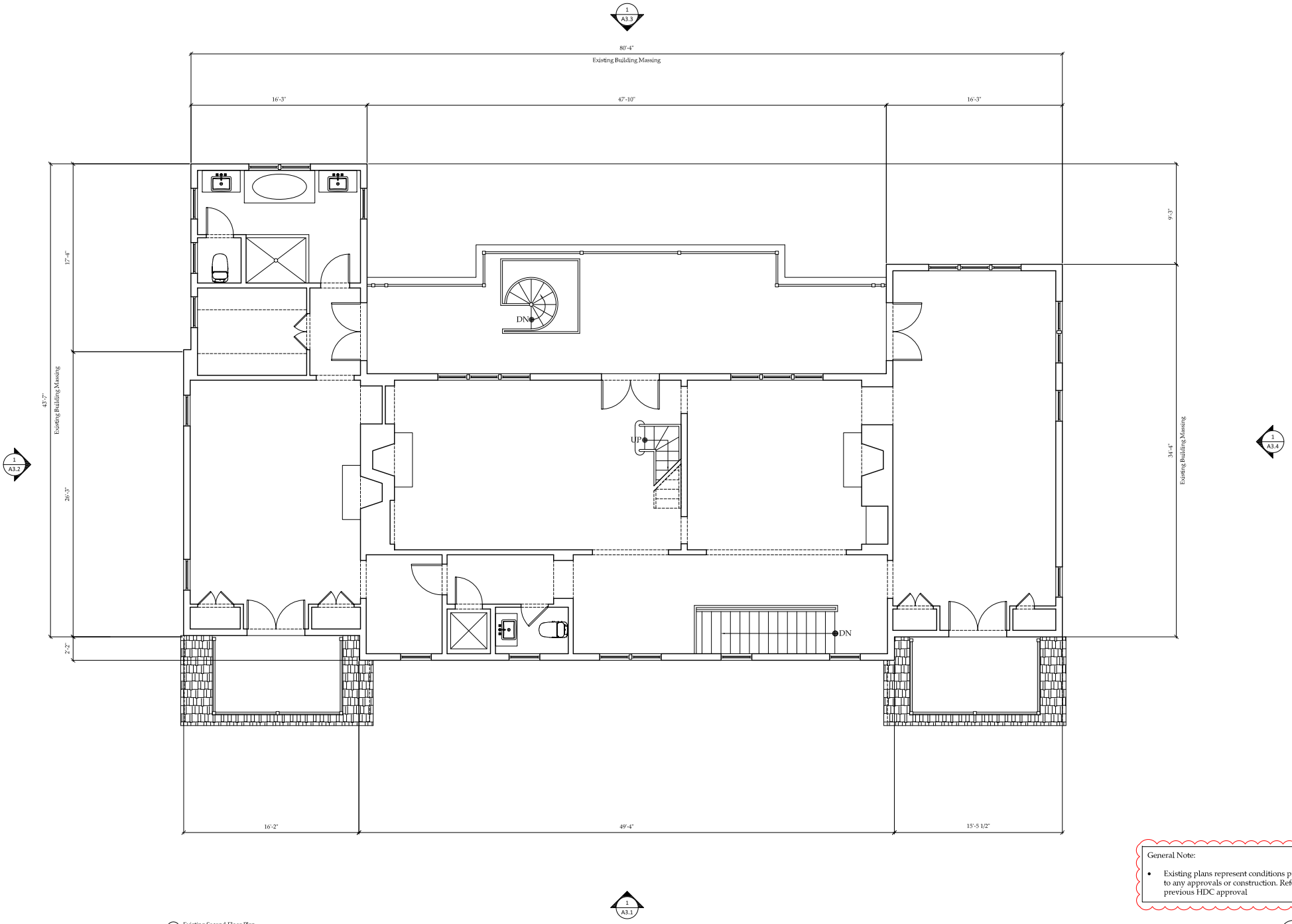
1 Existing First Floor Plan
Scale: 1/4" = 1'-0"

General Note:

- Existing plans represent conditions prior to any approvals or construction. Refer to previous HDC approval

North

EXISTING



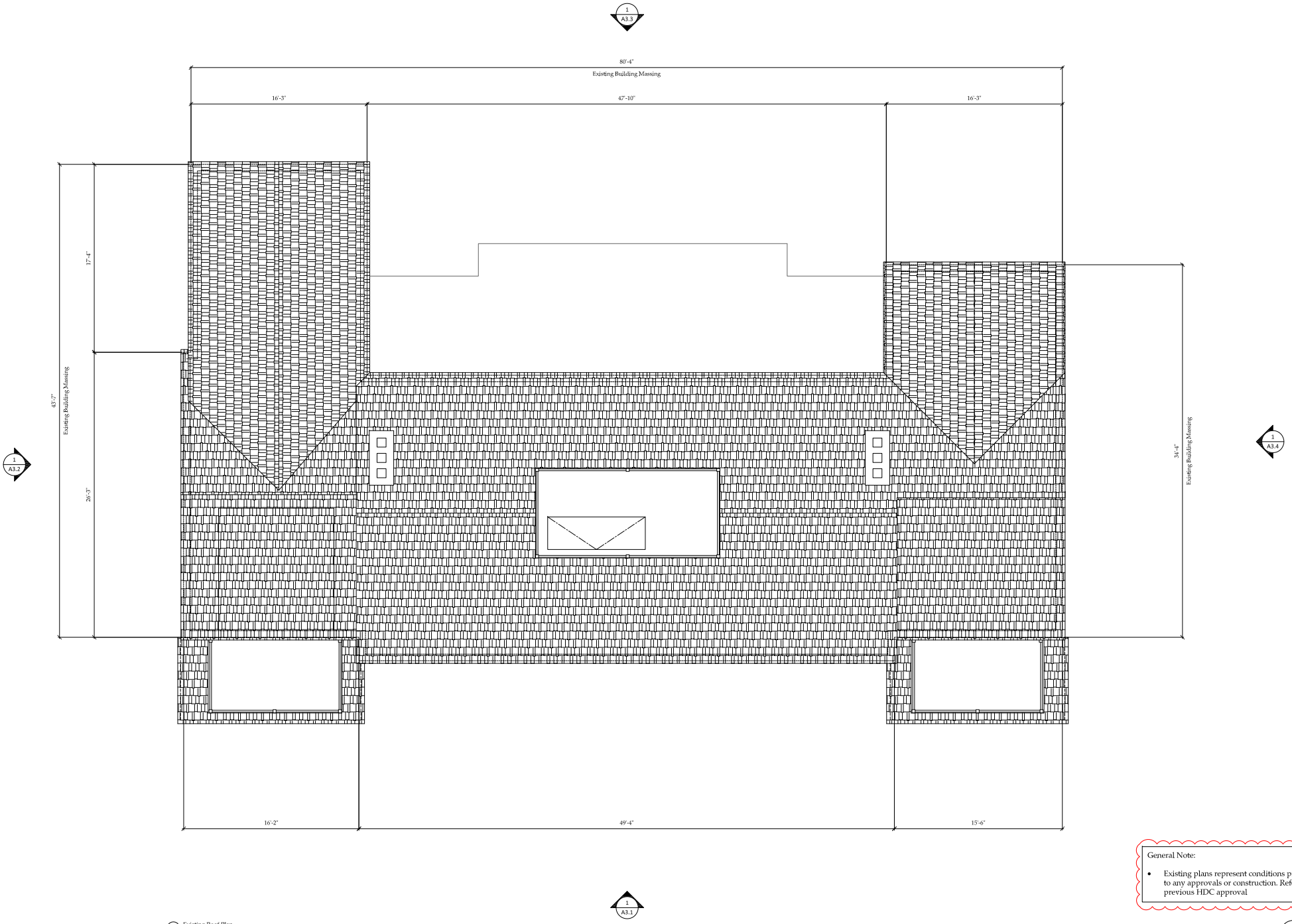
1 Existing Second Floor Plan
Scale: 1/4" = 1'-0"

General Note:

- Existing plans represent conditions prior to any approvals or construction. Refer to previous HDC approval

North

EXISTING



1 Existing Roof Plan
Scale: 1/4" = 1'-0"

General Note:

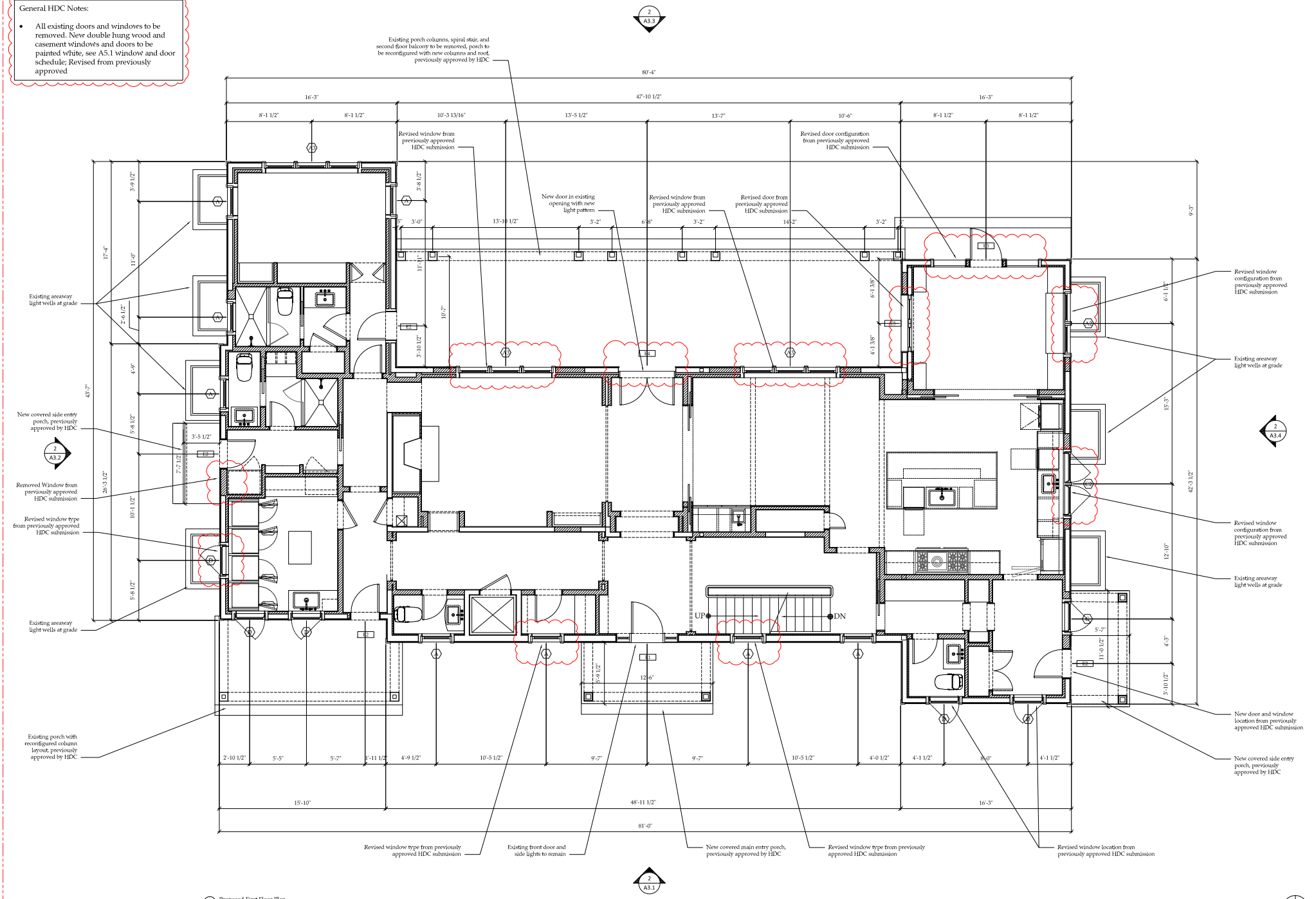
- Existing plans represent conditions prior to any approvals or construction. Refer to previous HDC approval

North

PROPOSED

General HDC Notes:

- All existing doors and windows to be removed. New double hung wood and casement windows and doors to be painted white, see A5.1 window and door schedule; Revised from previously approved



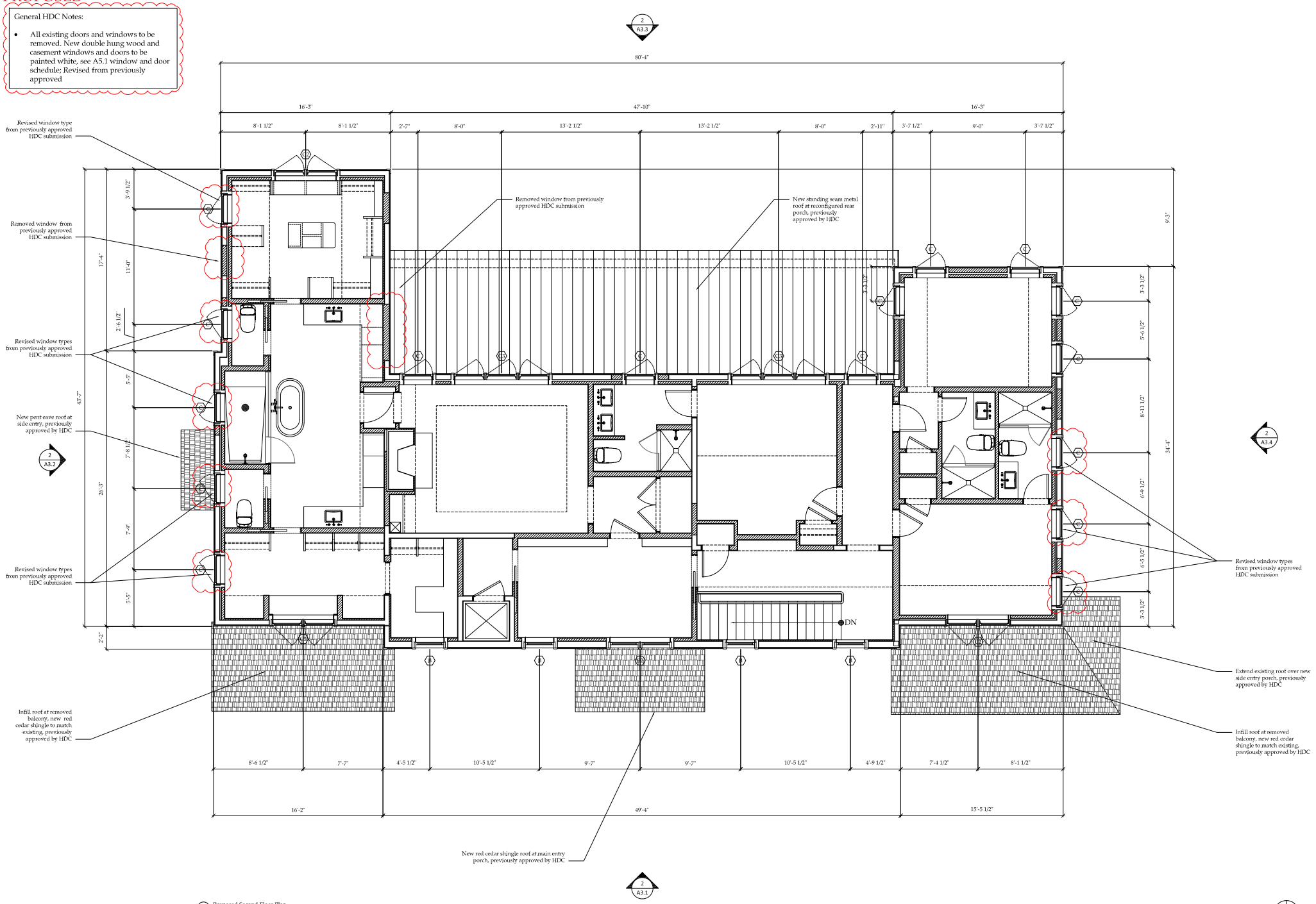
1 Proposed First Floor Plan
Scale: 1/4" = 1'-0"

North

PROPOSED

General HDC Notes:

- All existing doors and windows to be removed. New double hung wood and casement windows and doors to be painted white, see A5.1 window and door schedule; Revised from previously approved



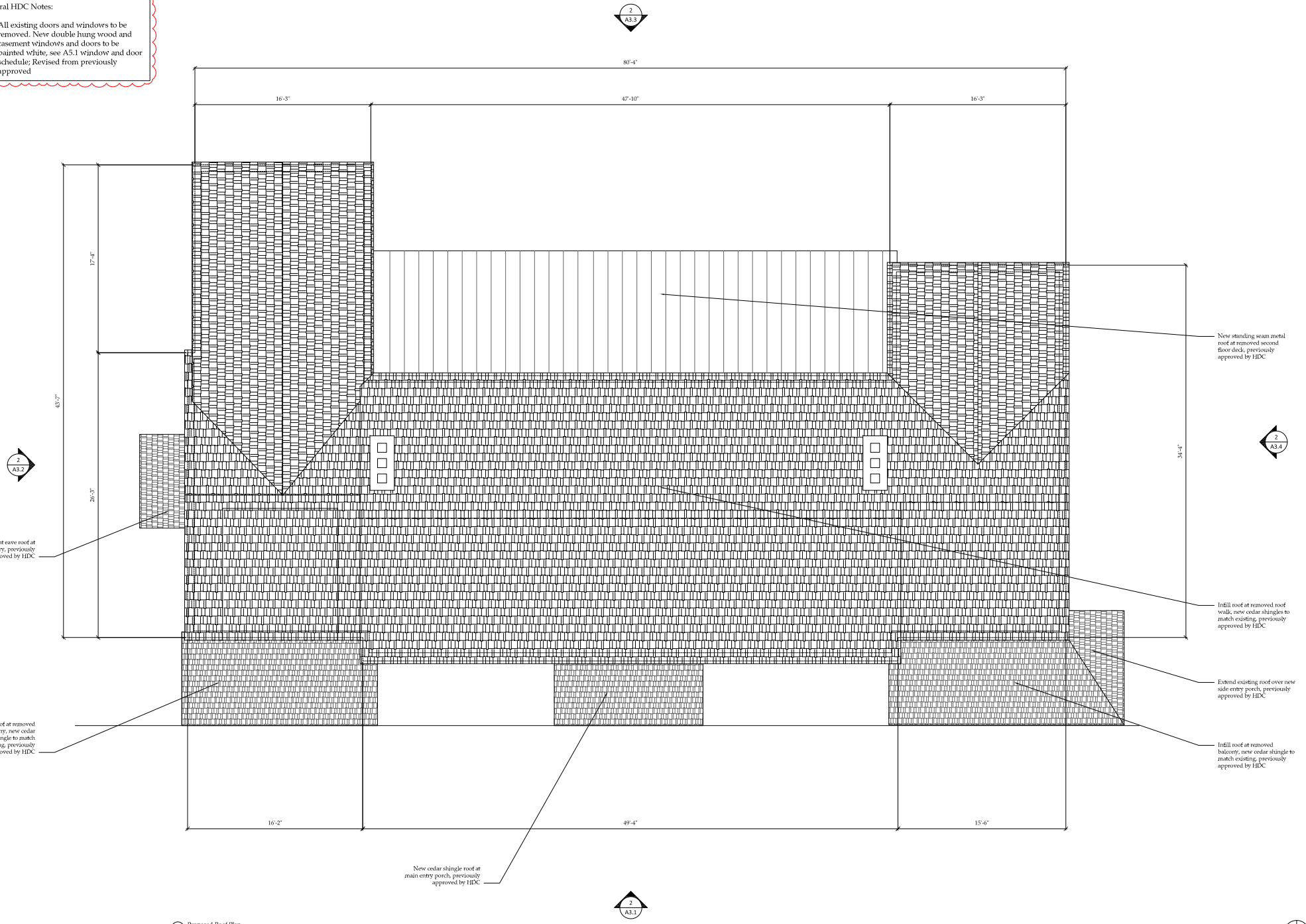
1 Proposed Second Floor Plan
Scale: 1/4" = 1'-0"

North

PROPOSED

General HDC Notes:

- All existing doors and windows to be removed. New double hung wood and casement windows and doors to be painted white, see A5.1 window and door schedule; Revised from previously approved



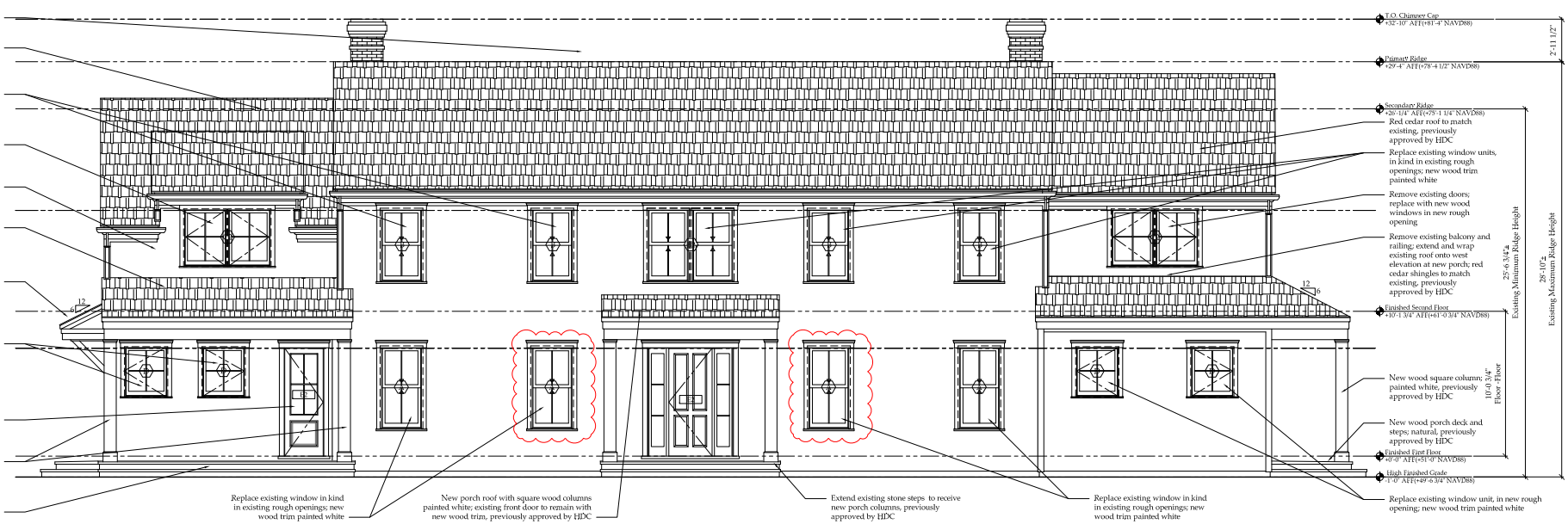
1 Proposed Roof Plan
Scale: 1/4" = 1'-0"

EXISTING



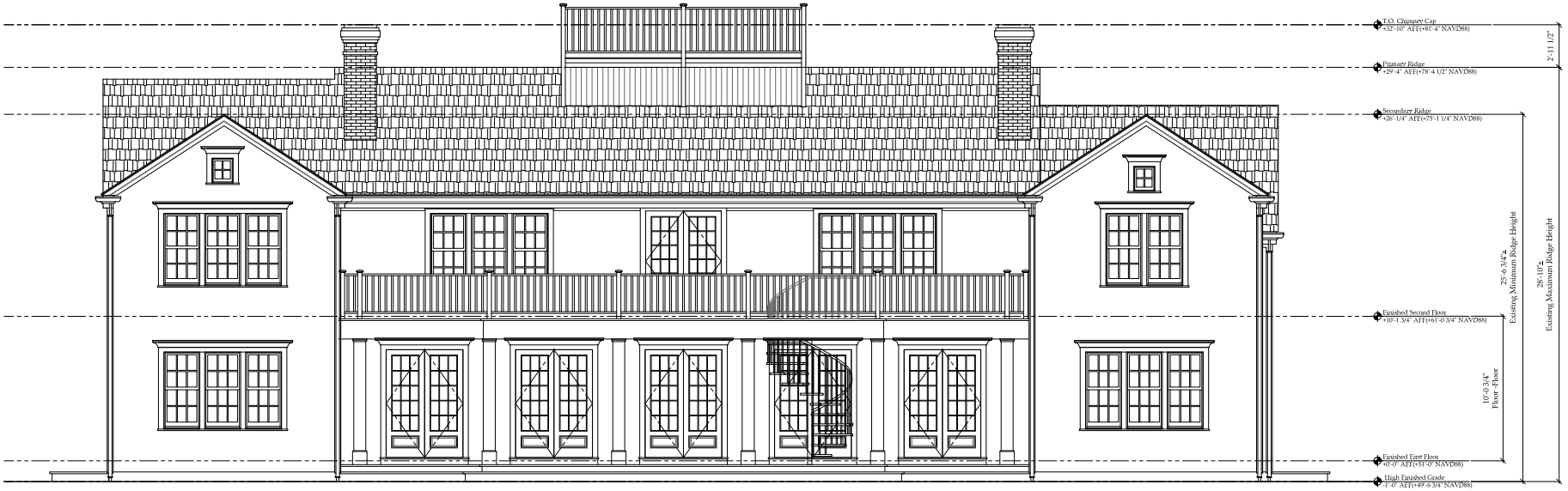
1 Existing North Exterior Elevation
Scale: 1/4" = 1'-0"

PROPOSED



2 Proposed North Exterior Elevation
Scale: 1/4" = 1'-0"

EXISTING



1 Existing South Exterior Elevation
Scale: 1/4" = 1'-0"

PROPOSED



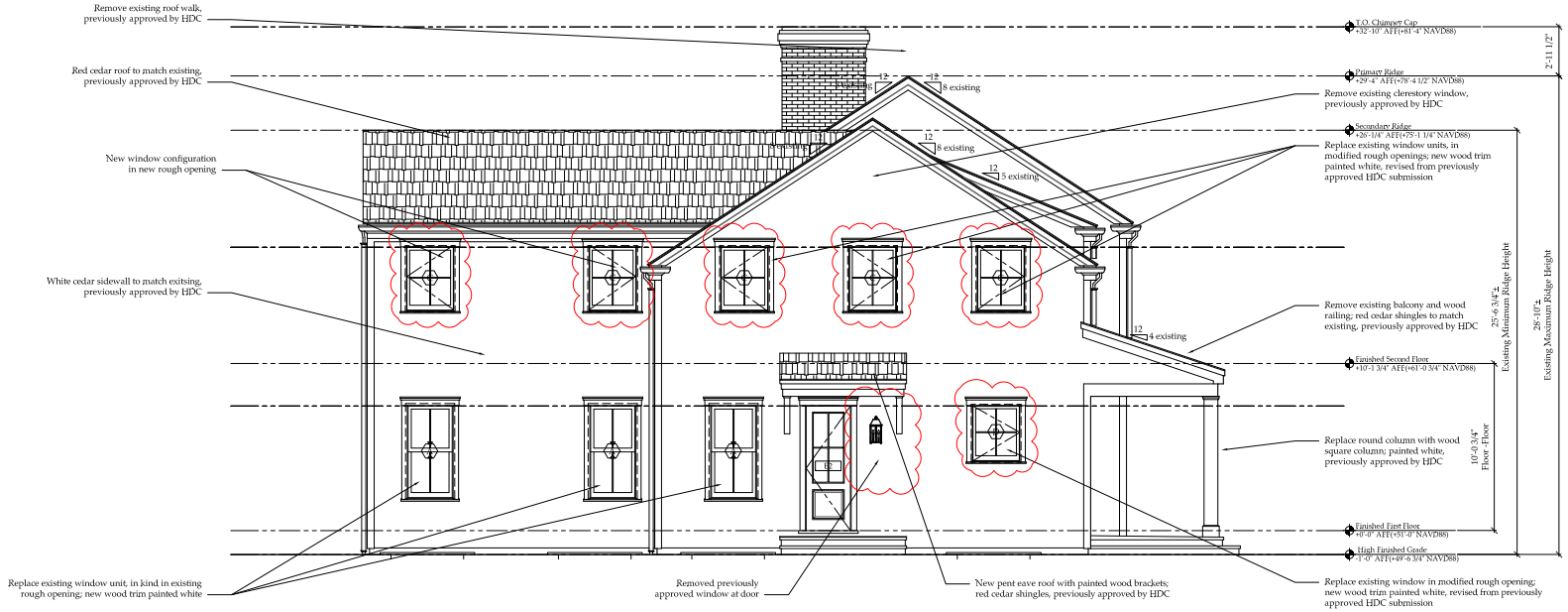
2 Proposed South Exterior Elevation
Scale: 1/4" = 1'-0"

EXISTING



1 Existing East Exterior Elevation
Scale: 1/4" = 1'-0"

PROPOSED



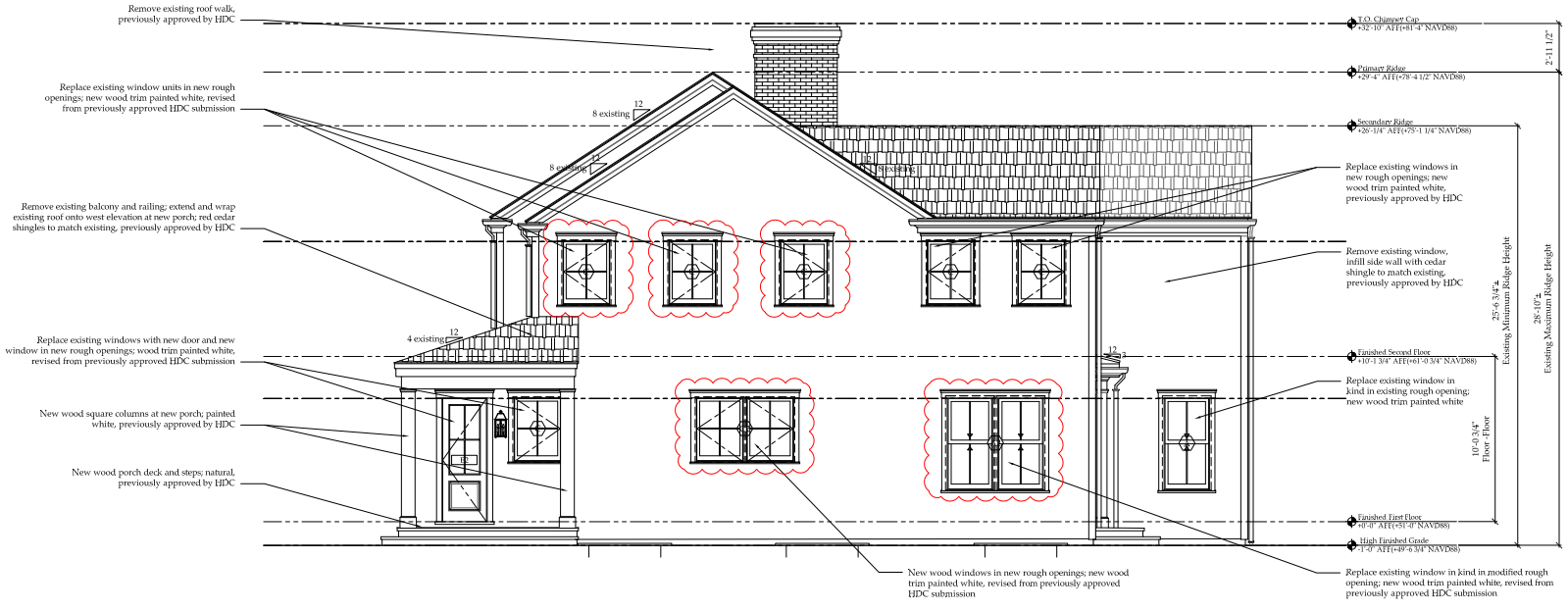
2 Proposed East Exterior Elevation
Scale: 1/4" = 1'-0"

EXISTING



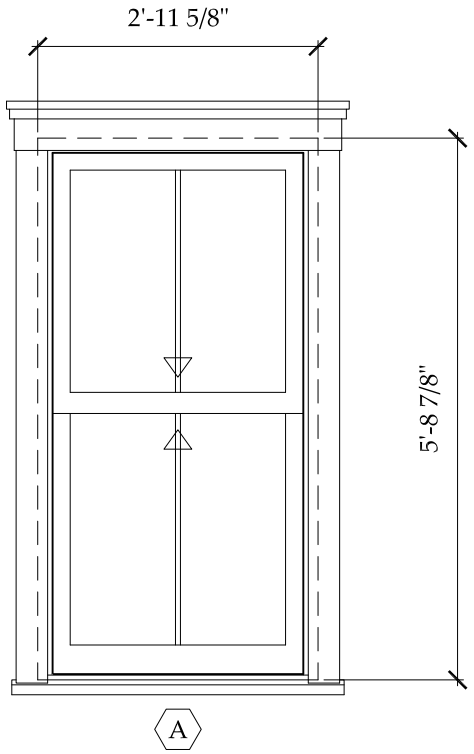
1 Existing West Exterior Elevation
Scale: 1/4" = 1'-0"

PROPOSED



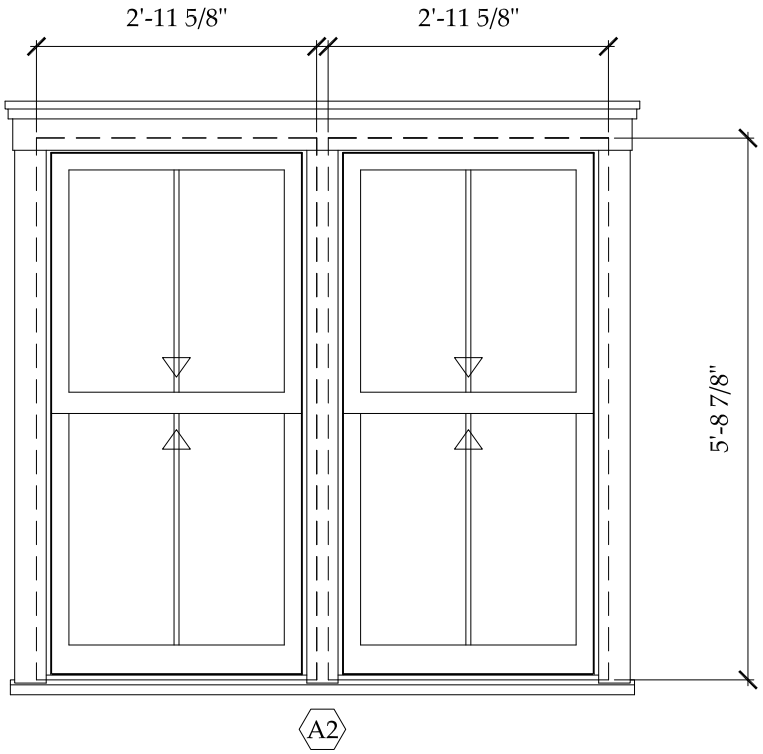
2 Proposed West Exterior Elevation
Scale: 1/4" = 1'-0"

PROPOSED



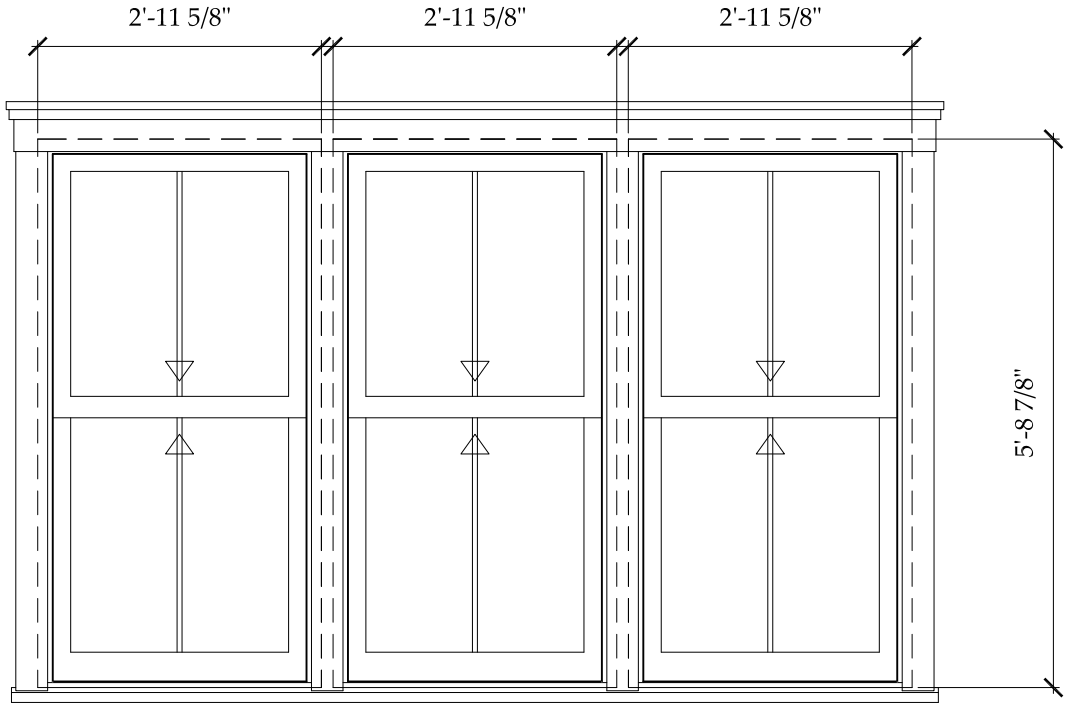
Unit Specifications

Manufacturer -	Lepage Millwork
Unit Type -	Double Hung XL - 2/2 Lite Window
Unit Code -	2829
RO Size -	3'-0 5/8"w x 5'-9 3/8"h
Unit Size -	2'-11 5/8"w x 5'-8 7/8"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	Wood Framed Double-Hung Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



Unit Specifications

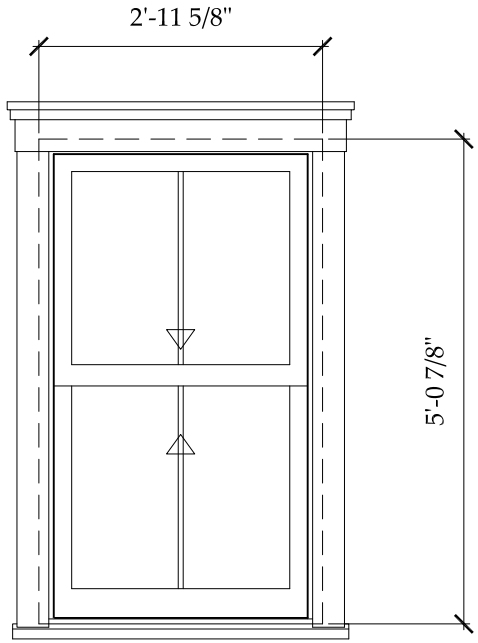
Manufacturer -	Lepage Millwork
Unit Type -	Double Hung XL - 2/2 Lite Window
Unit Code -	(2) 2829
RO Size -	(2) 3'-0 5/8"w x 5-9 3/8"h
Unit Size -	(2) 2'-11 5/8"w x 5'-8 7/8"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	(2) Wood Framed Double-Hung Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



A3

Unit Specifications

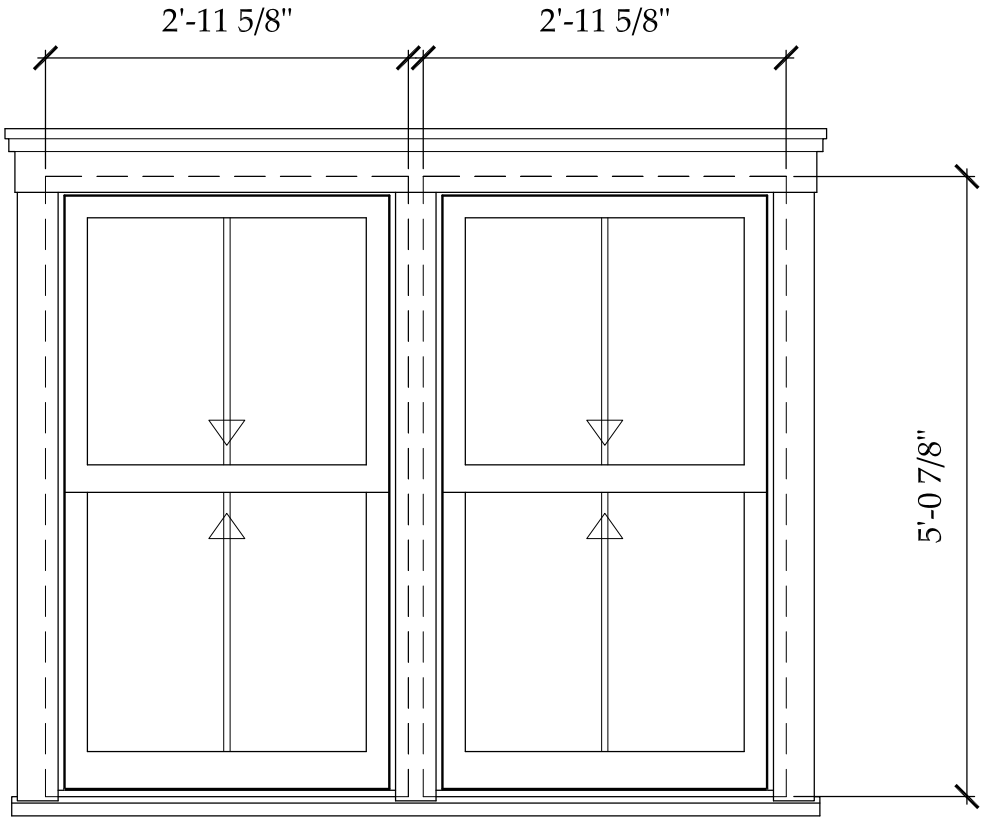
Manufacturer -	Lepage Millwork
Unit Type -	Double Hung XL - 2/2 Lite Window
Unit Code -	(3)2829
RO Size -	(3) 3'-0 5/8"w x 5'-9 3/8"h
Unit Size -	(3) 2'-11 5/8"w x 5'-8 7/8"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	(3) Wood Framed Double-Hung Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



B

Unit Specifications

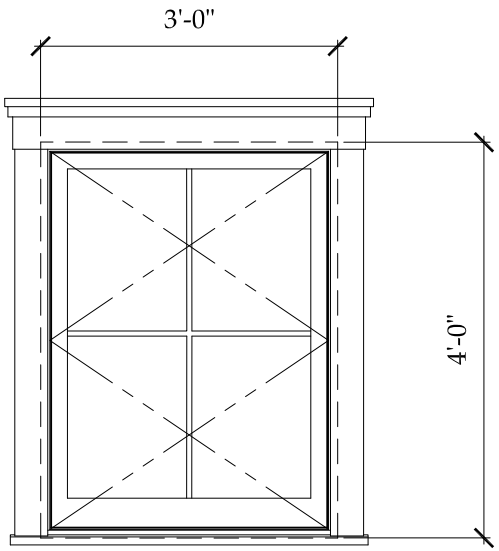
Manufacturer -	Lepage Millwork
Unit Type -	Double Hung XL - 2/2 Lite Window
Unit Code -	2825
RO Size -	3'-0 5/8"w x 5'-1 3/8"h
Unit Size -	2'-11 5/8"w x 5'-0 7/8"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	Wood Framed Double-Hung Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



B2

Unit Specifications

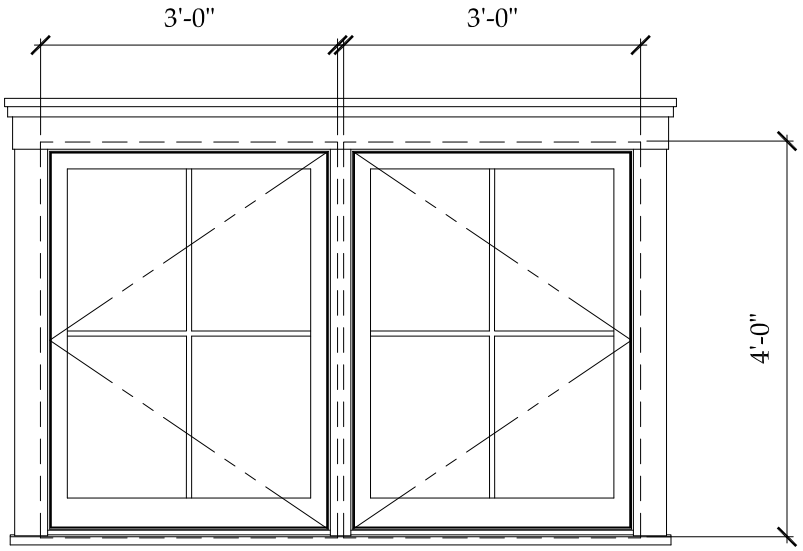
Manufacturer -	Lepage Millwork
Unit Type -	Double Hung XL - 6/6 Lite Window
Unit Code -	(2) 2825
RO Size -	(2) 3'-0 5/8"w x 5'-1 3/8"h
Unit Size -	(2) 2'-11 5/8"w x 5'-0 7/8"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	(2) Wood Framed Double-Hung Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



C

Unit Specifications

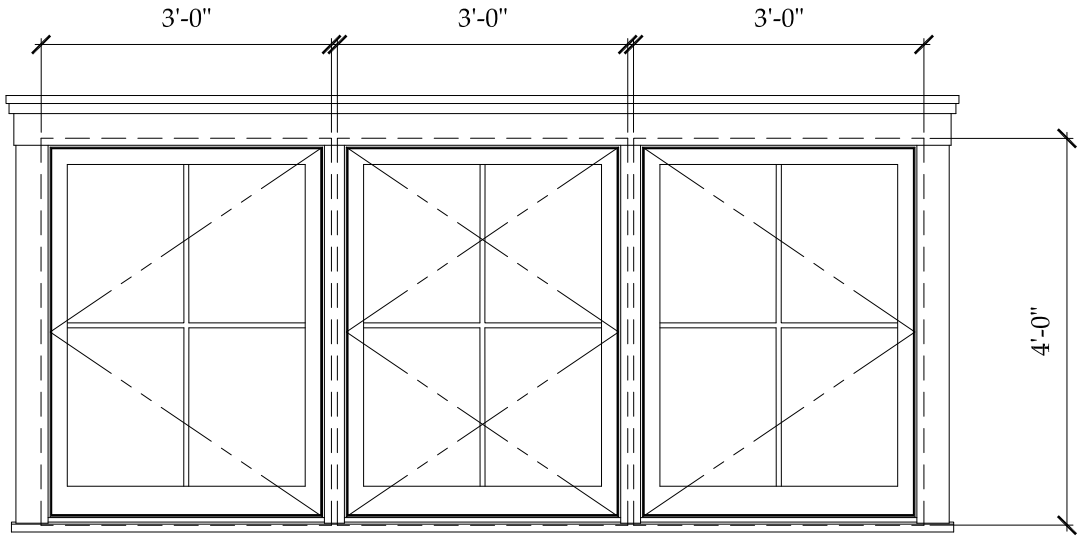
Manufacturer -	Lepage Millwork
Unit Type -	Casement - 4 Lite Window
Unit Code -	3042
RO Size -	3'-1"w x 4'-0 1/2"h
Unit Size -	3'-0"w x 4'-0"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	Wood Framed Interior Insect Screen
Notes -	Meets Massachusetts Requirement for Egress
	See elevations for swing direction



C2

Unit Specifications

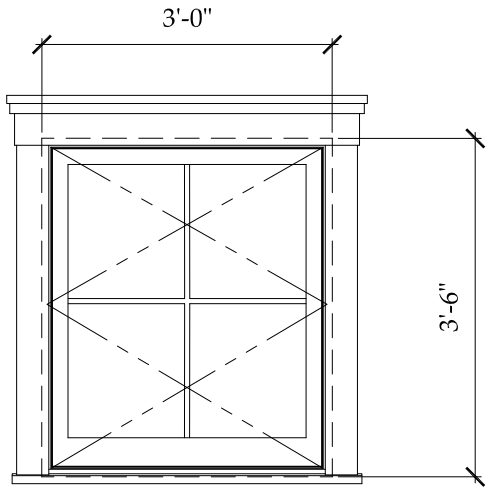
Manufacturer -	Lepage Millwork
Unit Type -	Casement - 4 Lite Window
Unit Code -	(2) 3042
RO Size -	(2) 3'-1"w x 4'-0 1/2"h
Unit Size -	(2) 3'-0"w x 4'-0"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	(2) Wood Framed Interior Insect Screen
Notes -	Meets Massachusetts Requirement for Egress
	See elevations for swing direction



C3

Unit Specifications

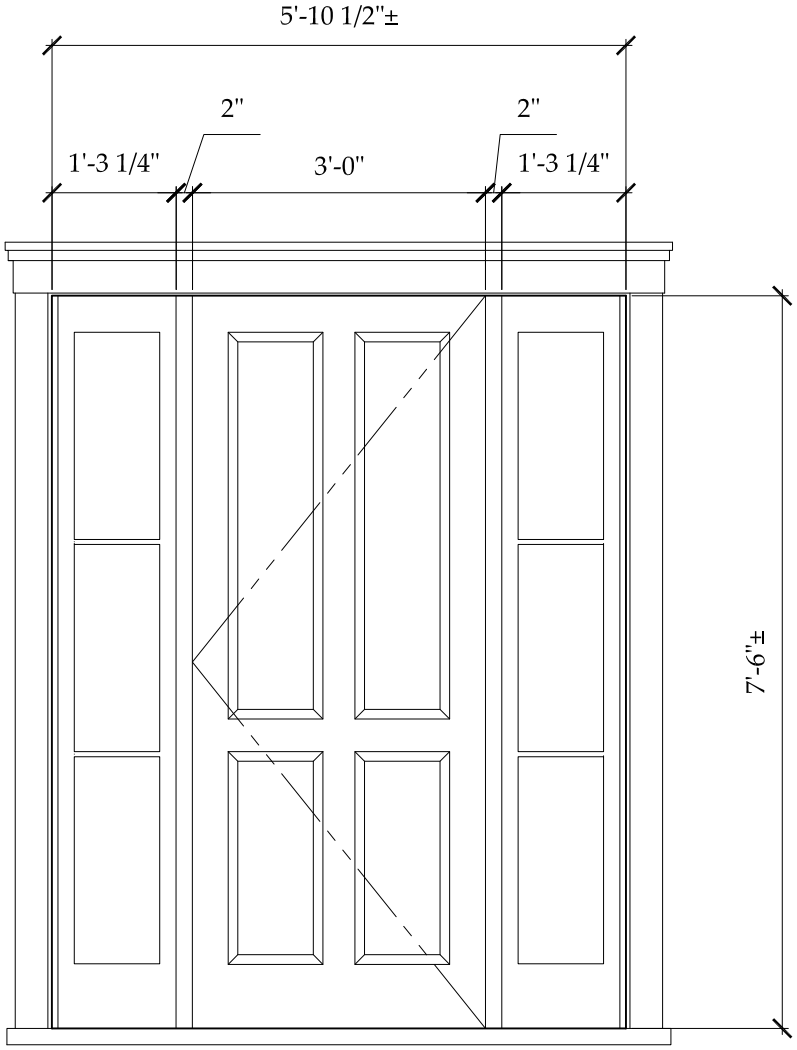
Manufacturer -	Lepage Millwork
Unit Type -	Casement - 4 Lite Window
Unit Code -	(3) 3042
RO Size -	(3) 3'-1"w x 4'-0 1/2"h
Unit Size -	(3) 3'-0"w x 4'-0"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	(3) Wood Framed Interior Insect Screen
Notes -	Meets Massachusetts Requirement for Egress
	See elevations for swing direction



D

Unit Specifications

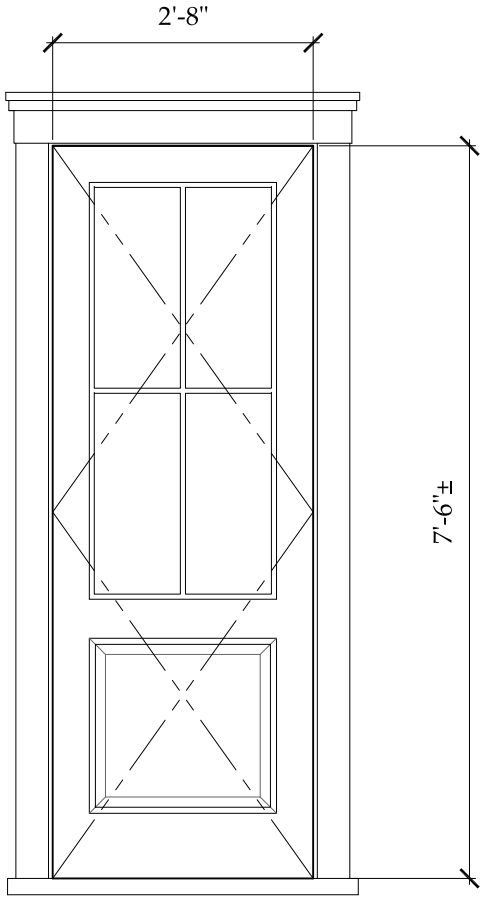
Manufacturer -	Lepage Millwork
Unit Type -	Casement - 4 Lite Window
Unit Code -	3036
RO Size -	3'-1"w x 3'-6 1/2"h
Unit Size -	3'-0"w x 3'-6"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	Wood Framed Interior Insect Screen
Notes -	See elevations for swing direction



E1

Unit Specifications

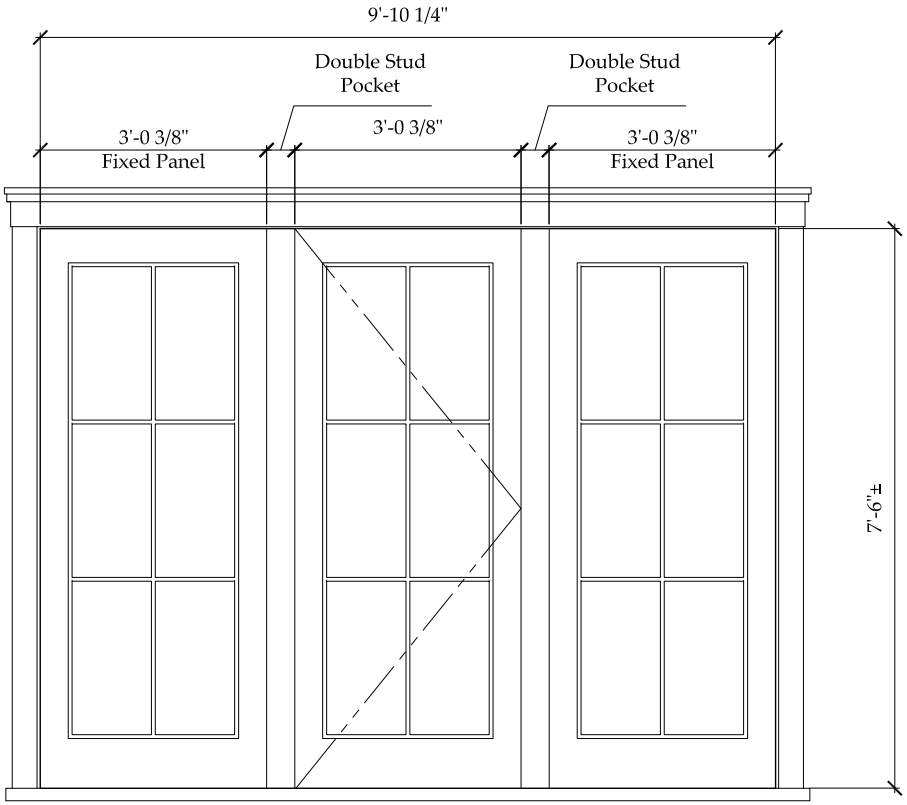
Manufacturer -	Dover Doors & Windows
Unit Type -	4 Panel Wood Door with (2) 3 Lite Side Lights
Unit Code -	Custom
RO Size -	n/a
Unit Size -	5'-10 1/2"±W x 7'-6"±H
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	Existing
Screen -	Wood Frame, Exterior Swing
Notes -	



E2

Unit Specifications

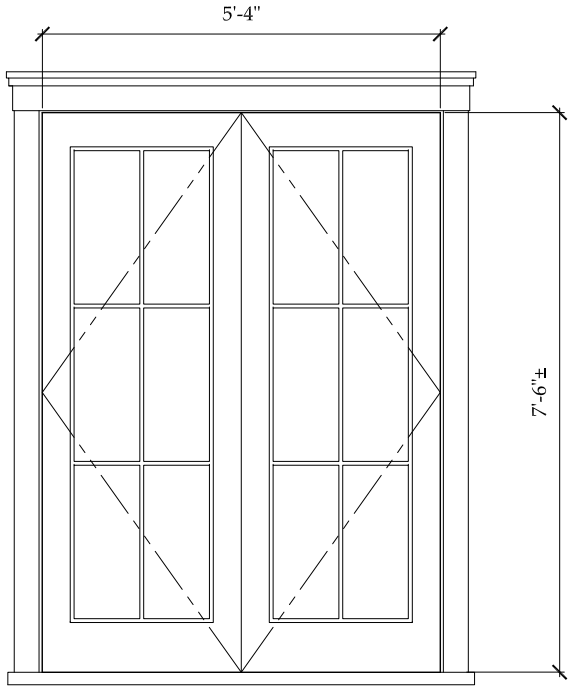
Manufacturer -	Dover Door and Window
Unit Type -	4 Lite / 1 Panel Wood Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	2'-8"W x 7'-6"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty (exterior, SDL, 5/8" Putty (interior)
Screen -	Wood Frame Exterior Swing
Notes -	



E3

Unit Specifications

Manufacturer -	Dover Door and Window
Unit Type -	6 Lite Wood Door; with (2) 6 Lite wood fixed side lights
Unit Code -	Custom
RO Size -	n/a
Unit Size -	9'-10 1/4"W x 7'-6"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty (exterior, SDL, 5/8" Putty (interior)
Screen -	Wood Frame Exterior Swing
Notes -	



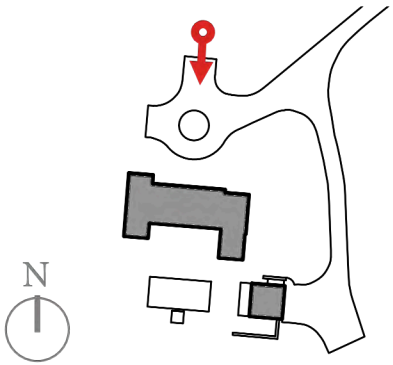
E4

Unit Specifications

Manufacturer -	Dover Door and Window
Unit Type -	Pair 6 Lite Wood French Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	5'-4"W x 7'-6"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty (exterior, SDL, 5/8" Putty (interior)
Screen -	Wood Frame Exterior Swing
Notes -	



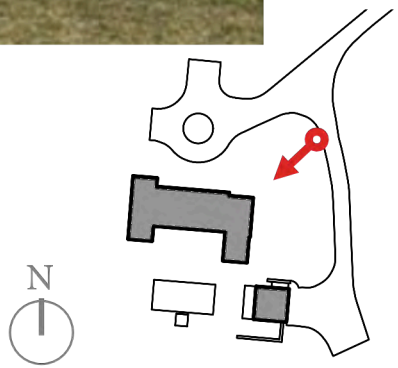
EXISTING North Elevation



Shawkemo Hills Residence
Existing Conditions Photographs
Application for Alteration to Main House



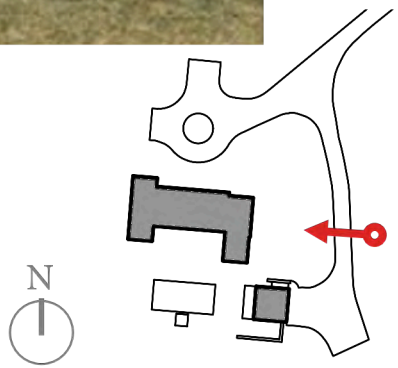
EXISTING Northeast Elevation



Shawkemo Hills Residence
Existing Conditions Photographs
Application for Alteration to Main House

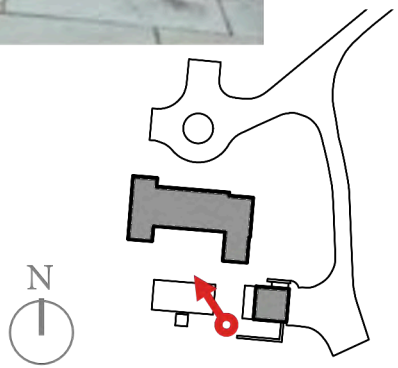


EXISTING East Elevation





EXISTING Southeast Entrance





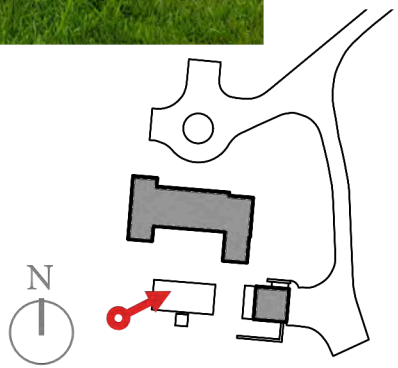
EXISTING South Elevation



Shawkemo Hills Residence
Existing Conditions Photographs
Application for Alteration to Main House

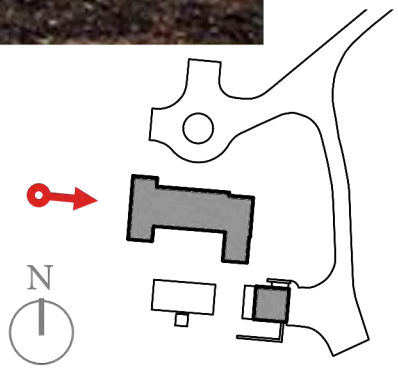


EXISTING Southwest Elevation





EXISTING West Elevation





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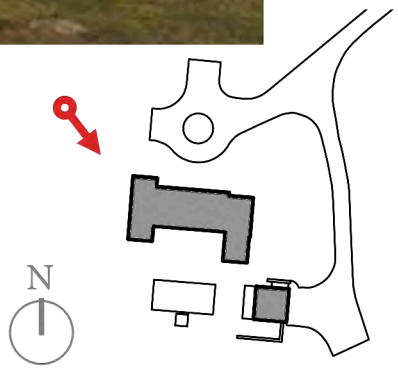


Shawkemo Hills Residence
Existing Conditions Photographs
Application for Alteration to Main House

(ORIGINAL APPROVAL)

CERTIFICATE NO: _____ DATE ISSUED: 4/9/24

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

HDC2024-03-1016 **CERTIFICATE OF APPROPRIATENESS**

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 27-40 PARCEL N°. 15

Street & Number of Proposed Work: 5 SHAWKEMO HILLS LN.

Owner of record: CASCABELLES DOS LLC

Mailing Address: 1209 ORANGE STREET

WILMINGTON, DE 19801

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JONATHAN RAITH & CO.

Mailing Address: 43 NOBADEER FARM RD.

NANTUCKET, MA 02554

Contact Phone #: 508.325.2707 E-mail: jonathan@jonathanraith.com

FOR OFFICE USE ONLY 1292

Date application received: 3/27/24 Fee Paid: $ 50

Must be acted on by: 5/24/24

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as Submitted

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☑ Other MK FENESTRATION CHANGES, REMOVE ROOF WALK, REMOVE 2ND FL BALCONIES

Size of Structure or Addition: Length: NO CHANGE Sq. Footage 1st floor: _____

Width: NO CHANGE Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

Decks/Patio: Size: 4' X 7'-6" ☑ 1st floor ☐ 2nd floor

Size: 13'-6" X 5'-9.5" ☑ 1st floor ☐ 2nd floor

Size: 5'-8" X 9'-4.5" ☑ 1st floor

Difference between existing grade and proposed finish grade: North N/A South N/A East N/A West N/A

Height of ridge above final finish grade: North _____ South _____ East _____ West PORCH

Additional Remarks

Historic Name:

Original Date: 2007

Original Builder:

REVISIONS* (describe)

1. East Elevation NEW SECONDARY ENTRANCE W/ PENT EAVE ROOF; NEW FENESTRATION
2. South Elevation REMOVE 2nd FLR. BALCONY, NEW STANDING SEAM ROOF; NEW FENESTRATION & DOORS; REMOVE ROOF WALK
3. West Elevation NEW SECONDARY ENTRY W/ PENT EAVE; NEW FENESTRATION
4. North Elevation REMOVE 2nd FLR BALCONIES & ROOF WALK; NEW PORCH & FRONT DOOR & WEST SIDE; NEW FENESTRATION

Is there an HDC survey form for 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 METAL STANDING SEAM

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR, NATURAL

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☑ Leaders (material) BOXED LEADERS; PTD. WHITE TO MATCH EXISTING

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 7.75" Rake 5.25° Soffit (Overhang) _____ Corner boards 5 Frieze N/A

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 LEPAGE MILLWORK

Doors* (type and material): ☐ TDL ☑ SDL Front DOVER Rear DOVER Side DOVER

Garage Door(s): Type N/A Material _____

Hardscape materials: Driveways N/A Walkways N/A Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall WHITE CEDAR, NATURAL Clapboard (if applicable) _____ Roof RED CEDAR, NATURAL

Trim PAINTED WHITE WOOD Sash PAINTED WHITE WOOD Doors PAINTED WHITE WOOD

Deck IPE, NATURAL Foundation _____ Fence _____ Shutters _____

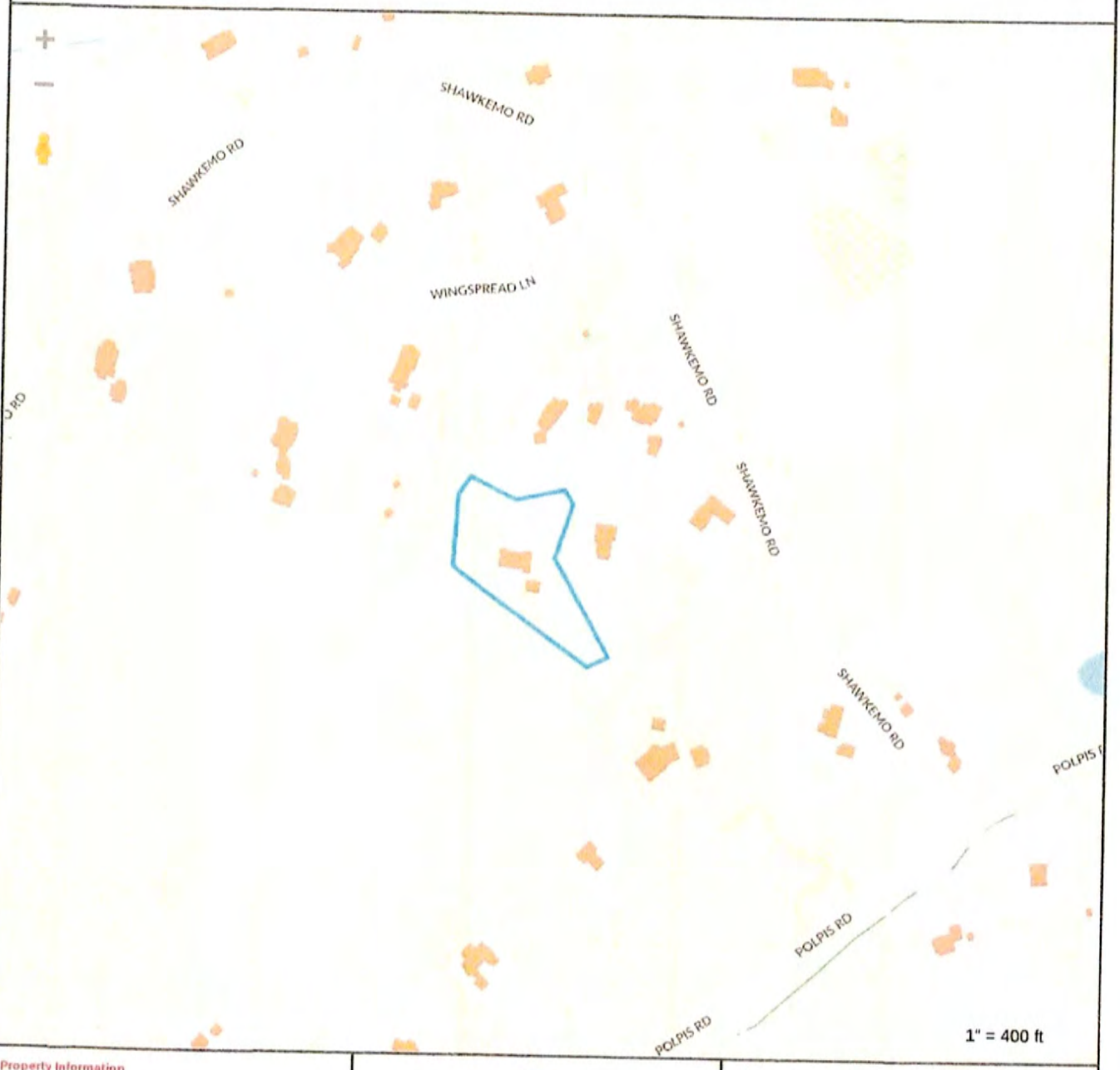
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

X _____ X Signature of owner of record _____ Signed under penalties of perjury

Town and County of Nantucket, MA

March 6, 2024



Property Information

Property ID	793
Location	5 SHAWKEMO HILLS LN
Owner	CASCABELLES DOS LLC

HDC 2024-03-10161

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

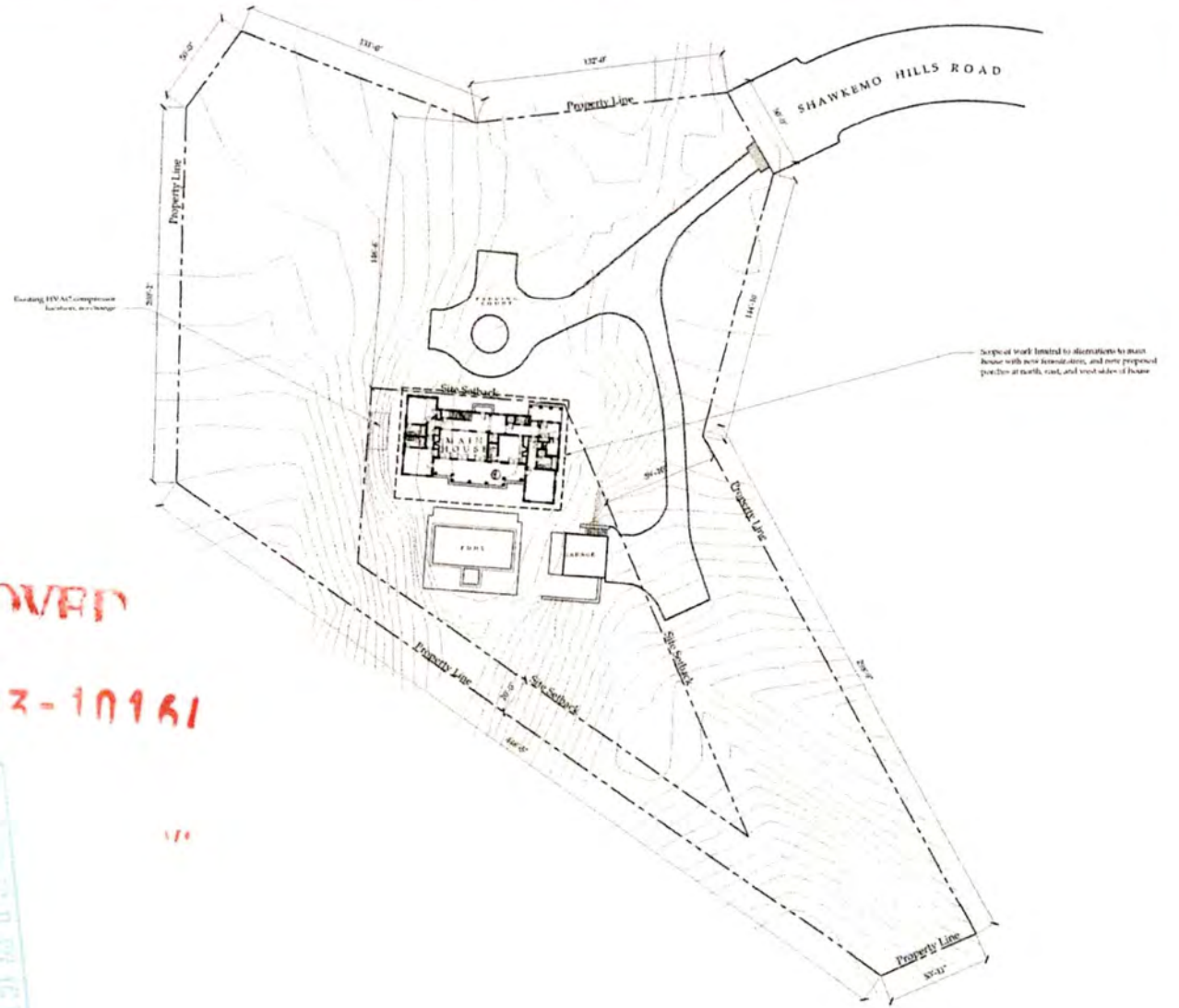
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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.

RECEIVED
MAR 11 2024
By

EXISTING

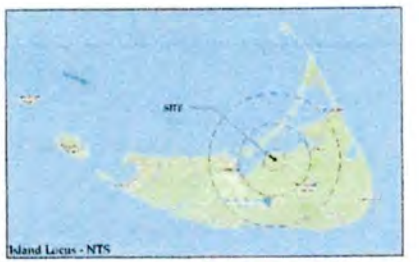


APPROVED

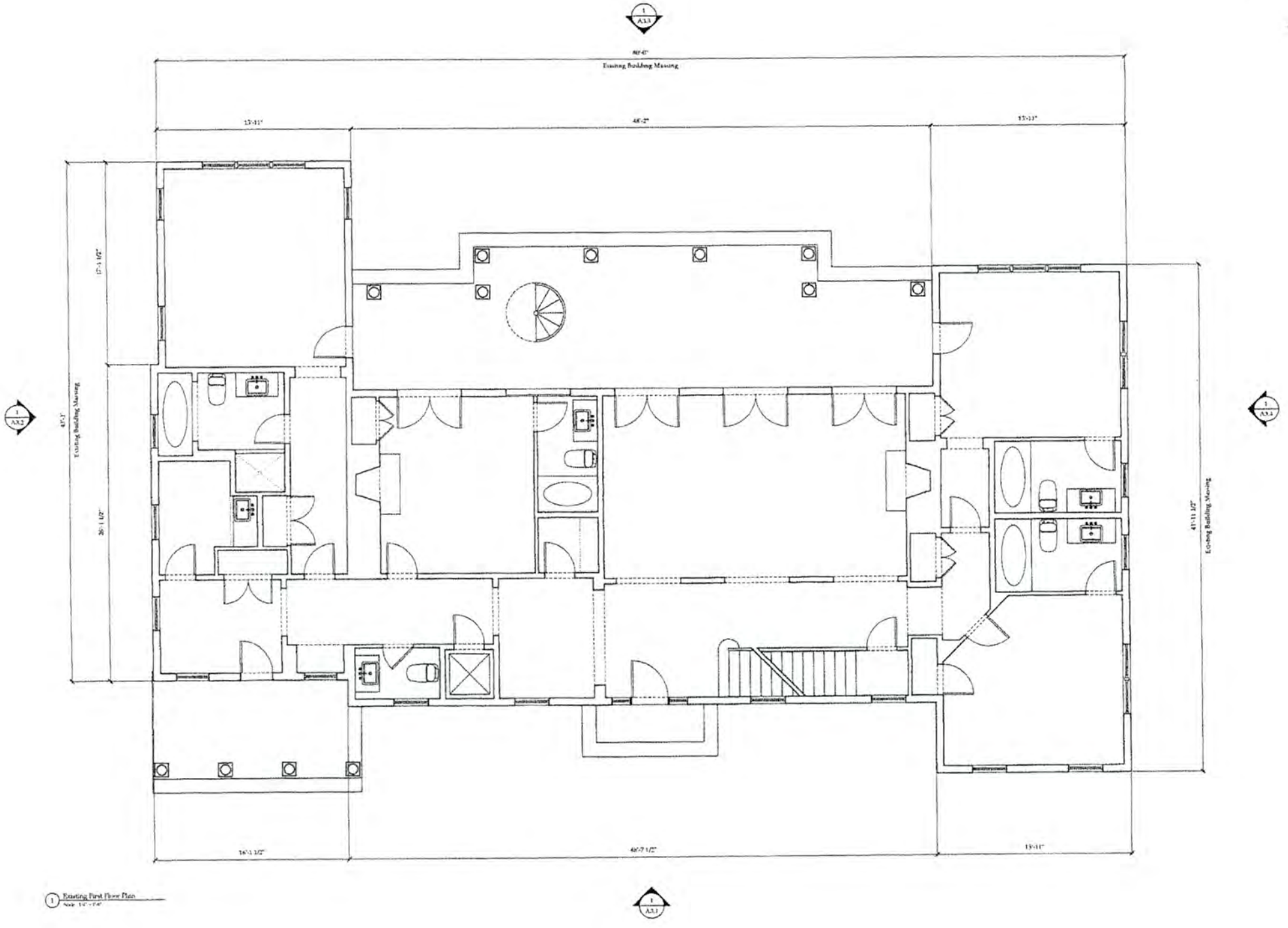
HDC 2024-03-10161

RECEIVED
MAR 11 2024

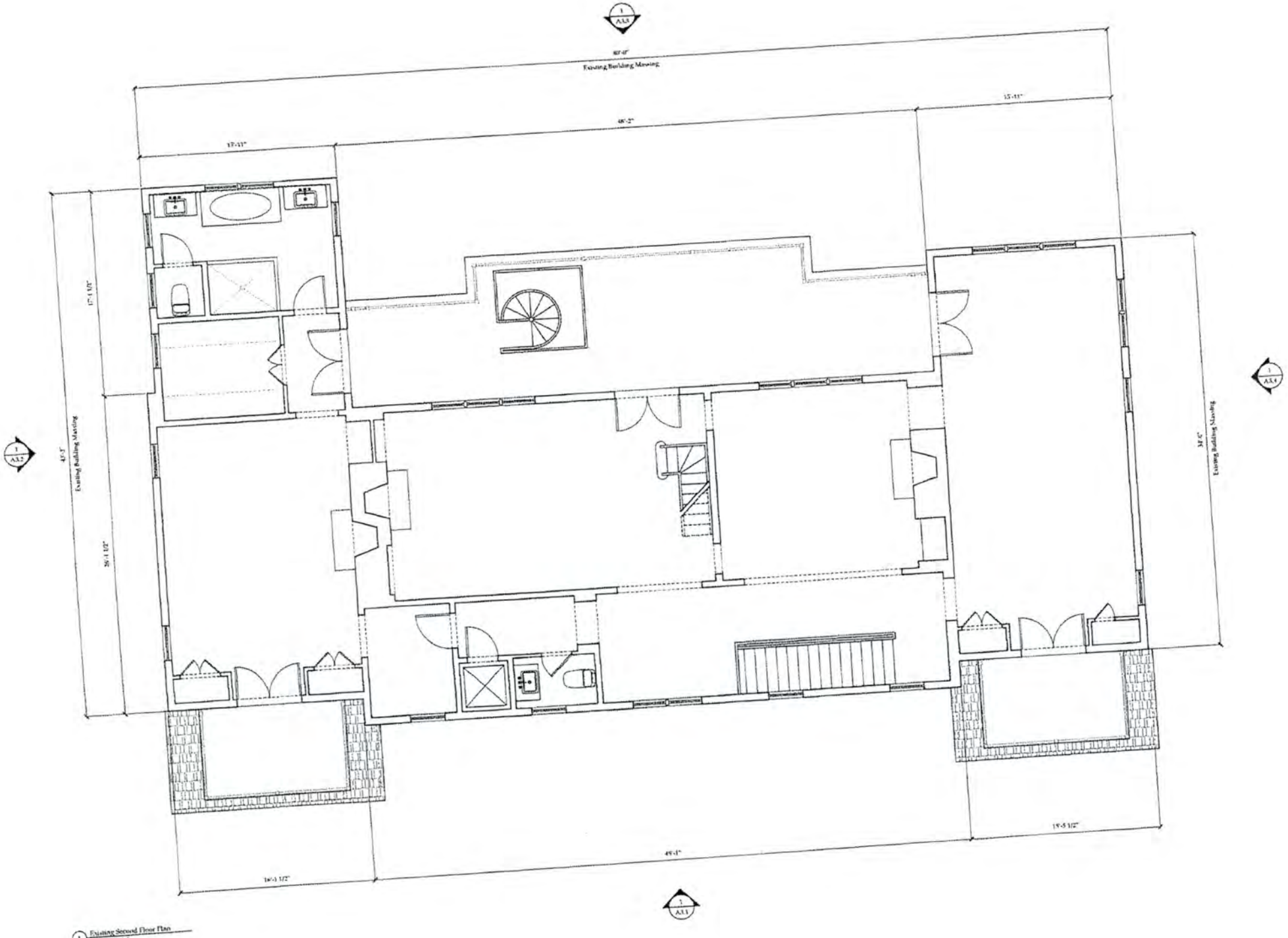
1 Existing Site Plan
scale: 1/16" = 1'-0"



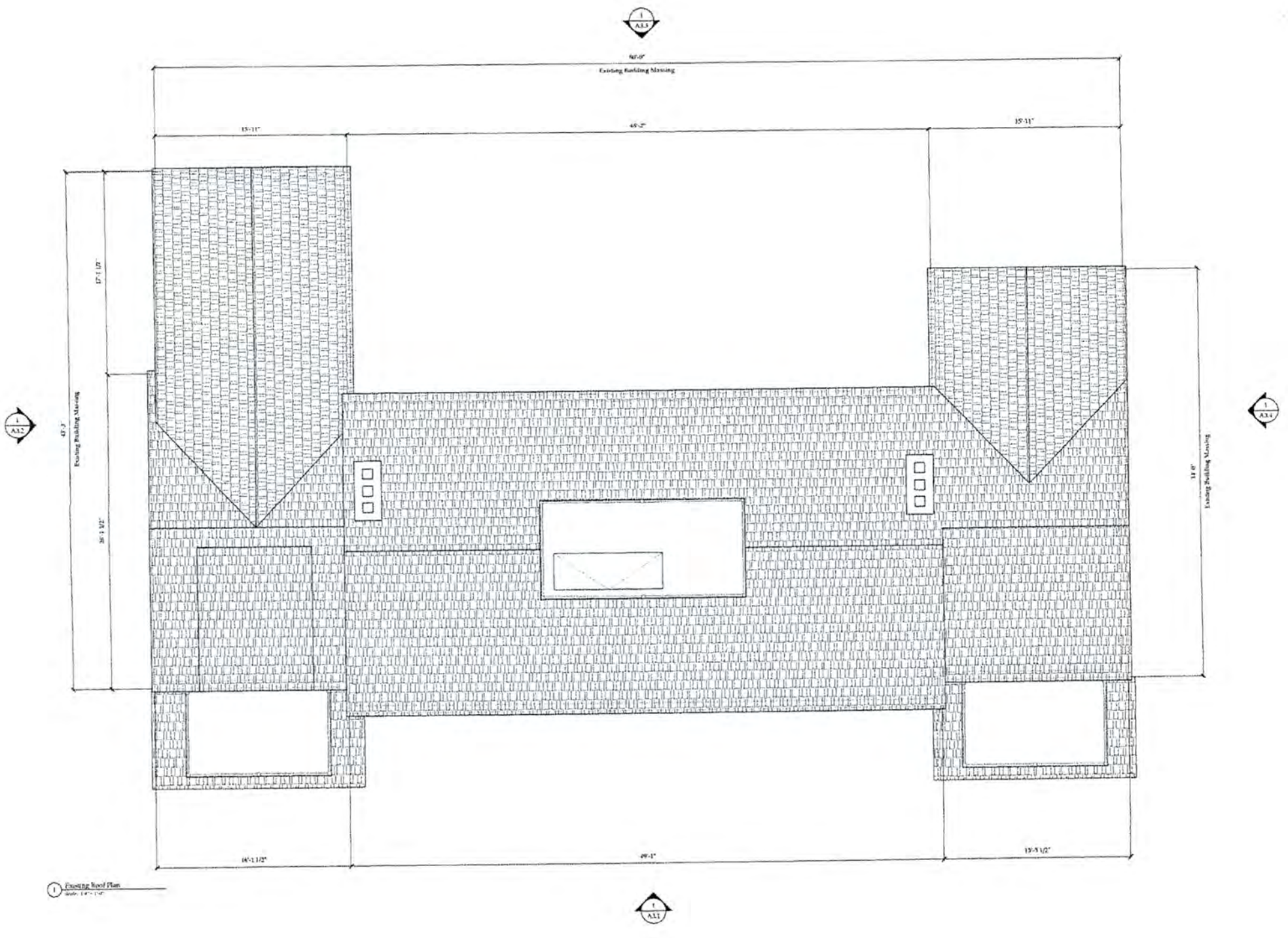
North



1 Existing First Floor Plan
Scale: 1/4" = 1'-0"



1 Existing Second Floor Plan
Scale: 1/4" = 1'-0"

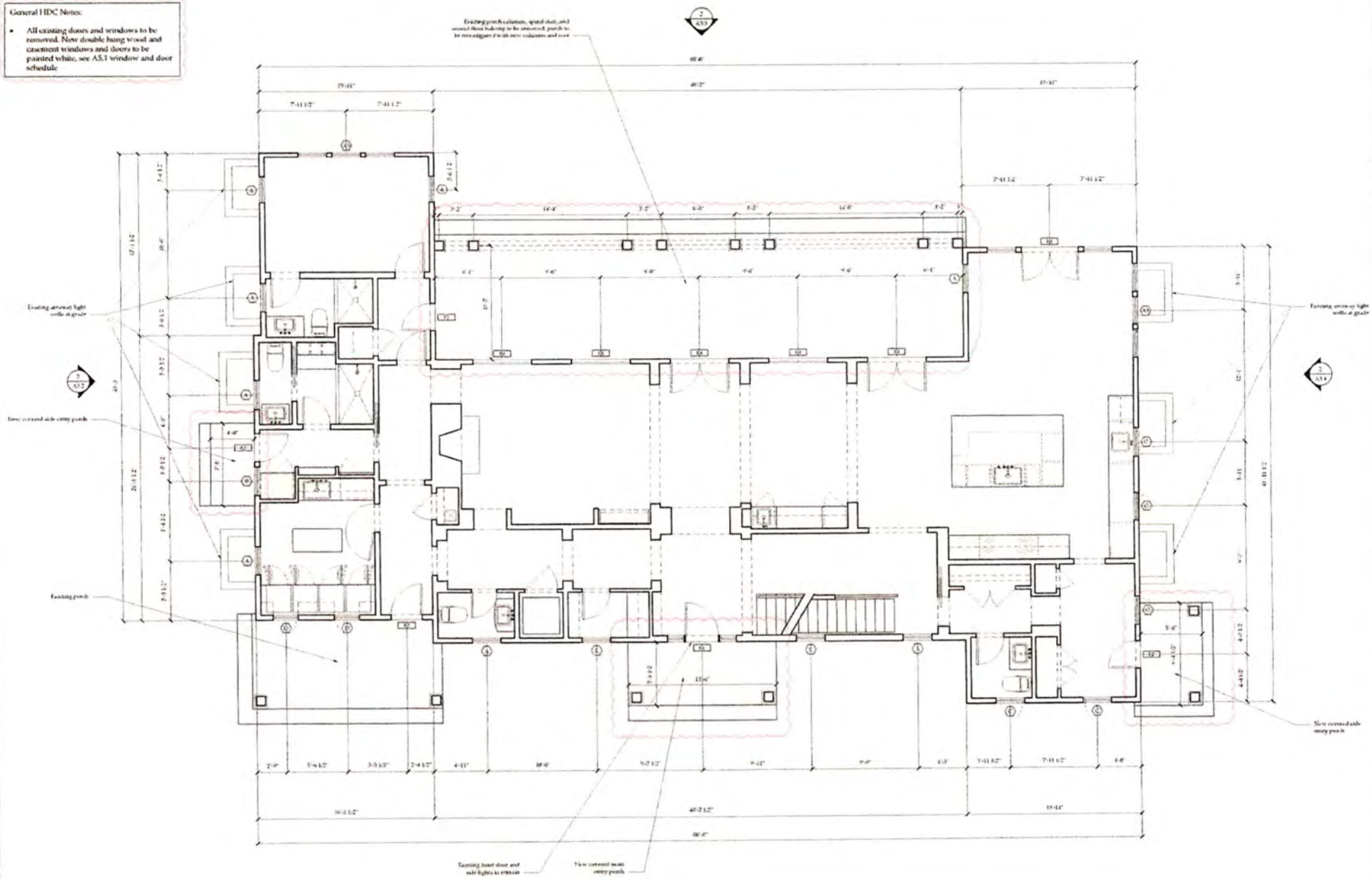


1 Existing Roof Plan

PROPOSED

General HDC Notes:

- All existing doors and windows to be removed. New double hung wood and casement windows and doors to be painted white, see A5.1 window and door schedule



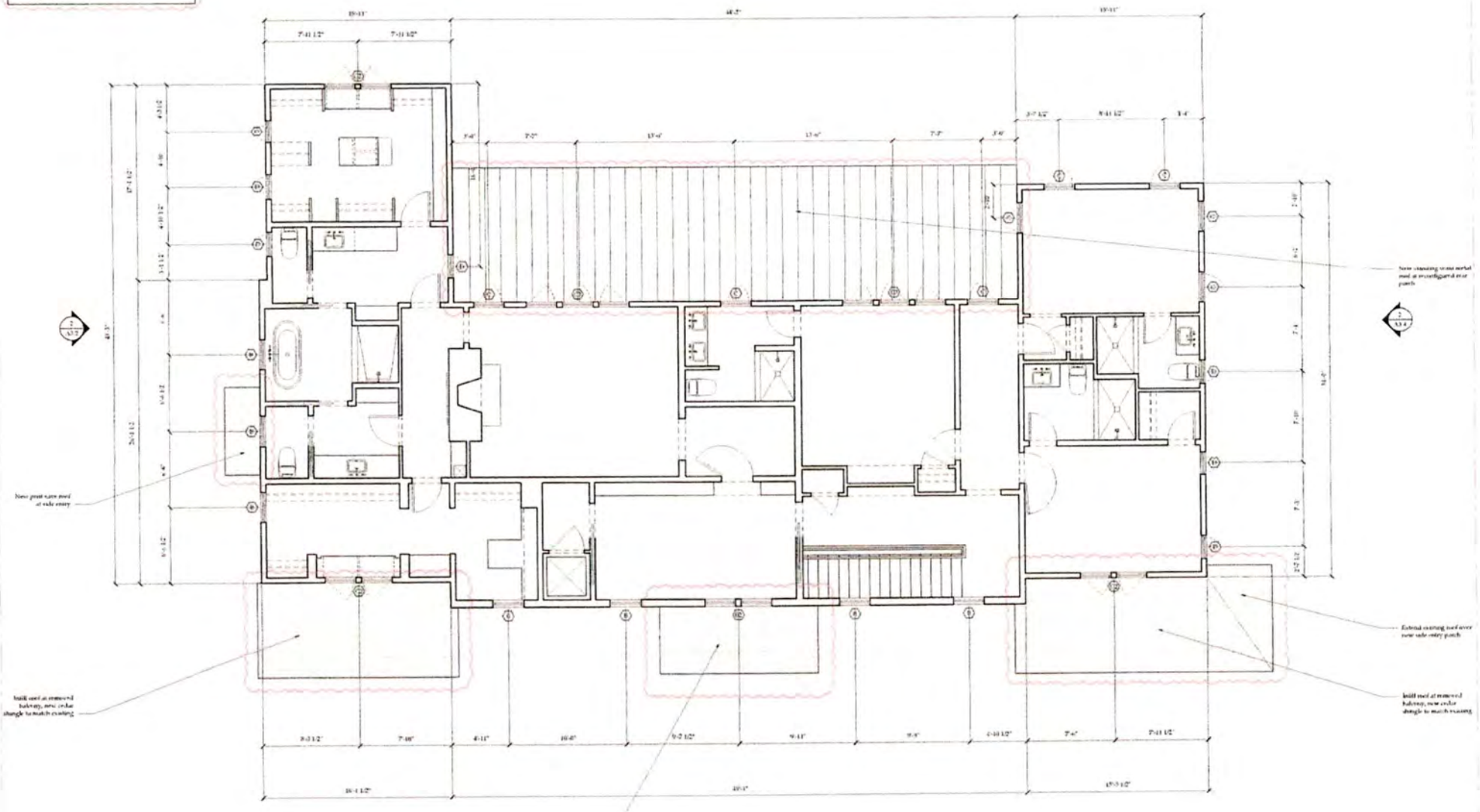
1 Proposed First Floor Plan

North

PROPOSED

General HDC Notes:

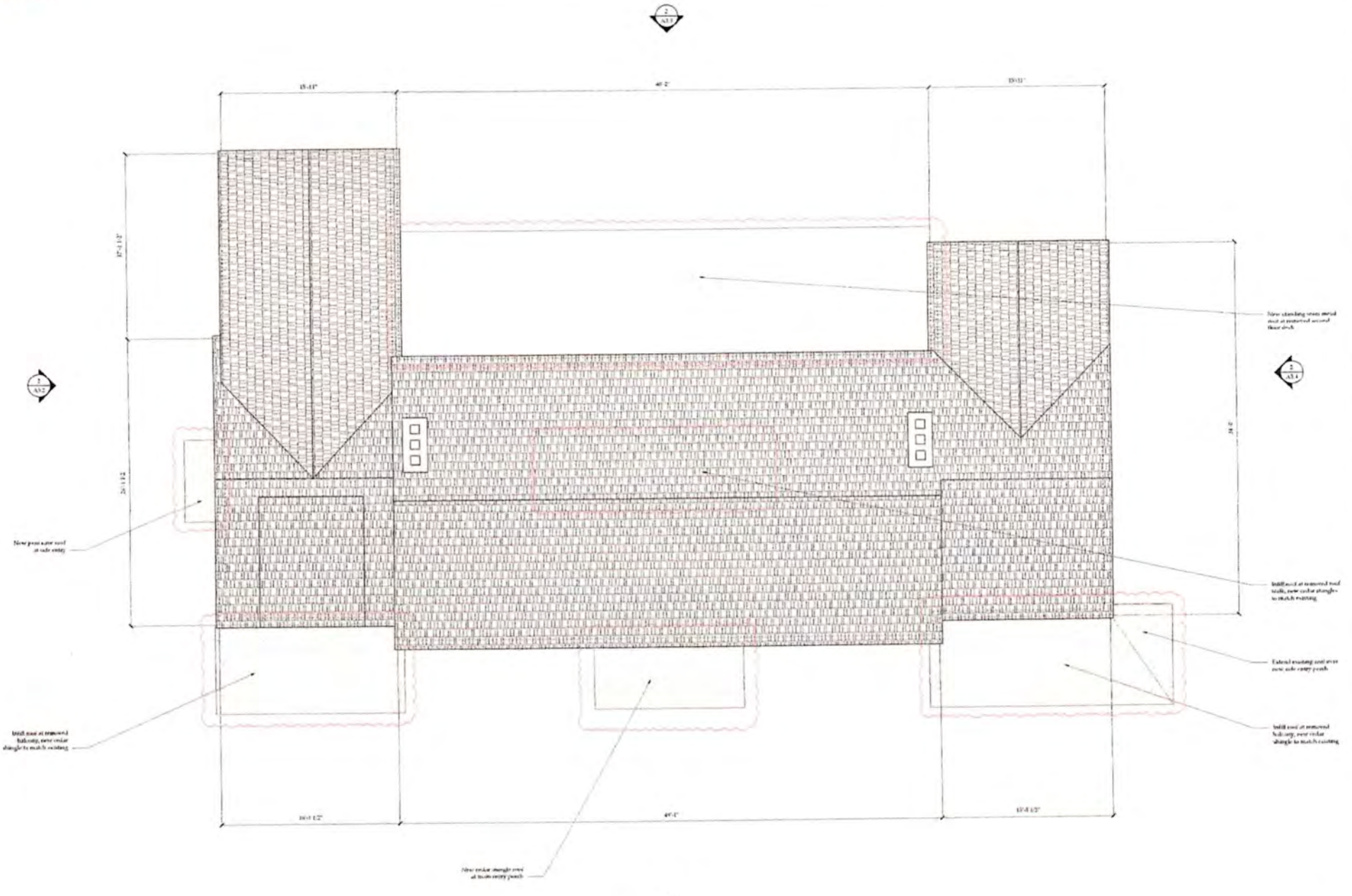
- All existing doors and windows to be removed. New double hung wood and casement windows and doors to be painted white, see A5.1 window and door schedule



1 Proposed Second Floor Plan

North

PROPOSED



1 Proposed Roof Plan

EXISTING



1 Existing North Exterior Elevation

MAR 1 1 2024

by

HDC 2024 -03- 10161

Vith... ...orova

HDC 2024-03-10161

PROPOSED

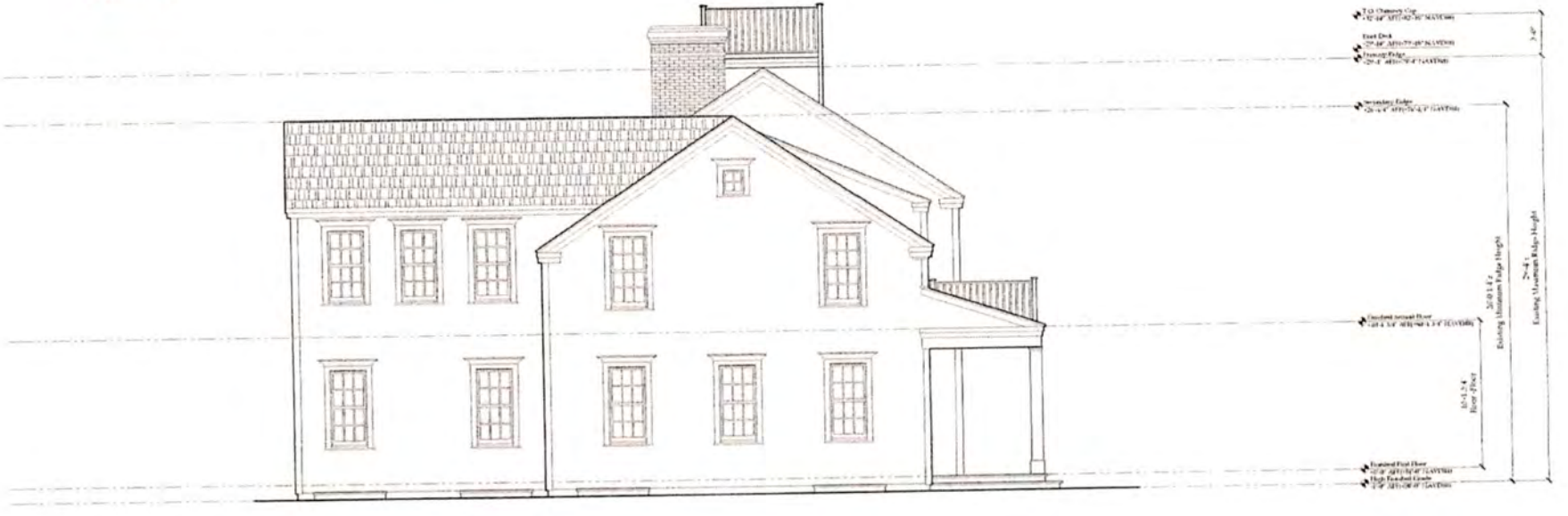


2 Proposed North Exterior Elevation

MAR 11 2024

HDC 2024-03-10161

EXISTING



1 Existing East Entrance Elevation

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MAR 11 2024
BY

HDC 2024-03-10161

PROPOSED



2 Proposed East Exterior Elevation

MAR 11 2024

HDC 2024-03-10161

EXISTING



1 Existing South Exterior Elevation

MAR 11 2024

HDC 2024-03-10161

PROPOSED



2 Proposed South Exterior Elevation

MAR 11 2024

HDC 2024-03-10161

Vithout ADDITIONS

EXISTING

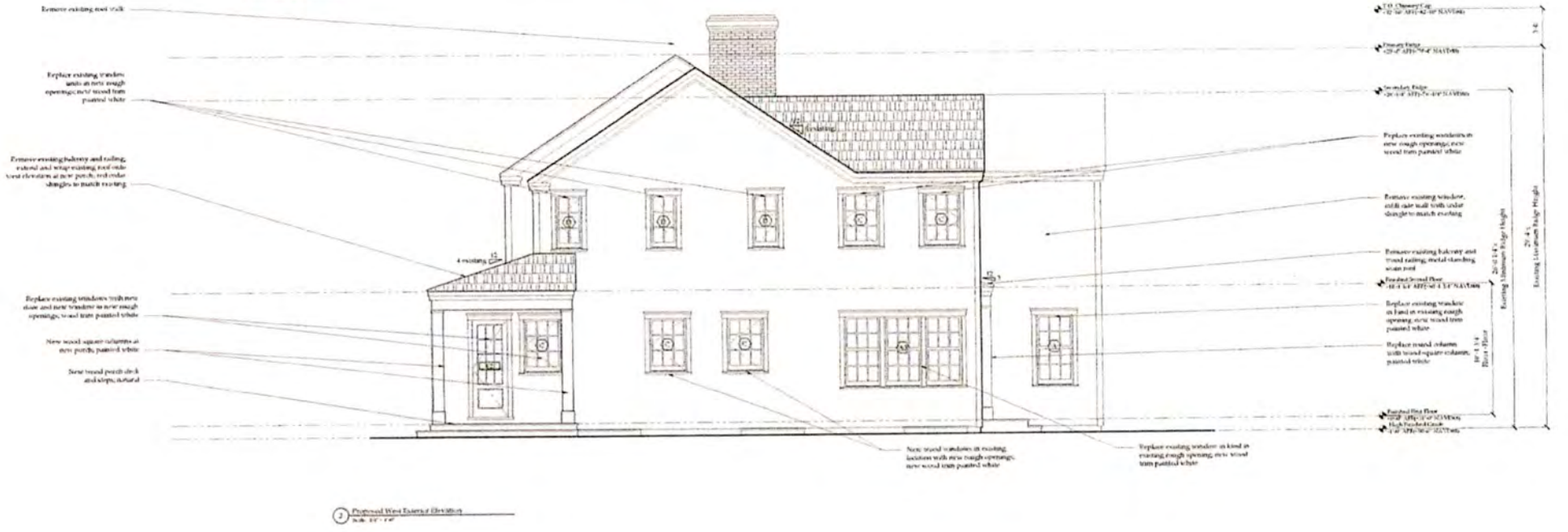


1 Existing West Exterior Elevation

RECEIVED
MAR 11 2024

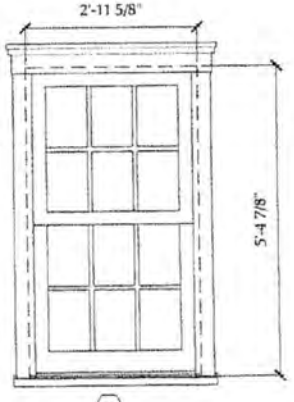
HDC 2024-03-10161

PROPOSED



2 Proposed West Exterior Elevation

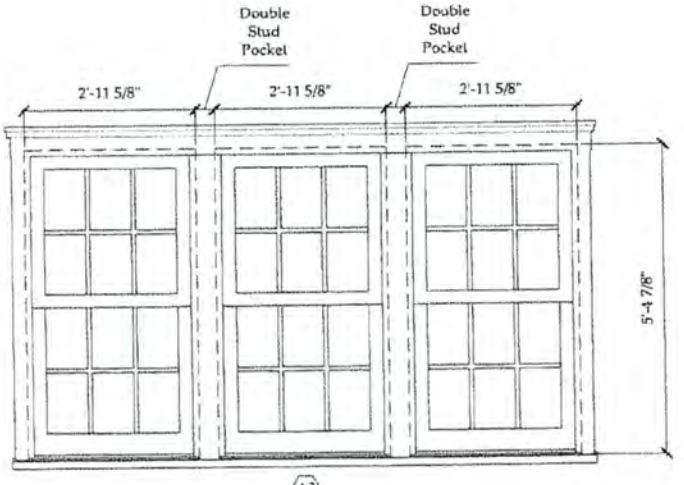
MAR 11 2024



A

Unit Specifications

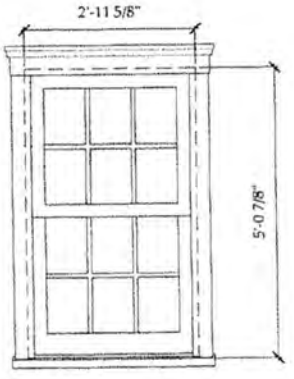
Manufacturer -	Lepage Millwork
Unit Type -	Double Hung XL - 6/6 Lite Window
Unit Code -	2728
RO Size -	3'-0 5/8"w x 5'-5 3/8"h
Unit Size -	2'-11 5/8"w x 5'-4 7/8"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	Wood Framed Double-Hung Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



A3

Unit Specifications

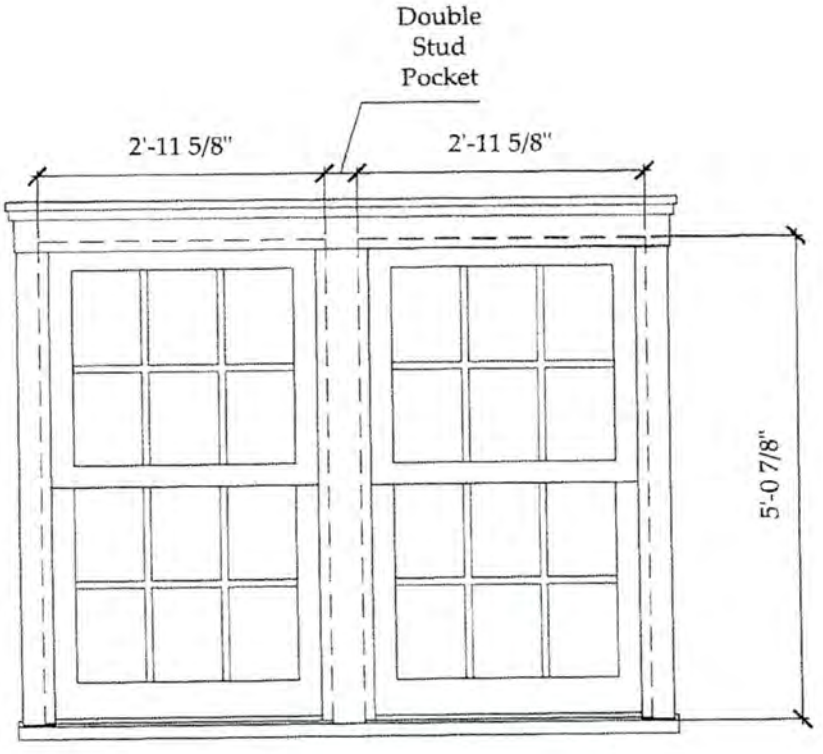
Manufacturer -	Lepage Millwork
Unit Type -	Double Hung XL - 6/6 Lite Window
Unit Code -	(3)2728
RO Size -	(3) 3'-0 5/8"w x 5'-5 3/8"h
Unit Size -	(3) 2'-11 5/8"w x 5'-4 7/8"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	(3) Wood Framed Double-Hung Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



B

Unit Specifications

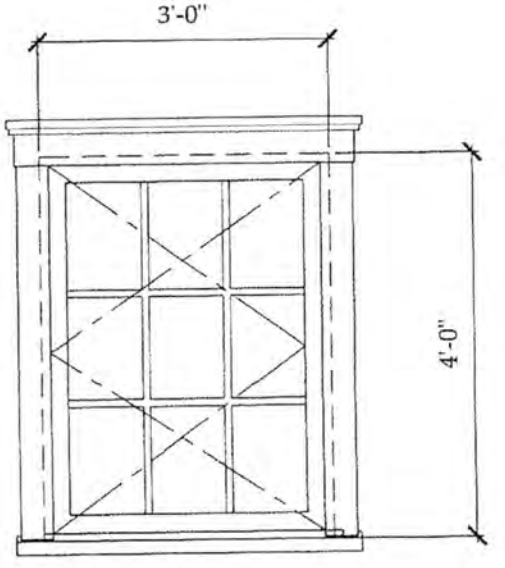
Manufacturer -	Lepage Millwork
Unit Type -	Double Hung XL - 6/6 Lite Window
Unit Code -	2825
RO Size -	3'-0 5/8"w x 5'-1 3/8"h
Unit Size -	2'-11 5/8"w x 5'-0 7/8"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	Wood Framed Double-Hung Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



B2

Unit Specifications

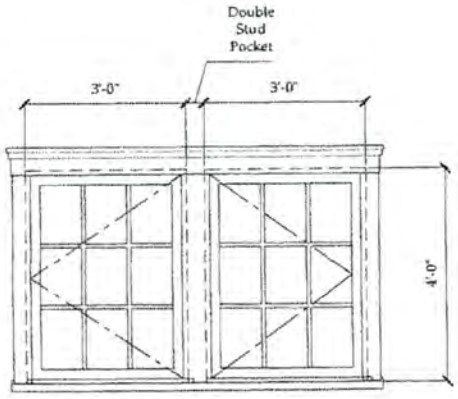
Manufacturer -	Lepage Millwork
Unit Type -	Double Hung XL - 6/6 Lite Window
Unit Code -	(2) 2825
RO Size -	(2) 3'-0 5/8"w x 5'-1 3/8"h
Unit Size -	(2) 2'-11 5/8"w x 5'-0 7/8"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	(2) Wood Framed Double-Hung Insect Screen
Notes -	Meets Massachusetts Requirement for Egress



C

Unit Specifications

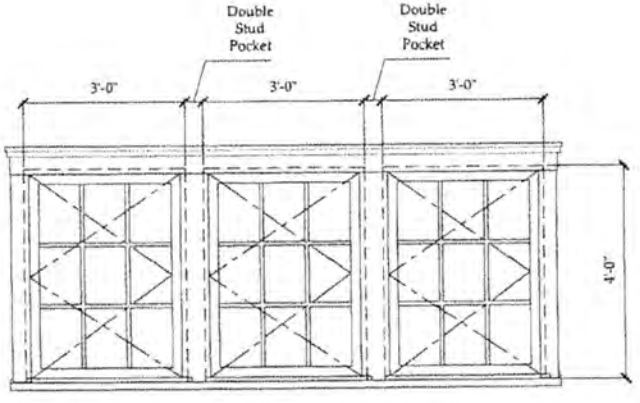
Manufacturer -	Lepage Millwork
Unit Type -	Casement - 9 Lite Window
Unit Code -	3042
RO Size -	3'-1"w x 4'-0 1/2"h
Unit Size -	3'-0"w x 4'-0"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	Wood Framed Interior Insect Screen
Notes -	Meets Massachusetts Requirement for Egress
	See elevations for swing direction



C2

Unit Specifications

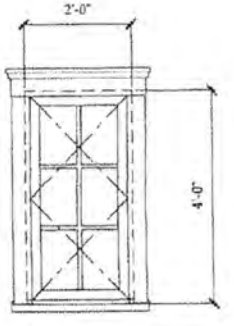
Manufacturer -	Lepage Millwork
Unit Type -	Casement - 9 Lite Window
Unit Code -	(2) 3042
RO Size -	(2) 3'-1"w x 4'-0 1/2"h
Unit Size -	(2) 3'-0"w x 4'-0"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	(2) Wood Framed Interior Insect Screen
Notes -	Meets Massachusetts Requirement for Egress See elevations for swing direction



C3

Unit Specifications

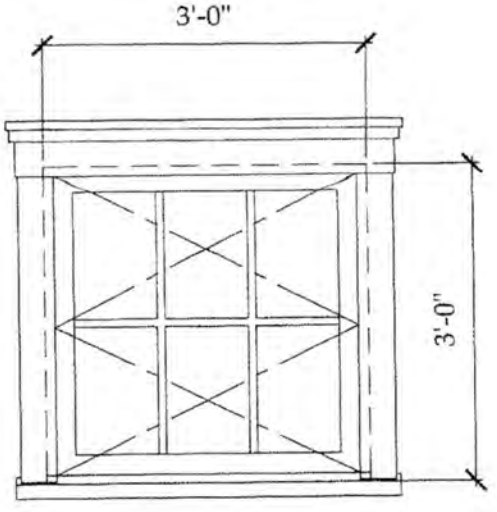
Manufacturer -	Lepage Millwork
Unit Type -	Casement - 9 Lite Window
Unit Code -	(3) 3042
RO Size -	(3) 3'-1"w x 4'-0 1/2"h
Unit Size -	(3) 3'-0"w x 4'-0"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	(3) Wood Framed Interior Insect Screen
Notes -	Meets Massachusetts Requirement for Egress See elevations for swing direction



D

Unit Specifications

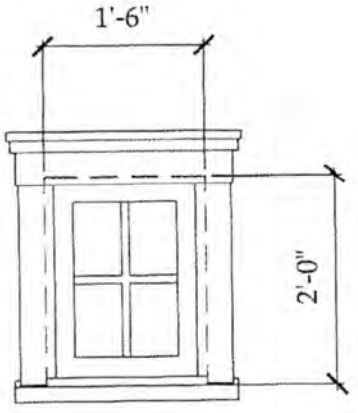
Manufacturer -	Lepage Millwork
Unit Type -	Casement - 9 Lite Window
Unit Code -	1842
RO Size -	2'-1"w x 4'-0 1/2"h
Unit Size -	2'-0"w x 4'-0"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	Wood Framed Interior Insect Screen
Notes -	See elevations for swing direction



E

Unit Specifications

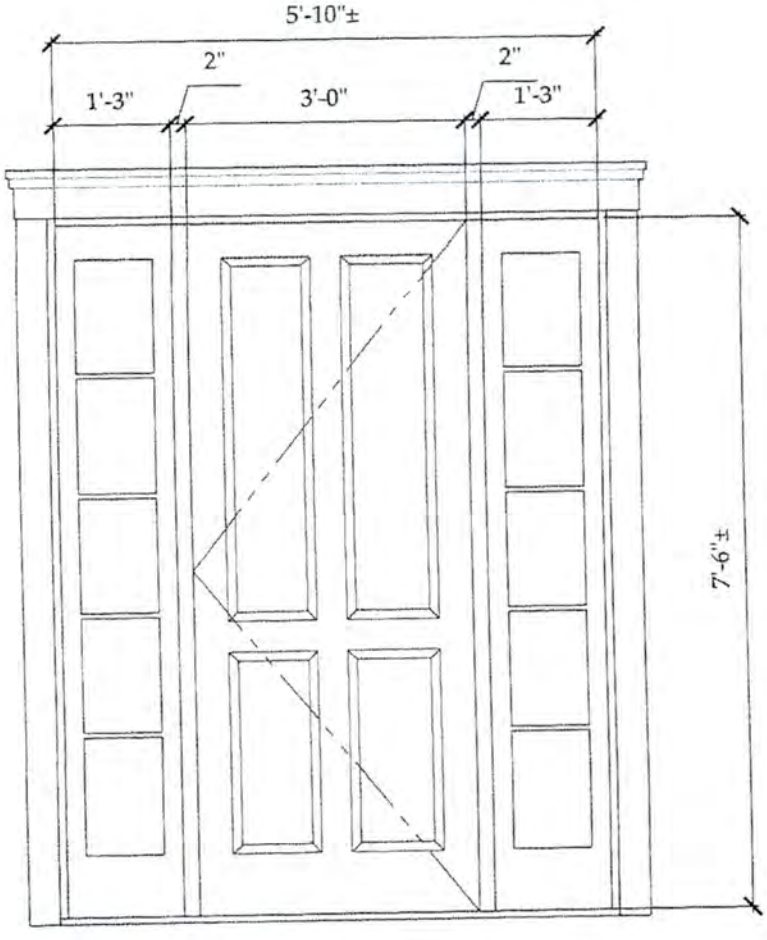
Manufacturer -	Lepage Millwork
Unit Type -	Casement - 9 Lite Window
Unit Code -	3030
RO Size -	3'-1"w x 3'-0 1/2"h
Unit Size -	3'-0"w x 3'-0"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	Wood Framed Interior Insect Screen
Notes -	Meets Massachusetts Requirement for Egress See elevations for swing direction



F

Unit Specifications

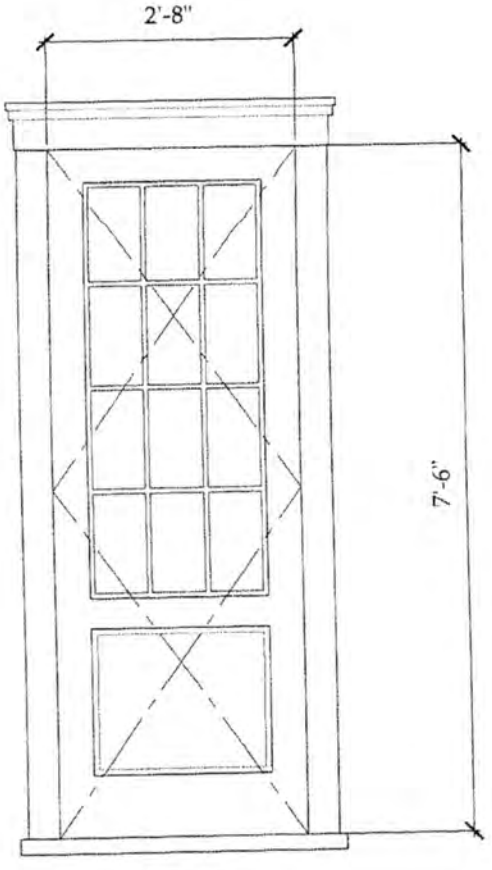
Manufacturer -	Lepage Millwork
Unit Type -	Casement - 4 Lite Window - Fixed
Unit Code -	1218
RO Size -	1'-7"w x 2'-0 1/2"h
Unit Size -	1'-6"w x 2'-0"h
Glazing -	Double Pane, insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty exterior, SDL, 5/8" Putty interior
Screen -	n/a
Notes -	See elevations for swing direction



E1

Unit Specifications

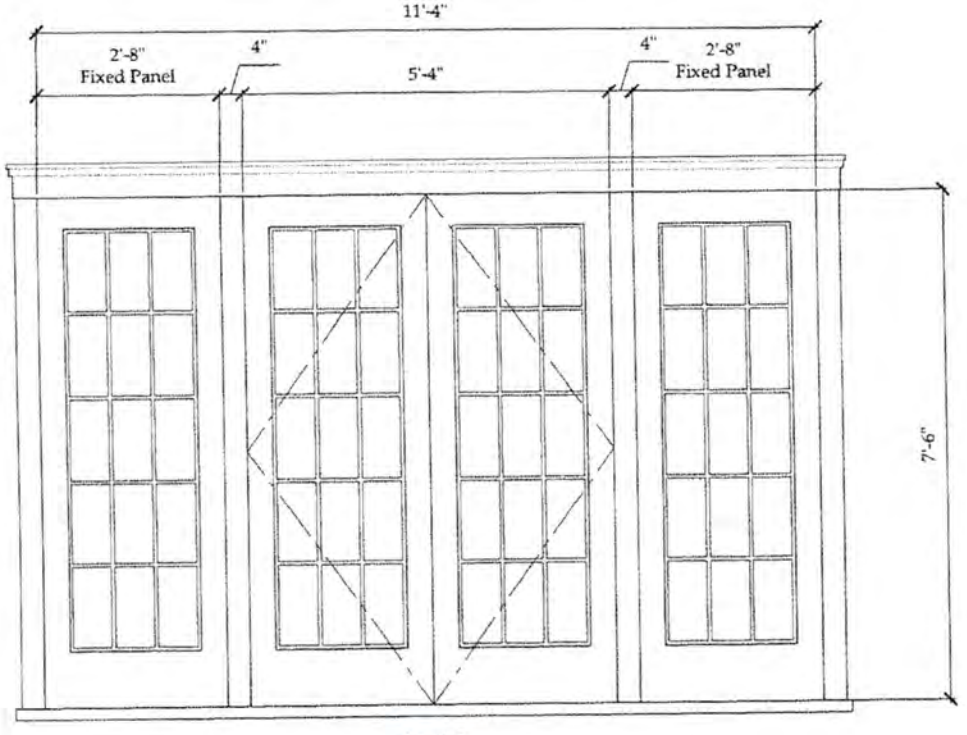
Manufacturer -	Existing to Remain
Unit Type -	4 Panel Wood Door with (2) 5 Lite Side Lights
Unit Code -	Custom
RO Size -	n/a
Unit Size -	5'-10"±W x 7'-6"±H
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	Existing
Screen -	Wood Frame, Exterior Swing
Notes -	



E2

Unit Specifications

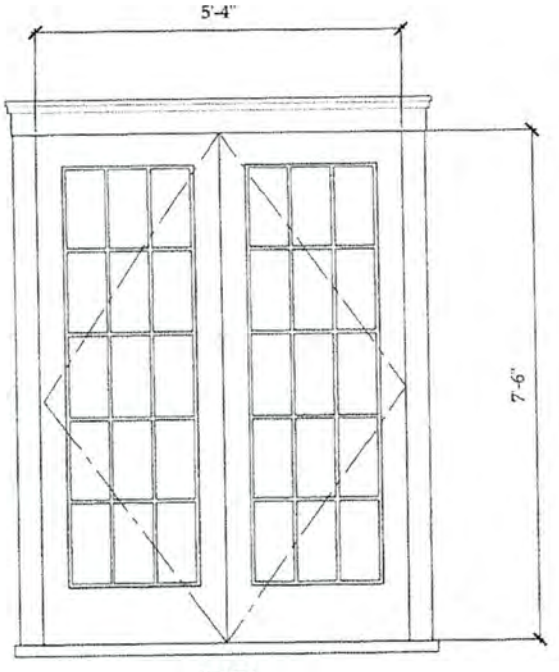
Manufacturer -	Dover Door and Window
Unit Type -	12 Lite / 1 Panel Wood Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	2'-8"W x 7'-6"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty (exterior, SDL, 5/8" Putty (interior)
Screen -	Wood Frame Exterior Swing
Notes -	



E3

Unit Specifications

Manufacturer -	Dover Door and Window
Unit Type -	Pair 15 Lite Wood French Door; with (2) 15 Lite wood fixed side lights
Unit Code -	Custom
RO Size -	n/a
Unit Size -	11'-4"W x 7'-6"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty (exterior, SDL, 5/8" Putty (interior)
Screen -	Wood Frame Exterior Swing
Notes -	



E3

Unit Specifications

Manufacturer -	Dover Door and Window
Unit Type -	Pair 15 Lite Wood French Door
Unit Code -	Custom
RO Size -	n/a
Unit Size -	5'-4"W x 7'-6"H nominal
Glazing -	Double Glazed Insulated
Exterior Finish -	Wood, painted white
Interior Finish -	TBD
Muntin -	5/8" Putty (exterior, SDL, 5/8" Putty (interior)
Screen -	Wood Frame Exterior Swing
Notes -	



EXISTING North Elevation



Shawkemo Hills Residence
Existing Conditions Photographs
Application for Alteration to Main House

S

EXISTING Northeast Elevation

Shawkemo Hills Residence
Existing Conditions Photographs
Application for Alteration to Main House

S

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 408

Street & Number of Proposed Work: 76 A OLD SOUTH RD.

Owner of record: MIN DAY

Mailing Address: PO BOX 3084
NANTUCKET, MA 02584

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAL OLIVIERI DESIGN INC

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 325-4719 E-mail: valolivieri@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 REMOVE CUPOLA

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: 1995

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

REMOVE CUPOLA OFF ROOF

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

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.

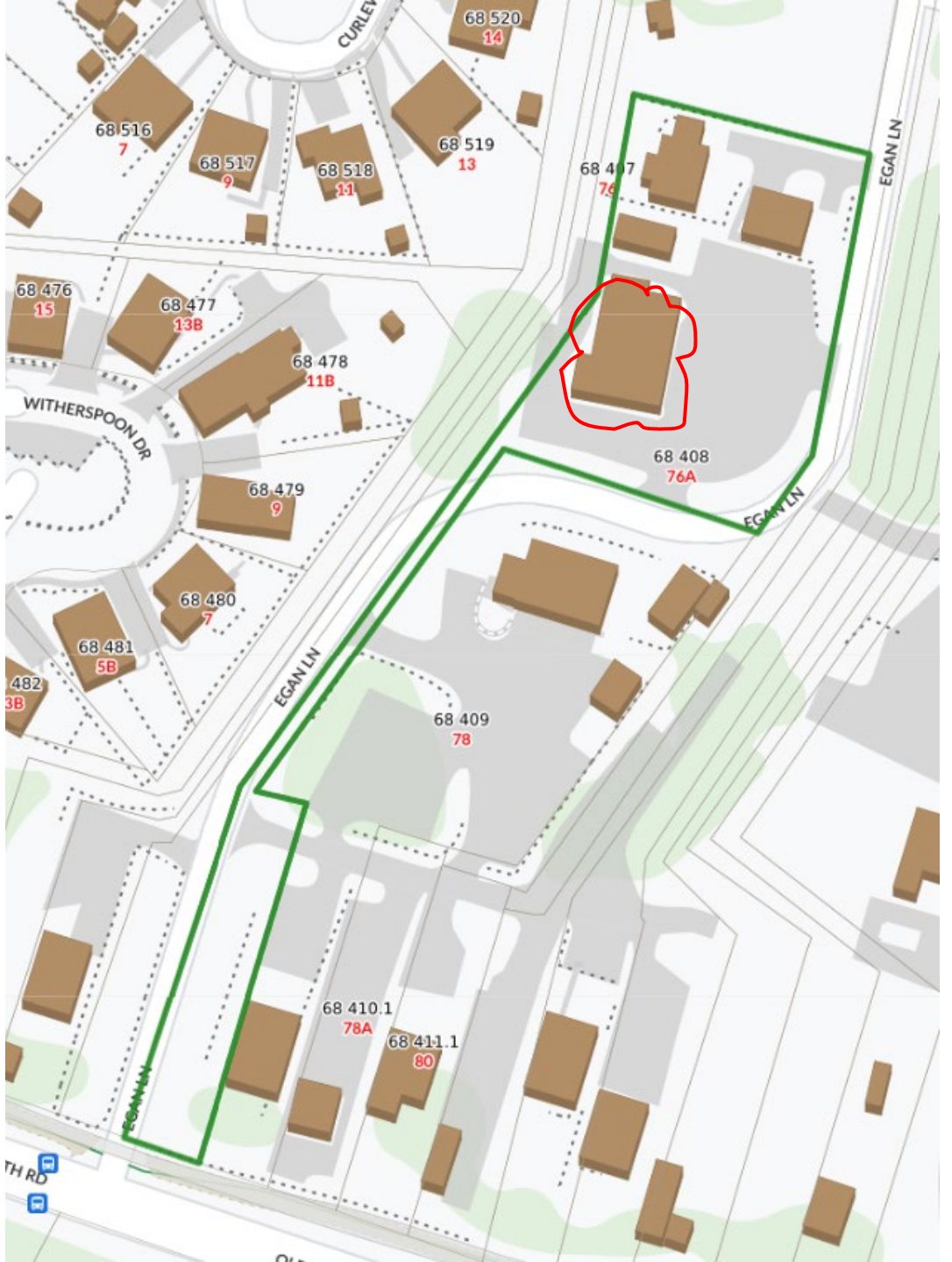
Date 9/24/24 Signature of owner of record _____ Signed under penalties of perjury

Day Landscaping

76A Old South Rd

Remove cupola off barn







Existing barn- 76A Old South Rd

35 Eel Pt Rd
Demo/move off
Garage

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 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.

$100 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (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.

BJP 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 32 PARCEL N°. 63

Street & Number of Proposed Work: 35 Eel Point Road

Owner of record: Susan B. McCollom TRST ETAL

Mailing Address: 48 West Moreland Place
St. Louis, MO 63018

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 1104 South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building OR ☒ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 320 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:

Original Date: 2004

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) * Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

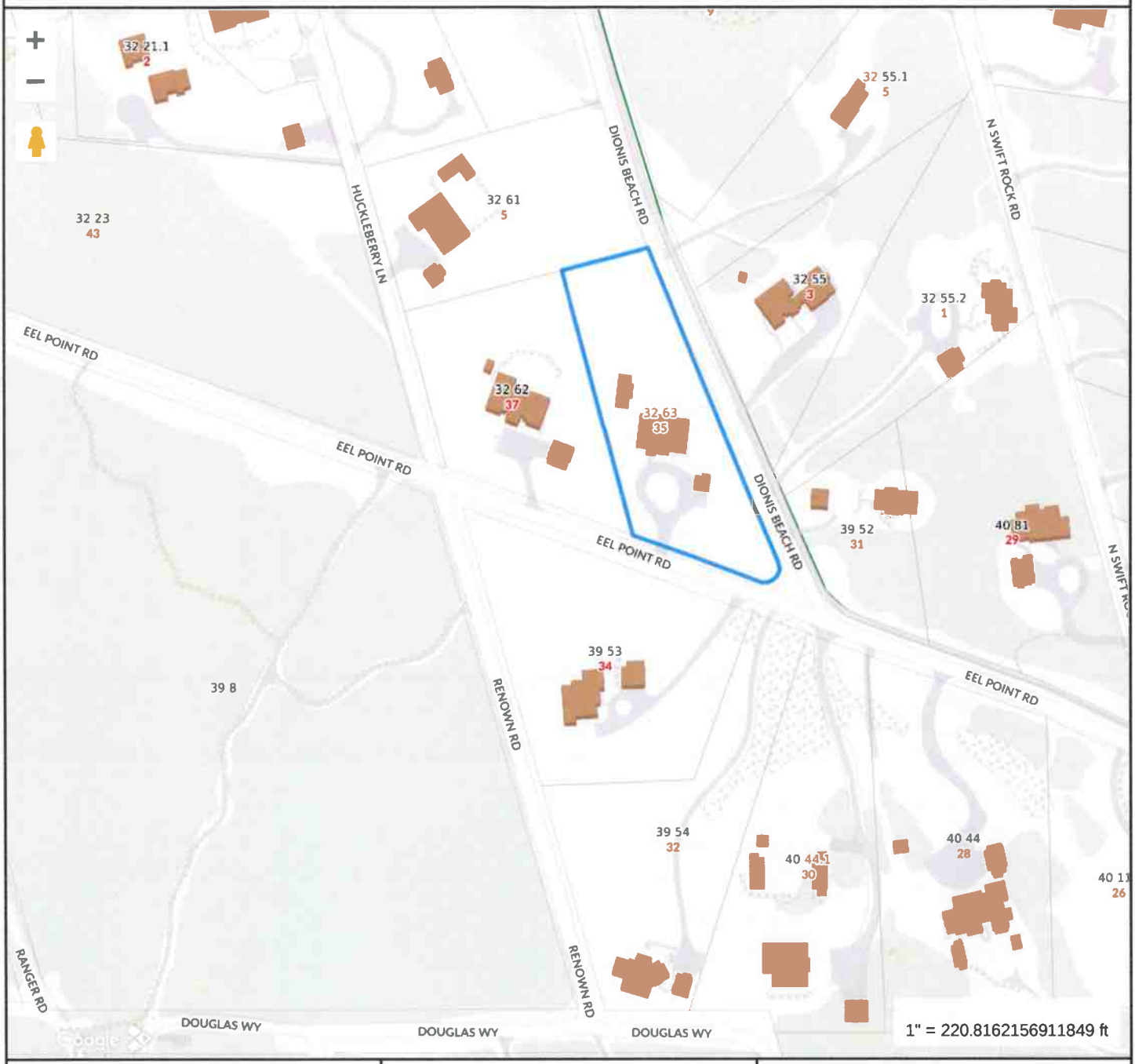
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/25/04 Signature of owner of record _____ Signed under penalties of perjury



Property Information

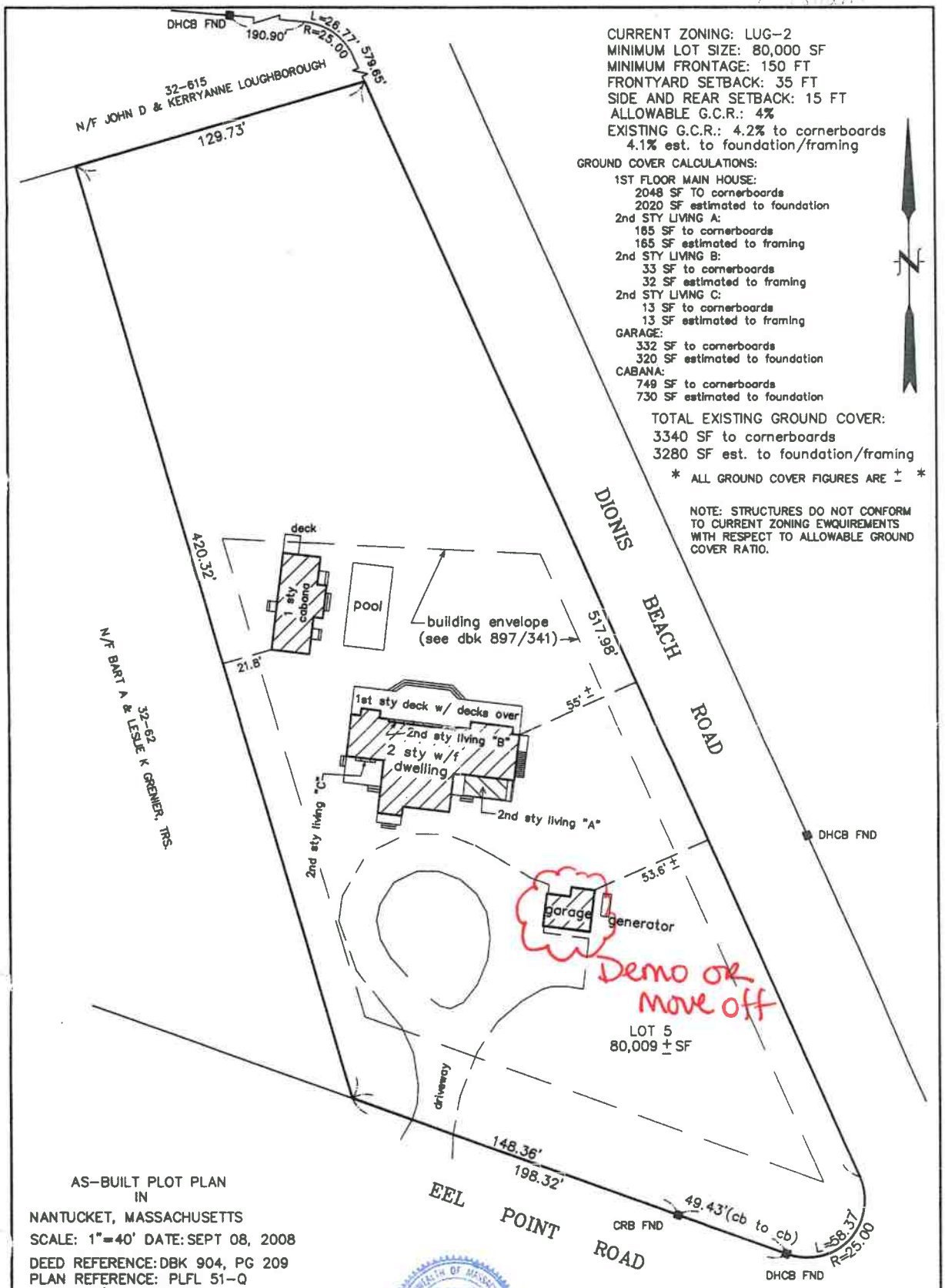
Property ID	1313
Location	35 EEL POINT RD
Owner	MCCOLLUM SUSAN B TRST ETAL

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 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-2
MINIMUM LOT SIZE: 80,000 SF
MINIMUM FRONTAGE: 150 FT
FRONTYARD SETBACK: 35 FT
SIDE AND REAR SETBACK: 15 FT
ALLOWABLE G.C.R.: 4%
EXISTING G.C.R.: 4.2% to cornerboards
4.1% est. to foundation/framing

GROUND COVER CALCULATIONS:

1ST FLOOR MAIN HOUSE:
2048 SF TO cornerboards
2020 SF estimated to foundation
2nd STY LIVING A:
165 SF to cornerboards
165 SF estimated to framing
2nd STY LIVING B:
33 SF to cornerboards
32 SF estimated to framing
2nd STY LIVING C:
13 SF to cornerboards
13 SF estimated to framing
GARAGE:
332 SF to cornerboards
320 SF estimated to foundation
CABANA:
749 SF to cornerboards
730 SF estimated to foundation

TOTAL EXISTING GROUND COVER:
3340 SF to cornerboards
3280 SF est. to foundation/framing

* ALL GROUND COVER FIGURES ARE ± *

NOTE: STRUCTURES DO NOT CONFORM TO CURRENT ZONING EWQUIREMENTS WITH RESPECT TO ALLOWABLE GROUND COVER RATIO.

AS-BUILT PLOT PLAN
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=40' DATE: SEPT 08, 2008

DEED REFERENCE: DBK 904, PG 209
PLAN REFERENCE: PLFL 51-Q
ASSESSOR'S REFERENCE:
MAP: 32 PARCEL: 63
PREPARED FOR: ADEQUATE HOLDINGS, LLC

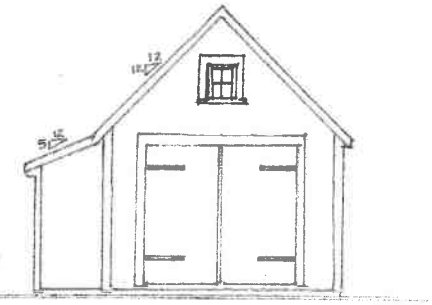
EMACK SURVEYING
2 WASHAMAN AVENUE
NANTUCKET, MA. 02554
(508) 325-0940

N.B. 19/39

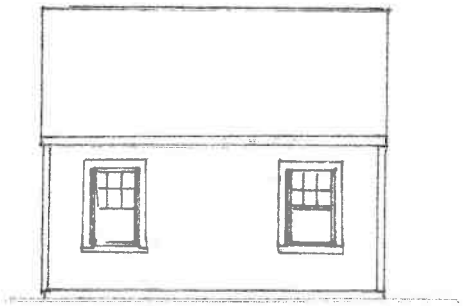
COMMONWEALTH OF MASSACHUSETTS
ROBERT A. EMACK
No. 37730
REGISTERED PROFESSIONAL LAND SURVEYOR

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

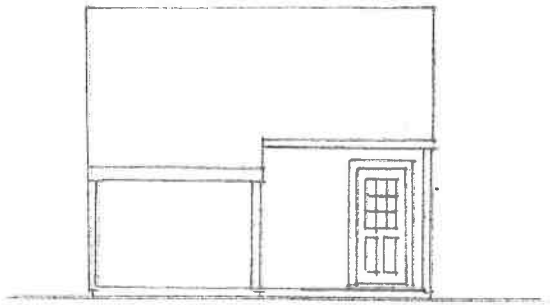
J-984



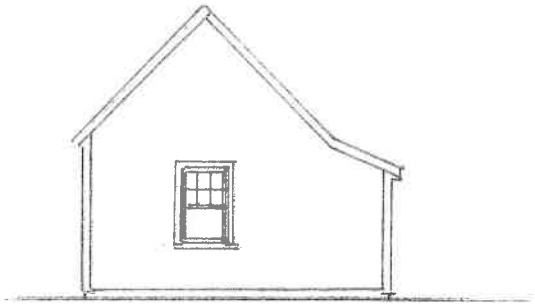
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

REVISIONS	BY

DAVID ROBERT WILEY, ARCHITECT INC.

ISLAND ARCHITECTURE

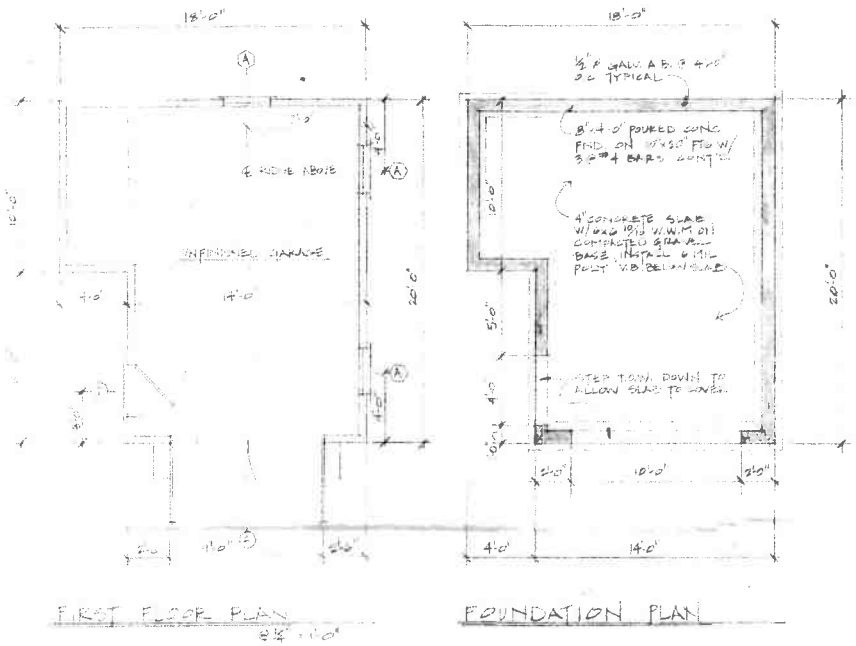
68 UNION STREET, NANTUCKET, MA 02554 (508) 228-0855

Garage

6 Dionis Beach Road, Lot 5

Nantucket, Massachusetts

DRAWN	
CHECKED	
DATE	
SCALE	
JOB NO.	
SHEET	A1
OF SHEETS	



Window & Door Schedule for a Garage

[illegible]
[illegible]
[illegible]

WINDOW SCHEDULE

All windows and doors are Brosco, wood, true divided lights, with 5/4" x 4" casings.

Type	Rough Opening	Remarks	glass
A	2'-6" x 4'-5"	8/1 lb	8 x 11
C	2'-1" x 2'-11/4"	4 light opening	Marvin

DOOR SCHEDULE

Number	Size	Remarks
1	3'-0" x 6'-8"	9 light wood door
2	4'-6" x 8'-6"	T & G Mahogany bare doors

REVISIONS	BY

DAVID ROBERT WILEY, ARCHITECT INC.
ISLAND ARCHITECTURE
68 UNION STREET, NANTUCKET, MA 02554 (508) 228-6855

Garage
6 Dionis Beach Road, Lot 5
[illegible]

DRAWN DKW
CHECKED
DATE 12/19/03
SCALE ¼" = 1'-0"
JOB NO.
SHEET A2
OF 6 SHEETS


35 Eel Point Road - North


35 Eel Point Road - East


35 Eel Point Road - South
BALDOR
GENERATORS


35 Eel Poit Road - West

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR Susan B. McCollom TRST ETAL

STREET ADDRESS 35 Eel Point Road

MAP/PARCEL 32/63

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

Sept. 27, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

9/25/24
Date

Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

October 9, 2023

To the Commissioners,

I, Sue McCollum, owner of record of property located at 35 Eel Point Road, authorize Botticelli and Pohl Architects to sign applications on my behalf.

Sincerely,

Susan B. McCollum

Susan B. McCollum

25 Squam Rd
GH Garg. Add storage shed

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:

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✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼ **inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (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.

BTP (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 21 PARCEL N°. 5

Street & Number of Proposed Work: 25 Squam Road

Owner of record: Squam Holdings LLC

Mailing Address: 31 St. James Avenue, Suite 740
Boston, MA 02116

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No 2024-06-10626
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 8'-6" Sq. Footage 1st floor: 29 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 3'-5" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

REVISIONS* (describe)
1. East Elevation Revise Door
2. South Elevation Add Shed/wood storage
3. West Elevation Remove window, Add Shed/wood Storage
4. North Elevation Add Shed/wood Storage

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other 15/12 Storage Shed

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) * Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side 4 Lite/Panel
Garage Door(s): Shed Type V-Groove, vertical Material Wood

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 9/26/24 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: 6/11/24

HDC 7074-06 10626

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 21 PARCEL N°. 5

Street & Number of Proposed Work: 25 Squam Road

Owner of record: Squam Holdings LLC

Mailing Address: 31 St. James Avenue Suite 740
Boston, MA 02116

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02531

Contact Phone #: 228-3435 E-mail: _____

FOR OFFICE USE ONLY

Date application received: 6/3/24 Fee Paid: $ 1587 50

Must be acted on by: 8/2/24

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as Submitted

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2024-03-10058
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 4'-6" Sq. Footage 1st floor: 27 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation Revise Fenestration, widen entry mass
2. South Elevation N/C
3. West Elevation Revise Fenestration
4. North Elevation N/C

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side 6 Lite/Panel
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

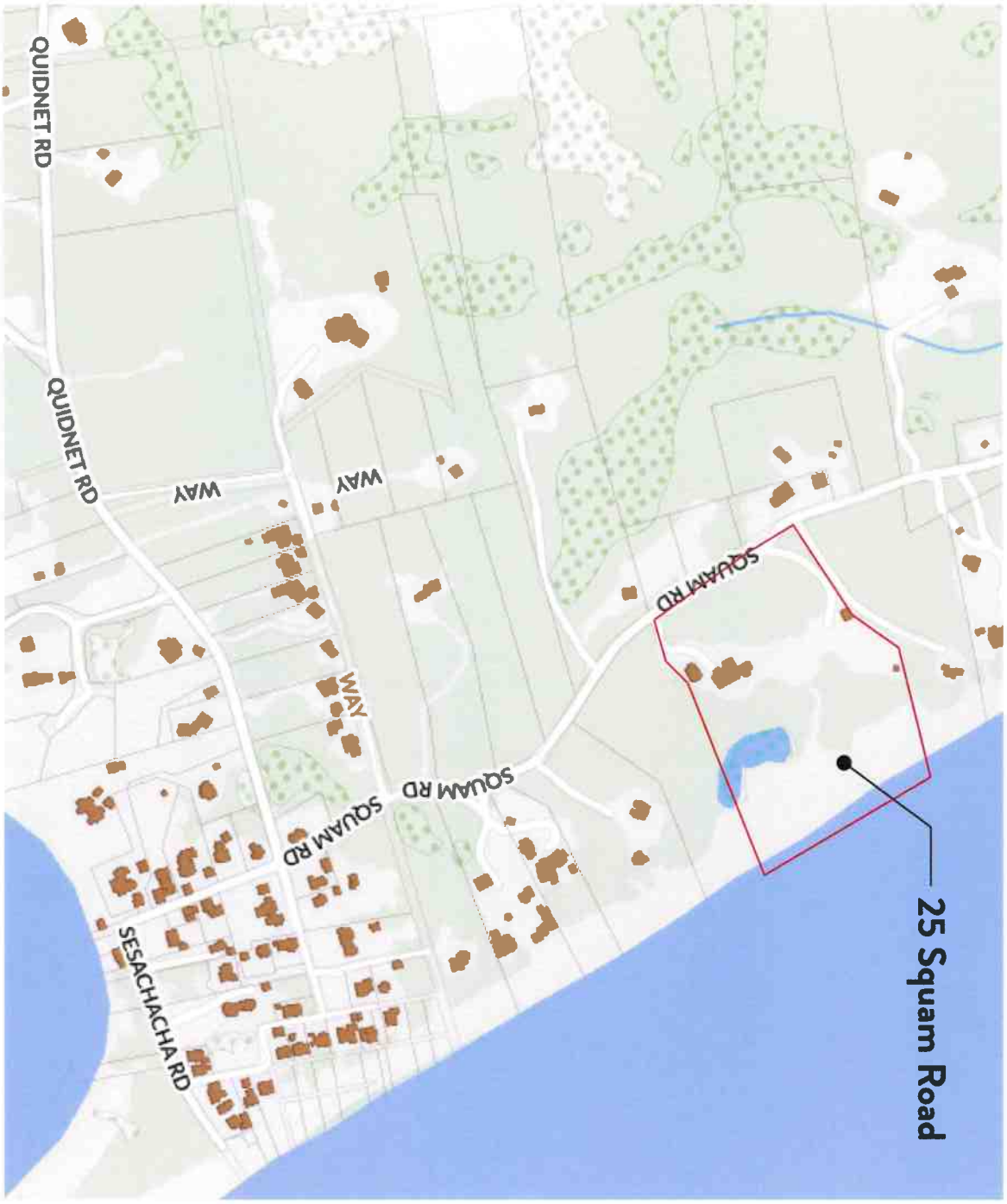
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the subr... 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 p...



L-1.1

ID #

Guest House Garage at
25 Squam Rd
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

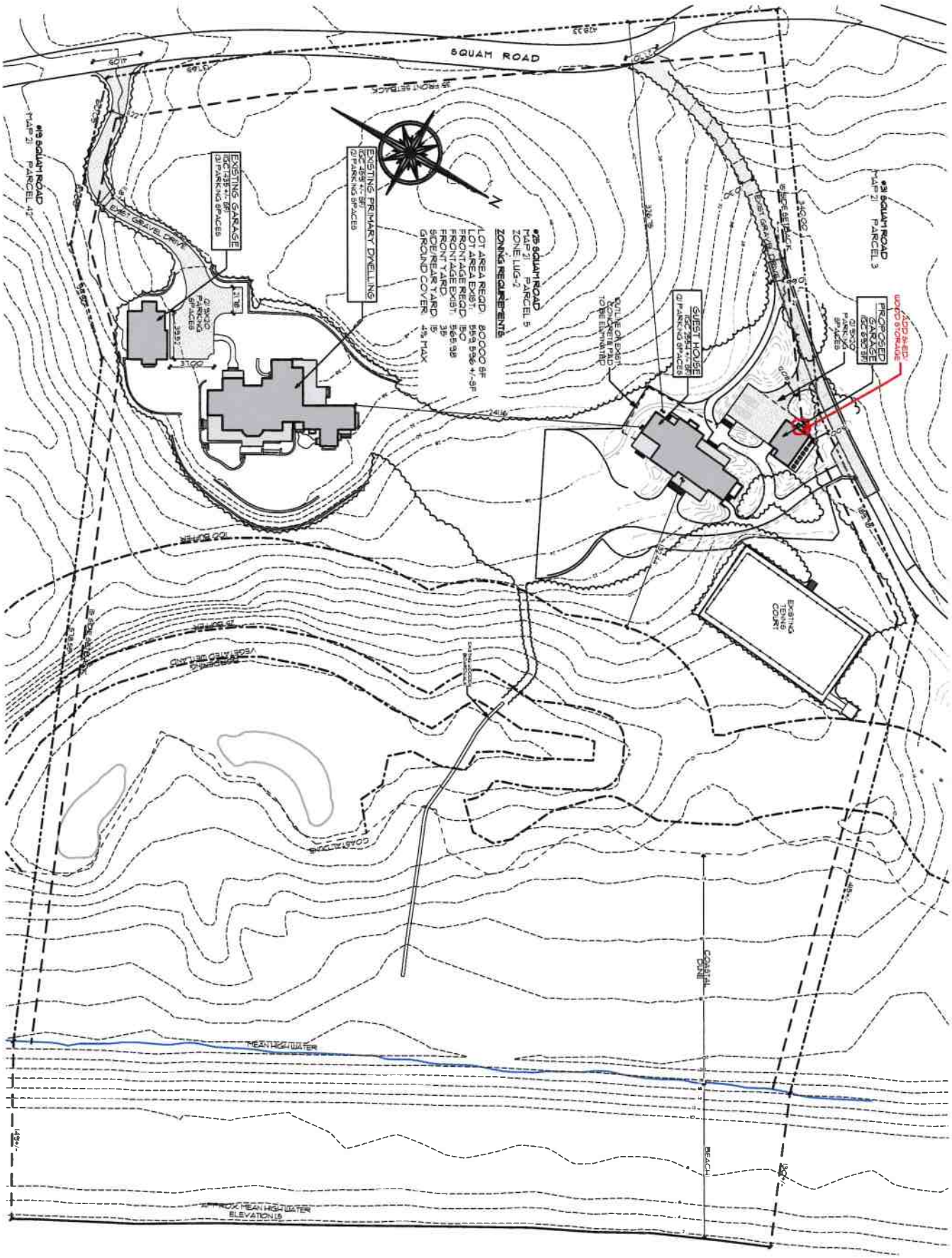
Locus Map

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



ID # L-1.2

Guest House Garage at
25 Squam Rd
Nantucket, MA 02554

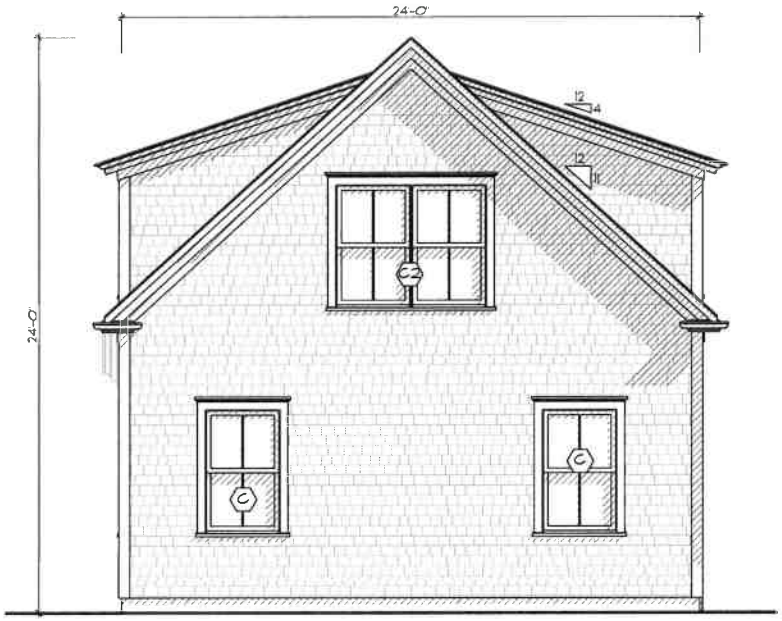
MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

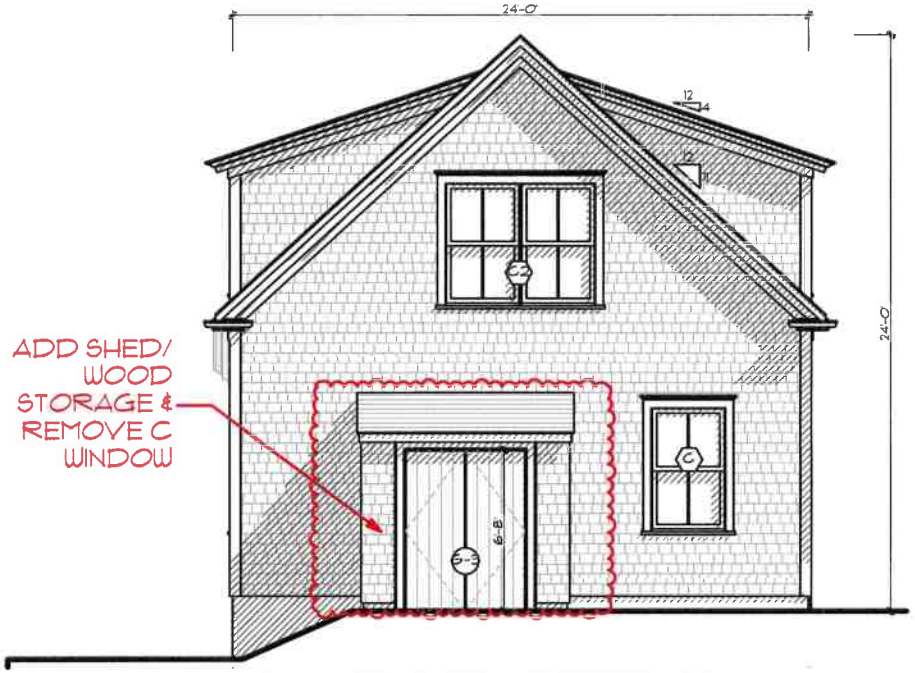
Site Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM



PREVIOUSLY APPROVED WEST EVELATION



PROPOSED WEST ELEVATION

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P. 508 228 5455 | P. 617 482 4543

West Elevation

Guest House Garage at
25 Squam Rd
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

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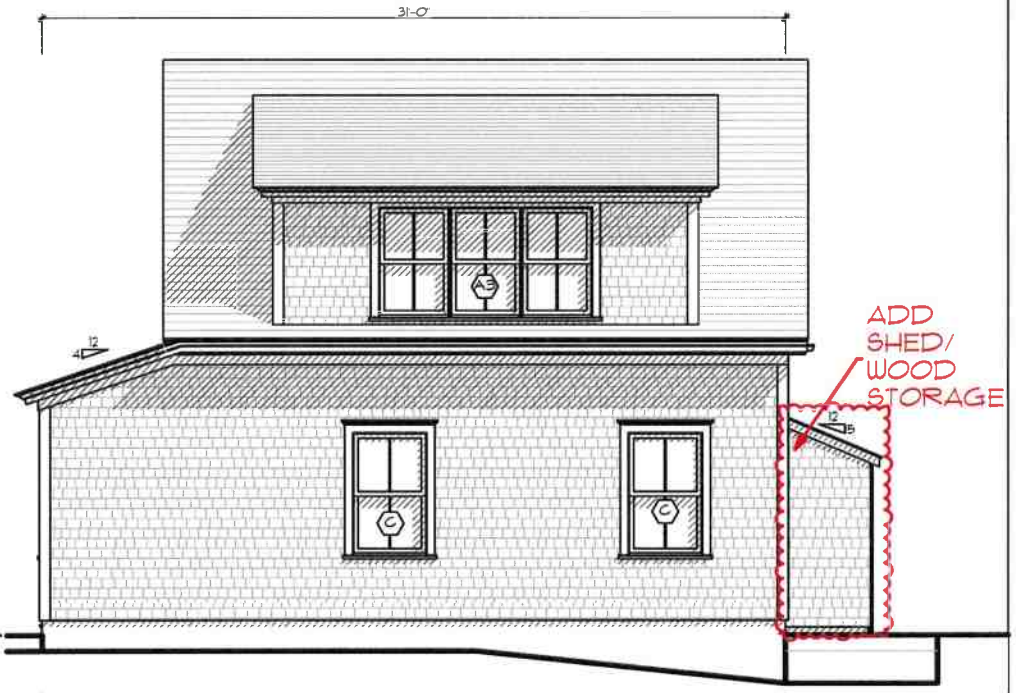
ID#
A-2.1



PREVIOUSLY APPROVED NORTH EVELATION



PROPOSED NORTH ELEVATION

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P. 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P. 617 482 4543
BOTTICELLIANDPOHL.COM

North Elevation

Guest House Garage at
25 Squam Rd
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

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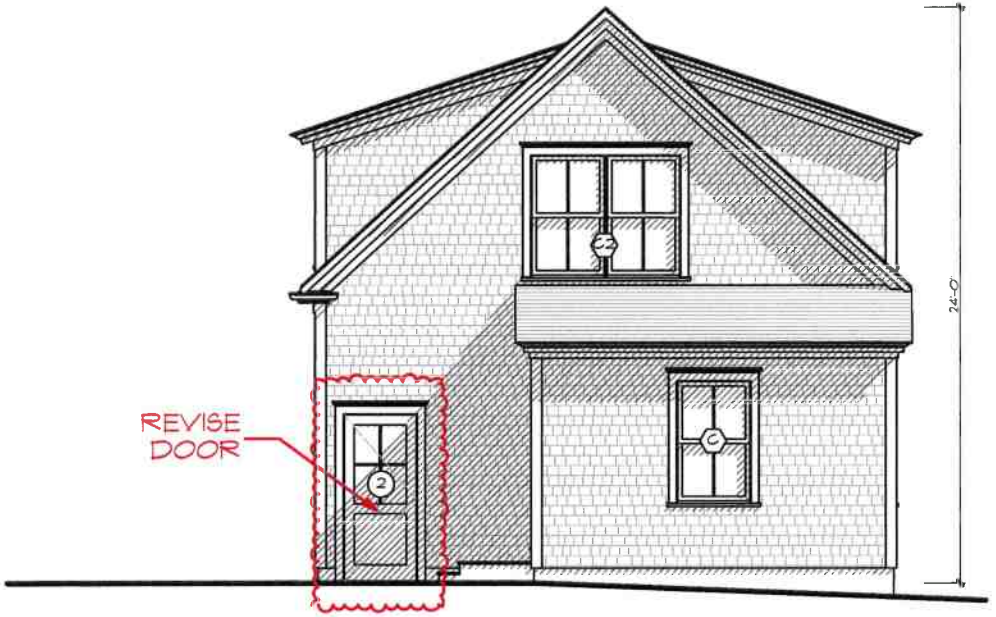
ID#
A-2.2



PREVIOUSLY APPROVED EAST EVELATION



PROPOSED EAST ELEVATION

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P. 508.228.5455
31 STATE STREET, BOSTON, MA 02109 | P. 617.482.4543
BOTTICELLIANDPOHL.COM

East Elevation

Guest House Garage at
25 Squam Rd
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

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ID#
A-2.3



PREVIOUSLY APPROVED SOUTH EVELATION



PROPOSED SOUTH ELEVATION

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P. 508.228.5455
31 STATE STREET, BOSTON, MA 02109 | P. 617.482.4543
BOTTICELLIANDPOHL.COM

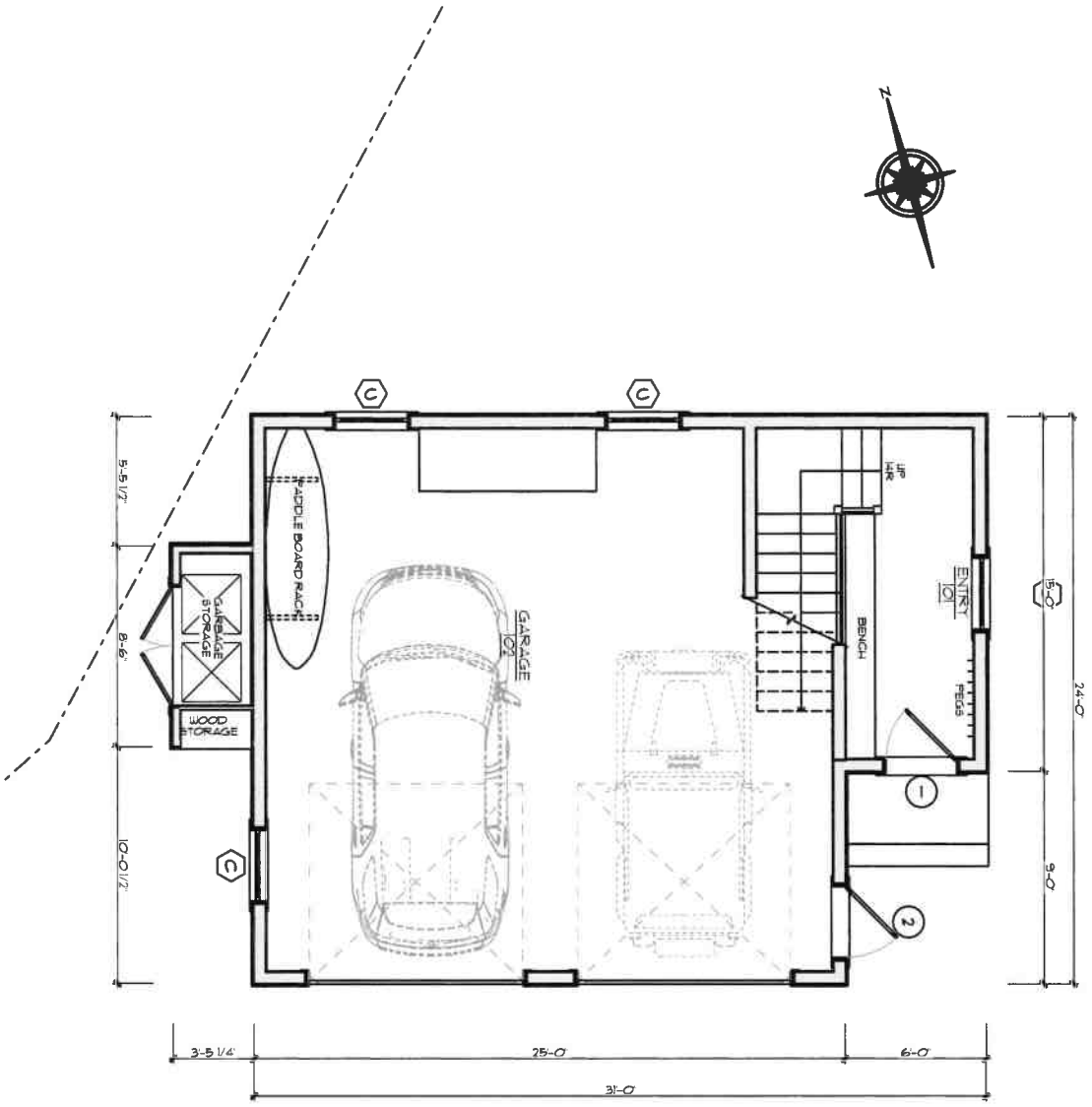
South Elevation

Guest House Garage at
25 Squam Rd
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

ID#
A-2.4



A-1.1

ID #

Guest House Garage at
25 Squam Rd
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

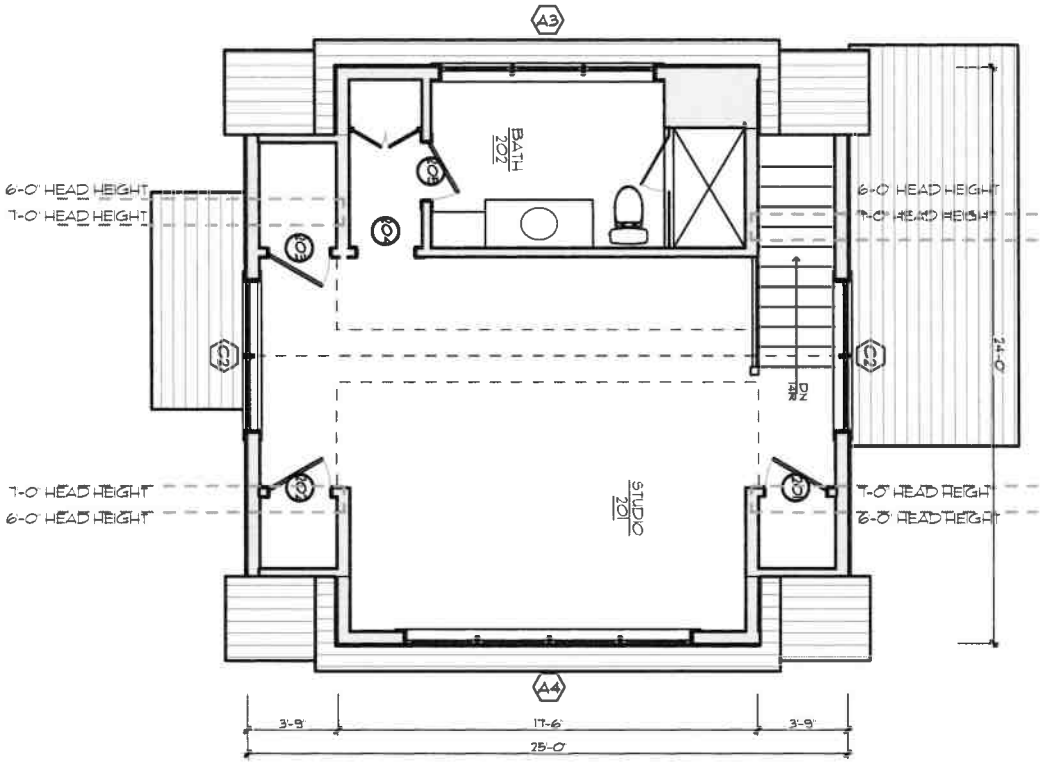
First Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P. 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P. 617 482 4543

BOTTICELLIANDPOHL.COM



ID# A-1.2

Guest House Garage at
25 Squam Rd
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Second Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P: 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P: 617 482 4543

BOTTICELLIANDPOHL.COM

Guest House Garage
25 Squam Road
Nantucket, MA

H.D.C. Submission: 9/26/24
Building Dept. Sub:
Rev: 9/26/24

Guest House Garage Window & Exterior Door Schedule

Window Schedule

No.	Qn.	Type	Manuf.	Model #	Frame Size	Rough Opening	Lights	Comments
A3	1	Double Hung	KSD	N/A	(3) 2'-11 7/8" x 4'-9 1/4"	TBD	2 over 2	No drip cap detail on A windows
A4	1	Double Hung	KSD	N/A	(4) 2'-11 7/8" x 4'-9 1/4"	TBD	2 over 2	No drip cap detail on A windows
C	4	Double Hung	KSD	N/A	3'-1 7/8" x 5'-3 1/4"	3'-2 7/8" x 5'-3 3/4"	2 over 2	
C2	2	Double Hung	KSD	N/A	(2) 3'-1 7/8" x 5'-3 1/4"	6'-4 3/4" x 5'-3 3/4"	2 over 2	

Door Schedule

No.	Qn.	Type	Manuf.	Model #	Door Size	Rough Opening	Lights	Comments
1	1	Entry Door	KSD	N/A	3'-0" x 7'-0"		4	
2	1	Side Door	KSD	N/A	3'-0" x 7'-0"		4	over panel
G-1	1	Garage Door	Custom	N/A	9'-0" x 8'-6"		8 ea. side	over panels
G-2	1	Garage Door	Custom	N/A	9'-0" x 8'-6"		8 ea. side	over panels
G-3	1	Garage Storage	Custom	N/A	(2) 2'-6" x 6'-8"		N/A	v-groove

Notes:

1. All windows will be KSD windows as per above schedule, double glazed, SDL with muntin configuration as shown on drawings.
   Min. dp 30 rating required with Low E glass. U-value max .29.
   All glazing to come with compliance sticker as required by local building codes.
2. All doors will be KSD doors as per above schedule, double glazed, SDL with muntin configuration as shown on drawings.
   Min. dp 30 rating required with Low E glass.
   All glazing to come with compliance sticker as required by local building codes.
3. Contractor shall provide compliance sticker as required by local building codes.
4. Mill shop will provide drawings for all window and door units to architect for approval prior to commencing construction.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: [redacted]

COMMISSION

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR Squam Holdings LLC

STREET ADDRESS 25 Squam Road

MAP/PARCEL 21/5

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

September 27, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, BUT INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

9/26/24
Date

Subject: Re: Updated Bekenstein Elevations
Date: Thursday, May 6, 2021 at 9:28:31 AM Eastern Daylight Time
From: Anita Bekenstein
To: Tammy Conway

Hi Tammy,
Yes, I give Botticelli and Pohl permission to sign HDC applications on my behalf regarding 25 Squam Road.
Best,
Anita

> On May 6, 2021, at 8:50 AM, Tammy Conway <tammy@botticelliandpohl.com> wrote:
>
> Good Morning Anita,
> Can you please respond to this email giving Botticelli and Pohl permission to sign HDC applications on your behalf for 25 Squam Road?
> Thank you,
>
> Tammy Conway
> Office Manager
> Botticelli & Pohl
> 11 Old South Road
> Nantucket, MA 02554
> 508-228-5455
>
> **From:** Lisa Botticelli <lisa@botticelliandpohl.com>
> **Date:** Wednesday, May 5, 2021 at 11:09 AM
> **To:** Anita Bekenstein <anitabekenstein@comcast.net>, Tammy Conway <tammy@botticelliandpohl.com>
> **Subject:** Re: Updated Bekenstein Elevations
>
> Tammy can you please send anita any paperwork that she needs to sign for HDC?
>
> --
> Lisa Botticelli
>
> BOTTICELLI & POHL Architects
>
> 11 Old South Road
>
> Nantucket, MA 02554
>
> 508.228.5455 w
>
> 508.325.2148 c

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 205

Street & Number of Proposed Work: 4 Henderson Drive

Owner of record: Bruce and Jeanne Miller

Mailing Address: 4 Henderson Drive

Nantucket, MA 02554

Contact Phone #: 508-274-1318 E-mail: midasgckl@comcast.net

AGENT INFORMATION (if applicable)

Name: Same as above

Mailing Address: _____

_____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☑ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 6'
Type: Wood
Length: 120'

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 Natural Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9-27-24 Signature of owner of record _____ Signed under penalties of perjury

Historic District Commission

FENCE - GATE - ARBOR CHECKLIST

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

RECEIVED
OCT 03 2024
By

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: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	Site Plan- 3 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: (3 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.
✓	Fence/Gate/Arbor Type: 3 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.
	All documents MUST be legible. All sets MUST be collated and stapled.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: 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 BRUCE D. MILLER

AS AGENT FOR SELF

STREET ADDRESS 4 HENDERSONS DRIVE

MAP/PARCEL 66/205

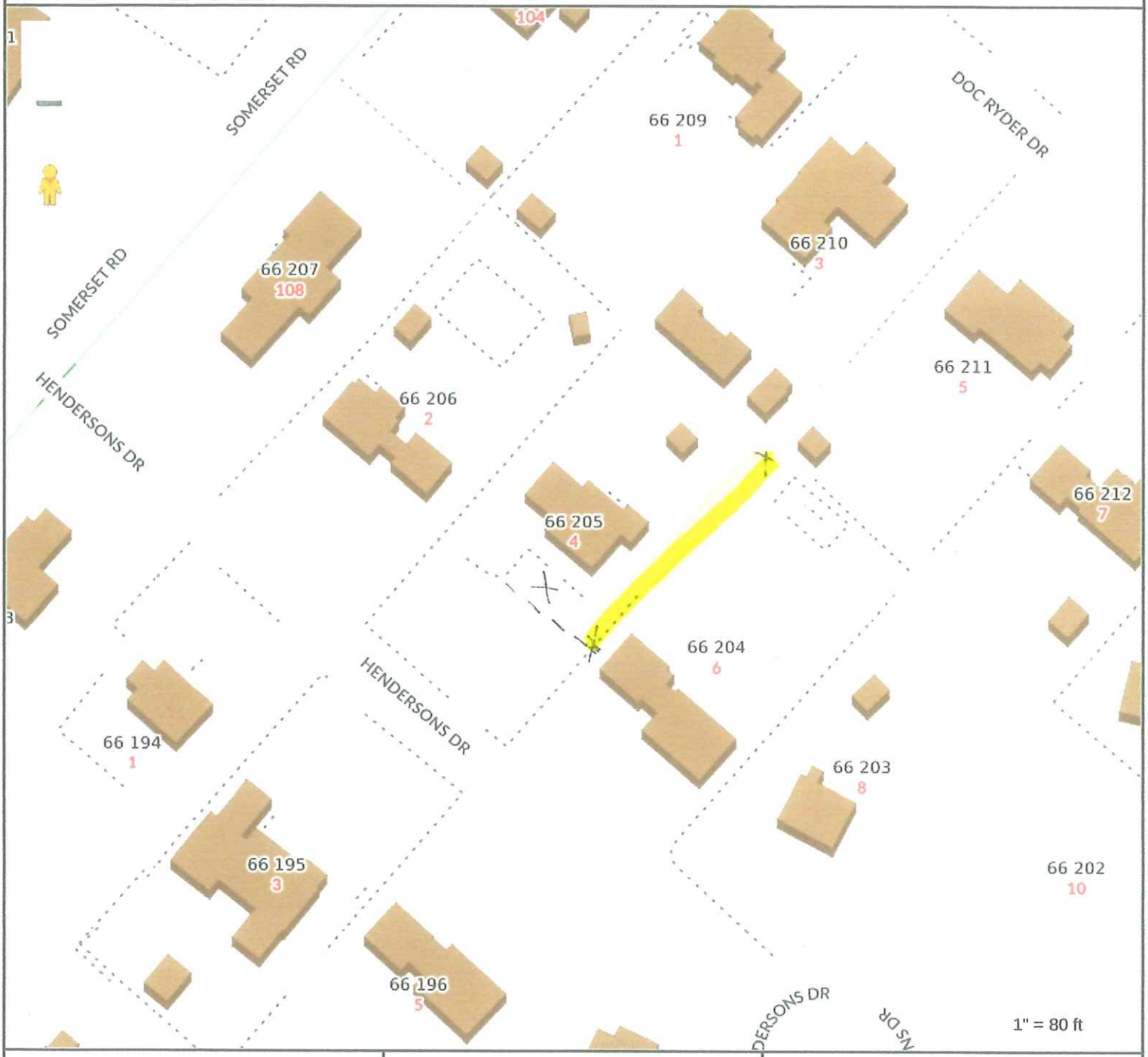
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9-27-24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 9-27-24 Date

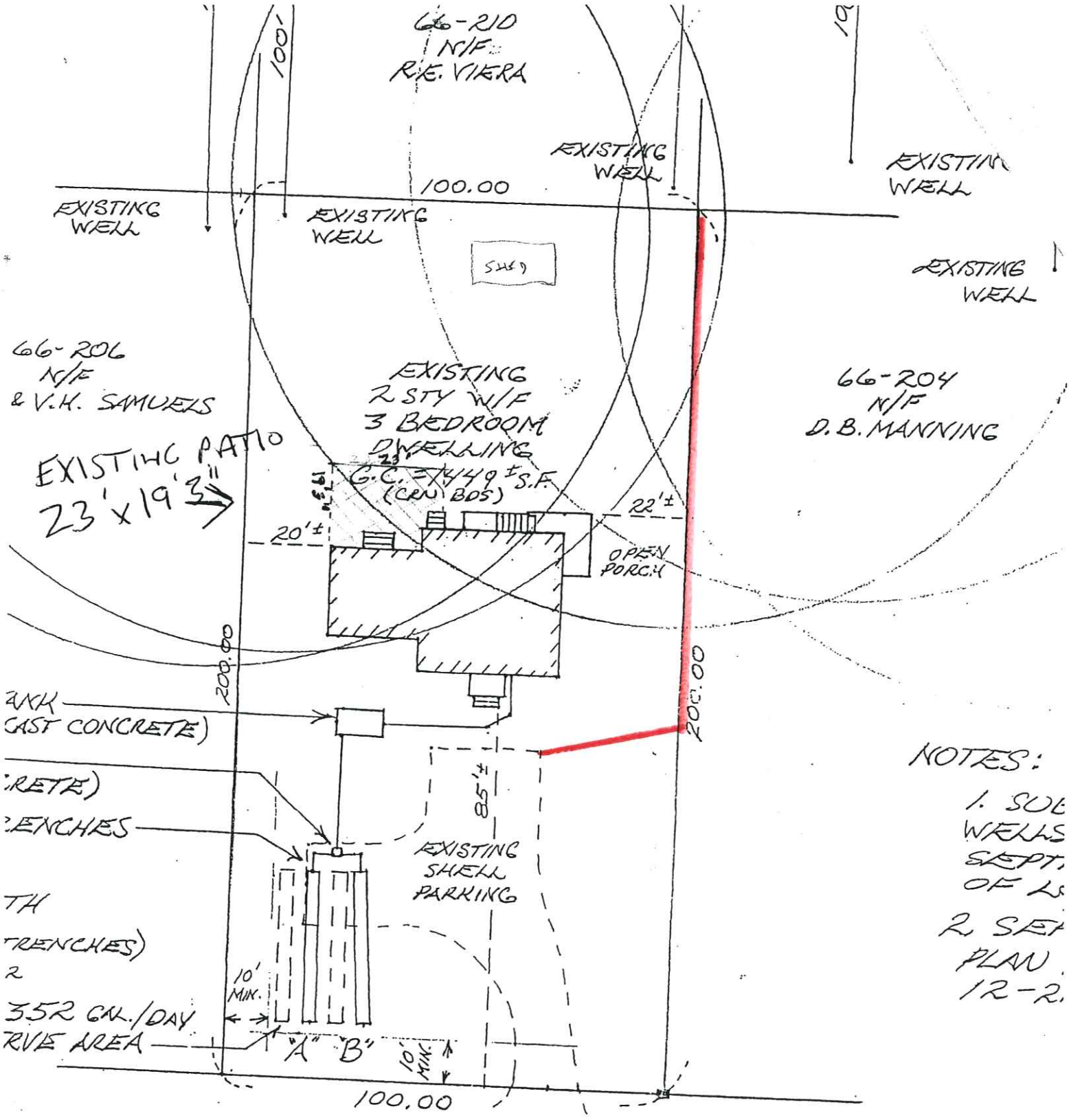


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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:

1. SUB
WELLS
SEPT.
OF L

2. SEE
PLAN
12-2.

BENCH MARK

DH IN CB FND
EL. = 35.0
(AS PER PLAN OF F
AT B.O.H.

Fence from hedge back



4 Henderson's Drive

Miller



4 Doc Ryder

104 Somerset



4 Henderson's fence line

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for 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°: 73.1.3 PARCEL N°: 35

Street & Number of Proposed Work: 1 NEW STREET R.I

Owner of record: JULIE R MEAD

Mailing Address: ONE NEW ST

SIASCONSET, MA 02564

Contact Phone #: 914 346 7595 E-mail: _____

AGENT INFORMATION (if applicable)

Name: PERMITS PLUS, INC

Mailing Address: BOX 3363

NANTUCKET, MA 02584

Contact Phone #: 508 228 6413 E-mail: PERMITS @ COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 12 Sq. Footage 1st floor: 96 Decks/Patio: Size: - ☐ 1st floor ☐ 2nd floor

Width: 8 Sq. footage 2nd floor: - Size: - ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: -

Difference between existing grade and proposed finish grade: North -0- South -0- East -0- West -0-

Height of ridge above final finish grade: North 11'-6" +- South 11'-6" +- East 11'-6" +- West 11'-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 - ☐ 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) N/A

Leaders (material and size): N/A

Sidewall: ☑ White cedar shingles ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side

☐ _____

☐ Other _____

Trim: A. Wood ☑ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1 x 6 Rake 1 x 6 Soffit (Overhang) N/A Corner boards 1 x 6 Frieze -

Window Casing _____ Door Frame 5/4 x 4 Columns/Posts: Round - Square -

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other N/A

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material) ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

~~Garage~~ SHED Door(s): Type BI-PARTING Material WOOD

Hardscape materials: Driveways - Walkways - Walls -

* Note: Complete door and window schedules are required.

COLORS

Sidewall WEATHER TO WEATHER Clapboard (if applicable) - Roof BLACK

Trim NATURAL TO WEATHER 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 9-24-2024 Signature of owner of record MARK W. POOR, AGENT Signed under penalties of perjury

SHED CHECKLIST

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	
	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
N	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
Y	Completed Application
Y	Application Fee- Refer to Fee Schedule: ✓ https://www.nantucket-ma.gov/DocumentCenter/View/12210/HDC-Fee-Schedule-PDF
Y	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
Y	Site Plan: (4 copies) 8 ½ x 11 or 11" x 17": Must include the following: lot dimensions, North arrow, all existing structures, placement of shed (highlighted) or bubbled, dimensions to lot lines, scale, driveway, grade changes and placement of HVAC units, electrical boxes, fuel tanks, etc.
Y	Exterior Elevations (4 copies): MUST BE ¼ in scale. Cardinal points (N/S/E/W) MUST BE labeled. • If plans are not available, photos of the proposed shed will be accepted. Please provide 4 copies of each proposed elevation. Cardinal points on photos (N/S/E/W) MUST BE labeled.
N	Window and Door Schedule: (4 copies): Must include type (true divided, simulated divided), number of lights, dimensions, materials, manufactures type and type number.
Y	One copy of reduced set (8 ½" x 11"): Application, locus map, site plan, elevations, photographs, other documents.
Y	PICTURES: a. Existing structures on the property. b. Pictures from the street to show visibility or lack of visibility.

SHED CHECKLIST

	All documents MUST be legible. All sets MUST be collated and stapled.
	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.
	Signature of Affidavit: see below

- The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.
- PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: Mark W. Poole, AGENT Date: 9.30.2024

AGENT CONSENT FORM:

OWNERSHIP INFORMATION:

NAME: Village Keepers (Sconset Trust Inc.) **DATE:** August 26, 2024

ADDRESS: (PRIMARY RESIDENCE) One New Street Siasconset MA 02564

PHONE NUMBER: 508-257-4105 **CELL:** 914-346-7595

LOCUS: ONE NEW STREET **MAP & PARCEL** 73.1.3.35

I hereby authorize Permits Plus, Inc. to act on my behalf with regards to filings before the Town of Nantucket with regards to approvals and permitting related to the LOCUS represented above.

Remarks: _____

Date: August 26 2024

Signature: Julie Rudd & Meade **Print name:** Julie Rudd & Meade

Email address: JRM187538@gmail.com

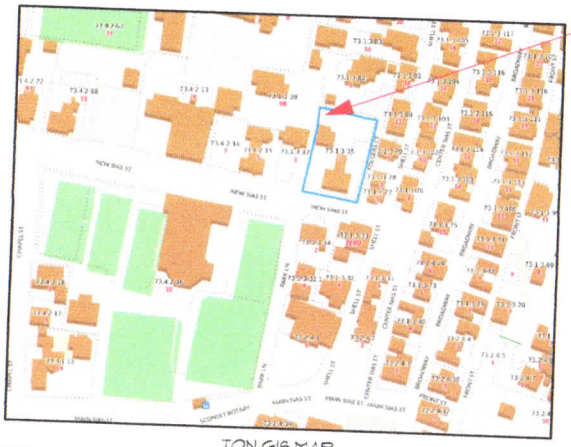
PERMITS PLUS, INC. & MWP DESIGN

Mark W. Poor

P.O. BOX 3363 [] 8 DEER RUN RD [] NANTUCKET, MA 02584

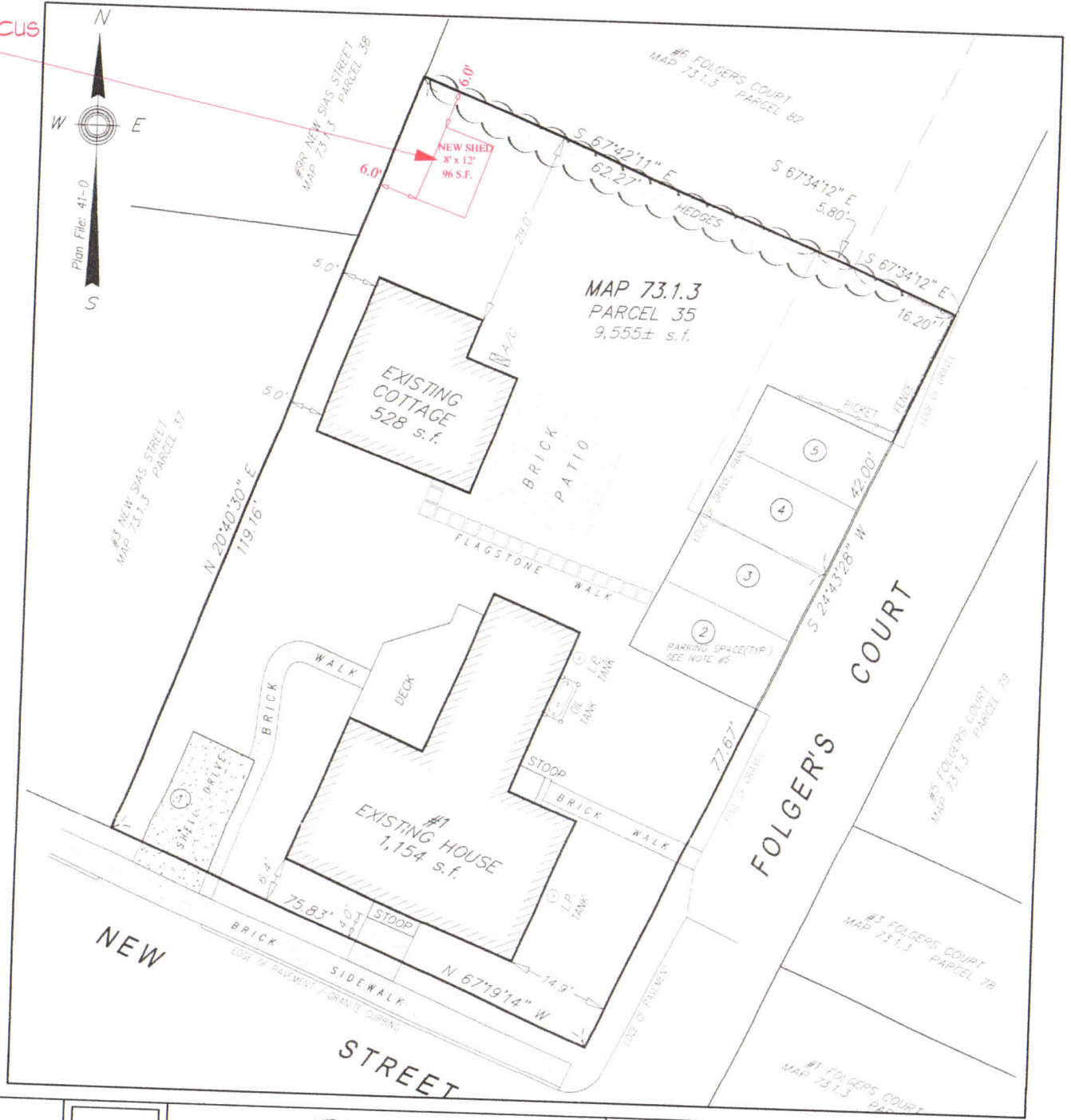
Office Phone: 508-228-6913 Cell: 508-280-6931

Email: permits@comcast.net



TON GIS MAP





ZONE: SOH

	REQUIRED	EXISTING
LOT AREA:	5,000 s.f.	9,555± s.f.
FRONTAGE:	50'	73.83'
FRONT YARD:	0'	4.0'
SIDE/REAR YARD:	5'	5.0'
GROUND COVER:	50% (MAX)	18%

PLAN SCALE

0 1 3 7 15 22.5 30 45

1 inch = 15 feet

ONE NEW STREET REALTY TRUST
1 New Street
Sconset, MA., 02564
COVER SHEET, SITE PLAN & LOCUS

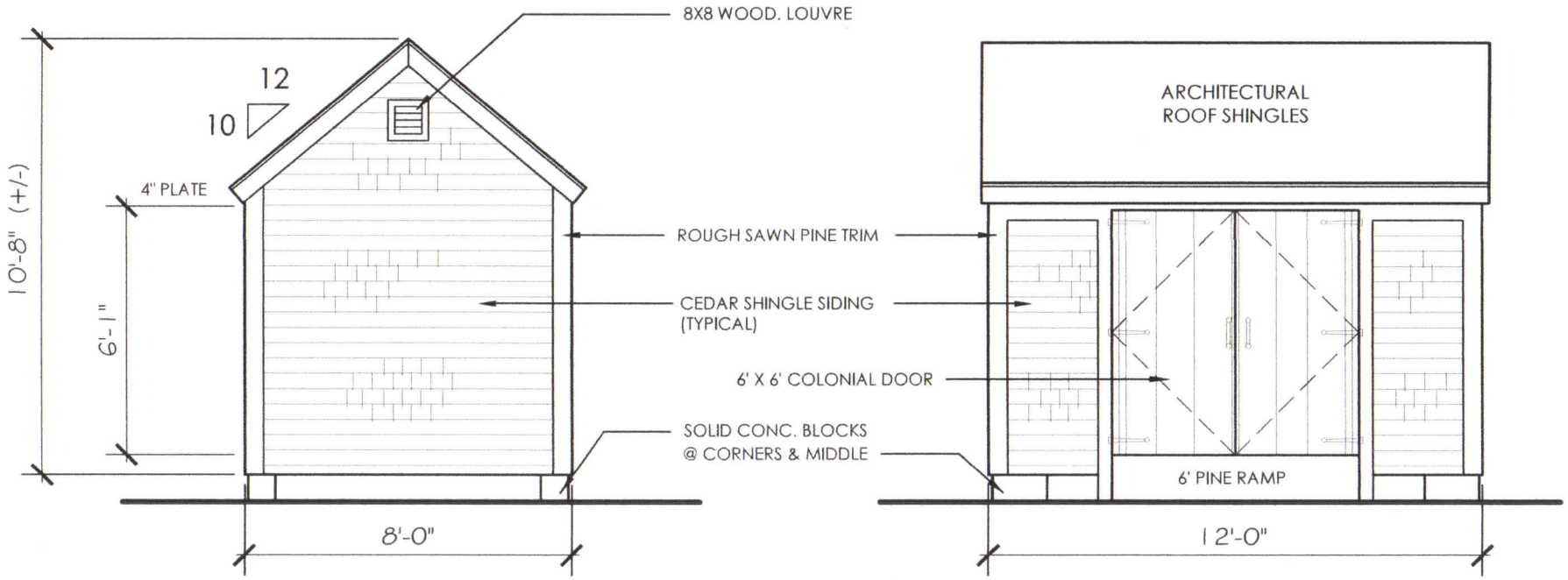
HDC SUBMISSION:
NEW SHED

Property ID.: 73.1.3 35
Scale: As Noted

6/28/24

MWP RESIDENTIAL DESIGN
MARK W. POOR 508.228.6913
P.O.BOX 3363 NANTUCKET, MA. 02584

S



PROPOSED
SOUTH ELEVATION

PROPOSED
EAST ELEVATION
STREET VIEW ON FOLGERS COURT

Salt Spray Sheds

235 Great Western Road, S. Dennis, Ma
Phone (508)-398-1900

8' x 12' SHED DESIGN P R E U S S E R
1 NEW STREET SIASCONSET, MA

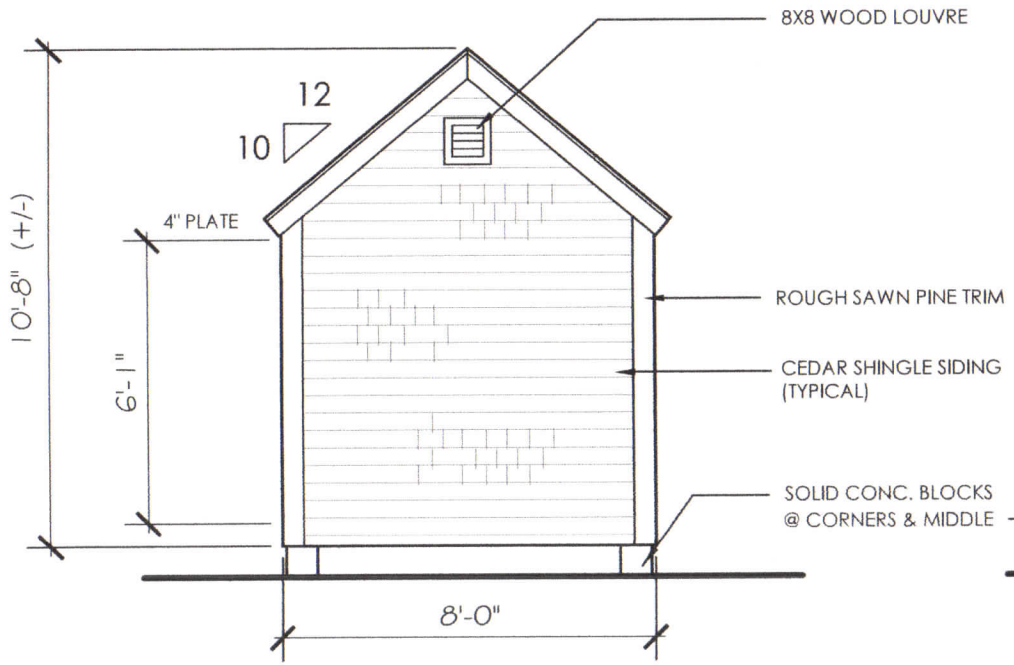
PROPOSED SHED ELEVATIONS

DATE: 09/20/24

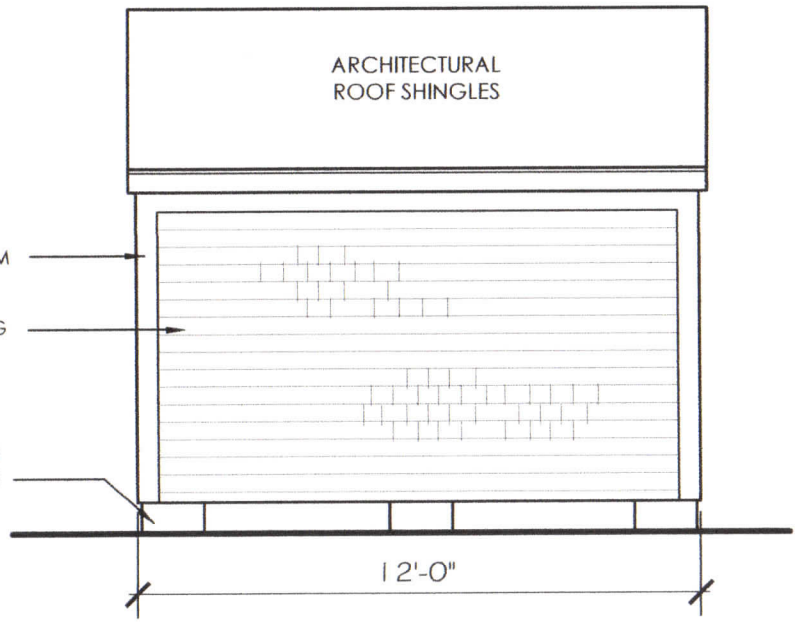
SCALE:1/4" = 1'-0"

DRAWING NO.

A1 - 2



PROPOSED
NORTH ELEVATION



PROPOSED
WEST ELEVATION (REAR)

Salt Spray Sheds

235 Great Western Road, S. Dennis, Ma
Phone (508)-398-1900

8' x 12' SHED P R E U S S E R
1 NEW STREET SIASCONSET, MA

PROPOSED SHED ELEVATIONS

DATE: 09/20/24

SCALE:1/4" = 1'-0"

DRAWING NO.

A2 - 2

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.

2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

3. **Application Fee:** See back of application for fee schedule or call the office.

4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

3. **As-Built Plans (1copy):** of existing elevations

4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. CW (initial to indicate read and understand) ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 77 PARCEL N°. 5.9

Street & Number of Proposed Work: 21 Wigwam Road

Owner of record: Nelson, Carl E. and Karen L

Mailing Address: 946 Route 9D, Garrison, NY 10524

Contact Phone #: _____ E-mail: lucas@chipwebster.com

AGENT INFORMATION (if applicable)

Name: Chip Webster Architecture / CWA

Mailing Address: 11 South Shore Road, Nantucket MA 02554

Contact Phone #: 508.228.3600 E-mail: lucas@chipwebster.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☑ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 30'5" Sq. Footage 1st floor: 616 Decks/Patio: Size: 240 ☐ 1st floor ☑ 2nd floor

Width: 20'4" Sq. footage 2nd floor: 616 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 28'9" South 28'9" East 28'9" West 28'9"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☑ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☑ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9/12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☑ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☑ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 8" Corner boards 6x6 Frieze _____

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square 6x6

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

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

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

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TJ Watterson

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STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I CHIP WEBSTER

AS AGENT FOR Nelson Carl E & Karen L

STREET ADDRESS 946 Route 9D, Garrison, NY

MAP/PARCEL 77 / 5.9

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 09/30/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

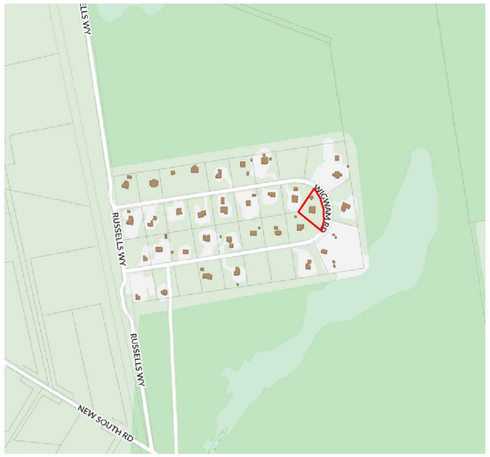
Signature 09/30/2024

Date

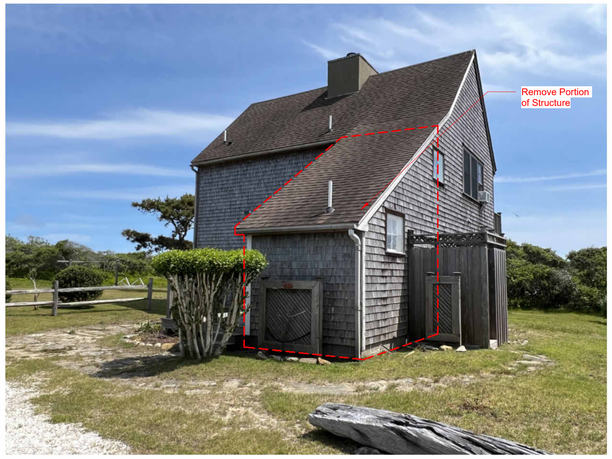
NELSON

Relocated Guest House

21 Wigwam Rd, Nantucket, MA



Locus Plan



Existing Structure



Existing Main House





Ground Coverage Summary

Allowable Ground Coverage	2000 SF
Existing GC	1496 SF
Remaining	504 SF

Main House	1202 SF
Garage	294 SF
Relocated Guest House	616 SF
Exempt Shed	NA

Zoning Information

Map: 77
Parcel 5.9
Zoning District: LUG-3
Minimum Lot Size: 120,000 SF
Front Yard Set Back: 35'
Rear Yard Set Back: 10'
Ground Cover Ratio: 3%
Lot Area: 50,049 SF



Existing Structure



Existing Main House









CHIP WEBSTER ARCHITECTURE
11 S.SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

HDC - Not For Construction

MORE THAN ENOUGH LLC
21 Wigwam, Nantucket, MA
Relocated Guest House
HDC1 Cover Sheet

#	Date	Note
1	2023.07.27	HDC Submission

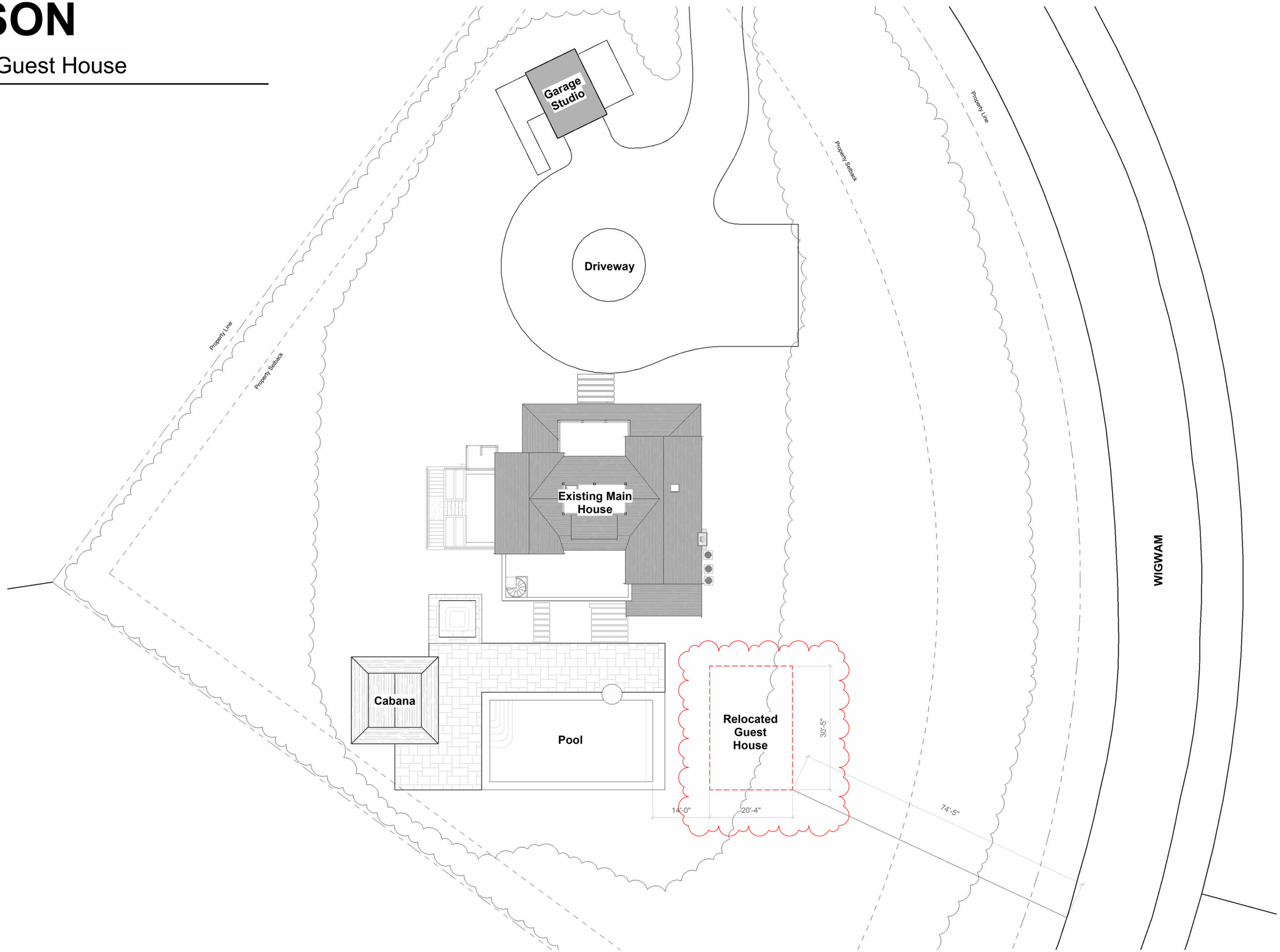
HDC1

9/30/2024 11:03:59 AM

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE

NELSON

Relocated Guest House



CHIP WEBSTER ARCHITECTURE
11 S.SHORE ROAD NANTUCKET MA 02554 508-228-3600 CHIPWEBSTER.COM

HDC - Not For Construction

MORE THAN ENOUGH LLC
21 Wigwam, Nantucket, MA
Relocated Guest House
HDC2 Site Plan

#	Date	Note
1	2023.07.27	HDC Submission

HDC2

9/30/2024 11:03:51 AM

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Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee**: See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

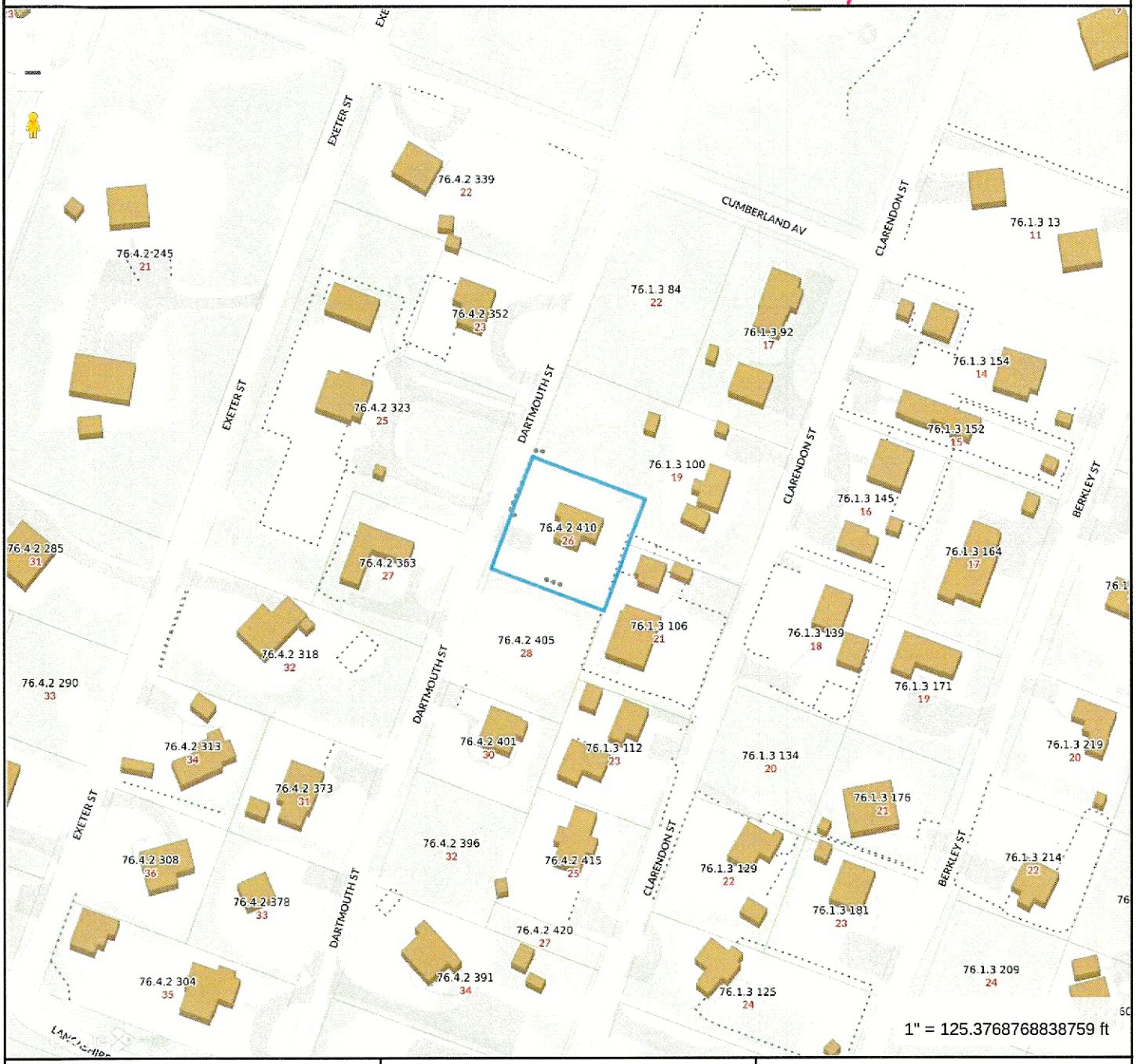
REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

8 1/2 x 11



Property Information

Property ID	12463
Location	26 DARTMOUTH ST
Owner	THEROUX STEPHEN C & KAREN C TR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 76.4.2 PARCEL N°. 410

Street & Number of Proposed Work: 210 Dartmouth St

Owner of record: Stephen Theroux

Mailing Address: PO Box 1814 Nantucket MA

Contact Phone #: 228-5631 E-mail: _____

AGENT INFORMATION (if applicable)

Name: Stephen Theroux NAG

Mailing Address: PO Box 1814 Nantucket MA

Contact Phone #: 228-5631x2 E-mail: Steve@NantucketArchitecture.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☒ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

CHANGE FROM EXIST 3 TAB SHINGLES TO IKO ARCHITECT SERIES HARVARD SLATE

Is there an HDC survey form for 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 Harvard Slate

Trim _____ Sash _____ Doors _____

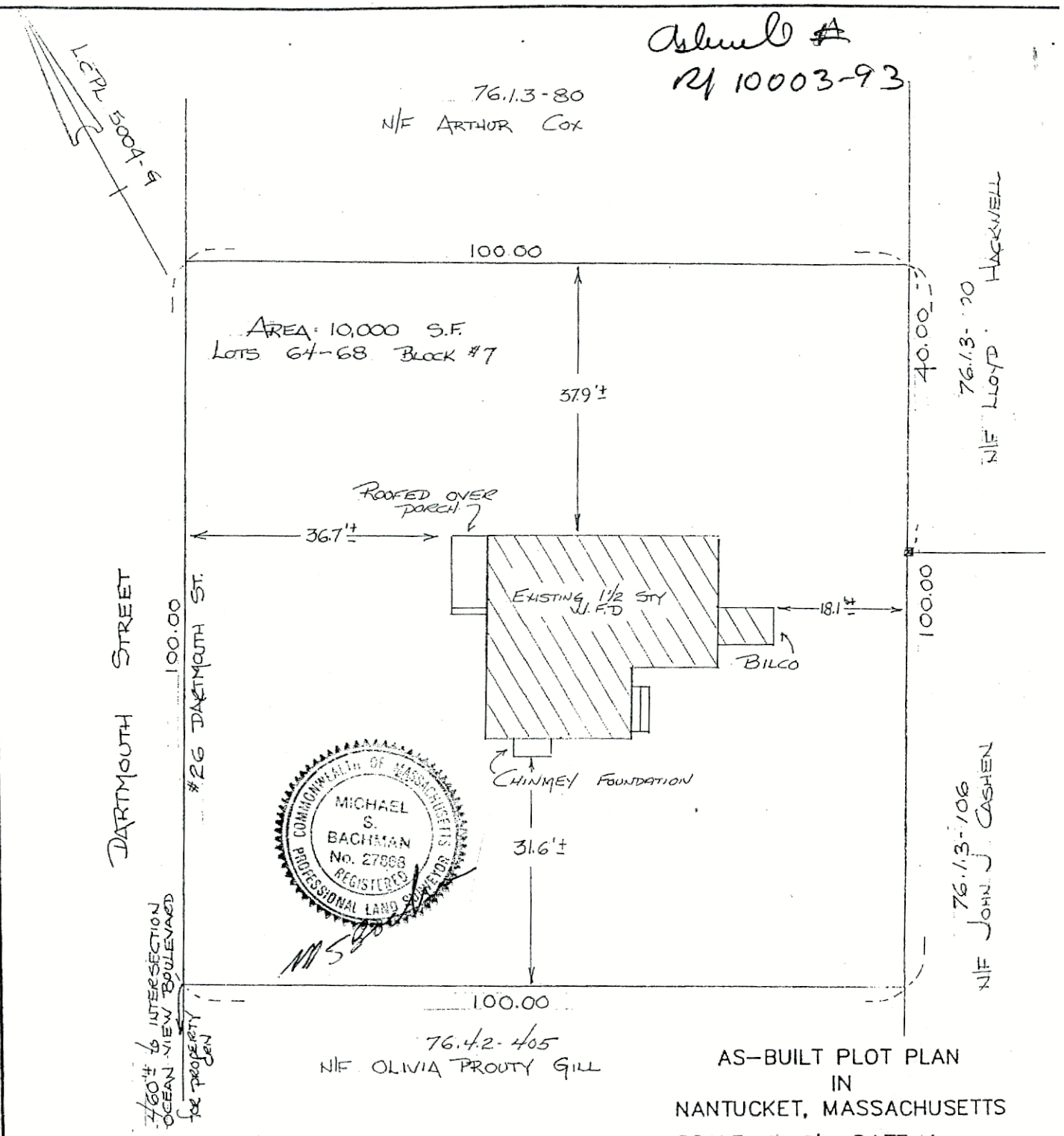
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 9/26/2024 Signature of owner of record _____ Signed under penalties of perjury

Asbuilt #A
RP 10003-93



AS-BUILT PLOT PLAN
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=20' DATE: Aug 21, 93

DEED REFERENCE: Lc Cert 15,734
PLAN REFERENCE: LcPL 5004-6
ASSESSOR'S REFERENCE:
MAP: 76.4.2 PARCEL: 410-414
PREPARED FOR:

MARTIN FULLER AND
JACQUELINE LOUTHIS

NANTUCKET SURVEYORS INC.
5 WINDY WAY
NANTUCKET, MA. 02554

CURRENT ZONING: LUG 3
MINIMUM LOT SIZE: 120,000 S.F
MUM FRONTAGE: 200 FT
ONTYARD SETBACK: 35 FT
SIDE AND REAR SETBACK: 20 FT (10 FT LOTS of RECORD)
ALLOWABLE G.C.R.: 3 % - OR 1500 FT
EXISTING G.C.R.: 834 S.F.

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

N.B. 96-99

N-377

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Stephen Theroux NAG

AS AGENT FOR Stephen Theroux

STREET ADDRESS 26 Dartmouth St.

MAP/PARCEL 76 4.2. 410

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

9/30/24

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.

Signature

Date 9/30/24

26 DARTMOUTH ST

Location	26 DARTMOUTH ST	**Mblu**	7642/ / 410/ /
Acct#	00012463	**Owner**	THEROUX STEPHEN C & KAREN C TR
Assessment	$1,187,300	**PID**	12463
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$549,800	$637,500	$1,187,300

Owner of Record

Owner	THEROUX STEPHEN C & KAREN C TR	**Sale Price**	$0
Co-Owner	THEROUX REALTY TRUST	**Certificate**	
Address	PO BOX 1814 NANTUCKET, MA 02554	**Book & Page**	C0027147/0
		Sale Date	12/13/2018
		Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
THEROUX STEPHEN C & KAREN C TR	$0		C0027147/0	99	12/13/2018
THEROUX STEPHEN C & KAREN C	$212,000		C0017/0571	00	10/16/1996
FULLER MARTIN	$50,000		COO15/0734	1P	04/13/1993
WELLS ROBERT A TR	$0		C0015/0434	99	08/31/1992
HACKWELL HELEN C TR	$0		C0015/0181	99	08/09/1992

Building Information

Building 1 : Section 1

Year Built: 1994
Living Area: 1,046
Replacement Cost: $631,918
Building Percent Good: 87
Replacement Cost Less Depreciation: $549,800

Building Attributes	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	Above Average
Stories:	1.75
Occupancy	1

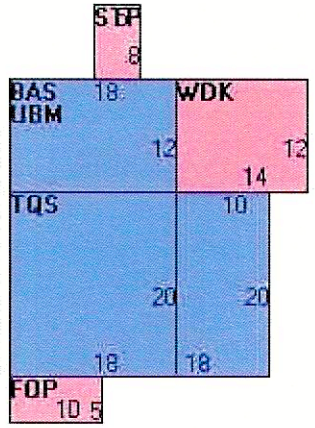
Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\02\64\55.jpg)

Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/12463_

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	776	776
TQS	Three Quarter Story	360	270
FOP	Porch, Open, Finished	50	0
STP	Stoop	40	0
UBM	Basement, Unfinished	776	0
WDK	Deck, Wood	168	0
		2,170	1,046

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1010
Description	Single Fam M01
Zone	LUG3
Neighborhood	360
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.23
Frontage	0
Depth	0
Assessed Value	$637,500

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$549,800	$637,500	$1,187,300
2023	$405,800	$607,300	$1,013,100

2022	$315,600	$506,100	$821,700
2021	$315,600	$506,100	$821,700
2020	$332,400	$506,100	$838,500

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Nantucket Historic District Commission - Approvable Roof Shingle Colors

The following roof shingle types & colors are approvable by the Nantucket Historic District Commission (HDC), as noted.

Approval is subject to the following:

1. Submission of a complete application shall include shingle manufacturer and manufacturer's color reference. In the instance of an existing roof, application shall also include images sufficient to illustrate existing roof materials in the context of the respective structure(s) and of the surrounding environment. If application is for installation of a non-listed manufacturer color, applicant shall provide a minimum 3' x 3' sample of the proposed shingles.

2. For an approval under the HDC's Consent Agenda process the HDC or its designee shall first determine shingle type and color is approvable *and* appropriate in the context of the subject property (i.e., with regard to trim and other house color, architectural style and/or elements, etc.).

--- For additional information or instruction, contact Planning and Land Use Service at 508-325-7587 ---

ROOF SHINGLES **Style (Architectural or 3-tab), Manufacturer & Color**		***APPROVABLE*** ***Old Historic Districts (OHD & SOHD)***	***APPROVABLE*** ***All other areas***
Architectural Shingles			
CertainTeed 'Landmark':	GAF:		
1. Cobblestone Gray		Not Approvable	*Approvable*
2. Charcoal Black		*Approvable*	*Approvable*
3. Driftwood		Not Approvable	*Approvable*
4. Colonial Slate	1. Pewter Gray	*Approvable*	*Approvable*
5. Georgetown Gray		Not Approvable	*Approvable*
6. Granite Gray		Not Approvable	*Approvable*
7. Morie Black	2. Charcoal	*Approvable*	*Approvable*
8. Pewter Wood		Not Approvable	*Approvable*
9. Weathered Wood	3. Weathered Wood	*Approvable*	*Approvable*
IKO 'Cambridge':			
1. Charcoal Gray	4. Fox Hollow (Gray)	*Approvable*	*Approvable*
2. Driftwood		Not Approvable	*Approvable*
3. Dual Black		*Approvable*	*Approvable*
4. Harvard Slate		Not Approvable	*Approvable*
5. Weatherwood		Not Approvable	*Approvable*
3-tab Shingles			
BP 'Yukon SB':			
1. Brown Stone		Not Approvable	*Approvable*
2. Cobalt Black		*Approvable*	*Approvable*
3. Driftwood		Not Approvable	*Approvable*
4. Fossil Wood		Not Approvable	*Approvable*
5. Silver Grey		Not Approvable	*Approvable*
Certainteed 'XT25':			
1. Black Pepper		*Approvable*	*Approvable*
2. Gray Frost		*Approvable*	*Approvable*
3. Moire Black		*Approvable*	*Approvable*
4. Nickel Gray		*Approvable*	*Approvable*
5. Weathered Wood		Not Approvable	*Approvable*
IKO - 'Marathon/Marathon AR':			
1. Driftwood		Not Approvable	*Approvable*
2. Dual Black		*Approvable*	*Approvable*

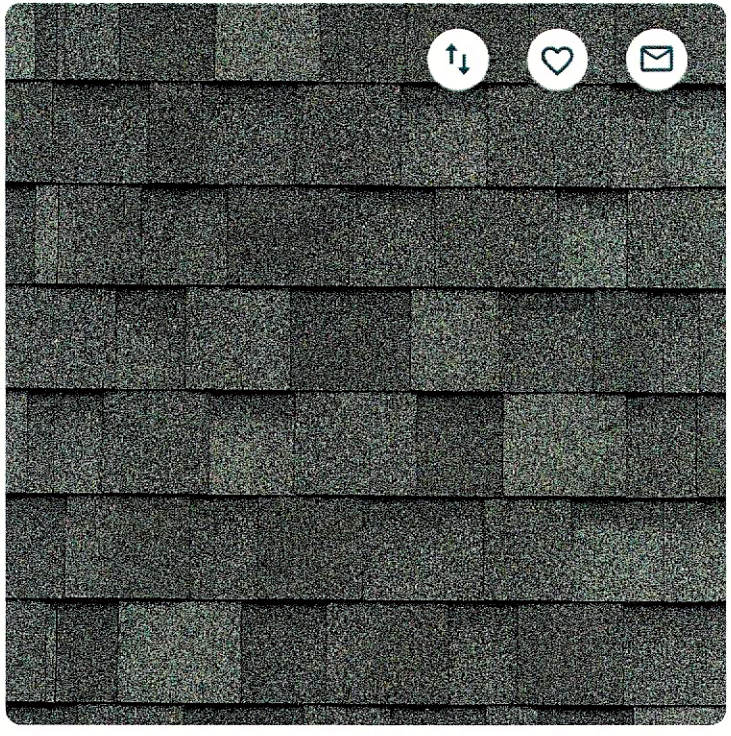
--- Manufacturers listed are to provide a reference for all parties based on shingle type & colors then available on Nantucket. The Nantucket Historic District Commission does not endorse any manufacturer. ---

UPDATED BY HDC VOTE: 4-22-2021

Try Our Instant Roof Quoting Tool
Enter a street address to start
GET STARTED

IKO Cambridge Cool Series Harvard Slate Cool Plus

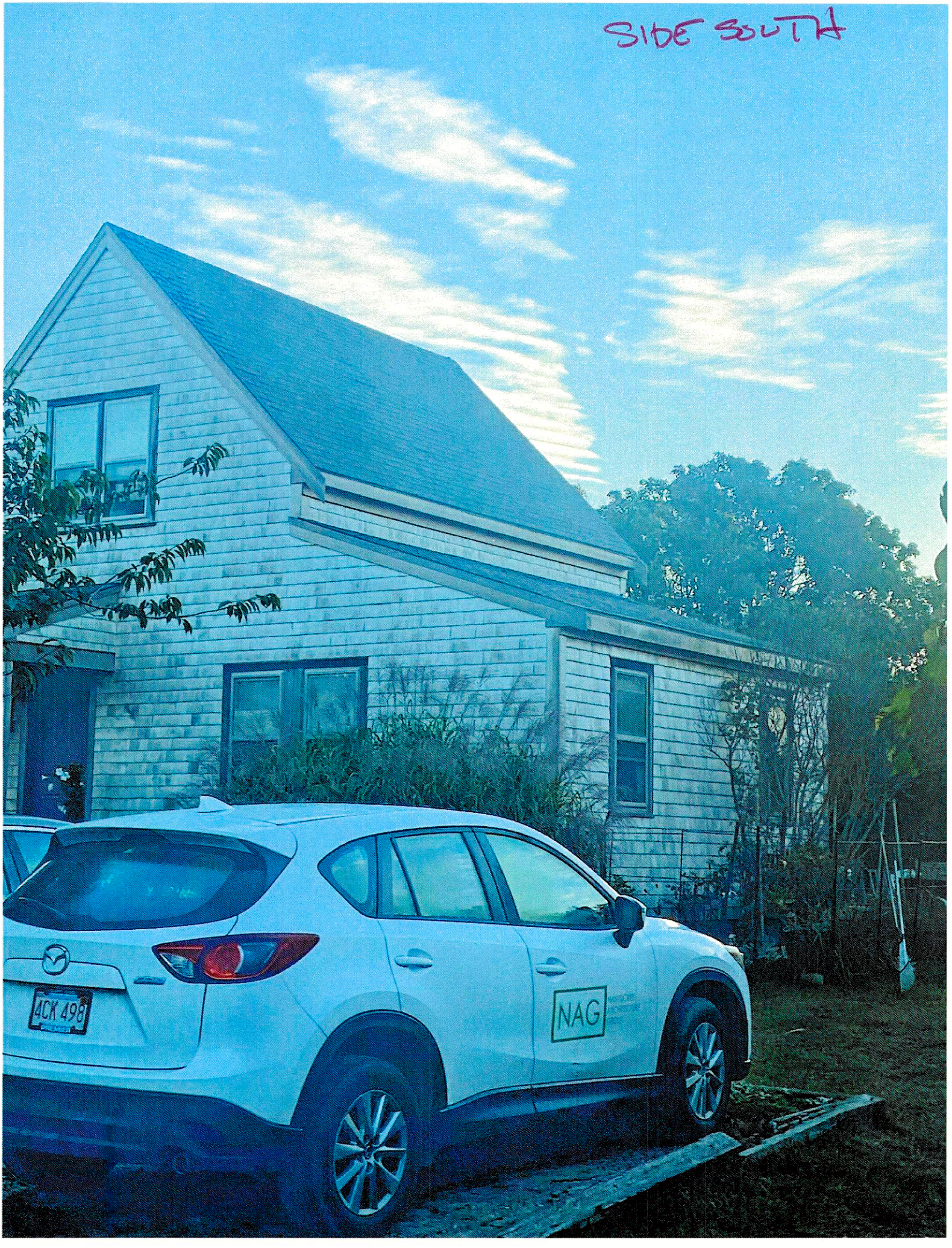
$ SEE MY PRICE





IKO Cambridge Cool Series Harvard Slate Cool Plus


FRONT WEST
SIDE NORTH


SIDE SOUTH
4CK 498
NAG


SIDE SOUTH


REAR EAST

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

156 Cliff Rd
Pool/Hardscape

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS 2024.10.07 **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 0821	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
☑		Owners Authorization Letter

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
☑	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
☑	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
N/A	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Atlantic Landscaping

AS AGENT FOR 156 CLIFF RD NOMINEE TRUST

STREET ADDRESS 156 CLIFF RD

MAP/PARCEL 41/836

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10.07.2024

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

09.27.2024
Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.....156 Cliff Rd Nominee Trust.....

MAILING ADDRESS.....67 Byron Rd Weston Ma 02493.....

PROPERTY LOCATION.....156 Cliff Rd.....

ASSESSORS MAP/PARCEL.....41/836.....

SUBMITTED BY:.....Atlantic Landscaping.....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.09.27 10:13:18 -04'00'

September 27, 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
41	1		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	157 CLIFF RD
41	71		BEAUDETTE RICHARD P TR		1120 N LAKE SHORE DR # 10-A	CHICAGO	IL	60611-1353	158 CLIFF RD
41	74	2	CAULFIELD STEPHEN C & JOANNE B TRST		7 LITTLE DIPPER LN	ORRS ISLAND	ME	04066	152R CLIFF RD
41	74	1	NANTUCKET OVERLOOK LLC		839 WHANN AVE	MCLEAN	VA	22101	152 CLIFF RD
41	205		OFFSHORE ANIMAL HOSPITAL LLC		11 CROOKED LN	NANTUCKET	MA	02554	11 CROOKED LN
41	837		MARK CHRISTOPHER W		580 BRICK YARD ROAD	WOODSTOCK	CT	06281	164 CLIFF RD
41	903		BRADFORD REGGIE & HOLLY		133 WEST WESLEY RD	ATLANTA	GA	30327	11 HICKORY MEADOW LN
Count:	**7**								

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 156 Cliff Rd

Tax Map Number: 41 Parcel Number: 836

Owner of Record: 156 Cliff Rd Nominee Trust

Description of Proposal: Pool 40x18 with Patio, Stone Wall, Fire Pit, Outdoor Kitchen

Anticipated HDC Submission Date: 2024.10.07

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 856

Street & Number of Proposed Work: 1576 CLIFF RD.

Owner of record: 1576 CLIFF RD. NOM. TRUST

Mailing Address: 67 BYRON RD. WESTON MA 02493

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING 6 MARBLE WAY NANTUCKET MA 02554

Contact Phone #: 508 367 3012 E-mail: lindsay@atlanticlandscapinginc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District R20) ☐ Roof ☐ Other PATIO, STONE WALL, FIRE PIT, OUTDOOR KITCHEN

Size of Structure or Addition: Length: 40 Sq. Footage 1st floor: _____ ~~Decks~~/Patio: Size: 1082 ☐ 1st floor ☐ 2nd floor

Width: 18 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

RET WALLS 34'-5" x 18" H. Sq. footage 3rd floor: _____ BLUESTONE ↑

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways SHELL Walkways BLU STONE-GRANITE 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 09/27/2024 Signature of owner of record _____ Signed under penalties of perjury



1 HDC LANDSCAPE PLAN
SCALE: 1" = 20'

2 LOCUS M-41 P-836

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

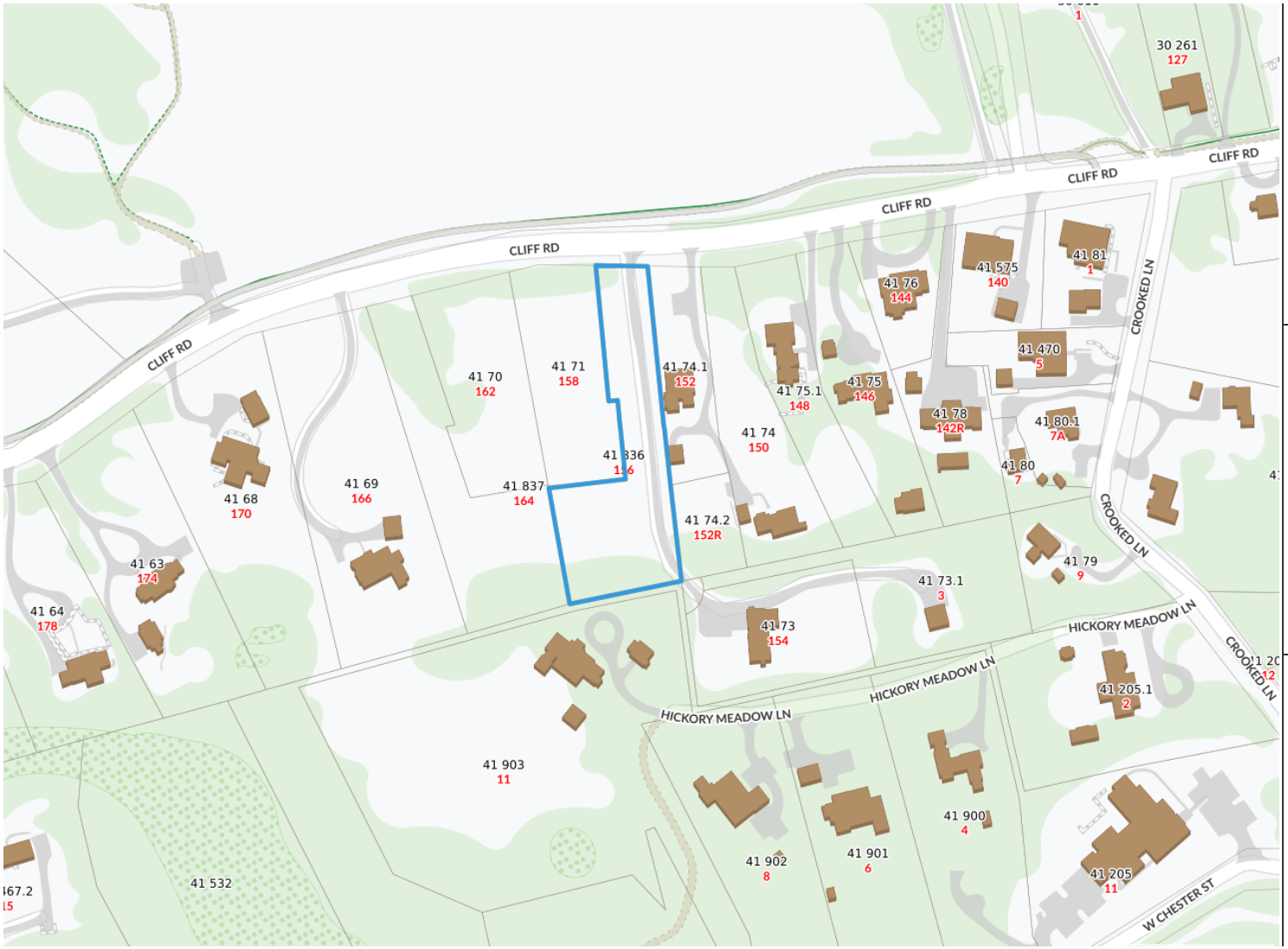
Landscape at
156 Cliff Rd
Nantucket, Ma.
02554

M: 41
P: 836
Zoning: R20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 9/27/24
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-41 P-836

Property Information

Property ID	187774
Location	156 CLIFF RD
Owner	HALPERIN MONICA TR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/08/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

atlantic LANDSCAPING, INC

MARK	DATE

HDC Locus

Landscape at
156 Cliff Rd
Nantucket, Ma.
02554
M: 41
P: 836
Zoning: R20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 9/27/24
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
156 Cliff Rd
Nantucket, Ma.
02554
M: 41
P: 836
Zoning: R20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 9/27/24
Drawing No.:
HDC-B

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1 156 Cliff Rd View 1



2 156 Cliff Rd View 2



3 156 Cliff Rd View 3



4 156 Cliff Rd View 4

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
156 Cliff Rd
Nantucket, Ma.
02554
M: 41
P: 836
Zoning: R20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 9/27/24
Drawing No.:
HDC-C

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2 POOL WITH RAISED SPA GRANITE



1 GRANITE PATIO



3 COLONIAL STONE OUTDOOR KITCHEN



4 ROUND FIRE PIT COLONIAL STONE

atlantic LANDSCAPING, INC

MARK	DATE

HDC Materials Photos

Landscape at
156 Cliff Rd
Nantucket, Ma.
02554
M: 41
P: 836
Zoning: R20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 9/27/24
Drawing No.:
HDC-D

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Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

4 Sophies Way
Pool/Hardscape

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS 10.07.2024 **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

_____COPY:
_____BUSINESS:
EMAIL ☐

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.

200, ck 0823 — 3. **Application Fee**: See back of application for fee schedule or call the office.

X — 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X — 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X — 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X — 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X — 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

X — Covid 10 Day Waiver

X

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

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).

N/A — 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

N/A (initial to indicate read and understand) — 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

N/A — 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A — 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Atlantic Landscaping

AS AGENT FOR 21 Pilgrim Road Trust

STREET ADDRESS 4 Sophies Way

MAP/PARCEL 21/213

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10.07.2024

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 09.30.2024 Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.....21 Pilgrim Road Trust.....

MAILING ADDRESS.....2100 McKinney Ave Ste 1600, Dallas, Tx 75201.....

PROPERTY LOCATION....4 Sophies Way.....

ASSESSORS MAP/PARCEL.....41/213.....

SUBMITTED BY:.....Atlantic Landscaping.....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.09.27 11:27:52 -04'00'

September 27, 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
41	98		23&25 PILGRIM ROAD LLC		SWAIN AND BEAUDETTE LLC	NANTUCKET	MA	02584	25 PILGRIM RD
41	99		NANTUCKET ISLANDS LAND BANK ETAL		22 BROAD STREET	NANTUCKET	MA	02554	3 PILGRIM RD
41	213	1	RUDIKOFF ALAN BRUCE & VERONICA		8 ASCENTA TERRACE	NEWTON	MA	02465	19 PILGRIM RD
41	213	2	COHEN STEVEN L TR	21 PILGRIM ROAD TRUST	2100 MCKINNEY AVE STE 1600	DALLAS	TX	75201	21 PILGRIM RD
41	213	3	FRIEDMAN VALERIE J TR	FRIEDMAN MARK A 2021 IRRV TRUST	63 GODDARD AVE	BROOKLINE	MA	02445	3 SOPHIES WY
Count:	**5**								

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 4 Sophies Way

Tax Map Number: 41 Parcel Number: 213

Owner of Record: 21 Pilgrim Road Trust

Description of Proposal: Pool 40 x 18 with Patio and Outdoor Kitchen, Stone Wall 18" high

Anticipated HDC Submission Date: 2024.10.07

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

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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:

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1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 213

Street & Number of Proposed Work: 4 SOPHIES WAY

Owner of record: 21 PILGRIM ROAD TRUST

Mailing Address: _____

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@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. _____

☒ Pool (Zoning District R1) ☐ Roof ☐ Other RAISED SPA 8X10, OUTDOOR KITCHEN, STONE WALL 18" Ht.

Size of Structure or Addition: Length: 40 Sq. Footage 1st floor: _____ Decks/Patio: Size: 16x11 ☐ 1st floor ☐ 2nd floor

Width: 18 Sq. footage 2nd floor: _____ BLUESTONE ↑ Size: 20x16 ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____ 14x14

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways SHELL Walkways BLUESTONE 3x3 Walls STONE VENEER

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

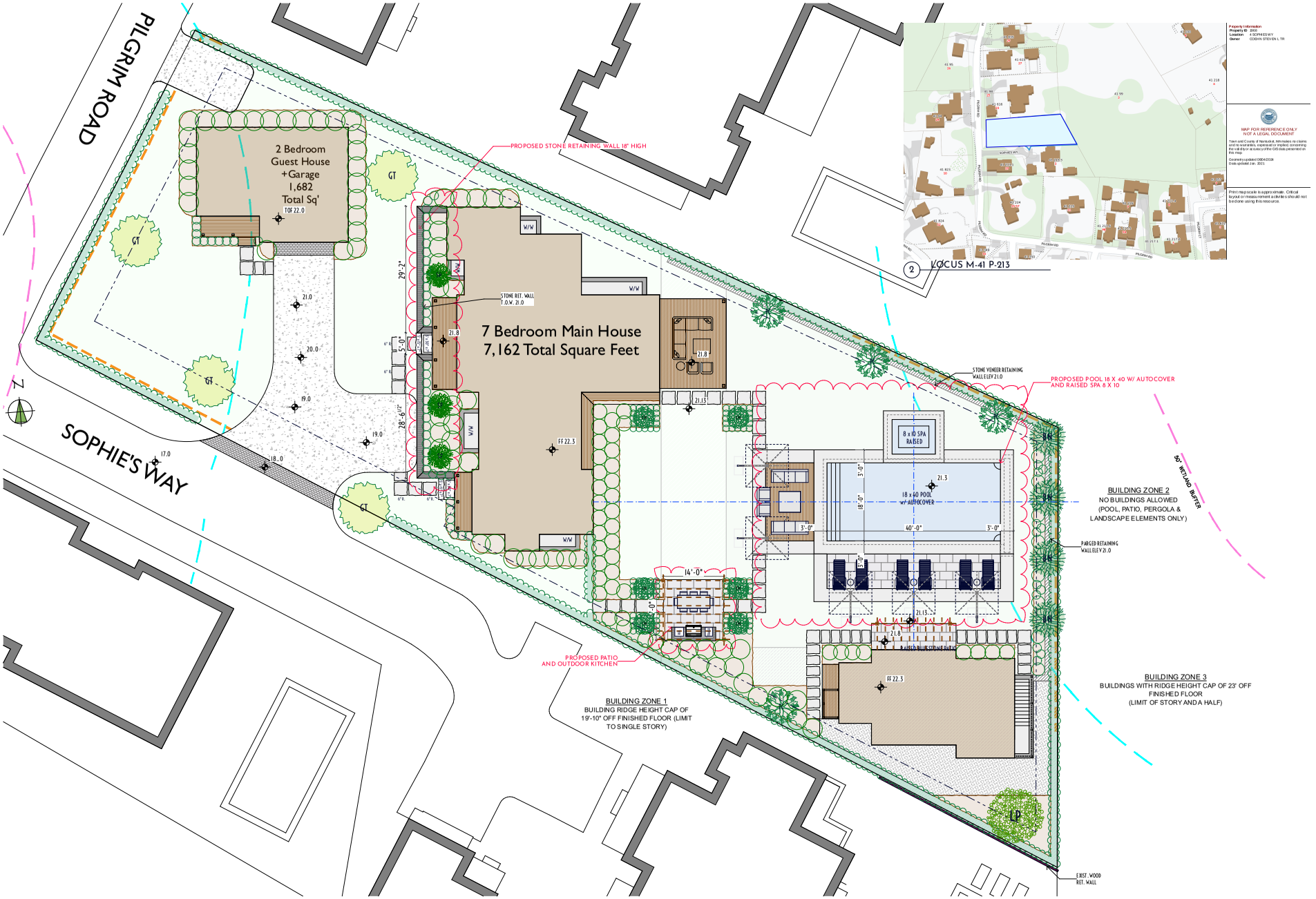
Trim _____ Sash _____ Doors _____

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 09/27/2024 Signature of owner of record _____ Signed under penalties of perjury



1 HDC LANDSCAPE PLAN
SCALE: 1" = 10'

2 LOCUS M-41 P-213

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

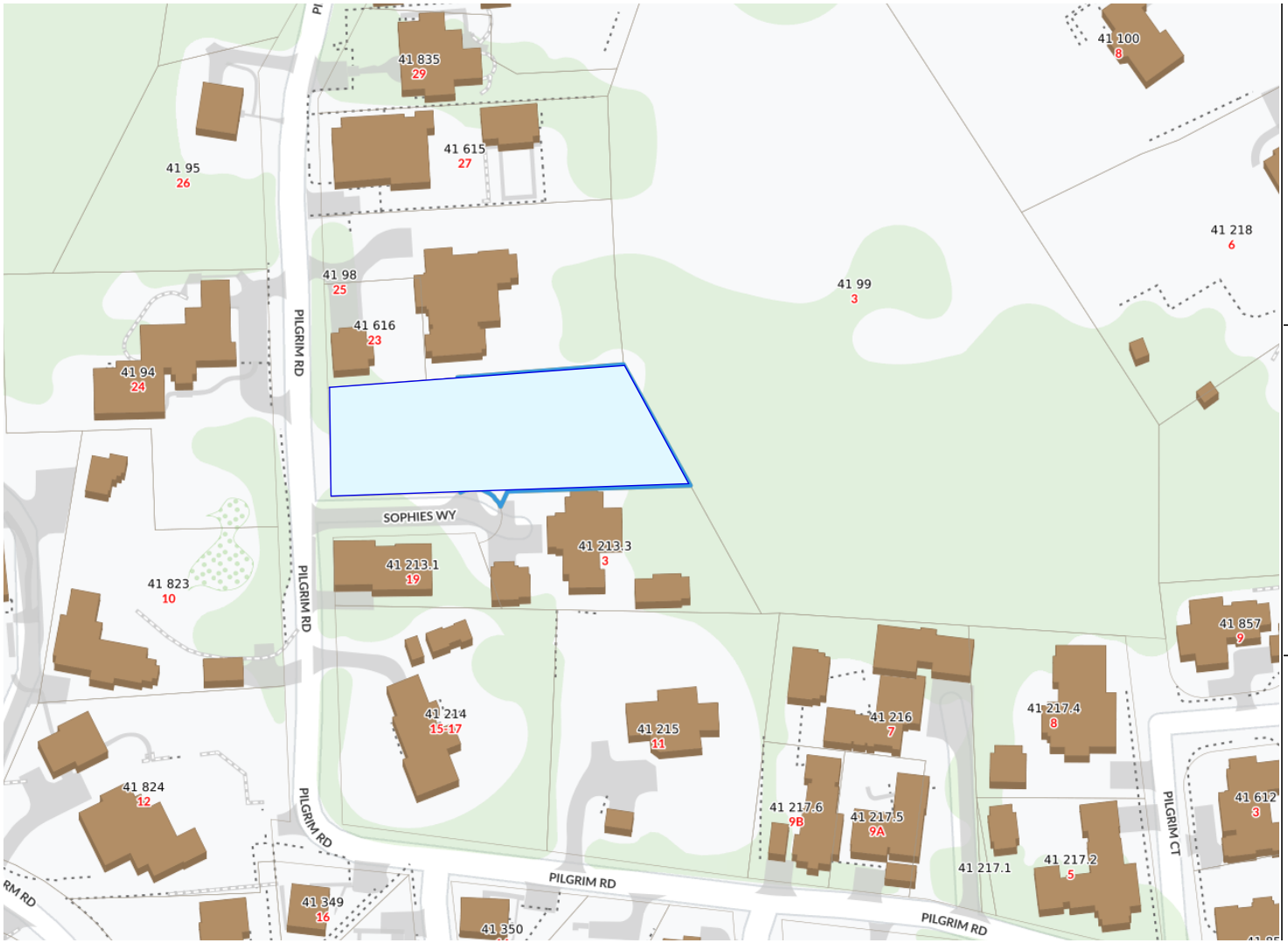
Landscape at
4 Sophies Way
Nantucket, Ma.
02554

M: 41
P: 213
Zoning: R1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 9/30/24
Drawing No.:

HDC-1

Surveyor	Contact
Mulloy	LC

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



Property Information

Property ID	1968
Location	4 SOPHIES WY
Owner	COEHN STEVEN L TR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

1 LOCUS M-41 P-213

atlantic LANDSCAPING, INC

MARK	DATE

HDC Locus

Landscape at
4 Sophies Way
Nantucket, Ma.
02554
M: 41
P: 213
Zoning: R1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 9/30/24
Drawing No.:
HDC-A

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1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

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Landscape at
4 Sophies Way
Nantucket, Ma.
02554
M: 41
P: 213
Zoning: R1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 9/30/24
Drawing No.:
HDC-B

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1 4 Sophies Way View 1



2 4 Sophies Way View 2



3 4 Sophies Way View 3



4 4 Sophies Way View 4

Atlantic Landscaping, Inc

MARK	DATE

HDC Site Photos

Landscape at
4 Sophies Way
Nantucket, Ma.
02554
M: 41
P: 213
Zoning: R1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 9/30/24
Drawing No.:
HDC-C

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4 POOL w: BLUESTONE COPING



3 COLONIAL STONE OUTDOOR KITCHEN



2 COLONIAL FIELDSTONE WALL



1 SPA RAISED COLONIAL STONE

atlantic LANDSCAPING, INC

MARK	DATE

HDC Materials Photos

Landscape at
4 Sophies Way
Nantucket, Ma.
02554
M: 41
P: 213
Zoning: R1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 9/30/24
Drawing No.:
HDC-D

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Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

18 Bishops Rise
Pickleball Court

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS 10.07.2024 **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form**: Description of ALL work must be indicated on application form.
X	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
50	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
X	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.
X		Covid 10 Day Waiver
X		Owners Authorization Letter

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
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).
N/A	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Atlantic Landscaping

AS AGENT FOR 18 Bishops Rise LLC

STREET ADDRESS 18 Bishops Rise

MAP/PARCEL 40/126

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10.07.2024

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.

Alison Ramsey — 09.30.2024

Signature Date

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.....81 Bishops Rise LLC.....

MAILING ADDRESS.....101 Rogers Way, Duxbury, Ma 02332.....

PROPERTY LOCATION.....18 Bishops Rise.....

ASSESSORS MAP/PARCEL.....40/126.....

SUBMITTED BY:.....Atlantic Landscaping.....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

September 27, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.09.27 11:37:47 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
40	31	2	SWEENY CYNTHIA D		6 POLLY PARK RD	RYE	NY	10580-1927	15 BISHOPS RISE
40	35		8 SWIFT ROCK LLC		21 CENTER STREET	WESTON	MA	02493	8 SWIFT ROCK RD
40	36		COSTA ANTHONY & COLE SHAW		921 NORTH SPRING MILL ROAD	VILLANOVA	PA	19085	10 SWIFT ROCK RD
40	37		FRANK WALTER J III & DEBORAH A		40 LOANTOWN RD	REDDING	CT	06896	12 SWIFT ROCK RD
40	125		BUTLER TIMOTHY P ET AL		42 CARLETON ST STE 2	BROOKLINE	MA	O2446	16 BISHOPS RISE
40	127		20A BISHOPS RISE INVESTORS LLC		50 TERMINAL ST	CHARLESTOWN	MA	02129	20 BISHOPS RISE
Count:	**6**								

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 18 Bishops Rise

Tax Map Number: 40 Parcel Number: 126

Owner of Record: 18 Bishops Rise LLC

Description of Proposal: Pickleball Court 30 x 60, Bluestone Patio with Pergola 12 x 21

Anticipated HDC Submission Date: 10.07.2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

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If you have any questions, please contact the HDC office at 508.325.7587.

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2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 40 PARCEL N°. 126

Street & Number of Proposed Work: 18 BISHOPS RISE

Owner of record: 18 BISHOPS RISE LLC.

Mailing Address: 101 ROGERS WAY
DUXBURY, MA 02332

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING
16 MARBLEWAY NANTUCKET MA 02554

Contact Phone #: 508 367 3012 E-mail: _____
linosay@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 _____) ☐ Roof ☒ Other PICKLE BALL COURT, BLUESTONE PATIO W/ PERGOLA

Size of Structure or Addition: Length: 60 Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 30 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

PATIO = 12 X 21 Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways EXIST Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

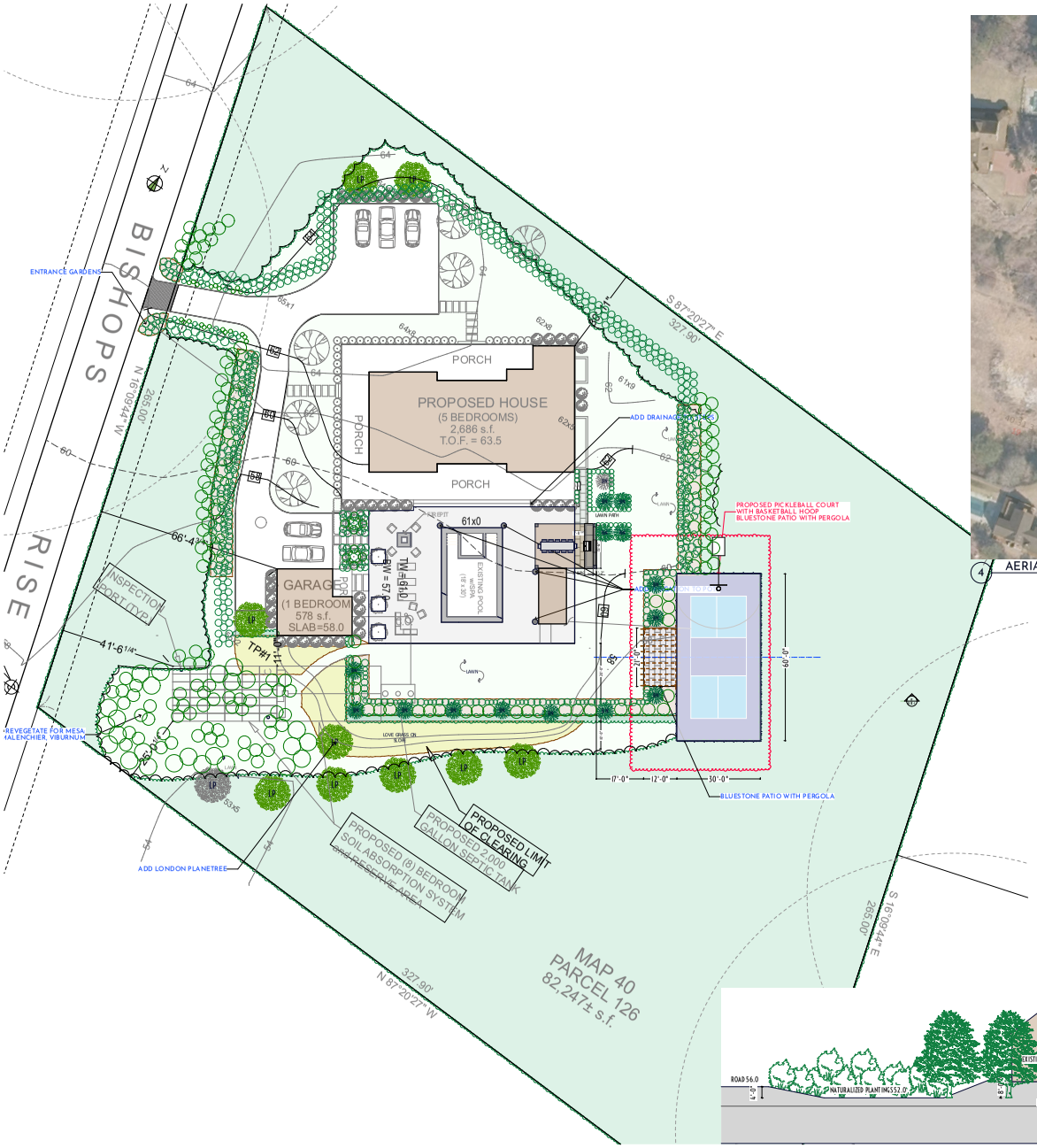
Trim _____ Sash _____ Doors _____

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.

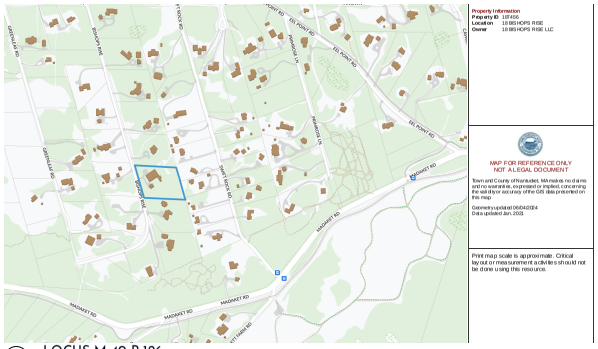
Date 09/27/2024 Signature of owner of record _____ Signed under penalties of perjury



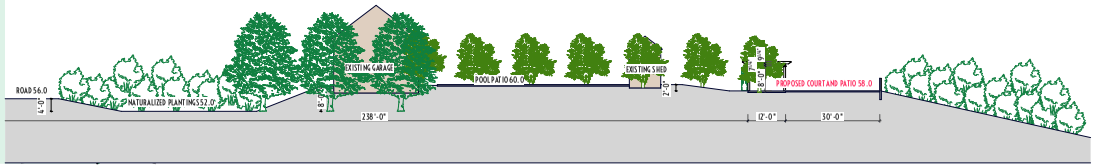
1 HDC LANDSCAPE PLAN
SCALE: 1" = 20'



4 AERIAL OVERLAY PLAN



3 LOCUS M-40 P-126



2 SECTION THROUGH SITE AT COURT
SCALE: 1" = 20'

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

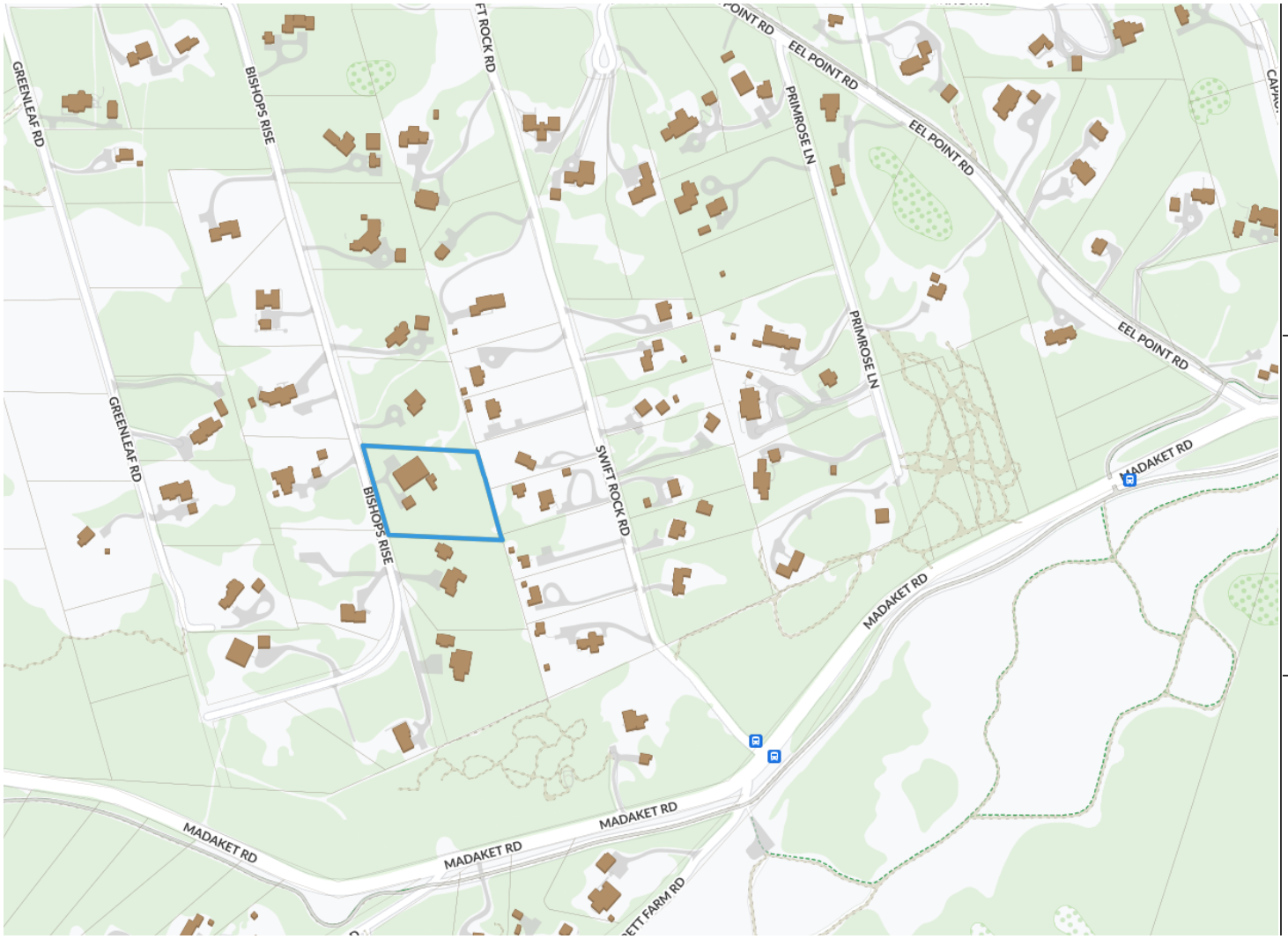
Landscape at
18 Bishops Rise
Nantucket, Ma.
02554

M: 40
P: 126
Zoning: LUG2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 9/27/24
Drawing No.:

HDC-1

Surveyor	Contact
Surveyor	Contact

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



Property Information

Property ID	187456
Location	18 BISHOPS RISE
Owner	18 BISHOPS RISE LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

1 LOCUS M-40 P-126

atlantic LANDSCAPING, INC

MARK	DATE

HDC Locus

Landscape at
18 Bishops Rise
Nantucket, Ma.
02554
M: 40
P: 126
Zoning: LUG2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 9/27/24
Drawing No.:
HDC-A

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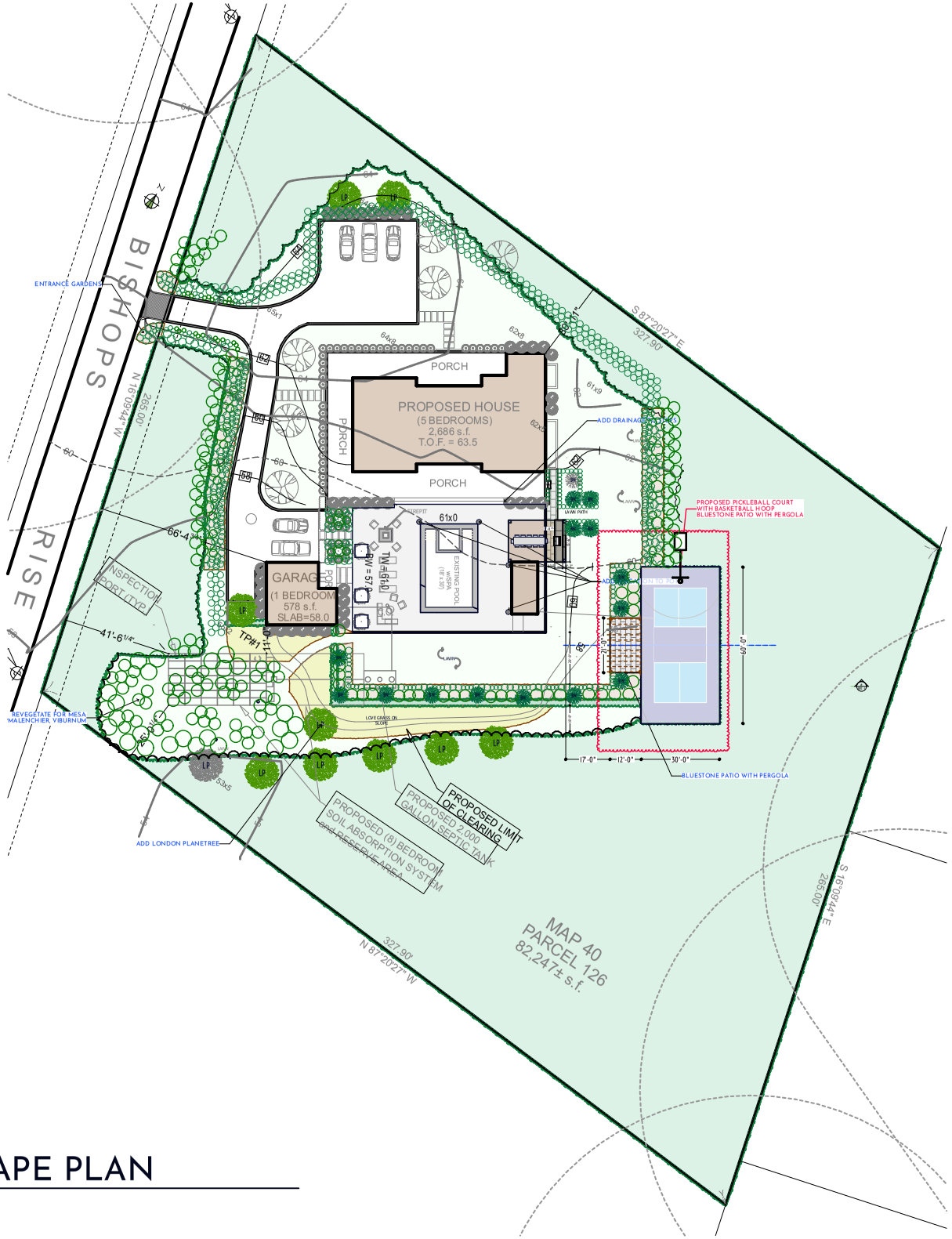

1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
18 Bishops Rise
Nantucket, Ma.
02554
M: 40
P: 126
Zoning: LUG2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 9/27/24
Drawing No.:
HDC-B

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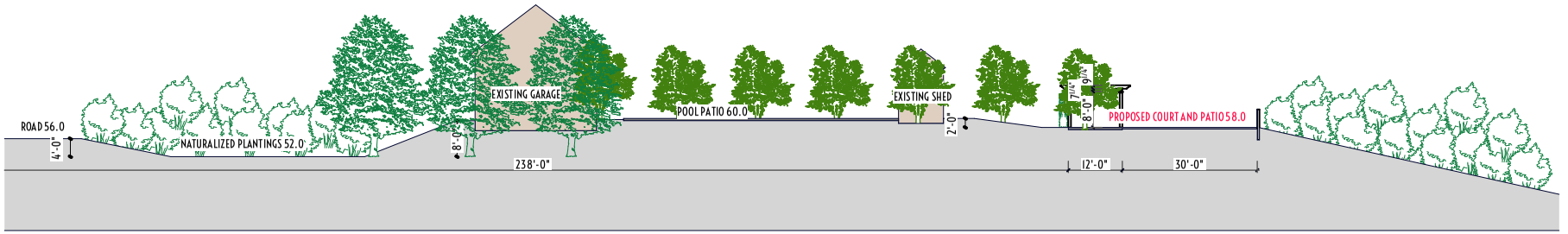
BISHOPS RISE
N
LP
LP
LP



SECTION THROUGH SITE AT COURT
SCALE: 1:452.55

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Section

Landscape at
18 Bishops Rise
Nantucket, Ma.
02554
M: 40
P: 126
Zoning: LUG2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 9/27/24
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 18 Bishops Rise View 1



2 18 Bishops Rise View 2



3 18 Bishops Rise View 3



4 18 Bishops Rise View 4

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
18 Bishops Rise
Nantucket, Ma.
02554
M: 40
P: 126
Zoning: LUG2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 9/27/24
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.





atlantic
LANDSCAPING, INC

MARK	DATE

HDC Materials Photos

Landscape at
18 Bishops Rise
Nantucket, Ma.
02554
M: 40
P: 126
Zoning: LUG2
Front Setback: 35
S&R Setback: 15
Scale: As Noted
Plotted: 9/27/24
Drawing No.:

HDC-F

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 427

Street & Number of Proposed Work: 5 PINE CREST DR

Owner of record: KYLE SNELL

Mailing Address: 5 PINE CREST DR NANTUCKET

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: THORNEWILL DESIGN, LLC

Mailing Address: 48 DUKES RD NANTUCKET

Contact Phone #: 228 9161 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: BRICK ☒ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: 24 x 16 E ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing 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

40' GREEN MESH 5' TALL DOG FENCE @ EXISTING CYPRESS @ BIKE PATH

Is there an HDC survey form for 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' (6')

Type: CEDAR PRIVACY

Length: 160'

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns / Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights (muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type GRAVEL + Material _____

Hardscape materials: Driveways BELGIAN APRON Walkways BRICK 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 9/23/21 Signature of owner of record Kyle Snell Signed under penalties of perjury

From: Paula McQuaid paula.mcquaid4@gmail.com
Subject: Support for Proposed Cedar Fence Installation/ McQuaid
Date: September 20, 2024 at 9:58 AM
To: Thornewill Design office@thornewilldesign.com

Dear Members of the HDC Board,

I hope this message finds you well.

I am writing to express my support for Kyle Snell's proposed installation of a cedar fence on his property line between our lots on Cardinal Court. As an abutting neighbor, I believe this fence will enhance the privacy and aesthetics of our shared space.

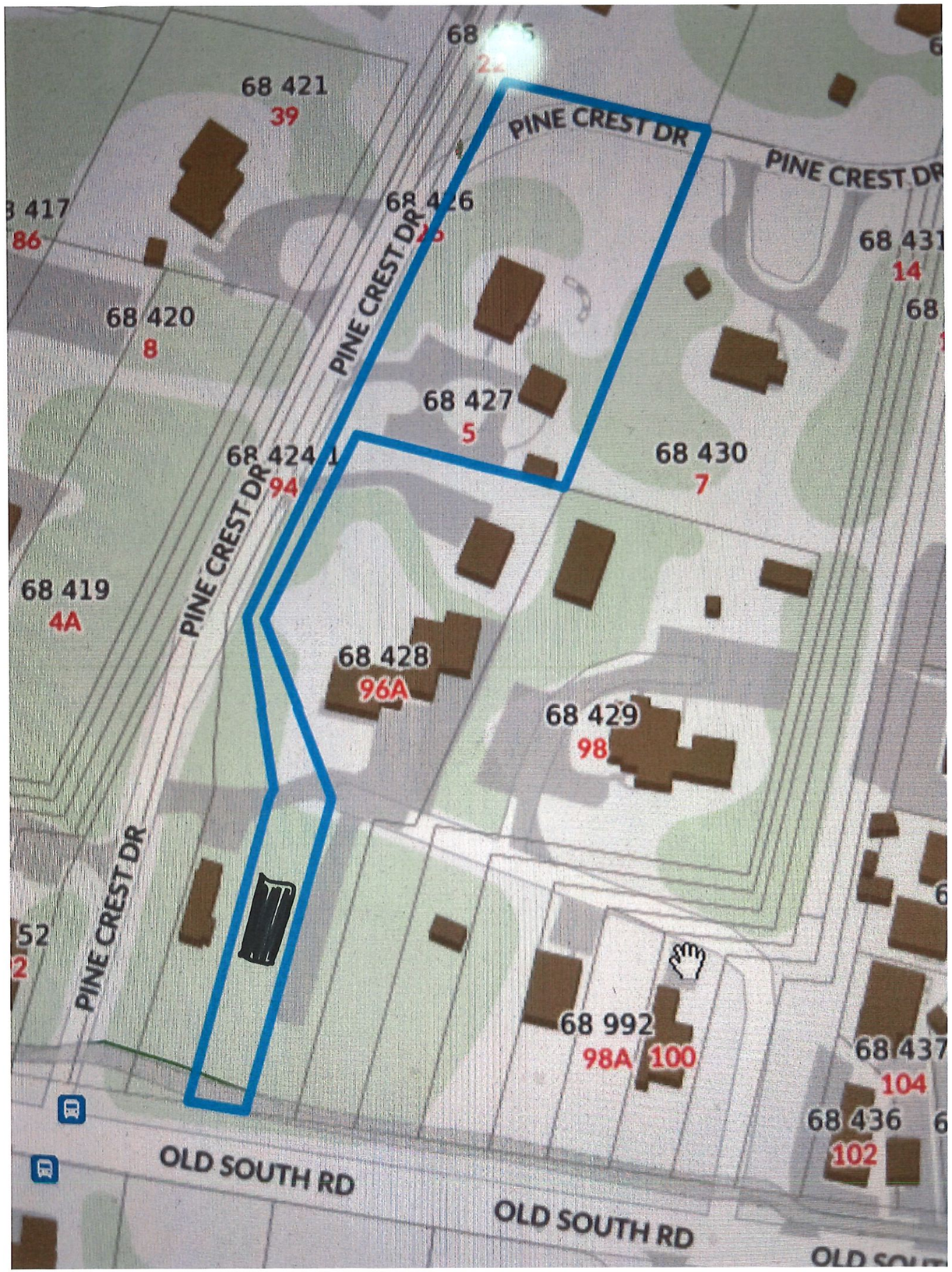
I appreciate your attention to this matter and look forward to hearing your decision

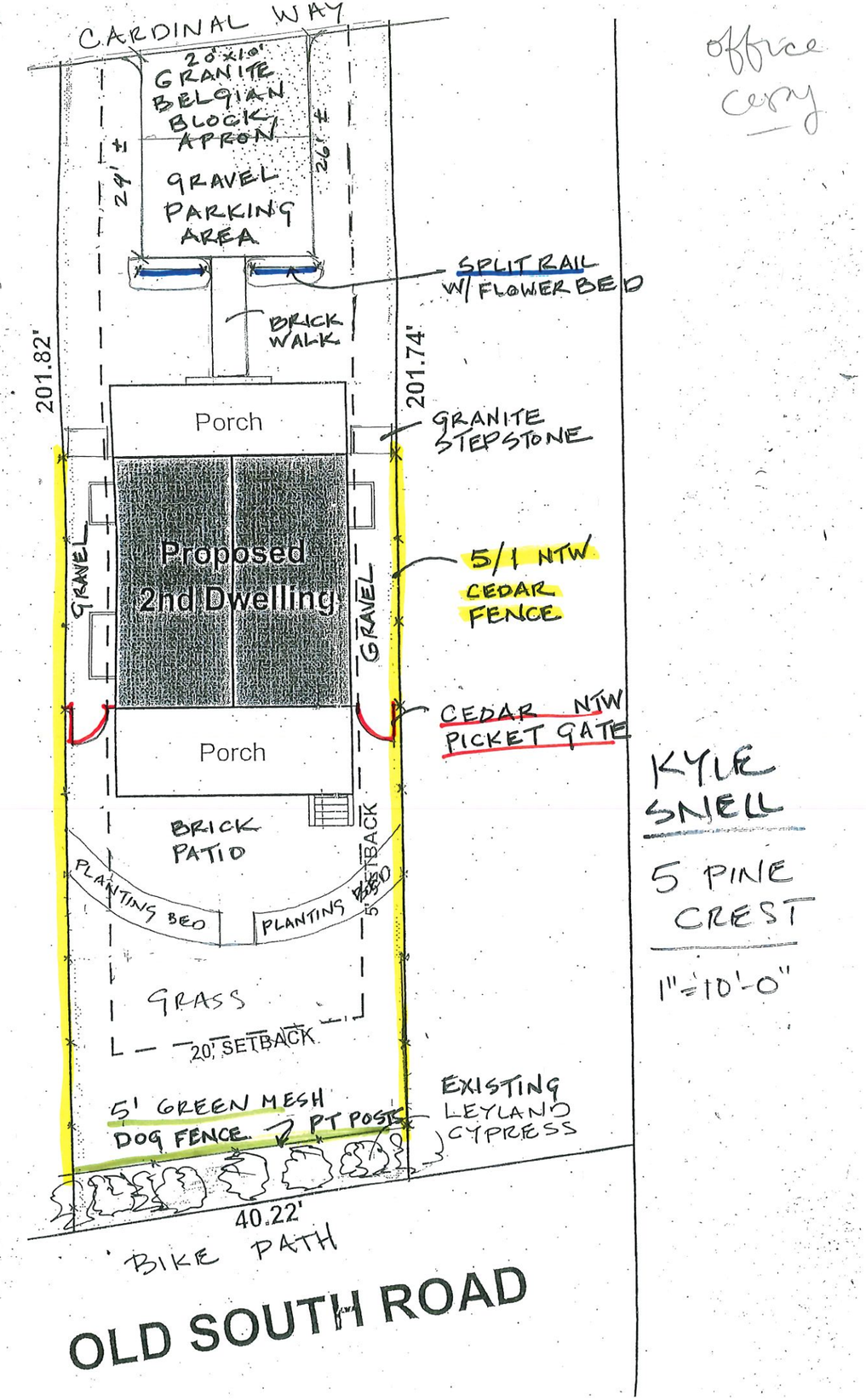
Thank you for considering my perspective.

Best regards,

Paula McQuaid

26 Pine Crest Drive
Nantucket, MA 02554


68 421
39
PINE CREST DR
PINE CREST DR
68 426
68 431
14
68 420
8
PINE CREST DR
68 427
5
68 424
94
68 430
7
68 419
4A
68 428
96A
68 429
98
PINE CREST DR
68 992
98A 100
68 437
104
68 436
102
OLD SOUTH RD
OLD SOUTH RD



office copy

KYLE SNELL

5 PINE CREST

1"=10'-0"




UCU
250149 5
25G1
GROSS
30,480 KGS
67,200 LBS
2,285 KGS
5,040 LBS
28,195 KGS
62,160 LBS
37.4 CUM
1,320 CUFT
KYLE



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 108 PARCEL N°. 435

Street & Number of Proposed Work: 15 Pine Crest Dr.

Owner of record: Egan James Allen & Ann M Trst

Mailing Address: 15 Pine Crest Drive
Nantucket, MA 02554

Contact Phone #: 508-221-2776 E-mail: alexa@greatpointproperties.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☒ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 35' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 15ft 5 inch Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways 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 9-5-24 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

Aug 26 @ NOON

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.

__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.

_____ 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.

_____ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

_____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

_____ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

_____ 3. **As-Built Plans (1copy):** of existing elevations

_____ 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

_____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

_____ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

_____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Alexa Coleman

AS AGENT FOR James A Egan

STREET ADDRESS 15 Pine Crest Drive

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

9-5-24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 9-5-24 Date



Property Information

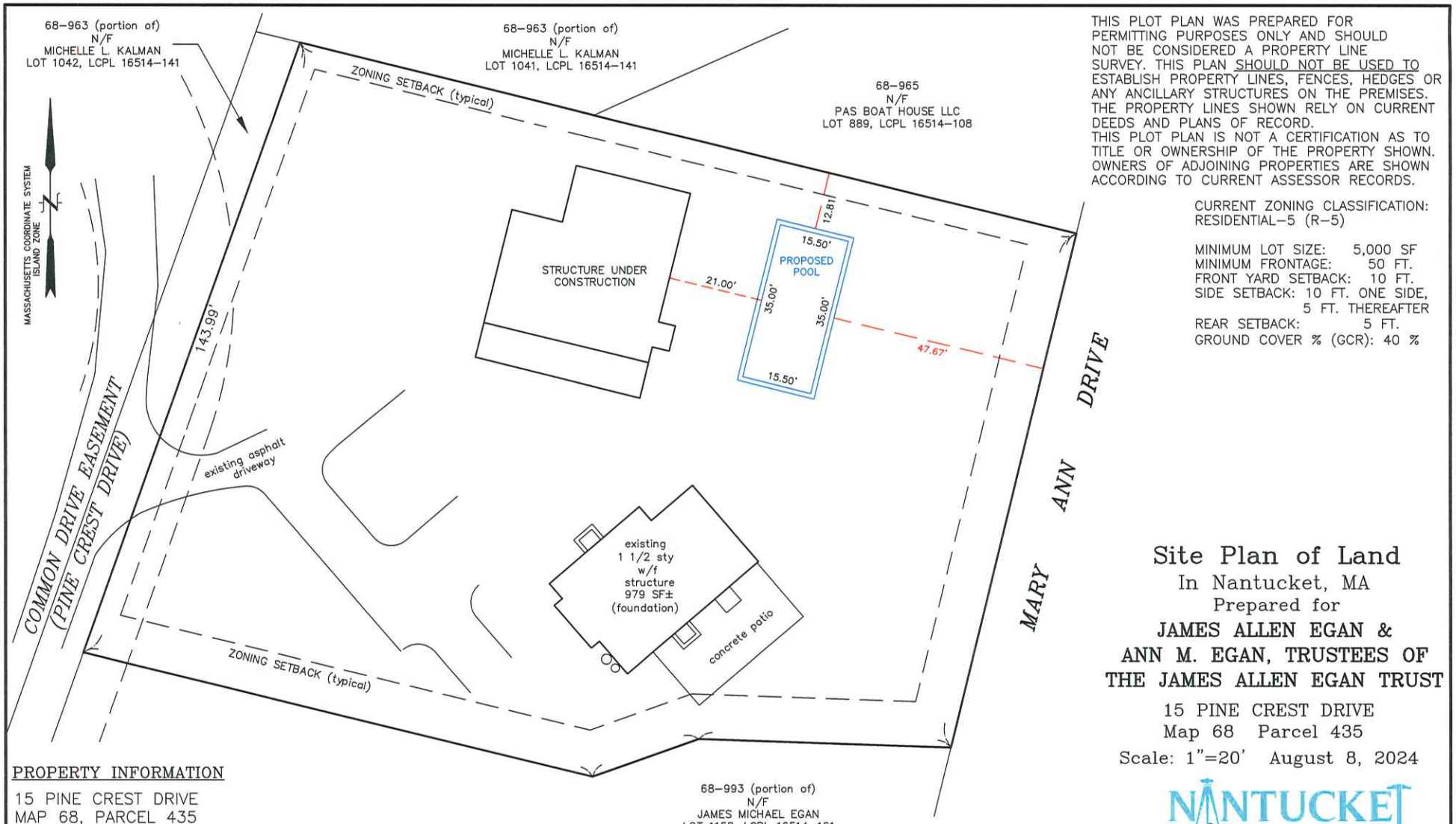
Property ID	6261
Location	15 PINE CREST DR
Owner	EGAN JAMES ALLEN & ANN M TRST

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



THIS PLOT PLAN WAS PREPARED FOR PERMITTING 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.

CURRENT ZONING CLASSIFICATION:
RESIDENTIAL–5 (R–5)

MINIMUM LOT SIZE:	5,000 SF
MINIMUM FRONTAGE:	50 FT.
FRONT YARD SETBACK:	10 FT.
SIDE SETBACK:	10 FT. ONE SIDE, 5 FT. THEREAFTER
REAR SETBACK:	5 FT.
GROUND COVER % (GCR):	40 %

Site Plan of Land

In Nantucket, MA

Prepared for

JAMES ALLEN EGAN &
ANN M. EGAN, TRUSTEES OF
THE JAMES ALLEN EGAN TRUST

15 PINE CREST DRIVE
Map 68 Parcel 435

Scale: 1"=20' August 8, 2024

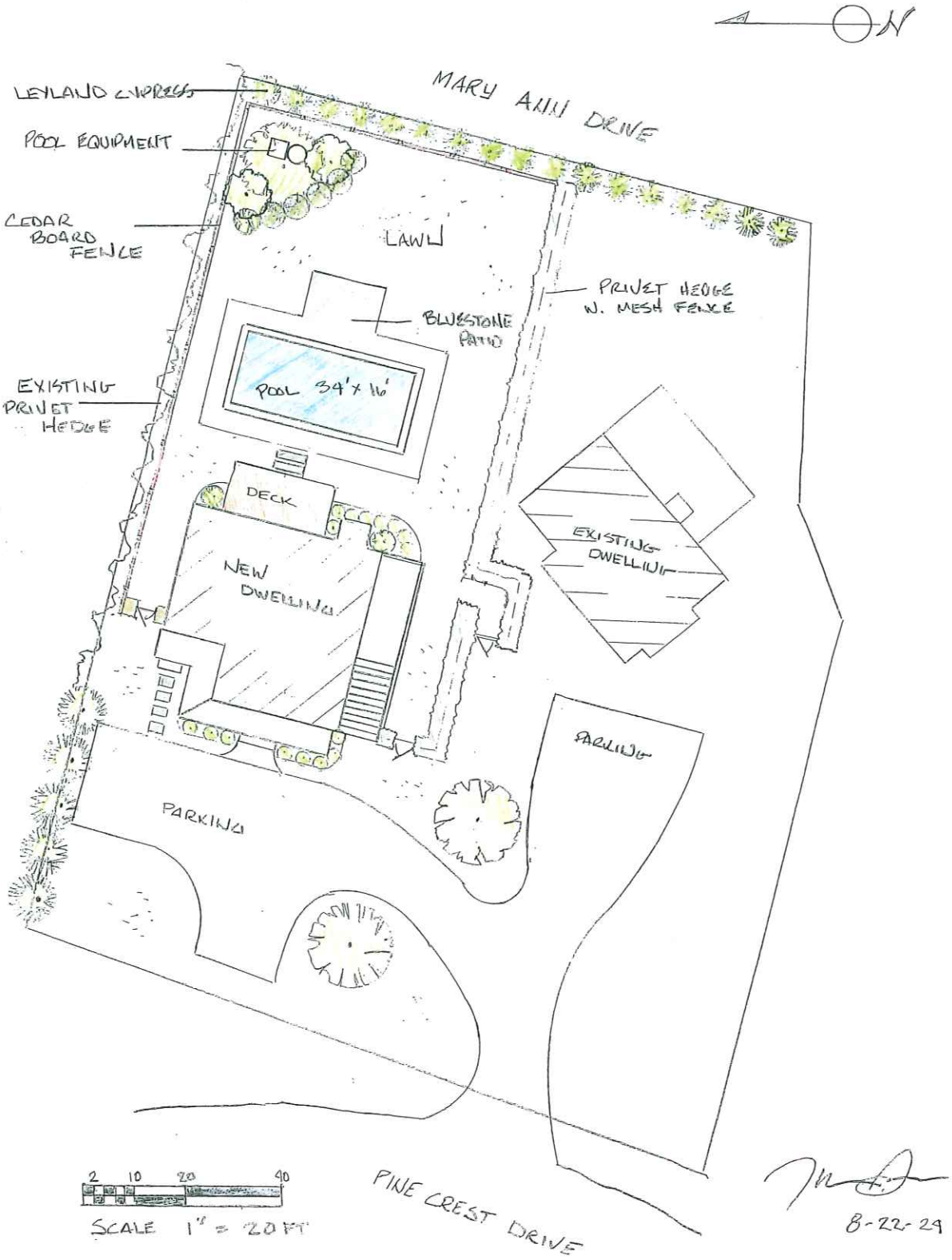
NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

PROPERTY INFORMATION

15 PINE CREST DRIVE
MAP 68, PARCEL 435
OWNERS: JAMES ALLEN EGAN & ANN M. EGAN
TRUSTEES OF THE JAMES ALLEN EGAN TRUST
LC CERT 24461
LOT 797, LCPL 16514–82

LANDSCAPE CONCEPT PLAN

EGAN RES. #15 PINECREST DRIVE



8-22-24



Photo of Property from Pine Crest Drive 9/4/24 (Main house to the left, Cottage on the right)



Photo of rear of property – View from Mary Ann 9/4/24



Photo of rear of Main House (proposed pool site) 9/4/24 - View from Mary Ann Drive





Bluestone Coping Examples
5’ Bluestone Coping to Surround the Pool
10’ L x 15’ W Bluestone Patio for Chaise Lounge



Fence to be installed along the Northern lot line abutting 19 Pine Crest Drive and 40 Mary Ann
Fence to also run along the rear lot line along Mary Ann Drive (see proposal)



Privet Hedge with mesh fence to be installed between Main House and Cottage

Physical: 527 Route 202 Greene, ME 04236

Mailing: P.O. Box 119 Greene, Me. 04236

Cell: 207-577-3589 Store: 207-946-2162

futurepoolandspa@aol.com

Owner(s) Name: Jay Egan

Physical Address: 15 Pine Crest Dr. Nantucket Ma. 02554

Phone Number: 1-508-325-1946

POOL TYPE: Pinnacle 35'

POOL SHAPE: Rectangle

POOL COLOR: Graphite Grey

POOL DIMENSIONS: 15'6"x 35'

INSTALLATION AND CONSTRUCTION SPECIFICATION

Future Fiberglass Pools LLC. to layout pool location.

Owner to obtain building permit where required.

POOL EXCAVATION

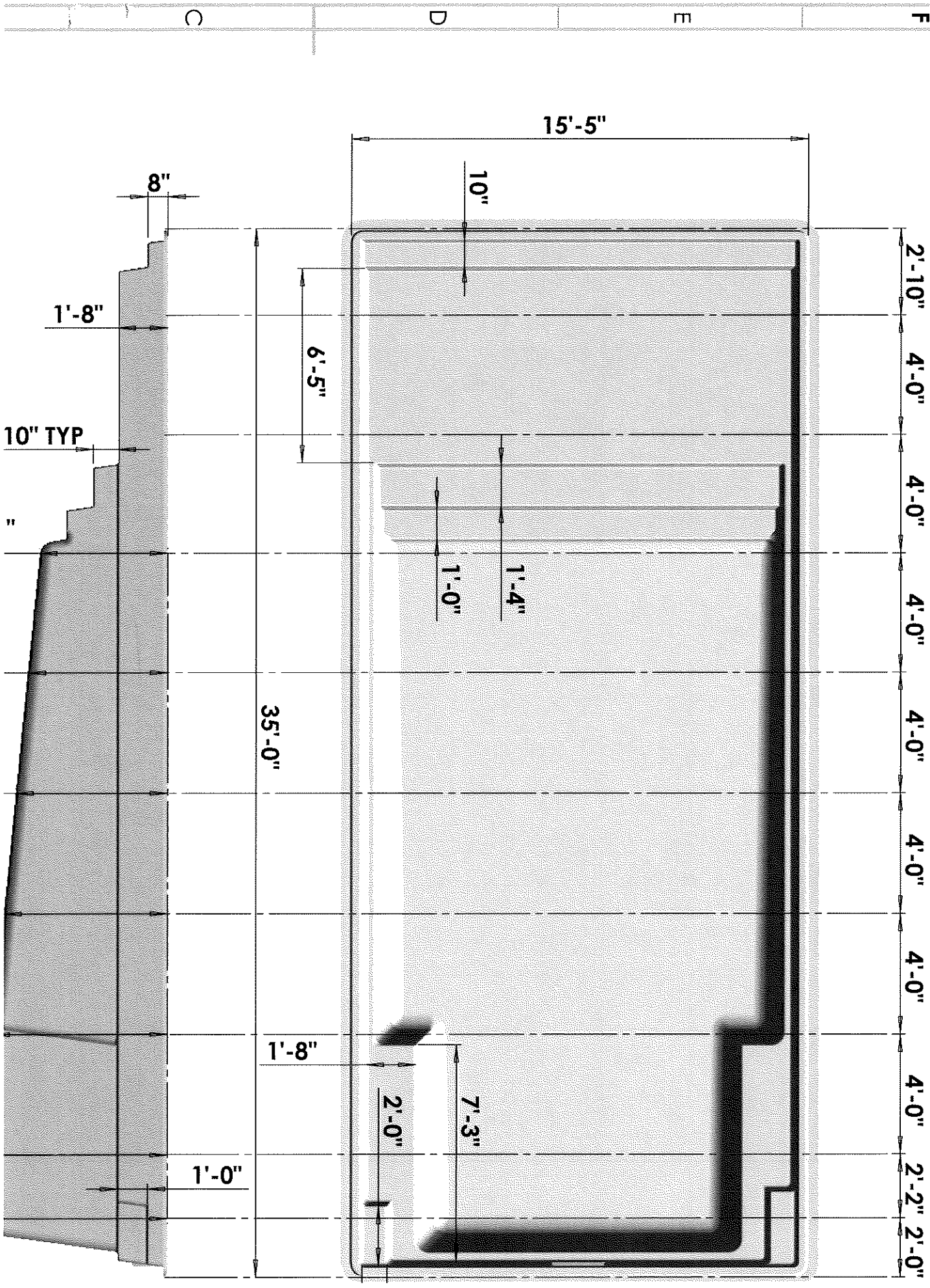
Clear access to pool area prior to construction by (date and person responsible) _____

Removal of trees and stumps in pool location by (date and person responsible) _____

Future Fiberglass Pools LLC. to excavate pool

If excavated earth for the location of pool is not suitable for the backfill of pool, this earth shall be removed at Owners expense and replaced with suitable fill at Owners expense. Sand fill is recommended.

Pool Dimensions



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 KMLD

AS AGENT FOR Somersack LLC

STREET ADDRESS 5 High Brush

MAP/PARCEL 55/388

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9/19/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature Katy Mulloy Date 9/19/24

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°. 38

Street & Number of Proposed Work: 5 High Brush Path

Owner of record: Somersack LLC

Mailing Address: 225 Via Linda
Palm Beach, FL. 33480

Contact Phone #: Agent E-mail: Agent

AGENT INFORMATION (if applicable)

Name: RHLD

Mailing Address: 16B Amelia Drive
Nantucket, MA. 02554

Contact Phone #: 508-221-6672 E-mail: coastalgardens508@yahoo.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC2024-07-10780
☒ Pool (Zoning District R-40) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 36' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
SPA 8'x8' Width: 18' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Revisions (SEE PLANS)
- Increase Pool size to 18'x36'
- Add interior spa 8'x8'

Is there an HDC survey form for 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 9/18/24 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°. 388

Street & Number of Proposed Work: 5 High Brush Path

Owner of record: Somersack LLC

Mailing Address: 225 Via Linda, Palm Beach, FL 33480

Contact Phone #: Agent E-mail: Agent

AGENT INFORMATION (if applicable)

Name: KMLD

Mailing Address: 16B Amelia Drive Nantucket, MA. 02554

Contact Phone #: 508-221-6672 E-mail: coastalgardens508@yahoo.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ☒ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District R-40) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 30' Sq. Footage 1st floor: _____

Width: 16' Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

Decks/Patio: Pool Size: 1500sq ft. ☐ 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: See Plans + Photos

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: 6'
Type: Board Fence
Length: 90' +/-

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Shell Walkways Granite Flagstone Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

~~Deck~~ Patio - Granite Foundation _____ Fence Natural to weather Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

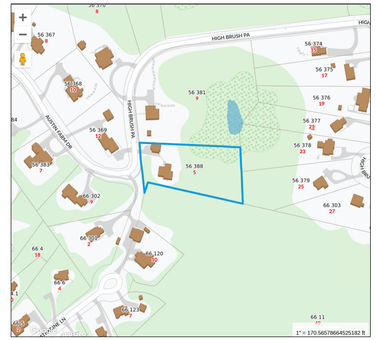
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/18/24 Signature of owner of record _____ Signed under penalties of perjury

REVISIONS: 9/18/24
*INCREASED POOL SIZE FROM 16' X 30' TO 18' X 36'
*ADDED 8' X 8' INTERIOR SPA.
*CHANGED PATIO DESIGN FROM BLUE MIST GRANITE TO FLAGSTONE WITH GRASS BETWEEN.
*ELIMINATED FIRE PIT.



MAP: 56 PARCEL: 388
CURRENT ZONING: R-40
MINIMUM LOT SIZE: 40,000 S.F.
MINIMUM FRONTAGE: 75'
FRONT YARD SETBACK: 30'
SIDE & REAR SETBACKS: 10'
ALLOWABLE G.C.R.: 10%



5 HIGH BRUSH PUBLIC WAY



PLANTING SCHEDULE

	SYM	#	SCIENTIFIC NAME	COMMON NAME/VARIETY
	LG	1	LAGERSTROEMIA INDICA	CREPE MYRTLE 'NATCHEZ'
N	AR	4	ACER RUBRUM	RED MAPLE
N	SF	1	SASSAFRAS ALBIDUM	SASSAFRAS
	AD	26	PIERIS JAPONICA	ANDROMEDA 'BROUWER'S BEAUTY'
	LC	27	LEUCOTHOE AXILLARIS	COASTAL DOGHOBBLE
N	MP	16	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY
N	KL	11	KALMIA LATIFOLIA	MOUNTAIN LAUREL (STRAIGHT SPECIES)
	RO	8	RHODODENDRON	RHODODENDRON 'ALBUM'
N	VD	30	VIBURNUM DENTATUM	VIBURNUM 'CHICAGO LUSTRE'
	BX	2	BUXUS SEMPERVIRENS	COMMON BOXWOOD
	HY	6	HYDRANGEA MACROPHYLLA	HYDRANGEA 'ALL SUMMER BEAUTY'
	VX	1	VITEX AGNUS	CHASTE TREE
	AB	TBD	ABELIA GRANDIFLORA	ABELIA 'RADIANCE'
	CM	TBD	NEPETA	CALAMINT 'CAT'S PAJAMAS'
	SD	TBD	LEUCANTHEMUM	SHASTA DAISY 'SNOWCAP'
	AG	TBD	AGASTACHE	AGASTACHE 'BLUE FORTUNE'
	NS	TBD	NASSELLA	MEXICAN FEATHER GRASS
	HP	1	HYDRANGEA PETIOLARIS	CLIMBING HYDRANGEA

PLANT LIST SUBJECT TO AVAILABILITY
N = NATIVE

PROPOSED 6' BOARD FENCE - NATURAL TO WEATHER



PROPOSED STREET GATE - NATURAL TO WEATHER



FLAGSTONE STEPPERS



FLAGSTONE PATIO



NOTE:
PROPOSED POOL TO BE CONSTRUCTED WITH AUTO-COVER.

NOTE:
PROPOSED 6' BOARD FENCE AND GATES TO BE NATURAL TO WEATHER. (SEE PHOTO)

NOTE:
POOL COPING TO BE 2' X 4' GRANITE WITH BULLNOSE EDGE.

NOTE:
EXISTING CHERRY TREE BY MAIN HOUSE BACK DECK TO BE REMOVED.

NOTE:
EXISTING LEYLANDS ALONG WEST SIDE OF GARAGE TO BE PRUNED BACK.

NOTE:
EXISTING LANDSCAPE PERIMETER TO REMAIN UNDISTURBED.

NOTE:
PROPOSED FRONT GATE OFF STREET TO BE 36" TYPE 2 GATE WITH A SWOOP AND ARBOR, NATURAL TO WEATHER. (SEE PHOTO)

NOTE:
PROPOSED EXTENSION OF EXISTING RETAINING WALL BY SHOWER TO TAPER DOWN TO GRADE.

NOTE:
ALL PROPOSED PLANT MATERIAL WITHIN THE 100' BUFFER TO BE NATIVE, UNLESS EXISTING.

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NOTE:
ALL SITE WORK SHOULD BE REVIEWED BY A CONTRACTOR AND/OR PROPERTY OWNER PRIOR TO CONSTRUCTION.

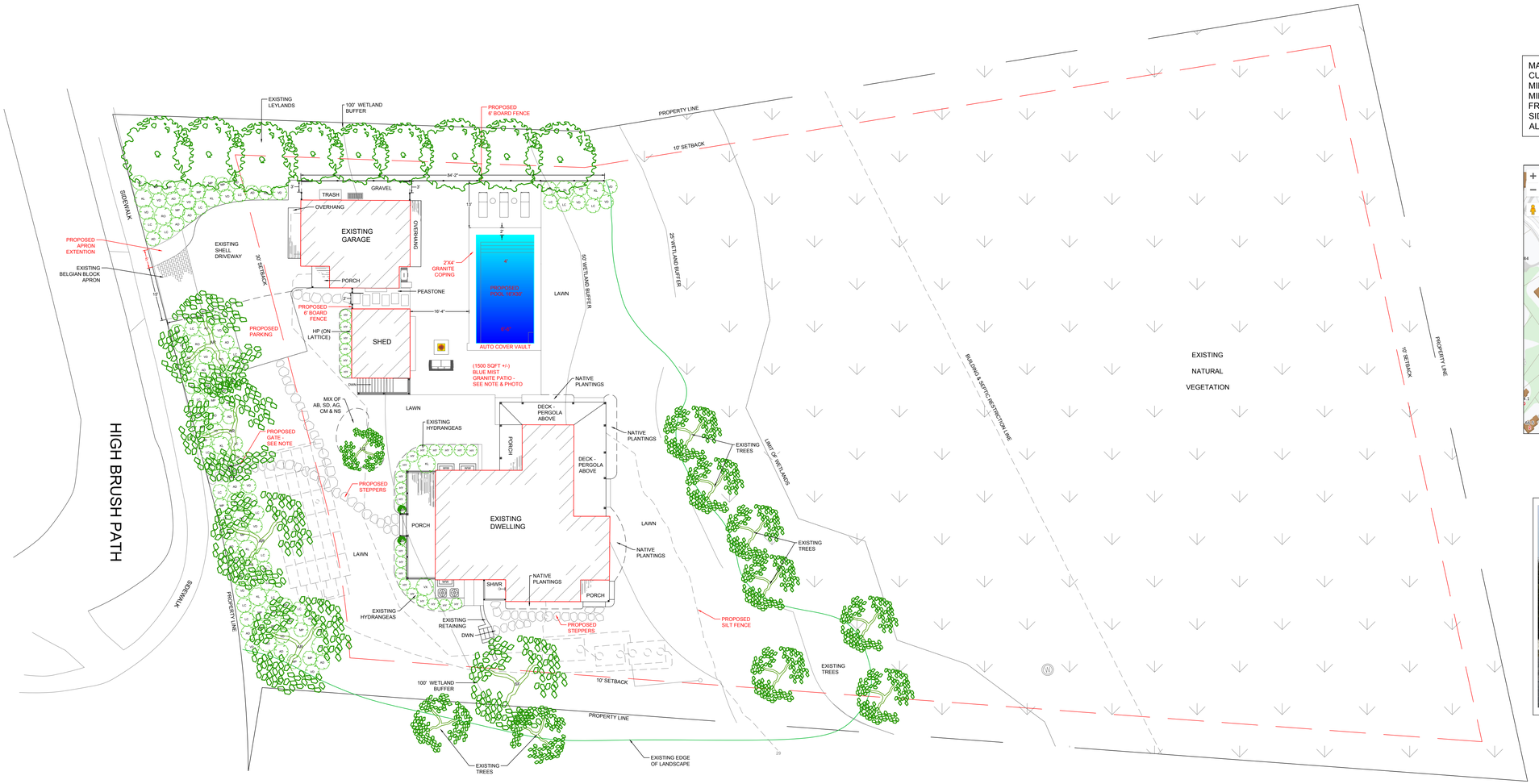
KM Landscape Designs, INC.
Landscape Design & Permitting
16B AMELIA DR.
NANTUCKET, MA.
02554
508.221.6672

5 High Brush Path
PROPOSED LANDSCAPE DESIGN

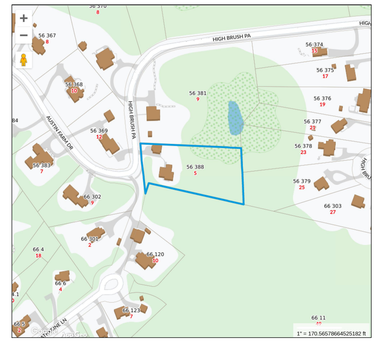
SCALE: 1/16" = 1'-0"
JOB: 5 High Brush Path
DATE: 6/18/24
REVISIONS: 9/18/24

SHEET:

S.1



MAP: 56 PARCEL: 388
CURRENT ZONING: R-40
MINIMUM LOT SIZE: 40,000 S.F.
MINIMUM FRONTAGE: 75'
FRONT YARD SETBACK: 30'
SIDE & REAR SETBACKS: 10'
ALLOWABLE G.C.R.: 10%



5 HIGH BRUSH PUBLIC WAY



PLANTING SCHEDULE

	SYM	#	SCIENTIFIC NAME	COMMON NAME/VARIETY
	LG	1	LAGERSTROEMIA INDICA	CREPE MYRTLE 'NATCHEZ'
N	AR	4	ACER RUBRUM	RED MAPLE
N	SF	1	SASSAFRAS ALBIDUM	SASSAFRAS
	AD	26	PIERIS JAPONICA	ANDROMEDA 'BROUWER'S BEAUTY'
	LC	27	LEUCOTHOE AXILLARIS	COASTAL DOGHOBBLE
N	MP	16	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY
N	KL	11	KALMIA LATIFOLIA	MOUNTAIN LAUREL (STRAIGHT SPECIES)
	RO	8	RHODODENDRON	RHODODENDRON 'ALBUM'
N	VD	30	VIBURNUM DENTATUM	VIBURNUM 'CHICAGO LUSTRE'
	BX	2	BUXUS SEMPERVIRENS	COMMON BOXWOOD
	HY	6	HYDRANGEA MACROPHYLLA	HYDRANGEA 'ALL SUMMER BEAUTY'
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	AB	TBD	ABELIA GRANDIFLORA	ABELIA 'RADIANCE'
	CM	TBD	NEPETA	CALAMINT 'CAT'S PAJAMAS'
	SD	TBD	LEUCANTHEMUM	SHASTA DAISY 'SNOWCAP'
	AG	TBD	AGASTACHE	AGASTACHE 'BLUE FORTUNE'
	NS	TBD	NASSELLA	MEXICAN FEATHER GRASS
	HP	1	HYDRANGEA PETIOLARIS	CLIMBING HYDRANGEA

PLANT LIST SUBJECT TO AVAILABILITY
N = NATIVE

PROPOSED 6' BOARD FENCE - NATURAL TO WEATHER



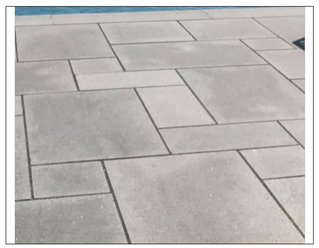
PROPOSED STREET GATE - NATURAL TO WEATHER



FLAGSTONE STEPPERS



BLUE MIST GRANITE



NOTE:
PROPOSED POOL TO BE CONSTRUCTED WITH AUTO-COVER.

NOTE:
PROPOSED 6' BOARD FENCE AND GATES TO BE NATURAL TO WEATHER. (SEE PHOTO)

NOTE:
PROPOSED POOL PATIO TO BE BLUE MIST GRANITE IN A RANDOM PATTERN. 18"X18", 18"X24", 18"X36", 24"X24", 24'X36".

NOTE:
POOL COPING TO BE 2' X 4' GRANITE WITH BULLNOSE EDGE.

NOTE:
EXISTING CHERRY TREE BY MAIN HOUSE BACK DECK TO BE REMOVED.

NOTE:
EXISTING LEYLANDS ALONG WEST SIDE OF GARAGE TO BE PRUNED BACK.

NOTE:
EXISTING LANDSCAPE PERIMETER TO REMAIN UNDISTURBED.

NOTE:
PROPOSED FRONT GATE OFF STREET TO BE 36" TYPE 2 GATE WITH A SWOOP AND ARBOR, NATURAL TO WEATHER. (SEE PHOTO)

NOTE:
PROPOSED EXTENSION OF EXISTING RETAINING WALL BY SHOWER TO TAPER DOWN TO GRADE.

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16B AMELIA DR.
NANTUCKET, MA.
02554
508.221.6672

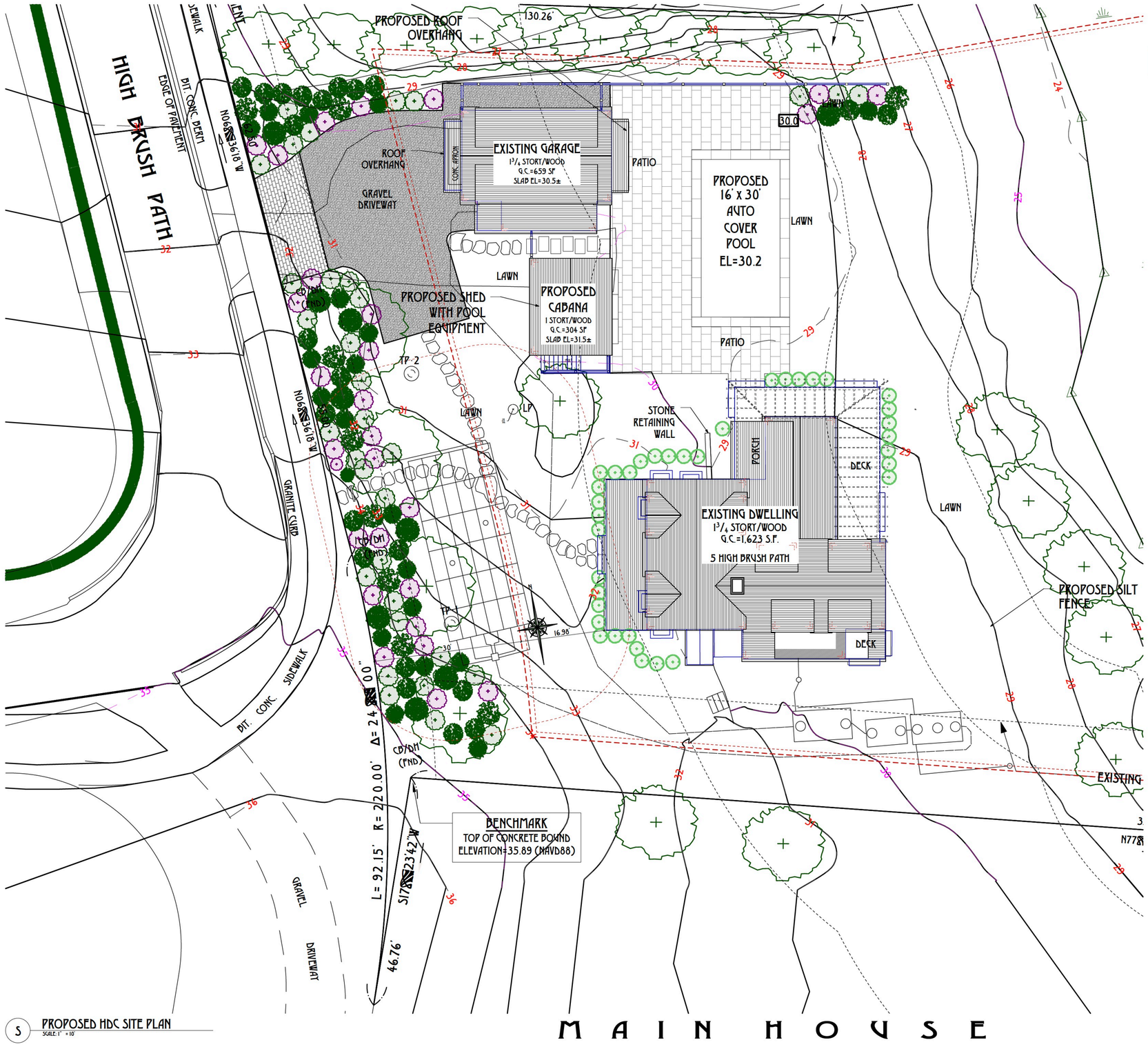
5 High Brush Path
PROPOSED LANDSCAPE DESIGN

SCALE: 1/16" = 1'-0"
JOB: 5 High Brush Path
DATE: 6/18/24

SHEET:
S.1

ROGERS RESIDENCE

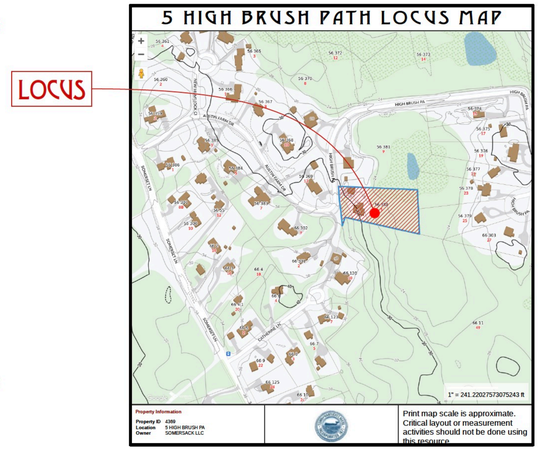
5 HIGH BRUSH PATH, NANTUCKET, MA, 02554



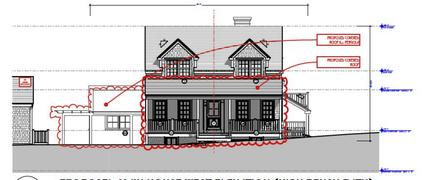
S PROPOSED HDC SITE PLAN
SCALE: 1" = 10'

MAIN HOUSE

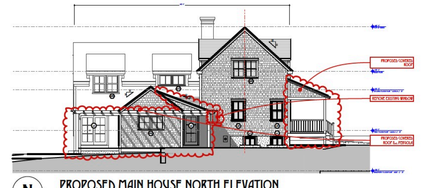
5 HIGH BRUSH PATH LOCUS MAP



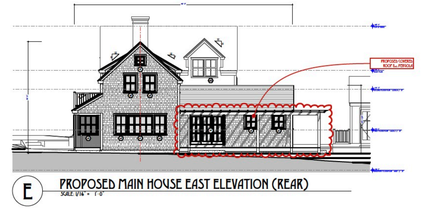
L 5 HIGH BRUSH PATH LOCUS MAP
SCALE: 3/32" = 1'-0"



W PROPOSED MAIN HOUSE WEST ELEVATION (HIGH BRUSH PATH)
SCALE: 1/16" = 1'-0"



N PROPOSED MAIN HOUSE NORTH ELEVATION
SCALE: 1/16" = 1'-0"



E PROPOSED MAIN HOUSE EAST ELEVATION (REAR)
SCALE: 1/16" = 1'-0"



S PROPOSED MAIN HOUSE SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED SITE PLAN

BUILDING PERMIT NO.:
HDC SUBMISSION: 23 JUNE 2024
HDC APPROVAL: PLACE HR DATE
CERTIFICATE NO.:

ROGERS RESIDENCE
5 High Brush Path
Nantucket, MA 02554

SCHEMATIC DESIGN
6/4/24

PROJECT NO:2024-12

Map No.:56	Map No.: 388
Zoning: R-20	Allowable G.C.: 4.1%

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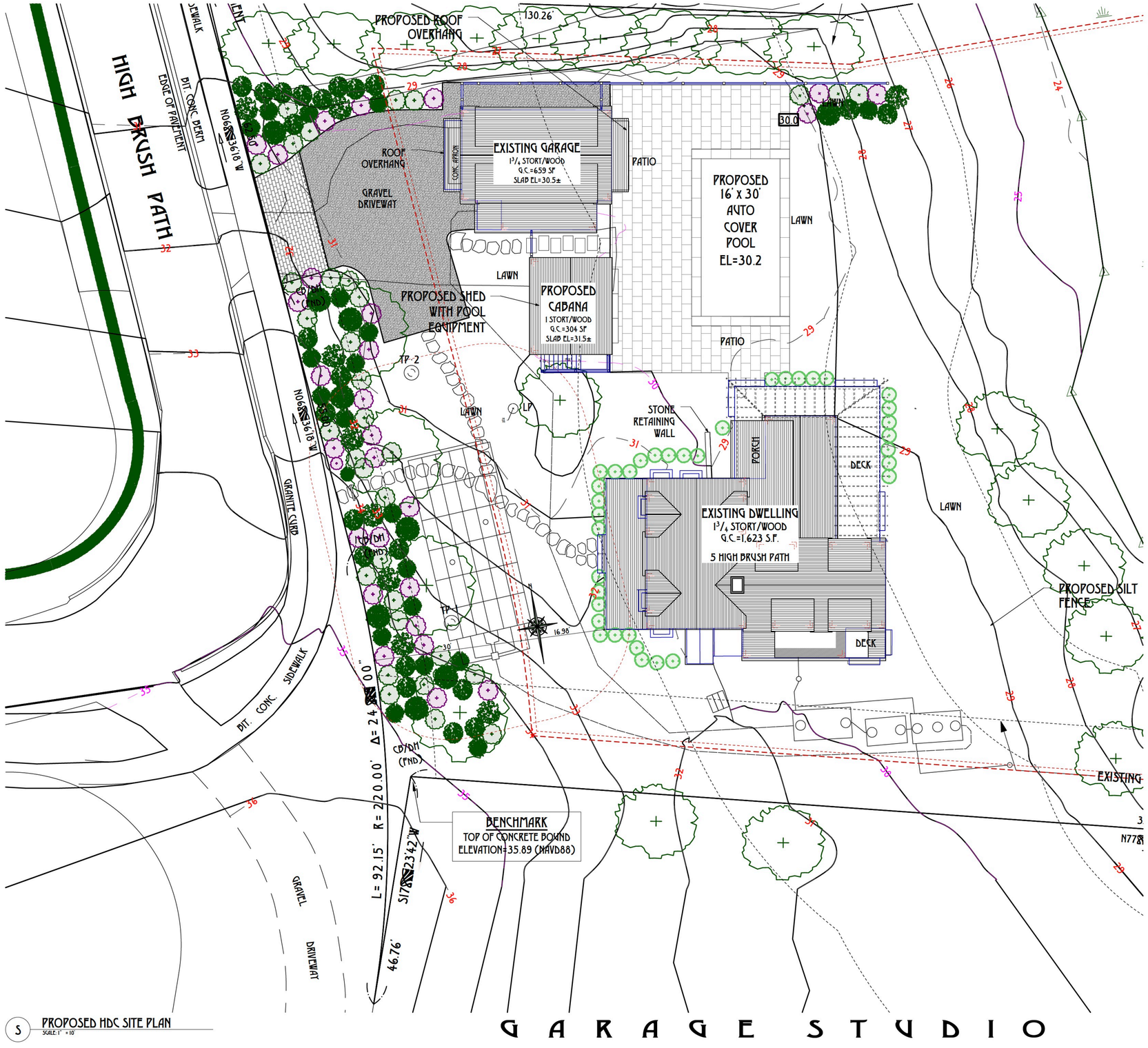
A-0.1

PLOTTED: TOPHAM'S IMac - TOPHAM LOCAL - PLOTTED: Mon Jun 24 08:08:08 2024 - C:\ROGERS 5 High Brush Path\ROGERS 5 High Brush Path.dwg

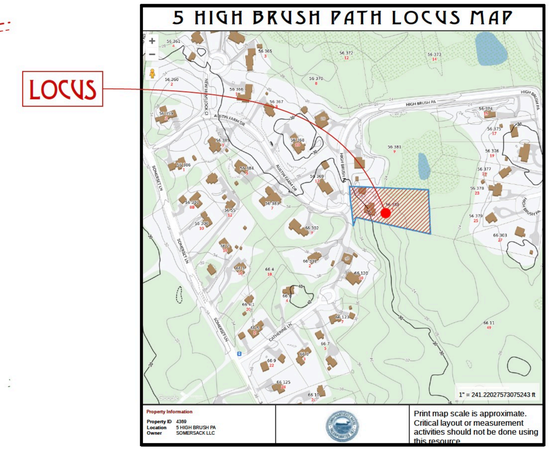
ROGERS RESIDENCE

5 HIGH BRUSH PATH, NANTUCKET, MA, 02554

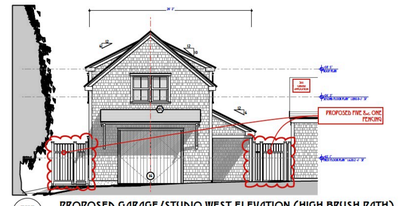


S PROPOSED HDC SITE PLAN
SCALE: 1" = 10'

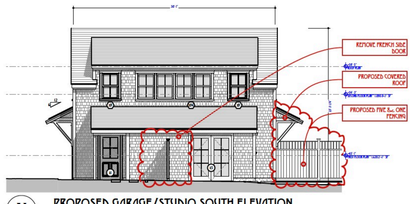
5 HIGH BRUSH PATH LOCUS MAP



L 5 HIGH BRUSH PATH LOCUS MAP
SCALE: 3/32" = 1'-0"



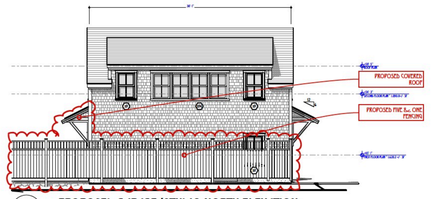
W PROPOSED GARAGE/STUDIO WEST ELEVATION (HIGH BRUSH PATH)
SCALE: 3/32" = 1'-0"



N PROPOSED GARAGE/STUDIO SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



E PROPOSED GARAGE/STUDIO EAST ELEVATION (REAR)
SCALE: 3/32" = 1'-0"



S PROPOSED GARAGE/STUDIO NORTH ELEVATION
SCALE: 3/32" = 1'-0"

GARAGE STUDIO

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED SITE PLAN FOR GARAGE STUDIO

BUILDING PERMIT NO.:

HDC SUBMISSION: 23 JUNE 2024
HDC APPROVAL: PLACE HR DATE: CERTIFICATE NO.:

ROGERS RESIDENCE
5 High Brush Path
Nantucket, MA 02554

SCHEMATIC DESIGN
6/4/24

PROJECT NO:2024-12

Map No.:56	Map No.: 388
Zoning : R-20	Allowable G.C.:41%

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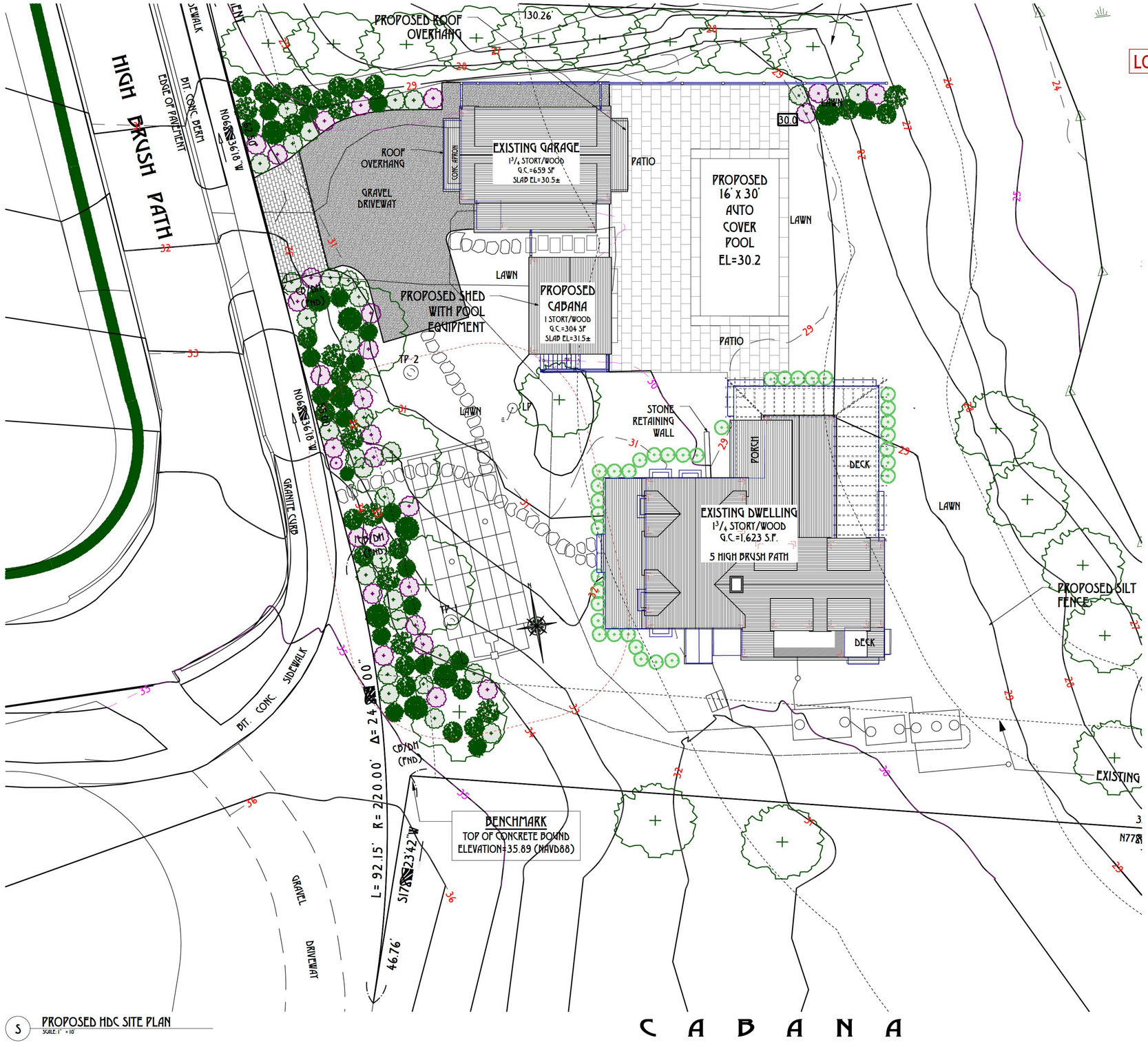
L-1.3

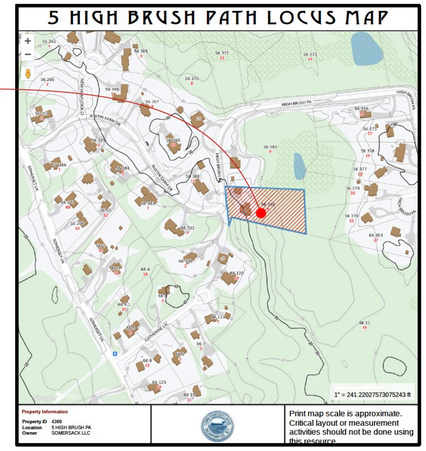
PLOTTED: TOPHAM'S IMac - PLOTTED FROM: /Users/josephtopham/Dropbox (Topham Design)/Projects/ROGERS 5 High Brush Path/ROGERS 5 High Brush Path.dwg

ROGERS RESIDENCE

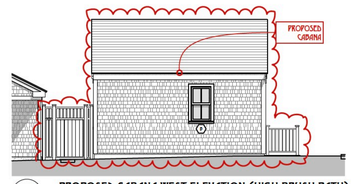
5 HIGH BRUSH PATH, NANTUCKET, MA, 02554



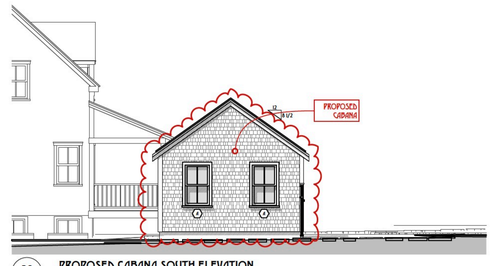
S PROPOSED HDC SITE PLAN
SCALE: 1" = 10'



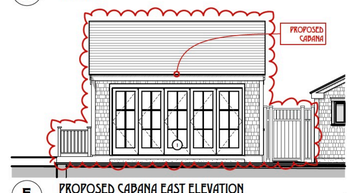
L 5 HIGH BRUSH PATH LOCUS MAP
SCALE: 3/32" = 1'-0"



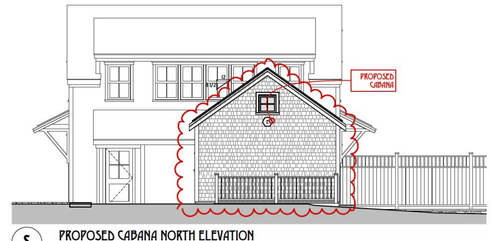
W PROPOSED CABANA WEST ELEVATION (HIGH BRUSH PATH)
SCALE: 1/8" = 1'-0"



N PROPOSED CABANA SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



E PROPOSED CABANA EAST ELEVATION
SCALE: 1/8" = 1'-0"



S PROPOSED CABANA NORTH ELEVATION
SCALE: 1/8" = 1'-0"

TOPHAM DESIGN, LLC
18 HUMMOCK POND RD NANTUCKET MA 02554
TEL.: (508) 325-5890 EMAIL: JOSEPH@TOPHAMDESIGNACK.COM

MARK	DATE	DESCRIPTION
	/ /	

PROPOSED CABANA SITE PLAN

BUILDING PERMIT NO.:
HDC SUBMISSION: 23 JUNE 2024
HDC APPROVAL: PLACE HR DATE
CERTIFICATE NO.:

ROGERS RESIDENCE
5 HIGH BRUSH PATH
NANTUCKET, MA 02554

SCHEMATIC DESIGN
6/4/24

PROJECT NO:2024-12

MAP NO.:56	MAP NO.: 388
ZONING : R-20	ALLOWABLE G.C.:4.1%

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C-1.1

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°: 74 PARCEL N°. 15

Street & Number of Proposed Work: 22 CANNONBURY LN

Owner of record: DAVID & DEBRA BIDERSON

Mailing Address: 13 LARSEN CROSSING LN.
NEWTOWN SQ. PA. 19073

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAN ALLEN DESIGN INC

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 325 4319 E-mail: acvanallen@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 EXTENTION

Size of Structure or Addition: Length: N/A Sq. Footage 1st floor: _____
Width: N/A Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: 8x 18 ☐ 1st floor ☒ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North N/A South N/A East N/A 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: 2021

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

EXTEND DECK 8'X18' BOTH FLOORS (REAR)

Is there an HDC survey form for 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.

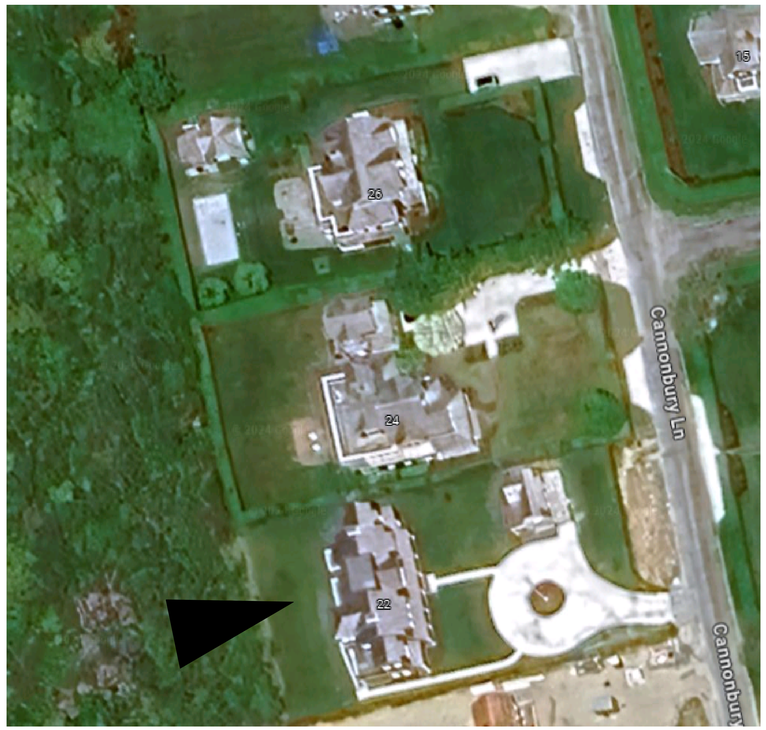
COLORS (TMB)

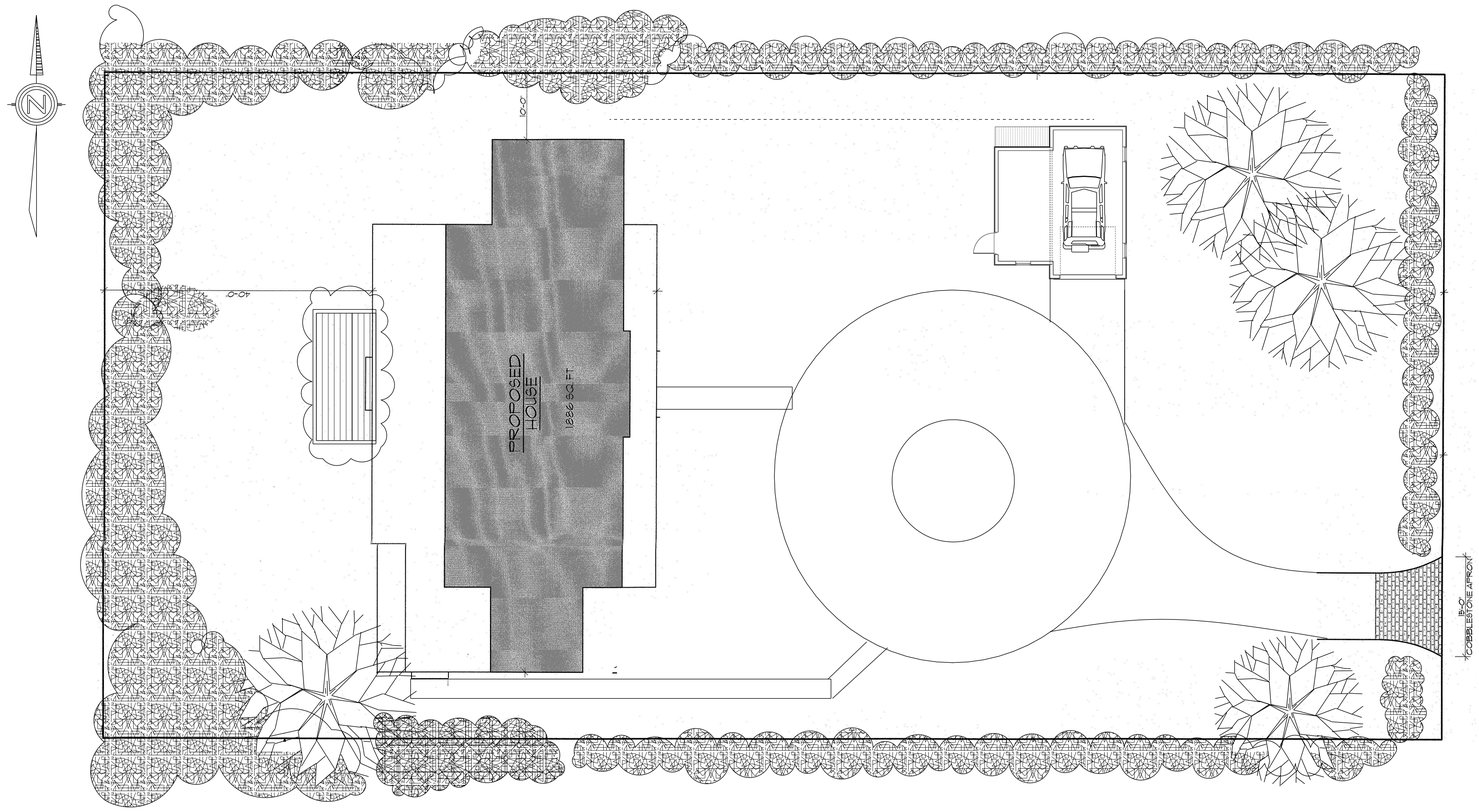
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck NTW / WHITE PAINT Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/2/24 Signature of owner of record _____ Signed under penalties of perjury





MAP 74 PARCEL 15







DAVID AND DELIA BIDDISON- 22 CANNONBURY LANE
DECK EXTENTION
9-28-24





NO CHANGES

FRONT ELEVATION



BIDDISON- DECK EXTENTION
22 CANNONBURY LN

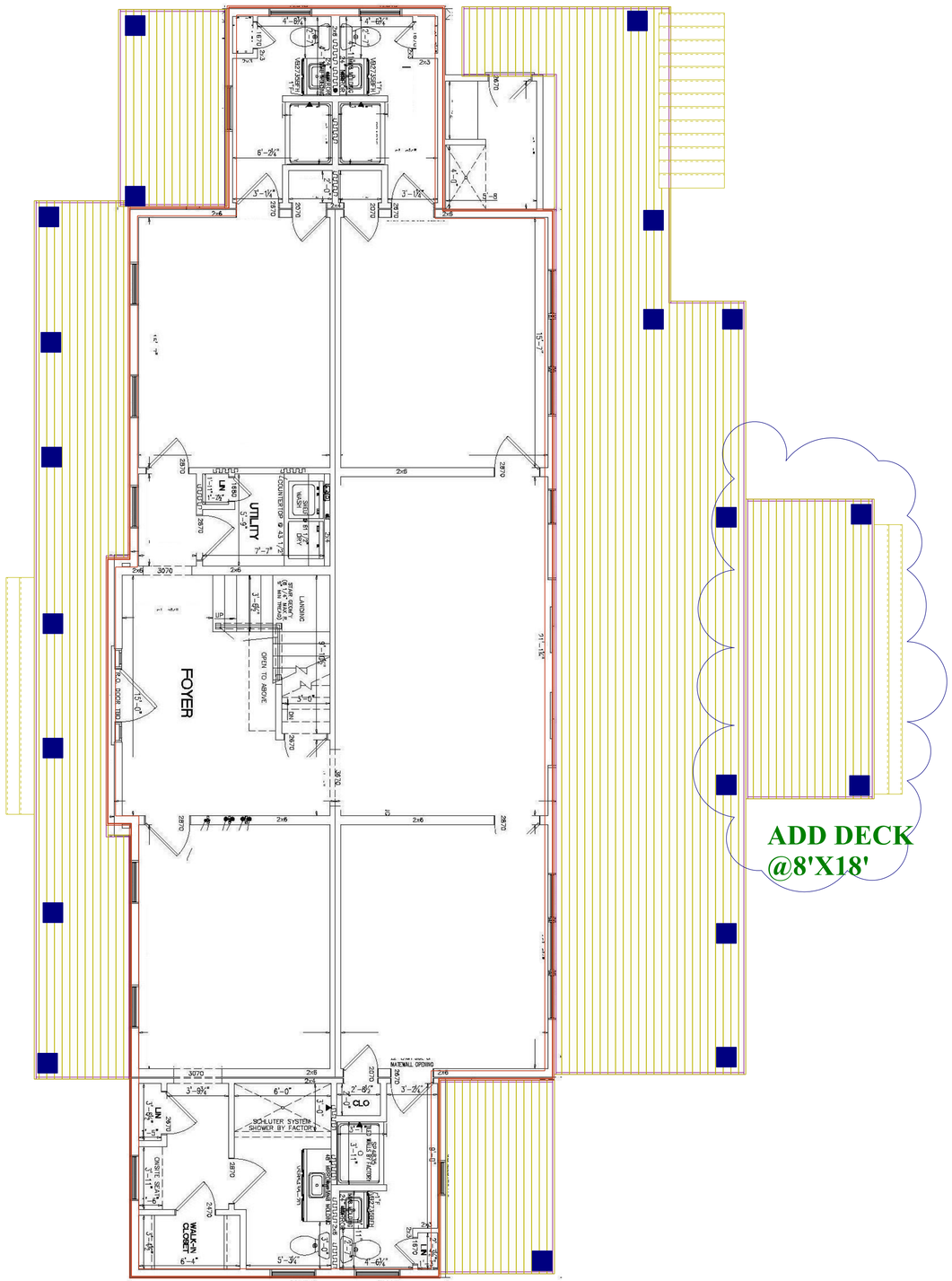




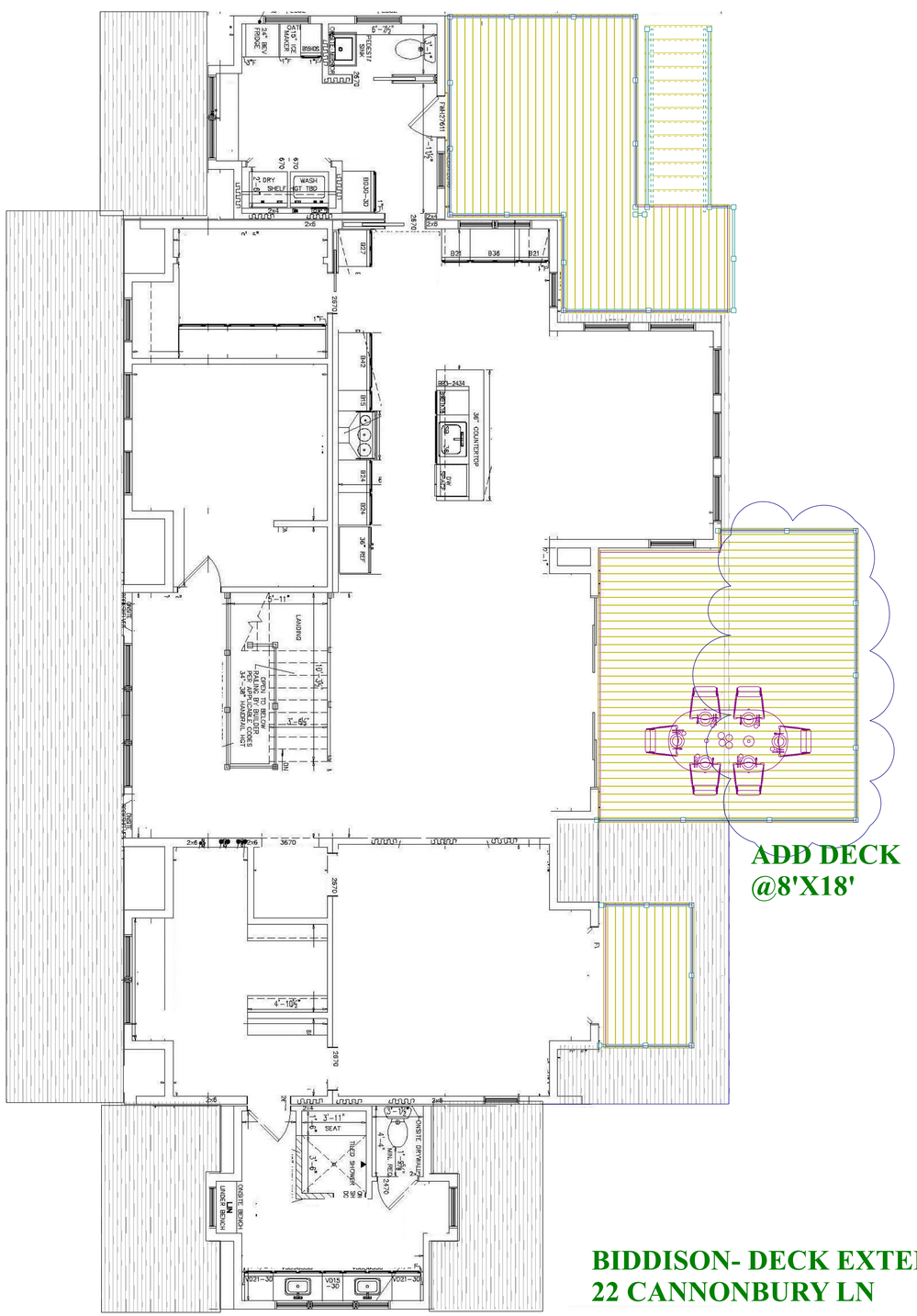


BIDDISON- DECK EXTENTION
22 CANNONBURY LN

FIRST FLOOR PLAN



SECOND FLOOR PLAN



BIDDISON- DECK EXTENTION
22 CANNONBURY LN

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 07 PARCEL N°. 130

Street & Number of Proposed Work: 310 HOOPER FARM RD.

Owner of record: JOANNE LOVE

Mailing Address: 310 HOOPER FARM RD.
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAN OWEN DESIGN INC.

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 326-4219 E-mail: ackvan62@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 NEW WINDOWS/DOORS; ADD PORCH - FRONT; ADD DORMER

Size of Structure or Addition: Length: N/C Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1979 (ASSESSORS)

Original Builder: CHUCK DAVIS

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

- change window from 6/6 to 2/2 SANDTONE SDL
- ADD PORCH - FRONT
- ADD DORMERS - REAR

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed N/A ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer 4 /12_____ Other _____

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer VELUX Rough Opening _____ Size ROOF Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar 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"~~ 8" Rake 1X8 Soffit (Overhang) 6"-8" Corner boards 1X6 Frieze 6"-8"
Window Casing 1X4 Door Frame _____ Columns/Posts: Round _____ Square 6" or 8"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSON

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways EXIST Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

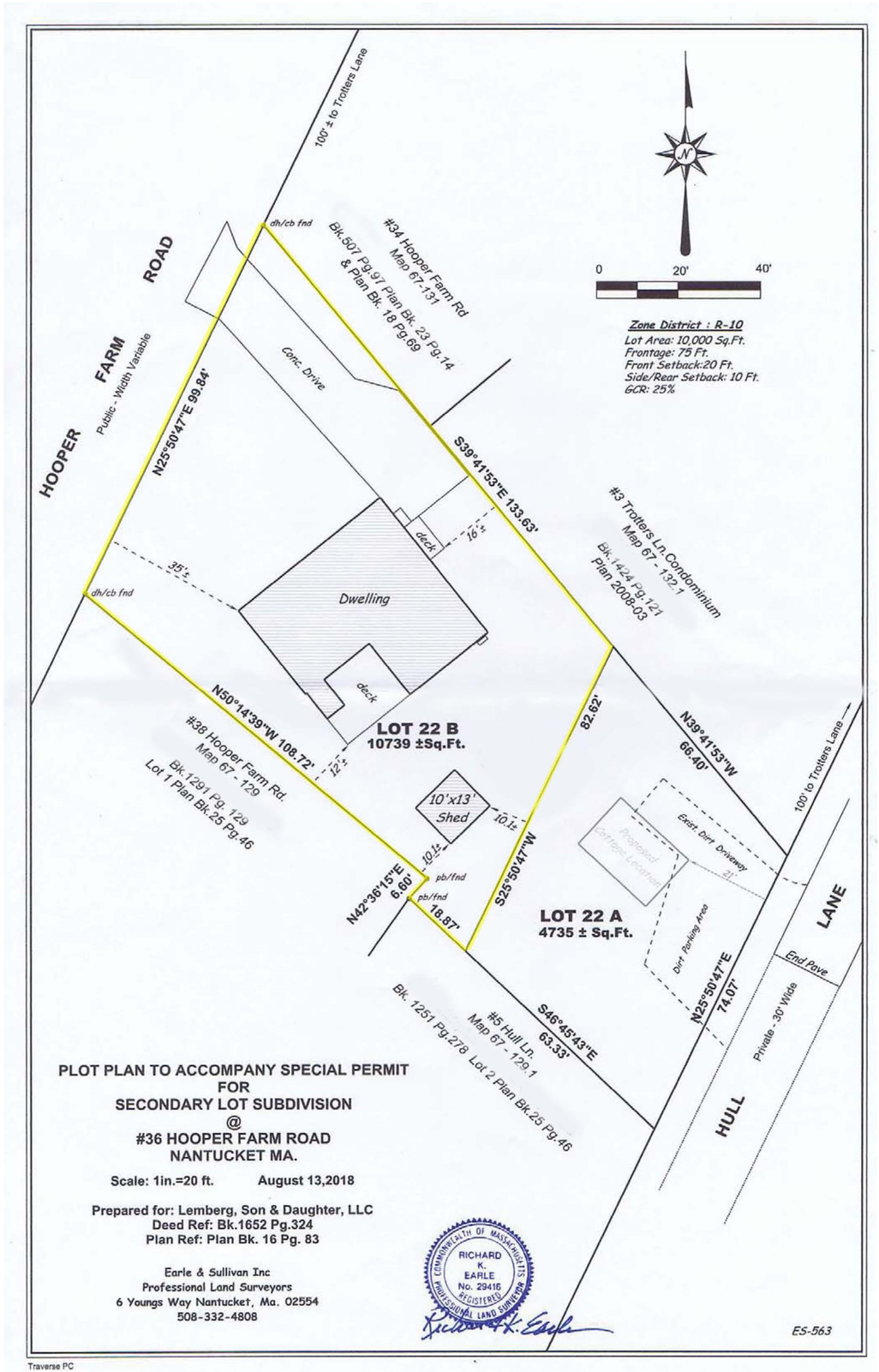
COLORS

Sidewall NTW Clapboard (if applicable) — Roof EXIST N/C NAVY BLUE
Trim CHANGE TO NEW SDL Sash SANDTONE Doors ~~WHITE~~ NAVY BLUE
Deck NEW Foundation N/A Fence _____ Shutters _____

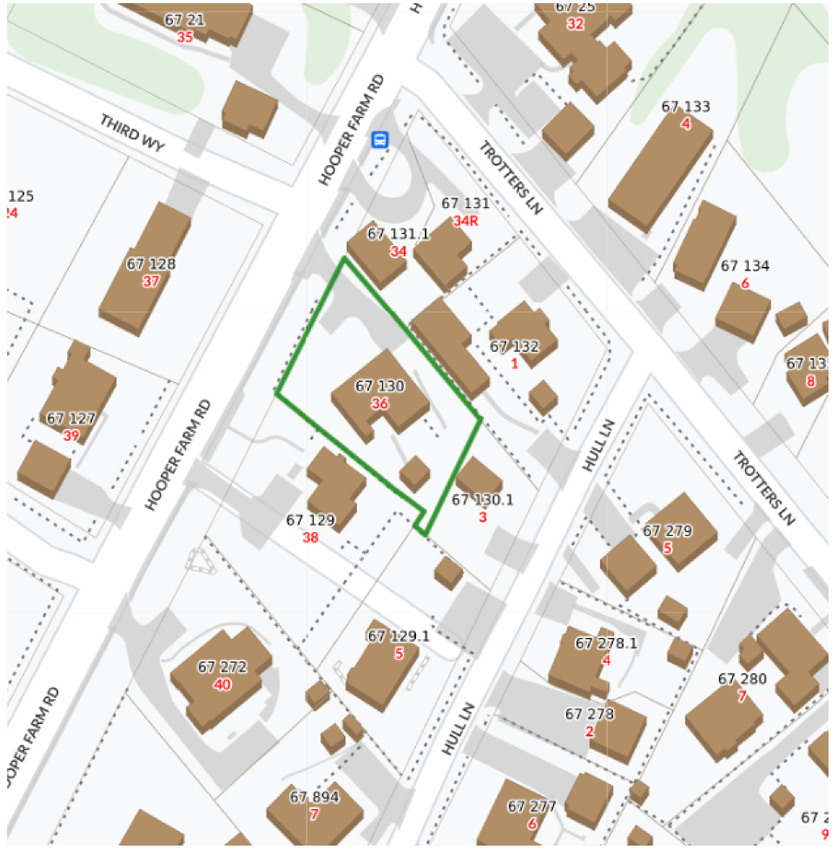
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/1/24 Signature of owner of record _____ Signed under penalties of perjury



MAP 67 PARCEL 130



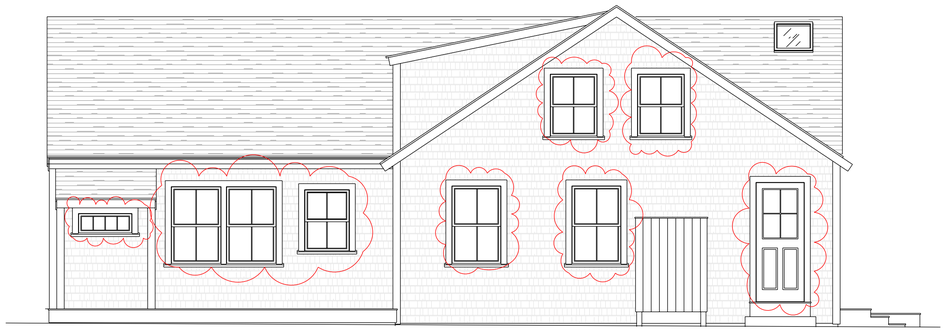


EXISTING HOUSE FROM HOOPER FARM RD

SCALE: 1/4"=1'-0"
DRAWN BY: VO
DATE: 9-20-24

JOANNE LOVE- 36 HOOPER FARM RD
ALTERATIONS TO EXISTING HOUSE

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584



PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"

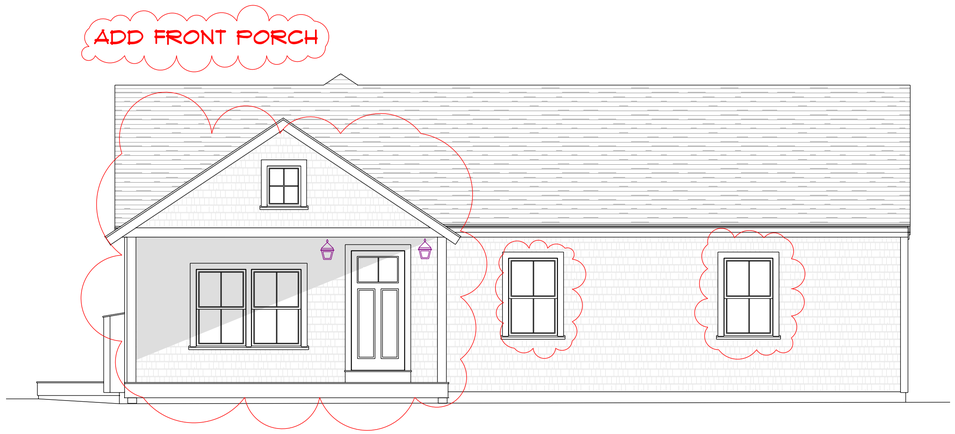


EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"

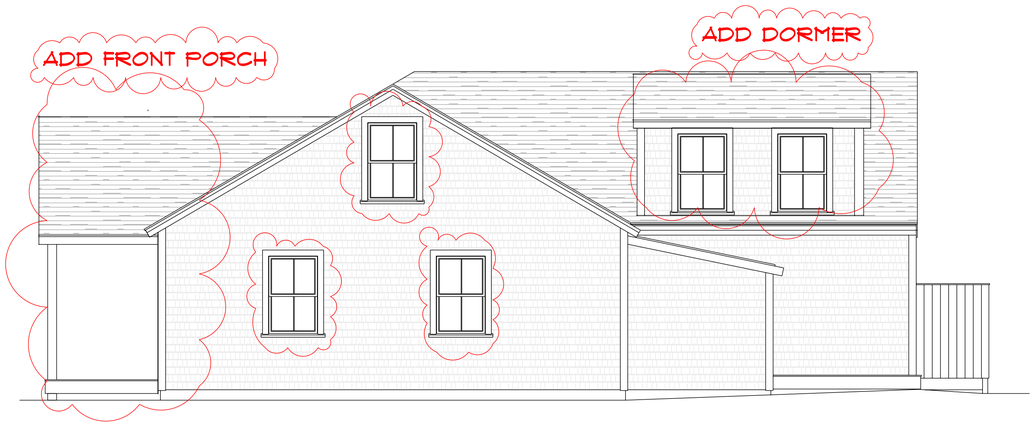
CHANGE DOORS AND WINDOWS TO 2/2 (SDL) WINDOWS FROM 6/6 (TDL)



EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



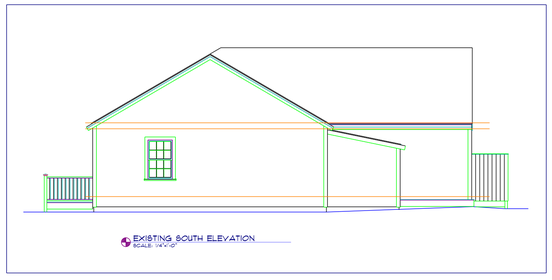
PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"



EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"

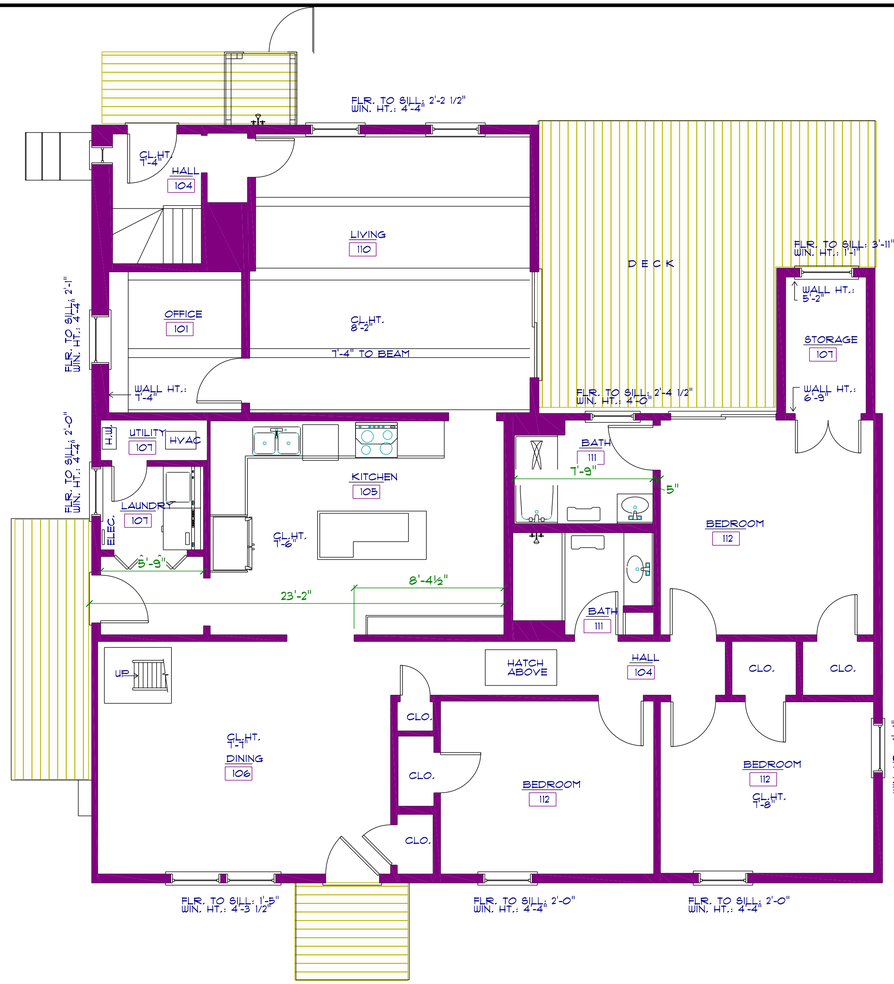


EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"

LOVE- ALTERATIONS
36 HOOPER FARM RD
9/7/24

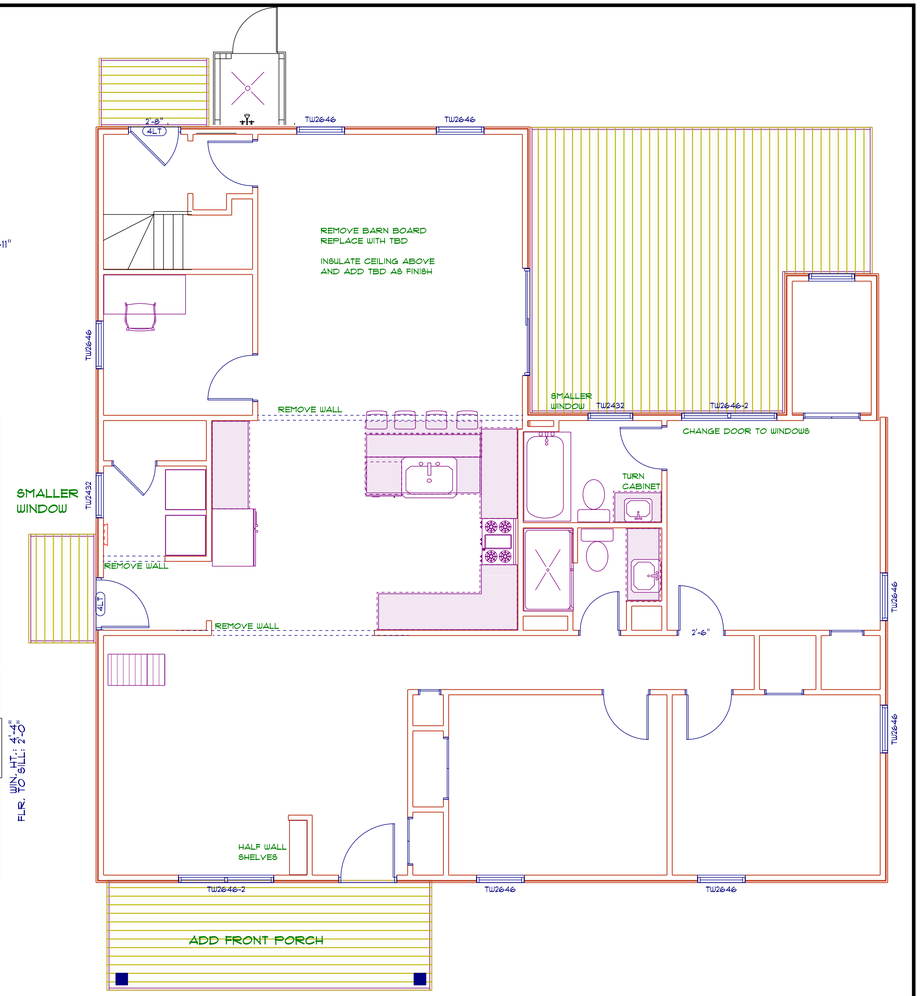
REPLACE DOORS AND WINDOWS WITH ANDERSON SANDTONE 400 SERIES

OPENING SCHEDULE				
PRODUCT CODE	SIZE	HINGE	REVERSED	COUNT
TW2432	2'-5⅛" x 3'-4⅛"	U	NA	1
TW2646	2'-7⅛" x 4'-8⅛"	U	NA	7
TW2646-2	5'-3⅛" x 4'-8⅛"	UU	NA	2
TW2842	2'-9⅛" x 4'-4⅛"	U	NA	2
TW28210	2'-9⅛" x 3'-0⅛"	U	NA	1



EXISTING FIRST FLOOR PLAN





PROPOSED FIRST FLOOR PLAN

LOVE- ALTERATIONS
36 HOOPER FARM RD
9/9/24

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

Full Size	8.5x11	Digital File	
✔	✔	✔	1. **Completed Application Form:** Description of ALL work must be indicated on application form.
✔	/	/	2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
✔	/	/	3. **Application Fee:** See back of application for fee schedule or call the office.
✔	✔	✔	4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
✔	✔	✔	5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
	✔		6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
	✔	✔	7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
		✔	8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

Not Applicable			1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
✔	✔	✔	2. **Exterior Elevations and Floor Plans (3 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
Not Applicable			3. **As-Built Plans (1copy):** of existing elevations
Not Applicable			4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
Not Applicable			5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
✔	✔	✔	6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
K M			7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
/	✔	✔	8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
Not Applicable			9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**
/	✔	✔	This Checklist + Waiver of HDC 10 Day Hearing Requirement

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 866

Street & Number of Proposed Work: 19A Waydale Road

Owner of record: Changying Sun + Huizhen Xu

Mailing Address: 19A Waydale Road
Nantucket, MA 02554

Contact Phone #: 347 822 2704 E-mail: ChangYingSun6@gmail.com

AGENT INFORMATION (if applicable)

Name: Kristopher Meyna

Mailing Address: 2A Blueberry Lane
Nantucket MA 02554

Contact Phone #: 508 525 5500 E-mail: KrisMeyna@dreamhomebuilder.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 429.00

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: 39' Sq. Footage 1st floor: 1073 Decks/Patio: Size: 4x10 ☒ 1st floor ☐ 2nd floor
Width: 27'6" Sq. footage 2nd floor: 1073 Size: 10x13 ☒ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: —

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 27'11" South 27'11" East 27'11" West 27'11"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 9-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 7 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles All ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 8" Rake 8" Soffit (Overhang) 6" Corner boards 6" Frieze 6"
Window Casing 1x4 Door Frame 1x6 Columns/Posts: Round _____ Square 7"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer And 400

Doors* (type and material): ☐ TDL ☒ SDL Front 6 PANEL SOLID Rear And. Side Millwork Millworks
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Match Existing Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

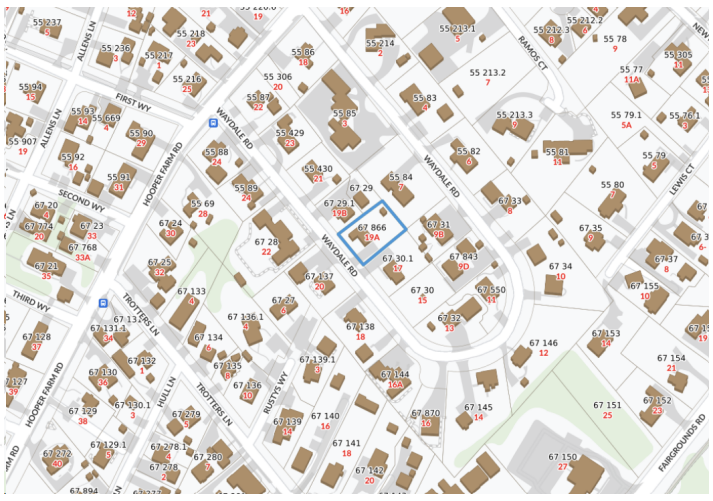
COLORS

Sidewall New White Cedar Shingles Clapboard (if applicable) — Roof Match Existing Gray
Trim White Sash White Doors White
Deck Mahogany Foundation Gray Fence NA Shutters NA

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/25/24 Signature of owner of record _____ Signed under penalties of perjury



N

PL.BK.18,PG.136
PLAN NO.2008-02

67-29
N/F
ATANAS FILIPOV ILIEV and VILINA ILIEVA

67-29.1
N/F
MARTIN I. ANGUELOV and
DESISLAVA V. ANGUELOVA

55-84
N/F
GALE & RICHARD VALERO

67-31
N/F
LEMBERG SON & DAUGHTER, INC.
67-31.1
N/F
VIRGINIA I. KOSTADINOVA and
BORISLAV. G. NIKOLOV
67-31.2
N/F
ANTON G. & VALERIYA DOUNTCHEV

67-30.1
N/F
CYNTHIA M. CASSANO, TR.

DHCB
FND.

N 53°24'00" E
120.37'

S 39°41'09" E
80.00'

DHCB
FND.
Down 6"

N 39°41'09" W
179.27'

S 50°18'51" W
120.20'

N 39°41'09" W
86.48'

169.82' MEASURED
169.92' PL.BK.25,PG.40
170.00' PL.BK.18,PG.136

DHCB
FND.

11'

12.7'±

25'

11'

16'

12'

14.0'±

22.5'±

Crawl Space Access

#19A
1 1/2 STORY
WOOD FRAME DWELLING
G.C.O.V.=925±S.F.

DECK

Shower Stall

PROPOSED
SECONDARY DWELLING
G.C.O.V.=1,072±S.F.
4 BEDROOMS

Basement Access

EXISTING SHELL DRIVE/PARKING

① 9'x20'
② 9'x20'
③ 9'x20'
④ 9'x20'
⑤ 7'x17'

SHED
100±S.F.

Deck

LOT 28A
AREA=10,005±S.F.

WAYDALE ROAD

BIT. PAVE. APRON

PROGRESS PRINT 1
09/20/24

PARKING SPACES REQUIRED: 5 SPACES.
PARKING SPACES PROVIDED: 5 SPACES.

NOTE: THE LOT SHOWN HEREON IS SEEKING RELIEF FROM THE GROUND COVER SEPARATION REQUIREMENT.

CURRENT ZONING:	R-10
MINIMUM LOT SIZE:	10,000 S.F.
MINIMUM FRONTAGE:	75 FT.
FRONTYARD SETBACK:	20 FT.
SIDE AND REAR SETBACK:	10 FT.
ALLOWABLE G.C.R.:	25%
EXISTING G.C.R.:	9.2% ±
PROPOSED G.C.R.:	20% ±

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

PLOT PLAN TO ACCOMPANY
SECONDARY DWELLING APPLICATION
19A WAYDALE ROAD
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=20'

DEED REFERENCE: DD.BK.1745,PG.22
PLAN REFERENCE: PL.NO.2008-02
ASSESSOR'S REFERENCE:
MAP: 67 PARCEL: 866

PREPARED FOR:
CHANGYING SUN and
HUIZHEN XU

EARLE & SULLIVAN, INC.
PROFESSIONAL LAND SURVEYORS
6 YOUNGS WAY
NANTUCKET, MA. 02554
508-332-4808

ES-738

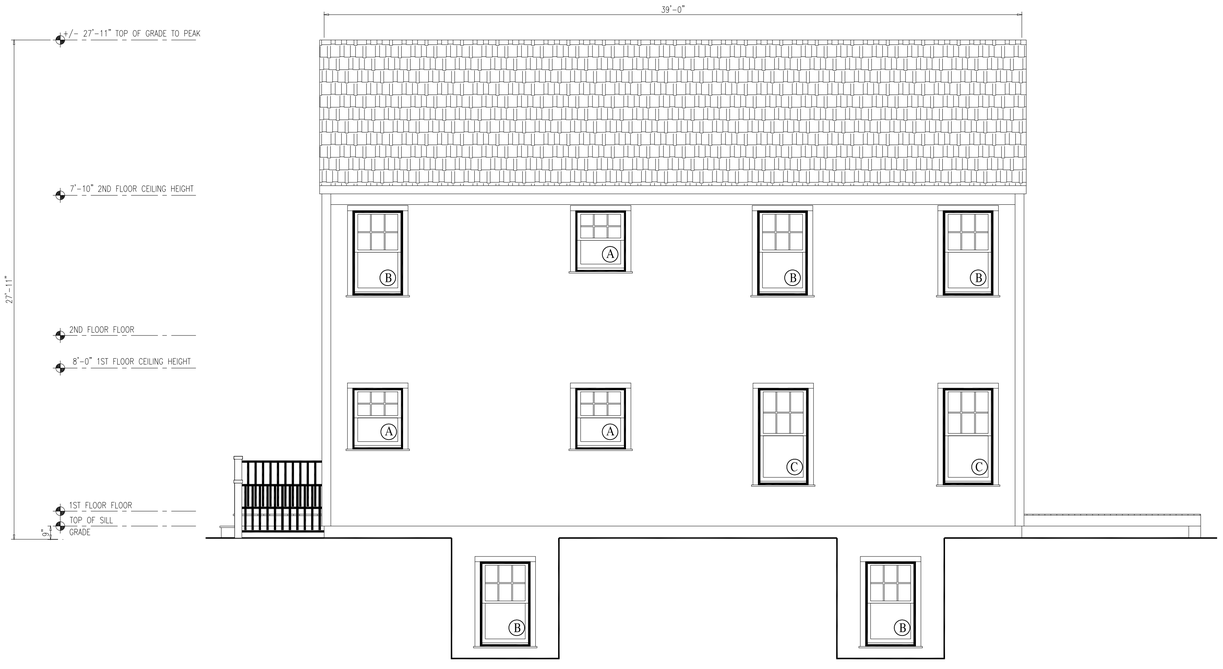
SOUTHWEST



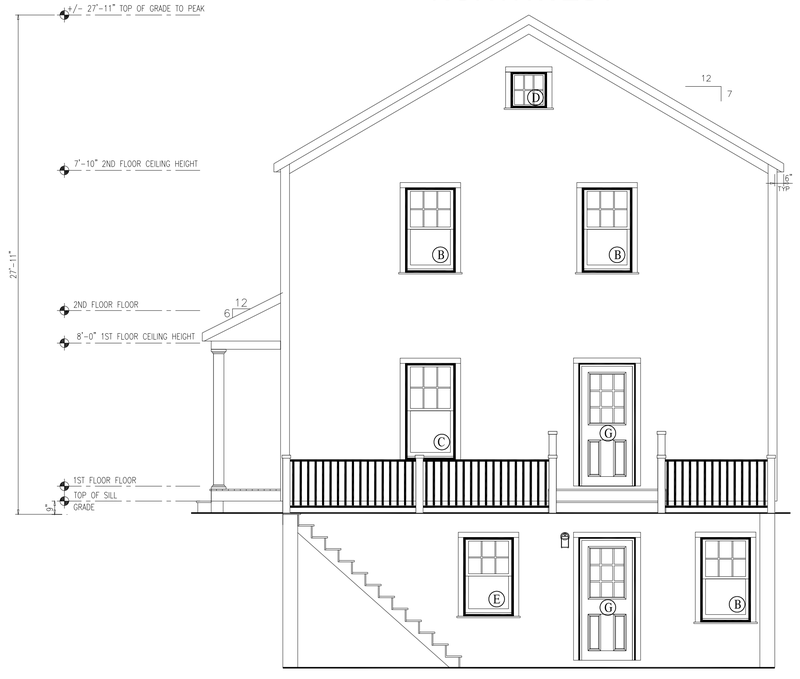
SOUTHEAST



NORTHEAST



NORTHWEST



NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

19A WAYDALE RD
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
SUN

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

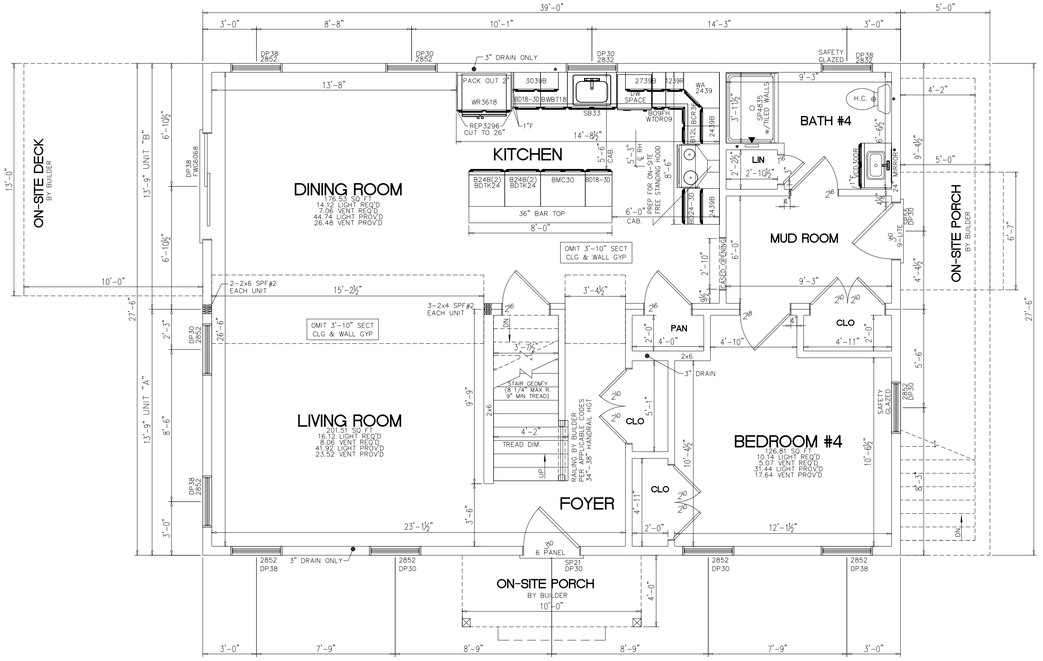
PROJECT:
45287
2-STORY

TITLE:
ELEVATIONS

DRAWN BY: DLN
DATE: 8/15/24
SCALE: 1/4"=1'-0"
FILENAME: 45287 PD2

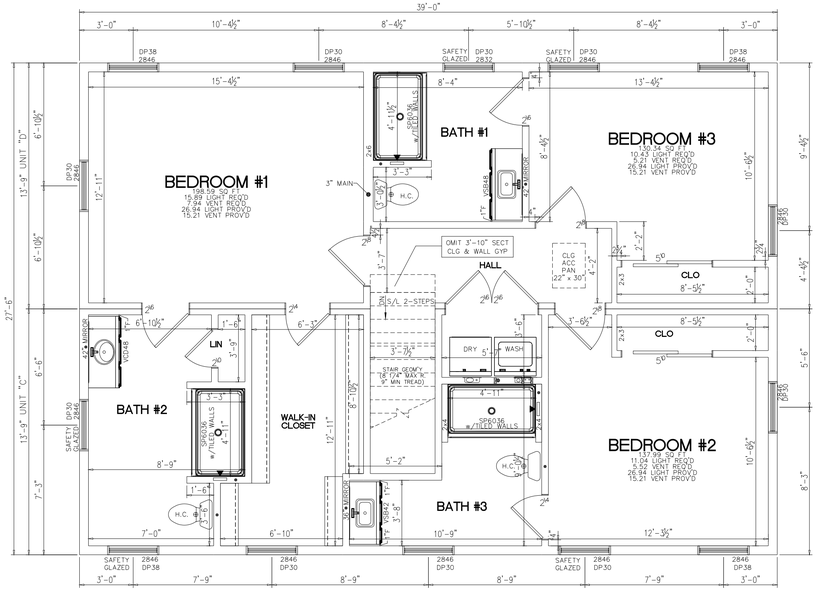
SHEET:
ELEV-

FIRST FLOOR PLAN



NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 8'-0" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6. BASED ON 140 VULT MPH WIND LOAD & EXPOSURE "C"
7. SITE LOCATION: NANTUCKET, MA; NANTUCKET COUNTY; 25 PSF GROUND SNOW LOAD
8. CLG GIRDER OVER LIVING/DINING RM TO BE: 2-1 1/2"x11 1/4"x29'-0" M.L. (PER MODULE)

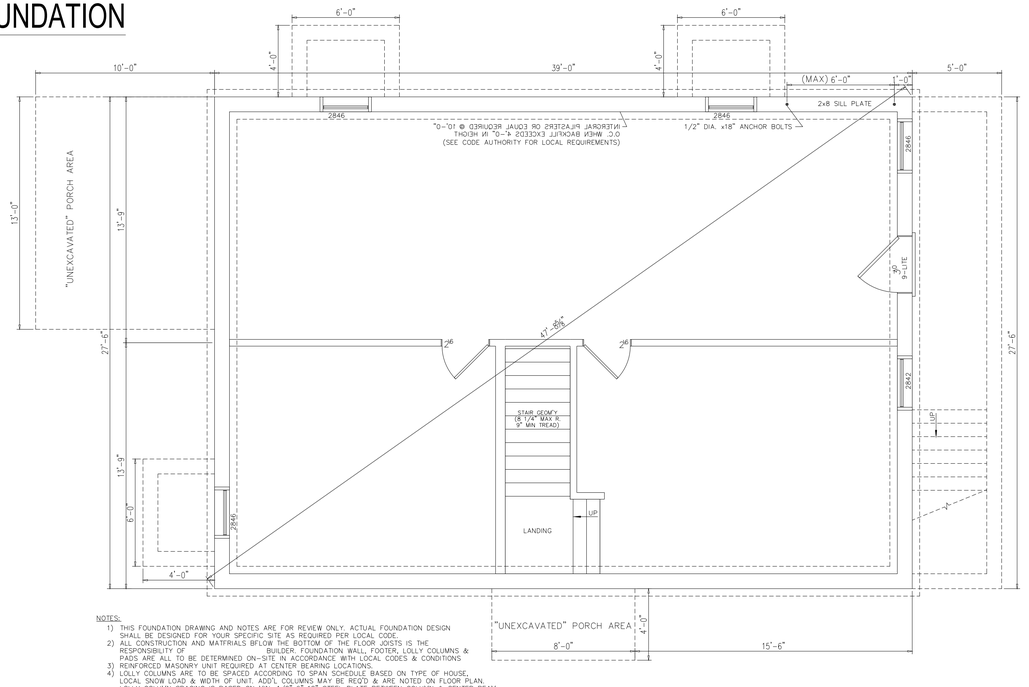
SECOND FLOOR PLAN



NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 7'-10" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6. FLR GIRDER UNDER BDRM#1/BATH #2/WALK IN CLOSET TO BE: 1-1 1/2"x9 1/4"x16'-2 1/2" M.L. (PER MODULE)

* 2x8 SPF#2 CEILING JOISTS *

FOUNDATION



NOTES:
1) THIS FOUNDATION DRAWING AND NOTES ARE FOR REVIEW ONLY. ACTUAL FOUNDATION DESIGN SHALL BE DESIGNED FOR YOUR SPECIFIC SITE AS REQUIRED PER LOCAL CODE.
2) ALL CONSTRUCTION AND MATERIALS BELOW THE BOTTOM OF THE FLOOR JOISTS IS THE RESPONSIBILITY OF BUILDER. FOUNDATION WALL, FOOTER, LOLLY COLUMNS & PADS ARE ALL TO BE DETERMINED ON-SITE IN ACCORDANCE WITH LOCAL CODES & CONDITIONS
3) REINFORCED MASONRY UNIT REQUIRED AT CENTER BEARING LOCATIONS.
4) LOLLY COLUMNS ARE TO BE SPACED ACCORDING TO SPAN SCHEDULE BASED ON TYPE OF HOUSE, LOCAL SNOW LOAD & WIDTH OF UNIT. ADD'L COLUMNS MAY BE REQ'D & ARE NOTED ON FLOOR PLAN. LOLLY COLUMN SPACING IS BASED ON MIN. 1/2"x6"x12" STEEL PLATE BETWEEN COLUMN & CENTER BEAM.
5) FOUNDATION IS TO BE CONSTRUCTED IN ACCORDANCE w/ALL APPLICABLE CODES.
6) FOUNDATION SIZES REFLECT WOOD TO WOOD DIMENSIONS OF MODULAR UNITS, ALLOWING SHEATHING AND SIDING TO OVERHANG THE FOUNDATION. IF STYROFOAM IS USED FOUNDATION MAY BE INCREASED IN LENGTH AND WIDTH TO ACCOMODATE.
7) PERIMETER FLOOR JOISTS TO BE ATTACHED TO SILL PLATE w/16d NAILS AT 16" O.C.
8) INSTALLATION OF WASHER, DRYER AND/OR WATER HEATER IN BASEMENT PER STATE AND LOCAL CODES IS THE RESPONSIBILITY OF MODULAR MANUFACTURERS, BUILDER
9) SMOKE DETECTORS IN BASEMENT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO PROVIDE AND INSTALL. (COIL WIRE IN BSMT BY MODULAR MANUFACTURER, INC)
10) CRAWL SPACE FOUNDATION REQUIRES A MINIMUM 18"x24" ACCESS OPENING, INSECT & RODENT PROOF CROSS VENTS WITHIN 3' OF CORNERS AND PROVIDE 1/150 OF FLOOR AREA WITH VENTILATION.
11) SEE MODULAR MANUFACTURERS' SUBMISSION SET PAGE FOR ADDITIONAL NOTES AND DETAILS.
12) GFCI RECPT AND LIGHTS FOR BASEMENT AND CRAWLSPACES PER ALL STATE AND LOCAL CODES
13) "BACKFILLING AND TAMPING TO BE DONE PER LOCAL REQUIREMENTS"

DOOR/WINDOW SCHEDULE

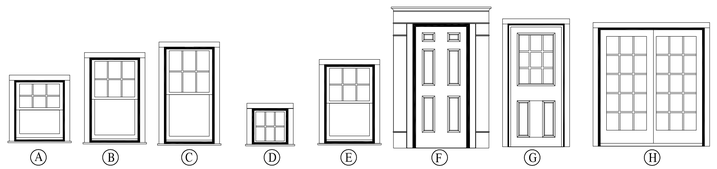
DOOR/WINDOW SCHEDULE

WINDOWS - ANDERSEN 400 SERIES

MANUF. CODE	LOCATION	ROUGH OPENING	MANUFACTURER	TYPE	"U"	AREA	SQ. FT. LIGHT	SQ. FT. VENT
2832	A	34 1/8" X 40 7/8"	ANDERSEN 400	DH WINDOW	.30	9.54	5.98	3.39
2846	B	34 1/8" X 56 7/8"	ANDERSEN 400	DH WINDOW	.30	13.28	8.98	5.07
2852	C	34 1/8" x 64 7/8"	ANDERSEN 400	DH WINDOW	.30	15.14	10.48	5.88
A21	D	24 5/8" X 24 5/8"	ANDERSEN 400	AWNING	.30	4.0	2.60	.9
2842	E	34 1/8"x52 7/8"	ANDERSEN 400	DH WINDOW	.30	12.34	8.23	4.64

DOORS

SP21	F	38 3/4"x82 3/4"	MILLIKEN MILLWORK	36" 6-PANEL DOOR	.16	22.3	-	19.26
SP55	G	38 3/4"x82 3/4"	MILLIKEN MILLWORK	36" 9-LITE DOOR	.16	22.3	5.16	19.26
FWG6068-2	H	72" x 80"	ANDERSEN	SLIDING GLASS DOOR	.30	39.34	23.78	14.72



SQUARE FOOTAGE:

FIRST FLOOR:	1,073	SQ. FT.
SECOND FLOOR:	1,073	SQ. FT.
BONUS ROOM:	NA	SQ. FT.
GARAGE:	NA	SQ. FT.
TOTAL:	2,146	SQ. FT.
OVERALL SIZE	27'-6"x39'-0"	
MODEL:	2-STORY	

19A WAYDALE RD
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
SUN

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45287
2-STORY

TITLE:
FLOOR PLANS
FOUNDATION
DR/WIN SCHEDULE

DRAWN BY: DLN
DATE: 8/15/24
SCALE: 1/4"=1'-0"
FILENAME: 45287 PD2

SHEET:
PLAN -

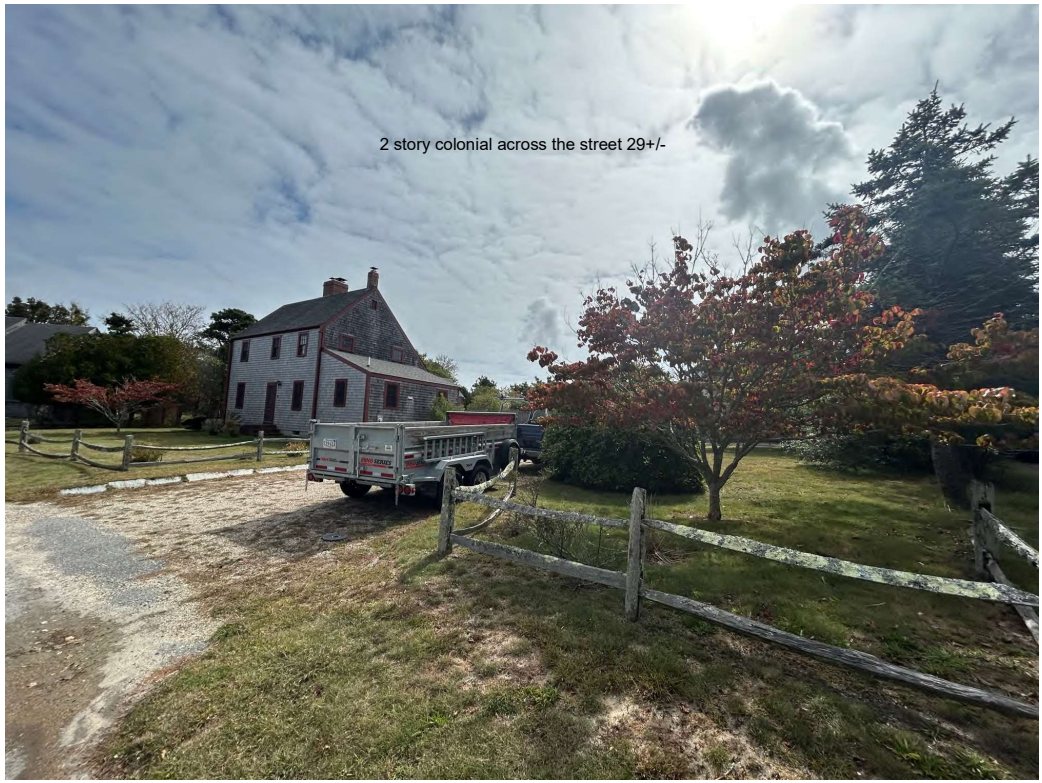

STREET VIEW OF EXISTING ON RIGHT AND NEIGHBORING HOME
ON LEFT


NEW HOME IN REAR


Neighboring comparable 2 story colonial 28'2"
198
190


Neighboring home 29+/- two/half story
16

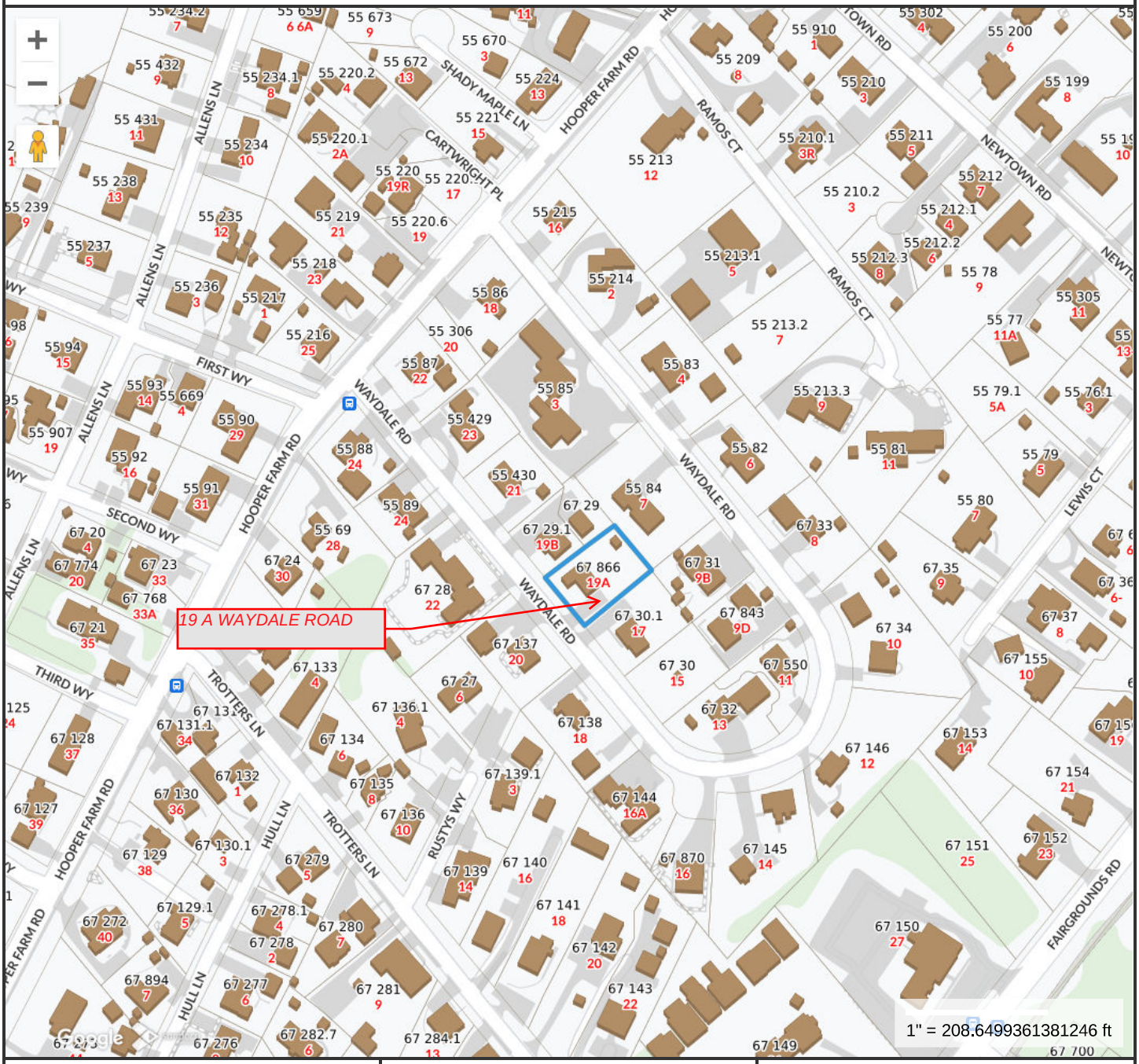

2 story colonial across the street


2 story colonial across the street 29+/-


2 story colonial 28'6" neighboring home


EXISTING SECONDARY STRUCTURE SURROUNDED BY SCREENING

LOCUS: 19 WAYDALE ROAD



Property Information

Property ID	187104
Location	19A WAYDALE RD
Owner	SUN CHANGYING & XU HUIZHEN

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.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER SUN CHANGYING & XU HUIZHEN

MAILING ADDRESS 19A WAYDALE RD, NANTUCKET, MA 02554

PROPERTY LOCATION 19A WAYDALE RD, NANTUCKET, MA 02554

ASSESSORS MAP/PARCEL 67/866

SUBMITTED BY: kristopher megna

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.09.25 13:44:37 -04'00'

September 25, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
55	84		VALERO GALE & RICHARD		1 GOOSE POND LANE	NANTUCKET	MA	02554	7 WAYDALE RD
67	29		ILIEV ATANAS F & VILINA		19B WAYDALE RD	NANTUCKET	MA	02554	19C WAYDALE RD
67	29	1	ANGUELOVA MARTIN I & DESISLAVA V		19B WAYDALE RD	NANTUCKET	MA	02554	19B WAYDALE RD
67	30	1	CASSANO CYNTHIA M TR	CASSANO REALTY TRUST	PO BOX 794	NANTUCKET	MA	O2554	17 WAYDALE RD
67	137		PEREZ KRIS A		142 OLD SOUTH RD	NANTUCKET	MA	02554	20 WAYDALE RD
Count:	**5**								

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 19A WAYDALE RD, NANTUCKET, MA 02554

Tax Map Number: 67 Parcel Number: 866

Owner of Record: SUN CHANGYING & XU HUIZHEN

Description of Proposal:

Construct new modular dwelling.

Anticipated HDC Submission Date: 10/3/2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.



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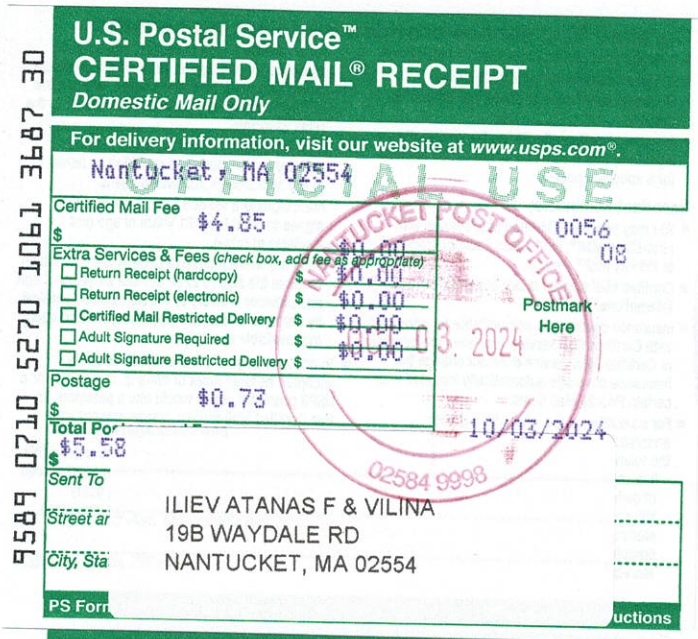

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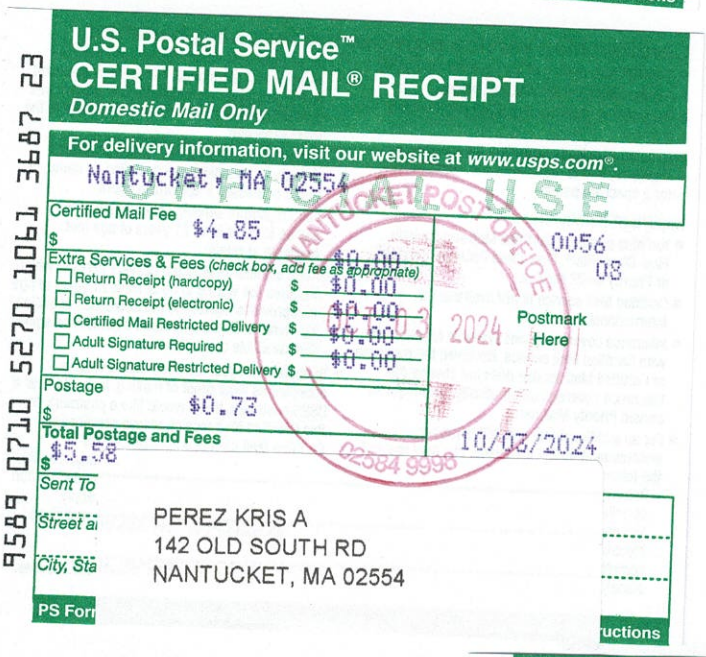

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PEREZ KRIS A
142 OLD SOUTH RD
NANTUCKET, MA 02554

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19B WAYDALE RD
NANTUCKET, MA 02554

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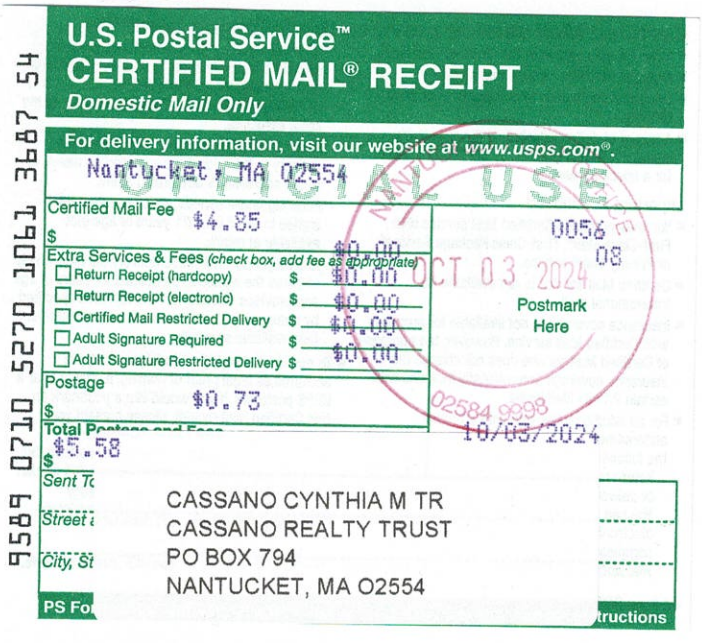

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- Adult Signature Restricted Delivery $0.00

Postage $0.73

Total Postage and Fees $5.58

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CASSANO REALTY TRUST
PO BOX 794
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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Kristopher Megna

AS AGENT FOR SUN CHANGYING & XU HUIZHEN

STREET ADDRESS 19A Waydale Road

MAP/PARCEL 67/866

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10/3/2024

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 10/3/2024 Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

√	1.	**Completed Application Form**: Description of ALL work must be indicated on application form.
√	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
√	3.	**Application Fee:** See back of application for fee schedule or call the office.
√	4.	**Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
√	5.	**Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
√	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
√	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
√	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
√	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1copy):** of existing elevations
N/A	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
N/A	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
√	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
 (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

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Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

John Hedden
HDC Compliance Coordinator
jhedden@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Doug Mills

AS AGENT FOR Caskie & Colby Collet

STREET ADDRESS 5 Maxey Pond Road

MAP/PARCEL 40/105

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

30 September 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE HOLIDAY MEETING SCHEDULE, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.



30 September 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°: 40 PARCEL N°. 105

Street & Number of Proposed Work: 5 MAYFLY POND RD

Owner of record: COLBY & CASKIE COLLET

Mailing Address: 2 BROAD ST
NANTUCKET MA 02554

Contact Phone #: 508-228-2728 E-mail: —

AGENT INFORMATION (if applicable)

Name: MCAA

Mailing Address: 2 BROAD ST
NANTUCKET MA 02554

Contact Phone #: 508-228-2728 E-mail: DOUG@MARKCUTONE.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____
Width: _____ Sq. footage 2nd floor: 570SF
Sq. footage 3rd floor: _____

Decks/Patio: Size: 29 x 14 ☒ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 22'-6" South — East — West —

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS (describe)
1. East Elevation - DORMERS @ EXISTING GARAGE
2. South Elevation - REMOVE BAY WINDOW
3. West Elevation - NEW DECK
4. North Elevation - ADD DOORS & WINDOWS
*Cloud on drawings and submit photographs of existing elevations. - NEW GARAGE DOORS

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 12 /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 8 Rake 8+3 Soffit (Overhang) 10 Corner boards — Frieze 4
Window Casing 4 Door Frame 4 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear (4) 15 LITE SLIDER Side _____
Garage Door(s): Type (2) 8 LITE Material CEDAR

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

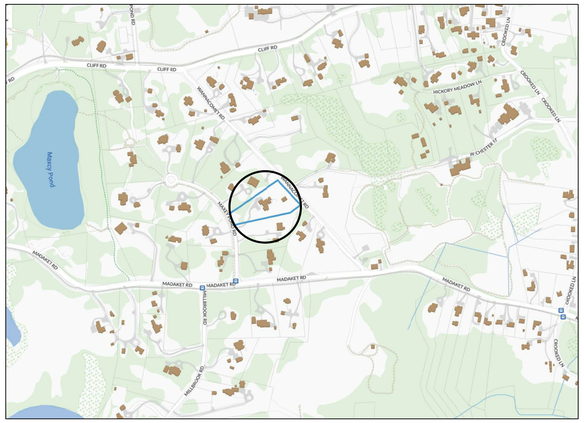
Sidewall NTW Clapboard (if applicable) — Roof NTW
Trim NTW Sash GRAY Doors GRAY
Deck NTW Foundation — Fence — Shutters —

* 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 10/3/24 Signature of owner of record _____ OASKIE COLLET Signed under penalties of perjury

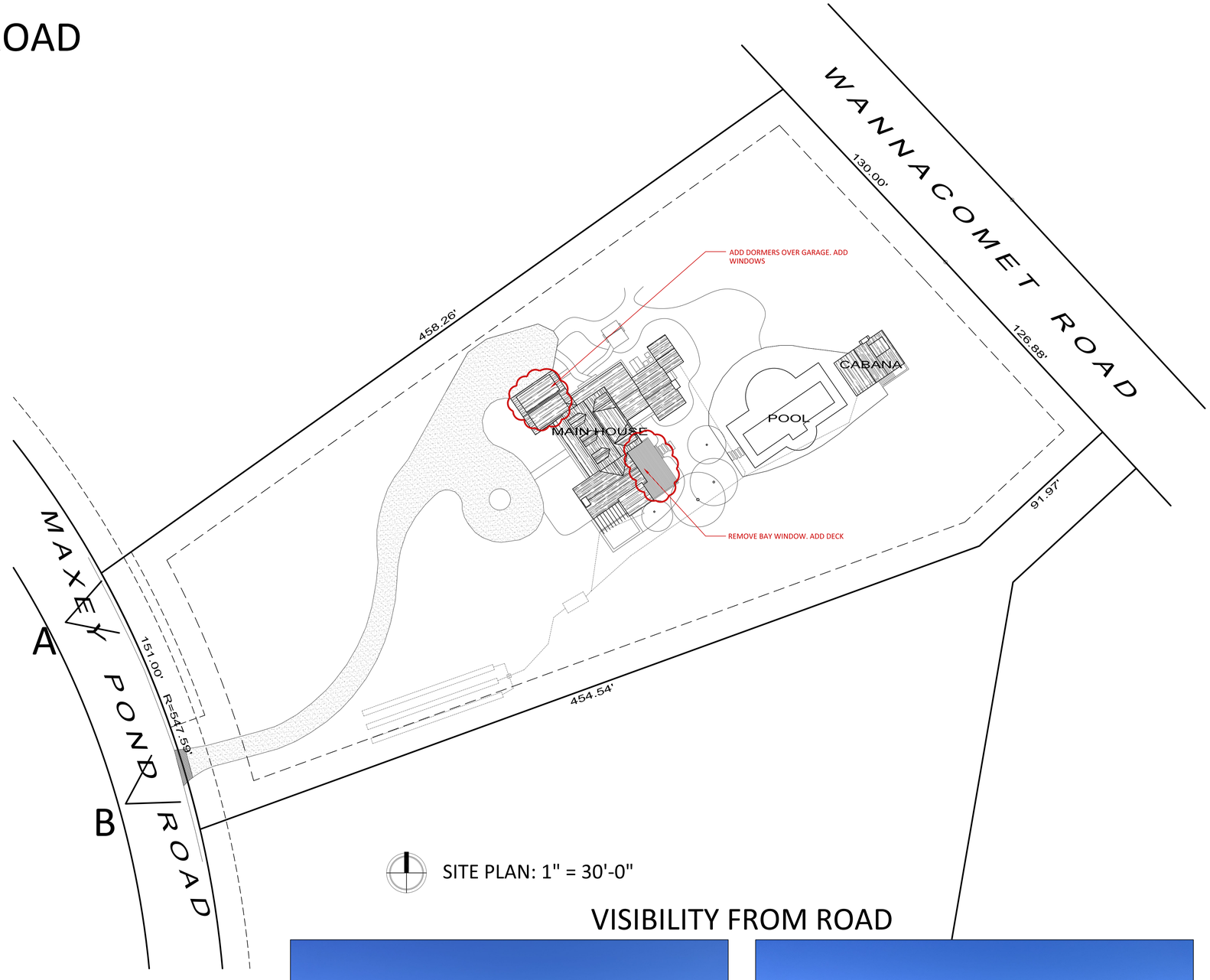
COLLET - 5 MAXEY POND ROAD



LOCUS PLAN: NTS



AERIAL VIEW: NTS



SITE PLAN: 1" = 30'-0"

VISIBILITY FROM ROAD



PHOTO A



PHOTO B

MARK CUTONE ARCHITECTURE+
2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

MAIN HOUSE HDC

COLLET
5 MAXEY POND ROAD
NANTUCKET, MA 02554
MAP: 40 PARCEL: 105

COVER SHEET

C1.1

30 SEPTEMBER 2024

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
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MASTER BATH
115
NEW TILE FLOOR

PLUMBING & LIGHTING FIXTURES TO BE REPLACED. WOOD FLOOR TO BE REMOVED AND REPLACED w/ TILE

MASTER BEDROOM
113
NEW OAK FLOOR

WALK-IN
114
NEW OAK FLOOR

DROP CEILING TO A 9:12 PITCH. REDUCE NUMBER AND VARIETY OF RECESSED LIGHTS. REPLACE FLOORING TO MATCH THE REST OF THE HOUSE. REMOVE CEILING FAN. REMOVE SPEAKERS

TV

INFILL DESK OPENING w/ ADDITIONAL CABINETRY. REPLACE KEYBOARD PULLOUT w/ DRAWER

TV/STUDY
112
REFINISH WOOD FLOOR

HALL
111
REFINISH WOOD FLOOR

GRILL

SLIDER SLIDER

PORCH

WALL BETWEEN LAUNDRY AND LINEN TO BE REMOVED. EXISTING MILLWORK TO BE REMOVED. NEW TILE FLOOR. LAUNDRY MACHINES TO BE RELOCATED. NEW MILLWORK

BENCH

MUD/LAUNDRY
108
NEW TILE FLOOR

CABINET

W

D

UP

STAIR HALL
110
REFINISH WOOD FLOOR

KITCHEN
102
NEW OAK FLOOR

KITCHEN NOTES: REMOVE TILE FLOOR AND INSTALL WOOD FLOORING TO MATCH THE REST OF THE HOUSE. REPLACE RECESSED LIGHTS USING FEWER FIXTURES. ADD SCONCES ABOVE SINK. ADD PENDANT OVER ISLAND. ADD TRIM TO LIVING ROOM OPENING. SQUARE OFF CASED OPENING TO PANTRY AREA AND CENTER ON WINDOW

POWDER
109
NEW TILE FLOOR

BROOM CLOSET

DN

DINING

GENERAL NOTES:
-ALL INTERIOR WALLS CEILINGS AND TRIM TO BE PAINTED
-ALL WOOD FLOORS TO BE SANDED STAINED AND REFINISHED PER CLIENT APPROVED SAMPLE
-DOOR HARDWARE TO BE REPLACED ON INTERIOR AND EXTERIOR DOORS
-EXTERIOR TRIM TO BE REPLACED AS NECESSARY TO REMOVE ROTTED OR DAMAGED BOARDS
-SIDEWALL AND ROOF SHINGLES TO BE EVALUATED AND REPLACED AS NECESSARY
-OVERGROWN PERIMETER PLANTINGS TO BE REMOVED AS DIRECTED
-REVIEW POOL TO DETERMINE FEASIBILITY OF INSTALLING AUTOCOVER
-PATH FROM NEW DECK TO POOL AREA TO BE CLEARED OF PLANTINGS AS DIRECTED BY CHANPOUX LANDSCAPING

HALL
105
NEW OAK FLOOR

ENTRY HALL
101
NEW OAK FLOOR

PANTRY/WETBAR
103
REFINISH WOOD FLOOR

REF

POWDER
106
NEW OAK FLOOR

ADD STAIR TO BEDROOM SUITE ABOVE GARAGE. NEW DOOR LOCATION FOR GARAGE ACCESS. MOVE UTILITY SINK. INSTALL ICE MACHINE

RENOVATE POWDER ROOM. REPLACE TILE FLOOR w/ RANDOM WIDTH OAK FLOORING. REPLACE PEDESTAL SINK w/ VANITY CABINET AND COUNTER. ADD SCONCES. REDUCE NUMBER OF RECESSED LIGHTS

UPDATE RECESSED LIGHTS. WETBAR AREA TO BE MOVED TO PANTRY. OPEN UP ALCOVE w/ TRIMMED CASED OPENING FOR DINING AREA. REMOVE MILLWORK FROM ALCOVE. ADD WINDOWS TO NORTHEAST SIDE OF ALCOVE

LIVING
104
REFINISH WOOD FLOOR

GARAGE
107

SINK

ICE

PORCH

REMOVE PULL DOWN STAIR AND INFILL FRAMING

ACCESS

FIRST FLOOR PLAN - 3,650SF
SCALE: 1/4" = 1'-0"

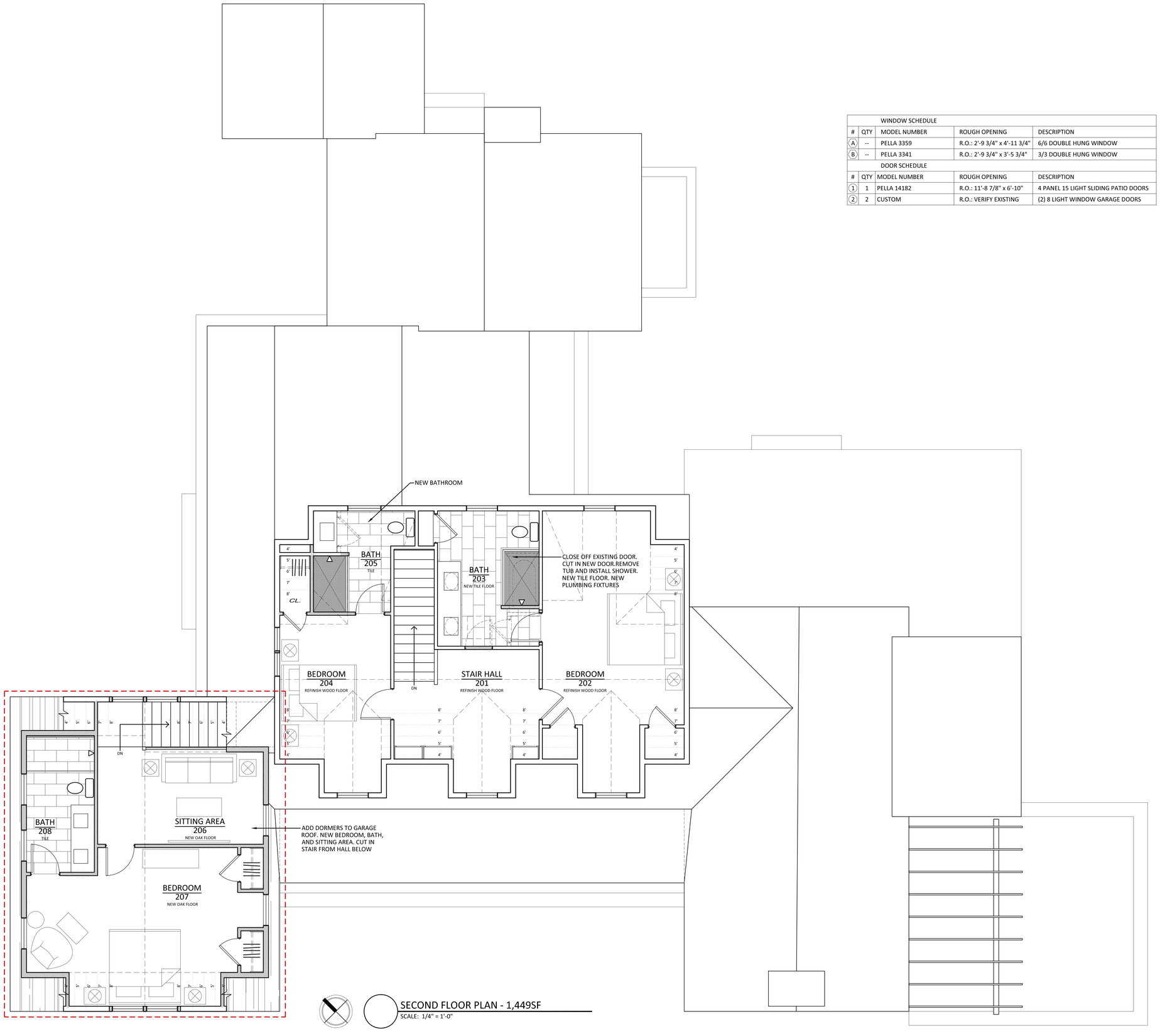
MAIN HOUSE HDC

COLLET
5 MAXEY POND ROAD
NANTUCKET, MA 02554
MAP: 40 PARCEL: 105

FIRST FLOOR PLAN

A1.1

30 SEPTEMBER 2024



SECOND FLOOR PLAN - 1,449SF

SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	--	PELLA 3359	R.O.: 2'-9 3/4" x 4'-11 3/4"	6/6 DOUBLE HUNG WINDOW
B	--	PELLA 3341	R.O.: 2'-9 3/4" x 3'-5 3/4"	3/3 DOUBLE HUNG WINDOW
DOOR SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
1	1	PELLA 14182	R.O.: 11'-8 7/8" x 6'-10"	4 PANEL 15 LIGHT SLIDING PATIO DOORS
2	2	CUSTOM	R.O.: VERIFY EXISTING	(2) 8 LIGHT WINDOW GARAGE DOORS

MARK CUTONE
ARCHITECTURE +
2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

MAIN HOUSE HDC

COLLET
5 MAXEY POND ROAD
NANTUCKET, MA 02554
MAP: 40 PARCEL: 105

SECOND FLOOR PLAN

A1.2

30 SEPTEMBER 2024





EXISTING ELEVATION



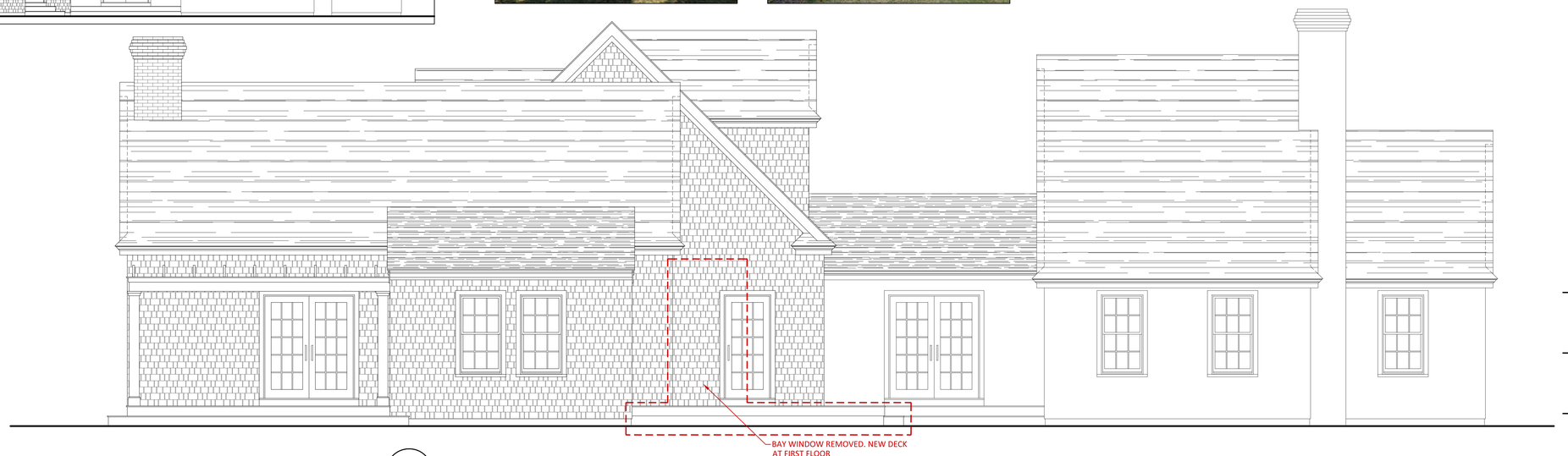
SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"







EXISTING ELEVATION



SOUTHEAST ELEVATION
SCALE: 1/4" = 1'-0"

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ARCHITECTURE +
2 BROAD STREET
NANTUCKET, MA 02554
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MAIN HOUSE HDC

COLLET
5 MAXEY POND ROAD
NANTUCKET, MA 02554
MAP: 40 PARCEL: 105

SW & SE ELEVATIONS

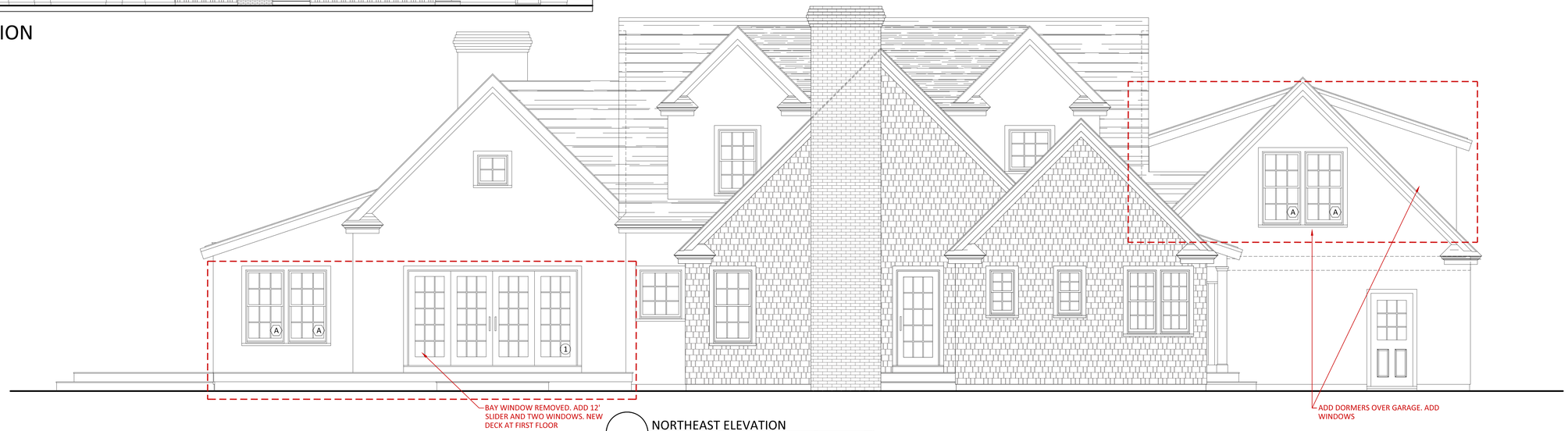
A2.1

30 SEPTEMBER 2024



EXISTING ELEVATION



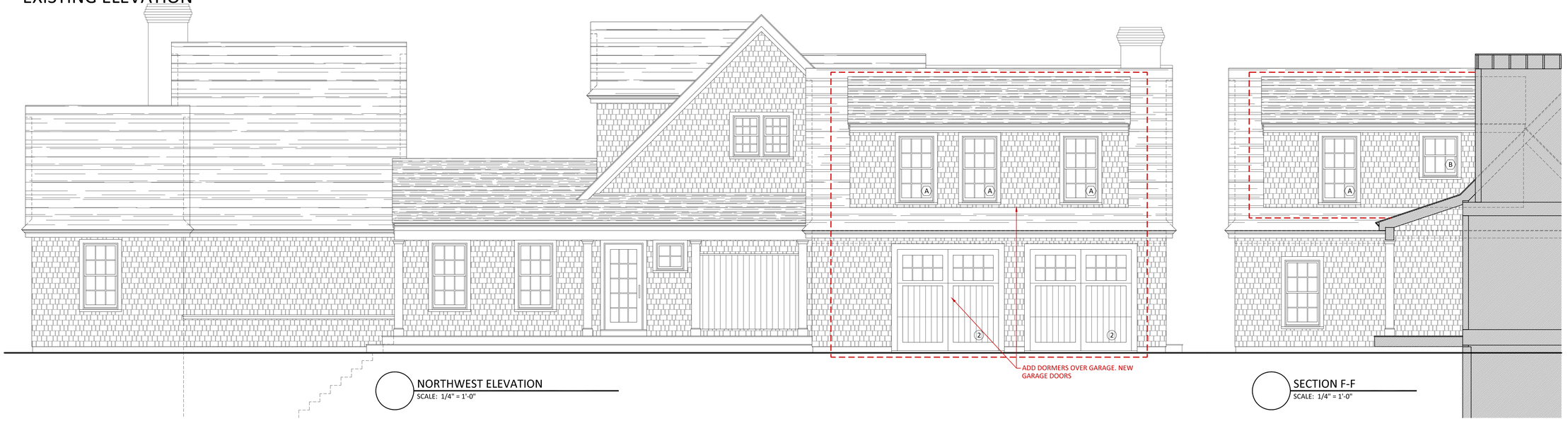


NORTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING ELEVATION





NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"

SECTION F-F
SCALE: 1/4" = 1'-0"

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

MAIN HOUSE HDC

COLLET
5 MAXEY POND ROAD
NANTUCKET, MA 02554
MAP: 40 PARCEL: 105

NE & NW ELEVATIONS

A2.2

30 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°: 42.3.3 PARCEL N°. 10

Street & Number of Proposed Work: 6 Howard St.

Owner of record: Stephen P. Campbell

Mailing Address: 3901 Axton Lane
Goshen, KY 40026

Contact Phone #: (203) 919-3638 E-mail: Campbell.Steve89@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. _____

☐ 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: c. 1840

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Color change from Nantucket Gray to Quaker Gray clapboard on E. elevation only

Is there an HDC survey form for 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: East inches) Front ☐ _____ Side ☐ _____

190"w x 141"h

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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. Quaker Gray is on HDC app list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the 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 Oct. 2, 2024 Signature of owner of record _____ Signed under penalties of perjury

COLOR CHANGE CHECKLIST

Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information

https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	
	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
	Completed application -Application Fee- $50.00.
	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	Exterior Elevations (4 copies): must be ¼ in scale and include all affected sides of the building. Cardinal points (N/S/E/W) MUST BE labeled. All proposed changes must be clouded on drawings. • If existing plans are not available, photos of the proposed changes will be accepted. (please provide 4 copies of each proposed elevation. Cardinal points (N/S/E/W) MUST BE labeled.
	Pictures: (4 copies) a. taken from the street are highly encouraged. b. Pictures of other properties in the neighborhood are also suggested.
	Colors (4 copies): a. HDC Approvable Colors: https://www.nantucket-ma.gov/DocumentCenter/View/4841/HDC-Approvable-Colors-PDF b. Color swatches: please indicate color name NOT color manufacturers ID number on application.
	All documents MUST be legible. All sets MUST be collated and stapled.
	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov. • Copy of the HDC stamped Revision MUST BE included with scanned documents

COLOR CHANGE CHECKLIST

	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: 10-3-2024

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
cmartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Heather McHold & Steve Campbell

AS AGENT FOR _____

STREET ADDRESS 6 Howard Street

MAP/PARCEL 42.3.3 / 10

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.

Heather McHold 9/27/24
Signature Date

10-3-24

dd 1. oct 7 / Meeting Oct 15

178701

2024 00178701
Cert: 29333 Doc: TRAAR
Registered: 01/08/2024 01:39 PM

6 HOWARD STREET REAL ESTATE TRUST

RESIGNATION OF TRUSTEE & ACCEPTANCE OF APPOINTMENT

Resignation

I, JESSIE M. BRESCHER, hereby resign as Trustee of 6 Howard Street Real Estate Trust, under declaration of trust dated July 27, 2023, filed with the Nantucket Registry District for the Land Court as Document No. 178126.

Executed as a sealed instrument this 8th day of December, 2023

Jessie M. Brescher

Acceptance

The undersigned, STEPHEN P. CAMPBELL hereby certify that, (1) I have been appointed as Trustee of 6 Howard Street Real Estate Trust, under declaration of trust dated July 27, 2023, filed with the Nantucket Registry District for the Land Court as Document No. 178126, and (2) I hereby accept said appointment.

Executed as a sealed instrument this 8th day of December, 2023

Stephen P. Campbell

COMMONWEALTH OF MASSACHUSETTS

County of Nantucket

On this 8 day of December, 2023, the undersigned notary public, personally appeared Jessie M. Brescher (a) X personally known to me, or (b) _____ proved to me through satisfactory evidence of identification, which was _____, (type of identification) to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily, as her free act and deed, for its stated purpose.

RICHARD J. GLIDDEN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 15, 2026

Official Signature and Seal of Notary Public
My Commission expires:

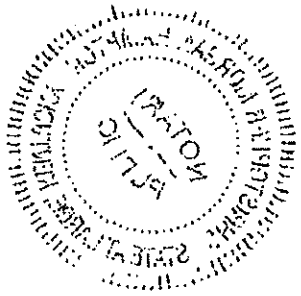
STATE OF KENTUCKY

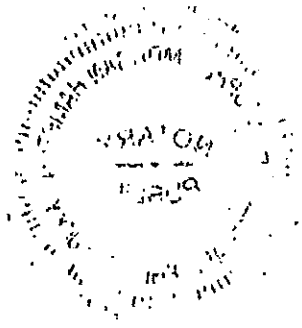
County of Oldham

NOTARY ID # KYNP28241 CHRISTOPHER MORGAN HAMPTON NOTARY PUBLIC STATE AT LARGE, KENTUCKY MY COMMISSION EXPIRES MAR. 24, 2025

CHRISTOPHER MORGAN HAMPTON NOTARY PUBLIC STATE AT LARGE, KENTUCKY

On this 8th day of December, 2023, before me, the undersigned notary public, personally

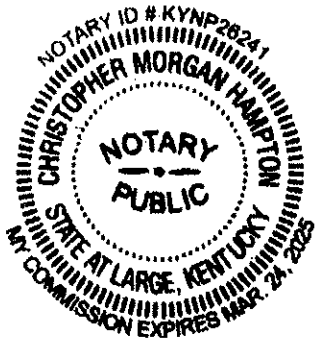




appeared Stephen P. Campbell, (a) _____ personally known to me, or (b) _____ proved to me through satisfactory evidence of identification, which was drivers license (type of identification) to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily, as his free act and deed, for its stated purpose.



Official Signature and Seal of Notary Public
My Commission expires: 3/24/25



178701

DOC No: 00178701

NANTUCKET COUNTY LAND COURT

REGISTRY DISTRICT

** RECEIVED FOR REGISTRATION **

On: Jan 08,2024 at 01:39P

Document Fee: 105.00 Rec Total:$210.00

CERTIFICATE No: 29333



Property Information

Property ID	9955
Location	6 HOWARD ST
Owner	BRESCHER JESSIE M TR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

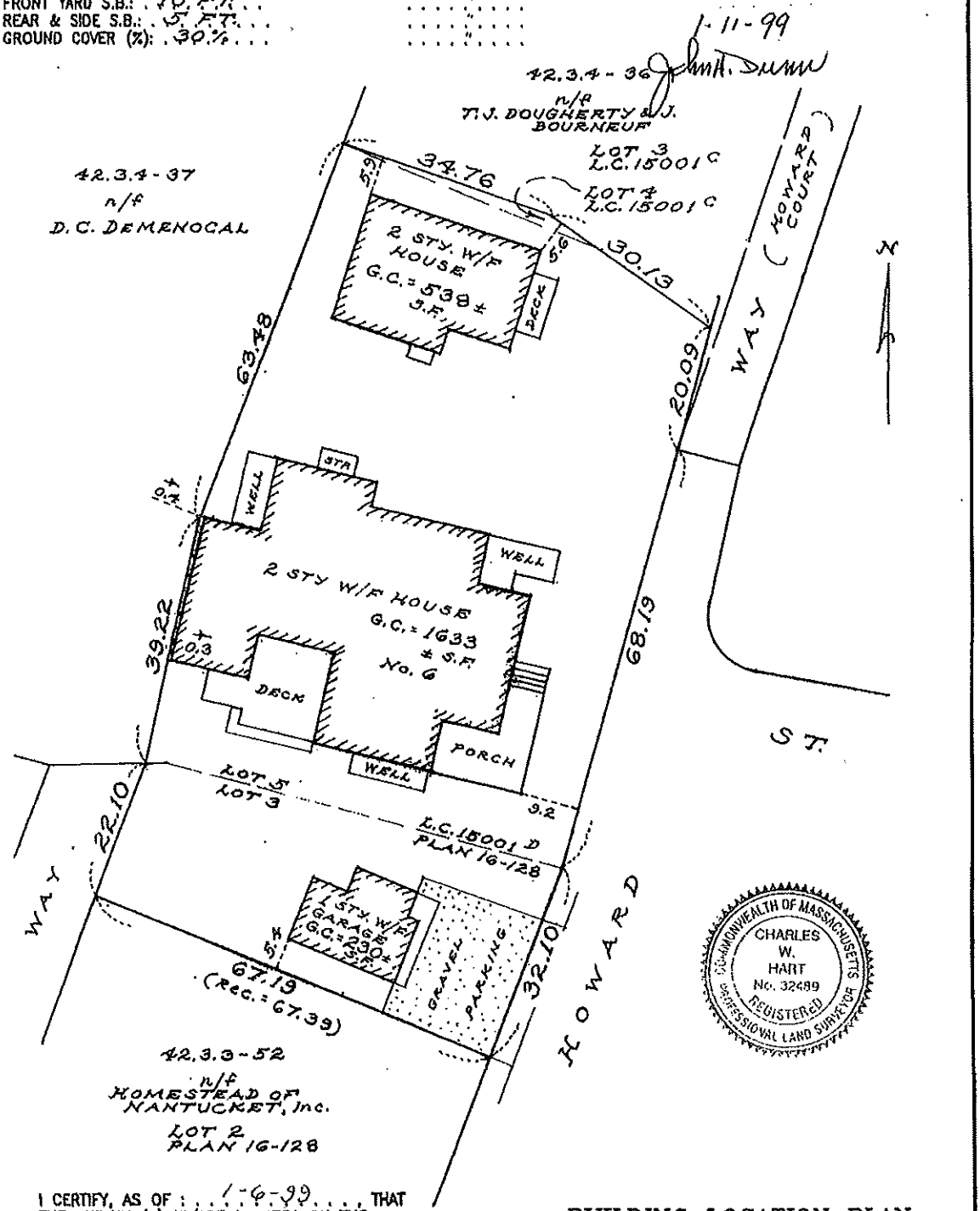
Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

N
W E
S

ZONING CLASSIFICATION: R-1

		EXISTING:
MIN. AREA:	5000 S.F.	8399± S.F.
MIN. FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD S.B.:	10 FT.	"
REAR & SIDE S.B.:	5 FT.	"
GROUND COVER (%):	30%	"



I CERTIFY, AS OF : 1-6-99 , THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

Charles W Hart

PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS
CHARLES W. HART
No. 32489
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 ASSESSOR RECORDS.

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1" = 20' DATE: 1-6-99

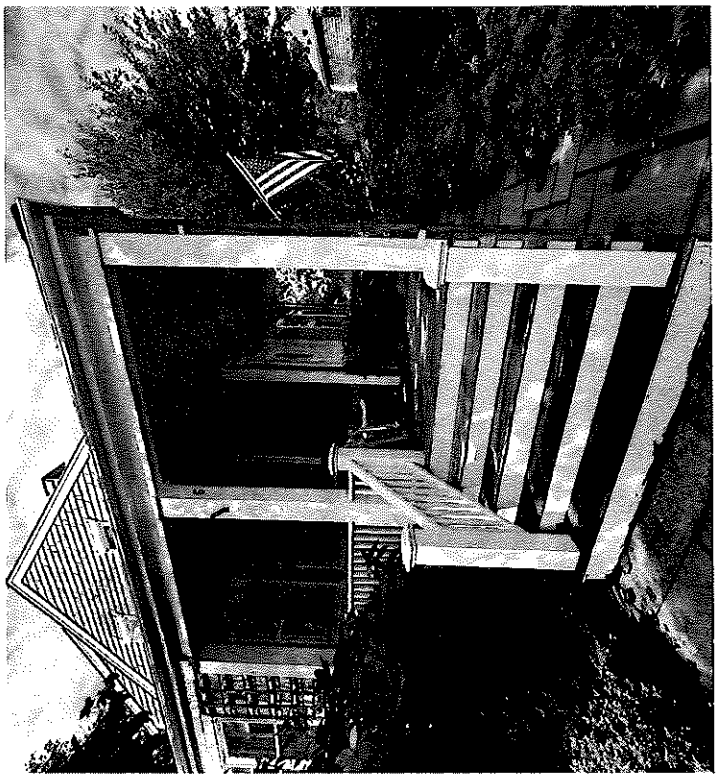
Owner: CARL M. & BARBARA JELLEME
Deed: BOOK 552-179 CERT. NO. 18115 . Plan LOT 5 L.C. 15001 D LOT 3 : PLAN 16-128
Locus G. HOWARD. ST. . LOT 4 : L.C. 15001 C

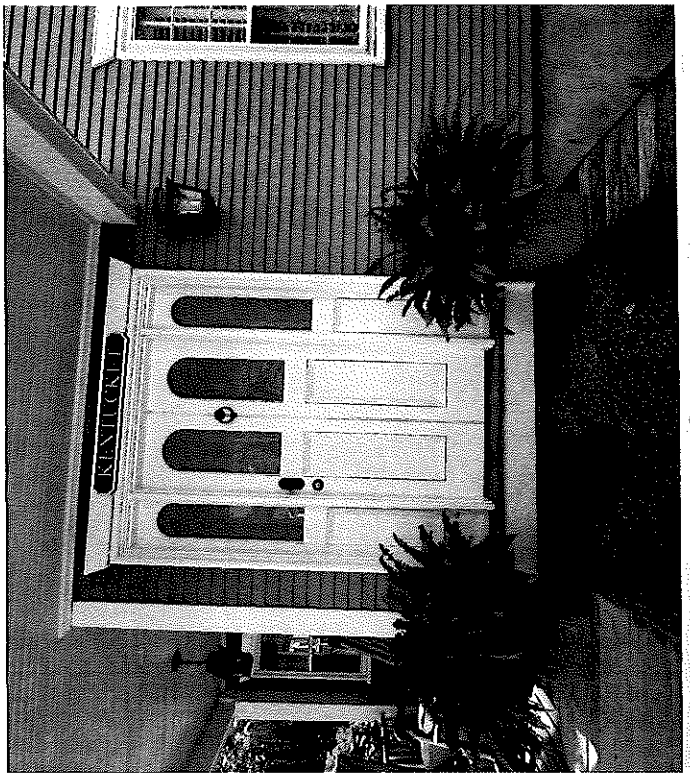
CHARLES W. HART & ASSOCIATES, Inc.
SANFORD BOAT BUILDING
49 SPARKS AVENUE
NANTUCKET, MASS. 02554
(508) 228-8910

ASSESSOR MAP: 42.3.3 , PARCEL: 9 & 10 . NOT TO BE RECORDED. H-5323.1

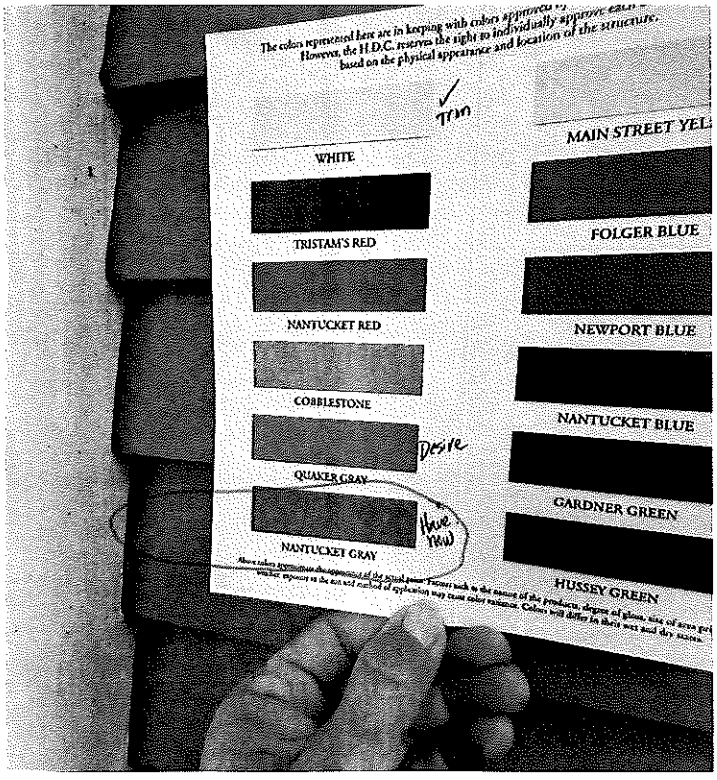
C:\JOBS\CWH\BLP

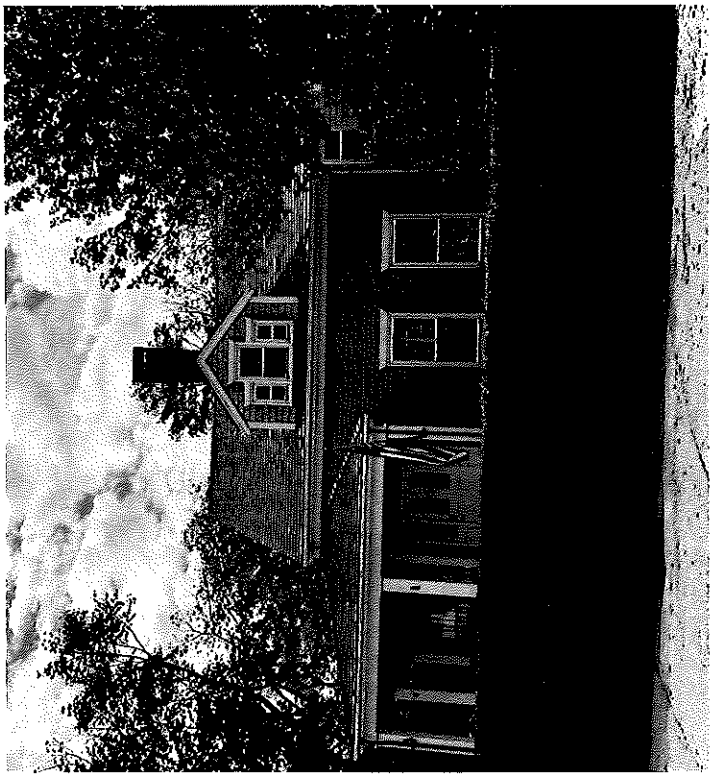
6 Howard St.





East Facing elevation





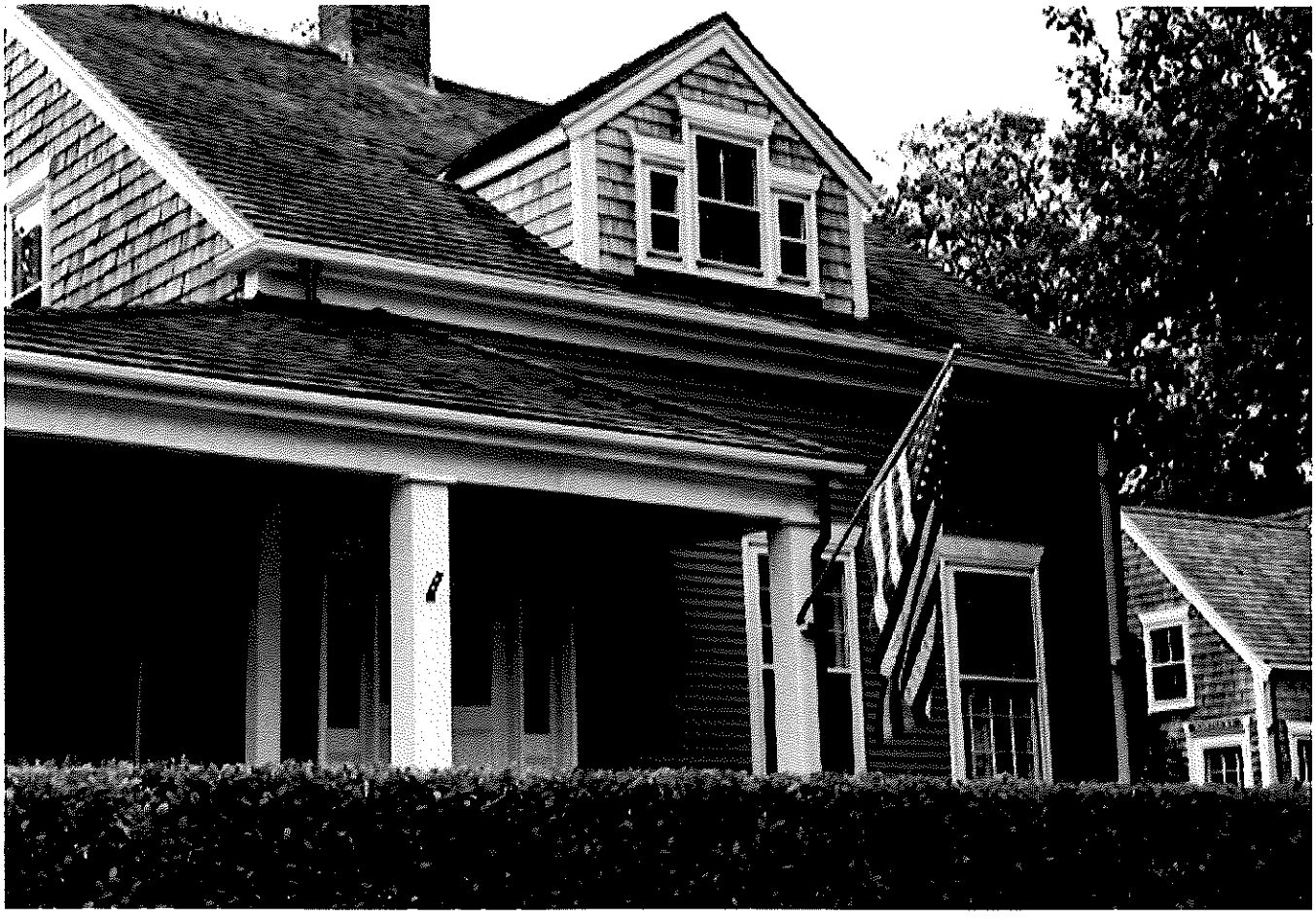
From: **Heather McHold** htmchold@gmail.com
Subject: Fwd: DRAFT 6 Howard to Quaker Gray and white
Date: September 27, 2024 at 10:01 AM
To:

Planning and Land Use Services
Historic District Commission
Paint color change request:

Our home at 6 Howard Street is just inside the Historic District in town.
https://www.nantucket-ma.gov/151/GIS-Maps
The front of the house faces EAST.

6 Howard Street has a clapboard front which is currently painted Nantucket Gray (MHC-11). All other sides of the house and cottage are cedar shake. We would like to change the clapboard color to the HDC approvable color Quaker Gray (MHC-9). The trim and door will remain white. The porch ceiling will remain a "haint" blue (F&B Borrowed Light, #235).

Pictures:

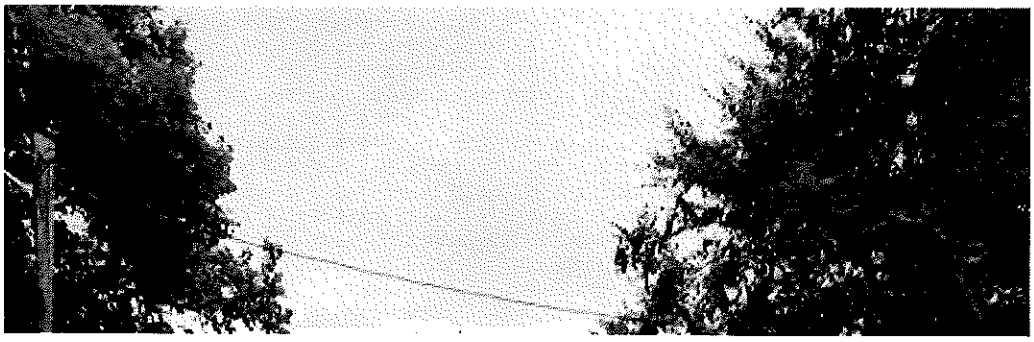


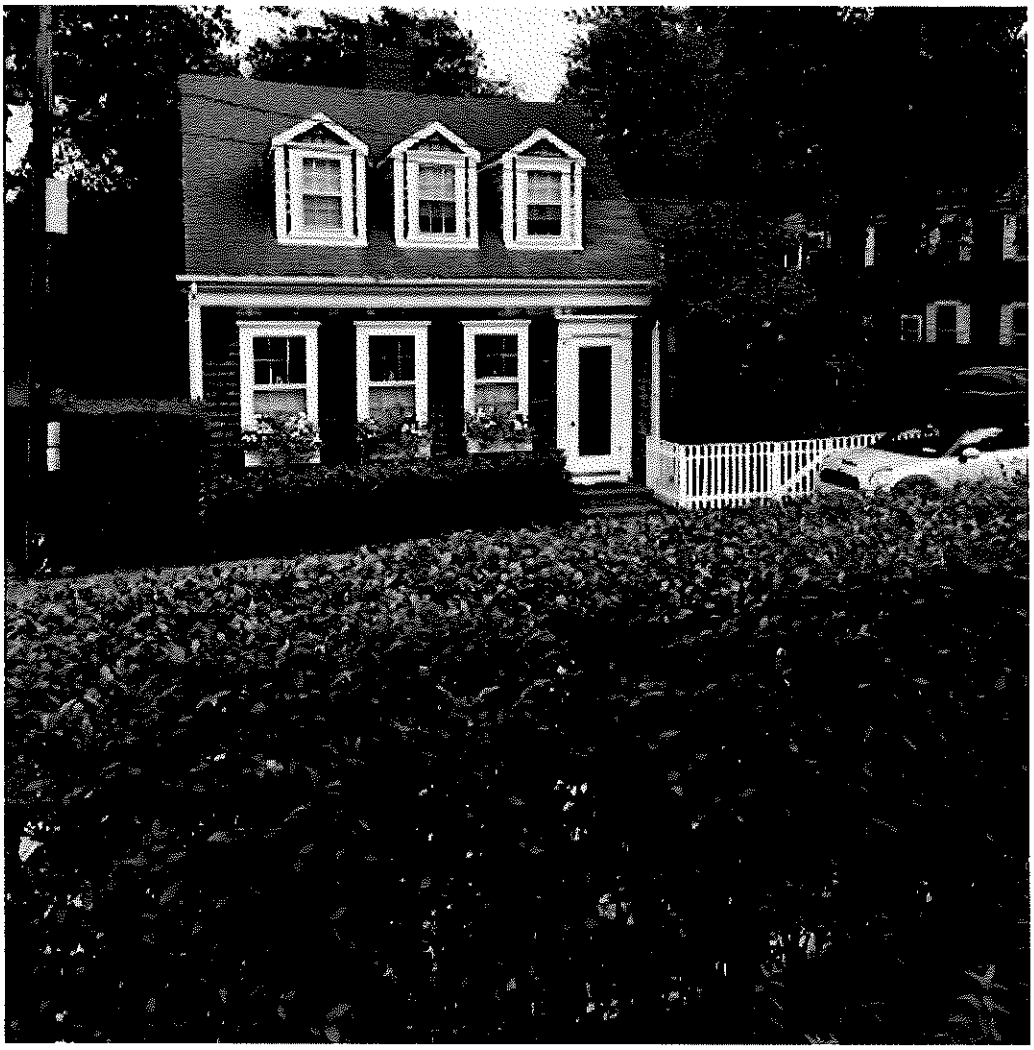
6 Howard

The house sits across from Greater Light Museum, which as a lighter color gray trim. Other buildings on Howard Street are yellow (House #3) or white (The Homestead), or all cedar-shake.



Greater Light.





7 Howard with Newport Blue door.

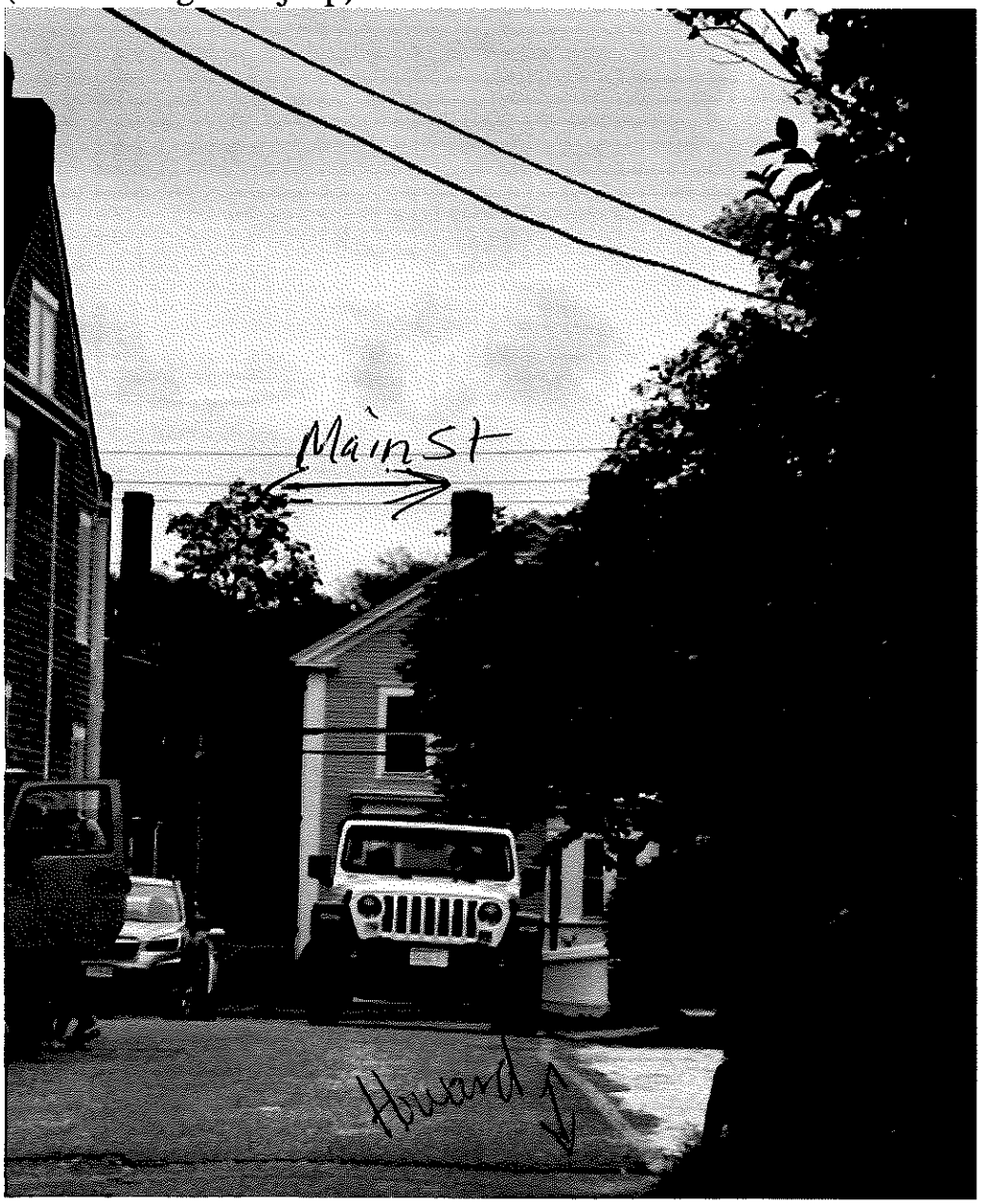


3 Howard



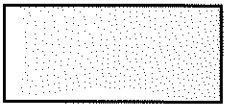
3 Howard Street is yellow.

Where Howard meets Main Street, there is a gray house, which appears to be a gray that is a bit lighter than Quaker Gray. It has a Newport Blue Door (seen through the jeep).



Nantucket Historic District Commission
Approvable Colors

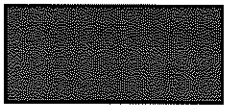
Main Street Yellow.....PMS 120



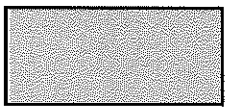
Cottage Red.....PMS 492



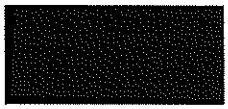
Hamilton Blue.....PMS 5415



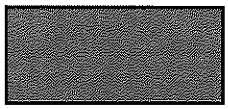
Cobblestone.....PMS 403



Nantucket Blue.....PMS 5473



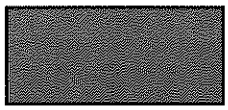
Quaker Gray.....PMS 423 Desired color for clapboard on front of House.



Chrome Green.....PMS 3302



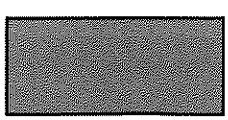
Nantucket Gray.....PMS 416 Current Color 6 Howard St.



Essex Green.....PMS 5605



Nantucket Red.....PMS 1807



Newport Blue.....PMS 5408

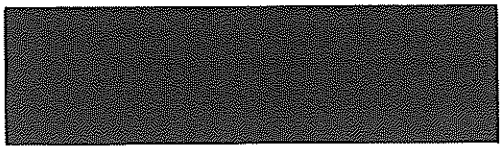
The colors represented here are in keeping with colors approved by the Historic District Commission. However, the H.D.C. reserves the right to individually approve each color choice, based on the physical appearance and location of the structure.

✓ Trim

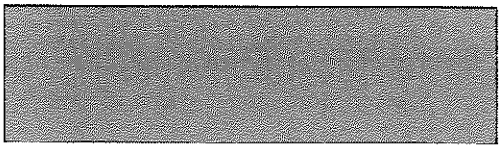
WHITE



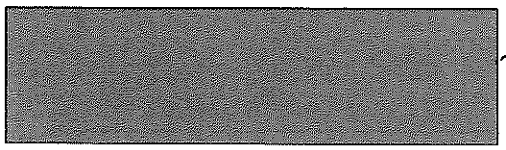
TRISTAM'S RED



NANTUCKET RED

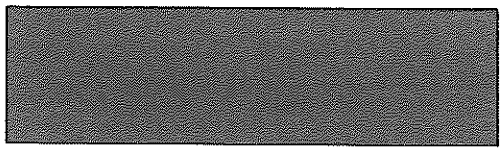


COBBLESTONE



Desire

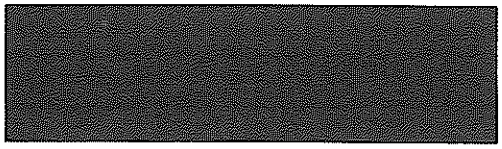
QUAKER GRAY



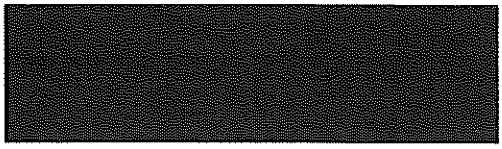
Have Now

NANTUCKET GRAY

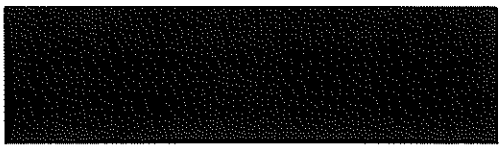
MAIN STREET YELLOW



FOLGER BLUE



NEWPORT BLUE



NANTUCKET BLUE



GARDNER GREEN



HUSSEY GREEN

Above colors approximate the appearance of the actual paint. Factors such as the nature of the products, degree of gloss, size of area printed, weather, exposure to the sun and method of application may cause color variance. Colors will differ in their wet and dry states.

46 Easton "Cuddy" Revs

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$50 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies)**: Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies)**: must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission**: All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

✓ 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.

BSP (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

X 8. **Abutter Notification Materials** - Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.1 PARCEL N°. 22

Street & Number of Proposed Work: 46 Easton Street

Owner of record: Auburn Cottage LLC

Mailing Address: PO Box 458
Springfield, LA 70462

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2022-08-6857
☐ 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 Cuddy

Original Date: 1947

Original Builder:

REVISIONS* (describe)
1. East Elevation Revise Fenestration
2. South Elevation Revise Fenestration + Deck
3. West Elevation Remove window
4. North Elevation N/C

Is there an HDC survey form for 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 Custom

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear French w/ Side lights/ wood Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS N/C

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/2/24 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: 11/15/22

HDC2022-08 6851

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.1 PARCEL N°. 22

Street & Number of Proposed Work: 46 Easton Street

Owner of record: Auburn Cottage LLC

Mailing Address: PO Box 458

Springfield, LA 10163

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Bottarelli + Post

Mailing Address: 11 Old South Road

Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: 11/10/22 Fee Paid: $ 50 #4884

Must be acted on by: 9/22/23

Extended to: _____

Approved: Yes Disapproved: _____

Chairman: Yes

Member: Yes

Member: _____

Member: Caroline Sparr

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to Approve as submitted.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 15'-0" Sq. Footage 1st floor: 240 Decks/Patio: Size: 4'-0" x 7'-0" ☑ 1st floor ☐ 2nd floor

Width: 16'-0" Sq. footage 2nd floor: _____ Size: 4'-0" x 4'-6" ☑ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North N/C South N/C East N/C West N/C

Height of ridge above final finish grade: North 18'-9" South 18'-4" East 18'-9" West 18'-7"

Additional Remarks

Historic Name: The Cuddy

Original Date: 1947

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

- Raise FFE to 8.3'
- Add Brick Foundation piers + V-groove Floor Panels
- Add Decks + Stairs
- Revise Roof
- Addition

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 4-5" ☐ Block ☐ Block Parged ☒ Brick (type) Whitewashed ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 6 /12 Secondary Mass 6 /12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1 x 6 Rake 1 X 6 Soffit (Overhang) _____ Corner boards 5/4 x 6 Frieze _____

Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☑ All Wood ☐ Other _____

☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Custom

Doors* (type and material): ☑ TDL ☐ SDL Front 9 Light / Wood Rear French / Wood Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural

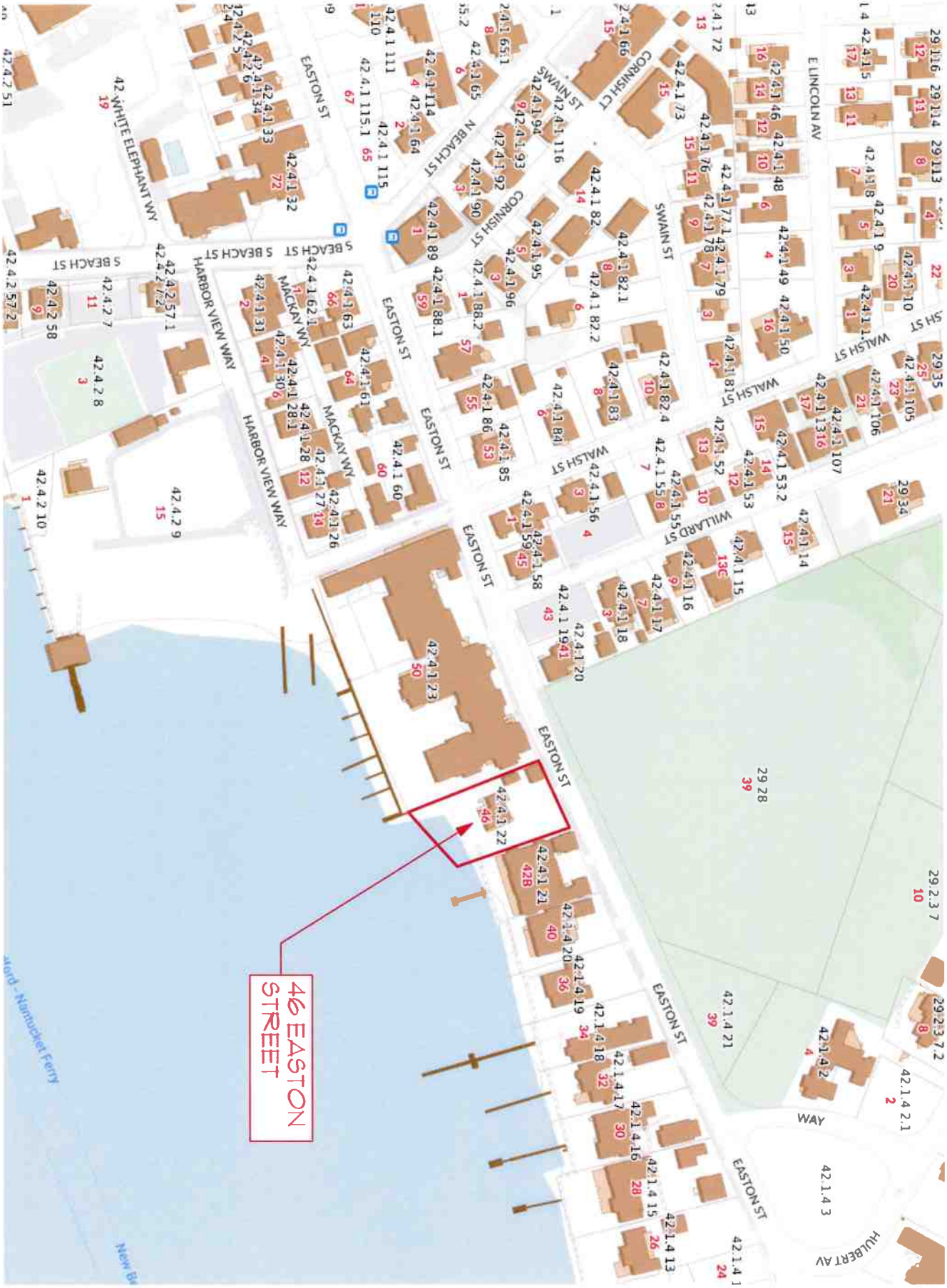
Trim Nantucket Gray Sash White Doors White

Deck Natural Foundation Whitewash Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list. (& Match MH)

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/8/22 Signature of owner of record _____ Signed under penalties of perjury



ID# L-1.1

Renovations at
46 Easton Street
Nantucket, MA 02554

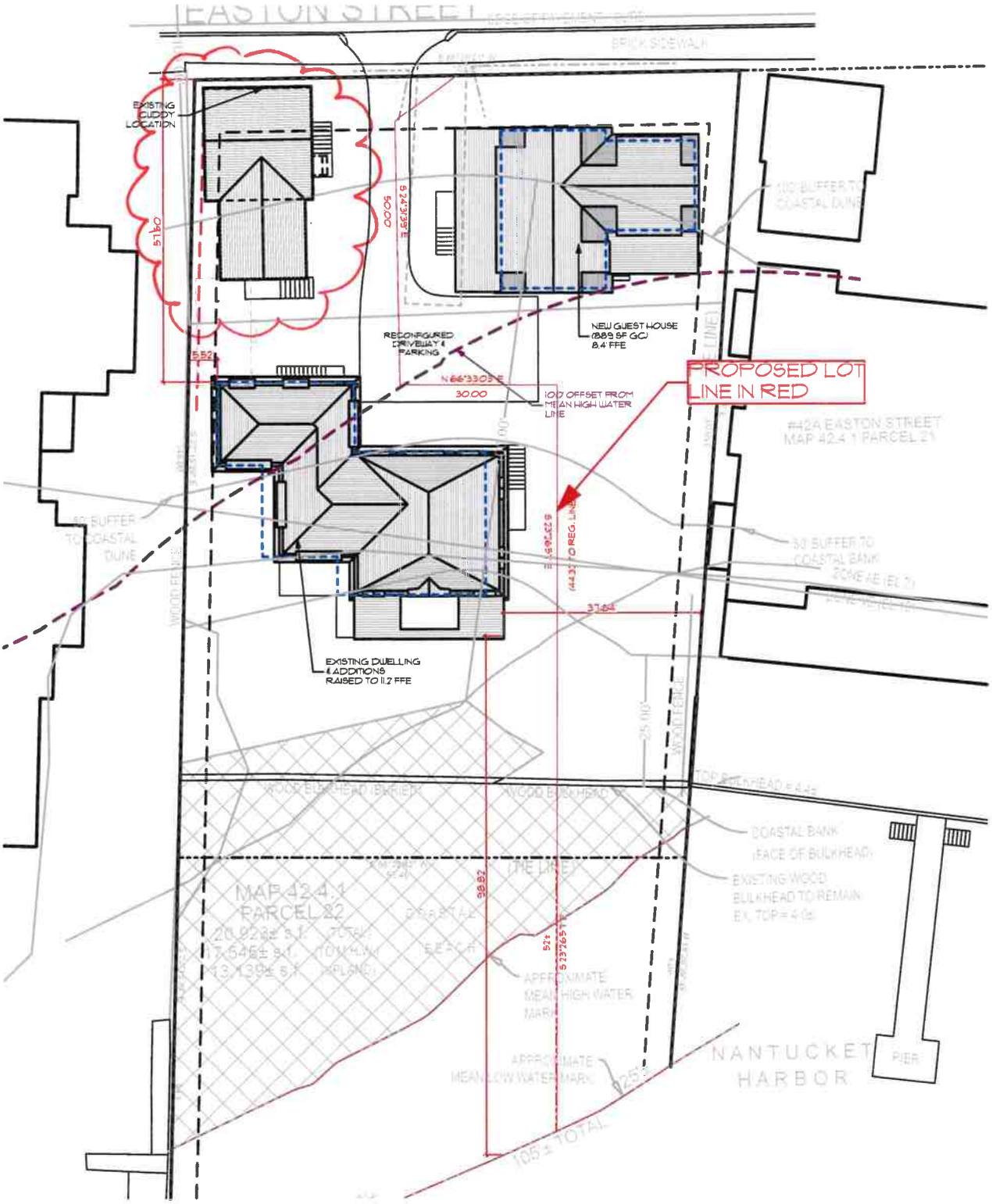
MAP NO: 42.4.1 ZONING INFO: R-1
PARCEL NO: 22 PROJECT NO: 13 REVISED: 10/11/22

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Locus Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID# L-1.2

Renovations at
46 Easton Street
Nantucket, MA 02554

MAP NO: 42.4.1 ZONING INFO: R-1
PARCEL NO: 22 PROJECT NO: 13 REVISED: 10/11/22

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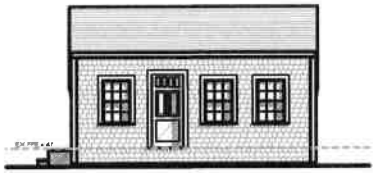
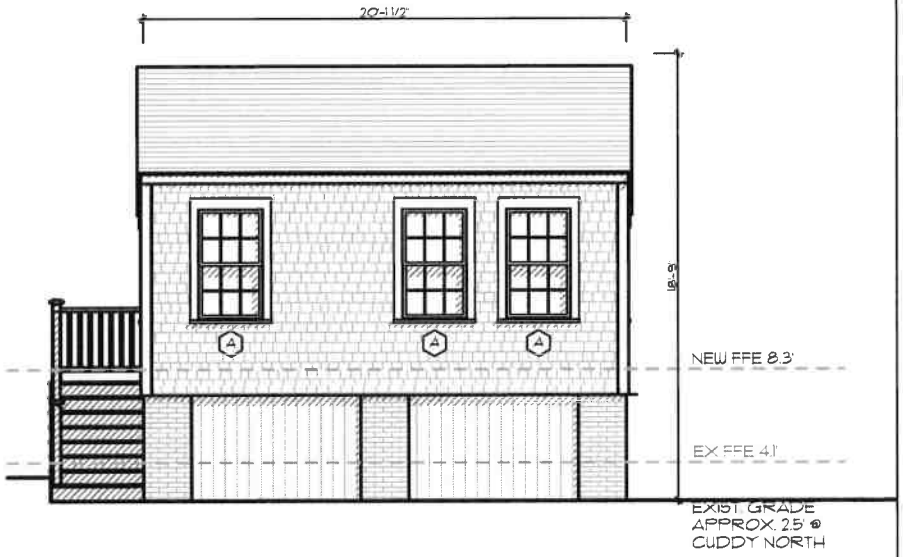
Site Plan

BOTTICELLI & POHL

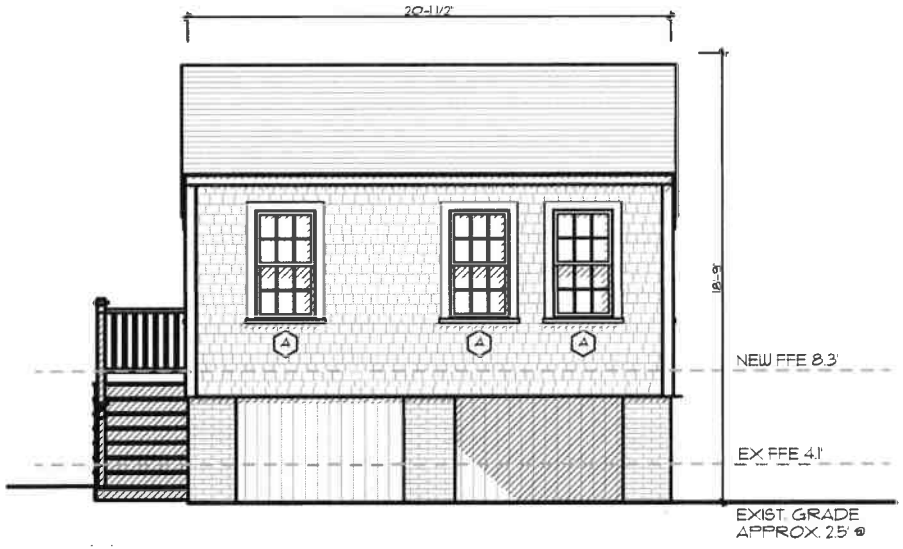
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



EXISTING NORTH
ELEVATION



PREVIOUSLY APPROVED
NORTH ELEVATION



PROPOSED NORTH ELEVATION

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P: 508 228 5455 | P: 617 482 4543

North Elevation

Renovations at
46 Easton Street
Nantucket, MA 02554

MAP NO: 42.4.1 ZONING INFO: R-1
PARCEL NO: 22 PROJECT NO: 13 REVISED: 10/11/22

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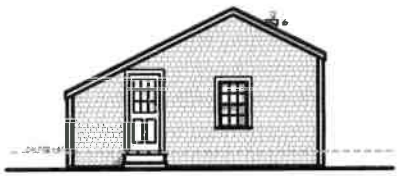
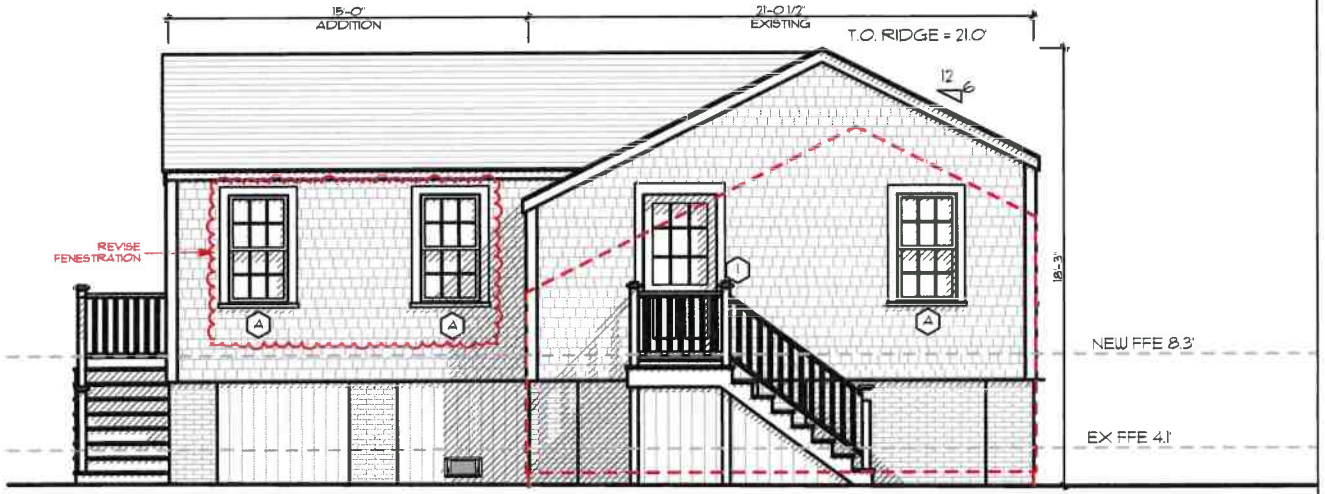
ID#
C-2.1



EXISTING EAST ELEVATION



PREVIOUSLY SUBMITTED EAST ELEVATION



PROPOSED EAST ELEVATION

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P: 508 228 5455 | P: 617 482 4543

East Elevation

Renovations at
46 Easton Street
Nantucket, MA 02554

MAP NO. 42.4.1 ZONING INFO. R-1
PARCEL NO. 22 PROJECT NO. 13 REVISED: 10/11/22

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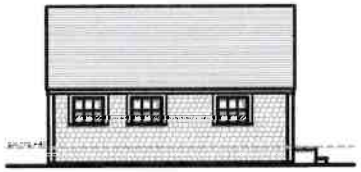
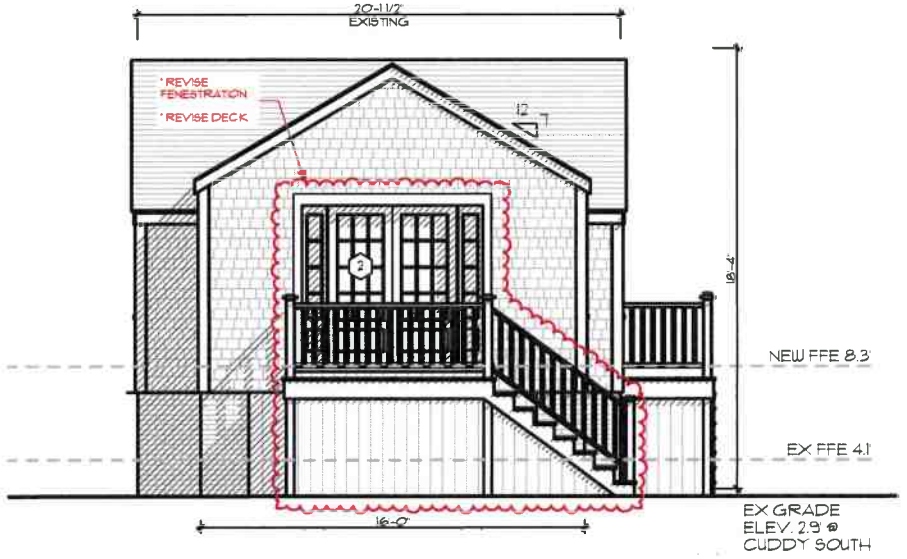
ID#
C-2.2



EXISTING SOUTH ELEVATION



PREVIOUSLY APPROVED SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P. 508.228.5455
31 STATE STREET, BOSTON, MA 02109 | P. 617.482.4543
BOTTICELLIANDPOHL.COM

South Elevation

Renovations at
46 Easton Street
Nantucket, MA 02554

MAP NO: 42.4.1 ZONING INFO: R-1
PARCEL NO: 22 PROJECT NO: 13 REVISED: 10/11/22

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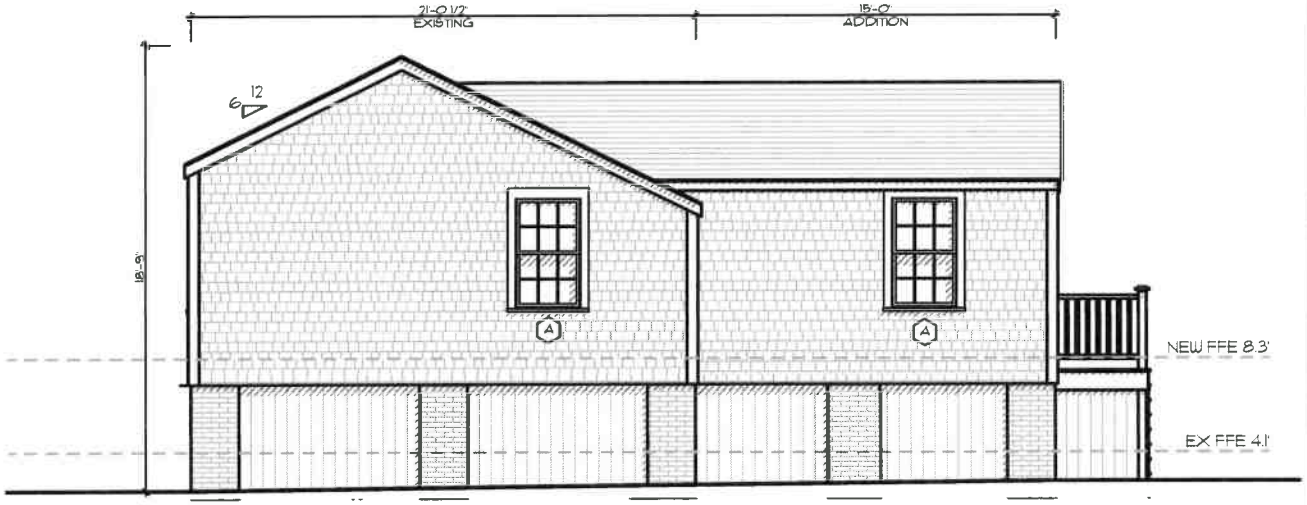
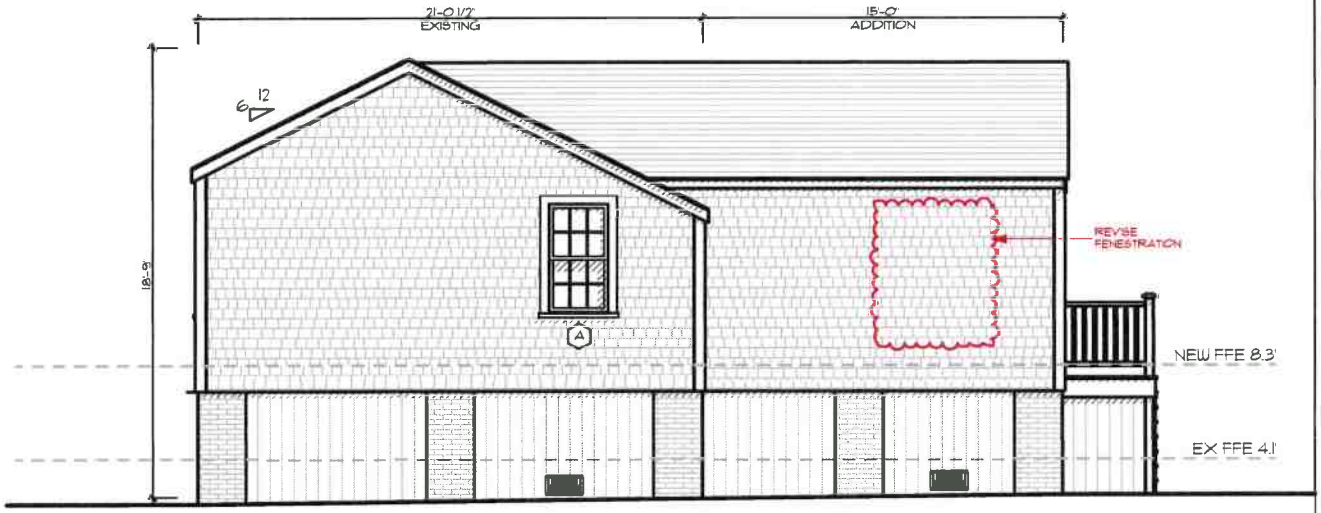
ID#
C-2.3



EXISTING WEST ELEVATION



PREVIOUSLY APPROVED WEST ELEVATION



PROPOSED WEST ELEVATION

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P. 508 228-5455 | P. 617 482-4543

West Elevation

Renovations at
46 Easton Street
Nantucket, MA 02554

MAP NO: 42.4.1 ZONING INFO: R-1
PARCEL NO: 22 PROJECT NO: 13 REVISED: 10/11/22

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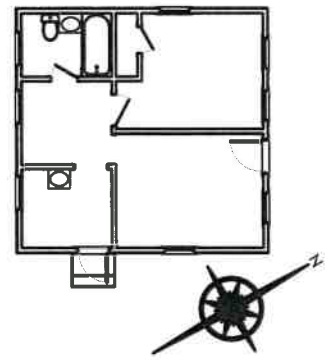
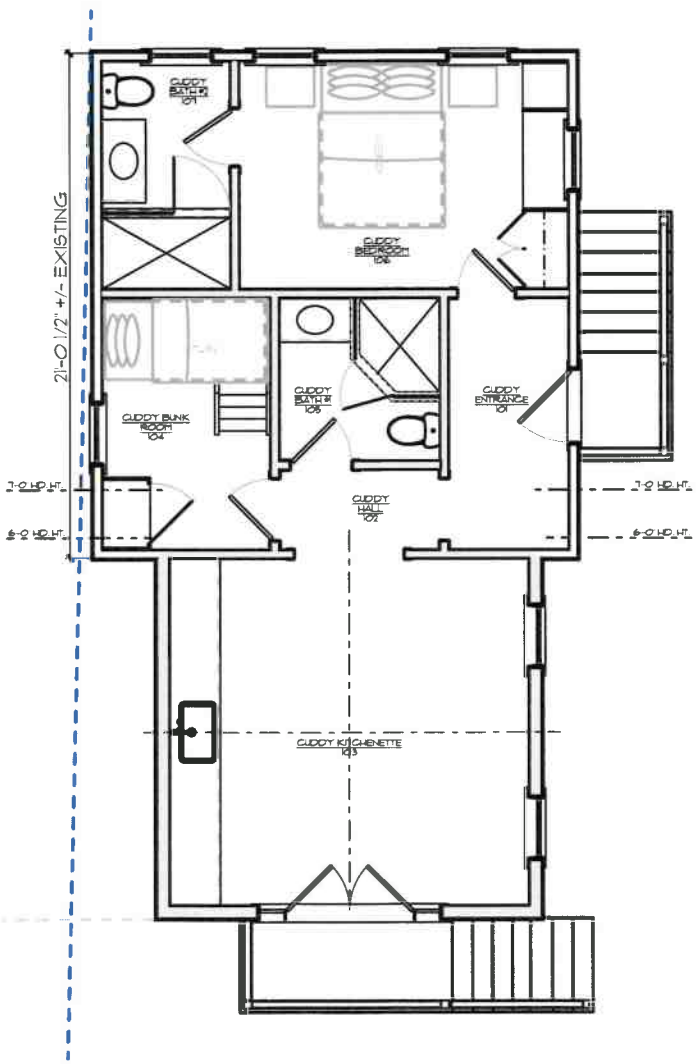
ID#
C-2.4

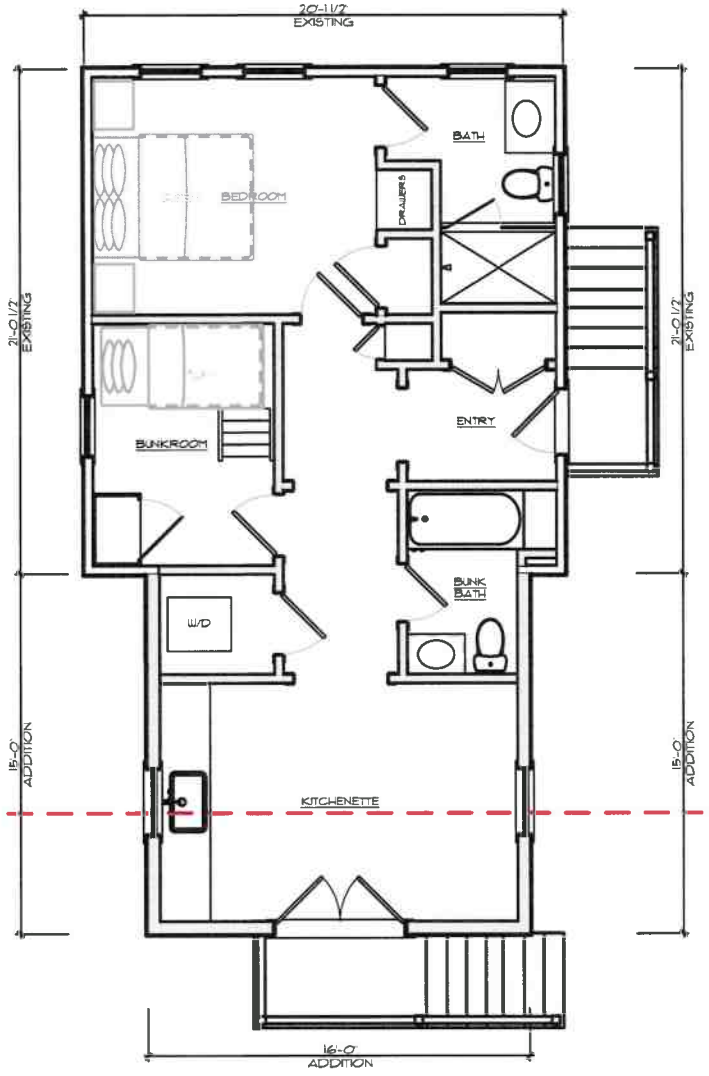
EXISTING PLAN



PROPOSED PLAN



PREVIOUSLY APPROVED PLAN



C-1.1.1

ID #

Renovations at
46 Easton Street
Nantucket, MA 02554

MAP NO: 42.4.1 ZONING INFO: R-1
PARCEL NO: 22 PROJECT NO: 13 REVISED: 10/11/22

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No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Proposed Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM

Cuddy Renovation at
46 Easton Street
Nantucket, MA 02554

HDC Submission: 9/29/22, 10/1/24
Build Dept:
Revs: 9/2/24, 10/1/24 PL

NOTES:

1. All windows to be KSD, wood, single glazed, TDL, muntin configuration per elevations. Min. DP 30 rated.
2. All doors to be KSD, wood, single glazed, TDL, w/ muntin configuration per elevations. Min. DP 30 rated.
3. Millshop to provide shop drawings for all windows & doors for architect's approval.
4. Provide all windows w/ mahogany storm/screen combo units w/ Low E glass.
5. Provide all doors w/ mahogany storm/screen combo units w/Low E glass.
6. Provide tempered glass in all locations required by code. Indicate tempered units on shop drawings.
7. All window & door details to match Main House.

Window & Exterior Door Schedule

NO.	QN.	TYPE	MANUF.	MODEL #	GLASS SIZE	FRAME SIZE	R.O.	LIGHTS	COMMENTS
A	7	Double Hung	KSD	N/A	TBD	2'-7" x 4'-9"	2'-8" x 4'-9 1/2"	6 over 6	New Window to match MH (B) size

Existing Door Schedule

NO.		TYPE	MANUF.	MODEL #	GLASS SIZE	FRAME SIZE	R.O.	LIGHTS	COMMENTS
1	1	9 Light Door	KSD	N/A	TBD	3'-0" x 6'-8"	3'-2 1/2" x 6'-9 1/4"	9	Flat panels below—Provide shop drawings
2	1	Inswing French Doors	KSD	N/A	TBD	5'-4" x 6'-8"	5'-6 1/2" x 6'-9 1/4"	15	Flat panels below—Provide shop drawings
		(2) sidelights	KSD	N/A	TBD	1'-6" x 6'-8"	5'-6 1/2" x 6'-9 1/4"	4 EA	Flat panel below—provide shop drawings

Massachusetts Cultural Resource Information System

Scanned Record Cover Page



Inventory No:	NAN.108
Historic Name:	Cuddy, The
Common Name:	
Address:	46 Easton St
City/Town:	Nantucket
Village/Neighborhood:	Brant Point
Local No:	4241-22, BP3-37
Year Constructed:	1947
Architect(s):	
Architectural Style(s):	No style
Use(s):	Single Family Dwelling House
Significance:	Architecture
Area(s):	NAN.C: Nantucket Historic District NAN.D: Nantucket Historic District
Designation(s):	Nat'l Historic Landmark (11/13/1966); Nat'l Register District (11/13/1966); Local Historic District (06/04/1970)
Building Materials(s):	Roof: Asphalt Shingle Wall: Wood; Wood Shingle

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (http://mhc-macris.net/macrisdisclaimer.htm)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Thursday, March 18, 2021 at 3:58: PM

NAN.108

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/ FILM ROLL #: BP3-37
MAP/PARCEL#: 4241-22 108

Recorded by: CR Date: 07/19/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 46 (48) EASTON ST

2. Building Name: THE CUDDY

3. Ownership: Private

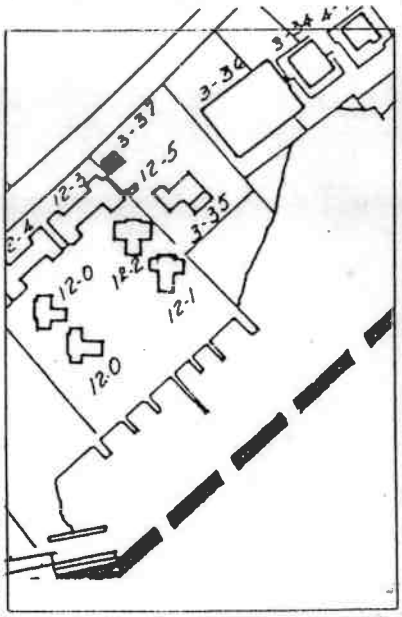
4. Present Owner: KNAPP, ALICE ET AL

5. Ownership History:
Unknown

6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Unknown

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"





Revised 5/89

NAN. 108

Survey/Film Roll #: BP3-37

108

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): 25
12. Setback from Street (ft.):10 feet or less
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: N/A
16. Other Notable Features:
    N/A

DESCRIPTION

17. Foundation: Piers
18. Structural System: Balloon Wood Frame
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1
23. Roof Shape: Lean To
24. Roofing Material: Composition Shingle
25. Roof Features: N/A
26. Dormer Roof(s): N/A
27. Chimney Material: N/A
28. Chimney Position: N/A
29. Number of Chimneys: N/A
30. Chimney Features: N/A
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: 4
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain,Trellis
39. Condition: Good
40. Integrity: N/A
41. Alterations:
    N/A

SIGNIFICANCE

42. Role the Building Plays: National Register: Non-contributing
43. Date of Initial Construction: 1947
Source: Wannacomet Water Company
Architect: Unknown Builder: Unknown
44. Building Type: Box,Side Gabled
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: Assessors Records,Wannacomet Water Company

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: [redacted]

[redacted]

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

[redacted]

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
[redacted]

Billy Saad
Land Use Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR Auburn Cottage LLC

STREET ADDRESS 46 Easton Street

MAP/PARCEL 42.4.1 / 22

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

October 2, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, BUT INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

10/2/24
Date

Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

October 21, 2021

To the Commissioners,

Auburn Cottage LLC , owner of record of property located at 46 Easton Street, authorize Botticelli and Pohl Architects to sign applications on our behalf.

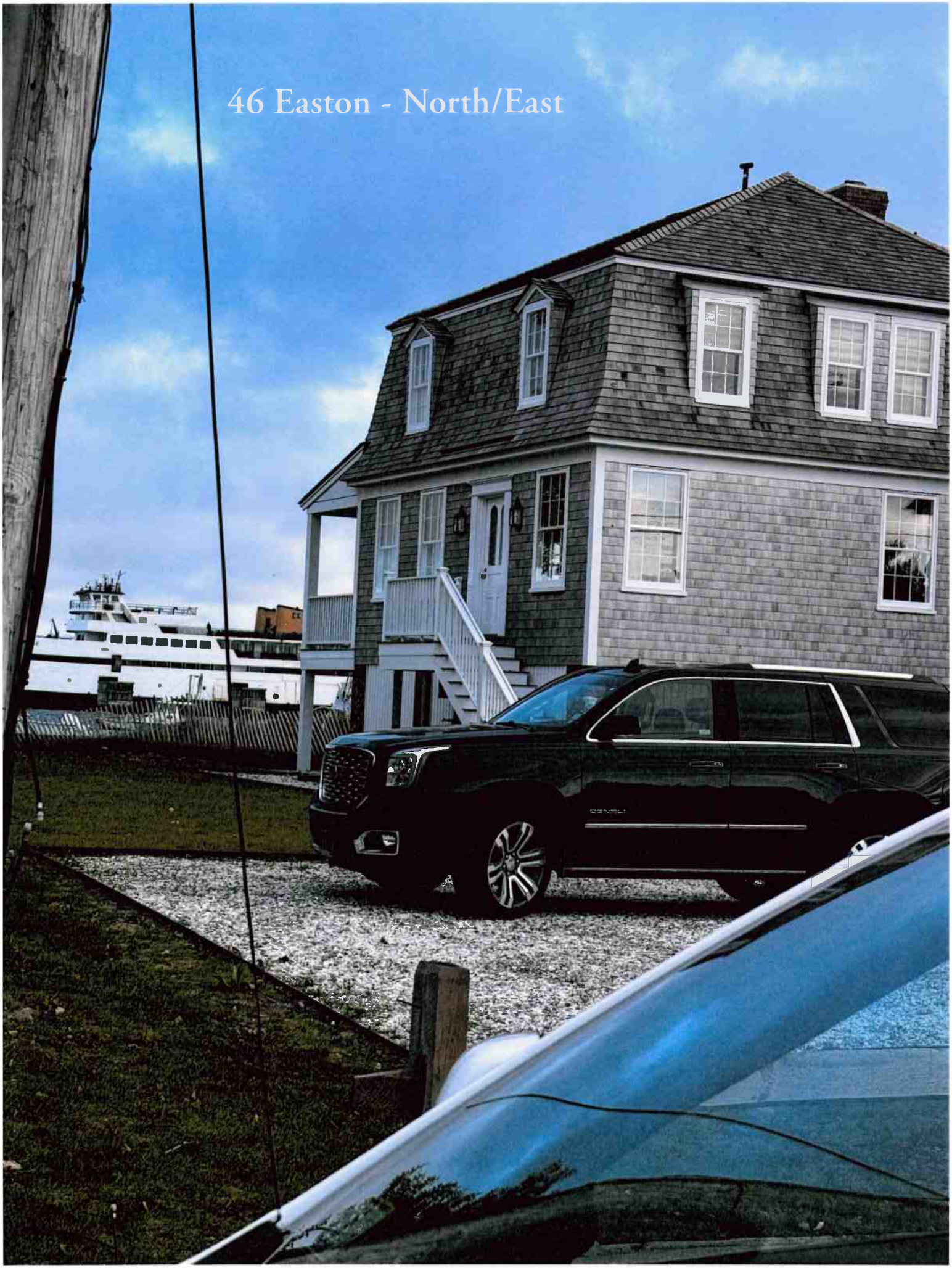
Sincerely,

46 Easton Studio - North




46 Easton Studio - East


46 Easton Studio - South


46 Easton - North/East


46 Easton Street - North

6 Fair 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 Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$50 ✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

✓ 1. **Supplemental information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BKP (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

X ✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.1 PARCEL N°. 151

Street & Number of Proposed Work: 6 Fair Street

Owner of record: Carolyn M. Higgins Rev. Trust

Mailing Address: 58 Worthen Drive
Groton, MA 01450

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Bottcelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2024-04-10363
☐ 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: Frances Edward Folger Jr. House (describe)

Original Date: C 1930-1934

Original Builder:

Is there an HDC survey form for this building attached? ☒ Yes ☐ N/A

REVISIONS*
1. East Elevation N/C
2. South Elevation N/C
3. West Elevation N/C
4. North Elevation Revise Dormers from Split to Single

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) * Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/2/24 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: 5/21/24

HDC2024-04-10363

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

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TAX MAP N°: 42.3.1 PARCEL N°. 151

Street & Number of Proposed Work: 6 Fair Street

Owner of record: Carolyn M. Higgins Revocable Trust

Mailing Address: 58 Worthen Drive
Groton, MA 01450

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY 15263

Date application received: 4/26/24 Fee Paid: $ 52

Must be acted on by: 6/21/24

Extended to: _____

Approved: AFW Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Consent Subject to 2nd floor railing being Shingled as previously approved.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2023-08-8907
☐ Pool (Zoning District _____) ☐ Roof ☐ Other Change roof to Asphalt Architectural

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 (CONTRIBUTING

Historic Name: Frances Edward Folger Jr. House (describe)

Original Date: C 1930-1934

Original Builder:

FORM B NAN. 3117

Is there an HDC survey form for this building attached? ☒ Yes ☐ N/A

REVISIONS*
1. East Elevation
2. South Elevation } Revise Porch Roof, Reduce second floor deck + Revise Fenestration
3. West Elevation Change roof material
4. North Elevation Revise porch roof, Reduce second floor deck, revise fenestration

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other 5/12 Rear Porch Roof

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear 8 Lite French Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

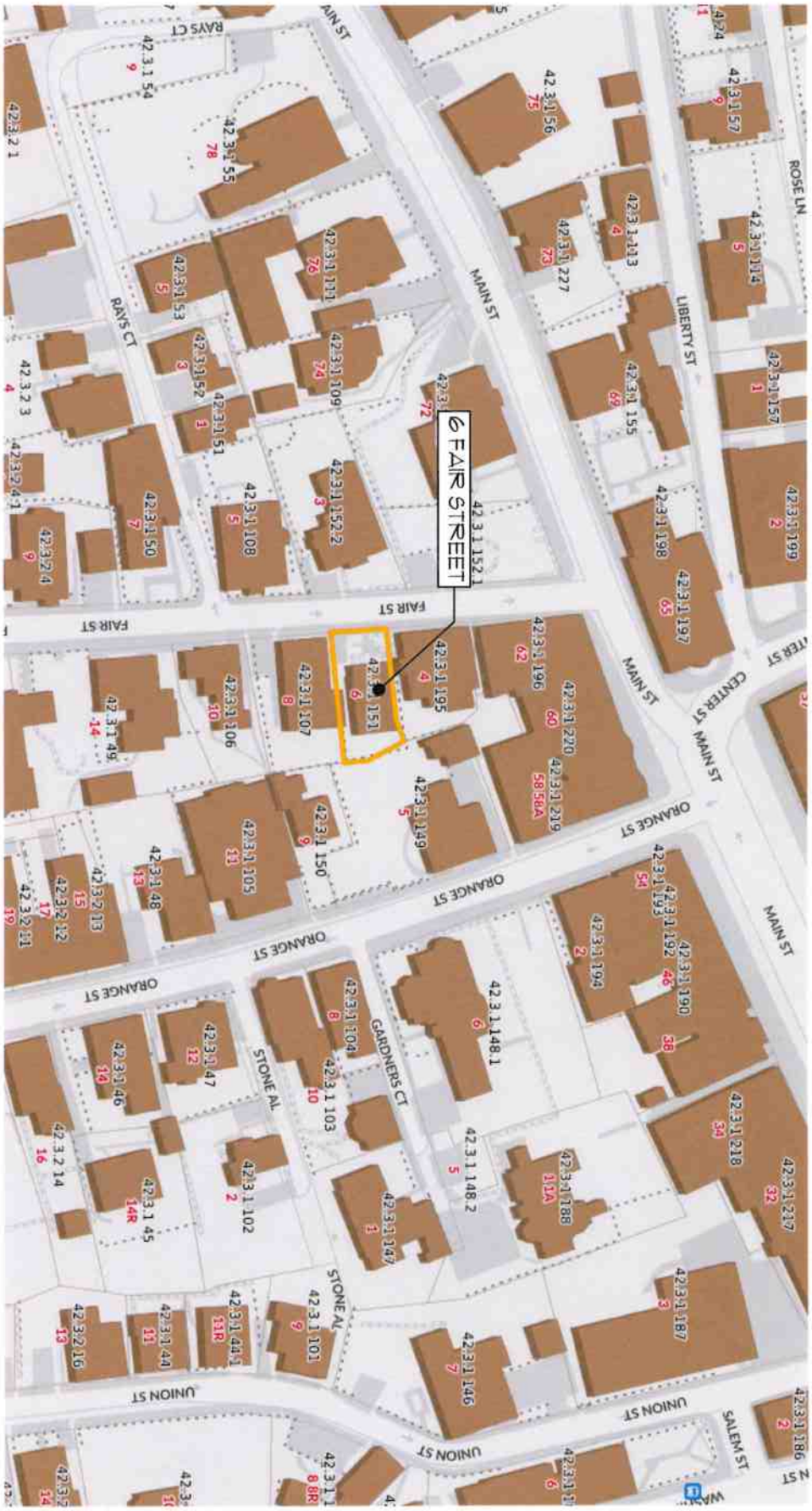
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof CertainTeed GAF - Charcoal
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/18/24 Signature of owner of record _____ Signed under penalties of perjury



ID # L-1.1

Higgins
6 Fair Street
Nantucket, MA 02554

MAP NO: 42.3.1 ZONING INFO: ROH
PARCEL NO: 151 PROJECT NO: REVISED: 7/31/23

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Locus Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P. 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P. 617 482 4543
BOTTICELLIANDPOHL.COM

Site Plan

Higgins
6 Fair Street
Nantucket, MA 02554

MAP NO: 42.3.1 ZONING INFO: ROH
PARCEL NO: 151 PROJECT NO: REVISED: 7/31/23

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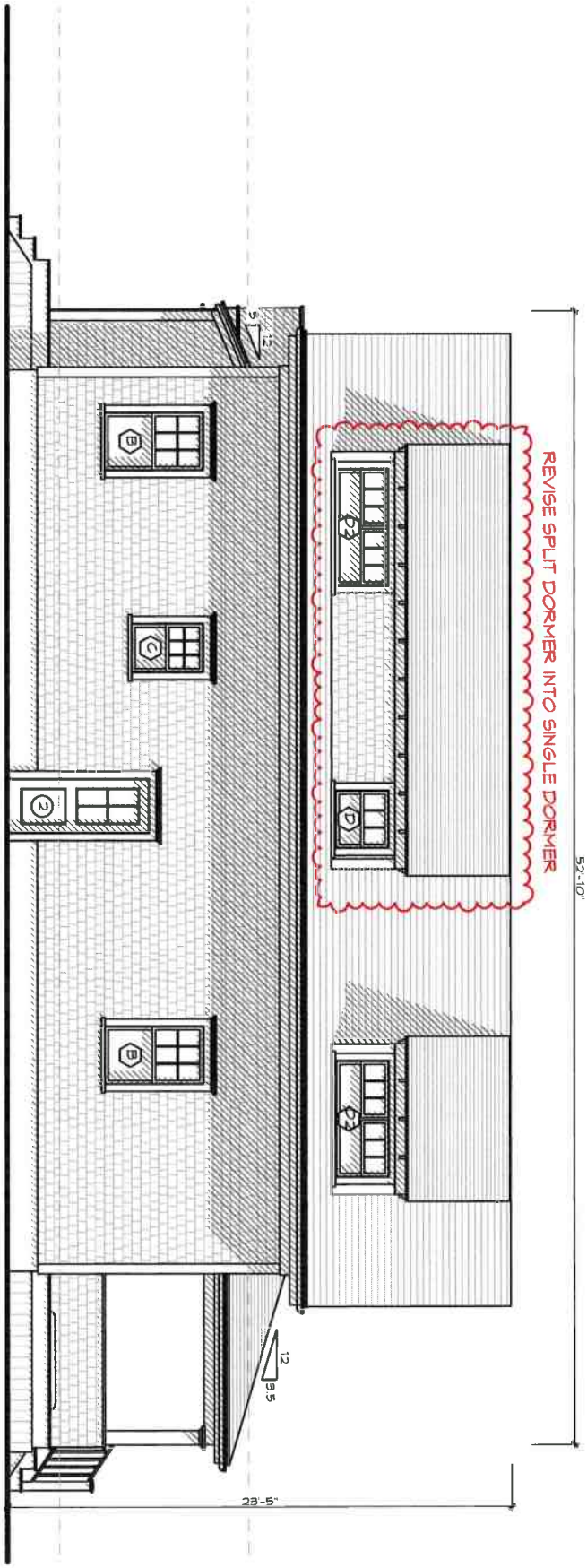
ID#
L-1.2



ID # A-2.1

Higgins
6 Fair Street
Nantucket, MA 02554

MAP NO: 42.3.1 ZONING INFO: ROH
PARCEL NO: 151 PROJECT NO: REVISED: 7/31/23

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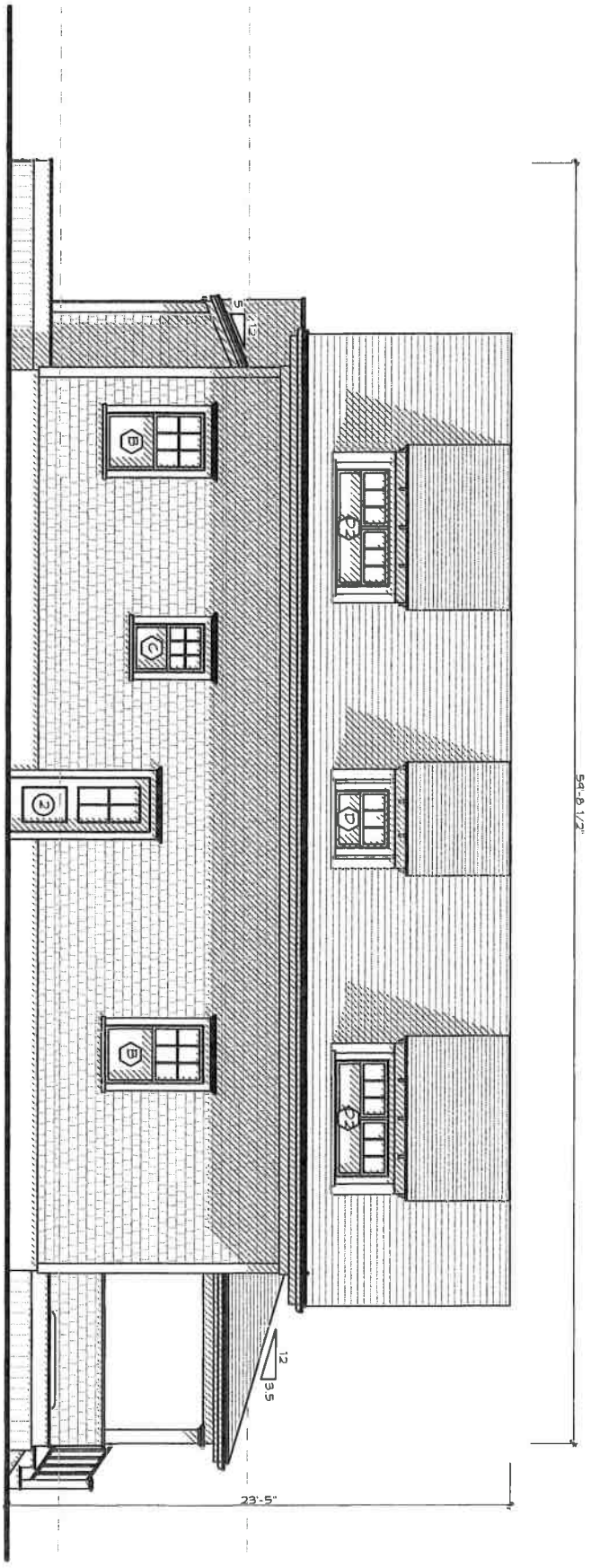
North Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



Previously Approved

ID# A-2.1

Higgins
6 Fair Street
Nantucket, MA 02554

MAP NO: 42.3.1 ZONING INFO: ROH
PARCEL NO: 151 PROJECT NO: REVISED: 7/31/23

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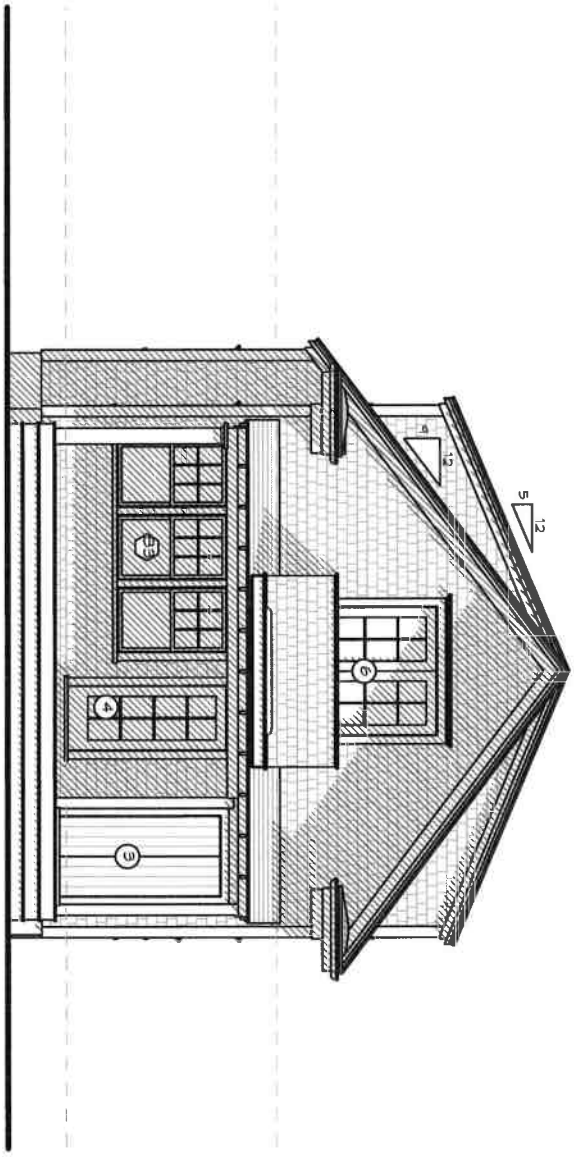
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

North Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID # A-2.2

Higgins
6 Fair Street
Nantucket, MA 02554

MAP NO: 42.3.1 ZONING INFO: ROH
PARCEL NO: 151 PROJECT NO: REVISED: 7/31/23

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East Elevation

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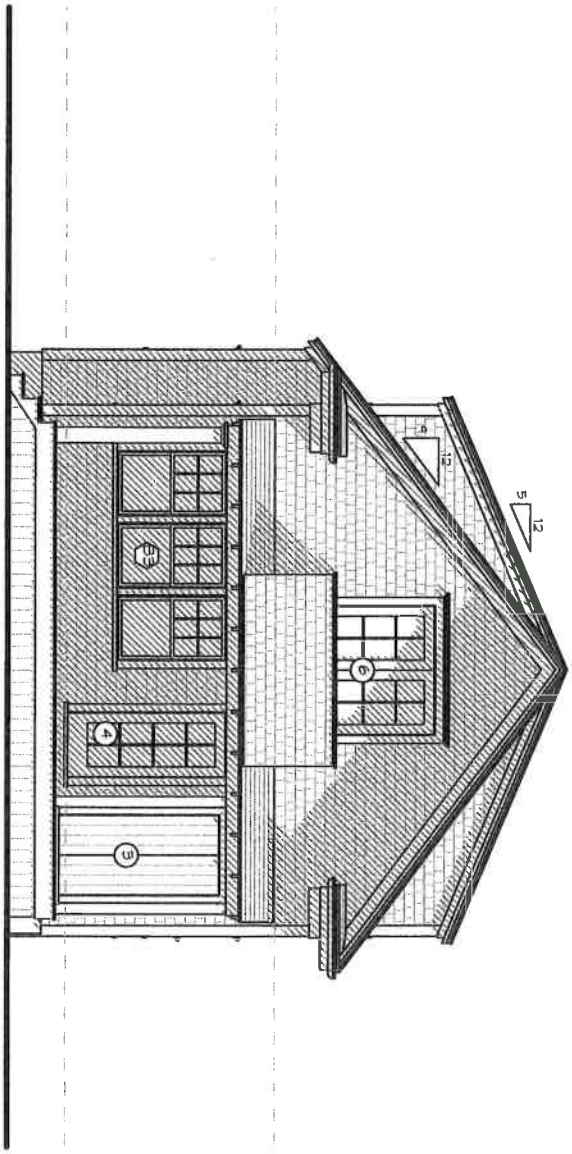
BOTTICELLIANDPOHL.COM



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A-2.2

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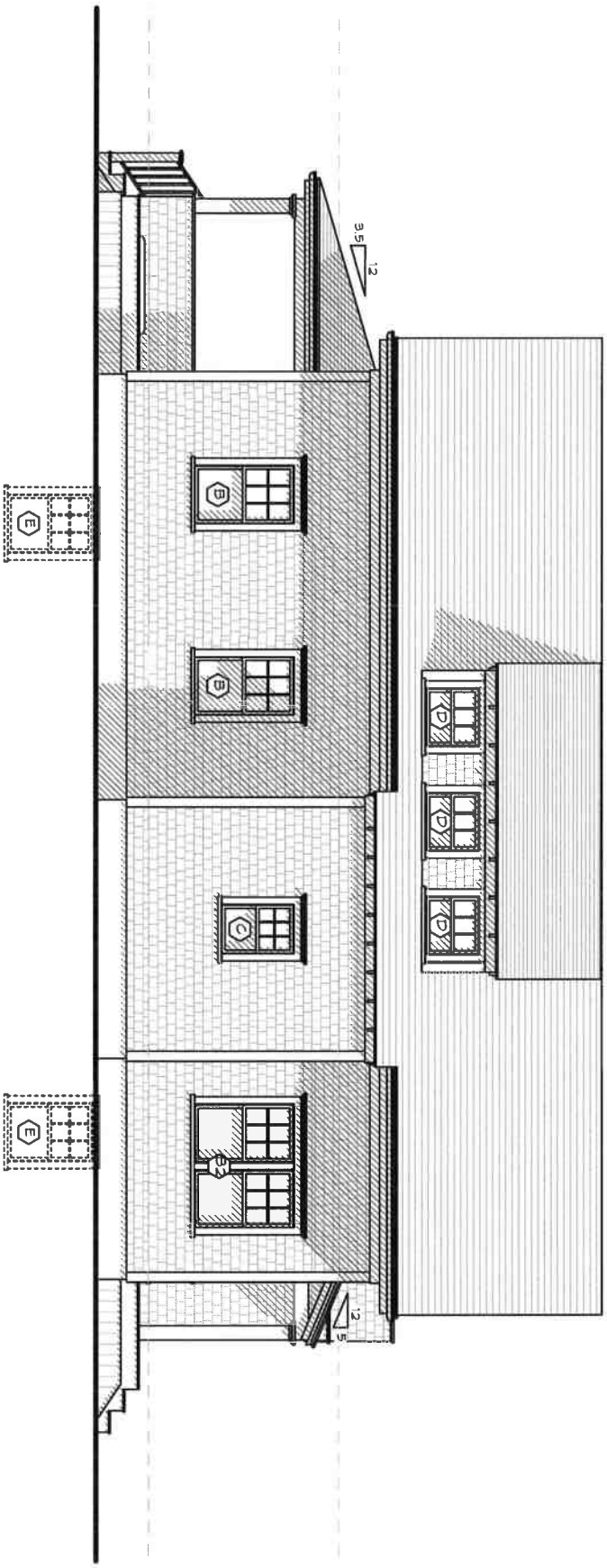
BOTTICELLIANDPOHL.COM



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Higgins
6 Fair Street
Nantucket, MA 02554

MAP NO: 42.3.1 ZONING INFO: ROH
PARCEL NO: 151 PROJECT NO: REVISED: 7/31/23

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South Elevation

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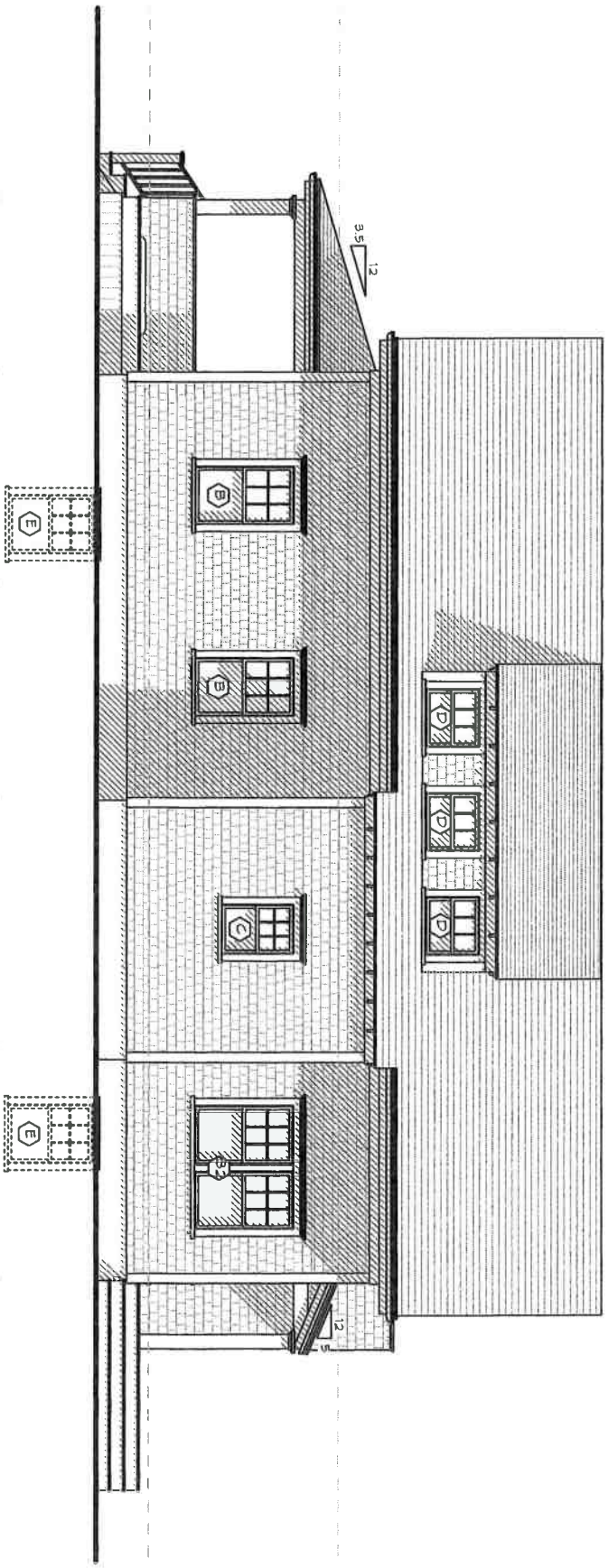
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



Previously Approved

ID# A-2.3

Higgins
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Nantucket, MA 02554

MAP NO: 42.3.1 ZONING INFO: ROH
PARCEL NO: 151 PROJECT NO: REVISED: 7/31/23

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South Elevation

BOTTICELLI & POHL

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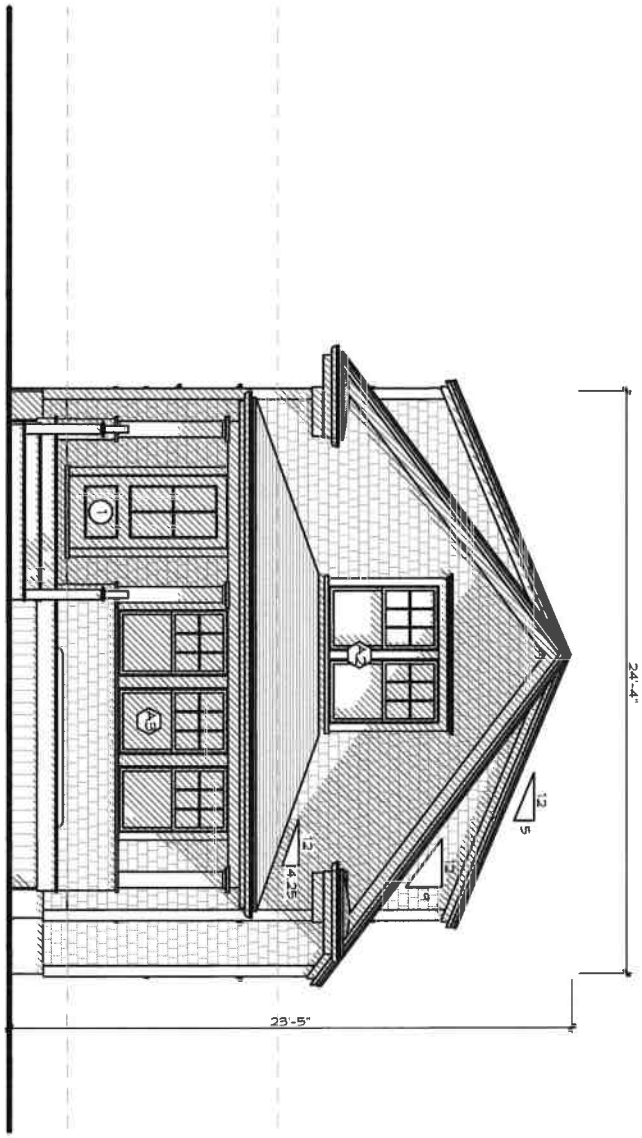
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



A-2.4

ID #

Higgins
6 Fair Street
Nantucket, MA 02554

MAP NO: 42.3.1 ZONING INFO: ROH
PARCEL NO: 151 PROJECT NO: REVISED: 7/31/23

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West Elevation

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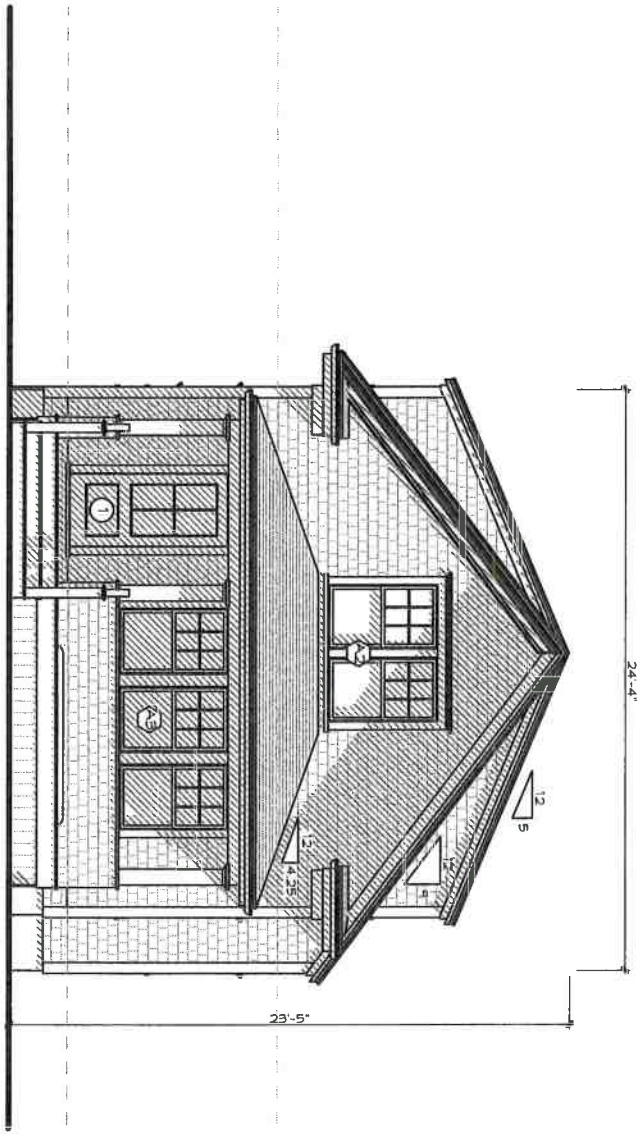
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



Previously Approved

A-2.4 ID #

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6 Fair Street
Nantucket, MA 02554

MAP NO: 42.3.1 ZONING INFO: ROH
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West Elevation

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P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

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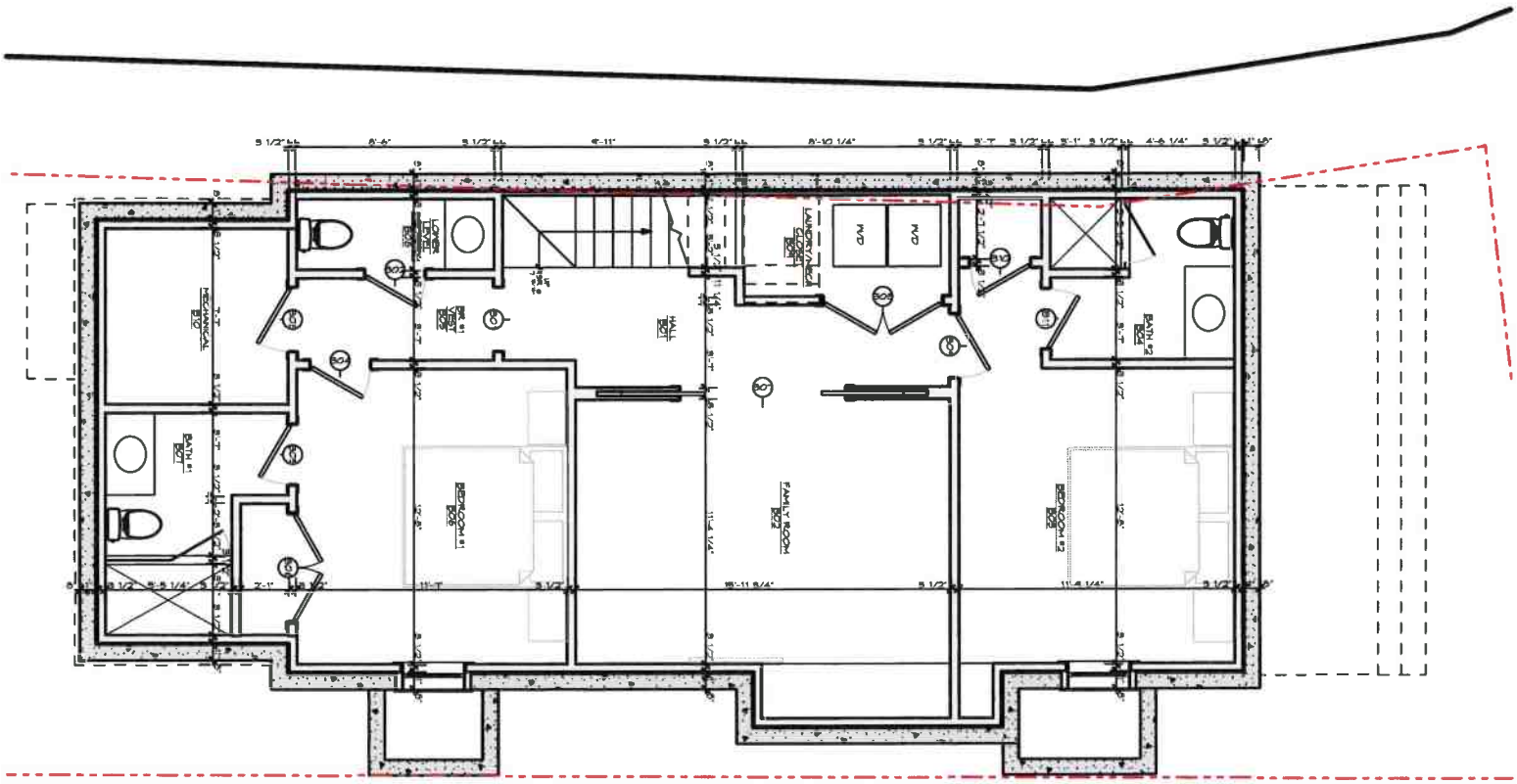

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ID #

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MAP NO: 42.3.1 ZONING INFO: ROH
PARCEL NO: 151 PROJECT NO: REVISED: 7/31/23

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Basement Plan

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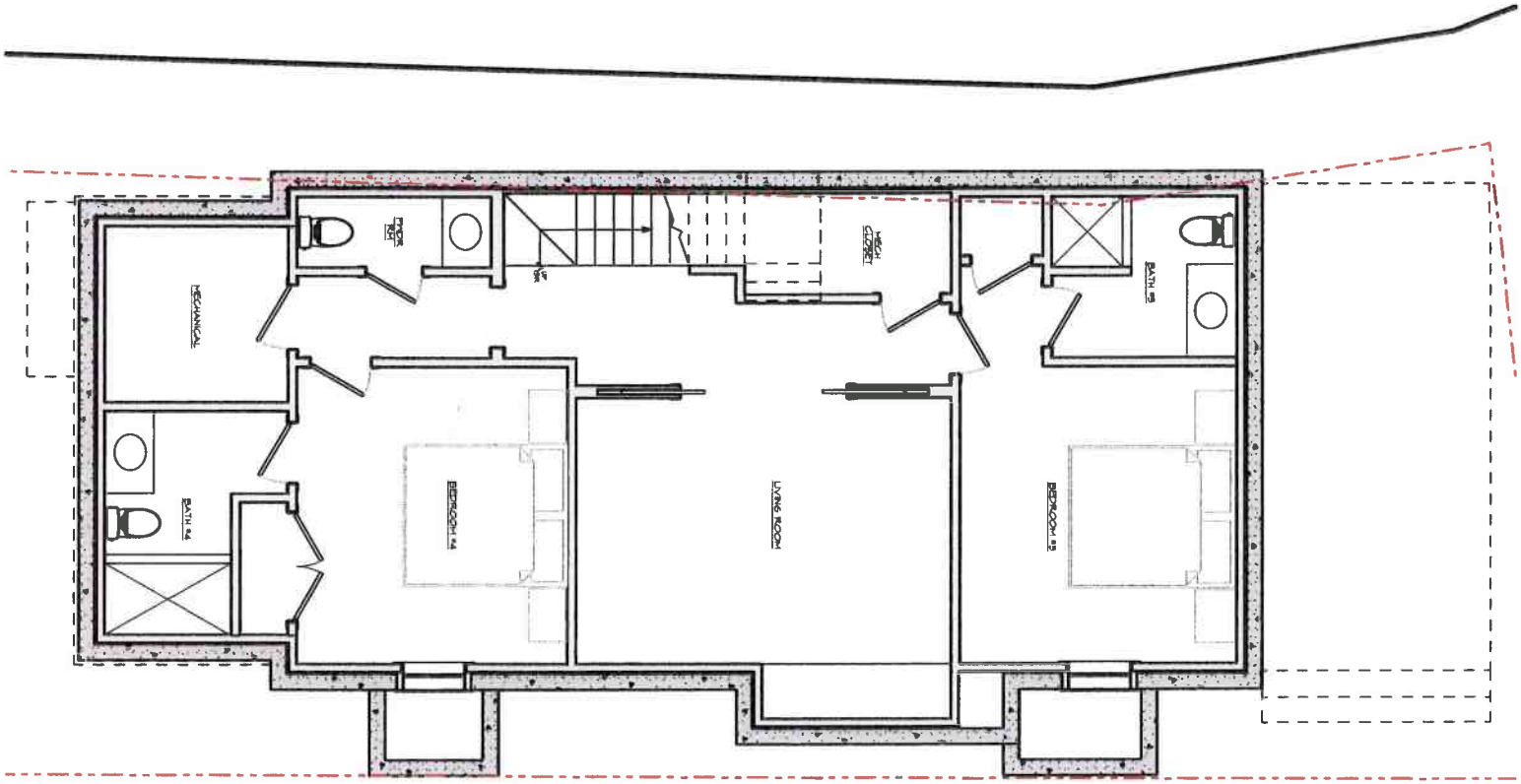
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



Previously Approved

ID# A-1.0

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6 Fair Street
Nantucket, MA 02554

MAP NO: 42.3.1 ZONING INFO: ROH
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Basement Plan

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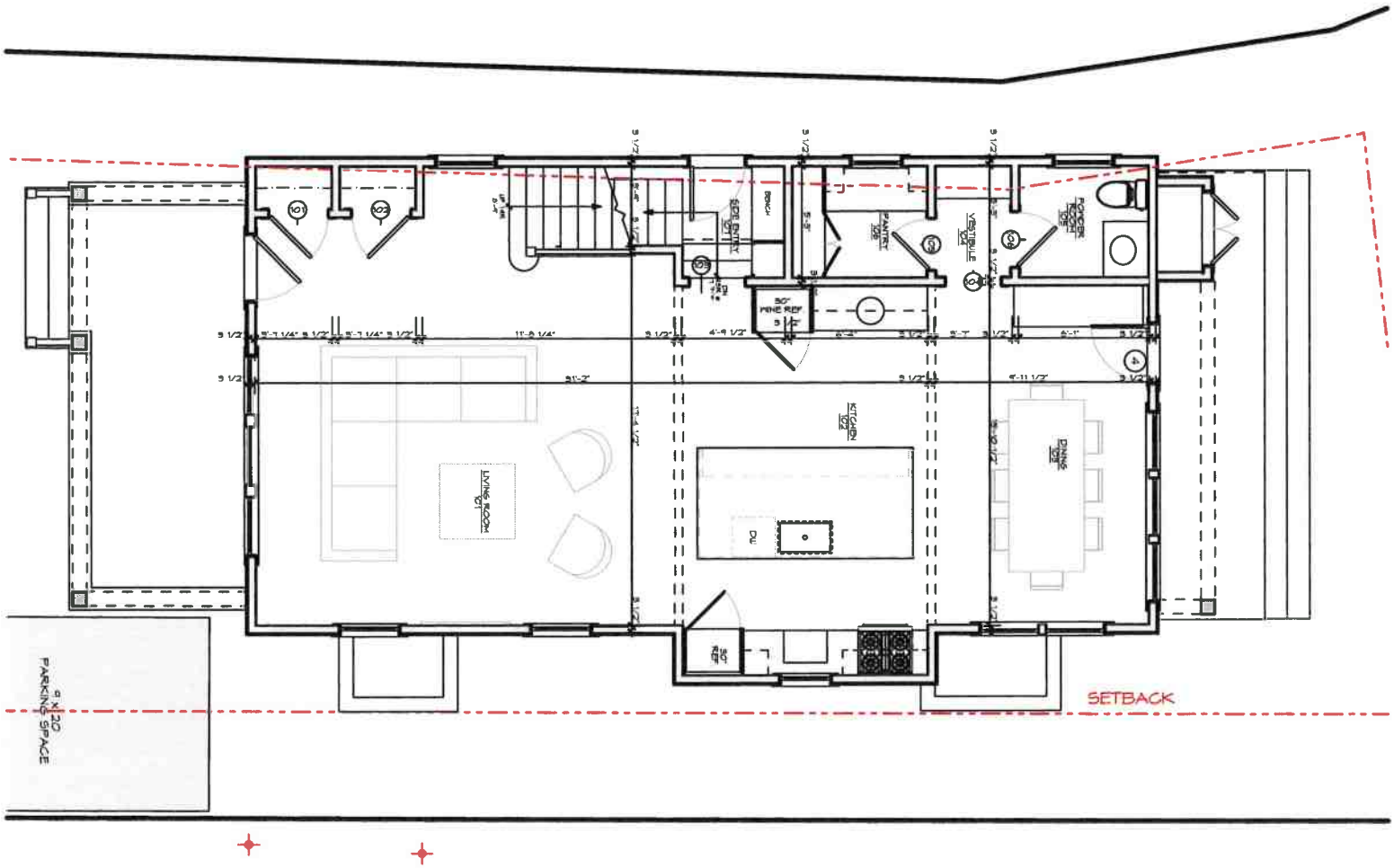

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Nantucket, MA 02554

MAP NO: 42.3.1 ZONING INFO: ROH
PARCEL NO: 151 PROJECT NO: REVISED: 7/31/23

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First Floor Plan

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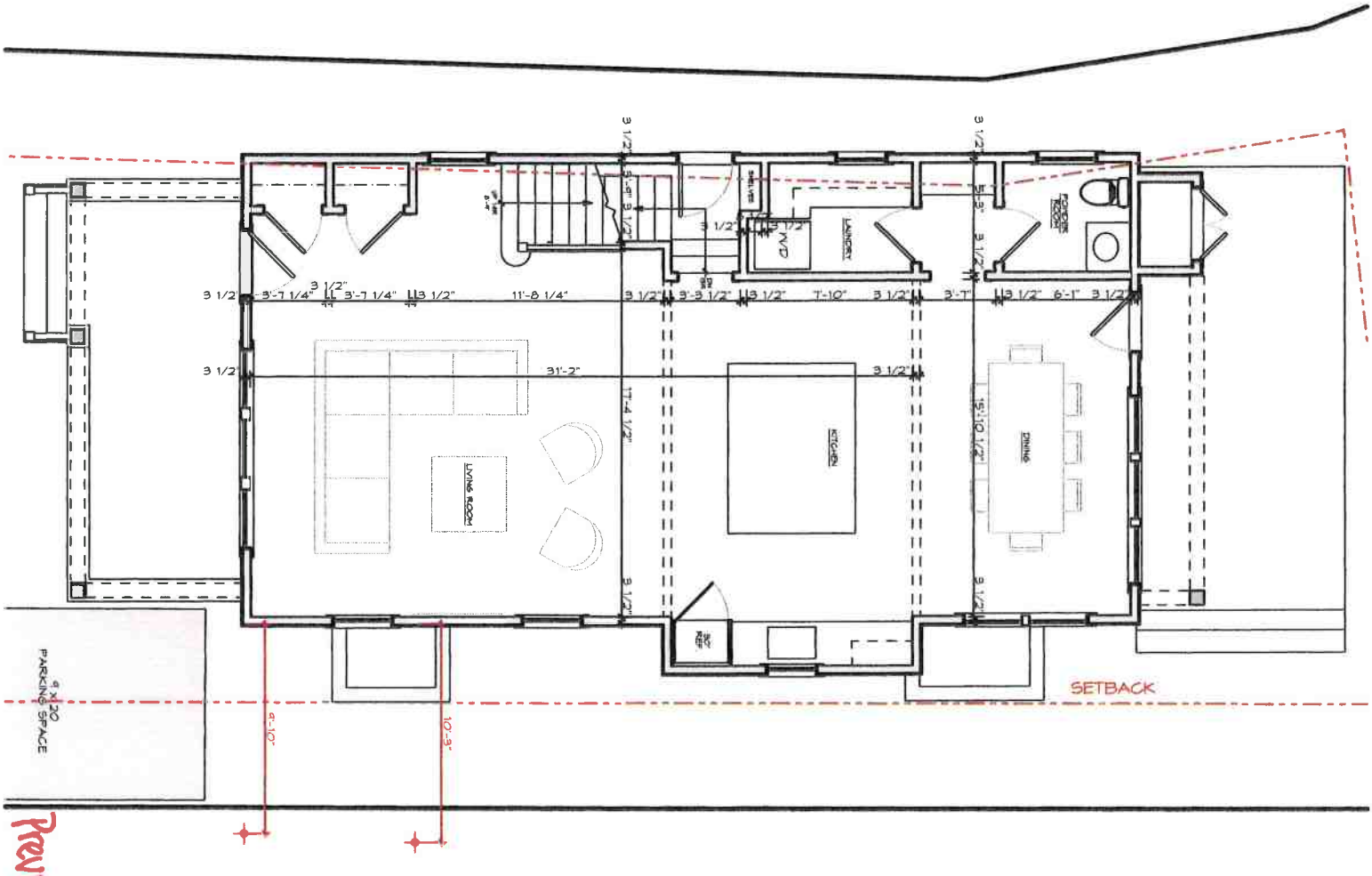
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



Previously Approved

ID # A-1.1

Higgins
6 Fair Street
Nantucket, MA 02554

MAP NO: 42.3.1 ZONING INFO: ROH
PARCEL NO: 151 PROJECT NO: REVISED: 7/31/23

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First Floor Plan

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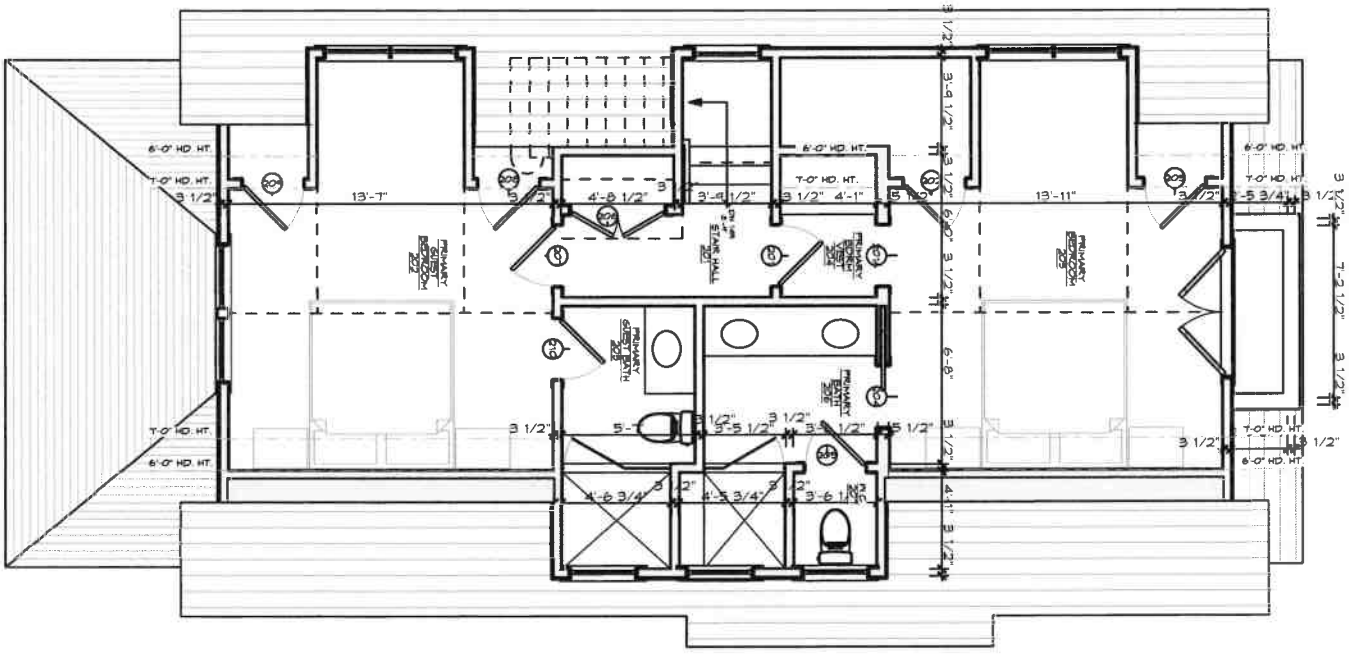

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ID#

Higgins
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Nantucket, MA 02554

MAP NO: 42.3.1 ZONING INFO: ROH
PARCEL NO: 151 PROJECT NO: REVISED: 7/31/23

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Second Floor Plan

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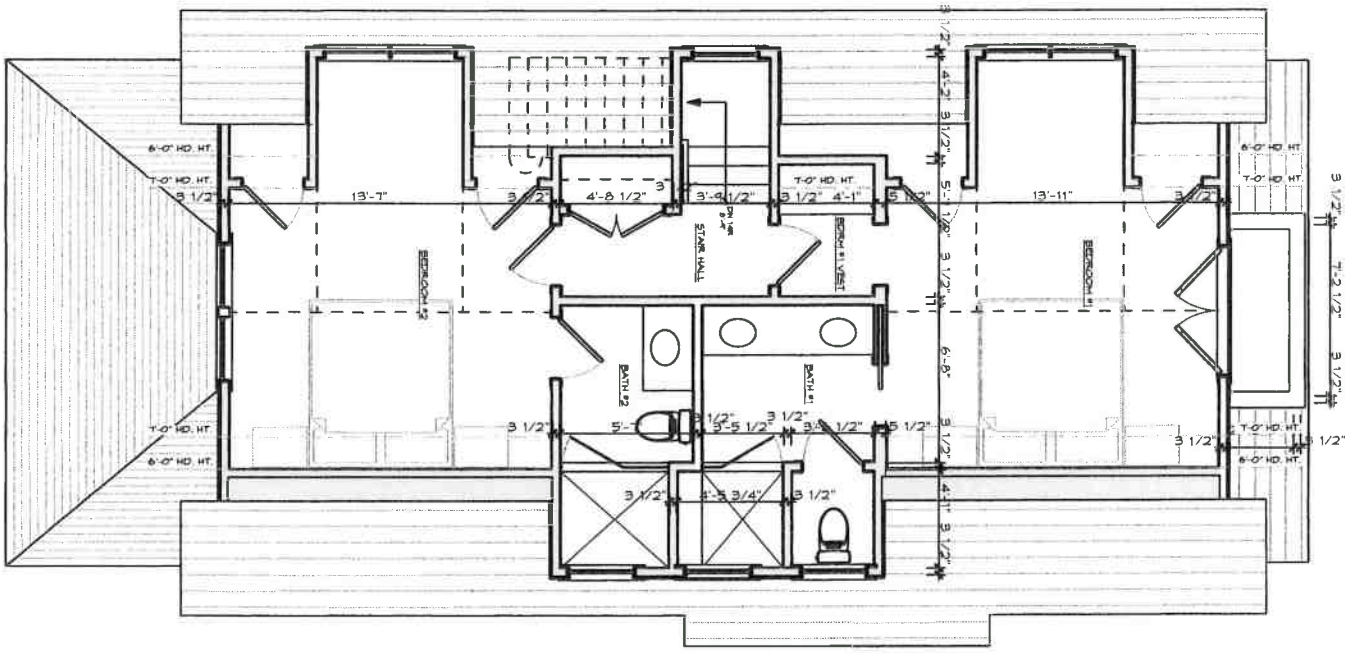
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



Previously Approved

ID # A-1.2

Higgins
6 Fair Street
Nantucket, MA 02554

MAP NO: 42.3.1 ZONING INFO: ROH
PARCEL NO: 151 PROJECT NO: REVISED: 7/31/23

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Second Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
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Main House
6 Fair Street
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 2023-07-31, 5/20/24 SA
Rev. 2023-11-06, 2024-05-20 (ST)

Notes:

1. All windows to be KSD as per schedule.
   A2 and A3 to be double glazed, true divided light with 5/8" muntin configurations as shown on drawings.
   All windows EXCEPT A2 and A3 to be double glazed, simulated divided light with 5/8" muntin configurations as shown on drawings.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
2. All exterior doors to be KSD as per schedule.
   Door #1 to be double glazed, true divided light with 5/8" muntin configurations as shown on drawings.
   All doors EXCEPT #1 to be double glazed, simulated divided light with 5/8" muntin configurations as shown on drawings.
   Min. dp 30 rating required. IZ3 impact rated with Low E 272 Argon glass. U-value = .29
3. Mill shop to provide drawings for all window and door units to architect for approval prior to commencing construction.
4. Storm/screens TBD
5. Provide tempered glass in all locations required by code.

Window Schedule

No.	Qn.	Type	Manuf.	Frame Size	Rough Opening	Lights	Comments
A2	1	(2) Double Hung	KSD	(2) 2'-9" x 4'-9"	5'-10 1/2" x 4'-9 1/2"	6 over 1	True divided light, double stud pocket
A3	1	(3) Double Hung	KSD	(3) 2'-9" x 4'-9"	8'-11" x 4'-9 1/2"	6 over 1	True divided light, triple stud pocket
B	4	Double Hung	KSD	2'-9" x 4'-9"	2'-10" x 4'-9 1/2"	6 over 1	
B2	1	(2) Double Hung	KSD	(2) 2'-9" x 4'-9"	5'-10 1/2" x 4'-9 1/2"	6 over 1	Triple stud pocket
B3	1	(3) Double Hung	KSD	(3) 2'-9" x 4'-9"	8'-11" x 4'-9 1/2"	6 over 1	Triple stud pocket
C	2	Double Hung	KSD	2'-9" x 3'-8"	2'-10" x 3'-8 1/2"	6 over 1	
D	4	Double Hung	KSD	2'-9" x 2'-6"	2'-10" x 2'-6 1/2"	3 over 1	
D2	2	(2) Double Hung	KSD	(2) 2'-9" x 2'-6"	5'-7" x 2'-6 1/2"	3 over 1	Narrow mull, no stud pocket
E	2	Double Hung	KSD	3'-1" x 4'-1"	3'-2" x 4'-1 1/2"	6 over 1	

Door Schedule

No.	Qn.	Type	Manuf.	Size	Rough Opening	Lights	Comments
1	1	Entry	KSD	3'-0" x 6'-8"	3'-3" x 6'-10 1/4"	4	4 light over panel, true divided light
2	1	Side Door	KSD	2'-6" x 6'-8"	2'-9" x 6'-10 1/4"	4	4 light over panel
3	1	Outswing Shed Doors	CUSTOM	(2) 1'-8" x 6'-10"	3'-7" x 6'-6-11 1/2"	N/A	V-Groove
4	1	French Door	KSD	2'-8" x 6'-8"	2'-11" x 6'-10 1/4"	10	
5		NOT USED					
6	1	Double French	KSD	(2) 2'-8" x 6'-8"	5'-7" x 6'-10 1/4"	10 ea	



6 Fair Street - North/West

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number	USGS Quad	Area(s)	Form Number
42.3.1 / 151	Nantucket	NAN.C, D	NAN.3117

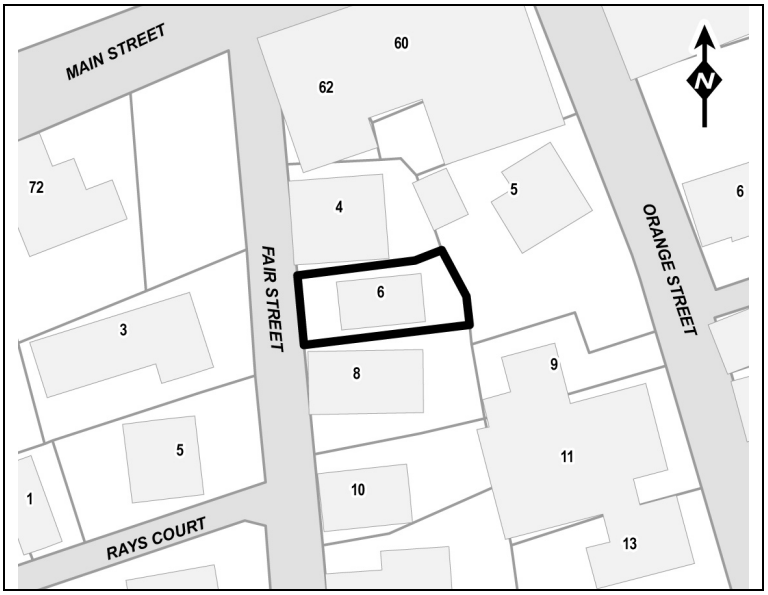
LHD 6/4/1970 NRDIS NHL 11/13/1966

Photograph



Photo 1. 6 Fair Street, looking east.

Locus Map



Recorded by: E. Boyce, D. King, V. Adams; PAL

Organization: Nantucket Historical Commission

Date (*month / year)*: May 2022

Town/City: Nantucket

Place: *(neighborhood or village)*: Nantucket Town (Fish Lots)

Address: 6 Fair Street

Historic Name: Francis Edward and Lizzie Hiller Chadwick Folger, Jr. House

Uses: Present: Vacant

Original: Single Family Dwelling

Date of Construction: 1930–1934

Source: U.S. Census 1930; *Inquirer and Mirror* 1934:4

Style/Form: No Style; Bungalow

Architect/Builder: Unknown

Exterior Material:

Foundation: Concrete block

Wall/Trim: Wood shingles/Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures: None

Major Alterations *(with dates):* Asphalt-shingle roof, late 20th–early 21st c.

Condition: Fair

Moved: no ☒ **yes** ☐ **Date:**

Acreage: 0.06 acre

Setting: The building occupies a roughly rectangular parcel on the east side of Fair Street near the intersection with Main Street. It is bounded by a mix of 18th and 19th century residential properties on the east and south, the road on the west, and a 20th century commercial block on the north. A brick sidewalk with 19th century granite curbing spans the property along Fair Street. A capped picket fence runs along the north property boundary and separates the building from the neighboring building.

☐ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION

The Francis Edward and Lizzie Hiller Chadwick Folger, Jr. House, 6 Fair Street (1930–1934, NAN.3117) is a west-facing, 1.5-story, 3-bay, symmetrical, astylistic, wood-frame Bungalow. It has a front-gable roof covered in asphalt shingles with deeply overhanging eaves and partial gable returns on the facade (west) elevation. Shed dormers are centered on the north and south (side) elevations, and a brick chimney projects from the north roof slope behind the shed dormer. The walls are clad with wood shingles and rest on a low rusticated concrete-block foundation. A 1-story, full-width, hip-roof, wood-shingled enclosed porch spans the facade at the first story and contains the center-hall front entry. The entry is flanked by paired windows to the north and south. The southmost windows have been boarded over with plywood. The door has been boarded over with plywood and is set within a plain wood frame topped by a molded dropped tab wood crown. Access is via a low wood staircase with wood picket railings. The second story has a single paired window centered above the front entry. Fenestration throughout consists of double-hung, 6/1 wood sash set within plank frames.

The House is one of the few bungalows in the Fish Lots neighborhood; most examples are in the periphery of downtown and Siasconset (Chase-Harrell and Pfeiffer 2012:31). The building retains its original orientation, form, massing and fenestration pattern. The double-hung, 6/1 wood sash windows appear to be original. The wood shingle cladding is a historically appropriate replacement. Recent alterations include the installation of asphalt-shingle roof sheathing in the late 20th or early 21st centuries.

HISTORICAL NARRATIVE

Fair Street is four blocks from Nantucket Harbor and runs north south extending northeast from Silver Street, terminating at Main Street. The street sits within the Fish Lots neighborhood of the Nantucket Historic District (NAN.D, LHD 6/4/1970, NRDIS NHL 11/13/1966). The neighborhood developed west of the waterfront from initial layout in 1717 to the early 19th century as Nantucket's commercial and whaling interests expanded and contains many fine examples of 18th and 19th century houses which today are primarily summer residences (Chase-Harrell and Pfeiffer 2012).

The Francis Edward and Lizzie Hiller Chadwick Folger, Jr. House, 6 Fair Street (1930–1934, NAN.3117) was constructed for Francis Edward (1878–1939) and Lizzie Hiller Chadwick Folger (1882–1963) on a parcel of land that the couple appears to have inherited from Susan C. Folger (1848–1923), presumably a relative (FindaGrave 2013; *Inquirer and Mirror* 1934:4, 1935:2; Tyler ca. 1998). The parcel originally formed part of the tract associated with the neighboring dwelling at 8 Fair Street, which the couple owned and occupied in 1930 (NCRD 1940:109/191; U.S. Census 1930). The couple resided on the property by 1935, when an article published in the *Inquirer and Mirror* identified 6 Fair Street as their address (*Inquirer and Mirror* 1935:2). Born in Charlestown, Massachusetts, to Francis Edward Folger, Sr. (1841–1892) and Lucy R. Winslow Folger (1844–1883), Francis Edward Folger, Jr. moved to Nantucket around 1900. He worked for the Wannacomet Water Company and the Island Service Company before being appointed as Acting Clerk of the Courts for Nantucket in 1929. He was elected twice to the position in 1930 and 1934 and held it until his death (*Inquirer and Mirror* 1939:6). Francis Edward Folger, Jr. married Lizzie Hiller Chadwick in 1905, and the couple had one son: Francis M. Folger (b. 1908). After her husband's death, Lizzie Hiller Chadwick subdivided and sold off the dwelling at 8 Fair Street (NCRD 1940:109/191). She continued to occupy the property until 1957, when she moved to Florida to live with her son (*Inquirer and Mirror* 1963:1; U.S. Census 1950). In 1958, she and Francis M. Folger sold the property to Ida F. Finley (NCRD 1958:118/171). It subsequently changed hands three times between 1965 and 1973, when Frederic A. and Alexandra Wilson Pawley purchased the dwelling (NCRD 1965:127/444, 1971:136/278, 1973:141/70). The Pawley family retained ownership of the property until 2002 (NCRD 2002:757/231). The current owner, Barbara Ann Charder purchased the property in 2003. According to the transfer deed, the dwelling will pass to the First Church of Christ, Scientist, of Boston upon her death (NCRD 2003:864/329). The property appears to currently be unoccupied.

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Continuation sheet 2

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6 Fair Street - West



6 Fair Street - South/ West

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: [redacted]

COMMISSION

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR Carolyn M. Higgins Rev. Trust

STREET ADDRESS 6 Fair Street

MAP/PARCEL 42.3.1 / 151

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

October 3, 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

10/2/24

Date

Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

July 28, 2023

To the Commissioners,

We, Carolyn M Higgins and Donald P. Higgins, Jr., Trustees of The Carolyn M. Higgins Revocable Trust, owner of record of property located at 6 Fair Street, authorize Botticelli and Pohl Architects to sign applications on our behalf.

Sincerely,

Carolyn M. Higgins

Donald P. Higgins, Jr.

35 Ell Pt. Rd
Fens Revs

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$50 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BJP (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 32 PARCEL N°. 63

Street & Number of Proposed Work: 35 Eel Point Road

Owner of record: Susan B. McCollom TRST ETAL

Mailing Address: 48 West Moreland Place
St. Louis, MO 63018

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2024-04-10370
☐ 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: 2003

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation Revise Fenestration

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) * Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear 15 Light French w/ sidelights Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

WOOD

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/2/24 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: 5/21/24

HDC2024-01-10370

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 32 PARCEL N°. 63

Street & Number of Proposed Work: 35 Eel Point Road

Owner of record: Susan B. McCollum TRST ETAL

Mailing Address: 48 West Maryland Place
St. Louis, MO 63018

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY 15251

Date application received: 4/24/24 Fee Paid: $ 50

Must be acted on by: 6/21/24

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: Ray Pogue

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. 2024-01-9853
☐ 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: 2003

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

REVISIONS* (describe)

1. East Elevation Add entry porch roof
2. South Elevation Add shingled wall, screen panels, screen door, front entry porch roof
3. West Elevation Add entry porch roof, Add shingled wall, screen panels + screen door
4. North Elevation N/C

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other 5/12 Porch Roof

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia TME Rake TME Soffit (Overhang) TME Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square 8x8

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

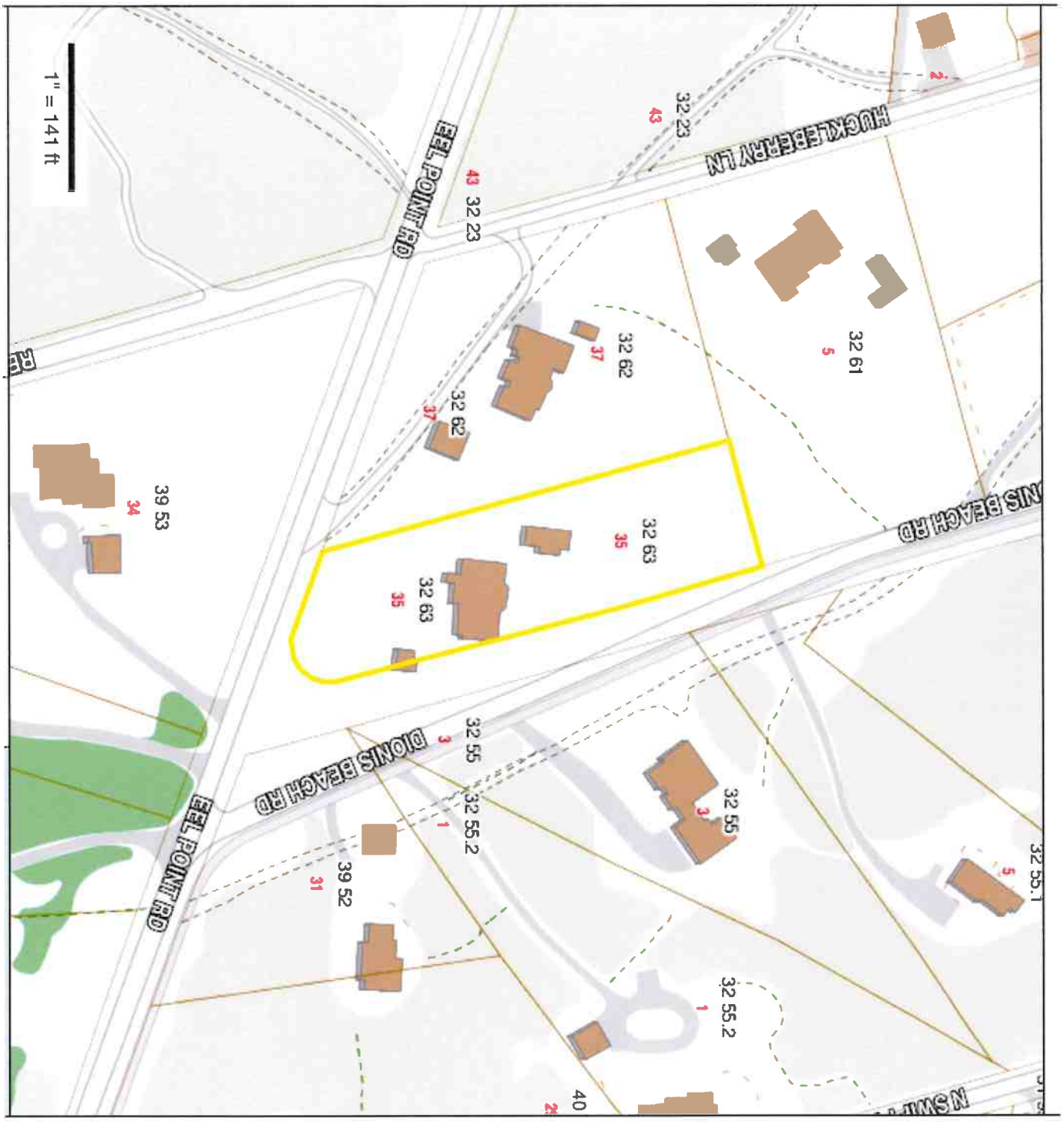
COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash _____ Doors White
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/16/24 Signature of owner of record _____ Signed under penalties of perjury



L-1.1

ID #

Main House at
35 Eel Point Rd
Nantucket, MA 02554

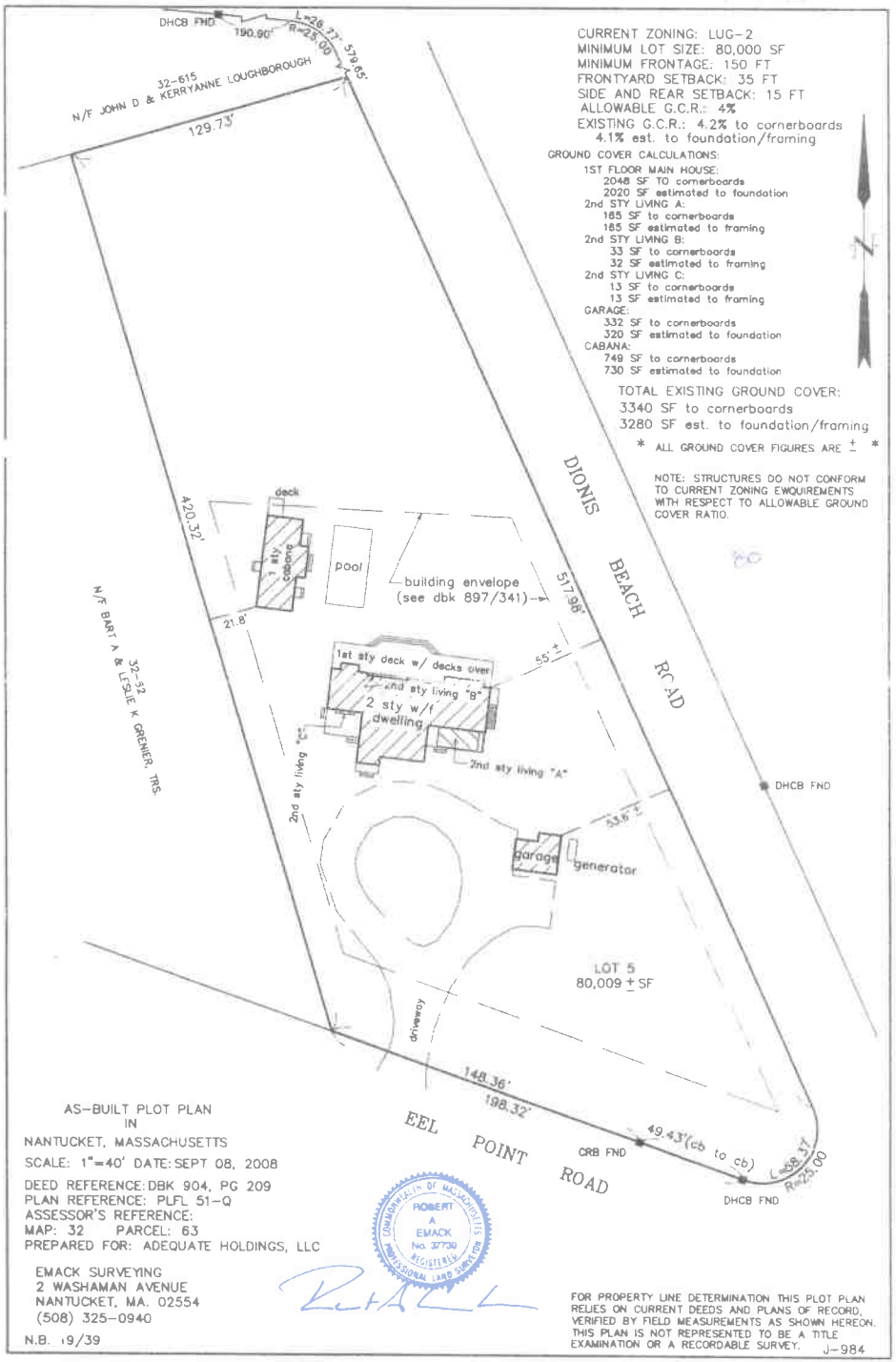
MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Locus Map

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P 508 228 5455 | P 617 482 4543

Site Plan

Main House at
35 Eel Point Rd
Nantucket, MA 02554

MAP NO. 21 ZONING INFO: LUG-2
PARCEL NO. 5 PROJECT NO: REVISED:

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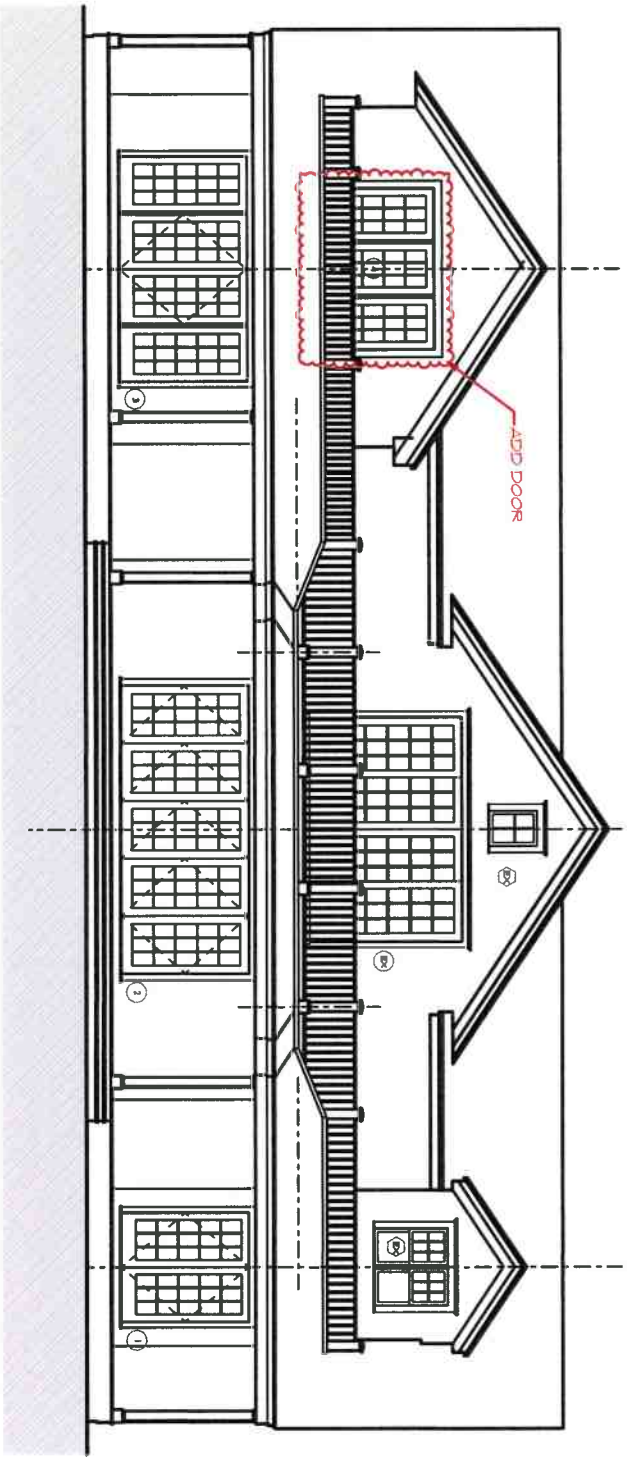
ID#
L-1.2



ID # A-2.1

Main House at
35 Eel Point Rd
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

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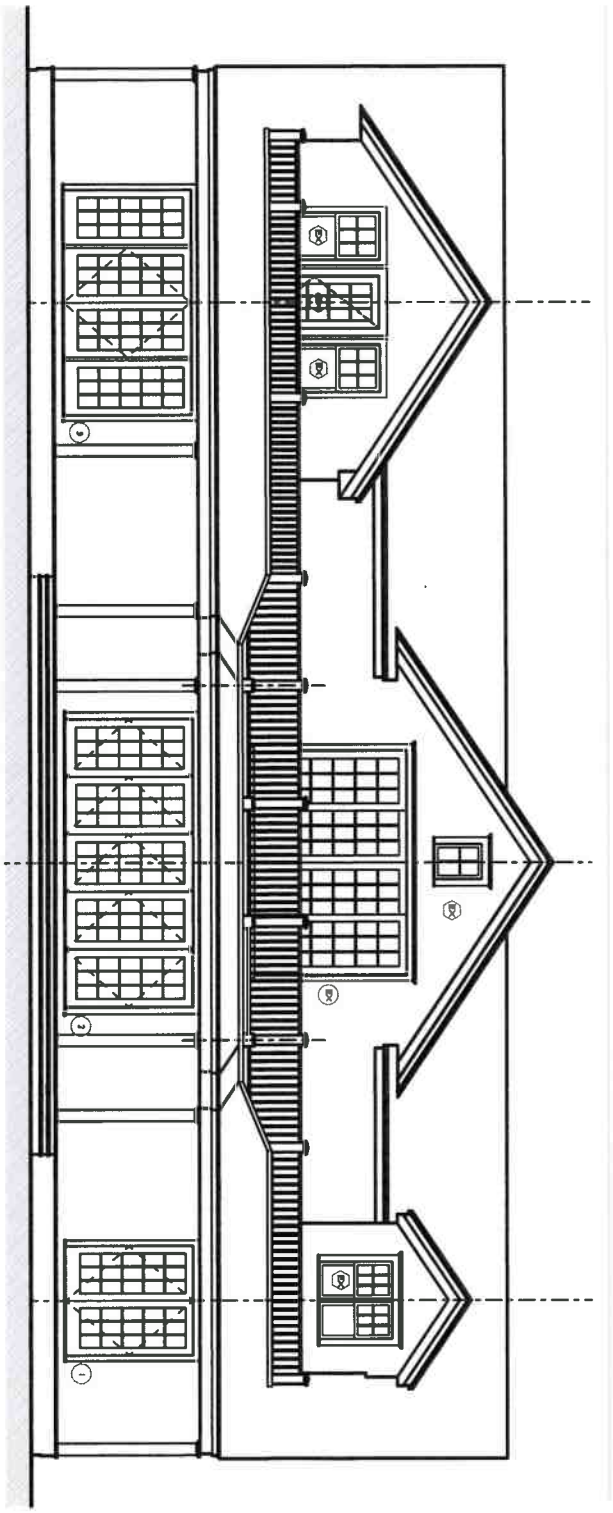
North Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM



Previously Approved

A-2.1

Main House at
35 Eel Point Rd
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

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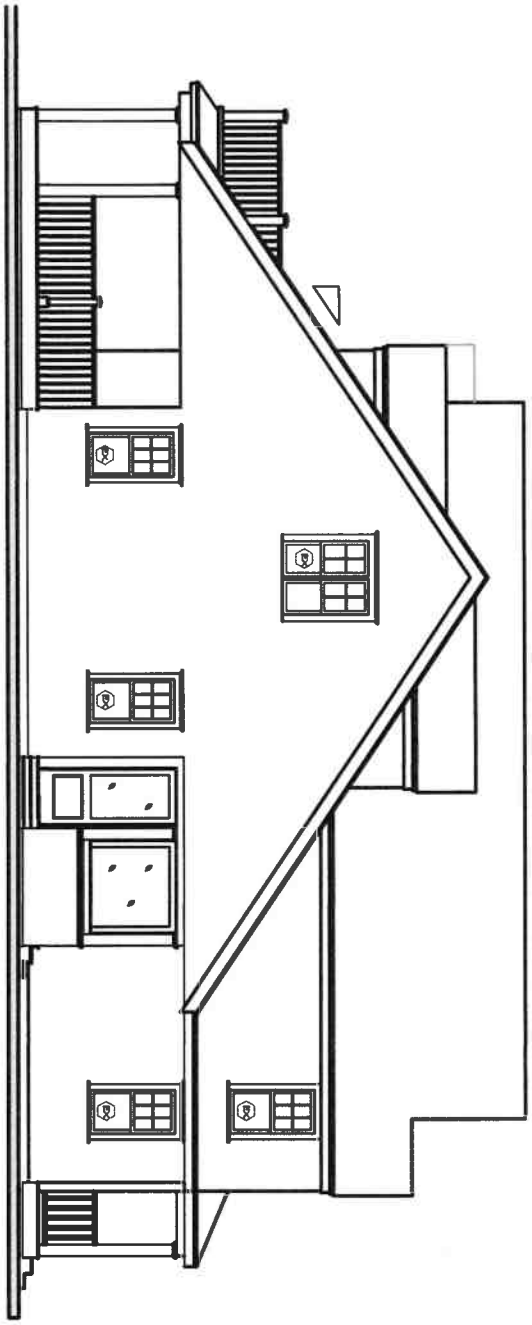
North Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P. 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P. 617 482 4543
BOTTICELLIANDPOHL.COM



A-2.2

ID #

Main House at
35 Eel Point Rd
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

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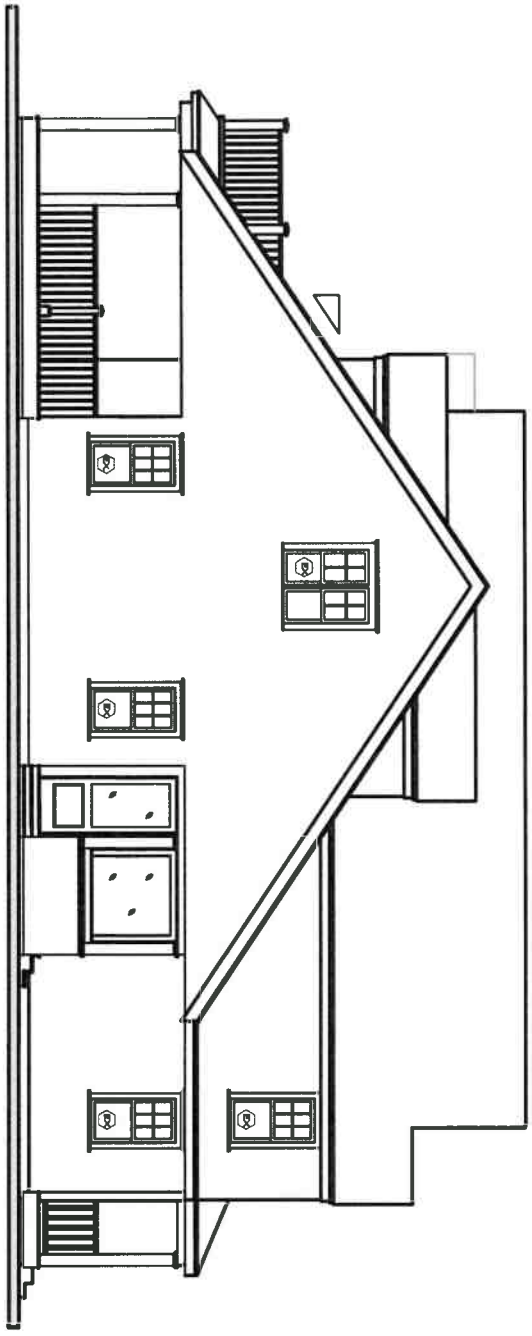
West Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



Previously Approved

A-2.2

#ID

Main House at
35 Eel Point Rd
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

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West Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508.228.5455

31 STATE STREET, BOSTON, MA 02109
P 617.482.4543

BOTTICELLIANDPOHL.COM



A-2.3

ID#

Main House at
35 Eel Point Rd
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

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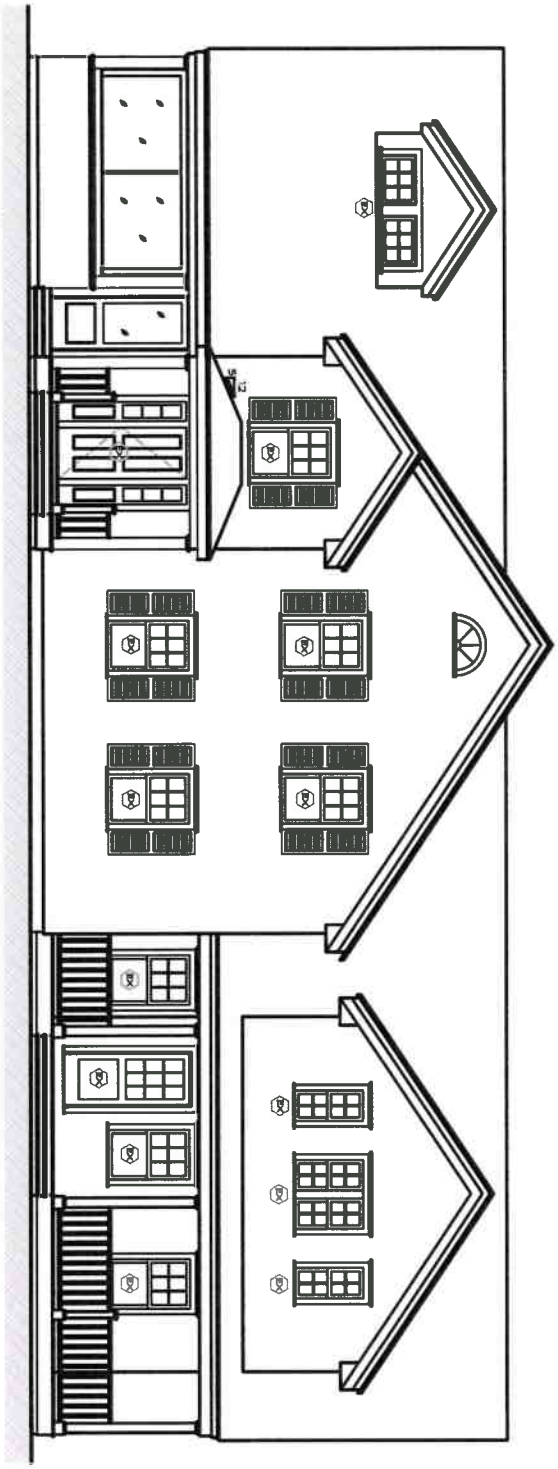
South Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



Previously Approved

ID# A-2.3

Main House at
35 Eel Point Rd
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

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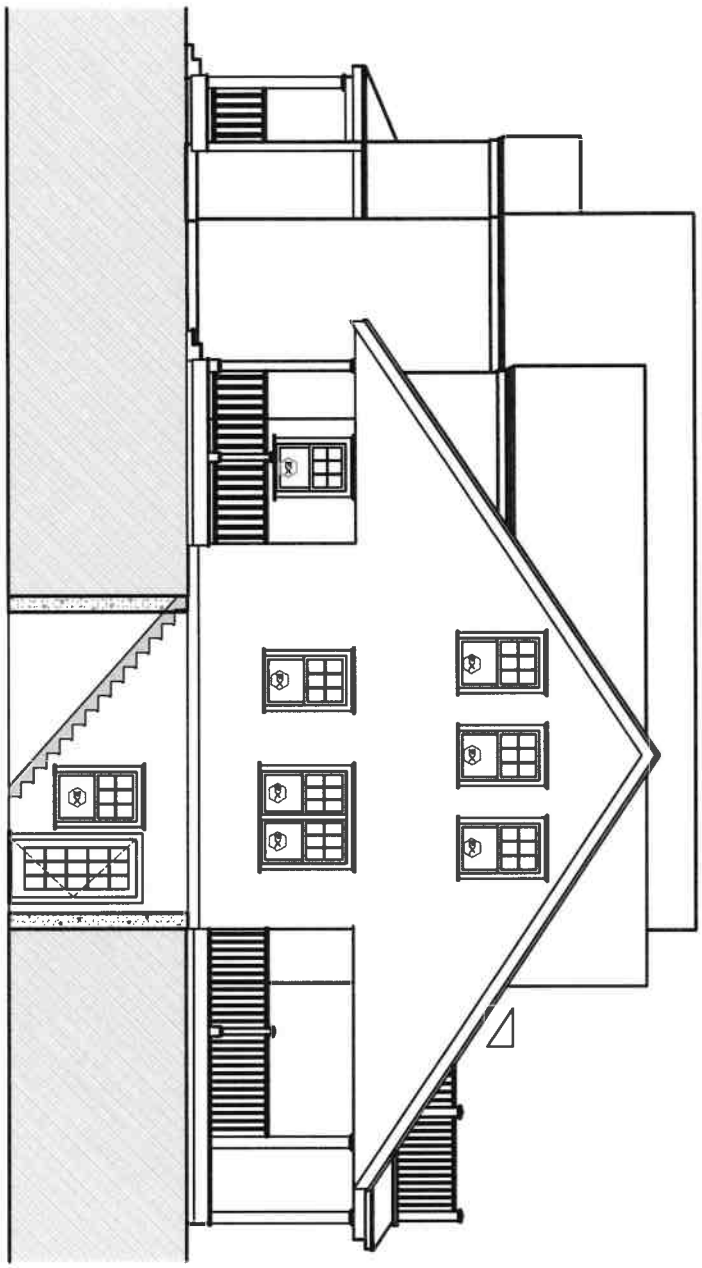
South Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



A-2.4

Main House at
35 Eel Point Rd
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

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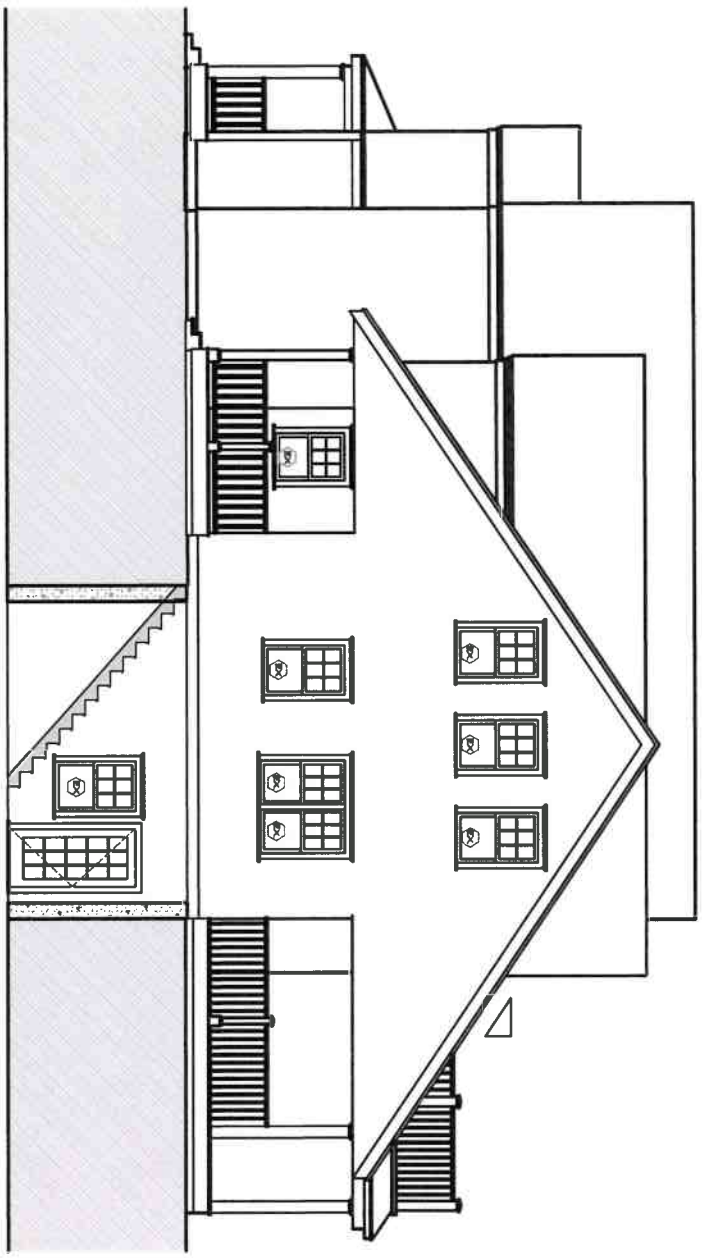
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

East Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM



Previously Approved

A-2.4

ID#

Main House at
35 Eel Point Rd
Nantucket, MA 02554

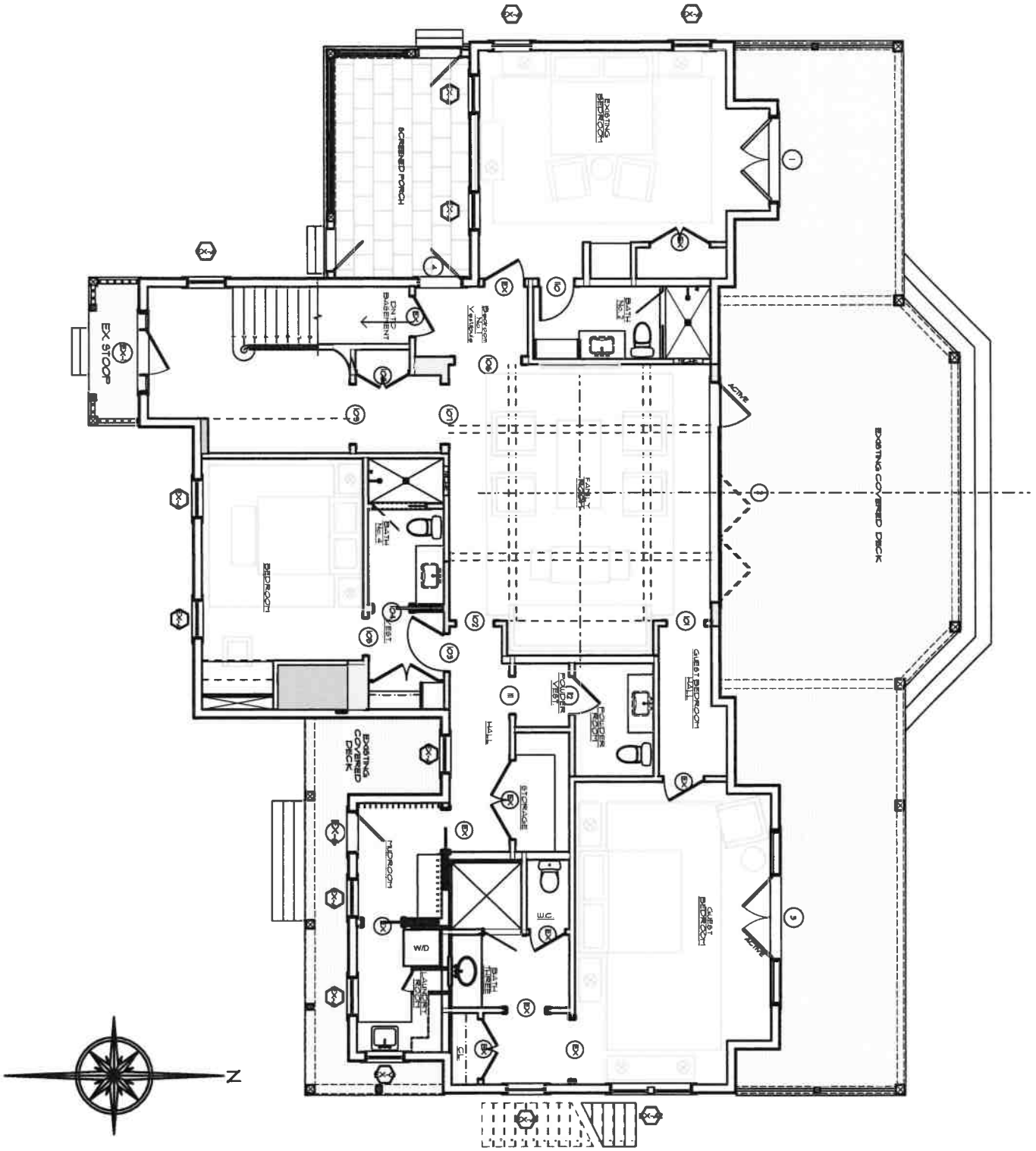
MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

East Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID# A-1.1

Main House at
35 Eel Point Rd
Nantucket, MA 02554

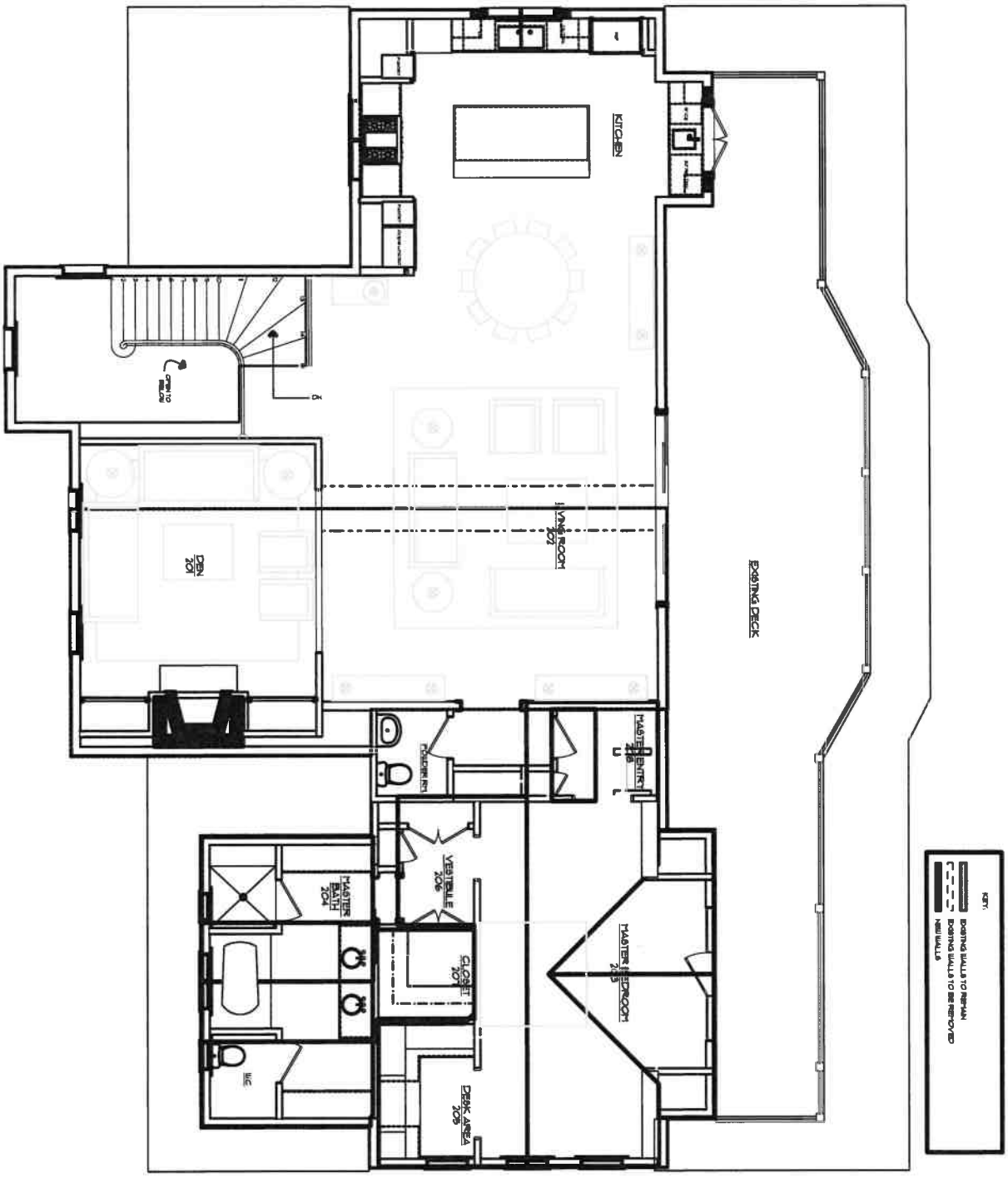
MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

First Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID # A-1.2

Main House at
35 Eel Point Rd
Nantucket, MA 02554

MAP NO: 21 ZONING INFO: LUG-2
PARCEL NO: 5 PROJECT NO: REVISED:

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Second Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P. 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P. 617 482 4543

BOTTICELLIANDPOHL.COM

McCollum Residence
35 Eel Pt Rd
Nantucket, MA
Exterior Door Schedule

H.D.C. Submission: 10/7/24
Building Dept. Sub:
Rev:

Door Schedule

No.	Qn.	Type	Manuf.	Model #	Door Size	Rough Opening	Lights	Comments
1	1	Wood Inswing French Doors	Custom		(2) 2'-10" x 6'-8"	TBD	15 EA	
2	1	Wood Folding/ Hinged Doors	Custom		(5) 3' 0" x 6'-8"	TBD	15 EA	5 Panel Door; Provide Shop Drawings (typ)
3	1	Wood Inswing French Doors	Custom		(2) 2'-10" x 6'-8"	TBD	15	
		w/ (2) sidelights	Custom		2'-10" x 6'-8"	TBD	15	
4	1	Wood Inswing French Door	Custom		2'-10" x 7'-2"	TBD	15	Verify door height in field
		w/ (2) sidelights	Custom		2'-10" x 7'-2"	TBD	15	

Notes:

1. All doors will be as per above schedule, double glazed, SDL with muntin configuration as shown on drawings. Min. dp 30 rating required. Low E glass. U-value =.29.
   All glazing to come with compliance sticker as required by local building codes.
2. Mill shop will provide shops drawings for all window and door units to architect for approval prior to placing window and door order.
3. Provide all doors with custom mahogany combo storm/screen doors.
4. Provide tempered glass in all locations required by code.


35 Eel Point Road - North

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: [redacted]

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison

Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR Susan B. McCollom TRST ET AL

STREET ADDRESS 35 Eel Pt. Road

MAP/PARCEL 32/63

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON October 2, 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 10/2/24

Date

Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

October 9, 2023

To the Commissioners,

I, Sue McCollum, owner of record of property located at 35 Eel Point Road, authorize Botticelli and Pohl Architects to sign applications on my behalf.

Sincerely,

Susan B. McCollum

Susan B. McCollum

CERTIFICATE NO: _____ DATE ISSUED: _____

No Visability

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 76,4,3 PARCEL N°. 57

Street & Number of Proposed Work: 60 KENDRICK ST

Owner of record: OLIVIA AKIN & KENNY KIMM

Mailing Address: 976 FULTON ST. APT 7A
BROOKLYN, NY 11238

Contact Phone #: 860·637·5430 E-mail: OLIVIA.AKIN23@gmail.com

AGENT INFORMATION (if applicable)

Name: STRUCTURES UNLIMITED

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 _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*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

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ 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): WOOD

Sidewall: ☒ White cedar shingles NTW ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 6" Rake _____ Soffit (Overhang) 8" Corner boards 5 1/2 Frieze _____

Window Casing 3 1/2 Door 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 400 SERIES

Doors* (type and material): ☐ TDL ☒ SDL Front ANDERSEN 9LITE Rear _____ Side CUSTOM UTILITY DOOR T&G

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 TME

Trim WHITE Sash WHITE Doors WHITE

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/3/2024 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
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Vice-Chair

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Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I STRUCTURES UNLIMITED

AS AGENT FOR OLIVIA AKIN KENNY KIM

STREET ADDRESS 60 KENDRICK ST

MAP/PARCEL 76.4.3 / 57

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

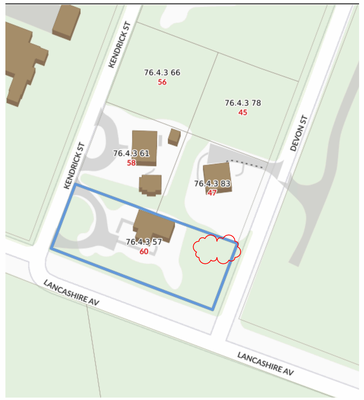
Oct 3, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

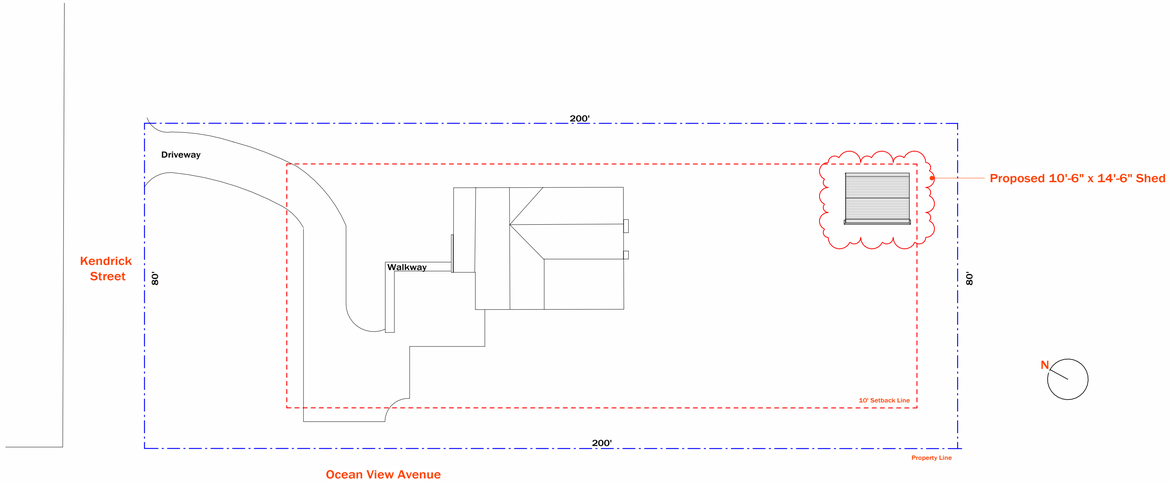
SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature — Date: OCT 3, 2024

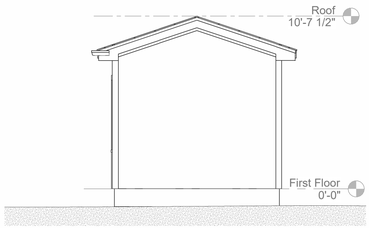


Locus Map



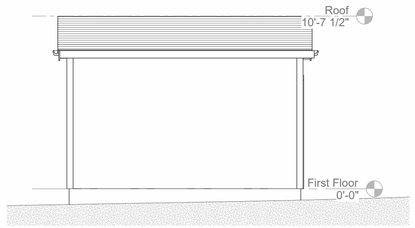
Site Plan

1/16" = 1'-0"



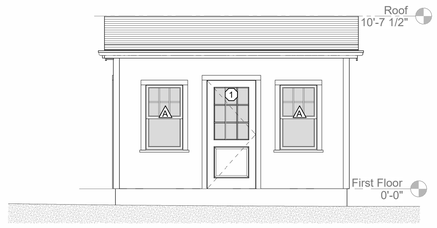
South Elevation - Proposed

1/4" = 1'-0"



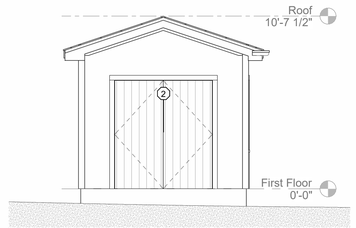
East Elevation - Proposed

1/4" = 1'-0"



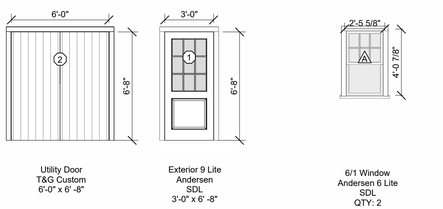
West Elevation - Proposed

1/4" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



Door Legend

1/4" = 1'-0"

Window Legend

1/4" = 1'-0"



Front to Back - 60 Kendrick



Back Corner - 60 Kenndrick



Back Corner to House - 60 Kendrick

Structures Unlimited

Nantucket, MA ©2023

PROJ
Akin - 60 Kendrick St.

Nantucket, MA 02554

DA	10/02/24
PROJECT NO	2410045
REVISION	DATE
1	Date 1

NOTES:

HDC Submission

Plan

A.100

DRAWN BY: KG

PROJECT

Akin - 60 Kendrick St.

Nantucket, MA 02554

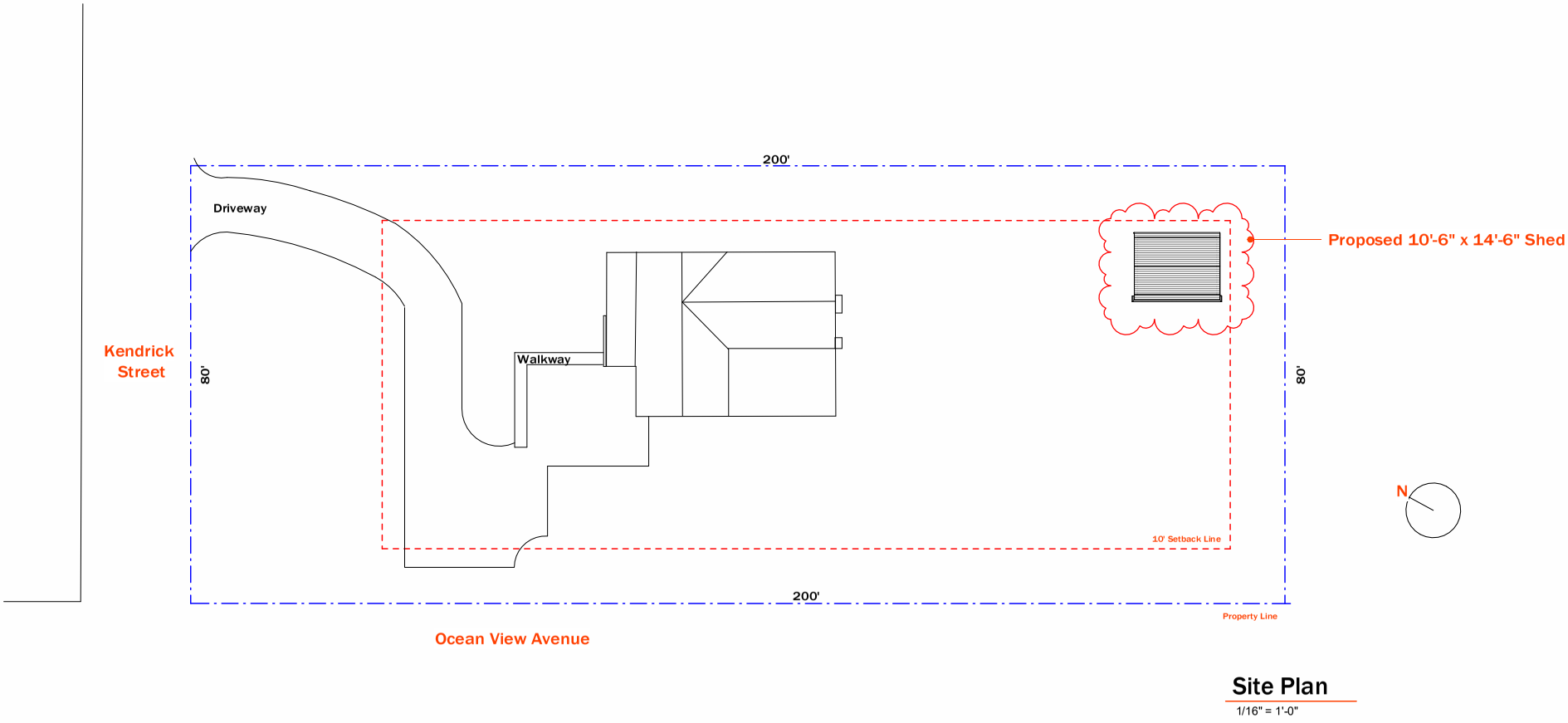
DATE	10/02/24
PROJECT NO	2410045

REVISION	DATE
1	Date 1

NOTES:

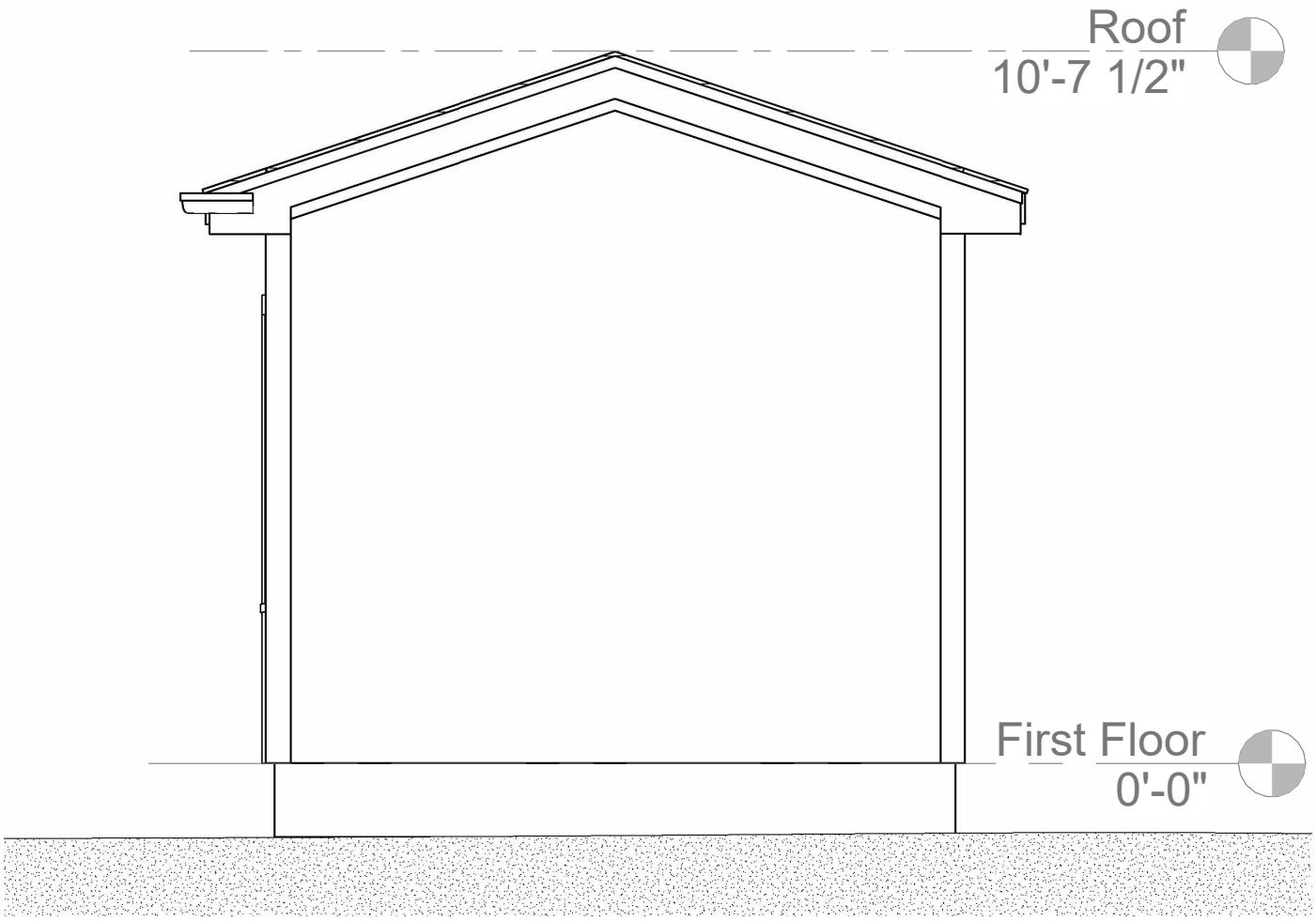

KENDRICK ST
76.4.3 66
56
76.4.3 78
45
DEVON ST
KENDRICK ST
76.4.3 61
58
76.4.3 83
47
76.4.3 57
60
LANCASHIRE AV
LANCASHIRE AV

Locus Map



Site Plan

1/16" = 1'-0"



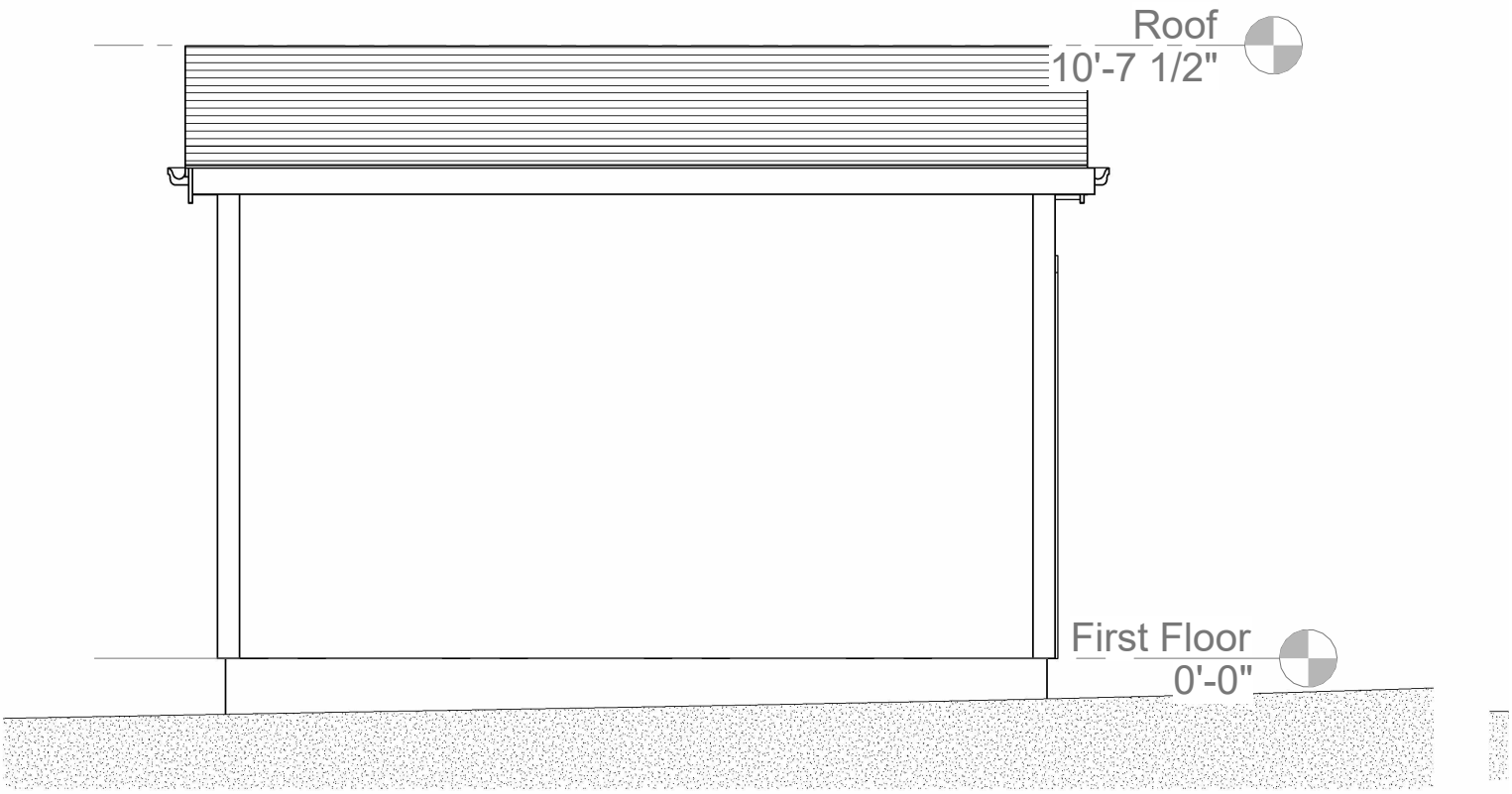
South Elevation - Proposed

1/4" = 1'-0"



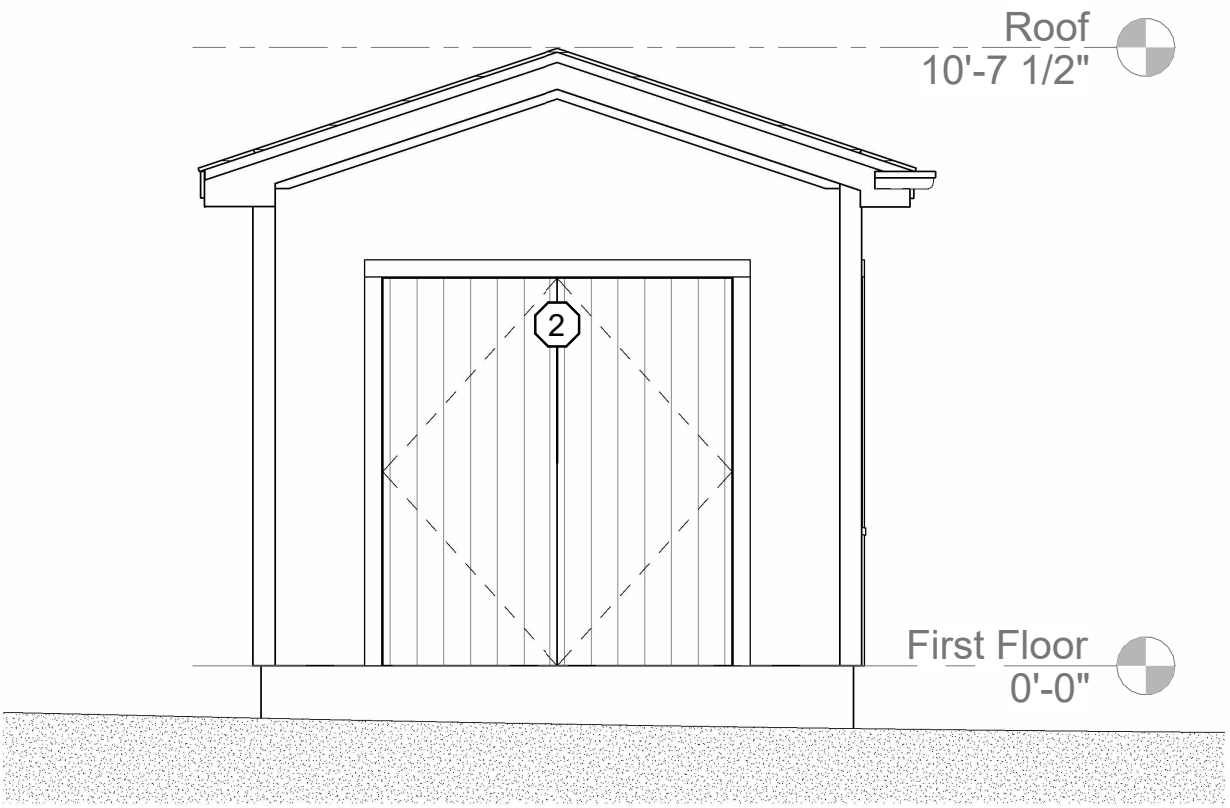
West Elevation - Proposed

1/4" = 1'-0"



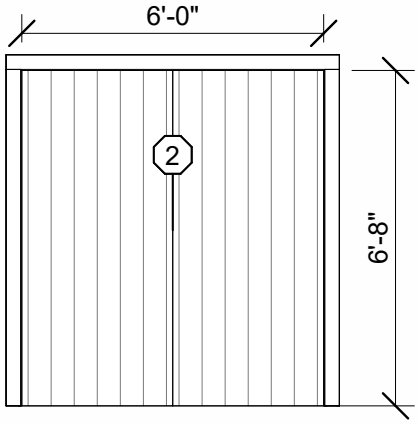
East Elevation - Proposed

1/4" = 1'-0"

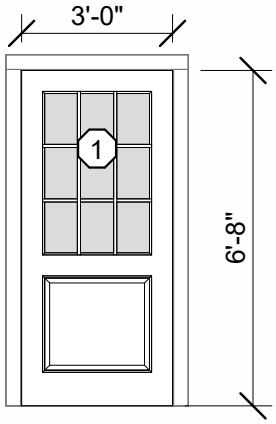


North Elevation - Proposed

1/4" = 1'-0"



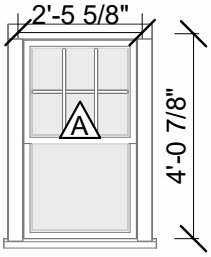
Utility Door
T&G Custom
6'-0" x 6' -8"



Exterior 9 Lite
Andersen
SDL
3'-0" x 6' -8"

Door Legend

1/4" = 1'-0"



6/1 Window
Andersen 6 Lite
SDL
QTY: 2

Window Legend

1/4" = 1'-0"



Front to Back - 60 Kendrick



Back Corner to House - 60 Kendrick



Back Corner - 60 Kenndrick

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

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.

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)

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.

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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°. 113

Street & Number of Proposed Work: 2 Nobadeer Way

Owner of record: NOB ACK LLC

Mailing Address: 1324 Lexington Ave Suite # 245
New York, NY 10128

Contact Phone #: 508-654-8315 E-mail: gerald.platt@gmail.com

AGENT INFORMATION (if applicable)

Name: Reid Year

Mailing Address: 54 old South Rd
Nantucket, MA

Contact Phone #: 646-620-7188 E-mail: rkyear@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

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☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC #023-11-9/13
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 24'1" Sq. Footage 1st floor: 247 Sq.ft. Decks/Patio: Size: 33 Sq.ft. ☒ 1st floor ☐ 2nd floor
Width: 10'3" 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 19'-4 1/2" South 19'-4 1/2" East 19'-4 1/2" West 19'-4 1/2"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation No Change
2. South Elevation Fenestration Revision - Front door located to center of front wall, mulled units added equidistant on either side
3. West Elevation No change
4. North Elevation No change

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 7 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer NA Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar 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) N/A Corner boards 5/4x6 Frieze _____
Window Casing 5/4x3.5 Door Frame 5/4x3.5 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other 6-over-6 (match Existing)
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Andersen 400

Doors* (type and material): ☐ TDL ☐ SDL Front Fiberglass 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) N/A Roof Grey (match Existing)
Trim White Sash White Doors White
Deck NTW Foundation Grey Fence N/A Shutters N/A

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Gmail **Reid Yenor <rkyenor@gmail.com>**

TO WHOM IT MAY CONCERN,

1 message

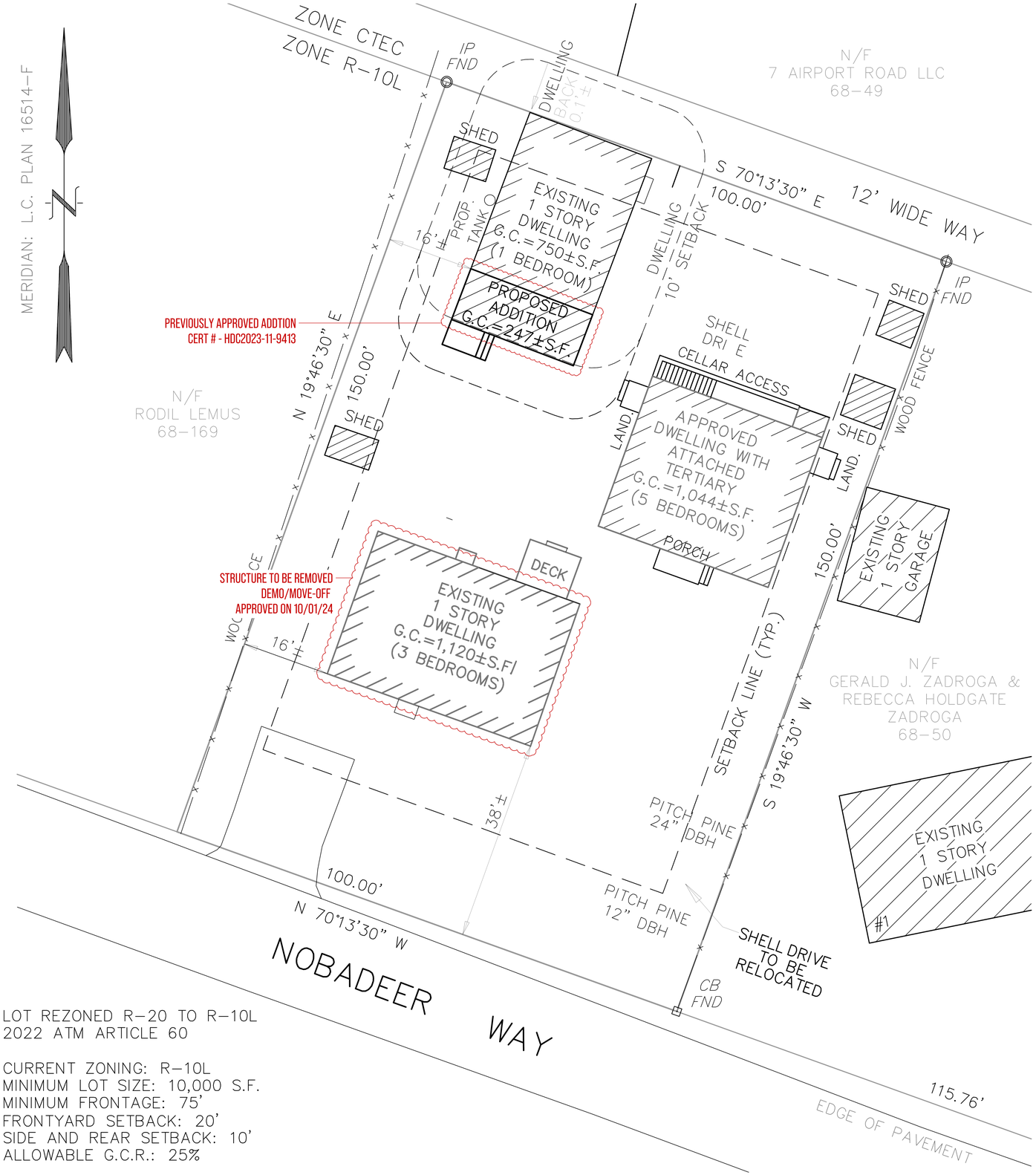
Gerald Platt <gerald.platt@gmail.com> Tue, Feb 7, 2023 at 3:25 PM
To: Dustin Maury <dustin.maury@gmail.com>, Lawrence Maury <larrymaury@gmail.com>, rkyenor@gmail.com, Gideon Platt <gideon.platt@gmail.com>

REID YENOR, UNDER EMPLOY BY MAURY ASSOCIATES, NANTUCKET, HAS MY PERMISSION TO REPRESENT ME AND/OR MY ASSIGNS AT THE HISTORIC DISTRICT COMMISSION WITH RESPECT TO APPLICATIONS FOR:

- **2 NOBADEER WAY**
- **13 SURFSIDE DRIVE**.

THANK YOU

GERALD PLATT



LOT REZONED R-20 TO R-10L
2022 ATM ARTICLE 60

CURRENT ZONING: R-10L
MINIMUM LOT SIZE: 10,000 S.F.
MINIMUM FRONTAGE: 75'
FRONTYARD SETBACK: 20'
SIDE AND REAR SETBACK: 10'
ALLOWABLE G.C.R.: 25%



2 LOCUS MAP

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
2 NOBADEER WAY
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
OCTOBER 03, 2024

PROJECT:
ADDITION

CLIENT:
PLATT

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
MAURY ASSOCIATES
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
11/03/2023	HDC SUBMISSION 01

REVISION HISTORY:

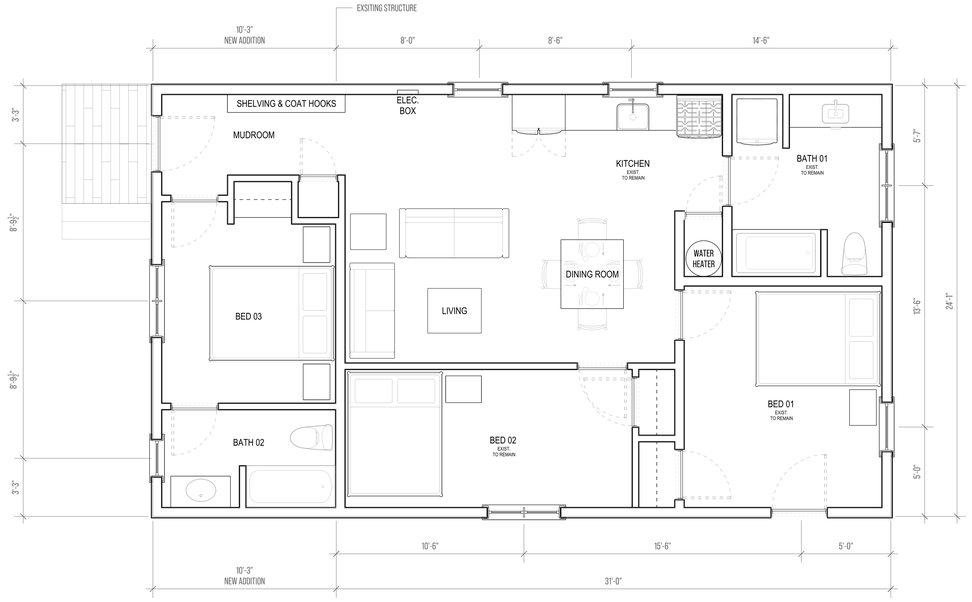
DATE	DESCRIPTION

DRAWING TITLE
SITE PLAN

SHEET NUMBER
A-0.00

DRAWN BY
REID YENOR

MAURY ASSOCIATES SINCE 1973 GENERAL CONTRACTING



1 PREVIOUSLY APPROVED FLOOR PLAN

SCALE : $\frac{1}{4}$" = 1



2 PROPOSED PROPOSED FLOOR PLAN

SCALE : $\frac{1}{4}$" = 1

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
2 NOBADEER WAY
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
OCTOBER 03, 2024

PROJECT:
ADDITION

CLIENT:
PLATT

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
MAURY ASSOCIATES
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
11/03/2023	HDC SUBMISSION 01

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

FIRST FLOOR PLAN

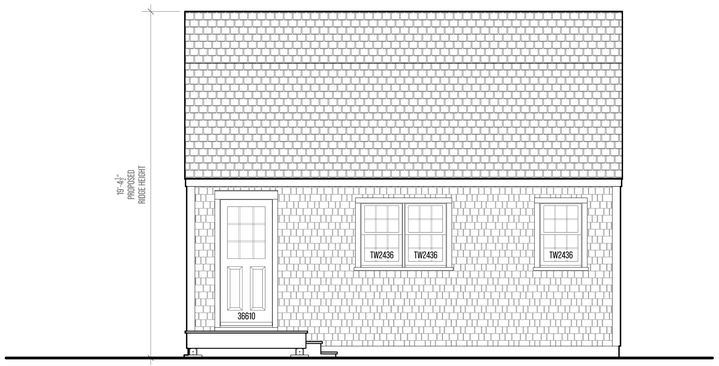
SHEET NUMBER

A-1.10

DRAWN BY

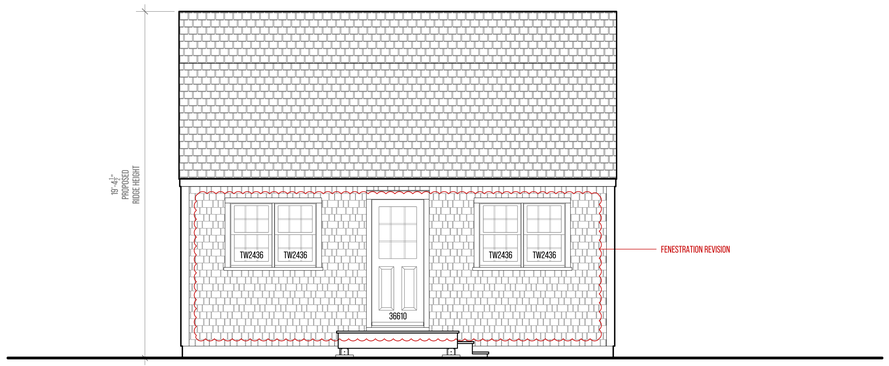
REID YENOR

MAURY ASSOCIATES SINCE 1979 GENERAL CONTRACTING



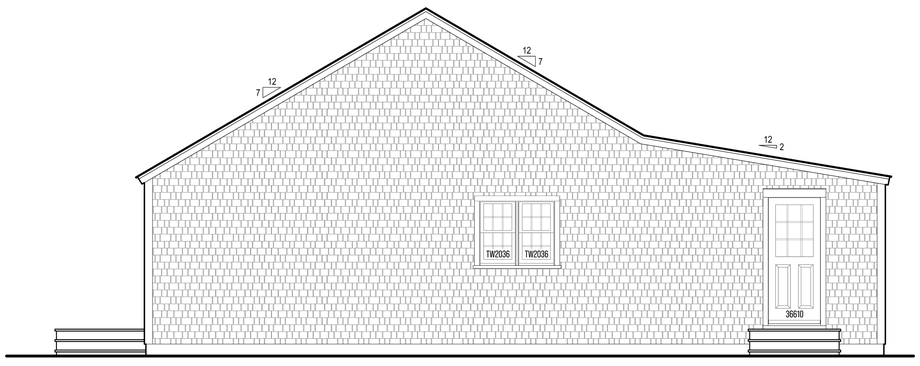
1 PREVIOUSLY APPROVED SOUTH ELEVATION

SCALE : $\frac{1}{4}$" = 1



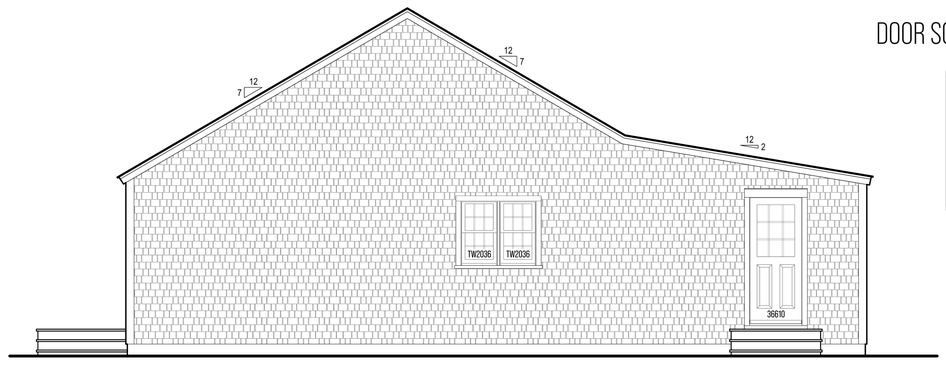
2 PROPOSED SOUTH ELEVATION

SCALE : $\frac{1}{4}$" = 1



3 PREVIOUSLY APPROVED EAST ELEVATION

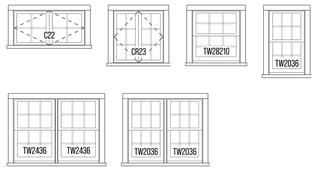
SCALE : $\frac{1}{4}$" = 1



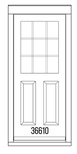
4 PROPOSED EAST ELEVATION (NO CHANGE)

SCALE : $\frac{1}{4}$" = 1

WINDOW SCHEDULE



DOOR SCHEDULE



yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
2 NOBADEER WAY
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
OCTOBER 03, 2024

PROJECT:
ADDITION

CLIENT:
PLATT

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
MAURY ASSOCIATES
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
11/03/2023	HDC SUBMISSION 01

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

EXISTING
EXTERIOR ELEVATIONS

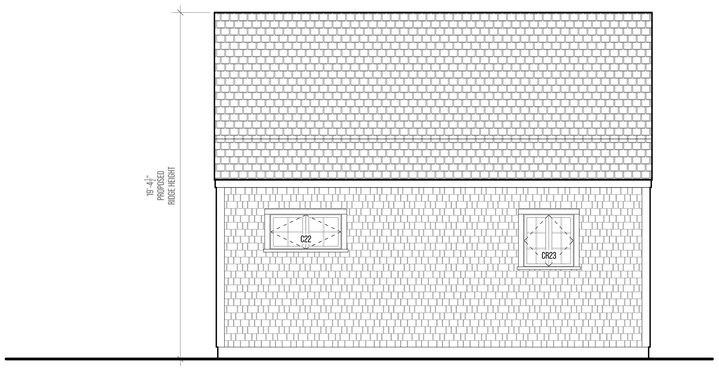
SHEET NUMBER

EA-3.00

DRAWN BY

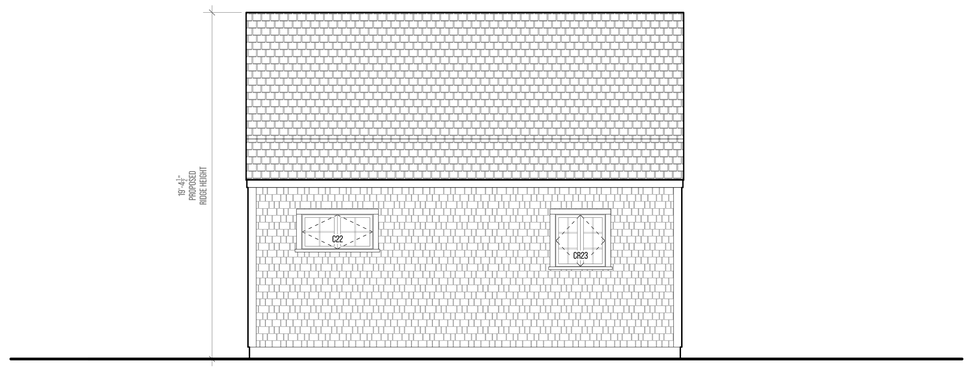
REID YENOR

MAURY ASSOCIATES
SINCE 1979
GENERAL CONTRACTING



1 PREVIOUSLY APPROVED NORTH ELEVATION

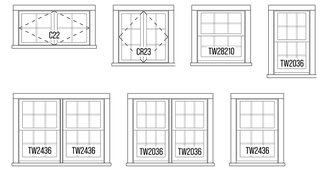
SCALE : $\frac{1}{4}$" = 1



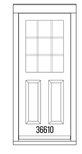
2 PROPOSED NORTH ELEVATION (NO CHANGE)

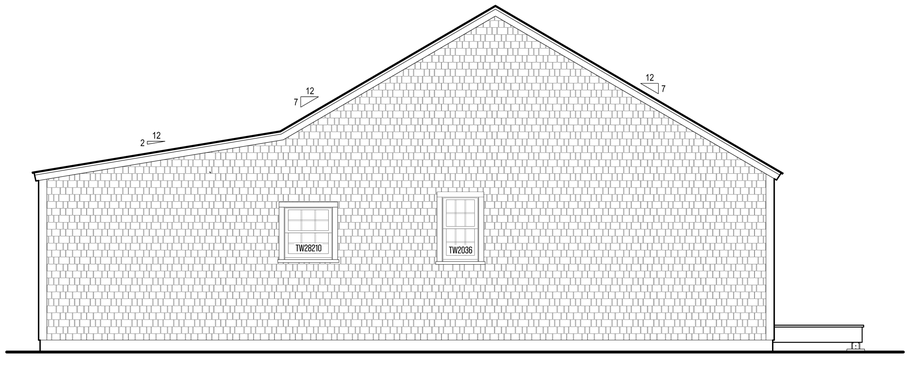
SCALE : $\frac{1}{4}$" = 1

WINDOW SCHEDULE



DOOR SCHEDULE





3 PREVIOUSLY APPROVED WEST ELEVATION

SCALE : $\frac{1}{4}$" = 1

4 PROPOSED WEST ELEVATION (NO CHANGE)

SCALE : $\frac{1}{4}$" = 1

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
2 NOBADEER WAY
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
OCTOBER 03, 2024

PROJECT:
ADDITION

CLIENT:
PLATT

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
MAURY ASSOCIATES
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
11/03/2023	HDC SUBMISSION 01

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-3.00

DRAWN BY

REID YENOR

MAURY ASSOCIATES
SINCE 1975
GENERAL CONTRACTING



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Reid Yenor

AS AGENT FOR NOB ACK LLC

STREET ADDRESS 2 Nobadeer Way

MAP/PARCEL 68/113

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

November 3rd 2023

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

10/03/24 — Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.4 PARCEL N°: 129

Street & Number of Proposed Work: 35 INDIA ST

Owner of record: KEEGAN HODGES

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: THORNEWILL DESIGN LLC

Mailing Address: 48 DUKES RD
NANTUCKET MA 02554

Contact Phone #: 228 9168 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 CHANGE ONE WINDOW / ROOFWALK RENO/RE BUILD

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: ROOF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1786

Original Builder: GEO. LAWRENCE SR

REVISIONS* (describe)

1. East Elevation NEW ROOF - BLACK ARCH.
2. South Elevation RENO/REBUILD ROOFWALK
3. West Elevation — WINDOW CHANGE
4. North Elevation NEW SIDEWALL SHINGLE

Is there an HDC survey form for 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 AS EXISTING AND PREVIOUSLY APPROVED

Sidewall NAT. WHITE CEDAR Clapboard (if applicable) _____ Roof _____

Trim WHITE Sash WHITE Doors INDIA YELLOW

Deck _____ Foundation _____ Fence _____ Shutters GARDNER GREEN

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/3/24 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

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HDC Compliance Coordinator/Land Use Specialist
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Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Carrie Thornewill

AS AGENT FOR Keegan Hodges

STREET ADDRESS 35 INDIA ST

MAP/PARCEL 42.3.4 /129

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 10/4/24

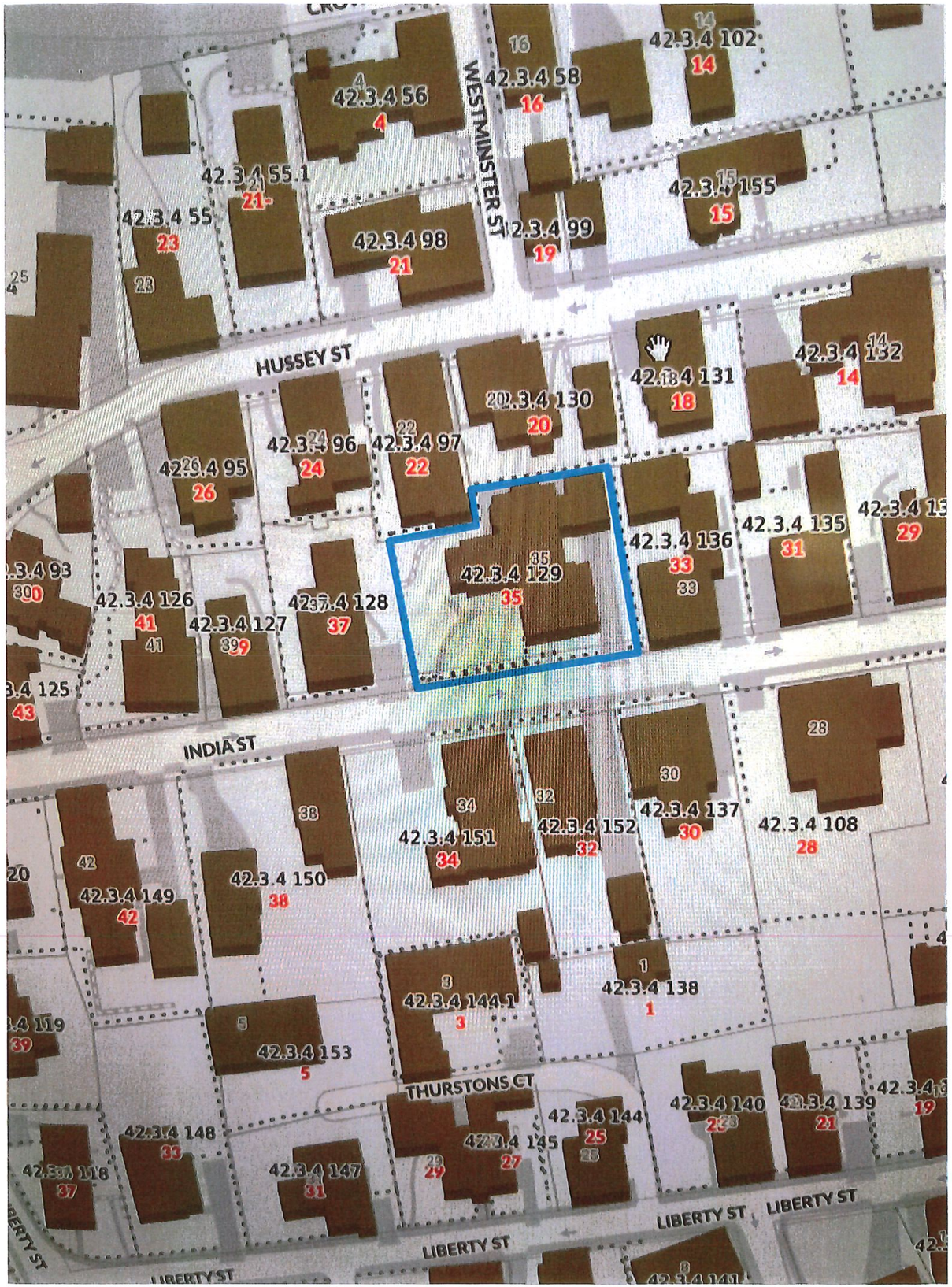
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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 Stull 10/4/24

Signature Date


WESTMINSTER ST
HUSSEY ST
INDIA ST
THURSTONS CT
LIBERTY ST
LIBERTY ST
LIBERTY ST
42.3.4 56
4
42.3.4 58
16
42.3.4 102
14
42.3.4 55.1
21
42.3.4 55
23
42.3.4 98
21
42.3.4 99
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42.3.4 155
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42.3.4 132
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42.3.4 131
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42.3.4 130
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42.3.4 95
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42.3.4 135
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42.3.4 129
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42.3.4 126
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42.3.4 127
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42.3.4 128
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42.3.4 125
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42.3.4 137
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42.3.4 152
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42.3.4 151
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42.3.4 108
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42.3.4 150
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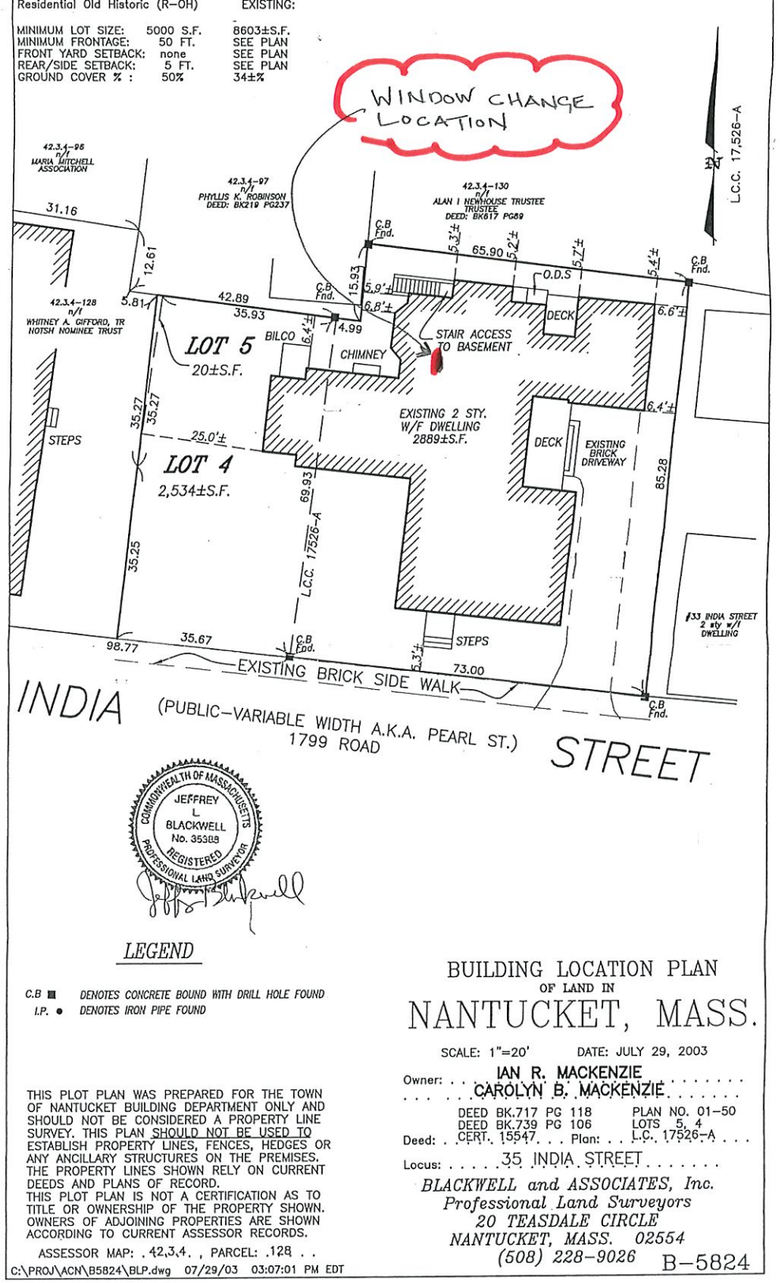
42.3.4 149
42
42.3.4 144.1
3
42.3.4 138
1
42.3.4 153
5
42.3.4 140
23
42.3.4 139
21
42.3.4 144
25
42.3.4 145
27
42.3.4 148
33
42.3.4 147
31
42.3.4 141

Residential Old Historic (R-OH) EXISTING:

MINIMUM LOT SIZE:	5000 S.F.	8603±S.F.
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	none	SEE PLAN
REAR/SIDE SETBACK:	5 FT.	SEE PLAN
GROUND COVER % :	50%	34±%



COMMONWEALTH OF MASSACHUSETTS
JEFFREY L BLACKWELL
No. 35388
REGISTERED PROFESSIONAL LAND SURVEYOR

LEGEND

C.B ■ *DENOTES CONCRETE BOUND WITH DRILL HOLE FOUND*
I.P. ● *DENOTES IRON PIPE FOUND*

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

ASSESSOR MAP: .42.3.4. , PARCEL: .128 . .

C:\PROJ\ACN\B5824\BLP.dwg 07/29/03 03:07:01 PM EDT

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1"=20' DATE: JULY 29, 2003

Owner: IAN R. MACKENZIE
CAROLYN B. MACKENZIE

Deed: DEED BK.717 PG 118 DEED BK.739 PG 106 CERT. 15547 Plan: PLAN NO. 01-50 LOTS 5, 4 L.C. 17526-A

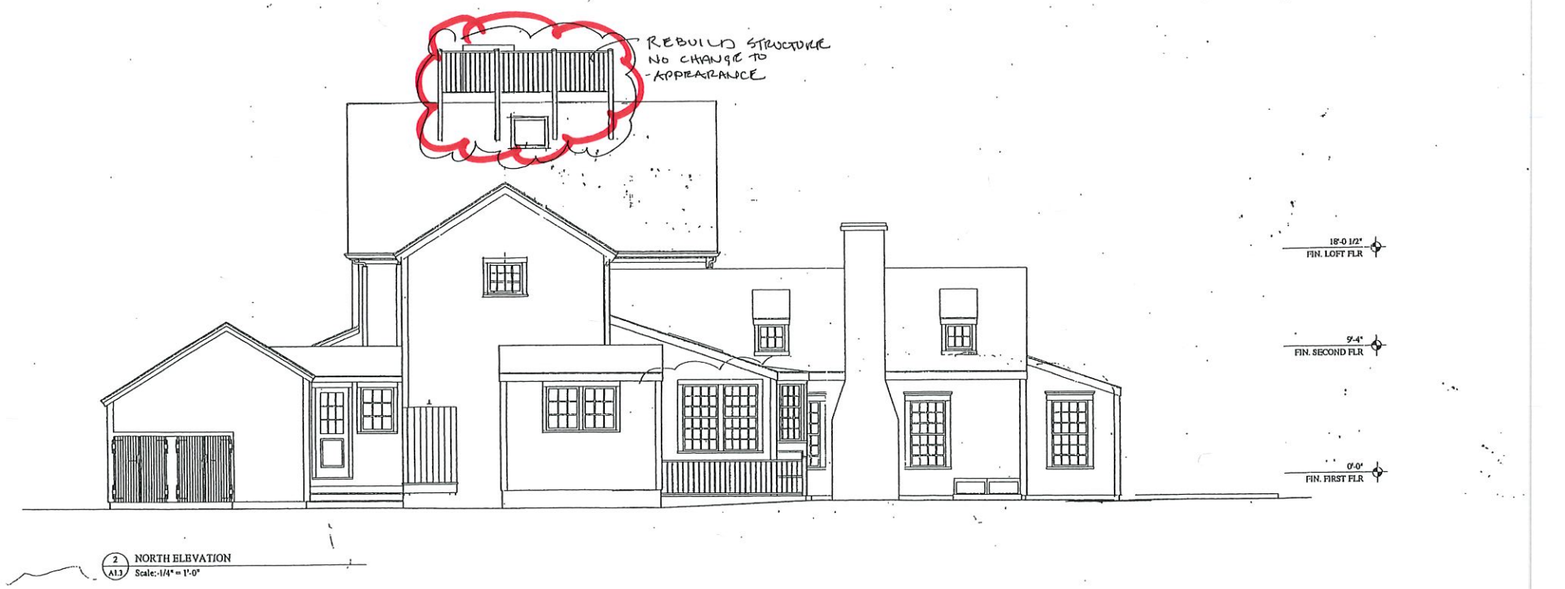
Locus: 35 INDIA STREET

BLACKWELL and ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

B-5824



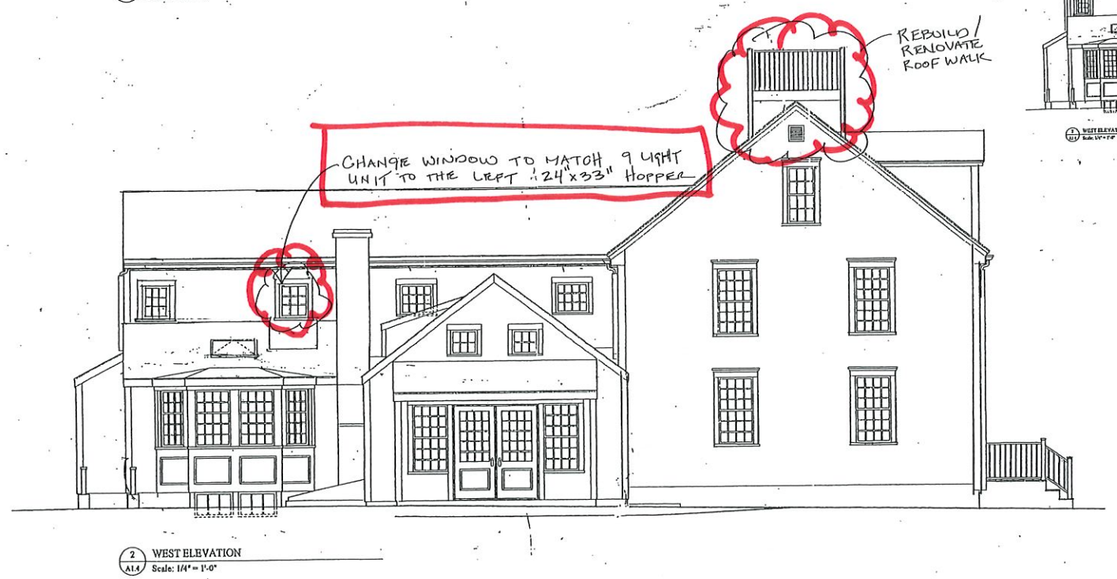
1 / A13 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



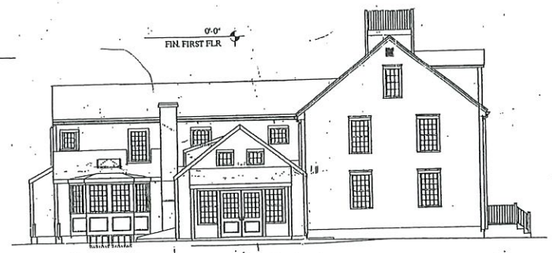
2 / A13 NORTH ELEVATION
Scale: 1/4" = 1'-0"



1 / A1.4 EAST ELEVATION
Scale: 1/4" = 1'-0"



2 / A1.4 WEST ELEVATION
Scale: 1/4" = 1'-0"



1 / A1.4 WEST ELEVATION
Scale: 1/4" = 1'-0"

EXISTING WEST ELEVATION
1/8" = 1'-0"

18'-0 1/2"
FIN. LOFT FLR

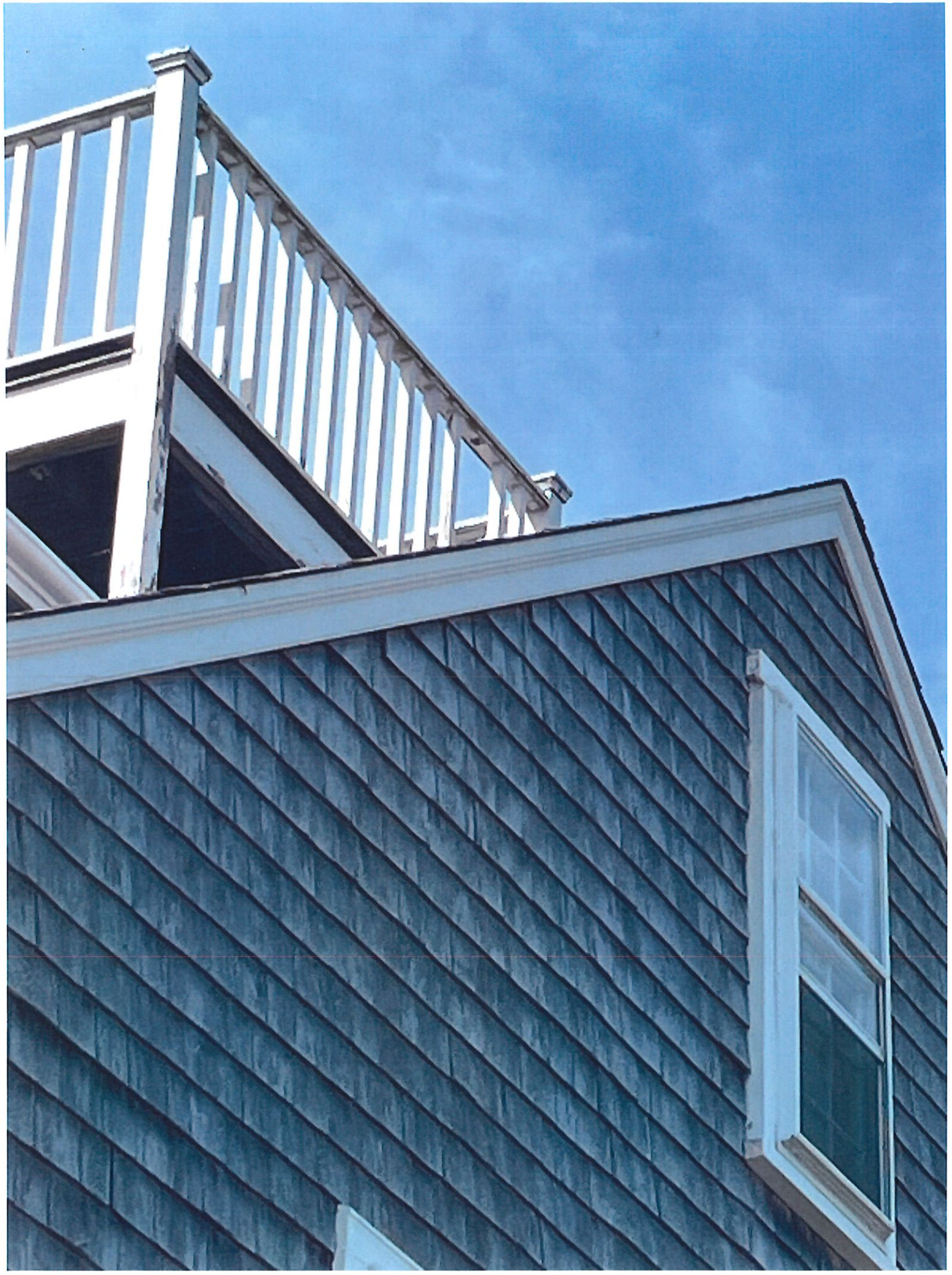
9'-4"
FIN. SECOND FLR

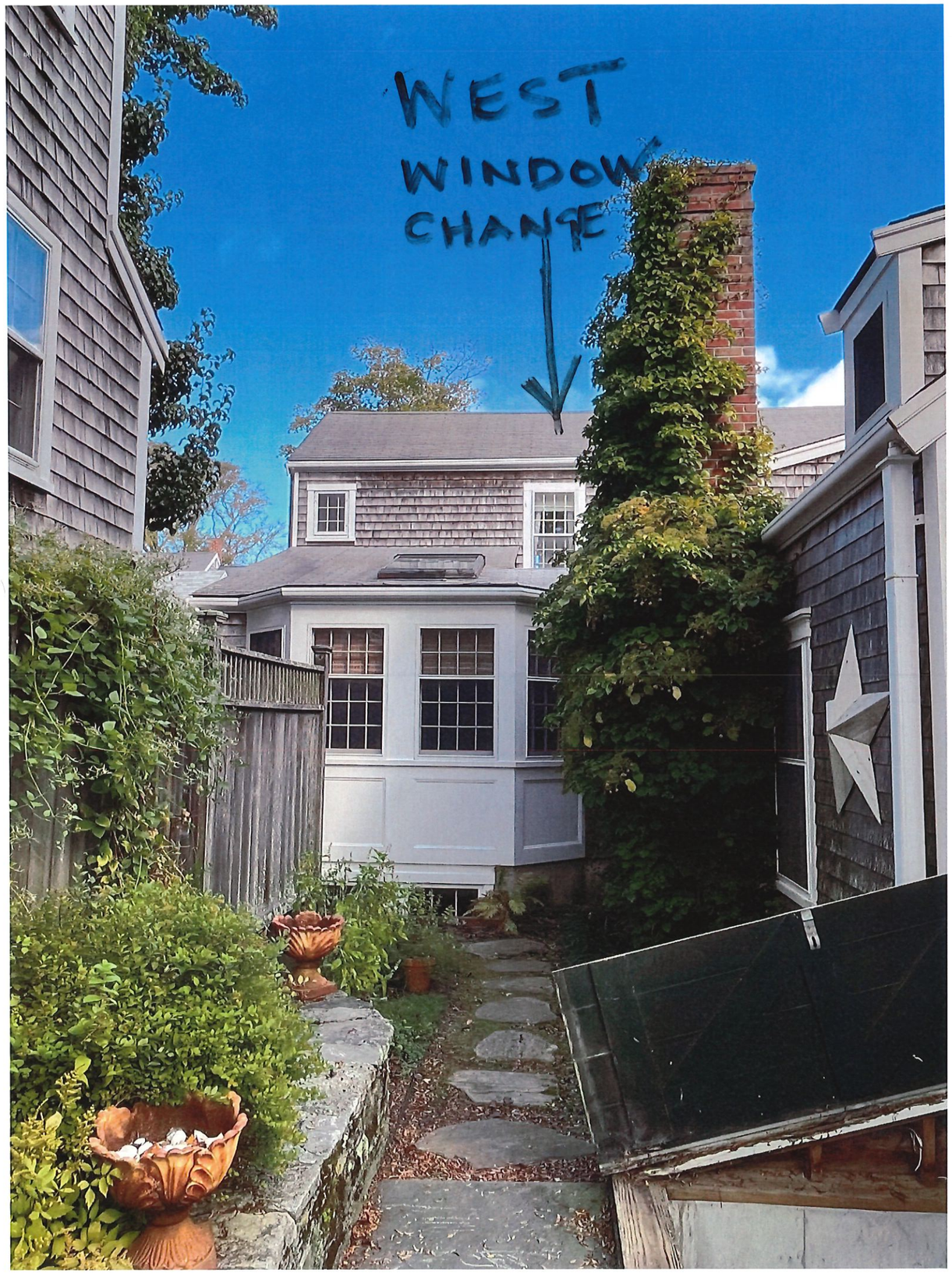
0'-0"
FIN. FIRST FL. EXIST.
-1'-6"
GREAT RM. FIN. FL.

35 INDIA ST




35




WEST
WINDOW
CHANGE

36. STYLE OF ARCHITECTURE:

* Builder was Geo Lawrence Sr. - Who died on Nan. Geo. L. Jr. died in NY. - Hobson Woodward Nov 1994

○ a.	pre-1750, 2 1/2-story Lean-to	○ h.	Italianate
○ b.	post-1750, 1 3/4-story Lean-to	○ i.	Second Empire
⊘ c.	Typical Nantucket 4-bay	○ j.	Queen Anne
○ d.	1 3/4 story, 3-bay	○ k.	Colonial Revival
○ e.	Federal	○ l.	Shingle style
○ f.	Greek Revival	○ m.	Bungalow
○ g.	Gothic Revival	○ n.	Four Square

○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: The deed of 1788 described the house as being in Egypt, a nickname for the area that was at that time "as dark as egypt"./George Lawrence was a mariner who retired & became a housewright. He owned a lot of the middle section of India St. He moved to New York where he died of yellow fever in 1798./ Gilbert Swain, was the son of Captain David Swain.

38. SOURCES:

○ a.	Registry of Deeds:	
○ b.	Assessor's Records:	
⊘ c.	Lancaster, The Architecture of Historic Nantucket, page:	189.
○ d.	H. C. Forman, Early Nantucket & Its Whaling Houses, page:	
○ e.	Sanborn Maps, date:	
⊘ f.	NHA photos:	
⊘ g.	HABS research:	
⊘ h.	NHA plaque records:	
⊘ i.	other: NHA files.	

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: .14 AC a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET: ○ a. at sidewalk ○ c. 20 feet or less ⊘ b. 10 feet or less ○ d. other: _____

42. ORIENTATION TO STREET ADDRESS: ○ a. gabled ⊘ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

⊘ a.	densely built-up	⊘ d.	residential
○ b.	scattered buildings	○ e.	commercial
○ c.	open land	⊘ f.	old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

○ a.	barn	○ b.	privy	○ c.	shop	○ d.	arbor
○ e.	carriage house	○ f.	shed	○ g.	gardens	○ h.	deck
○ i.	garage	○ j.	greenhouse	⊘ k.	fence	⊘ l.	parking
○ m.	scallop shanty	n.	landscape features: _____	o.	other: hedge		

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 #: NHD-3-29
MAP/PARCEL#: 4234-129

Recorded By: AEG Date: 9/26 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 35 India St. 2. BUILDING NAME: _____

3. OWNERSHIP: ○ a. public ⊘ b. private 4. PRESENT OWNER: McLeod, Ian M

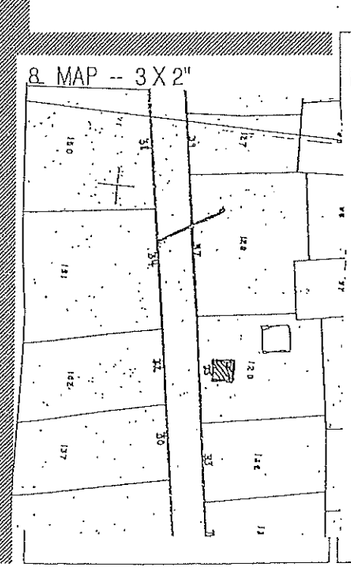
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built c. 1776 for George Lawrence. 1788 - Lawrence to Joseph Harris for 300 pounds. 1792 - Harris to Seth Bunker for 330 pounds. 1795 - Martha Swain "widow of David" from Bunker for $1200. Swain family until 1880. 1880 - heir, Gilbert Swain to George H. Cary. 1882 - Cary to Andrew G. Hussey. 1887 - Hussey to Moses S. Beach. 1896 - Beach heirs to Dominicus & Martha I. Kopman. 1903 - Kopman to Jennie Finley. 1920 - Finley to Fannie D. Snow. 1940 - to heir Frances Devens Parrish (daughter). 1969 - Parrish estate to David B. Miller. 1983 - to Liam McLeod (Toronto, Canada). - Habs

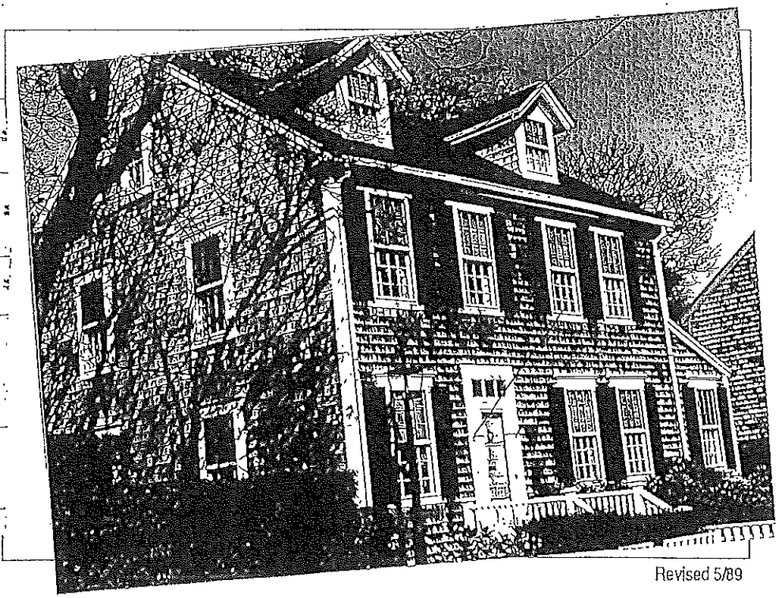
6. USE: Original: dwelling Present: dwelling
○ a. seasonal ○ b. year-round

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 stepped-in ( ) 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 3 lts. ( ) 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: w/ shed on side (1 bay)

27. WINDOW FRAME TYPE: (✓) a. flush ( ) c. bull-nose
( ) b. plank frame ( ) d. other: capped

28. WINDOW SASH TYPE(S) - FRONT FACADE:
(✓) a. 12/12 ( ) d. 2/2
( ) b. 9/9 ( ) e. casement
( ) c. 6/6 ( ) f. other: 8/8 in dormers

29. PORCH:
( ) a. front ( ) b. side ( ) c. wrap had a wrap porch c. 1885 also a balustrade - NHA phot

30. DETAILS:
(check several if appropriate)
(✓) a. corner boards (plain) (✓) e. blinds
( ) b. corner boards (beaded) ( ) f. waterlable
( ) 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: Later extension east end with shed roof, much
(with dates if known) later dormers.

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:
( ) a. individually significant (✓) b. contributing ( ) c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: c. 1756 SOURCE: HABS.
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:
( ) a. box ( ) c. gable front (✓) e. side-gabled
(✓) b. additive ( ) d. gable ell ( ) f. other: _____

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

office on 10/4/24

PROPERTY DESCRIPTION

TAX MAP N°: 59.4 PARCEL N°. 74

Street & Number of Proposed Work: 71 I STREET

Owner of record: MAUREEN DUNPHY

Mailing Address: 71 ST LLC
C/O 37 CENTER ST

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: THORNEWILL DESIGN, LLC

Mailing Address: 48 DUKES RD
NANTUCKET

Contact Phone #: 778 9140 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

TIE NEW FENCE INTO EXISTING FENCE @ EAST AND AROUND THE CORNERS TO THE WEST GATES TO ACCESS AND HIDE BOAT AND TRAILER ETC

Is there an HDC survey form for 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 _____ + GATE TO MATCH

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 6'
Type: SOLID BOARD NTW
Length: 95'

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/4/24 Signature of owner of record Maureen J. Dunphy Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

FENCE 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

✓ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Carrie Thornewill

AS AGENT FOR Maureen Dunphy 71 ST LLC

STREET ADDRESS 71 I Street

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

9/4/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

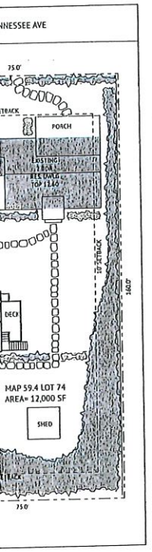
SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Caroline Stadell 9/4/24

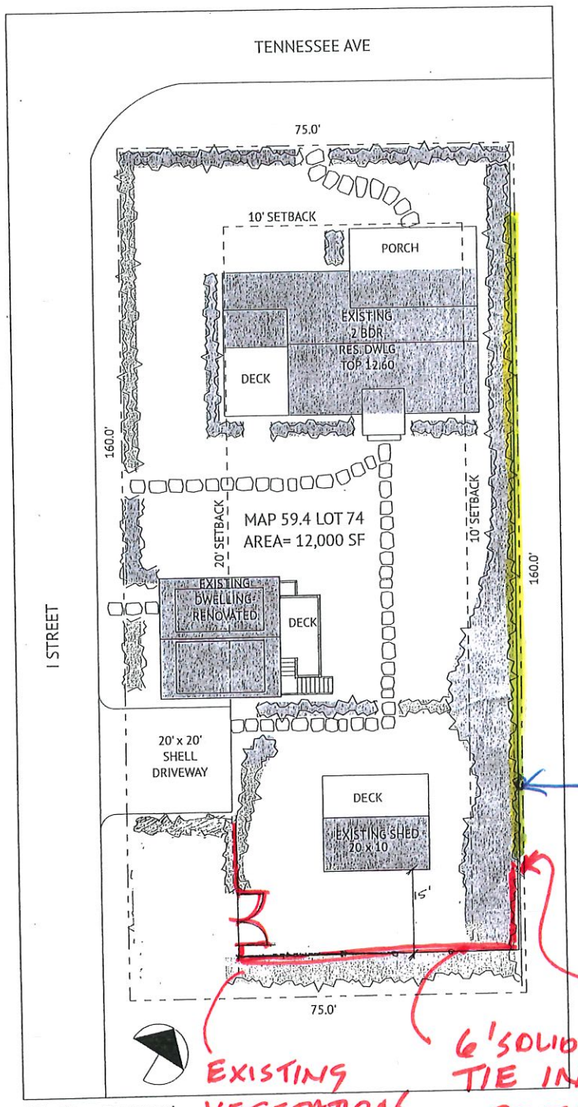
Signature Date







TENNESSEE AVE



Site Plan- Proposed

SCALE: 1" = 10'

EXISTING FENCE

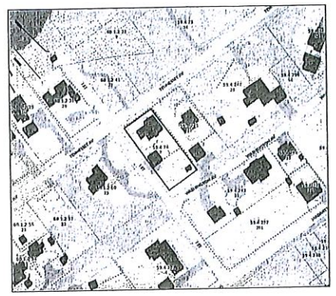
6' SOLID BOARD FENCE TIE INTO EXISTING (SEE PHOTO) GATES TO MATCH

EXISTING VEGETATION TO REMAIN SEE PHOTO

A Renovation of Garage/Studio to

Dunphy Cottage

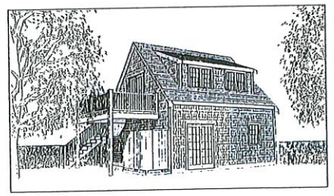
7 I Street
Nantucket , Massachusetts



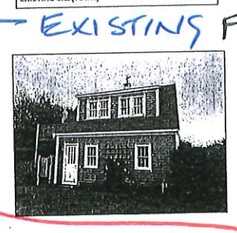
Locus

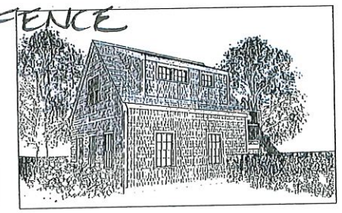
DRAWING INDEX		
ARCHITECTURAL	A0.0	COVER SHEET, SITE PLAN, LOCUS
	A1.1	FLOOR PLANS
	A2.1	ELEVATIONS
ELECTRICAL		

7 I STREET MAP: 59.4 PARCEL: 74 CURRENT ZONING CLASSIFICATION: VR	
MIN LOT SIZE:	20,000 SF
LOT SIZE:	12,000 SF
FRONT SETBACK:	20 FT
SIDE/REAR SETBACKS:	10 FT
MIN. FRONTAGE:	100 FT
GROUND COVER (G.C.) RATIO	10.0%
ALLOWABLE G.C.:	2000 SF
EXISTING G.C. (HOUSE):	1,140 SF
EXISTING GARAGE/STUDIO	484 SF
EXISTING SHED	200 SF
EXISTING G.C. (TOTAL)	1,824 SF



Northeast Perspective





Southwest Perspective

ISSUES/REVISION DATE	
HDC 1	9/14/23

A Renovation of the Garage/ Studio to Dunphy Cottage
7 I Street
Nantucket, Massachusetts
Map & Parcel 59.4 - 74

USE OF DRAWING

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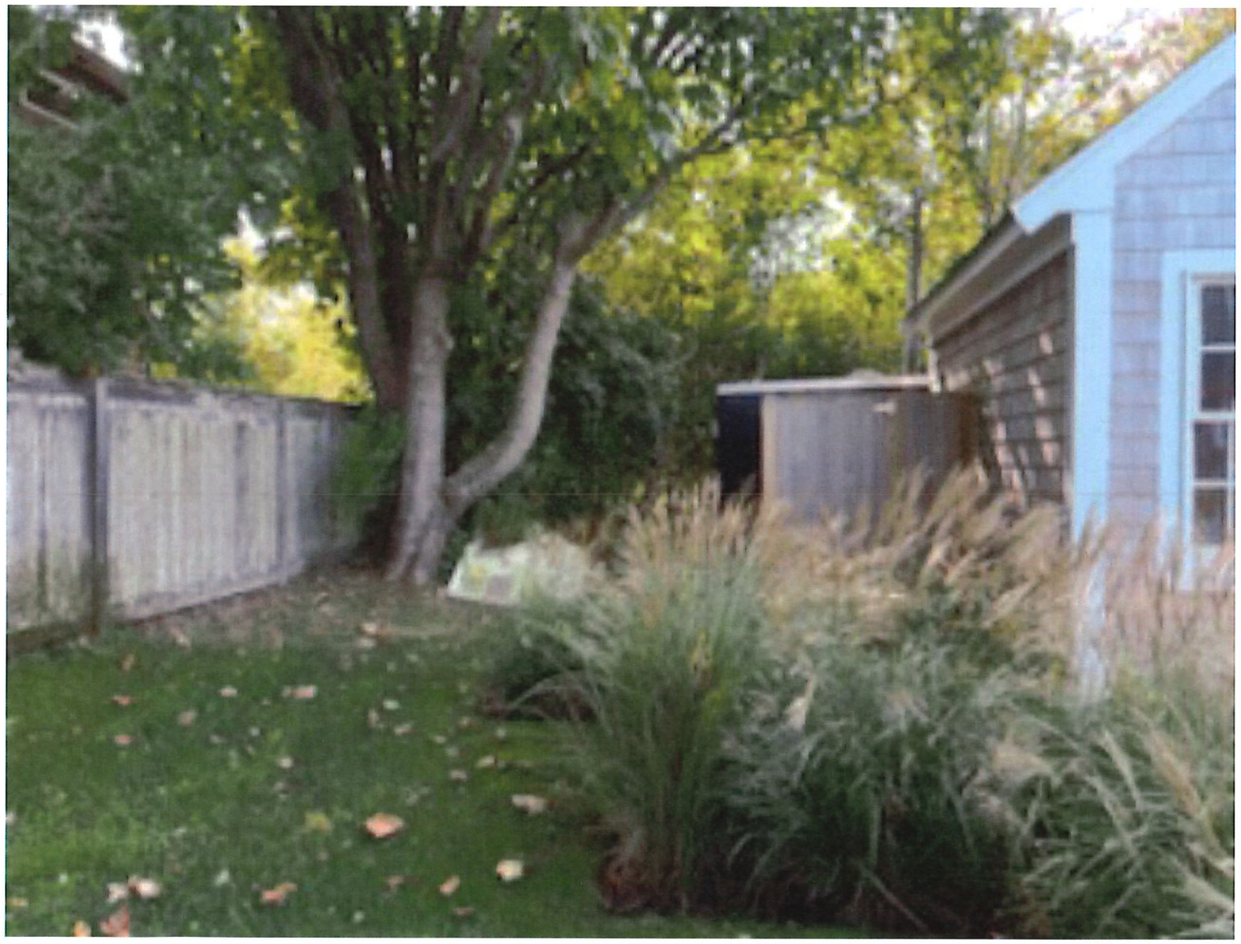
Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No:
Dwgs by: LT
Date: 9/14/23
Checked by: LT

Sheet No:
A0.0

Concept
Cover Concept Art

EXISTING FENCE



7 I STREET



7 I Street FENCE + GATES LOCATION

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 59.4 PARCEL N°. 74

Street & Number of Proposed Work: 7 I Street

Owner of record: MAUREEN DUNPHY

Mailing Address: 7 I St LLC
c/o 37 Center ST NANTUCKET

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: THORNEWILL DESIGN, LLC

Mailing Address: 48 Dukes Rd
NANTUCKET

Contact Phone #: 228 9101 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2023 - 10-924B
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

REVISIONS*
1. East Elevation (describe) ELIMINATE FRENCH DOOR, UTILIZE SINGLE DOOR
2. South Elevation
3. West Elevation ENLARGE WINDOWS IN DORMER
4. North Elevation CREATE PAN IN ROOF TO ACCOMODATE

Historic Name:

Original Date: 1987

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS - AS EXISTING

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim WHITE Sash WHITE Doors WHITE
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/4/24 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1 copy):** of existing elevations

N/A 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

(initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

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 Maureen Dunphy 71 Str. LLC

STREET ADDRESS 71 I Street

MAP/PARCEL 59.4 / 74

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10.4.24

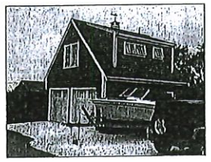
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

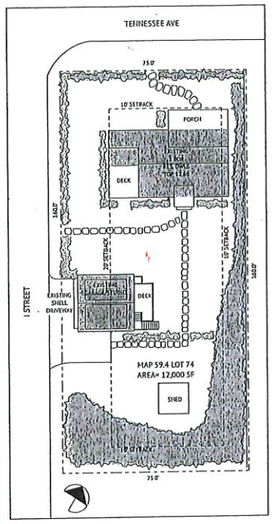
SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Caroline S Thornewill 10/4/24

Signature Date

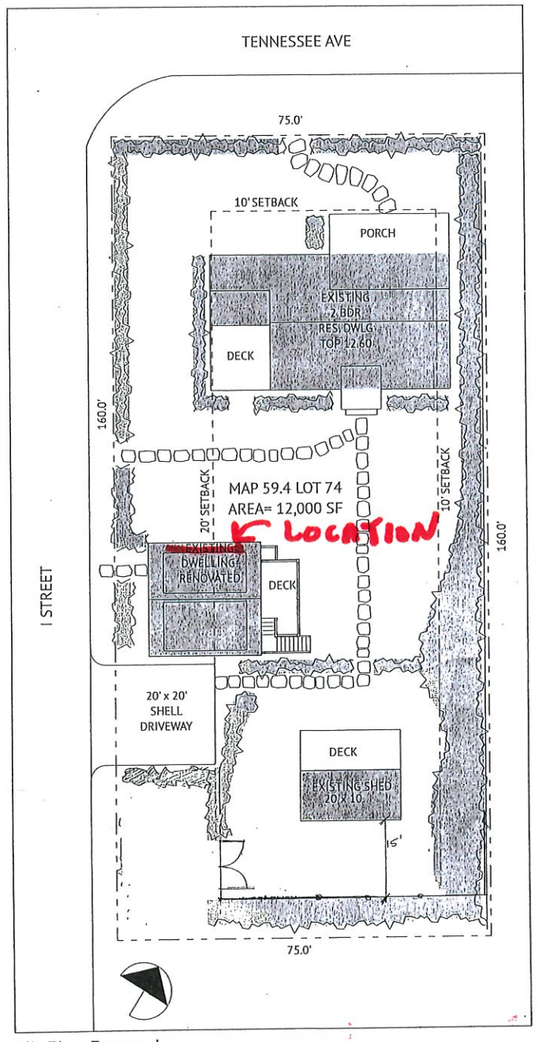




Site Plan- Existing

SCALE: 1" = 20'



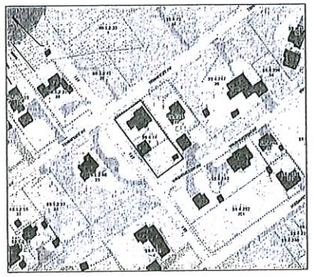


Site Plan- Proposed

SCALE: 1" = 10'

A Renovation of Garage/Studio to
Dunphy Cottage

7 I Street
Nantucket , Massachusetts



Locus

DRAWING INDEX		
ARCHITECTURAL	A0.0	COVER SHEET, SITE PLAN, LOCUS
	A1.1	FLOOR PLANS
	A2.1	ELEVATIONS
ELECTRICAL		

7 I STREET MAP: 59.4 PARCEL: 74 CURRENT ZONING CLASSIFICATION: VR	
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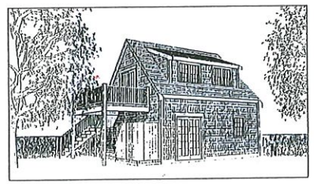
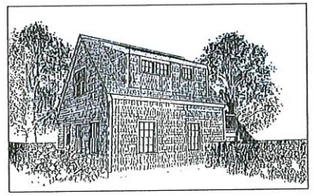
LOT SIZE:	12,000 SF
FRONT SETBACK:	20 FT
SIDE/REAR SETBACKS:	10 FT
MIN. FRONTAGE:	100 FT
GROUND COVER (G.C.) RATIO	10.0%
ALLOWABLE G.C.:	2000 SF
EXISTING G.C. (HOUSE):	1,140 SF
EXISTING GARAGE/STUDIO	484 SF
EXISTING SHED	200 SF
EXISTING G.C. (TOTAL)	1,824 SF



Northeast Perspective





Southwest Perspective

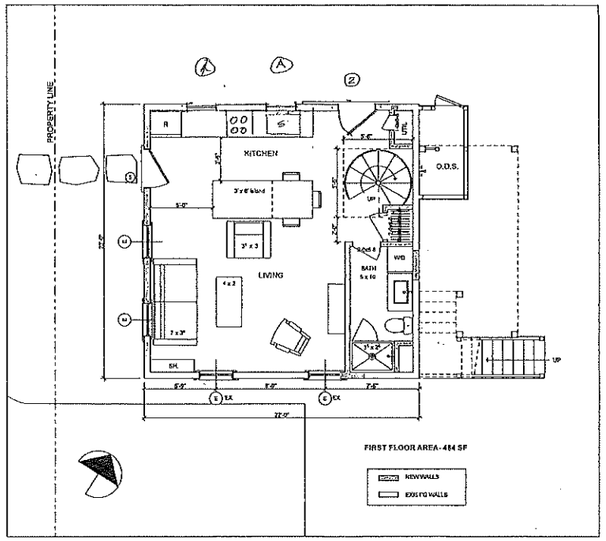
ISSUES/REVISION	DATE
HDC 1	9/14/23

A Renovation of the Garage/ Studio to
Dunphy Cottage
7 I Street
Nantucket, Massachusetts
Map & Parcel 59.4 / 74

USE OF DRAWING

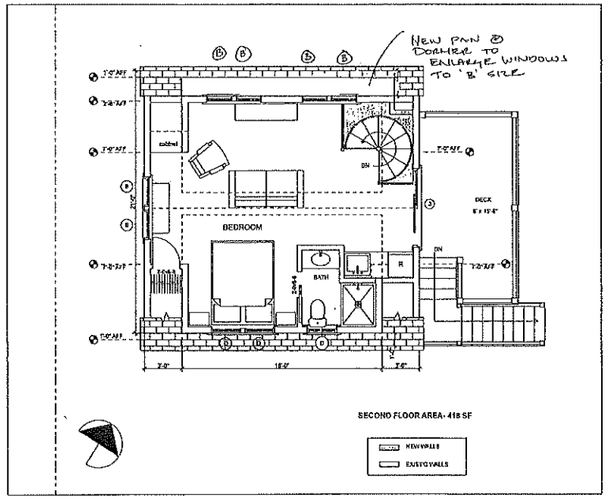
Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Sheet No:
A0.0



First Floor Plan-Proposed

SCALE: 1/4" = 1'-0"



Second Floor Plan- Proposed

SCALE: 1/4" = 1'-0"

ISSUES/REVISION DATE

HDC 1 9/18/23

A Renovation of the Garage/ Studio to Dunphy Cottage

7 I Street

Nantucket, Massachusetts

Map & Parcel 59.4-74

USE OF DRAWING

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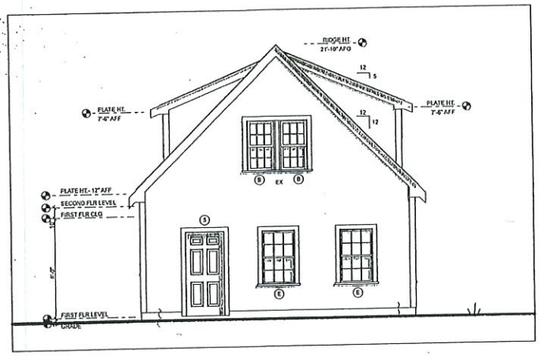
Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

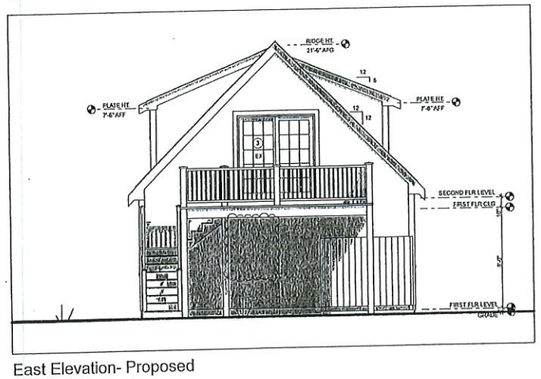
Sheet No:

A1.1



West Elevation- Proposed

SCALE: 1/4" = 1'-0"

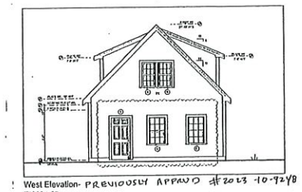


East Elevation- Proposed

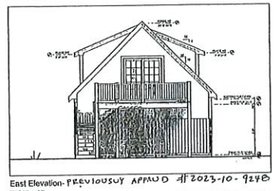
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

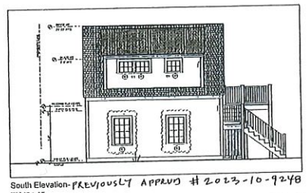
EXT. WALLS- WHITE CEDAR SHINGLES
EXT. TRIM- PAINT- WHITE
8" RAKE W/ 3" SHADOWED
8" FASCIA & FRIEZE
WINDOWS- WD- WHITE
DR & WINDOW TRIM- 1" x 5" CEDAR- PNT
ROOF- ARCHITECTURAL ASPHALT DUAL
FOUNDATION WALL- POURED CONCRETE



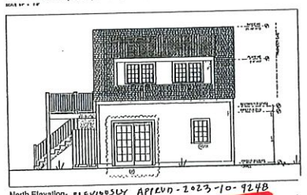
West Elevation- PREVIOUSLY APPROVED #2023-10-9248



East Elevation- PREVIOUSLY APPROVED #2023-10-9248



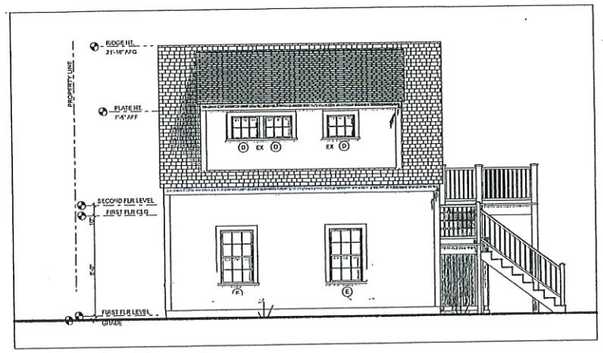
South Elevation- PREVIOUSLY APPROVED #2023-10-9248



North Elevation- PREVIOUSLY APPROVED-2023-10-9248

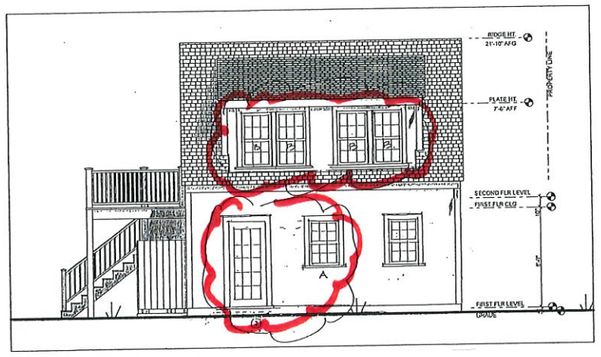
PREVIOUSY APPROVED NORTH

CERT # 2023-10-9248



South Elevation- Proposed

SCALE: 1/4" = 1'-0"



North Elevation- Proposed

SCALE: 1/4" = 1'-0"

OR SCHEDULE- PROPOSED							
	#	MANUFACTURER	UNIT DIMENSION	ROUGH OPNG	REMARKS	DP	U VALUE
	1	ANDERSON	6'-0" x 6'-8"	6'-4" x 6'-11"	15 LITE GLIDING PATIO DOORS		
	1	NANTUCKET MILLWORKS	3'-0" x 6'-8"	3'-4" x 6'-11"	6 PANEL DOORS		

OR SCHEDULE- EXISTING							
	#	MANUFACTURER	UNIT DIMENSION	ROUGH OPNG	REMARKS	DP	U VALUE
	2	~~OVERHEAD DOOR~~	~~8'-0" x 7'-0"~~		~~15 LITE VGROOVE, NATURAL CEDAR- PNT~~		
	1	~~ANDERSON~~	3'-0" x 7'-0"		15 LIGHT SWING DOOR		
	1	ANDERSON	6'-0" x 6'-11"		15 LITE GLIDING PATIO DOORS		

WINDOW SCHEDULE- PROPOSED- ANDERSON							
ID	#	MANUFACTURER	UNIT DIMENSION	MIN ROUGH OPNG	REMARKS	DP	U VALUE
E	4	TW 2642	2'-7 5/8" x 4'-4 7/8"	2'-8 1/8" x 4'-4 7/8"	6/6 DOUBLE HUNG		

WINDOW SCHEDULE- EXISTING- ANDERSON							
ID	#	MANUFACTURER	UNIT DIMENSION	MIN ROUGH OPNG	REMARKS	DP	U VALUE
A	1	TW 2436	2'-4" x 3'-6"	2'-6 1/8" x 3'-8 7/8"	6/6 DOUBLE HUNG		
B	2	TW 2442	2'-4" x 4'-2"	2'-6 1/8" x 4'-4 7/8"	6/6 DOUBLE HUNG, MULLED UNIT		
C	4	TW 2032	2'-0" x 3'-2"	2'-2 1/8" x 3'-4 7/8"	6/6 DOUBLE HUNG, MULLED UNIT		
D	3	AAN 2420	2'-4" x 2'-0"		6 LITE AWNING, 1 MULLED UNIT		

ISSUES/REVISION DATE

HDC 1 9/18/23

A Renovation of the Garage/ Studio to Dunphy Cottage

7 I Street

Nantucket, Massachusetts

Map & Parcel 60 / 74

USE OF DRAWING

Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No:
Designed by: LT
Drawn by: PH
Checked by: LT

Sheet No:

A2.1

Contents:
Revisions







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:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

NA 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

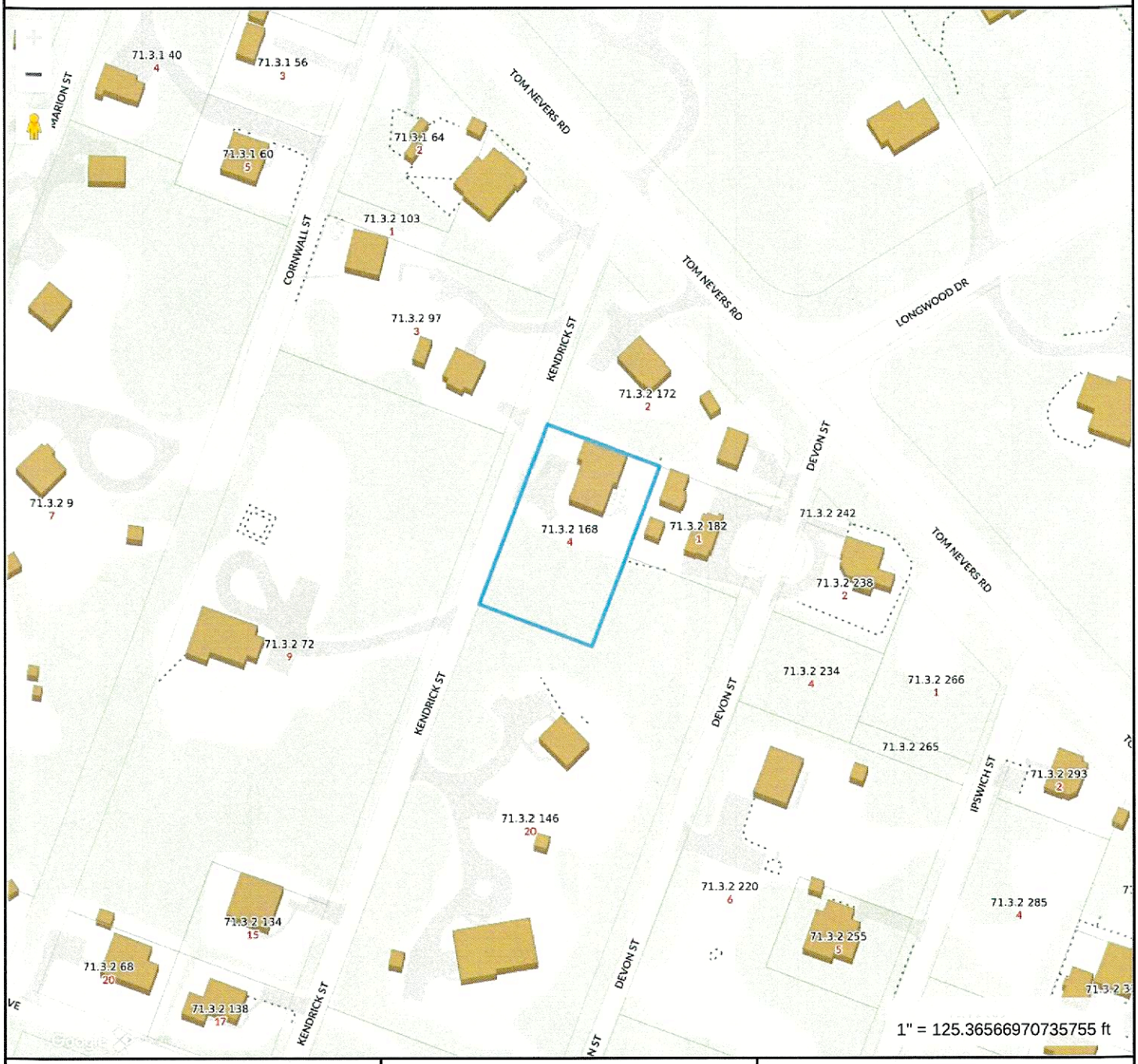
NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

✓ (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.**



Property Information

Property ID	11750
Location	4 KENDRICK ST
Owner	KELLY REBECCA C

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 71.3.2 PARCEL N°. 168

Street & Number of Proposed Work: 4 KENDRICK ST

Owner of record: Mr. BRANDON KELLY

Mailing Address: 4 KENDRICK ST
NANTUCKET MA.

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Stephen Theroux NAC

Mailing Address: PO BOX 1814
NANTUCKET MA.

Contact Phone #: 228-5031 E-mail: _____

STEVE@THEROUXARCHITECTURE.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 CABANA

Size of Structure or Addition: Length: 16 Sq. Footage 1st floor: 224 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 14 Sq. footage 2nd floor: 224 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 22-4 South 22-4 East 22-4 West 22-4

Additional Remarks

REVISIONS* 1. East Elevation

Historic Name: (describe) 2. South Elevation

Original Date: 3. West Elevation

Original Builder: 4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 12 /12 Secondary Mass _____/12 Dormer 4 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☑ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1X8 Rake 1X8 Soffit (Overhang) 4" Corner boards 1X6 Frieze _____

Window Casing 5/4X4 Door Frame 5/4X4 Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☑ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front 12-LIGHT Rear QUOIN Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways EXIST Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTX. Clapboard (if applicable) _____ Roof T.M.E RESIDENCE

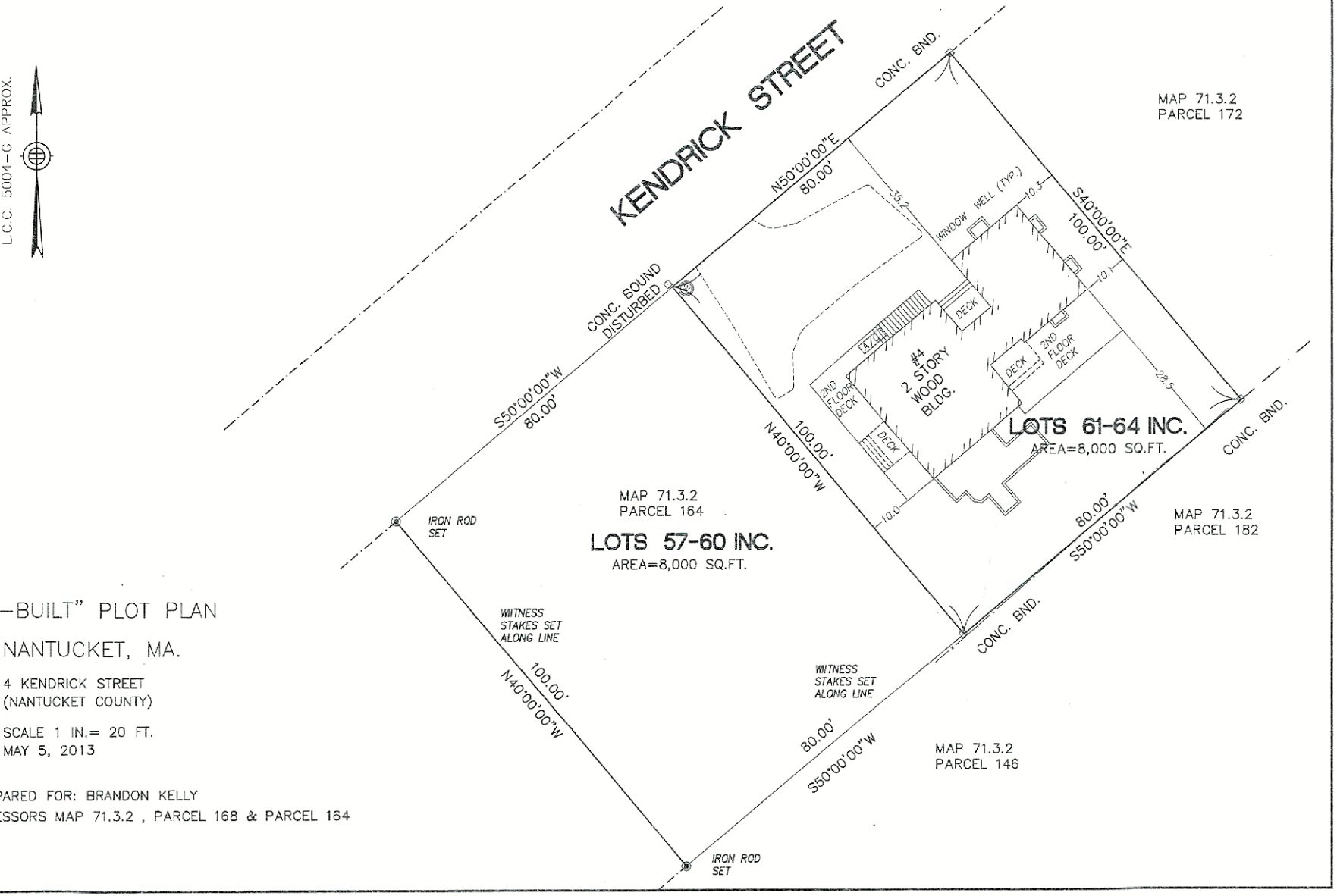
Trim NTW. Sash WHITE Doors WHITE

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/4/22 Signature of owner of record _____ Signed under penalties of perjury



"AS-BUILT" PLOT PLAN

NANTUCKET, MA.

4 KENDRICK STREET
(NANTUCKET COUNTY)

SCALE 1 IN.= 20 FT.
MAY 5, 2013

PREPARED FOR: BRANDON KELLY
ASSESSORS MAP 71.3.2 , PARCEL 168 & PARCEL 164

NAG NANTUCKET ARCHITECTURE GROUP

September 30 , 2024,
4 Kendrick Street
Nantucket, MA 02554

Map:71.3.2 Parcel 168

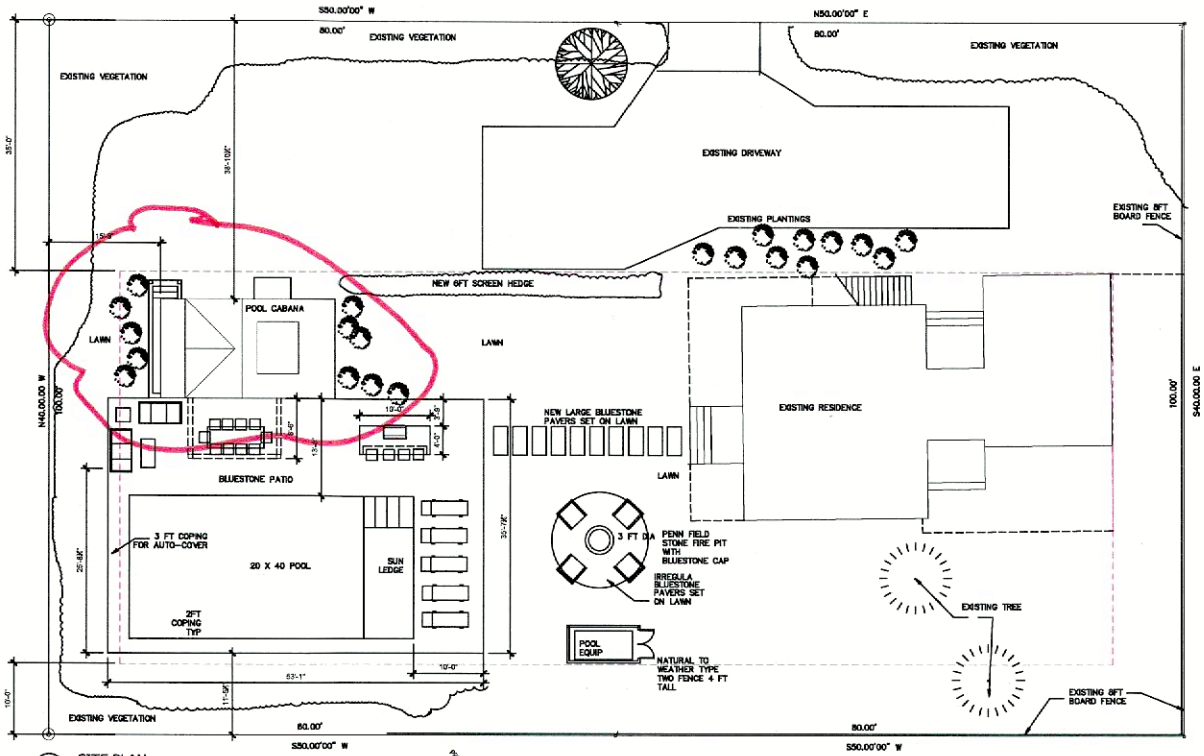
Authorization Letter:

Nantucket Historic District Commission

I Mr. Brandon Kelly the undersigned, hereby authorize my agent Stephen Theroux, Nantucket Architecture Group LTD, to act on my behalf, to sign applications, and represent our project before the Nantucket Historic District Commission.

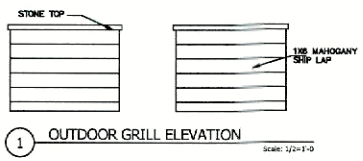
Signature 9/30/24 Date

PO Box 1814
Nantucket MA 02554
ph 508 228-5631
fax 508 325-4284
nag@nantucket.net
www.nantucketarchitecture.com

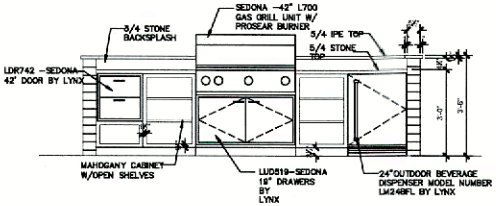


A SITE PLAN
Scale: 1/8=1'-0

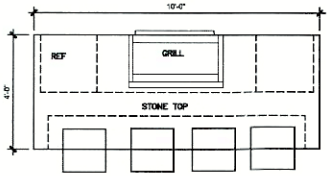
ZONING INFORMATION
ZONE LUC3
MINIMUM LOT SIZE 120,000 SF LOT SIZE 18,000 SF
MINIMUM FRONTAGE 200 FT FRONTAGE 160 FT. MAIN HOUSE 1272
FRONTYARD SETBACK 35 FT SETBACK 35.2 FT CABANA 224
SIDE YARD SETBACK 10 FT SETBACK 10'.0 FT
REAR SETBACK 10 FT SETBACK 28.5 FT
ALLOWABLE GC 3.0 %
NOTE: SIDE AND REAR SETBACK DUE TO LOT OF RECORD, MUST BE VERIFIED BY SURVEYOR
TOTAL: 1496
1500 MAX ALLOWABLE



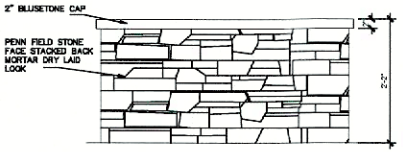
1 OUTDOOR GRILL ELEVATION
Scale: 1/2=1'-0



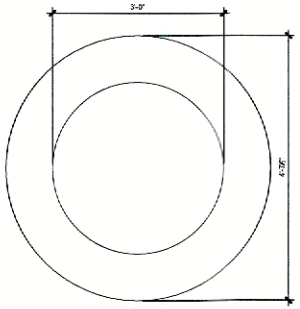
L ELEVATION :OUTDOOR GRILL
Scale: 1/2=1'-0



1 OUTDOOR GRILL PLAN
Scale: 1/2=1'-0



1 FIRE PIT ELEVATION
Scale: 1"=1'-0



1 FIRE PIT PLANS
Scale: 1"=1'-0

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

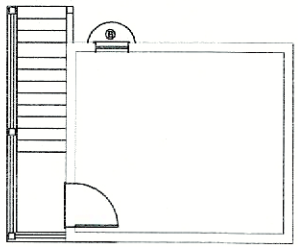
POOL AND CABANA PLAN FOR
MR AND MRS BRANDON KELLY 4 KENDRICK ST
NANTUCKET, MASSACHUSETTS, 02554

LANDSCAPE PLAN

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:

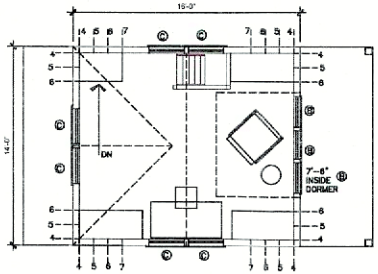
D@:xxx copyright nag 2015
client number

A1



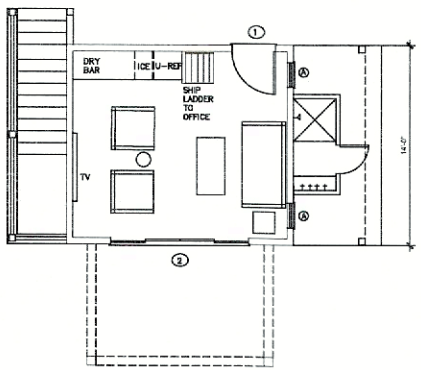
C BASEMENT PLAN

Scale: 1/4=1'-0



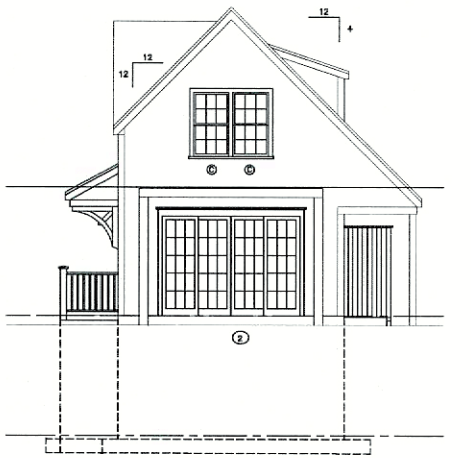
B OFFICE PLAN

Scale: 1/4=1'-0



A CABANA PLAN

Scale: 1/4=1'-0

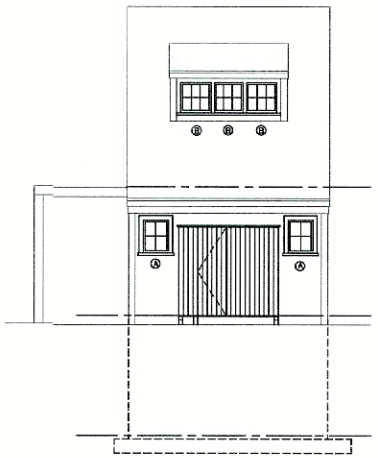


E EAST ELEVATION

Scale: 1/4=1'-0

A CABANA PLAN

Scale: 1/4=1'-0



F NORTH ELEVATION

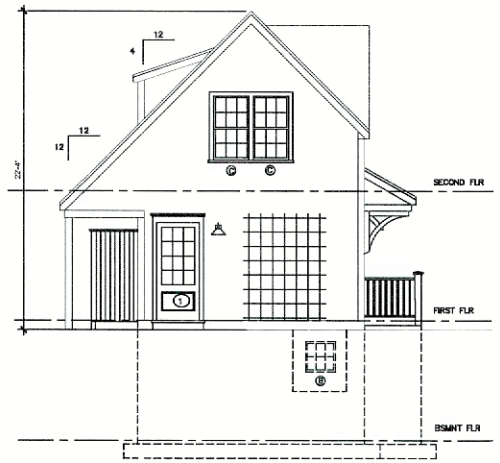
Scale: 1/4=1'-0

WINDOW SCHEDULE
ANDERSEN 400 SERIES

A CN125 B A21 C TW2442

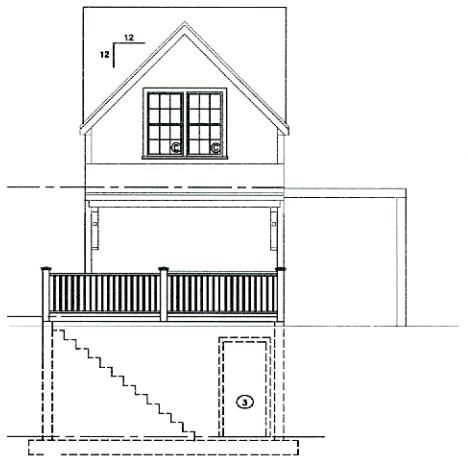
EXTERIOR DOOR SCHEDULE
ANDERSEN 400 SERIES

1 NANTUCKET CUSTOM MILLWORKS 2 FWG10811-4 3 FWH31611AL



D WEST ELEVATION

Scale: 1/4=1'-0



G SOUTH ELEVATION

Scale: 1/4=1'-0

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POOL AND CABANA PLAN FOR
MR AND MRS BRANDON KELLY 4 KENDRICK ST
NANTUCKET, MASSACHUSETTS, 02554

PLAN

HDC: XX/XX/XX	
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	

D/B xxx copyright nag 2015

client number

A1

4 KENDRICK ST

Location	4 KENDRICK ST	**Mblu**	7132/ / 168/ /
Acct#	00011750	**Owner**	KELLY REBECCA C
Assessment	$1,671,600	**PID**	11750
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$1,010,400	$661,200	$1,671,600

Owner of Record

Owner	KELLY REBECCA C
Co-Owner	
Address	17 OLD FARM WAY NEWBURY, MA 01951

Sale Price	$7,500
Certificate	
Book & Page	C0024778/0
Sale Date	04/26/2013
Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
KELLY REBECCA C	$7,500		C0024778/0	99	04/26/2013
KELLY REBECCA C	$0		C0024061/0	99	11/18/2011
CHU JEFF L TRUSTEE	$0		C0018/0889	99	04/28/1999
CHU JEFF L & DORA C	$0		C0018/0775	99	01/20/1999
CHU JEFF L TRUSTEE	$0		C0017/0851	99	04/09/1997

Building Information

Building 1 : Section 1

Year Built: 1984
Living Area: 2,342
Replacement Cost: $1,135,260
Building Percent Good: 89
Replacement Cost Less Depreciation: $1,010,400

Building Attributes	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	Avg to Good
Stories:	2 Stories
Occupancy	1

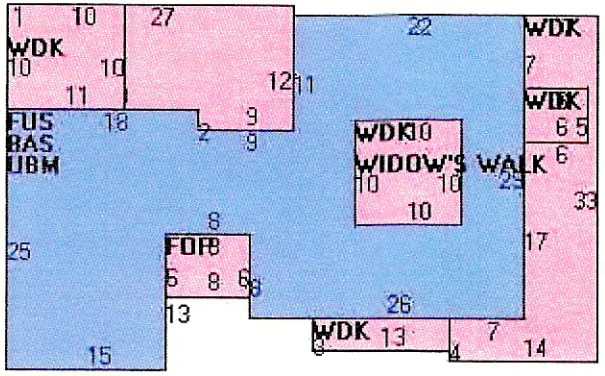
Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\00\02\74\61.jpg)

Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Salt Box
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Air-no Duc
AC Type:	Heat Pump
Total Bedrooms:	4
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/11750_134

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,171	1,171
FUS	Upper Story, Finished	1,171	1,171
FOP	Porch, Open, Finished	48	0
UBM	Basement, Unfinished	1,171	0
WDK	Deck, Wood	796	0
		4,357	2,342

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1010
Description	Single Fam M01
Zone	LUG3
Neighborhood	360
Alt Land Appr	No
Category	

Land Line Valuation

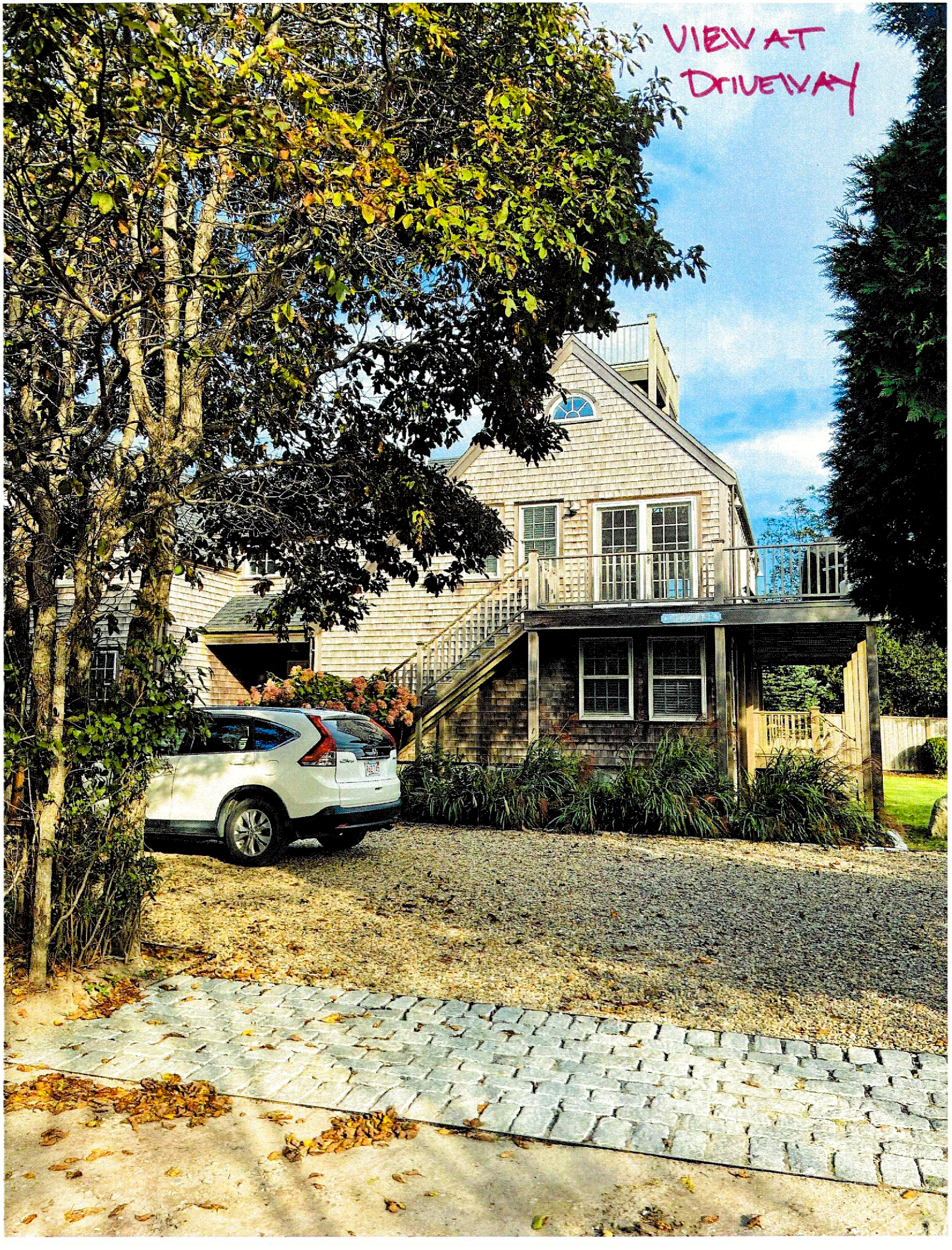
Size (Acres)	0.36
Frontage	0
Depth	0
Assessed Value	$661,200

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$1,010,400	$661,200	$1,671,600
2023	$771,600	$629,700	$1,401,300


VIEW AT
DRIVEWAY


Driveway
KENDRICK ST


VIEW ALONG
STREET





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**

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REQUIRED WHERE APPLICABLE:

NA 1. Supplemental Information for Historic Buildings: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. Exterior Elevations and Floor Plans (4 copies): Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

NA 3. As-Built Plans (1copy): of existing elevations

✓ 4. Hardscaping Plans (4 copies): To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. Topographic Map: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. Door and Window Schedule (4 copies): Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

(initial to indicate read and understand)

NA 8. Abutter Notification Materials – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

OTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

his is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and esolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

he certificate is valid for three years from date of issuance. No structure may differ om the approved application. Violation may impede issuance of Certificate of ccupancy.

PROPERTY DESCRIPTION

X MAP N°: 71.3.2 PARCEL N°. 168

eet & Number of Proposed Work: 4 Kendrick St.

wner of record: Mr. Brandon Kelly

ailing Address: 4 Kendrick St.
Nantucket, MA

ntact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

me: Stephen Theroux

ailing Address: PO box 1814

ntact Phone #: 228-5631 E-mail: Steve@nantucketarchitecture.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District LWG3 ☐ Roof ☒ Other pool 20x40 w/ AUTOCOVER

ze 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: _____

ference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

ight of ridge above final finish grade: North _____ South _____ East _____ West _____

ditional Remarks

REVISIONS* (describe)

1. East Elevation BLUESTONE PATIO 109 SF PATIO
2. South Elevation OUTDOOR KITCHEN 4'x10'
3. West Elevation FIREPIT 3' DIA PENN FIELD STONE W
4. North Elevation BLUESTONE CAP.

storic Name:

ginal Date:

ginal Builder:

here an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

oundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

asonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

oof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

oofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

kylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

utters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

eaders (material and size): _____

dewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side

_____

☐ Other _____

im: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

indows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

oors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

ardscape materials: Driveways _____ Walkways _____ Walls _____

Note: Complete door and window schedules are required.

COLORS

dewall _____ Clapboard (if applicable) _____ Roof _____

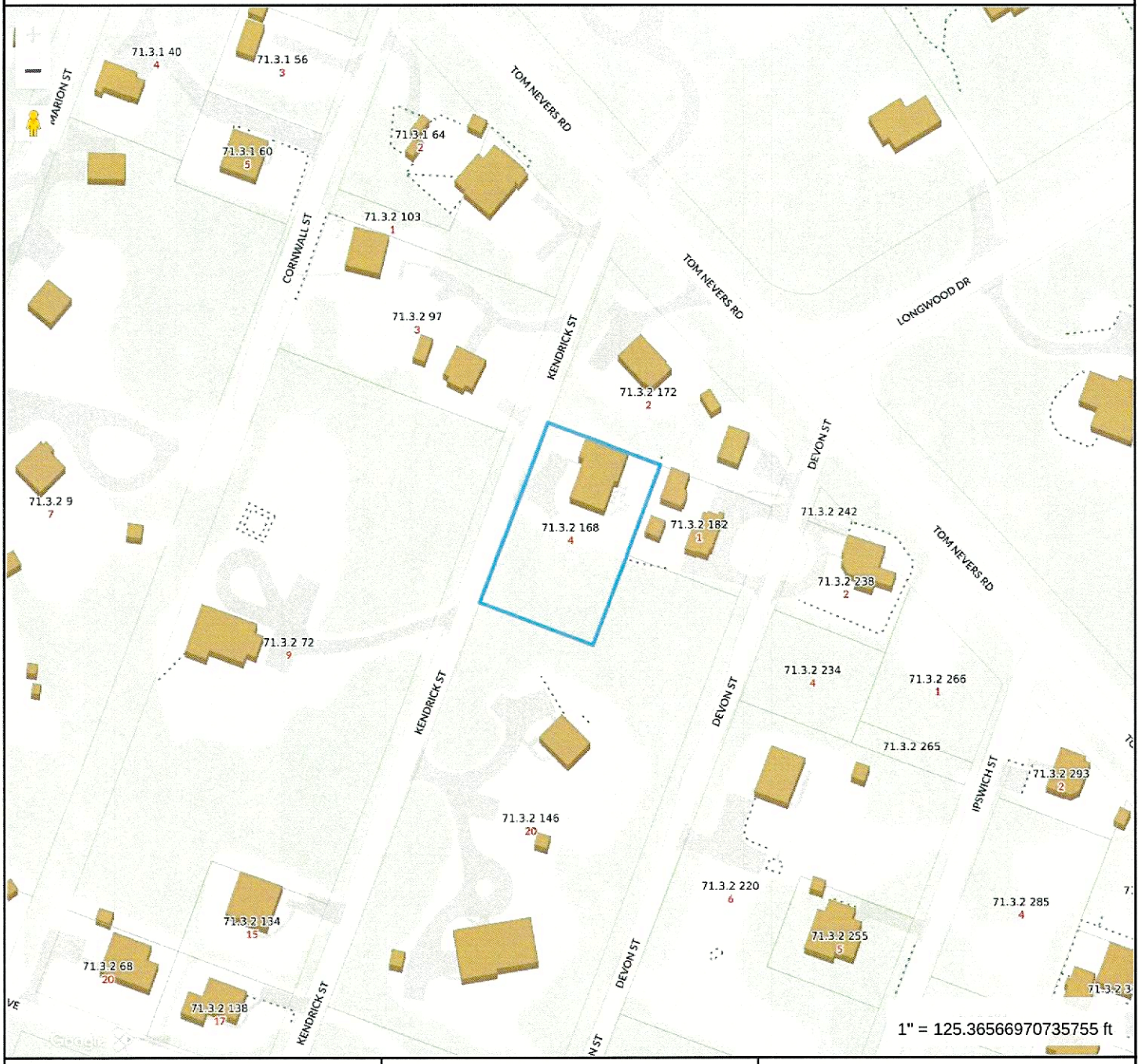
im _____ Sash _____ Doors _____

eck _____ Foundation _____ Fence _____ Shutters _____

Attach manufacturer's color samples if color is not from HDC approval list.

hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the applica-on into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of ny revisions to this application will initiate a new sixty-day review period.

ate 10/4/2021 Signature of owner of record _____ Signed under penalties of perjury



Property Information

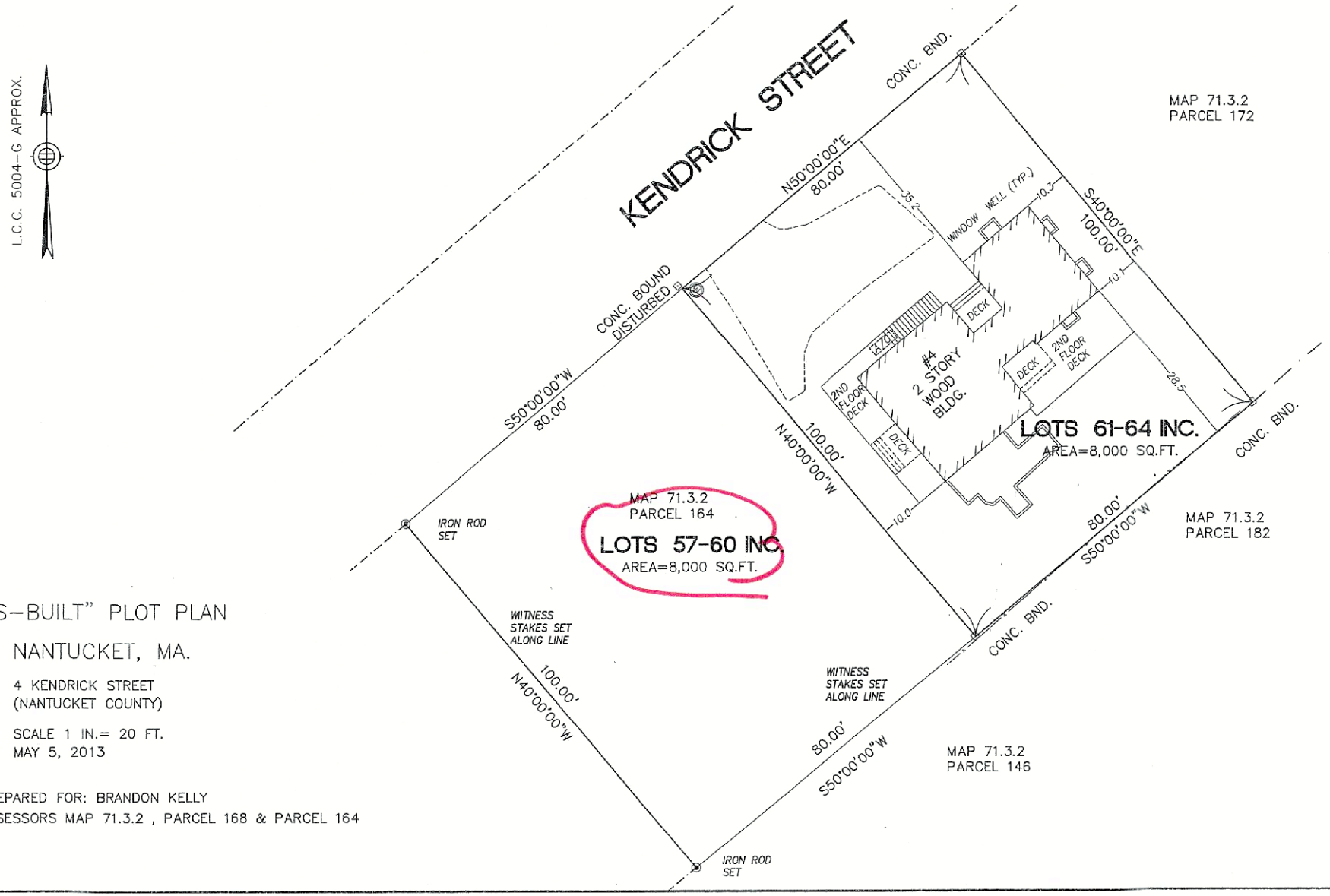
Property ID	11750
Location	4 KENDRICK ST
Owner	KELLY REBECCA C

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.



"AS-BUILT" PLOT PLAN

NANTUCKET, MA.

4 KENDRICK STREET
(NANTUCKET COUNTY)

SCALE 1 IN.= 20 FT.
MAY 5, 2013

PREPARED FOR: BRANDON KELLY
ASSESSORS MAP 71.3.2 , PARCEL 168 & PARCEL 164

NAG NANTUCKET ARCHITECTURE GROUP

September 30 , 2024,
4 Kendrick Street
Nantucket, MA 02554

Map:71.3.2 Parcel 168

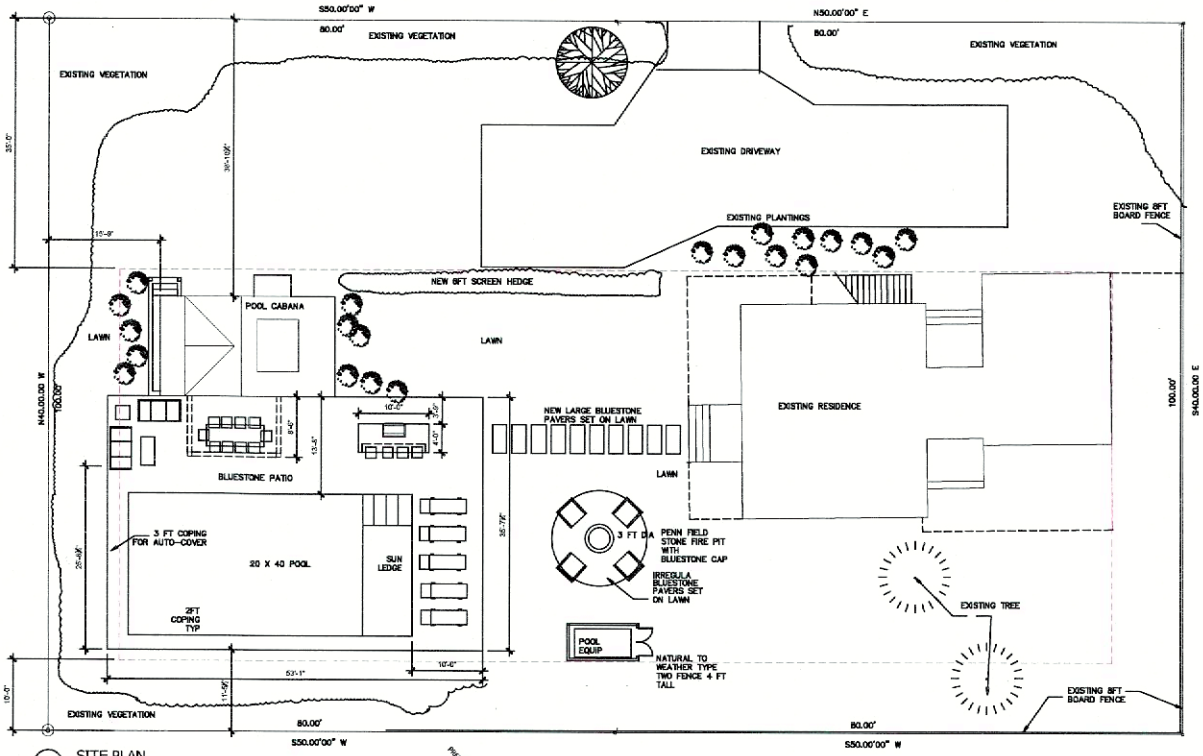
Authorization Letter:

Nantucket Historic District Commission

I Mr. Brandon Kelly the undersigned, hereby authorize my agent Stephen Theroux, Nantucket Architecture Group LTD, to act on my behalf, to sign applications, and represent our project before the Nantucket Historic District Commission.

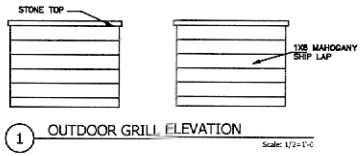
Signature 9/30/24 Date

PO Box 1814
Nantucket MA 02554
ph 508 228-5631
fax 508 325-4284
nag@nantucket.net
www.nantucketarchitecture.com

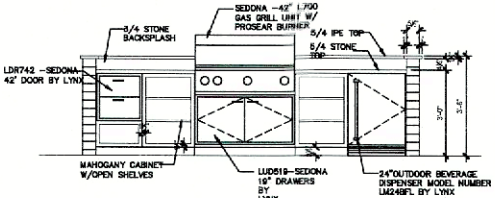


A SITE PLAN
Scale: 1/8=1'-0

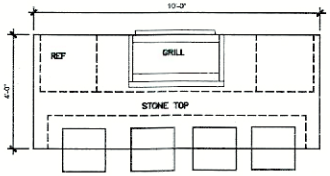
ZONING INFORMATION		
ZONE LUG3		
MINIMUM LOT SIZE 120,000 SF	LOT SIZE 16,000 SF	
MINIMUM FRONTAGE 200 FT	FRONTAGE 160 FT.	MAIN HOUSE 1272
FRONTYARD SETBACK 35 FT	SETBACK 35.2 FT	CABANA 224
SIDE YARD SETBACK 10 FT	SETBACK 10'.0 FT	
REAR SETBACK 10 FT	SETBACK 28.5 FT	TOTAL: 1496
ALLOWABLE OC 3.0 %		1500 MAX ALLOWABLE
NOTE: SIDE AND REAR SETBACK DUE TO LOT OF RECORD. MUST BE VERIFIED BY SURVEYOR		



1 OUTDOOR GRILL ELEVATION
Scale: 1/2=1'-0



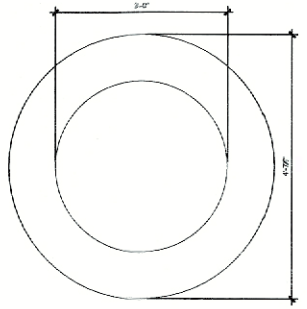
L ELEVATION :OUTDOOR GRILL
Scale: 1/2=1'-0



1 OUTDOOR GRILL PLAN
Scale: 1/2=1'-0



1 FIRE PIT ELEVATION
Scale: 1"=1'-0



1 FIRE PIT PLANS
Scale: 1"=1'-0

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

POOL AND CABANA PLAN FOR
MR AND MRS BRANDON KELLY 4 KENDRICK ST
NANTUCKET, MASSACHUSETTS, 02554

LANDSCAPE PLAN

HDC: XX/XX/XX	
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	

D/B xxx copyright nag 2015
client number

A1



BLUE STONE PATIO STYLE.

4 KENDRICK ST

Location	4 KENDRICK ST	**Mblu**	7132/ / 168/ /
Acct#	00011750	**Owner**	KELLY REBECCA C
Assessment	$1,671,600	**PID**	11750
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$1,010,400	$661,200	$1,671,600

Owner of Record

Owner	KELLY REBECCA C	**Sale Price**	$7,500
Co-Owner		**Certificate**	
Address	17 OLD FARM WAY NEWBURY, MA 01951	**Book & Page**	C0024778/0
		Sale Date	04/26/2013
		Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
KELLY REBECCA C	$7,500		C0024778/0	99	04/26/2013
KELLY REBECCA C	$0		C0024061/0	99	11/18/2011
CHU JEFF L TRUSTEE	$0		C0018/0889	99	04/28/1999
CHU JEFF L & DORA C	$0		C0018/0775	99	01/20/1999
CHU JEFF L TRUSTEE	$0		C0017/0851	99	04/09/1997

Building Information

Building 1 : Section 1

Year Built: 1984
Living Area: 2,342
Replacement Cost: $1,135,260
Building Percent Good: 89
Replacement Cost Less Depreciation: $1,010,400

Building Attributes	
Field	**Description**
Style:	Colonial
Model	Residential
Grade:	Avg to Good
Stories:	2 Stories
Occupancy	1

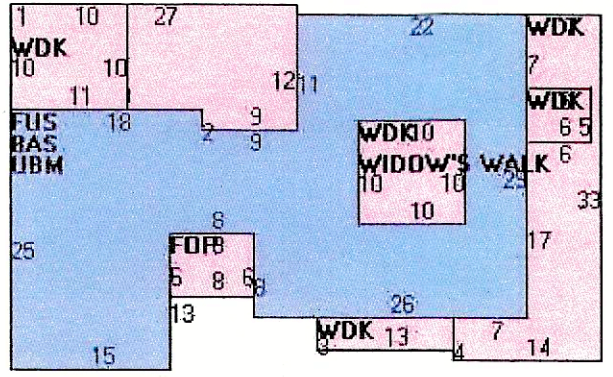
Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos/\00\02\74\61.jpg)

Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Salt Box
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Air-no Duc
AC Type:	Heat Pump
Total Bedrooms:	4
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/11750_134

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,171	1,171
FUS	Upper Story, Finished	1,171	1,171
FOP	Porch, Open, Finished	48	0
UBM	Basement, Unfinished	1,171	0
WDK	Deck, Wood	796	0
		4,357	2,342

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1010
Description	Single Fam M01
Zone	LUG3
Neighborhood	360
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.36
Frontage	0
Depth	0
Assessed Value	$661,200

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$1,010,400	$661,200	$1,671,600
2023	$771,600	$629,700	$1,401,300

2022	$574,600	$524,700	$1,099,300
2021	$580,800	$524,700	$1,105,500
2020	$618,000	$524,700	$1,142,700

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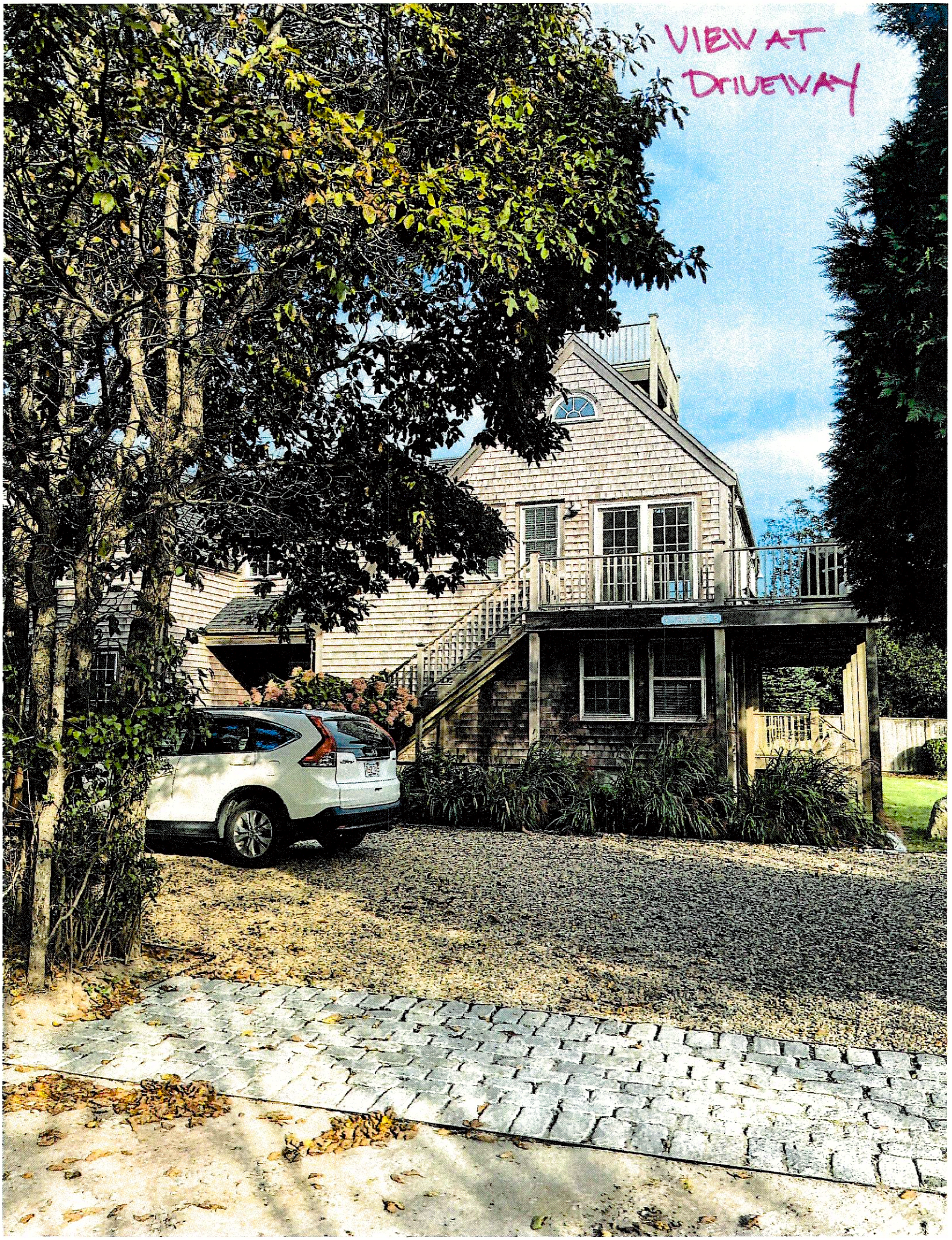
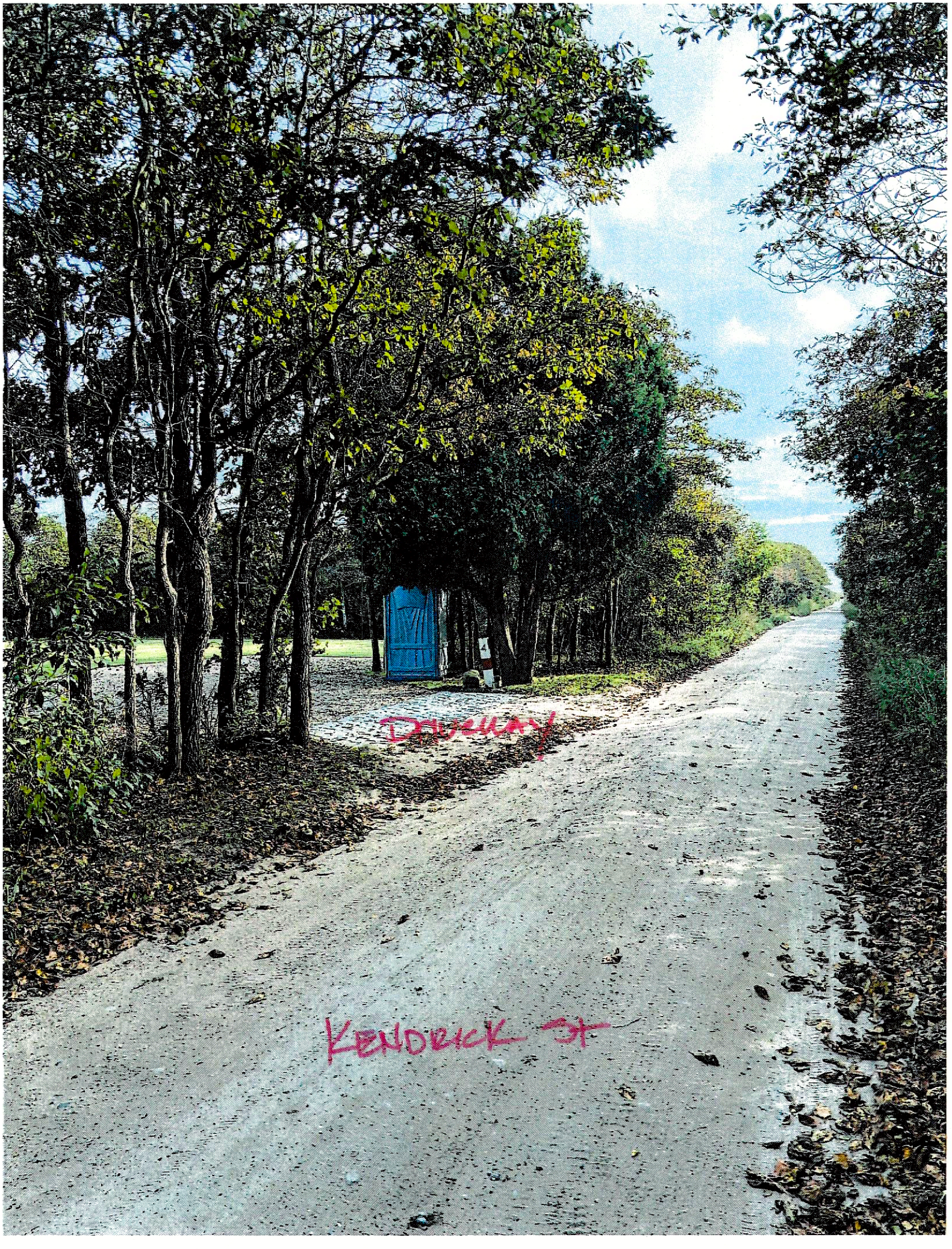

VIEW AT
DRIVEWAY


Driveway
KENDRICK ST


VIEW ALONG
STREET





CERTIFICATE NO: _____ DATE ISSUED: _____

MAIN HOUSE

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 43 PARCEL N°. 94.5

Street & Number of Proposed Work: C/O PIPPENS WAY

Owner of record: PAUL KARGER

Mailing Address: 75 PARK PLAZA
BOSTON, MA 02116

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☒ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

CHANGE TRIM COLOR FROM GRAY TO WHITE - MAIN HOUSE

Is there an HDC survey form for 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 WHITE Sash _____ Doors _____

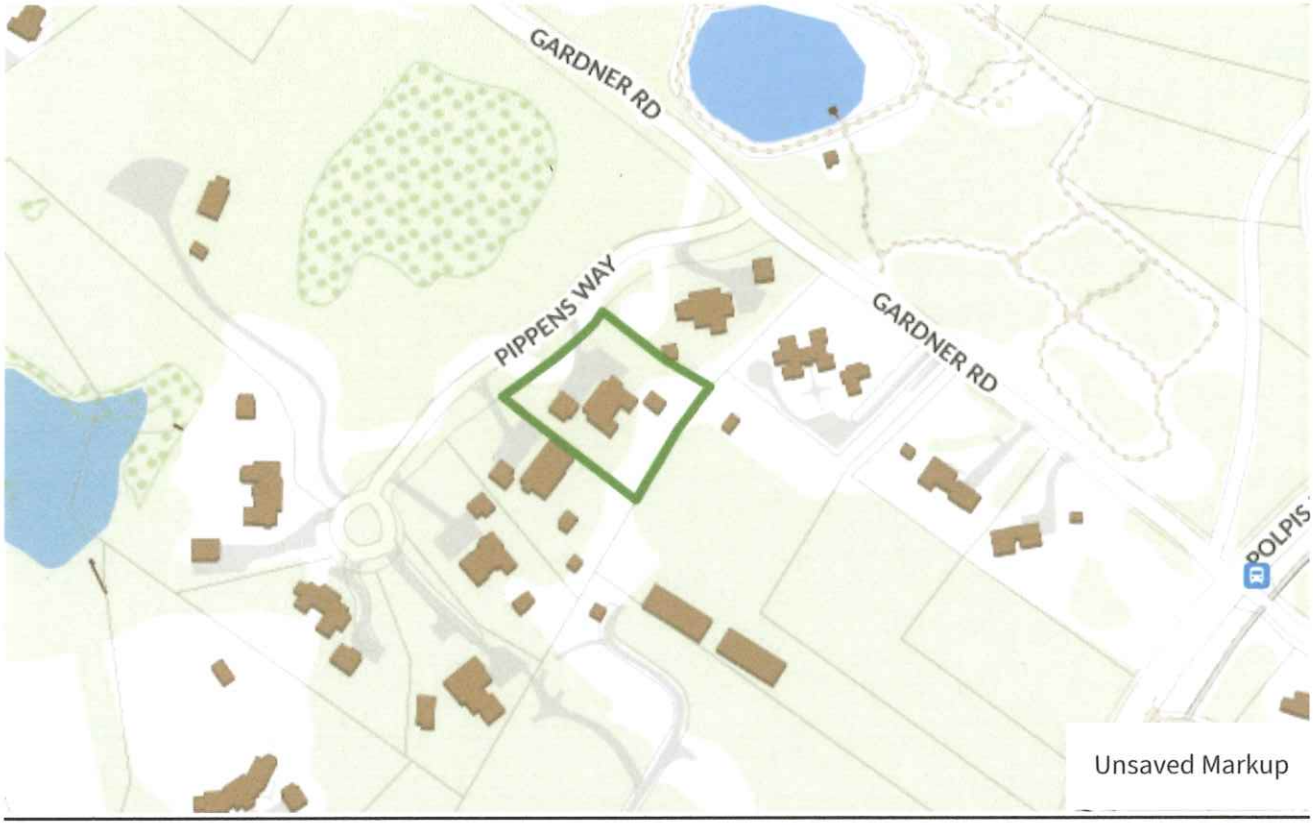
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/13/2024 Signature of owner of record _____ Signed under penalties of perjury

6 PIPPINS WAY – CHANGE TRIM COLOR TO WHITE FROM GRAY







2 PIPPENS WAY



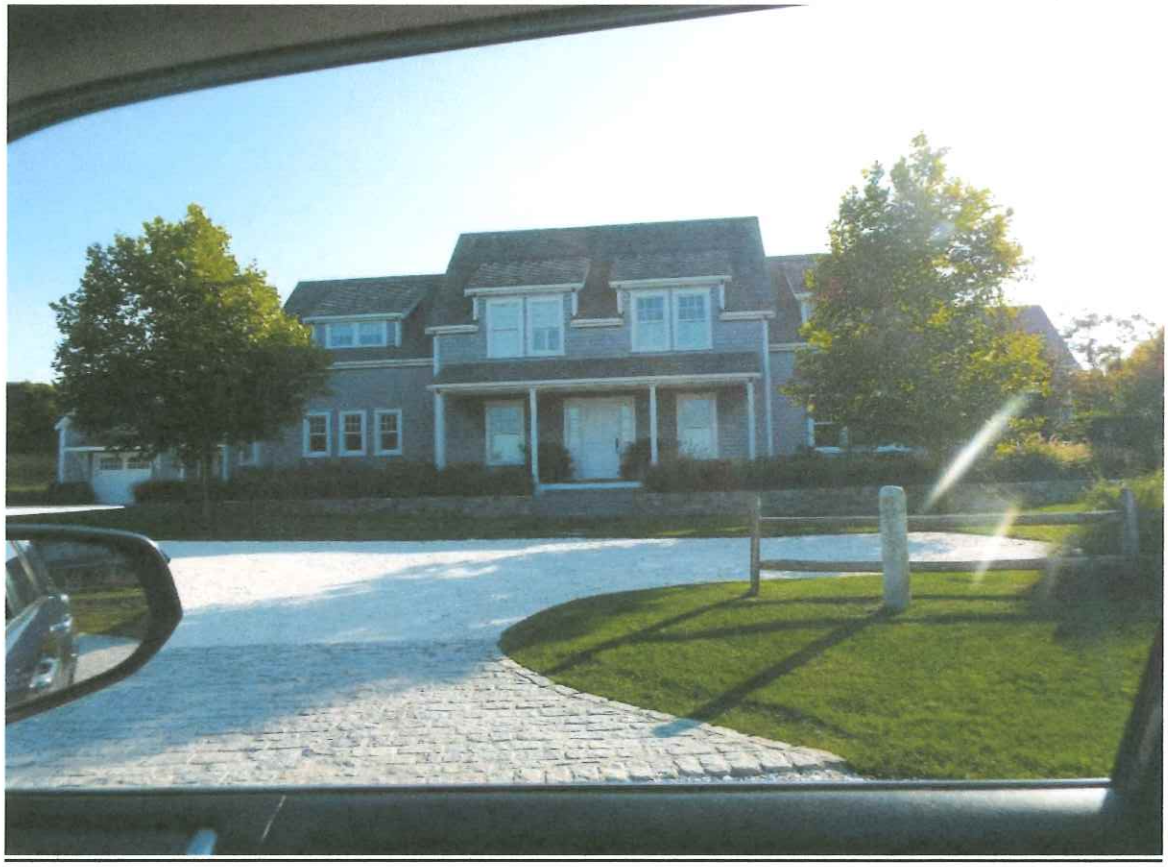
10 PIPPENS WAY



14 PIPPENS WAY



20 PIPPENS WAY



16 PIPPENS WAY



CERTIFICATE NO: _____ DATE ISSUED: _____

GARAGE/STUDIO

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Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

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☒ 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

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Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

CHANGE GARAGE/STUDIO TO WHITE TRIM FROM GRAY

Is there an HDC survey form for 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 WHITE Sash _____ Doors _____

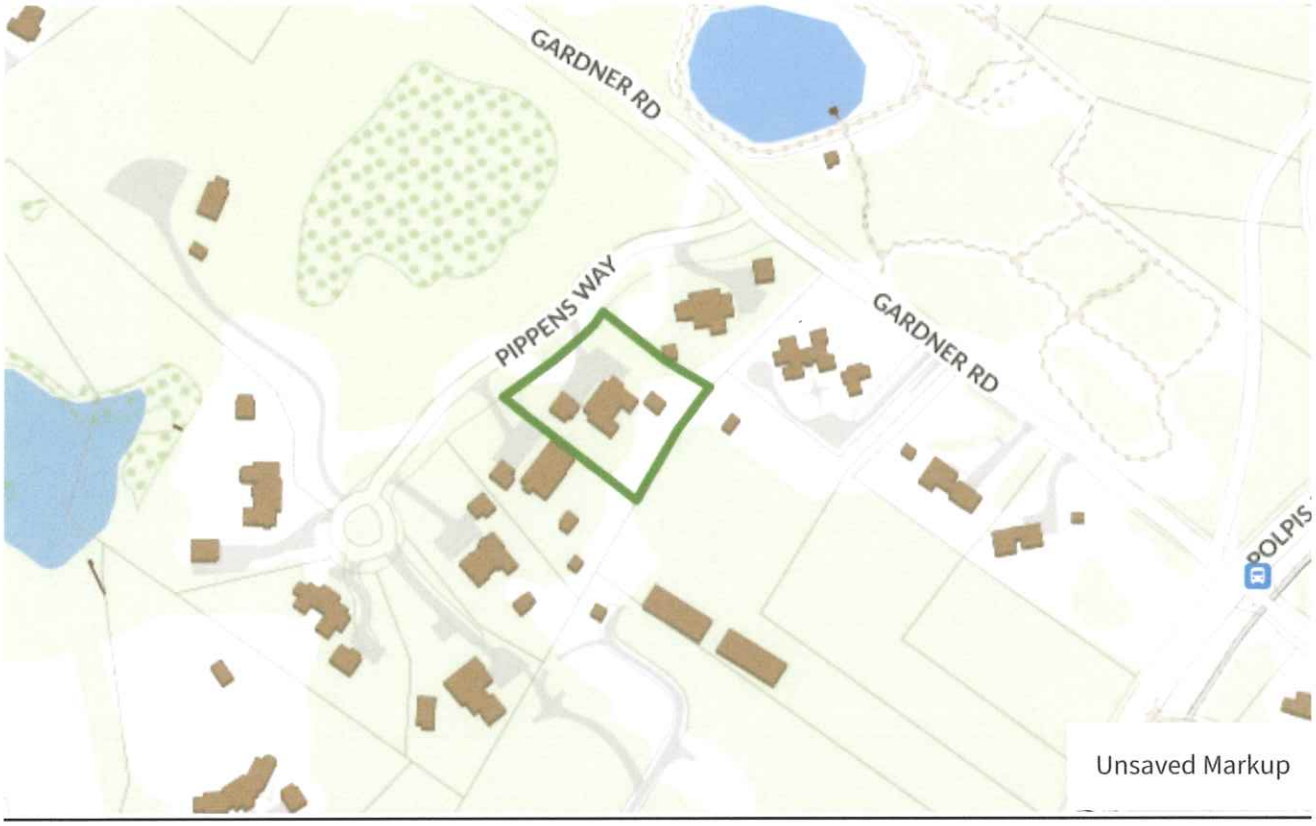
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/25/2004 Signature of owner of record _____ Signed under penalties of perjury

6 PIPPINS WAY – CHANGE TRIM COLOR TO WHITE FROM GRAY







2 PIPPENS WAY



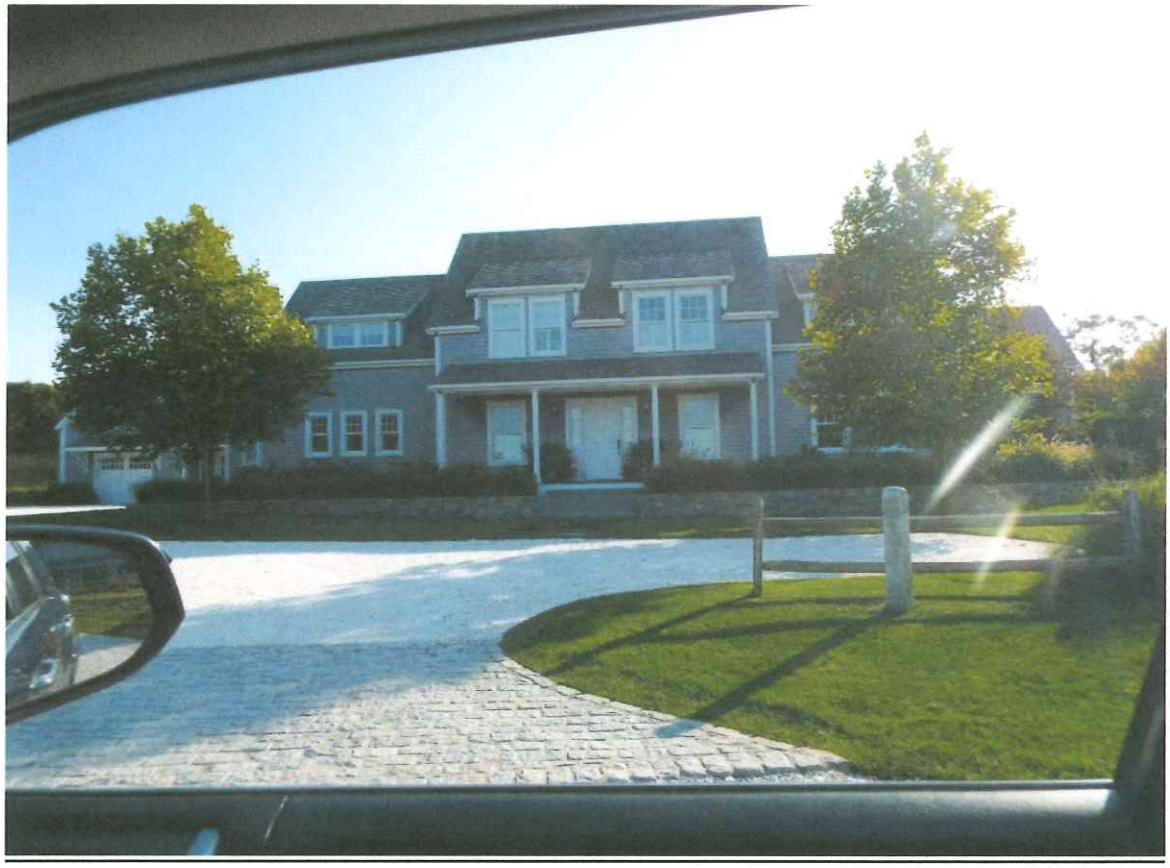
10 PIPPENS WAY



14 PIPPENS WAY



20 PIPPENS WAY



16 PIPPENS WAY



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 14 PARCEL N°. 68.2

Street & Number of Proposed Work: ~~PASO~~ WAUWINET RD

Owner of record: DANIEL OMSTEAD

Mailing Address: 187 DANIER AVE
WELLINGHAM, MA 02043

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 228-221-0432 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: 25' Sq. Footage 1st floor: 550
Width: 22' Sq. footage 2nd floor: 550
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 ± 12" South ± 12" East ± 12" West ± 12"

Height of ridge above final finish grade: North 25'7 South 25' 7" East 25' 7" West 25' 7"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation — REISSUE GARAGE APPROVAL THAT EXPIRED MARCH 2024
3. West Elevation
4. North Elevation — NO CHANGES MADE TO ORIGINAL APPROVAL 2020-02-3045

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed ±8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10/12 Secondary Mass ____/12 Dormer 7/12 Other 7/12 PENT ROOF

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): COPPER 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 8" Rake 6" Soffit (Overhang) 2' Corner boards 6" Frieze 3"
Window Casing 4" Door Frame 4" Columns/Posts: Round ____ Square ____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN 400-

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type WOOD, BARN DOORS Material RED CEDAR

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

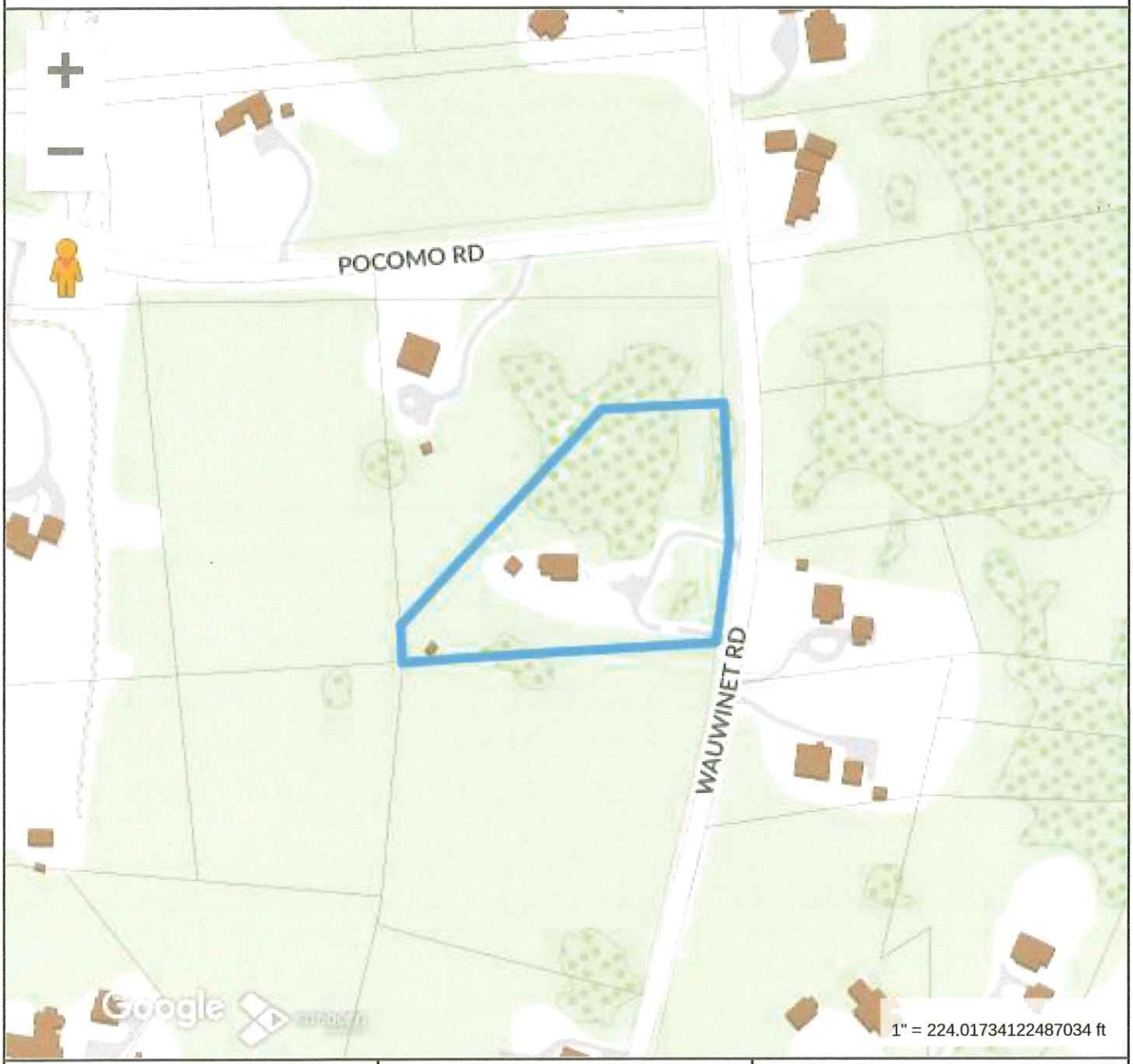
COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof NAT R/C
Trim NTW Sash TERRATONE Doors COBBLESTONE GRAY
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 10/2/2024 Signature of owner of record _____ Signed under penalties of perjury



Property Information

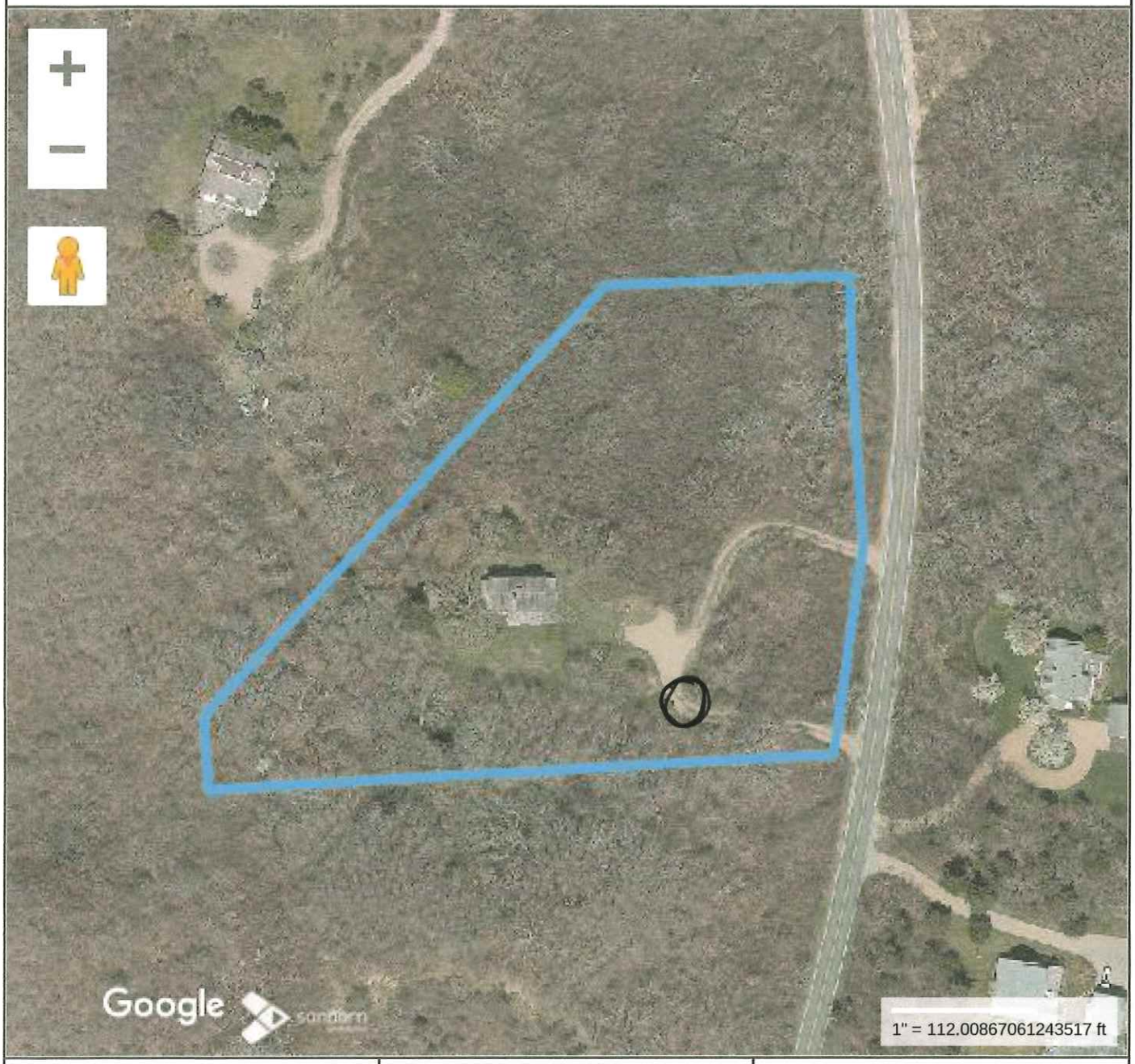
Property ID	230
Location	50 WAUWINET RD
Owner	OMSTEAD DANIEL R & MARY N

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



Property Information

Property ID	230
Location	50 WAUWINET RD
Owner	OMSTEAD DANIEL R & MARY N

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

HISTORIC DISTRICT COMMISSION
REGULAR MEETING

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Raymond Pohl (Chair), Diane Coombs (Vice-chair), John McLaughlin, Abigail Camp, Vallorie Oliver,
Associate Commissioners: Stephen Welch, Jessie Dutra, Carrie Thornewill

~~ MINUTES ~~

Thursday, March 18, 2021

This meeting was held via remote participation using ZOOM and YouTube,
Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law

Called to order at 1:03 p.m. and announcements by Mr. Pohl

Staff in attendance:	Cathy Flynn, HDC Compliance Coordinator; Holly Backus, Preservation Planner; Terry Norton, Town Minutes Taker
Attending Members:	Pohl, Coombs, McLaughlin, Camp, Welch, Thornewill
Absent Members:	Oliver, Dutra
Late Arrivals:	McLaughlin, 1:45 p.m.
Early Departures:	None

Agenda adopted by unanimous consent.
Motion **Motion to Approve as drafted. (Coombs)**
Roll-call Vote Carried 5-0//Camp, Welch, Thornewill, Coombs, and Pohl-aye

I. PUBLIC COMMENT

1. None

II. CONSENT

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Galyna Bahdanovich **03-3101**	65 Miacomet Avenue	Addition	67/84.1	Self
2.	Melissa Pique **02-3027**	39 Surfside Road	New dwelling	55/438	Topham Design
3.	Jesse Geagan **03-3184**	40 Fairgrounds Road	Like-kind window/ colr chg	67/297	Isaiah Stover
4.	James Koval **03-3183**	24 Pocomo Road	Rev 1973; wind to door	14/73	Botticelli & Pohl

Voting Coombs, Camp, Welch, Thornewill
Alternates None
Recused Pohl
Documentation None
Representing None
Public None
Concerns No concerns.
Motion **Motion to Approve. (Welch)**
Roll-call Vote Carried 5-0//Camp, Thornewill, Welch, and Coombs-aye Certificate # **HDC2021-(as noted)**

III. CONSENT WITH CONDITIONS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Daniel Omstead **02-3045**	50 Wauwinet Road	Garage	14/68.2	SMRD
	• Due to lack of visibility				
2.	Jose Gutierrez **03-3185**	5 Thurston's Way	As-built window replcmnt	66/33	Self
	• As-built fine to be paid				

Voting Pohl, Coombs, Camp, Welch, Thornewill
Alternates None
Recused None
Documentation None
Representing None
Public None
Concerns No additional concerns.
Motion **Motion to Approve through staff per noted conditions. (Welch)**
Roll-call Vote Carried 5-0//Thornewill, Camp, coombs, Welch, and Pohl-aye Certificate # **HDC2021-(as noted)**

CERTIFICATE NO: HDC 2021-02-3045 DATE ISSUED: 03/18/2021

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket In Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 14 PARCEL N°. 68, 2

Street & Number of Proposed Work: 50 WAUWINET RD.

Owner of record: DANIEL OMSTEAD

Mailing Address: 187 DOWNER AVE.
HINGHAM, MA 02043

Contact Phone #: 617-413-2142 E-mail: daniel.omstead@gmail.com

AGENT INFORMATION (if applicable)

Name: S.M. ROETHKE DESIGN

Mailing Address: 19 OLD SOUTH RD. #17
NANTUCKET, MA 02554

Contact Phone #: 508-825-7588 E-mail: steve@smroethkedesign.com

FOR OFFICE USE ONLY V4679

Date application received: 2/22/2020 Fee Paid: $ 220

Must be acted on by: 4/10/2021

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Due to lack of visibility.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 25' Sq. Footage 1st floor: 550 Decks/Patio: Size: N/A. ☐ 1st floor ☐ 2nd floor
Width: 22' Sq. footage 2nd floor: 550 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: —

Difference between existing grade and proposed finish grade: North +/- 12" South ± 12" East ± 12" West ± 12"

Height of ridge above final finish grade: North 25'-7" South 25'-7" East 25'-7" West 25'-7"

REVISIONS
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation
*Cloud on drawings and submit photographs of existing elevations.

Additional Remarks

Historic Name:

Original Date: N/A.

Original Builder:

(describe)

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed ± 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) N/A. ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass ____/12 Dormer 7 /12 Other 7/12 PENT ROOF.

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): COPPER 2" ϕ

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia 8" Rake 6" Soffit (Overhang) 2" Corner boards 6" Frieze 3"
Window Casing 4" Door Frame 4" Columns/Posts: Round ____ Square —

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN 400 SERIES

Doors* (type and material): ☐ TDL ☒ SDL Front — Rear 3070, QTY 2. Side _____
Garage Door(s): Type WOOD, BARN DOORS Material RED CEDAR

Hardscape materials: Driveways NATIVE STONE. Walkways BLUESTONE. Walls _____

* Note: Complete door and window schedules are required. ✓

COLORS

Sidewall NAT. Clapboard (if applicable) — Roof NAT R/O.
Trim NAT. Sash TERRATONE Doors COBBLESTONE GREY
Deck NAT. Foundation NAT. Fence — Shutters —

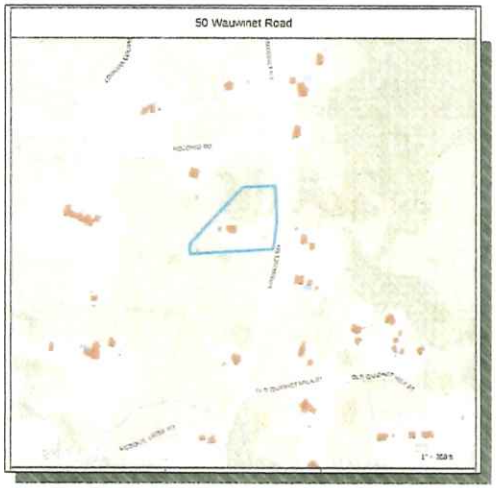
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2/19/21 Signature of owner of record _____ AGENT Signed under penalties of perjury

HDC Submittal for the:

50 Wauwinet Road Garage

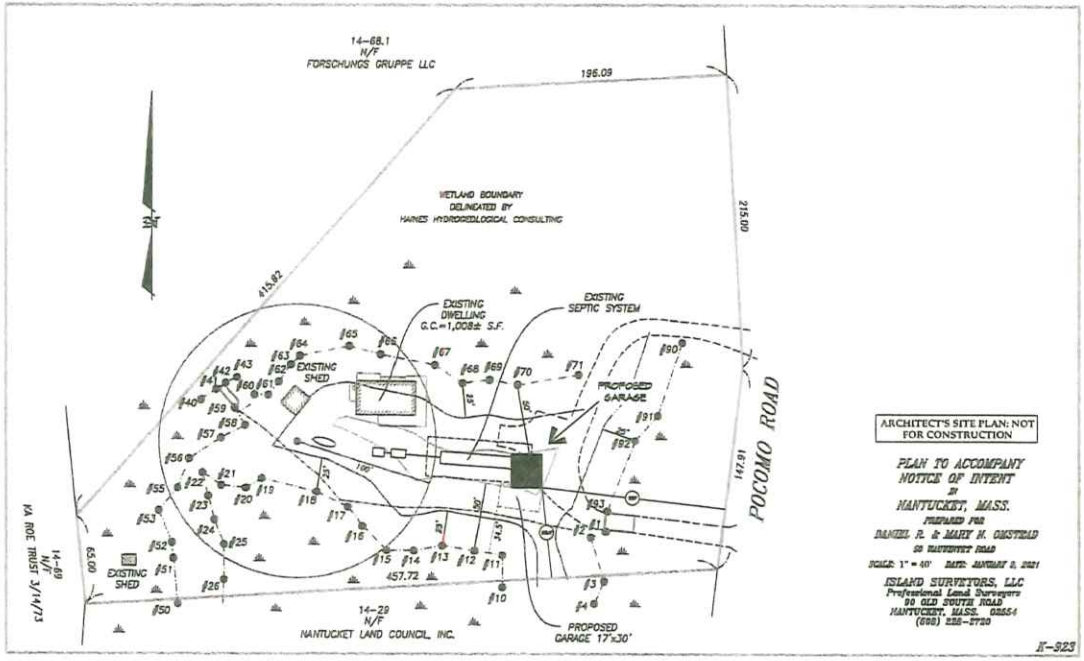


Locus Plan
Not To Scale

EXTERIOR WINDOW SCHEDULE					
Window Tag	Manufacturer	Manufacturer Name	Head Height (Unless Noted)	Description	Muntin Layout
①*	Andersen	TW 2841D	84"	Double-Hung**	1/1
②*	Andersen	TW 2831D	80"	Double-Hung	1/1
					1/1

EXTERIOR DOOR SCHEDULE					
Door Tag	Manufacturer	Manufacturer Name	Head Height (Unless Noted)	Description	Muntin Layout
①	Overhead Door	8'-0" x 8'-0"	96"	Cedar-skinned, Barn Style Overhead Door with	4 Lite x 2
②	Simpson DE	3070	84"	All-Wood Door, Two Panels, 6 Lite, Painted	6 Lite

1. Andersen 400 Series Terrestone, Tilt Wash Double Hungs, 6⅝" Lands.
2. Verify for natural pine Interiors of all units as Andersen pre-finished white
3. Hardware Windows - standard white with locks with no finger pulls.
4. All specifications, colors, quantities, and sizes as shown to be verified in field for size and match prior to order
5. Confirm all tempered requirements prior to order
** Meets MA Code requirements for emergency egress



Site Plan
1" = 40'

RECEIVED
FEB 22 2021
By

S. M. ROETHKE
design, inc.

19 old south road
nantucket, ma. 02554
t: 508.825.7561 | f: 508.825.7561
www.smroethkedesign.com

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COVER SHEET & SITE PLAN

50 Wauwinet Road
Nantucket, MA 02554

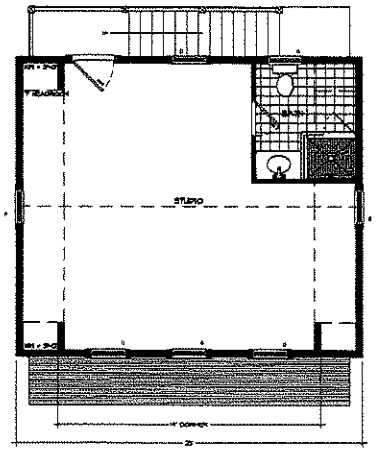
PROJECT NUMBER:
2103-0299

REVISIONS:

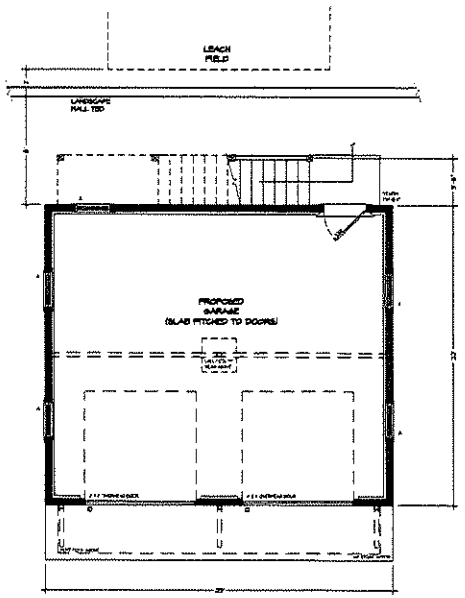
Drawn By: SMR
Scale: As Noted

HDC
Review
19 February 2021

CO



Proposed Second Floor Plan
Scale: ¼" = 1'-0"



Proposed First Floor Plan
Scale: ¼" = 1'-0"

S. M. ROETHKE
design, inc.

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PROPOSED FLOOR PLANS

50 Wauwinet Road
Nantucket, MA 02554

PROJECT NUMBER:
2103-0299

REVISIONS:

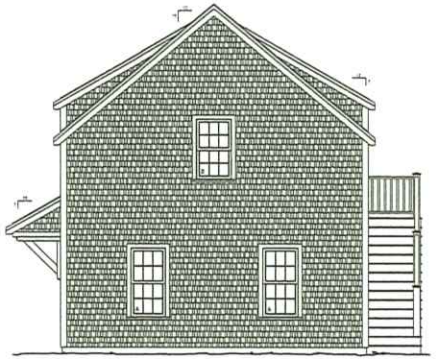
Drawn By: T.G.Olcott

Scale: As Noted

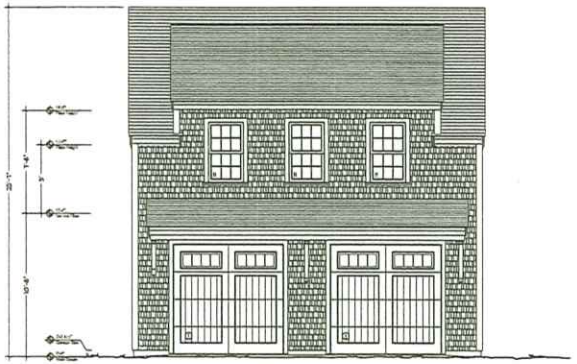
HDC
Review
19 February 2021

A1

RECEIVED
FEB 22 2021
BY

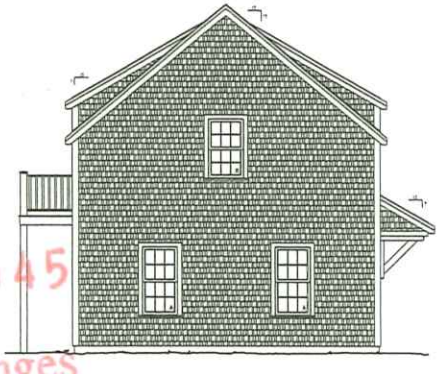


Proposed North Elevation
Scale: ¼" = 1'-0"

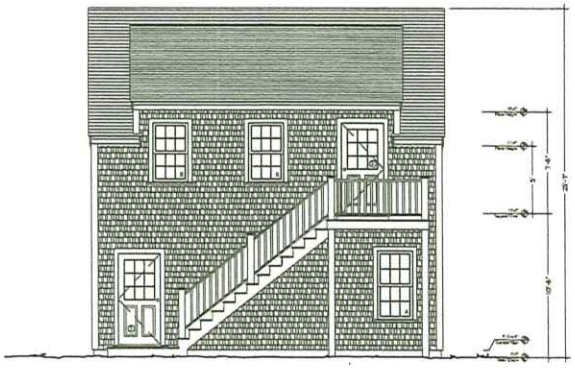


Proposed East (Front) Elevation
Scale: ¼" = 1'-0"

APPROVED
HDC2021-02-3045
No Exterior Changes
Without HDC Approval



Proposed South Elevation
Scale: ¼" = 1'-0"



Proposed West (Rear) Elevation
Scale: ¼" = 1'-0"

S. M. ROETHKE
design, inc.
19 old south road
nantucket ma 02554
t. 508.825.7560 | f. 508.825.7569
www.smroethkedesign.com

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PROPOSED ELEVATIONS

50 Wauwinet Road
Nantucket, MA 02554

PROJECT NUMBER:
2103-0299

REVISIONS:

Drawn By: T.G.Olcott
Scale: As Noted

HDC
Review
19 February 2021

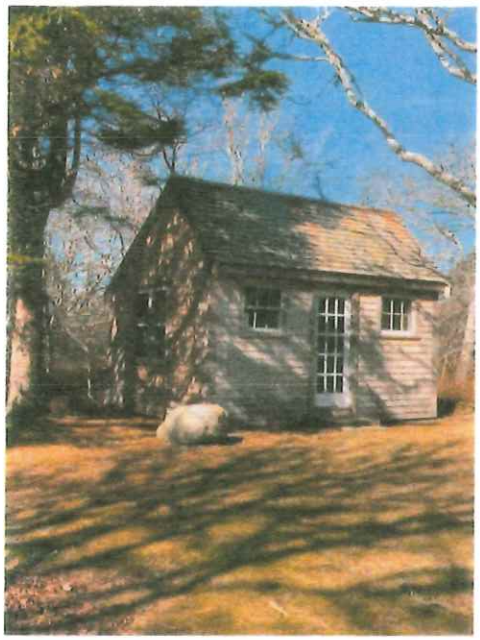
A2

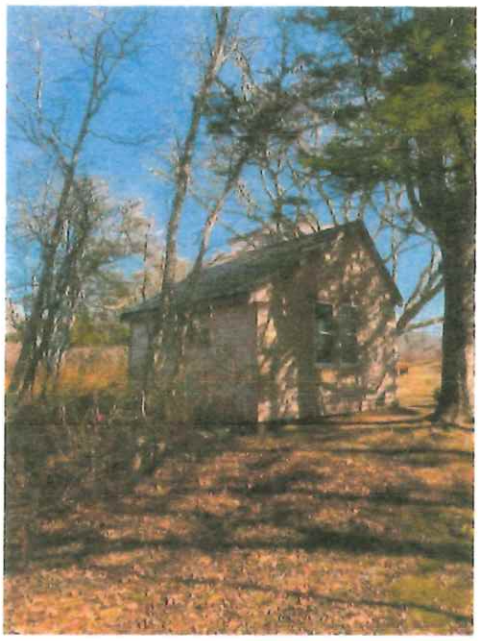


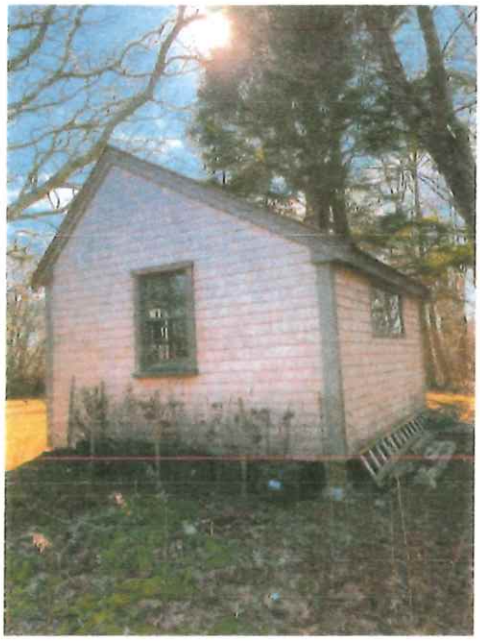














CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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°. 187.1

Street & Number of Proposed Work: 6A Silver St.

Owner of record: Henderson Barbara Jo

Mailing Address: 53 Fisher Place
Red Bank, NJ 07701

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JBStudio

Mailing Address: PO Box 3741
Nantucket, MA 02584

Contact Phone #: 508 332 9654 E-mail: juraj@thejbstudio.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 16' Sq. Footage 1st floor: 95 SF Decks/Patio: Size: — ☐ 1st floor ☐ 2nd floor
Width: 7' 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 11' South 11' East 11' West 11'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8' ☐ 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: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer — Rough Opening _____ Size _____ Location _____
Manufacturer — Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles 5" Typ. ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x6 Rake 1x6 Soffit (Overhang) — Corner boards 6" Frieze —
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round — Square —

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☒ Other Fixed, Round
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front Double, wood Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways — Walkways — Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) — Roof Black
Trim White Sash White Doors White
Deck — Foundation NTW Fence — Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/3/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Juraj Bencat

AS AGENT FOR Barbara Henderson

STREET ADDRESS 64 Silver St.

MAP/PARCEL 55.4.1 / 187.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 10/4/24

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 10/4/24

Signature Date

6A Silver St.
Shed

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: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	Site Plan: (4 copies) 8 ½ x 11 or 11" x 17": Must include the following: lot dimensions, North arrow, all existing structures, 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 (4 copies): MUST BE ¼ in scale. Cardinal points (N/S/E/W) MUST BE labeled. • If plans are not available, photos of the proposed shed will be accepted. Please provide 4 copies of each proposed elevation. Cardinal points on photos (N/S/E/W) MUST BE labeled.
✓	Window and Door Schedule: (4 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.

SHED CHECKLIST

✓	All documents MUST be legible. All sets MUST be collated and stapled.
✓	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.
✓	Signature of Affidavit: see below

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 10/4/24

HDC Submission Only - Not For Construction

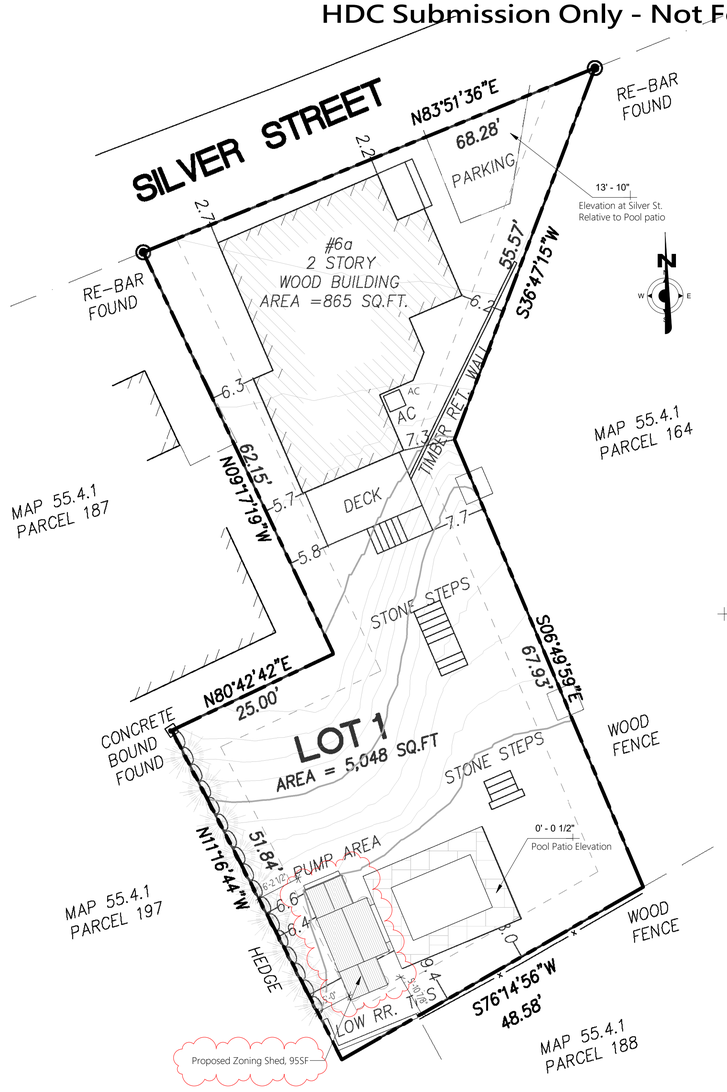
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS



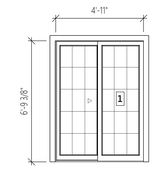
View From Silver St



View at exisitng pol and proposed shed location



2 Site Plan
1" = 10'-0"

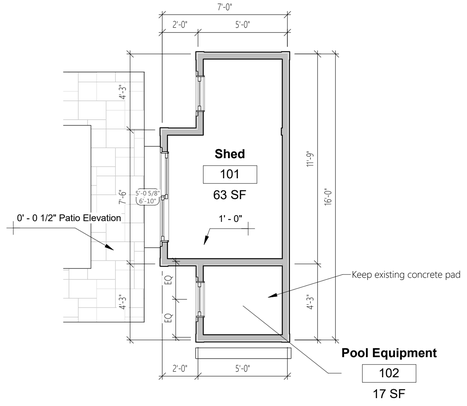


Inswing, 15 Lite
White Sash
White Trim

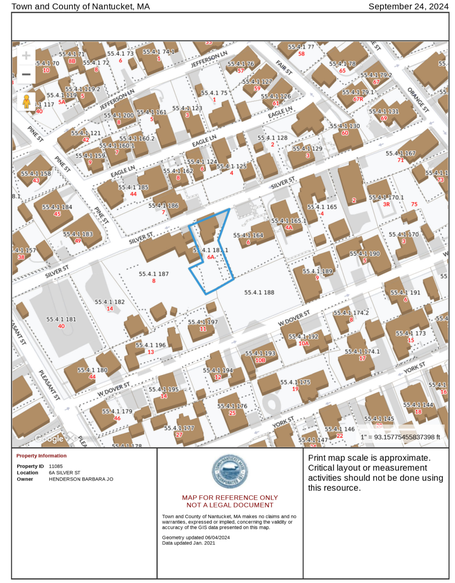


Round Window
White Trim

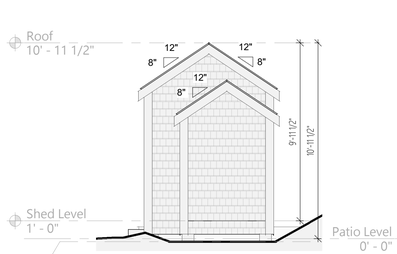
Window & Door Schedule
1/4" = 1'-0"



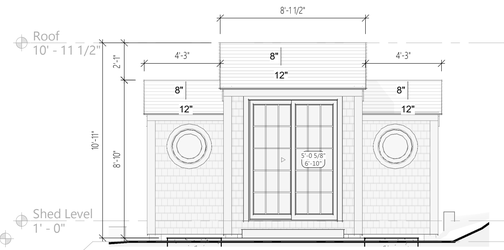
3 Shed Level
1/4" = 1'-0"



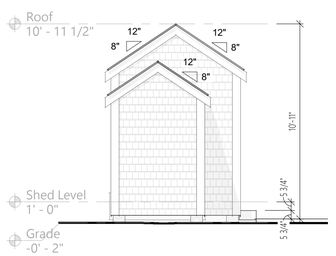
1 Locus Map
NTS



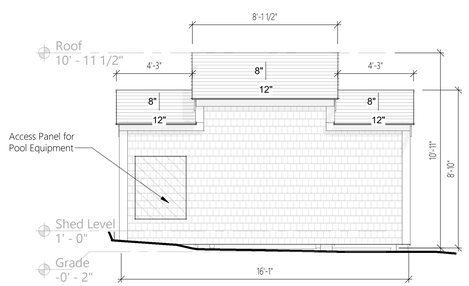
4 Proposed North Elevation
1/4" = 1'-0"



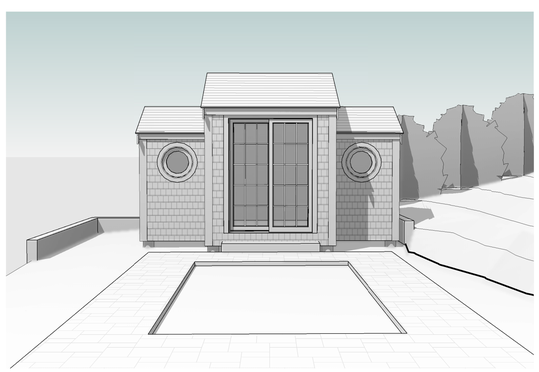
5 Proposed East Elevation
1/4" = 1'-0"



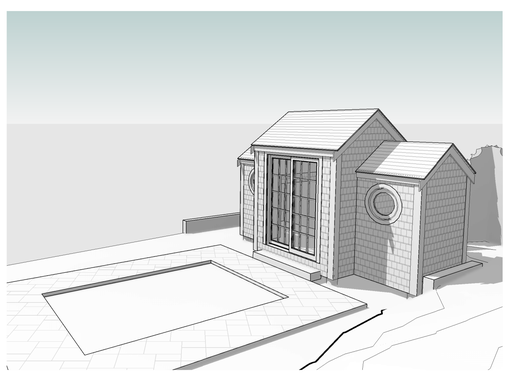
6 Proposed South Elevation
1/4" = 1'-0"



7 Proposed West Elevation
1/4" = 1'-0"



8 3D View - Pool And Shed



9 3D View - From steps

JBSTUDIO Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Henderson Residence - Shed

6A Silver St. Nantucket, MA 02554

Sheet
Site Plan, Locus, Elevations

SHEET INDEX

C.101 Site Plan, Locus, Elevations
Grand total: 1

Date
09.26.2024

Revisions

C.101

Scale As indicated

10/3/2024 2:32:28 PM

HDC Submission Only - Not For Construction

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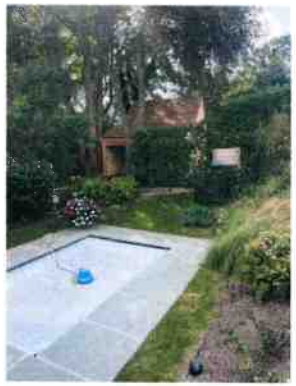

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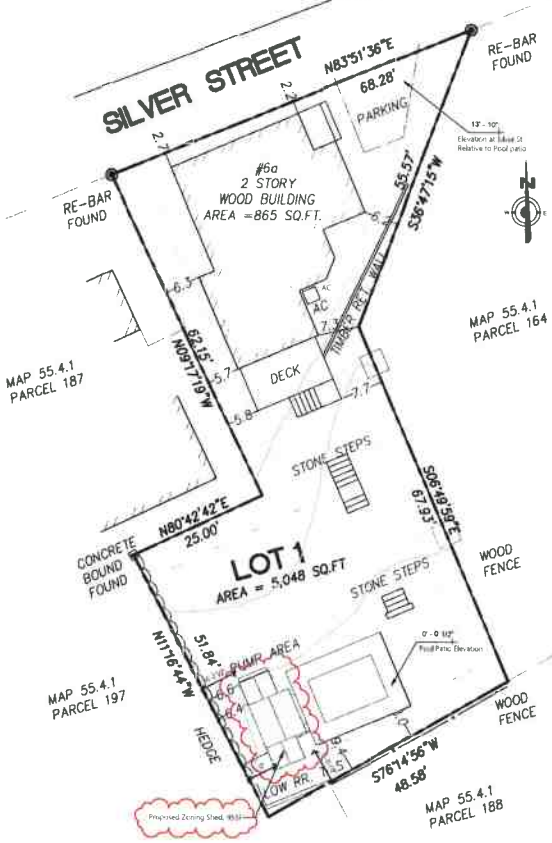

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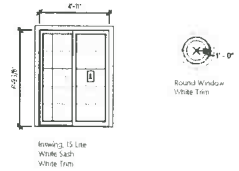

Window & Door Schedule
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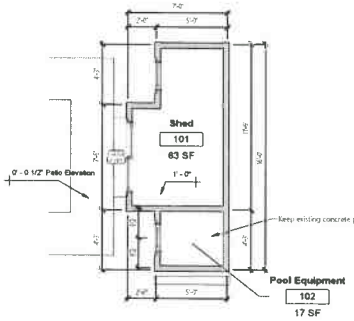

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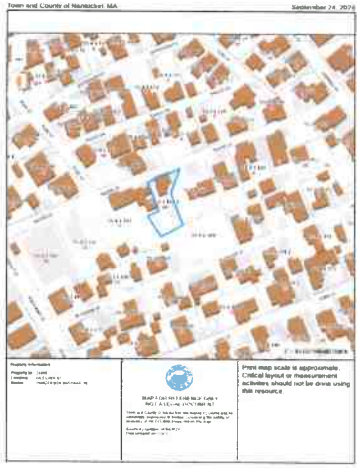

1 Locus Map
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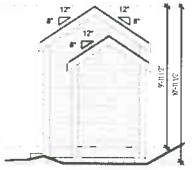
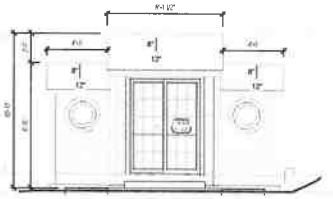


4 Proposed North Elevation
1/4" = 1'-0"



5 Proposed East Elevation
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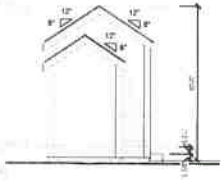

6 Proposed South Elevation
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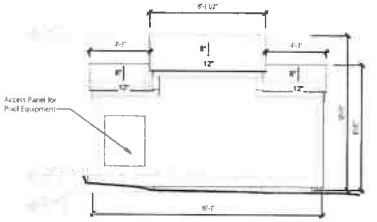

7 Proposed West Elevation
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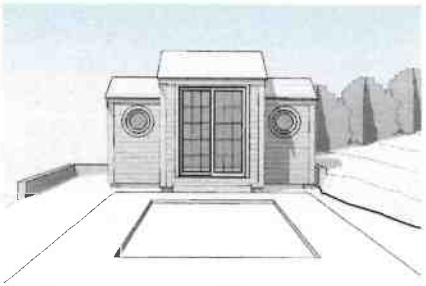

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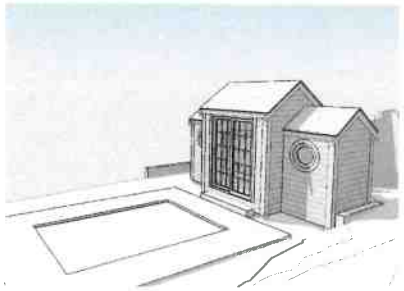

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Henderson Residence - Shed

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C.101 Site Plan, Locus, Elevations
Grand total: 1

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Revisions

C.101

Scale As indicated

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee**: See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

   (initial to indicate read and understand)
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 14 PARCEL N°. 79

Street & Number of Proposed Work: 36 POCOMO RD

Owner of record: Peter & Jennifer Garran

Mailing Address: 36 POCOMO RD
NANTUCKET MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Stephen Theroux NAG

Mailing Address: PO BOX 1814
NANTUCKET MA

Contact Phone #: 228-5631 E-mail: _____

STEVE@NANTUCKETARCHITECTURE.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC2024-07-10734

☐ 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 Ø South Ø East Ø West Ø

Height of ridge above final finish grade: North 23-6 South 26-4 East 22-0 West 26-4

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation ADD CORNER BDS
2. South Elevation REVERSE WINDOWS TO 4 LIGHTS
3. West Elevation ADD SOUTH ELEV PORCH ROOF
4. North Elevation REMOVE GLASS FROM GARAGE DOORS

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6-1-0 ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 7 /12 _____ Secondary Mass _____/12 5 Dormer _____/12 _____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar 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) TYE Corner boards 1x6 Frieze _____

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☒ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type EXIST OH DOOR Material _____

Hardscape materials: Driveways EXIST Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof TYE RESIDENCE

Trim WHITE Sash WHITE Doors WHITE

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 10/24/24 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 STEPHEN THERIAULT NHG

AS AGENT FOR PETER & JENNIFER GARRAND

STREET ADDRESS 36 PACOMO RD

MAP/PARCEL 14 / 79

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10/4/2021

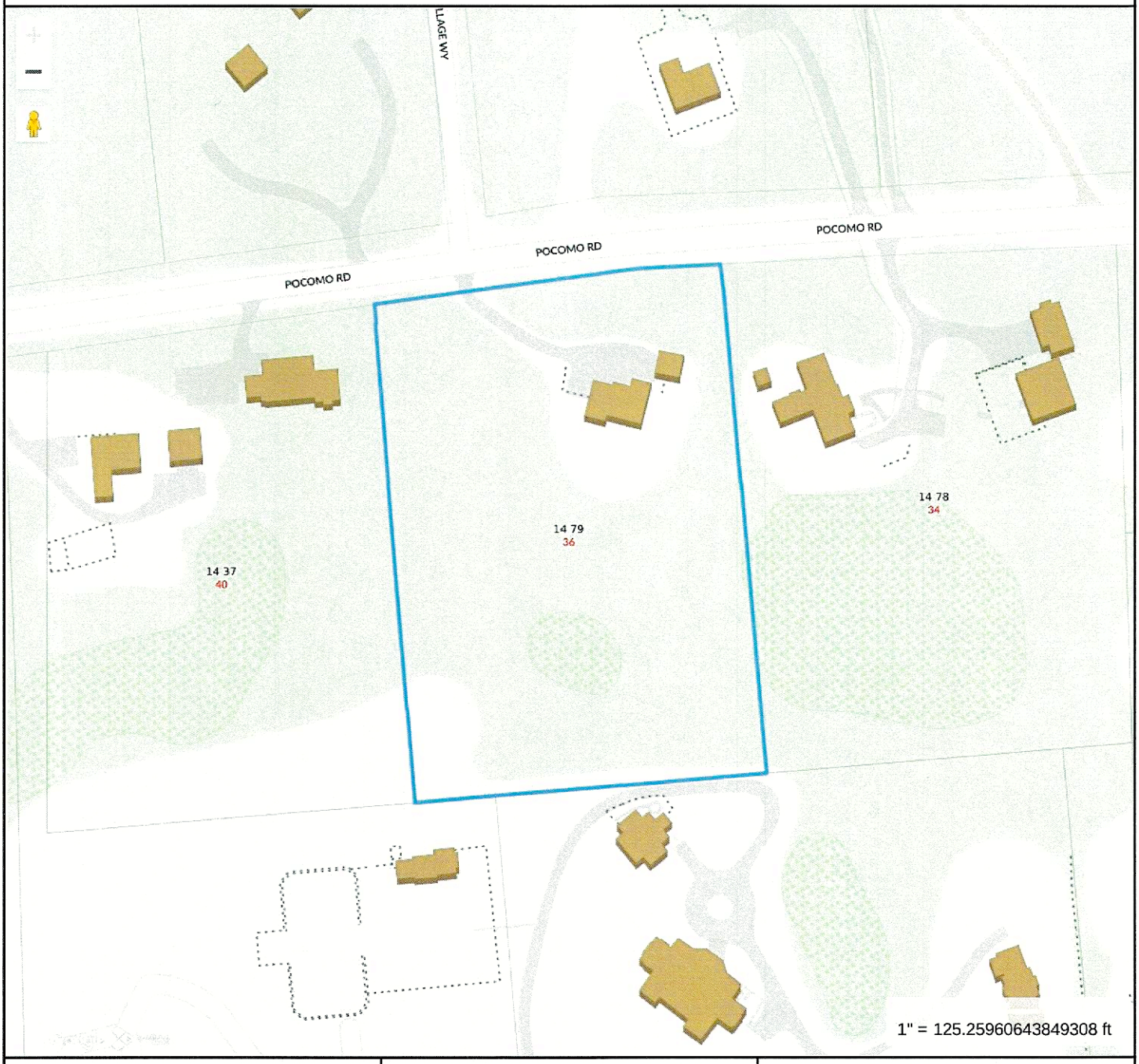
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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

10/4/2021
Date



Property Information

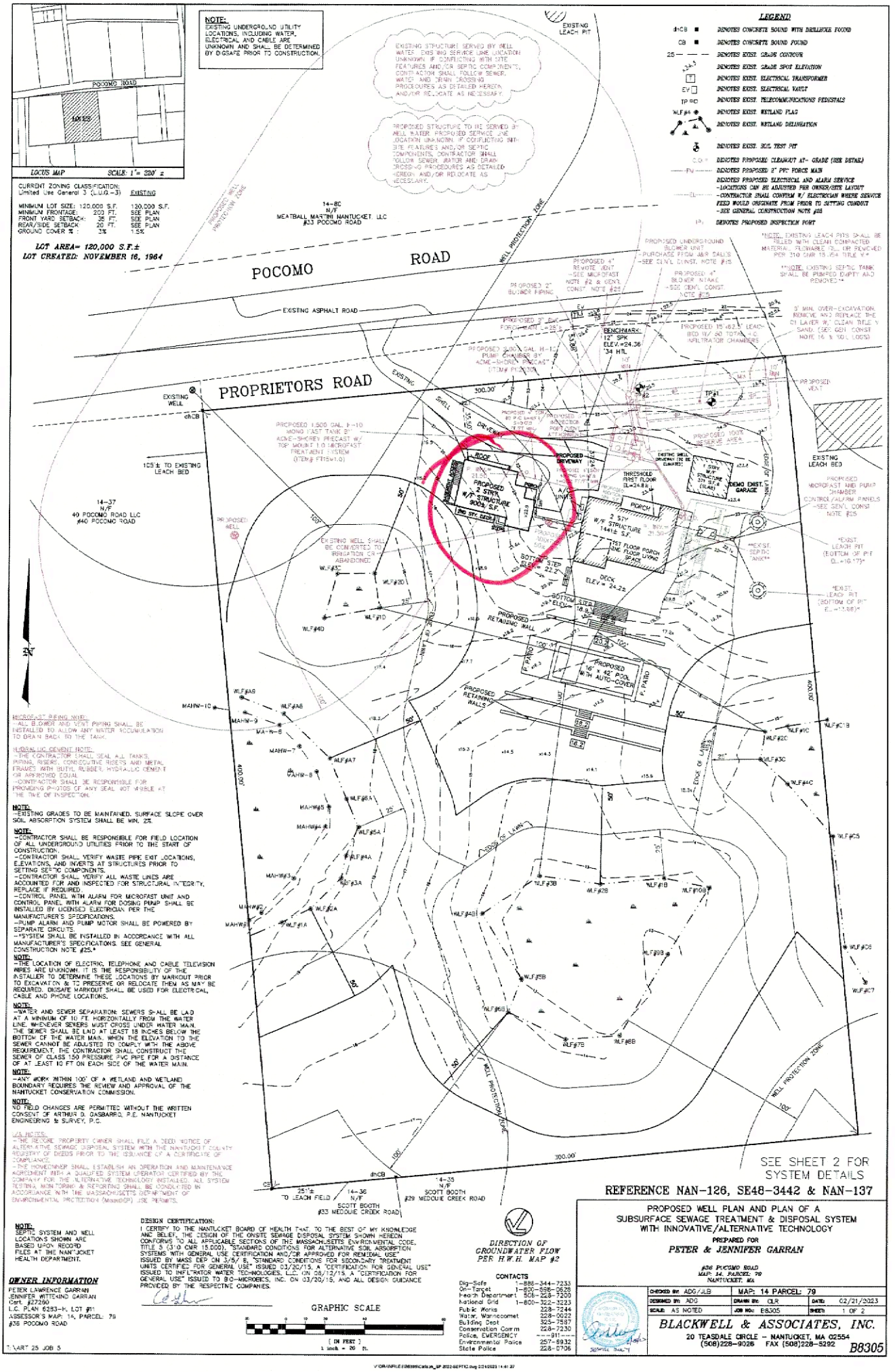
Property ID	241
Location	36 POCOMO RD
Owner	GARREN PETER L & JENNIFER W

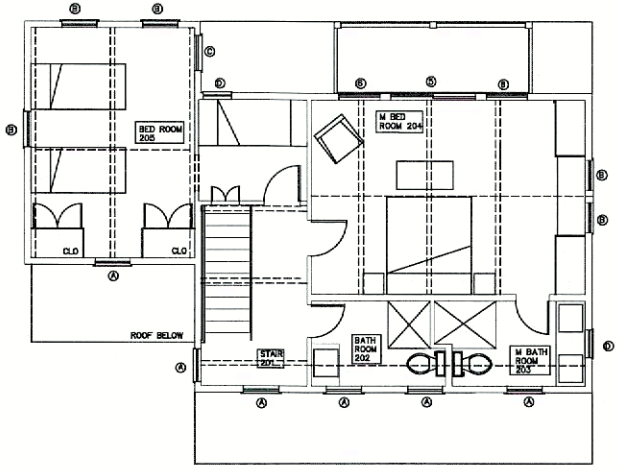
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

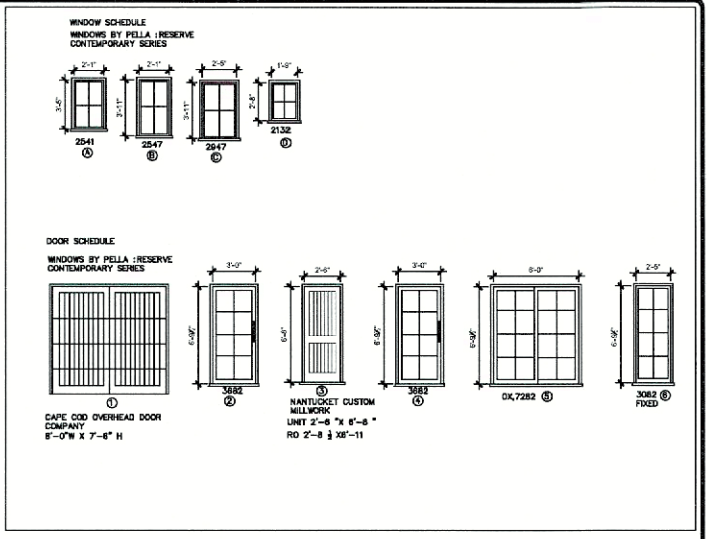
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

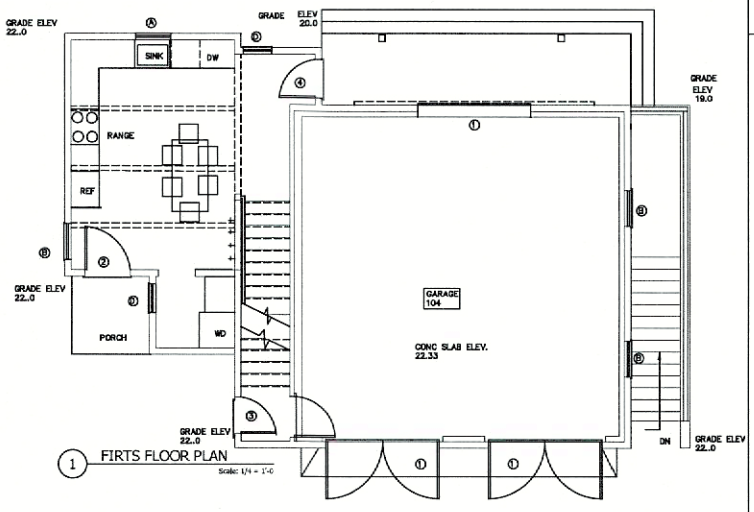

LOCUS MAP
SCALE: 1" = 320' ±
POCOMO ROAD
LOT 1/3
NOTE:
EXISTING UNDERGROUND UTILITY LOCATIONS, INCLUDING WATER, ELECTRICAL AND CABLE ARE UNKNOWN AND SHALL BE DETERMINED BY DIGSAFE PRIOR TO CONSTRUCTION.
EXISTING STRUCTURE SERVED BY WELL WATER. EXISTING SERVICE LINE LOCATION UNKNOWN. IF CONFLICTING WITH SITE FEATURES AND/OR SEPTIC COMPONENTS, CONTRACTOR SHALL FOLLOW SEWER, WATER AND DRAIN CROSSING PROCEDURES AS DETAILED HEREON AND/OR RELOCATE AS NECESSARY.
PROPOSED STRUCTURE TO BE SERVED BY WELL WATER. PROPOSED SERVICE LINE LOCATION UNKNOWN. IF CONFLICTING WITH SITE FEATURES AND/OR SEPTIC COMPONENTS, CONTRACTOR SHALL FOLLOW SEWER, WATER AND DRAIN CROSSING PROCEDURES AS DETAILED HEREON AND/OR RELOCATE AS NECESSARY.
EXISTING LEACH PIT
LEGEND
dhCB DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
CB DENOTES CONCRETE BOUND FOUND
25 DENOTES EXIST. GRADE CONTOUR
DENOTES EXIST. GRADE SPOT ELEVATION
T DENOTES EXIST. ELECTRICAL TRANSFORMER
EV DENOTES EXIST. ELECTRICAL VAULT
TP DENOTES EXIST. TELECOMMUNICATIONS PEDESTALS
WLF#6 DENOTES EXIST. WETLAND FLAG
DENOTES EXIST. WETLAND DELINEATION
DENOTES EXIST. SOIL TEST PIT
DENOTES PROPOSED CLEANOUT AT- GRADE (SEE DETAIL)
DENOTES PROPOSED 2" PVC FORCE MAIN
DENOTES PROPOSED ELECTRICAL AND ALARM SERVICE -LOCATIONS CAN BE ADJUSTED PER OWNER/SITE LAYOUT -CONTRACTOR SHALL CONFIRM W/ ELECTRICIAN WHERE SERVICE FEED WOULD ORIGINATE FROM PRIOR TO SETTING CONDUIT -SEE GENERAL CONSTRUCTION NOTE #25
DENOTES PROPOSED INSPECTION PORT
CURRENT ZONING CLASSIFICATION: Limited Use General 3 (L.U.G.-3)
EXISTING
MINIMUM LOT SIZE: 120,000 S.F. 120,000 S.F.
MINIMUM FRONTAGE: 200 FT. SEE PLAN
FRONT YARD SETBACK: 35 FT. SEE PLAN
REAR/SIDE SETBACK: 20 FT. SEE PLAN
GROUND COVER % : 3% 1.5%
LOT AREA= 120,000 S.F.±
LOT CREATED: NOVEMBER 16, 1964
PROSPECT WELL PROTECTION ZONE
14-8C N/F MEATBALL MARTIN NANTUCKET, LLC #33 POCOMO ROAD
POCOMO ROAD
WELL PROTECTION ZONE
EXISTING ASPHALT ROAD
PROPOSED 2" BLOWER PIPING
PROPOSED 4" REMOTE VENT -SEE MICROFAST NOTE #2 & SEPT. CONST. NOTE #24
PROPOSED 4" BLOWER INTAKE -SEE GEN'L CONST. NOTE #28
PROPOSED UNDERGROUND BLOWER UNIT -PURCHASE FROM A&R SALES -SEE SEPT. CONST. NOTE #25
NOTE: EXISTING LEACH PITS SHALL BE FILLED WITH CLEAN COMPACTED MATERIAL, FLOWABLE FILL, OR REMOVED PER 310 CMR 15.354 TITLE V.
NOTE: EXISTING SEPTIC TANK SHALL BE PUMPED EMPTY AND REMOVED.
PROPOSED 2" SWR FORCE MAIN @ +2.5%
BENCHMARK: 12" SPK ELEV.=24.36 '34 HTL
PROPOSED 15'x62.5' LEACHBED W/ 90 TOTAL H.C. INFILTRATOR CHAMBERS
5' MIN. OVER-EXCAVATION. REMOVE AND REPLACE THE 01 LAYER W/ OCEAN TITLE V SAND. (SEE GEN. CONST. NOTE 16 & SOIL LOGS)
PROPOSED 1,500 GAL. H-10 MONO TAST TANK BY ACME-SHOREY PRECAST W/ TOP MOUNT 1.0 AEROTAST TREATMENT SYSTEM (ITEM # TTHSM1.0)
PROPOSED 2,000 GAL. H-10 PUMP CHAMBER BY ACME-SHOREY PRECAST (TRIM PUMP)
PROPOSED VENT
EXISTING WELL
dhCB
PROPRIETORS ROAD
300.00'
105'± TO EXISTING LEACH BED
EXISTING LEACH BED
PROPOSED MICROFAST AND PUMP CHAMBER CONTROL/ALARM PANELS -SEE SEPT. CONST. NOTE #25
14-37 N/F 40 POCOMO ROAD LLC #40 POCOMO ROAD
PROPOSED WELL
EXISTING WELL SHALL BE CONCRETE TO BE ABANDONED
PROPOSED 1 STORY W/F STRUCTURE 900± S.F. 2ND STY. BRDG.
PROPOSED DRIVEWAY
EXISTING WELL DRIVEWAY TO BE CLOSED
1 STORY W/F STRUCTURE 312± S.F. (SLAB)
DEMO EXIST. GARAGE
THRESHOLD FIRST FLOOR EL=24.8±
PORCH
2 STY W/F STRUCTURE 1441± S.F.
1ST FLOOR PORCH LINE FLOOR UP/NO SF ADD.
PROPOSED 100'± RESERVE AREA
EXIST. SEPTIC TANK
EXIST. LEACH PIT (BOTTOM OF PIT EL=+16.17±)
EXIST. LEACH PIT (BOTTOM OF PIT EL=+17.88±)
BOTTOM SITE EXCAVATION ELEV. 22.2±
DECK ELEV.= 24.2±
BOTTOM SITE EXCAVATION ELEV. 18.9±
PROPOSED RETAINING WALL
P. PATIO
PROPOSED 16' x 42' POOL WITH AUTO-COVER
PROPOSED RETAINING WALLS
EDGE OF LAWN
400.00'
MICROFAST PIPING NOTE:
-ALL BLOWER AND VENT PIPING SHALL BE INSTALLED TO ALLOW ANY WATER ACCUMULATION TO DRAIN BACK TO THE TANK.
HYDRAULIC CEMENT NOTE:
-THE CONTRACTOR SHALL SEAL ALL TANKS, PIPING, RISERS, CONSECUTIVE RISERS AND METAL FRAMES WITH BUTYL RUBBER, HYDRAULIC CEMENT OR APPROVED EQUAL.
-CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PHOTOS OF ANY SEAL NOT VISIBLE AT THE TIME OF INSPECTION.
NOTE:
-EXISTING GRADES TO BE MAINTAINED. SURFACE SLOPE OVER SOIL ABSORPTION SYSTEM SHALL BE MIN. 2%
NOTE:
-CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION.
-CONTRACTOR SHALL VERIFY WASTE PIPE EXIT LOCATIONS, ELEVATIONS, AND INVERTS AT STRUCTURES PRIOR TO SETTING SEPTIC COMPONENTS.
-CONTRACTOR SHALL VERIFY ALL WASTE LINES ARE ACCOUNTED FOR AND INSPECTED FOR STRUCTURAL INTEGRITY, REPLACE IF REQUIRED.
-CONTROL PANEL WITH ALARM FOR MICROFAST UNIT AND CONTROL PANEL WITH ALARM FOR DOSING PUMP SHALL BE INSTALLED BY LICENSED ELECTRICIAN PER THE MANUFACTURER'S SPECIFICATIONS.
-PUMP ALARM AND PUMP MOTOR SHALL BE POWERED BY SEPARATE CIRCUITS.
-*SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ALL MANUFACTURER'S SPECIFICATIONS. SEE GENERAL CONSTRUCTION NOTE #25.*
NOTE:
-THE LOCATION OF ELECTRIC, TELEPHONE AND CABLE TELEVISION WIRES ARE UNKNOWN. IT IS THE RESPONSIBILITY OF THE INSTALLER TO DETERMINE THESE LOCATIONS BY MARKOUT PRIOR TO EXCAVATION & TO PRESERVE OR RELOCATE THEM AS MAY BE REQUIRED. DIGSAFE MARKOUT SHALL BE USED FOR ELECTRICAL, CABLE AND PHONE LOCATIONS.
NOTE:
-WATER AND SEWER SEPARATION: SEWERS SHALL BE LAID AT A MINIMUM OF 10 FT. HORIZONTALLY FROM THE WATER LINE. WHENEVER SEWERS MUST CROSS UNDER WATER MAIN, THE SEWER SHALL BE LAID AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. WHEN THE ELEVATION TO THE SEWER CANNOT BE ADJUSTED TO COMPLY WITH THE ABOVE REQUIREMENT, THE CONTRACTOR SHALL CONSTRUCT THE SEWER OF CLASS 150 PRESSURE PVC PIPE FOR A DISTANCE OF AT LEAST 10 FT ON EACH SIDE OF THE WATER MAIN.
NOTE:
-ANY WORK WITHIN 100' OF A WETLAND AND WETLAND BOUNDARY REQUIRES THE REVIEW AND APPROVAL OF THE NANTUCKET CONSERVATION COMMISSION.
NOTE:
NO FIELD CHANGES ARE PERMITTED WITHOUT THE WRITTEN CONSENT OF ARTHUR D. GASBARRO, P.E. NANTUCKET ENGINEERING & SURVEY, P.C.
O/A NOTES:
-THE RECORD PROPERTY OWNER SHALL FILE A DEED NOTICE OF ALTERNATIVE SEWAGE DISPOSAL SYSTEM WITH THE NANTUCKET COUNTY REGISTRY OF DEEDS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLIANCE.
-THE HOMEOWNER SHALL ESTABLISH AN OPERATION AND MAINTENANCE AGREEMENT WITH A QUALIFIED SYSTEM OPERATOR CERTIFIED BY THE COMPANY FOR THE ALTERNATIVE TECHNOLOGY INSTALLED. ALL SYSTEM TESTING, MONITORING & REPORTING SHALL BE CONDUCTED IN ACCORDANCE WITH THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION (MassDEP) ISE PERMITS.
NOTE:
SEPTIC SYSTEM AND WELL LOCATIONS SHOWN ARE BASED UPON RECORD FILES AT THE NANTUCKET HEALTH DEPARTMENT.
OWNER INFORMATION
PETER LAWRENCE GARRAN
JENNIFER WITTEKIND GARRAN
Cert. #27260
L.C. PLAN 6283-K, LOT #1
ASSESSOR'S MAP: 14, PARCEL: 79
#36 POCOMO ROAD
T:\ART 25 JOB 5
DESIGN CERTIFICATION:
I CERTIFY TO THE NANTUCKET BOARD OF HEALTH THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DESIGN OF THE ONSITE SEWAGE DISPOSAL SYSTEM SHOWN HEREON CONFORMS TO ALL APPLICABLE SECTIONS OF THE MASSACHUSETTS ENVIRONMENTAL CODE, TITLE 5 (310 CMR 15.000), "STANDARD CONDITIONS FOR ALTERNATIVE SOIL ABSORPTION SYSTEMS WITH GENERAL USE CERTIFICATION AND/OR APPROVED FOR REMEDIAL USE" ISSUED BY MASS DEP ON 3/5/ 6, "STANDARD CONDITIONS FOR SECONDARY TREATMENT UNITS CERTIFIED FOR GENERAL USE" ISSUED 03/20/15, A "CERTIFICATION FOR GENERAL USE" ISSUED TO INFILTRATOR WATER TECHNOLOGIES, LLC. ON 08/12/15, A "CERTIFICATION FOR GENERAL USE" ISSUED TO BIO-MICROBICS, INC. ON 03/20/15, AND ALL DESIGN GUIDANCE PROVIDED BY THE RESPECTIVE COMPANIES.
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
DIRECTION OF GROUNDWATER FLOW PER H.W.H. MAP #2
CONTACTS
Dig-Safe 1-888-344-7233
On-Target 1-800-698-2626
Beach Department 508-228-7200
National Grid 1-800-322-3223
Public Works 228-7244
Water, Wannacomet 228-0022
Building Dept 325-7587
Conservation Comm 228-7230
Police, EMERGENCY ---911---
Environmental Police 257-6932
State Police 228-0706
14-36 N/F SCOTT BOOTH #33 MEDOUIE CREEK ROAD
14-35 N/F SCOTT BOOTH #29 MEDOUIE CREEK ROAD
25'± TO LEACH FIELD
dhCB
CB
SEE SHEET 2 FOR SYSTEM DETAILS
REFERENCE NAN-126, SE48-3442 & NAN-137
PROPOSED WELL PLAN AND PLAN OF A SUBSURFACE SEWAGE TREATMENT & DISPOSAL SYSTEM WITH INNOVATIVE/ALTERNATIVE TECHNOLOGY
PREPARED FOR
PETER & JENNIFER GARRAN
#36 POCOMO ROAD
MAP: 14, PARCEL: 79
NANTUCKET, MA
CHECKED BY: ADG/JLB
MAP: 14 PARCEL: 79
DESIGNED BY: ADG
DRAWN BY: CLR
DATE: 02/21/2023
SCALE: AS NOTED
JOB NO.: B8305
SHEET: 1 OF 2
BLACKWELL & ASSOCIATES, INC.
20 TEASDALE CIRCLE - NANTUCKET, MA 02554
(508)228-9026 FAX (508)228-5292
B8305



1 SECOND FLOOR PLAN

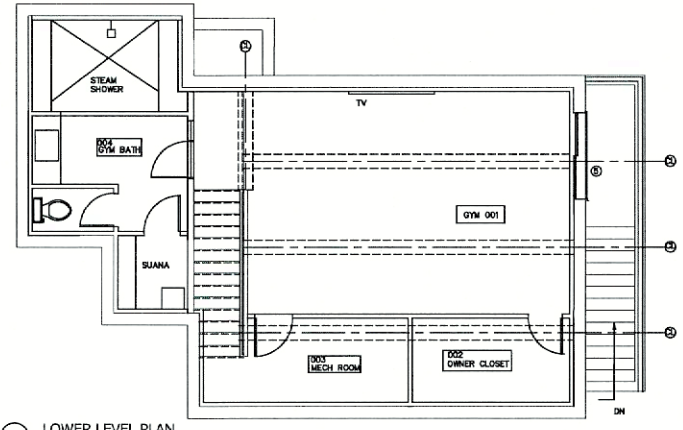
Scale: 1/4 = 1'-0





1 FIRTS FLOOR PLAN

Scale: 1/4 = 1'-0



1 LOWER LEVEL PLAN

Scale: 1/4 = 1'-0

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

GARAGE/COTTAGE FOR
PETER AND JENNIFER GARRAN
36 POCOMO ROAD
NANTUCKET, MASSACHUSETTS, 02554

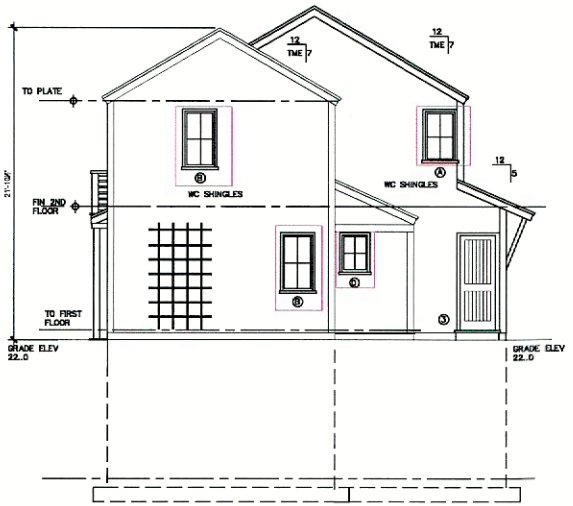
HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	1706.07

A1



1 PROPOSED NORTH ELEVATION

Scale: 1/4 = 1'-0



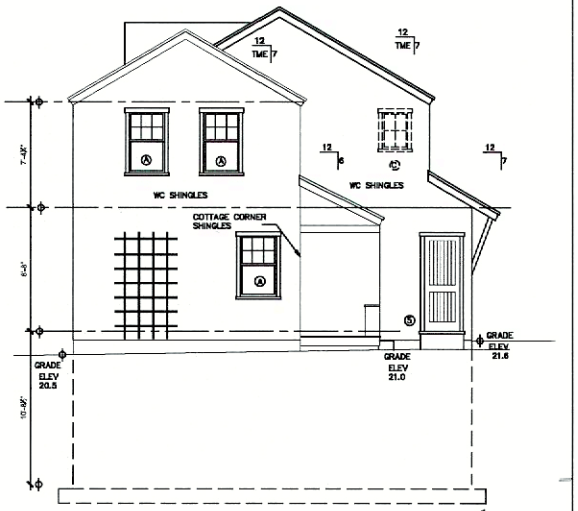
1 PROPOSED EAST ELEVATION

Scale: 1/4 = 1'-0



1 PREVIOUSLY APPROVED NORTH ELEVATION

Scale: 1/4 = 1'-0



1 PREVIOUSLY APPROVED EAST ELEVATION

Scale: 1/4 = 1'-0

NANTUCKET ARCHITECTURE GROUP LTD.
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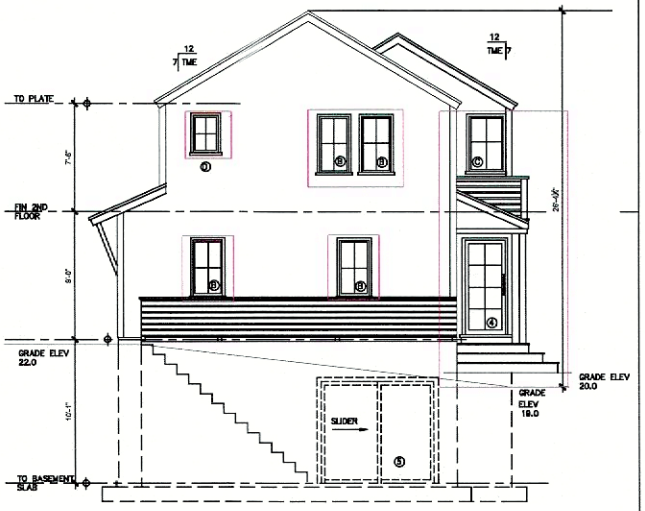
GARAGE/COTTAGE FOR
PETER AND JENNIFER GARRAN
36 POCOMO ROAD
NANTUCKET, MASSACHUSETTS, 02554

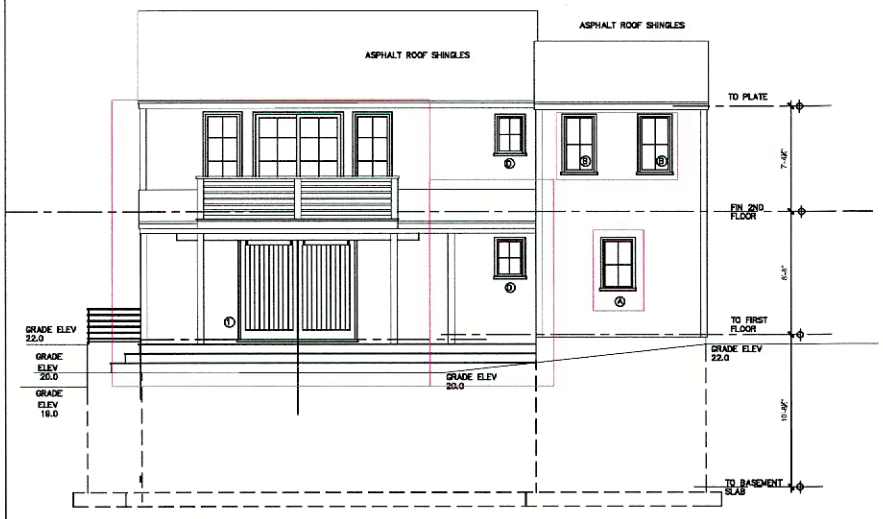
HDC: XX/XX/XX	
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	1706.07

A2



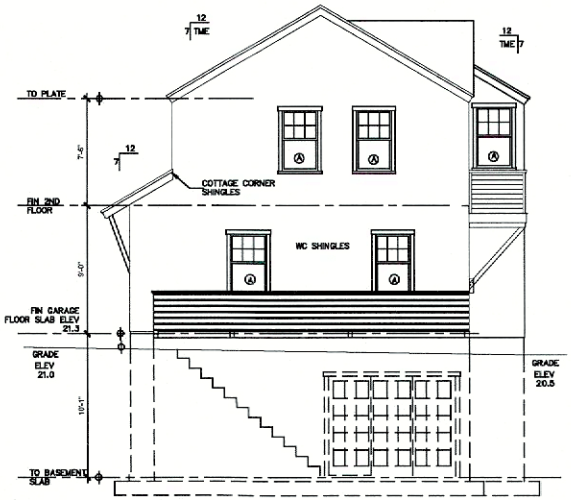
1 PROPOSED WEST ELEVATION

Scale: 1/4 = 1'-0



1 PROPOSED SOUTH ELEVATION

Scale: 1/4 = 1'-0



1 PREVIOUSLY APPROVED WEST ELEVATION

Scale: 1/4 = 1'-0



1 PREVIOUSLY APPROVED SOUTH ELEVATION

Scale: 1/4 = 1'-0

NANTUCKET ARCHITECTURE GROUP LTD.
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GARAGE/COTTAGE FOR
PETER AND JENNIFER GARRAN
36 POCOMO ROAD
NANTUCKET, MASSACHUSETTS, 02554

HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	

1706.07

A3

Previous Approval

CERTIFICATE NO: HDC2024-07-10724 DATE ISSUED: 7/16/24

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°: 14 PARCEL N°. 79

Street & Number of Proposed Work: 36 POCOMO RD

Owner of record: PETER & JENNIFER GARRAN

Mailing Address: 36 POCOMO ROAD
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: NANTUCKET ARCHITECTURE GROUP LTD

Mailing Address: POST OFFICE BOX 1814
NANTUCKET, MA 02554

Contact Phone #: 508 228 5821 x2 E-mail: _____

FOR OFFICE USE ONLY

Date application received: 7/1/24 Fee Paid: $ 50

Must be acted on by: 8/1/2024

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as Submitted

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☒ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No 2021-04-3615

☐ Pool (Zoning District ____) ☐ Roof ☒ Other 2ND DWELLING

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 896 Decks/Patio: Size: 5X6 ☐ 1st floor ☒ 2nd floor

Width: _____ Sq. footage 2nd floor: 780 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 24'0 South 24'0 East 24'0 West 24'0

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

RENEW CERTIFICATE NO HDC 2021-04-3615

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" to 1'0 ☐ 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 5 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 5/4 x 8 Rake 5/4 x 8 Soffit (Overhang) TME Corner boards _____ Frieze _____

Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front FRENCH Rear _____ Side V-GROOVE

Garage Door(s): Type OH DOOR Material _____

Hardscape materials: Driveways EXISTING Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof TO MATCH EXIST

Trim WHITE Sash WHITE Doors WHITE

Deck NTW Foundation _____ Fence _____ Shutters _____

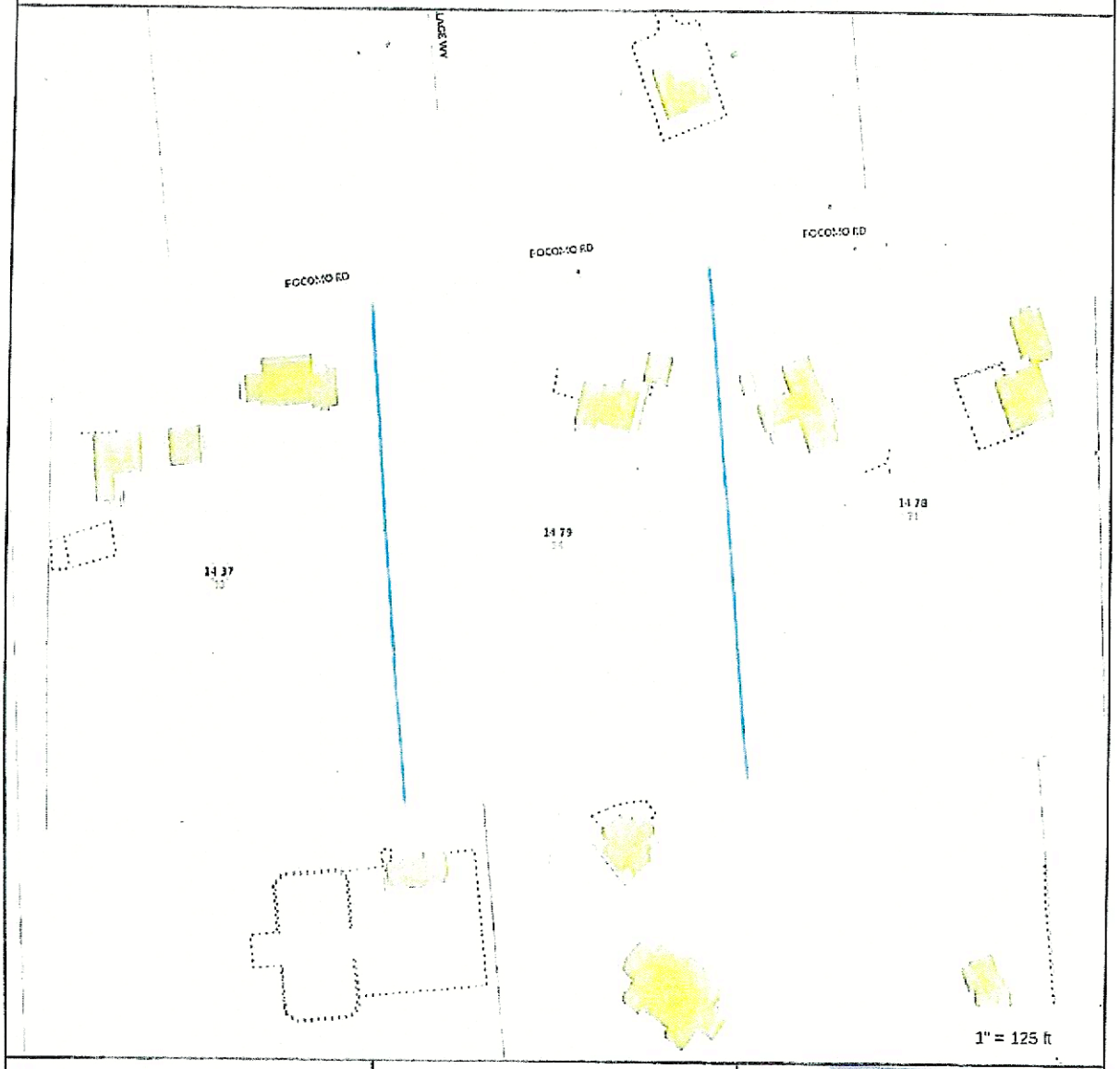
* Attach manufacturer's color samples if color is not from HDC approval list.

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 25 JUNE 2024 Signature of owner of record Jennifer Garran Signed under penalties of perjury

Town and County of Nantucket, MA

February 25, 2021



Property Information

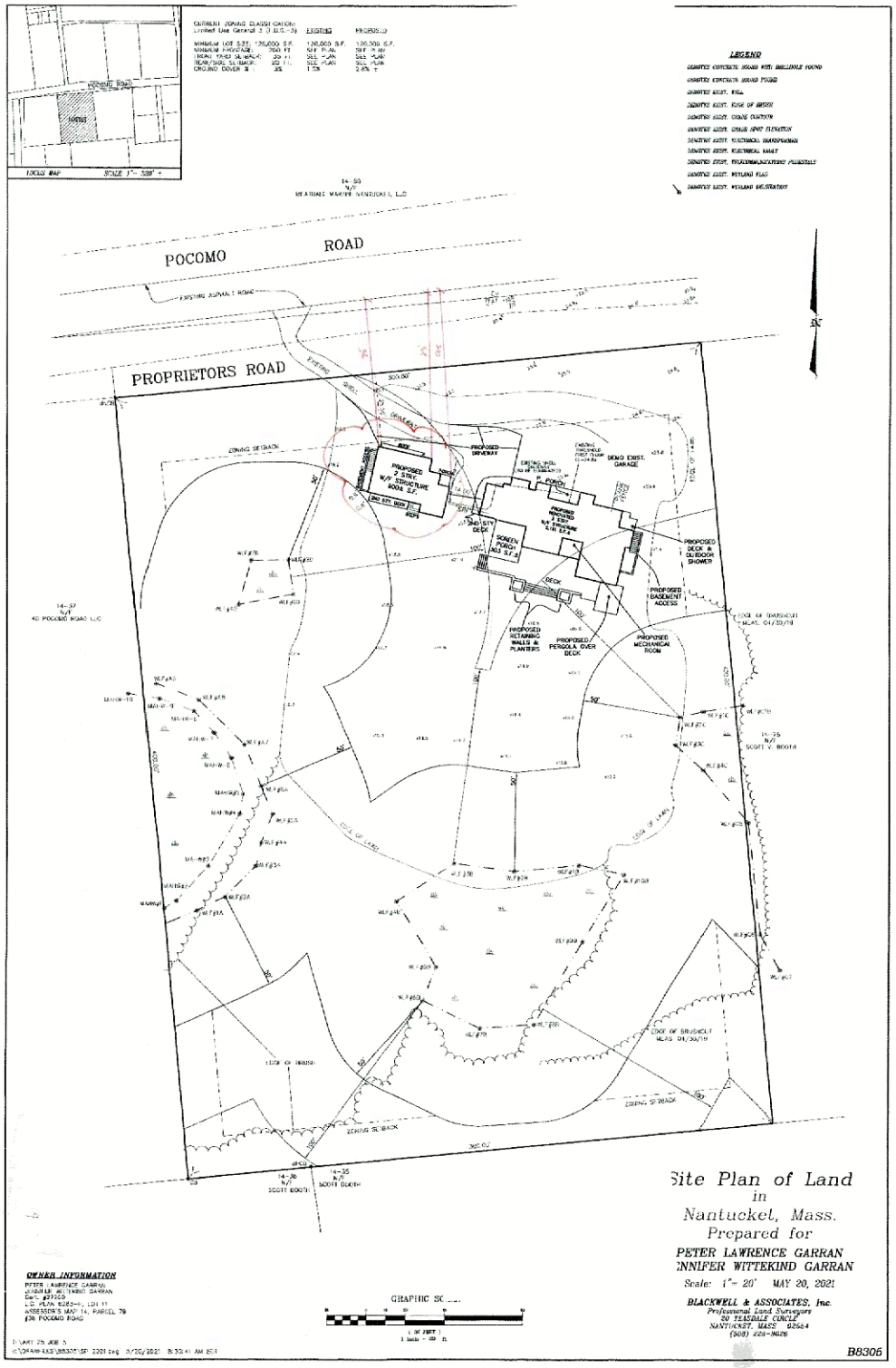
Property ID	14 79
Location	36 POCOMO RD
Owner	GARREN PETER L & JENNIFER W

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated Jan. 2021
Data updated Jan. 2021

RECEIVED
By

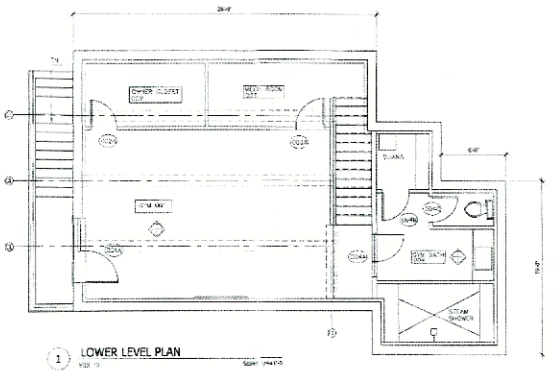


Site Plan of Land
in
Nantucket, Mass.
Prepared for
PETER LAWRENCE GARRAN
JENNIFER WITTEKIND GARRAN

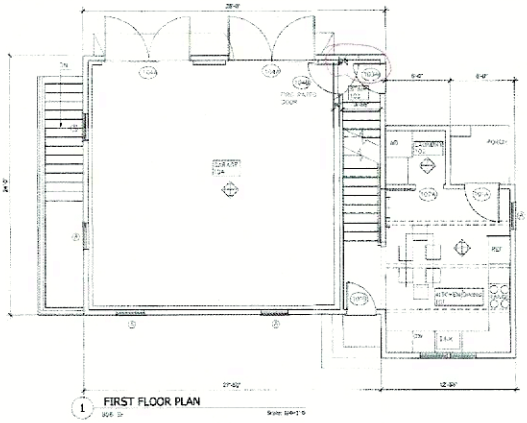
Scale: 1" = 20' MAY 20, 2021

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TRASDALE CIRCLE
NANTUCKET, MASS 02554
(508) 228-9628

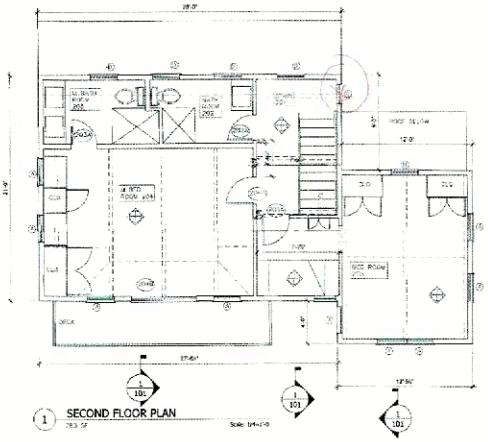
B8305



1 LOWER LEVEL PLAN



1 FIRST FLOOR PLAN



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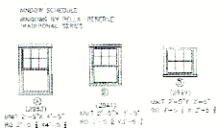
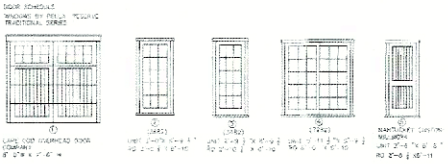




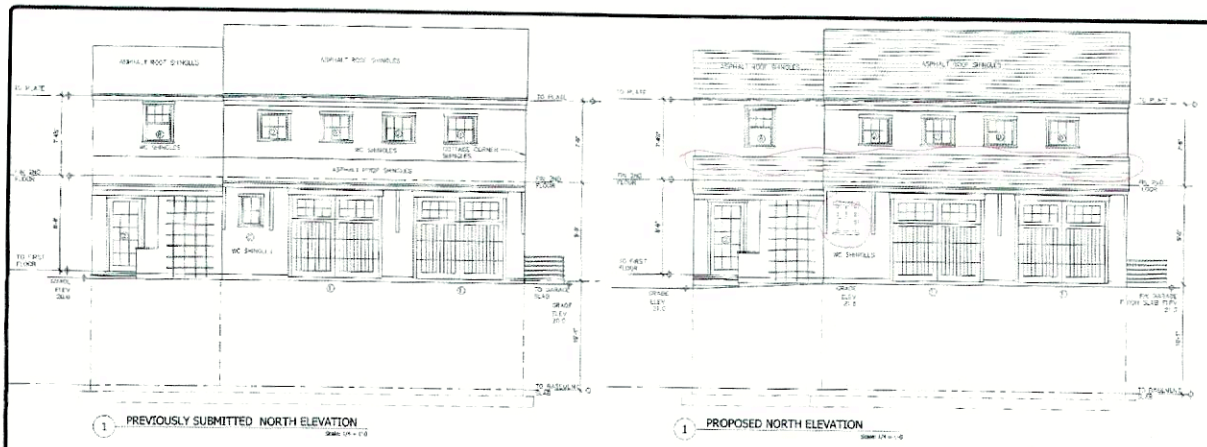
NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

RENOVATION FOR:
PETER AND JENNIFER GARRAN
36 POCOMO ROAD
NANTUCKET, MASSACHUSETTS, 02554

FIRST FLOOR PLAN

HDC: XXXXX/XX	
BUILDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/S:	1706.07

GA1



1 PREVIOUSLY SUBMITTED NORTH ELEVATION

1 PROPOSED NORTH ELEVATION



1 PREVIOUSLY SUBMITTED EAST ELEVATION

1 PROPOSED EAST ELEVATION

NANTUCKET ARCHITECTURE GROUP LTD.
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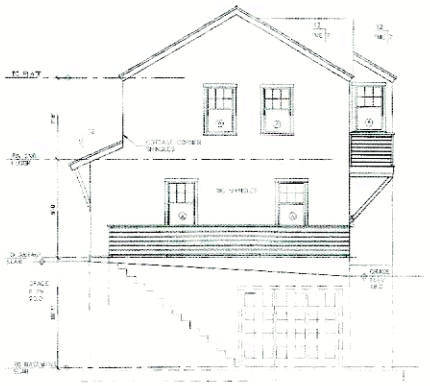
RENOVATION FOR:
PETER AND JENNIFER GARRAN
38 POCOMO ROAD
NANTUCKET, MASSACHUSETTS, 02554

FIRST FLOOR PLAN

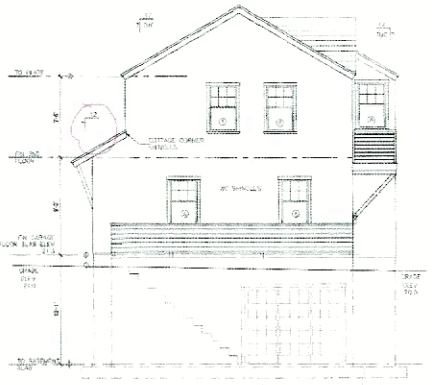
HDC: XX/XX/XX	
BIDDING	
BLDG. DEPT.	
REVISIONS	
REVISIONS	
REVISIONS	
REVISIONS.	
DIR.	

1706.ST

GA2



1 PREVIOUSLY SUBMITTED WEST ELEVATION



1 PROPOSED WEST ELEVATION



1 PREVIOUSLY SUBMITTED SOUTH ELEVATION



1 PROPOSED SOUTH ELEVATION

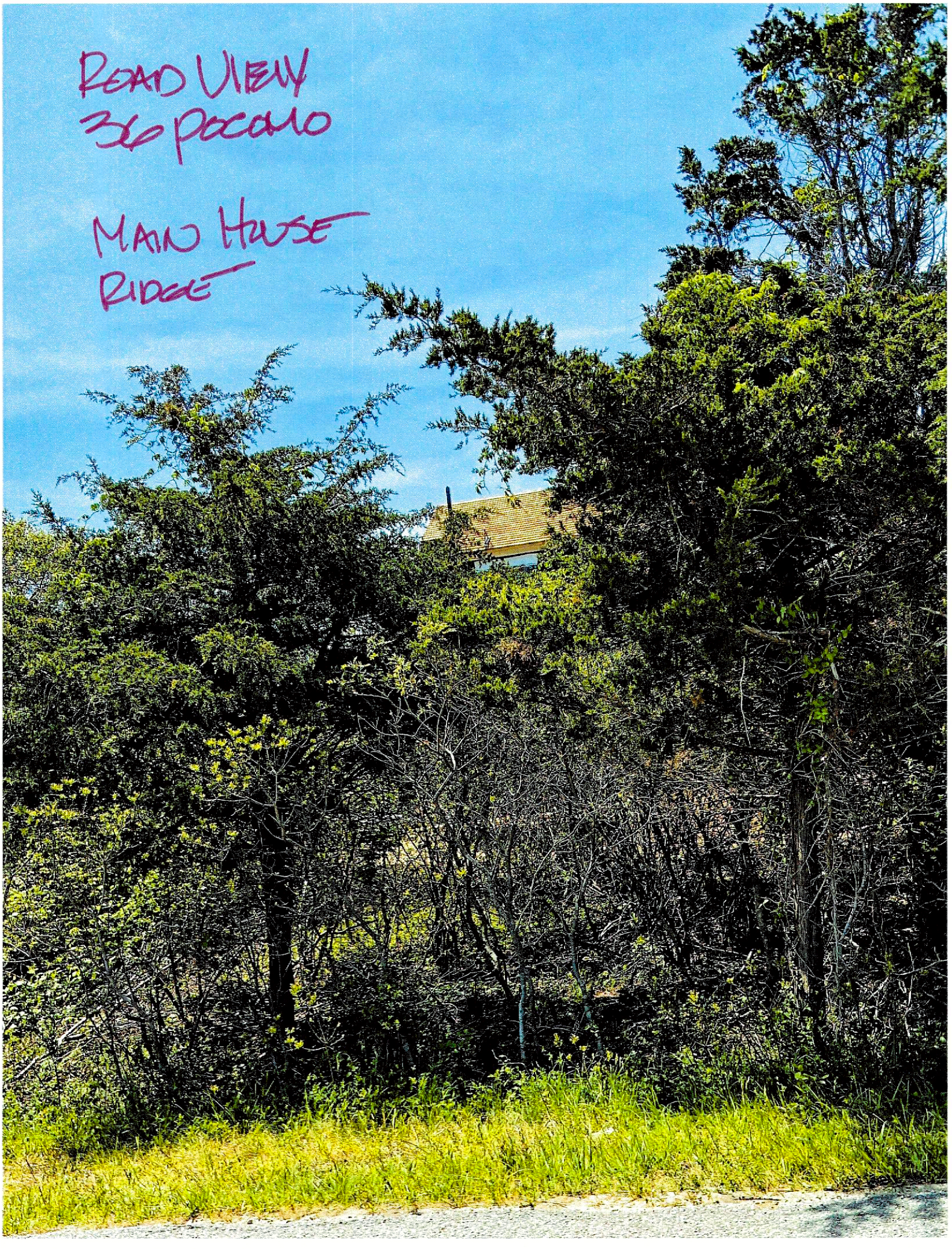
NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

RENOVATION FOR:
PETER AND JENNIFER GARRAN
36 POCOMO ROAD
NANTUCKET, MASSACHUSETTS, 02554

FIRST FLOOR PLAN

HDC: XXXX/XX
BIDDING:
BLDG. DEPT.
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B:
1706.07

GA3

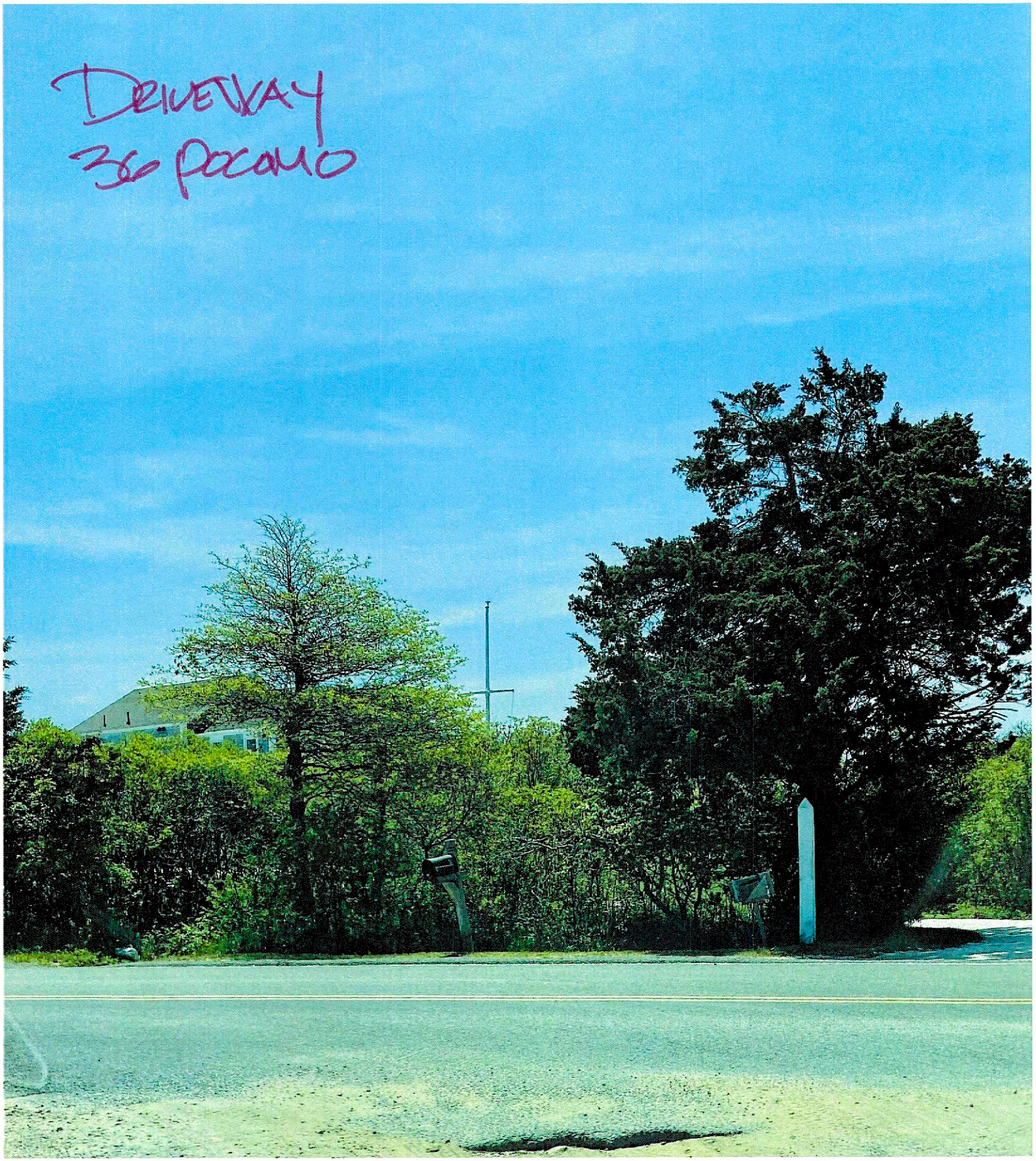

ROAD VIEW
36 PECAN
MAIN HOUSE
RIDGE


Garage
POCONO RD



TREES THICK ROAD


ROAD VIEW
36 POCAHO
GARAGE


DRIVEWAY
36 POCAHO

nationalgrid

Marisa L. Pizzi
Senior Counsel II

October 3, 2024

BY HAND and ELECTRONIC MAIL

Historic District Commission
2 Fairgrounds Road
Nantucket, MA 02554

Re: Nantucket Electric Company d/b/a National Grid
Application for Certificate of Appropriateness for Building Removal
10 New Whale Street, Nantucket, Massachusetts

To Whom it May Concern:

Nantucket Electric Company d/b/a National Grid (the "Company") submits the attached application to the Historic District Commission ("HDC") for a Certificate of Appropriateness in connection with the above-referenced building removal at 10 New Whale Street, Nantucket, Massachusetts. The existing structure, built in 1875, has reached the end of its useful life. The structure is in serious disrepair and poses a significant hazard and safety risk. Therefore, the Company proposes to demolish and remove the unsafe building from the site.

The Company submits the following materials for filing with the HDC:

1. Signed Application Form (Certificate of Appropriateness);
2. Initialed HDC Application Checklist;
3. Locus Map (Town GIS Map) – 4 copies;
4. Site Plan – 4 copies;
5. Photographs – 4 copies;
6. Waiver of the HDC 10 Day Hearing Requirement; and
7. Filing fee payable to the HDC in the amount of **$100.00**.

170 Data Drive, Waltham, MA 02154
T: 1-781-907-2114 ■ Marisa. Pizzi@nationalgrid.com ■ www.nationalgrid.com

We appreciate the HDC's consideration of the requested Certificate of Appropriateness. Kindly file this application with the HDC. The Company requests that the application be scheduled for review at the HDC's next available meeting on **October 15, 2024**.

Thank you.

Sincerely,

Marisa L. Pizzi

Enclosures

cc: Collin Grimes, Jones Lang Lasalle, Project Manager for National Grid
William Ciocca, National Grid

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:

MLP 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

MLP 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.

MLP 3. **Application Fee**: See back of application for fee schedule or call the office.

MLP 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

MLP 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.*.

MLP 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.

MLP 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

MLP 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

_____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

_____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

_____ 3. **As-Built Plans (1copy):** of existing elevations

_____ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

_____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

_____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

_____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

_____ 8. **Abutter Notification Materials**- Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.1 PARCEL N°. 37

Street & Number of Proposed Work: 10 New Whale St.

Owner of record: Nantucket Electric Company d/b/a National Grid

Mailing Address: 170 Data Drive
Waltham, MA 02451

Contact Phone #: 781-907-2114 E-mail: marisa.pizzi@nationalgrid.com

AGENT INFORMATION (If applicable)

Name: Marisa L. Pizzi

Mailing Address: 170 Data Drive
Waltham, MA 02451

Contact Phone #: 781-907-2114 E-mail: marisa.pizzi@nationalgrid.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☒ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: N/A

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) N/A

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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 N/A Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/2/24 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 Marisa L. Pizzi

AS AGENT FOR Nantucket Electric Company d/b/a National Grid

STREET ADDRESS 170 Data Drive, Waltham, MA 02451

MAP/PARCEL 42.3.1 / 37

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 10/3/24

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.

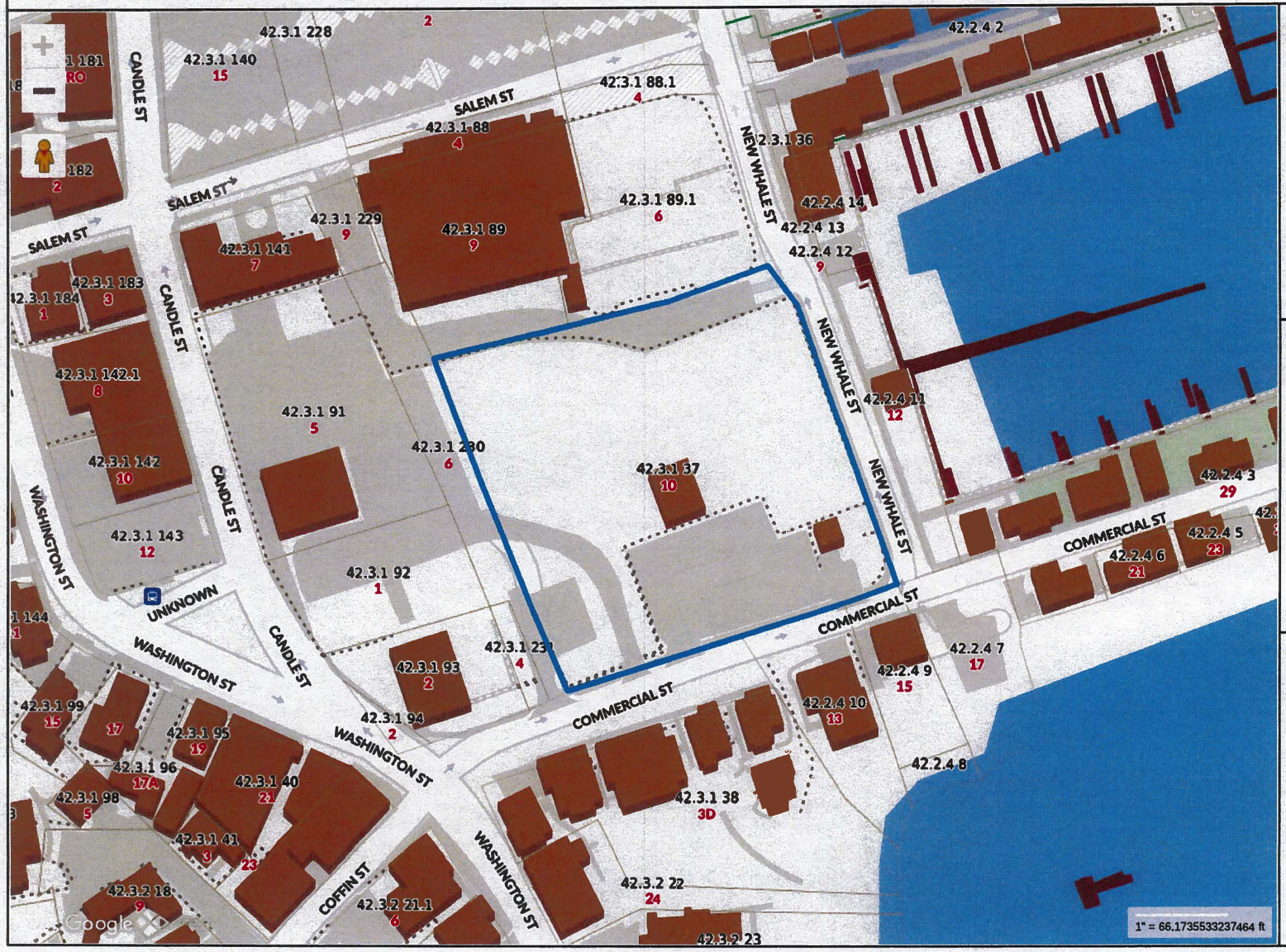
Marisa L. Pizzi 10/3/24

Signature Date

Locus Map

Town and County of Nantucket, MA

September 18, 2024



Property Information

Property ID	9480
Location	10 NEW WHALE ST
Owner	NANTUCKET ELECTRIC COMPANY

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Site Plan

File Location: G:\GISPrj\10131400\Output\Maps\MXD\ReportMaps\Standalone\NewWhaleStDemo_Standalone_ER_20240925.mxd
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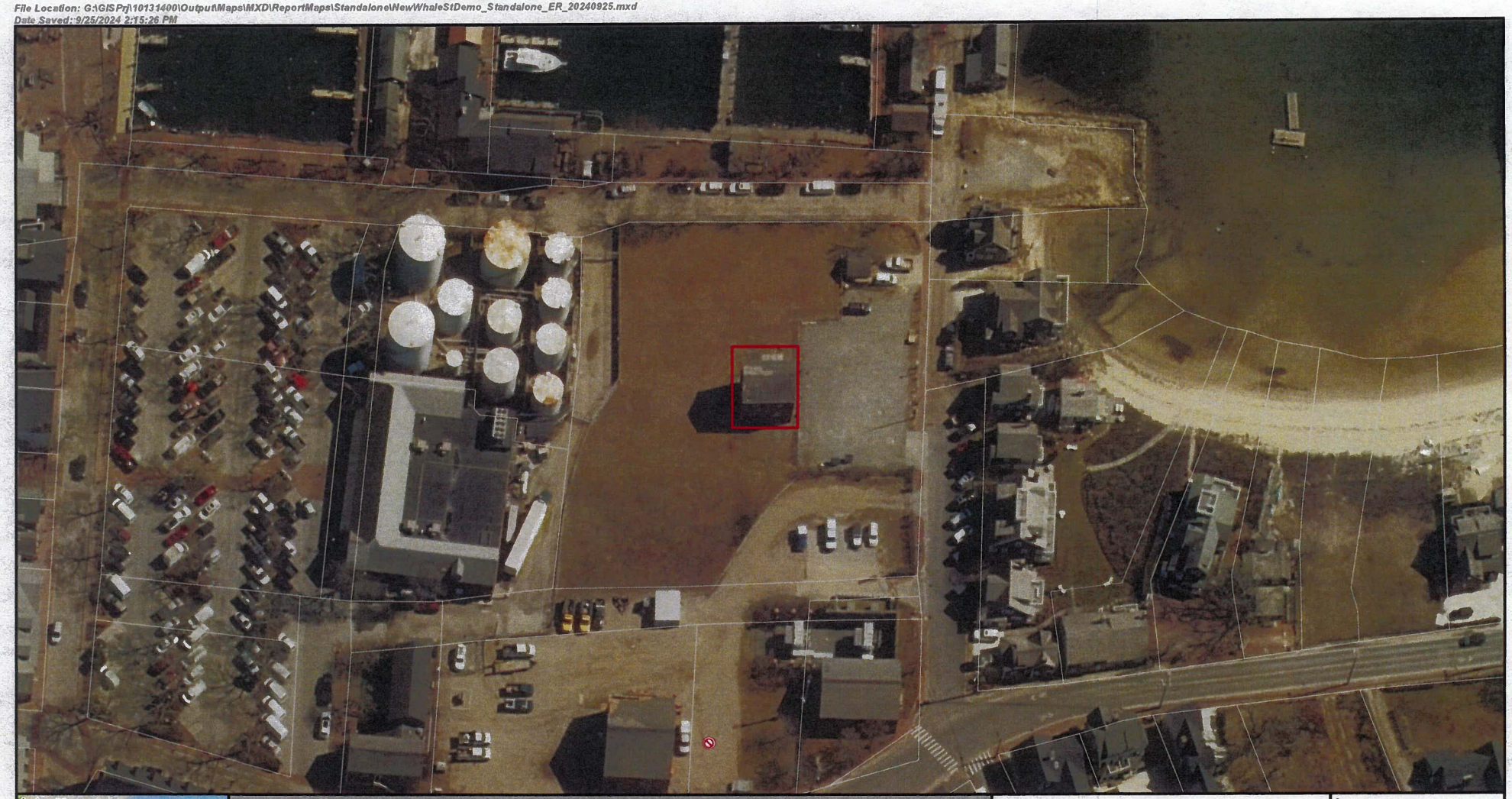

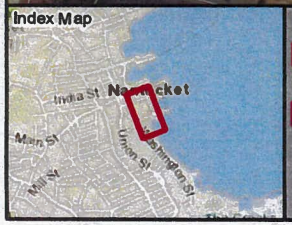

Legend

- Building to be Demolished
- Parcel Boundaries
- Town Boundary

N

1 inch = 60 feet
0 30 60
Feet

*Indicates Layers Set to Transparency

NEW WHALE STREET MAKE-SAFE BUILDING DEMOLITION

Date: 9/25/2024

Nantucket, MA

Source:
-MassGIS
Basemap & Environmental Data
-Aerial & Topo Imagery
ESRI, DigitalGlobe, GeoEye, i-cubed, DeLorme, NAVTEQ, TomTom, Intermap, Increment P Corp., AEX, GEBCO, USDA, USGS, FAO, NPS, NRCAN, GeoBase, Gistmapping, Aerogrid, IGP, IGN, Kadaster NL, Ordnance Survey, ESRI japan, METI, ESRI China (Hong Kong), swisstopo, & the GIS User Community

nationalgrid
BSC GROUP

THIS DOCUMENT IS INTENDED FOR GENERAL PLANNING & INFORMATION PURPOSES ONLY. ALL MEASUREMENTS & LOCATIONS ARE APPROXIMATE

10 New Whale St (Interior 1)


EXIT

10 New Whale St (Interior 2)



10 New Whale St (North Exterior)



10 New Whale St (South Exterior)



10 New Whale St (West Exterior)



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 76.13 PARCEL N°. 281

Street & Number of Proposed Work: 26 Allington Street

Owner of record: Braden Eldridge

Mailing Address: PO Box 1 Siasconset MA 02564

Contact Phone #: 508 280.6794 E-mail: Acktuallygoodcafe Takings@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. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Remove Crawlspace Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Bulkhead and move and Demo Shed Sq. footage 3rd floor: _____

Difference between existing 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

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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 10/7/24 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

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OCT 07 2024
By

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.

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✓ 3. **As-Built Plans (1copy):** of existing elevations

See site plan 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

____ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

(initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

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____ 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 Brandon Eldridge

AS AGENT FOR Homeowner

STREET ADDRESS 26 Addington Street

MAP/PARCEL 76.13 281

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] 10/7/24

Signature Date

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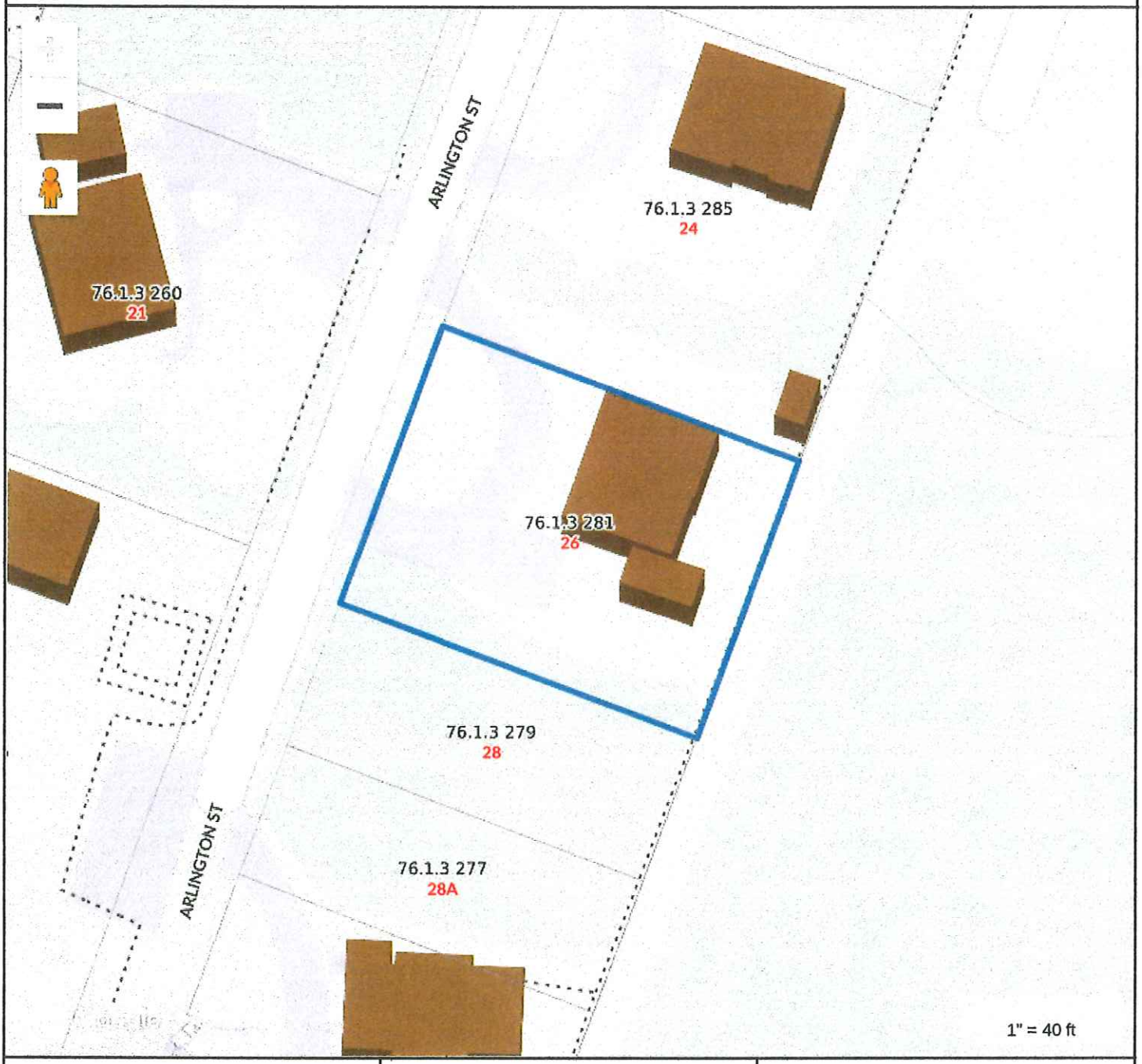
OCT 07 2024
By



Property Information

Property ID	12399
Location	26 ARLINGTON ST
Owner	ELDRIDGE BRANDON W

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

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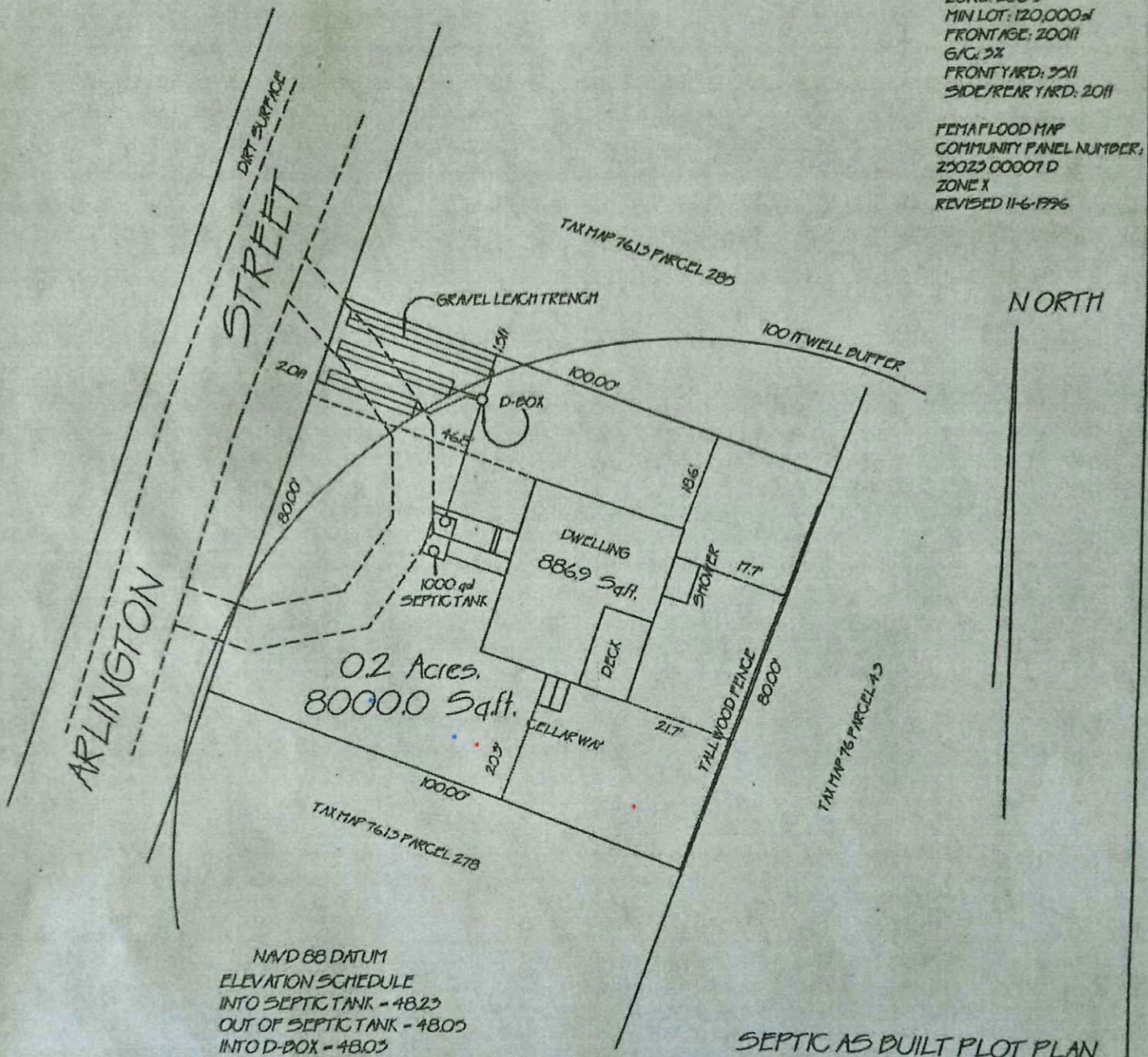

NAVD 88 DATUM
ELEVATION SCHEDULE
INTO SEPTIC TANK - 48.23
OUT OF SEPTIC TANK - 48.05
INTO D-BOX - 48.03
OUT OF D-BOX - 47.89
INTO LEACH TRENCH - 47.87
BOTTOM OF LEACH TRENCH - 45.72

SEPTIC AS BUILT PLOT PLAN

26 ARLINGTON STREET
NANTUCKET, MASS.
SCALE 1" = 30' 4-16-2014
ACKME SURVEY LLC
508-332-8067

4-16-2014

COMMONWEALTH OF MASSACHUSETTS
FRANK O. HOLDGATE
No. 33599
PROFESSIONAL LAND SURVEYOR

FRANK O. HOLDGATE PLS 33599

OWNER: CLAUDIA S. WEISS
26 ARLINGTON STREET
TAX MAP 76.13 PARCEL 281
CERT. 23681
LC PLAN 5004-G
BLOCK 2 LOTS 25-28

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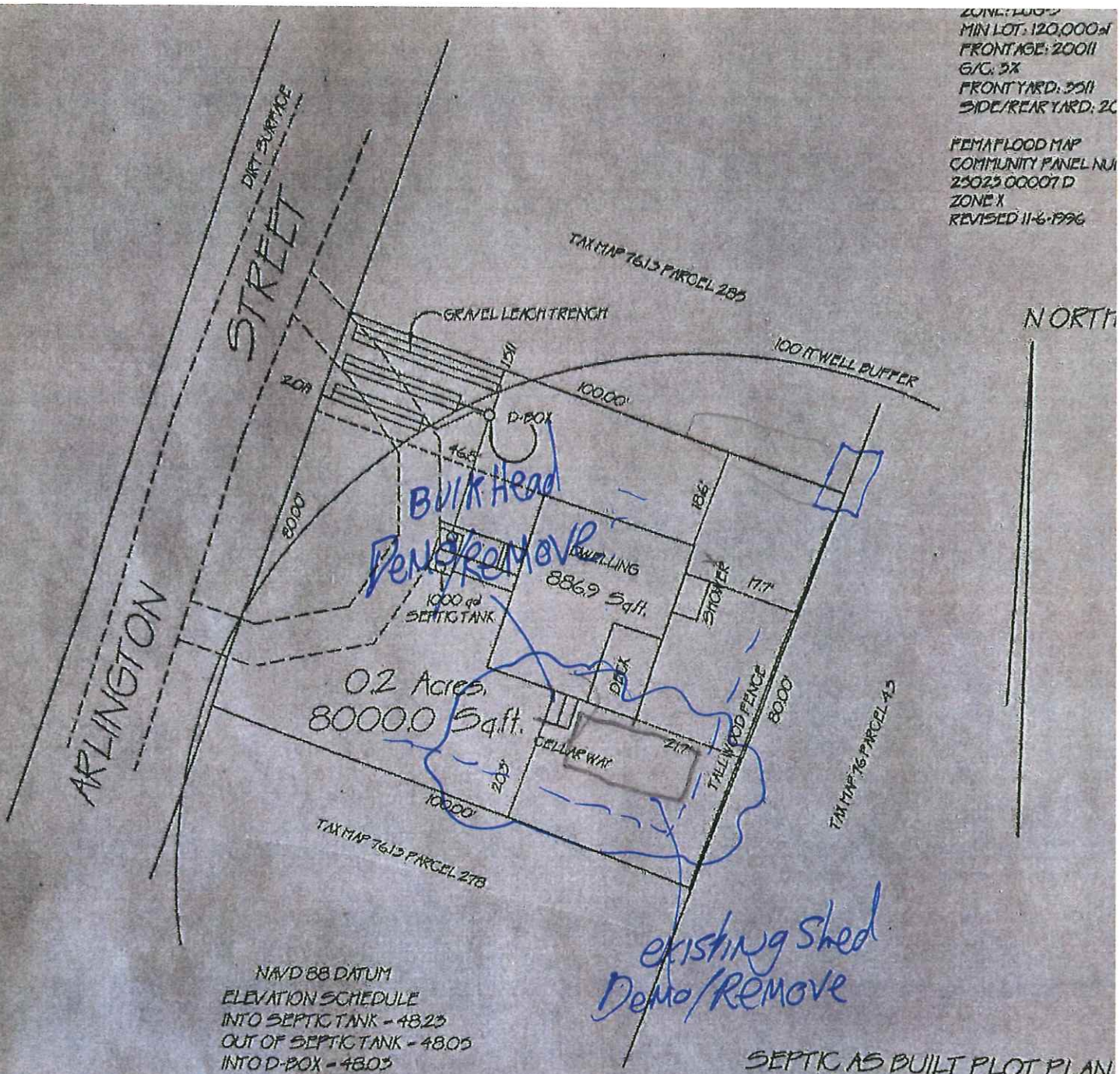
Copied from Town of Nantucket Public Records



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26 ARLINGTON STREET
NANTUCKET, MASS.
SCALE 1"=30' 4-16-2014
ACKME SURVEY LLC
508-332-8067

4-16-14

COMMONWEALTH OF MASSACHUSETTS
FRANK O. HOLDGATE
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PROFESSIONAL LAND SURVEYOR

FRANK O. HOLDGATE PLS 33599

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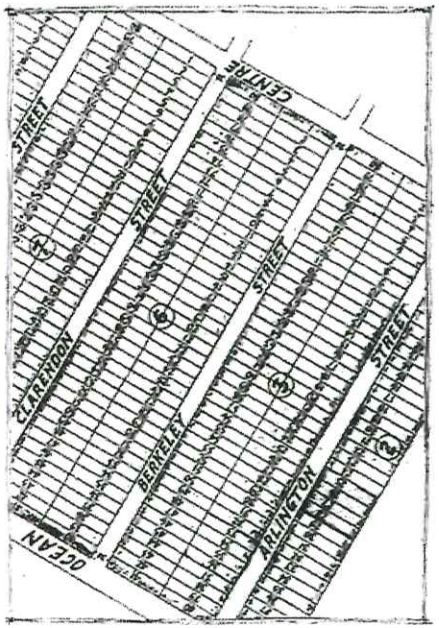
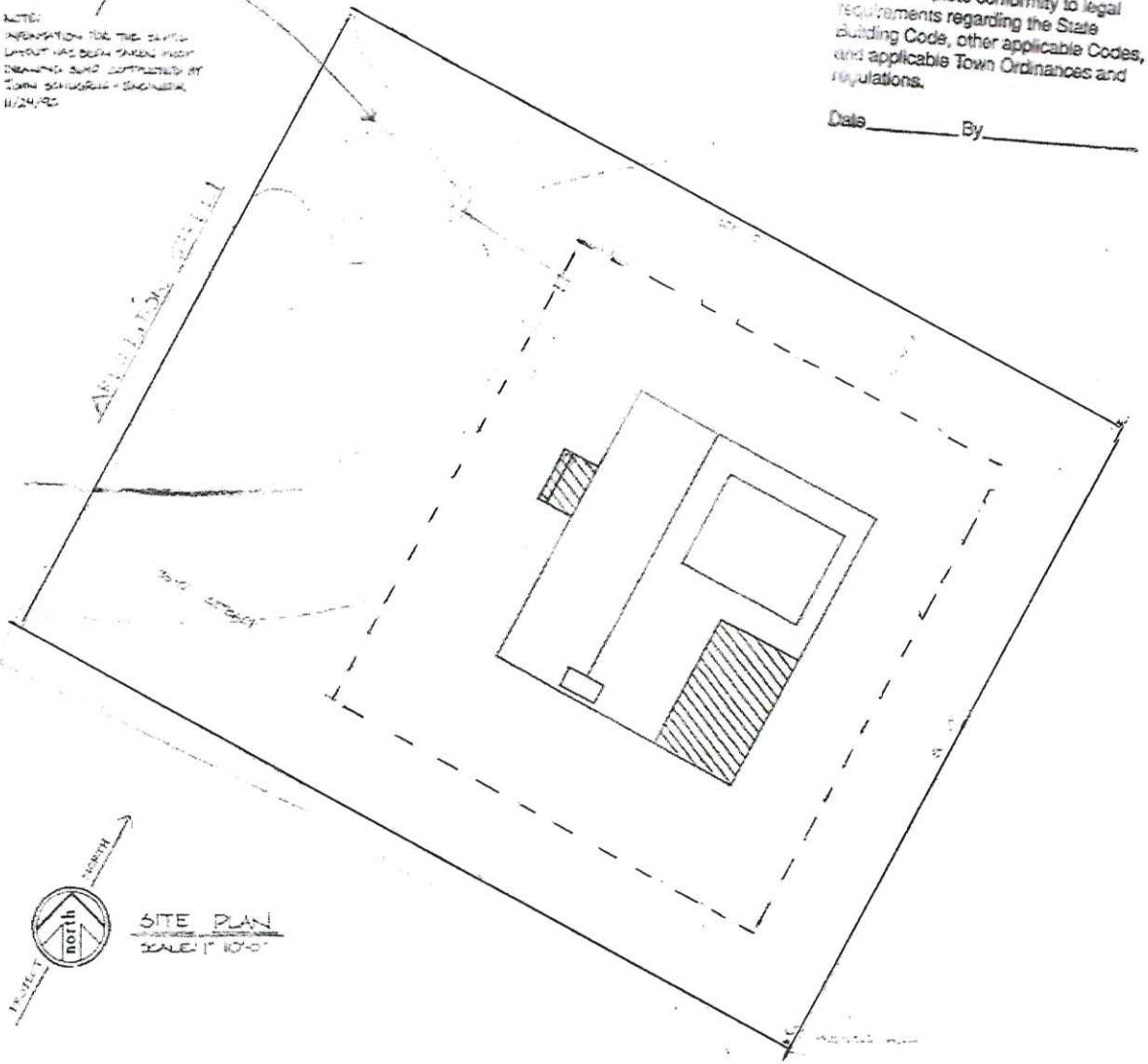
OWNER: CLAUDIA S. WEISS
26 ARLINGTON STREET
TAX MAP 76.13 PARCEL 281
CERT. 23681
LC PLAN 5004-G
BLOCK 2 LOTS 25-28

[redacted]

26 Arlington Street
Tom Nevers



LOCUS PLAN
NO SCALE



SITE PLAN
SCALE: 1" = 10'-0"

SITE DATA

LIST OF DRAWINGS

1 SITE LOCUS INFORMATION
2 FOUNDATION PLAN
3 FIRST FLOOR PLAN
4 SECOND FLOOR PLAN
5 EAST ELEVATION
6 WEST ELEVATION
7 NORTH ELEVATION
8 SOUTH ELEVATION
9 SECTION/BUILDING

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File

Map 76.1.3 Lot 281

These drawings are approved by the Brookline Building Department subject to their complete conformity to legal requirements regarding the State Building Code, other applicable Codes, and applicable Town Ordinances and regulations.

Date_____ By_____

These drawings and the designs they illustrate are the sole property of Aileen I. Barth and may not be reproduced or used for construction, in part or in whole, without written authorization of Aileen I. Barth. Distribution of prints for any purpose shall not constitute authorization of use.

REVISION

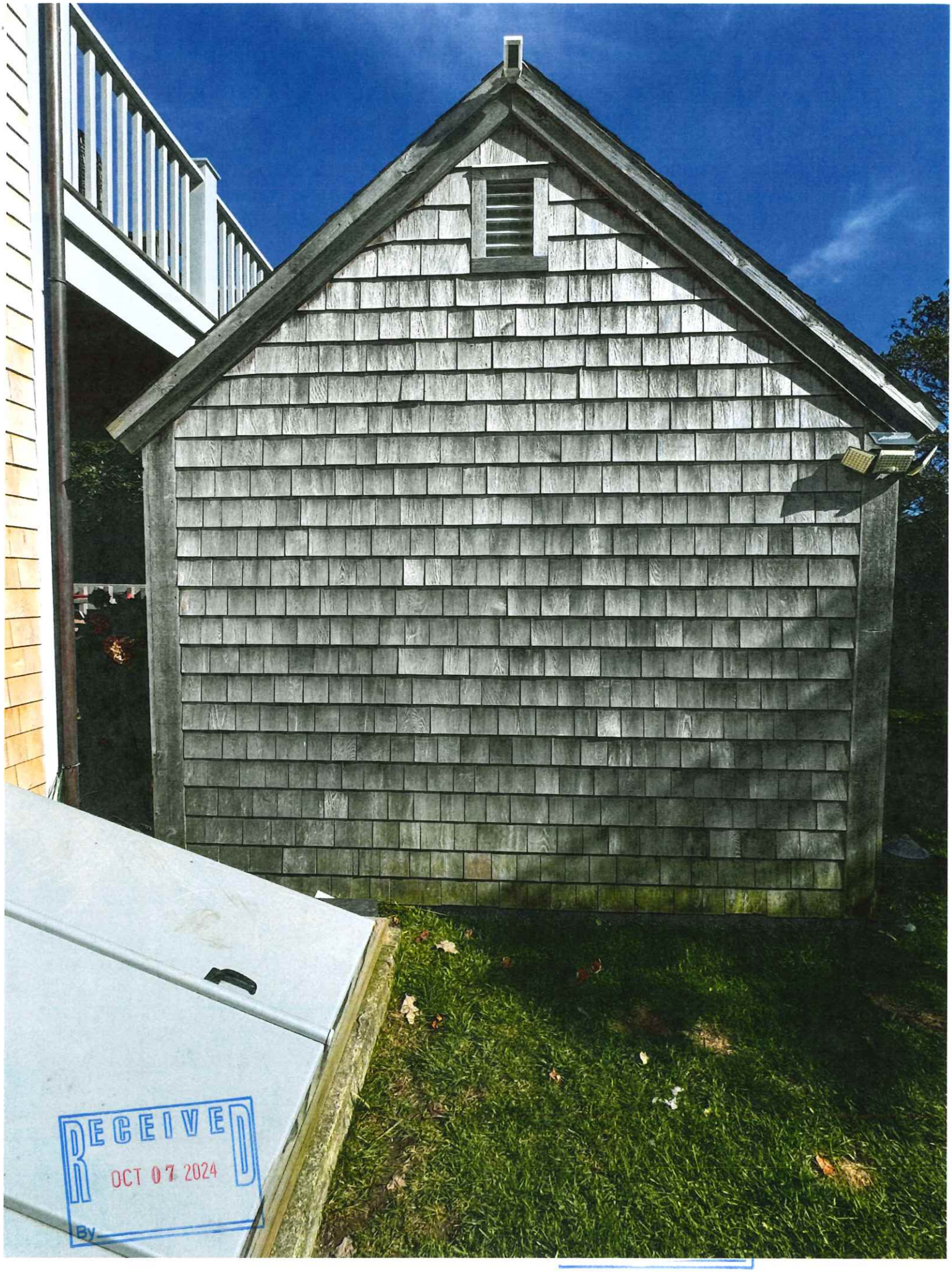
AILEEN I. BARTH ASSOCIATES
16 MIACOMET ROAD
NANTUCKET, MASS. 02554
508 228 3089

JOB

Scale: Date: By:

1

9



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By

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for 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°: 76.13 PARCEL N°. 281

Street & Number of Proposed Work: 26 Arlington Street

Owner of record: Brandon Eldridge

Mailing Address: Po Box 1 Siasconset MA 02564

Contact Phone #: 508 280-6794 E-mail: ACKTually goodcare Talking@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. _____

☑ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 36 Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

504 0 Width: 14 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

with autocover Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 ± South 0 ± East 0 ± West 0 ±

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1992

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

RECEIVED OCT 07 2024 By _____

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

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Fence: Height: _____
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Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

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Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

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Date 10/7/24 Signature of owner of record _____ Signed under penalties of perjury

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
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Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Warden Eldridge

AS AGENT FOR Home owner

STREET ADDRESS 26 Allington Street

MAP/PARCEL 76.13 281

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

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Signature 10/7/24

Signature Date

Planning and Land Use Services
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Telephone: 508.325.7587

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Property Information

Property ID	12399
Location	26 ARLINGTON ST
Owner	ELDRIDGE BRANDON W

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

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By



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Geometry updated 06/04/2024
Data updated Jan. 2021

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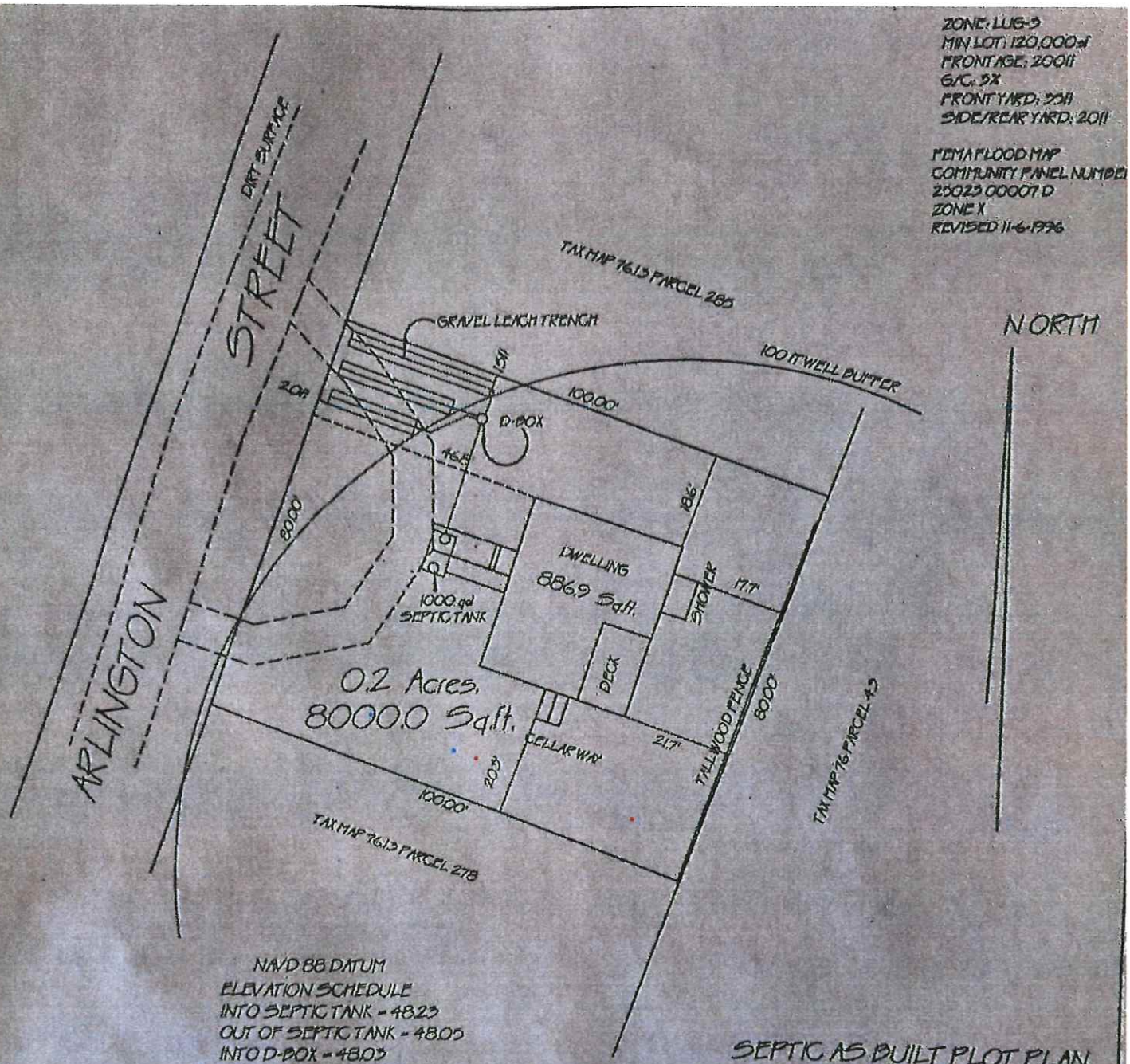

NAVD 88 DATUM
ELEVATION SCHEDULE
INTO SEPTIC TANK - 48.23
OUT OF SEPTIC TANK - 48.05
INTO D-BOX - 48.03
OUT OF D-BOX - 47.89
INTO LEACH TRENCH - 47.87
BOTTOM OF LEACH TRENCH - 45.72

SEPTIC AS BUILT PLOT PLAN

26 ARLINGTON STREET
NANTUCKET, MASS.
SCALE 1"-30' 4-16-2014
ACKME SURVEY LLC
508-332-8067

COMMONWEALTH OF MASSACHUSETTS
FRANK O. HOLDGATE
No. 33599
PROFESSIONAL LAND SURVEYOR

FRANK O. HOLDGATE PLS 33599

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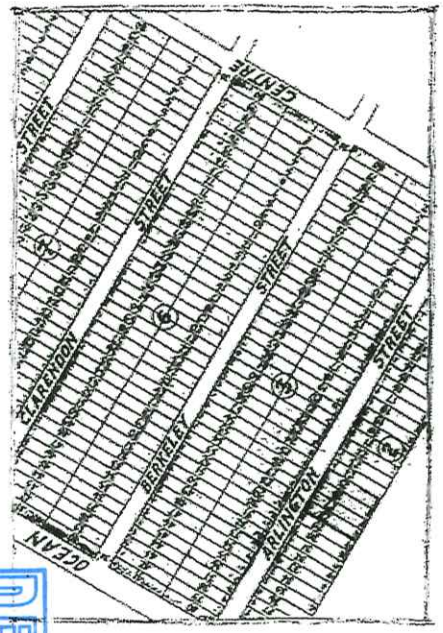
By

OWNER: CLAUDIA S. WEISS
26 ARLINGTON STREET
TAX MAP 76.13 PARCEL 281
CERT. 23681
LC PLAN 3004-G
BLOCK 2 LOTS 25-28

Copied from Town of Nantucket Public Records

[redacted]

26 Arlington Street
Tom Nevers



LOCUS PLAN
NO SCALE

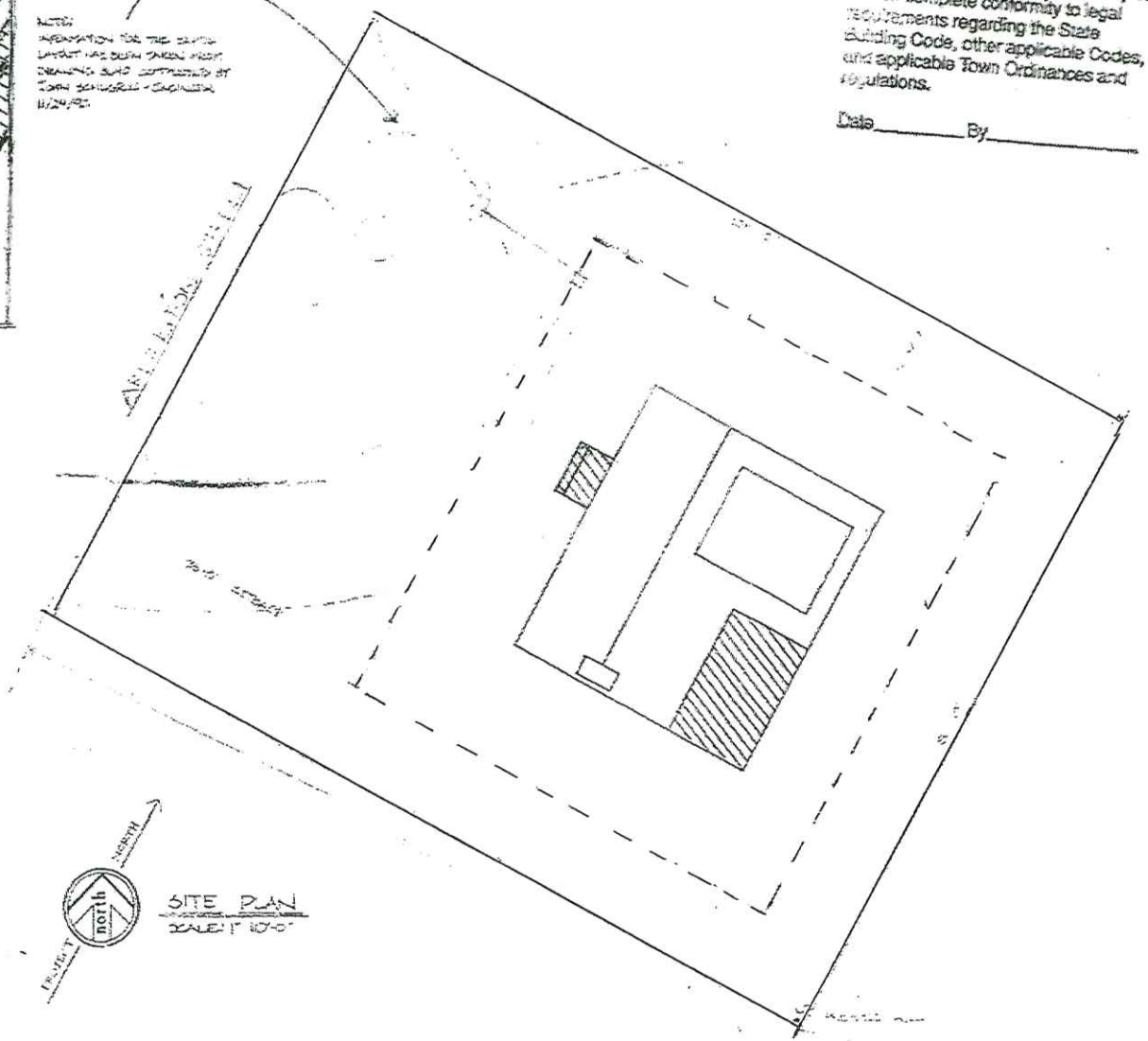
SITE INFORMATION

ASSESSORS
MAP 76-13 PARCEL 281-284

LIST OF DRAWINGS

1 SITE LOCUS INFORMATION
2 FOUNDATION PLAN
3 FIRST FLOOR PLAN
4 SECOND FLOOR PLAN
5 EAST ELEVATION
6 WEST ELEVATION
7 NORTH ELEVATION
8 SOUTH ELEVATION
9 SECTION/WALL FRAMES

NOTE:
INFORMATION FOR THE SITE LAYOUT HAS BEEN TAKEN FROM DRAWING BLAD COMPLETED BY TOM SCHUGRUE - ENGINEER 11/24/92



SITE PLAN
SCALE: 1" = 10'-0"

File
Map 76.1.3 Lot 281
These plans are approved by the Nantucket Building Department subject to their complete conformity to legal requirements regarding the State Building Code, other applicable Codes, and applicable Town Ordinances and regulations.

Date_____ By_____

REVISION

These drawings and the designs they illustrate are the sole property of Aileen I. Barth and may not be reproduced or used for construction, in part or in whole, without written authorization of Aileen I. Barth. Distribution of prints for any purpose shall not constitute authorization of use

AILEEN I. BARTH ASSOCIATES
16 MACOMBA ROAD
NANTUCKET, MASS. 02554
508 228 3049

JOB

Scale

Date

By

1

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By

[redacted]

26 Arlington Street
Tom Nevers

RECEIVED
OCT 07 2024



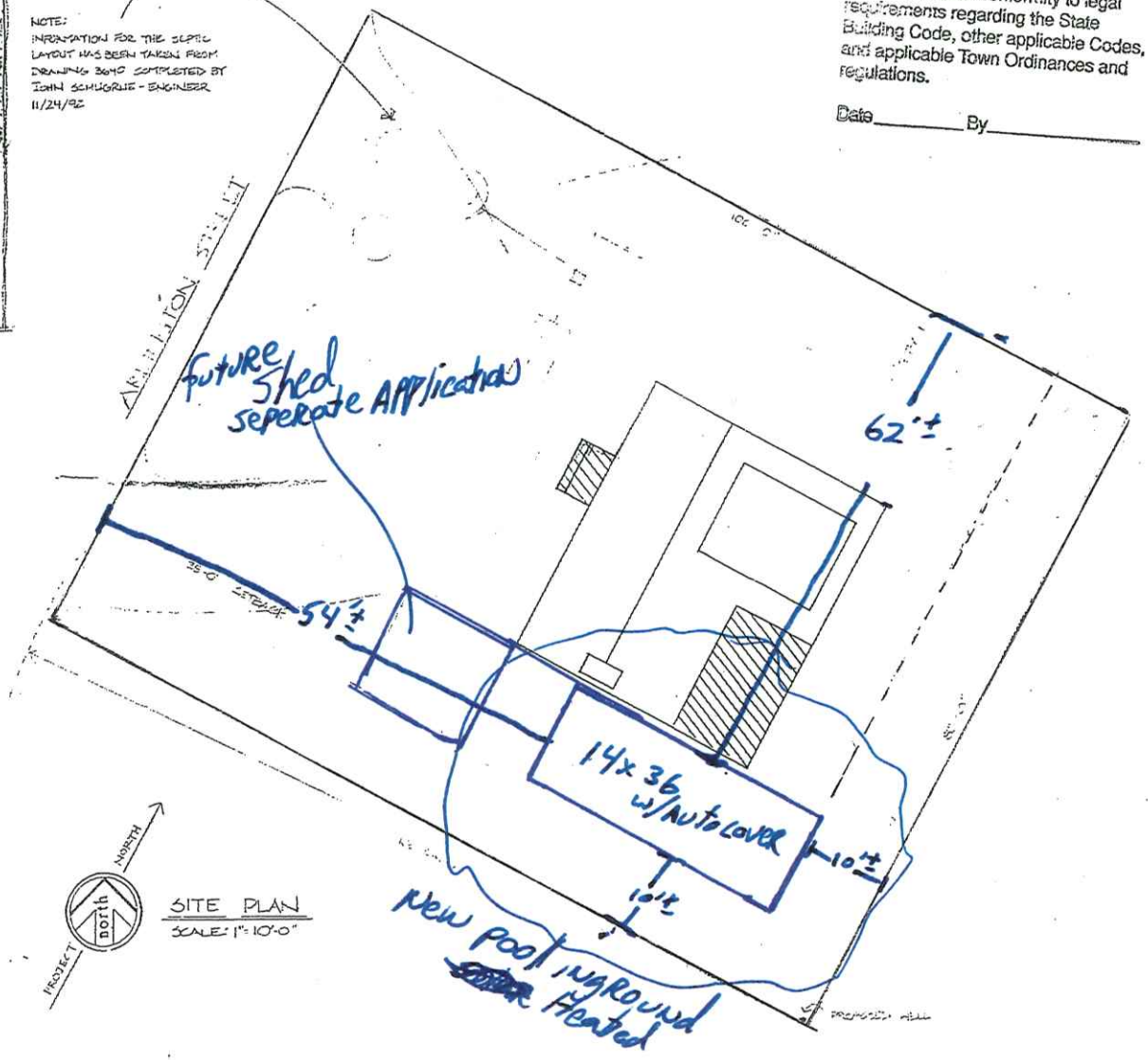
LOCUS PLAN
NO SCALE

NOTE:
INFORMATION FOR THE SEPTIC LAYOUT HAS BEEN TAKEN FROM DRAWING 3640 COMPLETED BY JOHN SCHLOERLE - ENGINEER 11/24/92

Map 76.1.3 Lot 281

[redacted] is are approved by the Nantucket Building Department subject to their complete conformity to legal requirements regarding the State Building Code, other applicable Codes, and applicable Town Ordinances and regulations.

Date _____ By _____



SITE INFORMATION

INFORMATION FOR THE SITE PLAN WAS TAKEN FROM A SEPTIC LAYOUT DESIGN BY JOHN SCHLOERLE DATED 11/24/92

INFORMATION ALSO BE FOUND AT THE NANTUCKET REGISTRY OF DEEDS
- LIBER 1004 PAGE 284
PLAN BOOK 10 PAGE 28

LOT SIZE 5000 SF (.115 ACRES)
ALLOWABLE LAND COVER - 1500 SF
PROPOSED LAND COVER - 965 SF

ASSESSORS
MAP 76.1.3 PARCEL 281-284

LIST OF DRAWINGS

1 SITE LOCUS INFORMATION
2 FOUNDATION PLAN
3 FIRST FLOOR PLAN
4 SECOND FLOOR PLAN
5 EAST ELEVATION
6 WEST ELEVATION
7 NORTH ELEVATION
8 SOUTH ELEVATION
9 SECTION/DETAILS

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REVISION

AILEEN L. BARTH ASSOCIATES
16 MIACOMET ROAD
NANTUCKET MASS 02554
508 228 1049

ALTERATIONS TO EXISTING DWELLING
26 ARLINGTON STREET
TOM NEVERS NANTUCKET

SITE PLAN
Scale: 1" = 10'-0"
Date 11/24/92 By: LAT

JOB 9260

1

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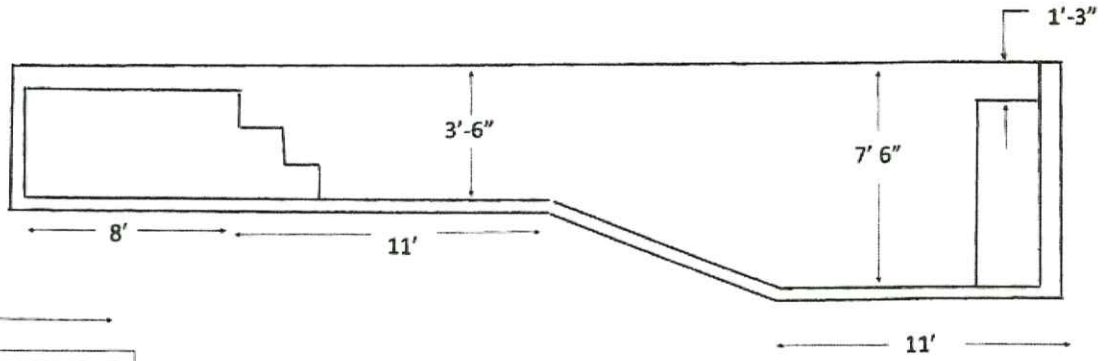
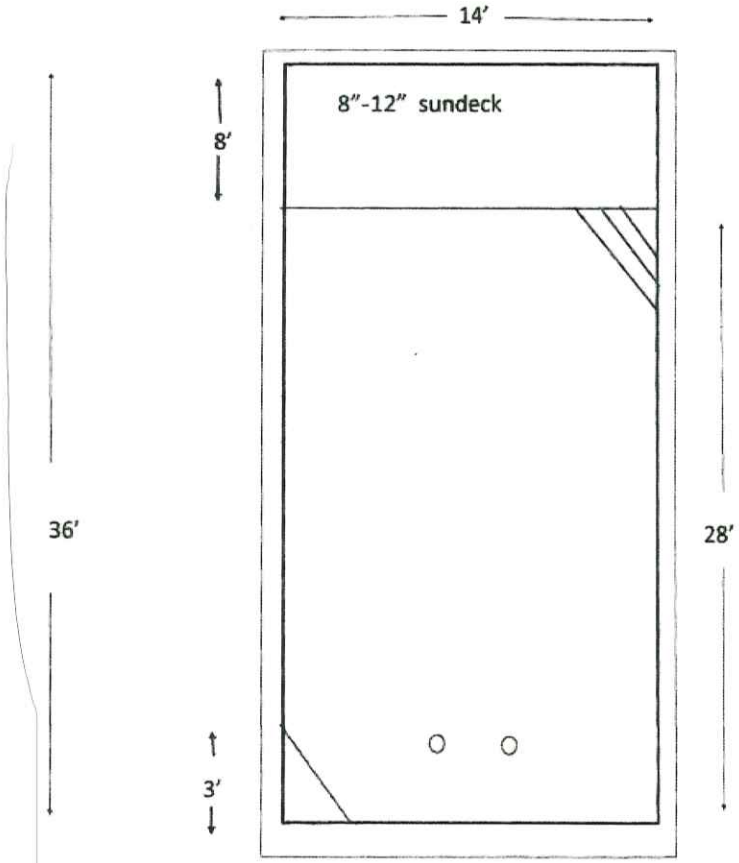
By

Clear Water Pools Nantucket Inc.





Brandon Eldridge

26 Arlington St

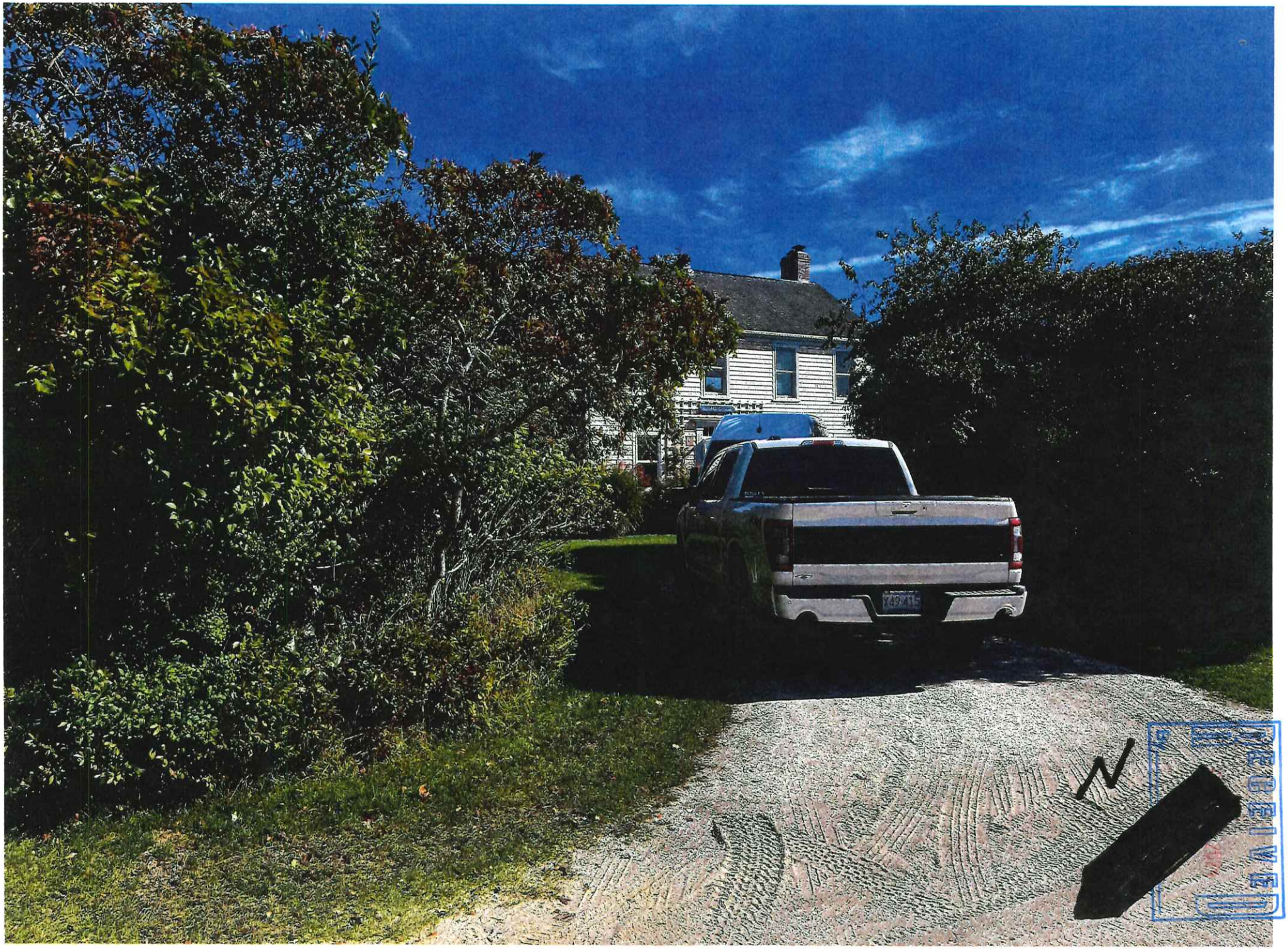
Nantucket, MA.

Conceptual Cross Section Inground Pool

W/ 8' Sundeck 14'x28' Swim Area

504 sq ft Total = 14'x36' Pool

Recessed Mount Autocover


N
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N

Orange Swordfish LLC - 28 Orange Street Nantucket, MA

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
X	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

X	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1 copy):** of existing elevations
N/A	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
N/A	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
N/A	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A (initial to indicate read and understand)	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.2 PARCEL N°. 175

Street & Number of Proposed Work: 28 Orange Street

Owner of record: Orange Swordfish LLC

Mailing Address: 28 Orange St. Nantucket MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane 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 Revise Parapet post Spacing

Size of Structure or Addition: Length: n/a Sq. Footage 1st floor: n/a Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North n/a South _____ East _____ West _____

Height of ridge above final finish grade: North n/a South _____ East _____ West _____

Additional Remarks

Historic Name: TUPPER-Folger House

Original Date: 1775

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation Revised Parapet post spacing
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/7/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus

AS AGENT FOR Orange Swordfish LLC

STREET ADDRESS 28 Orange Street

MAP/PARCEL 42.3.2 / 175

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 10.07.24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature — Date 10.04.24

emeritus

Authorization Letter

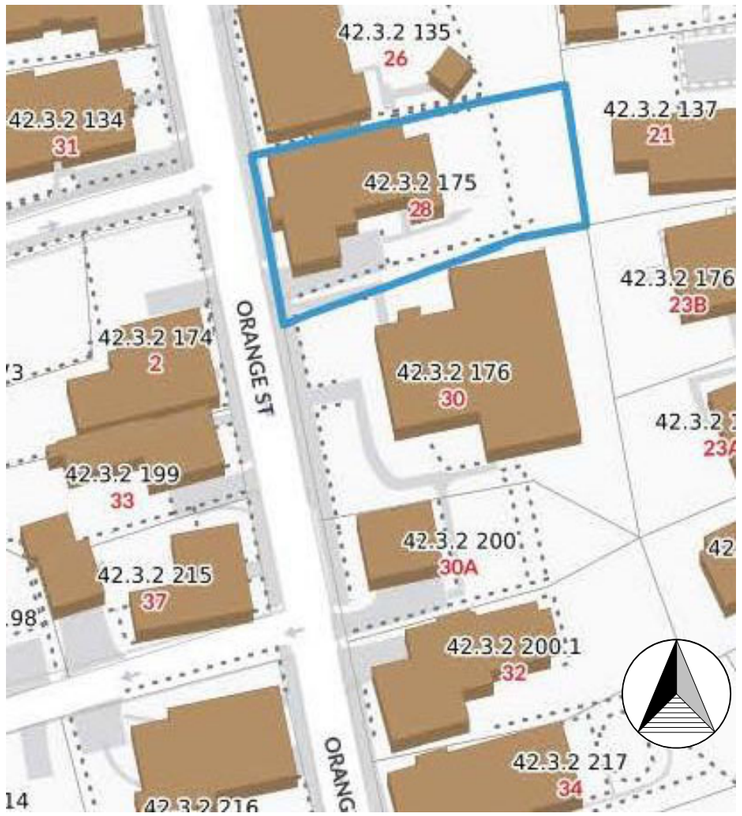
Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for 28 Orange St on the following statement:

I Sascha Douglass, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my
(print name of property owner/applicant)
Orange Swordfish LLC
behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

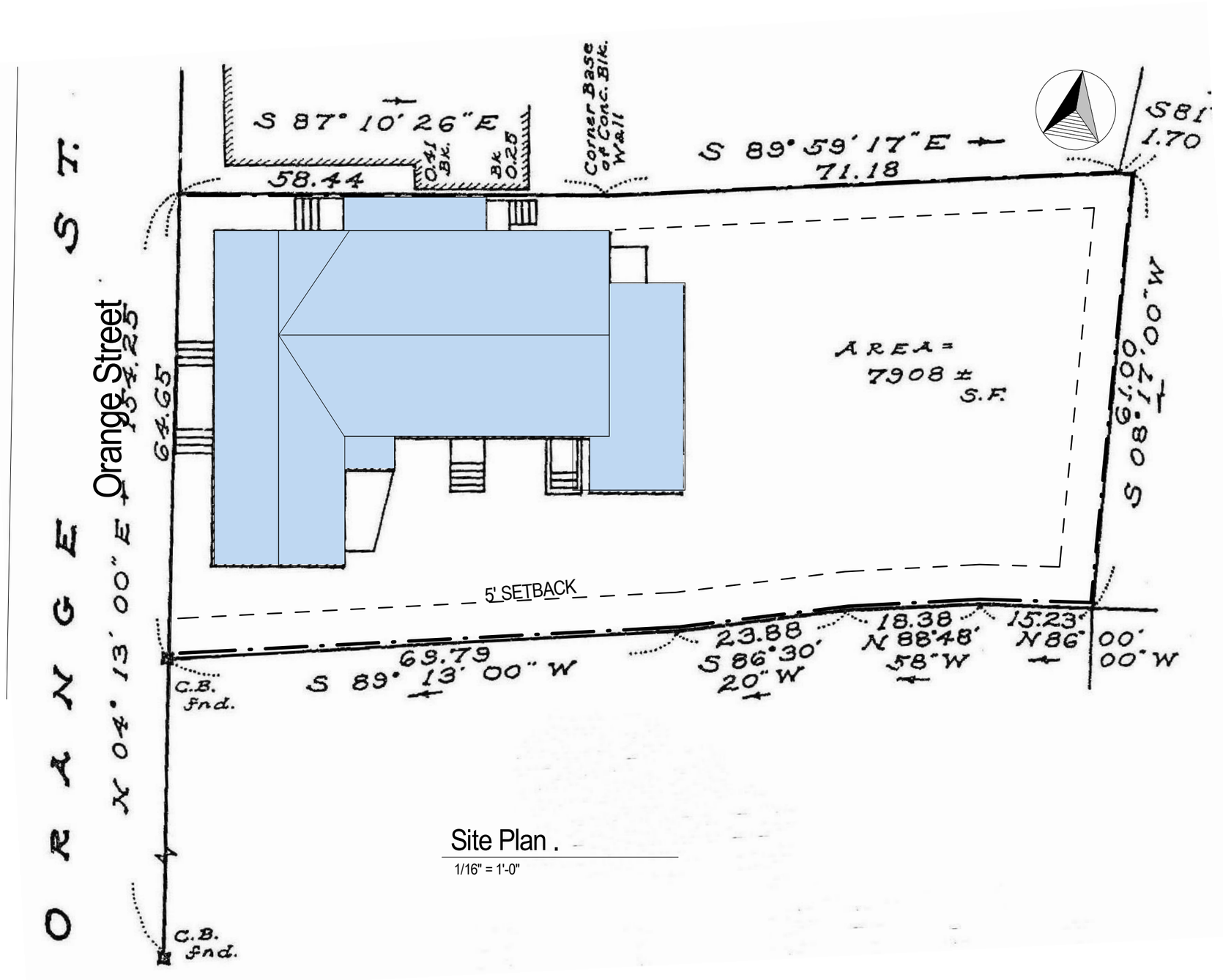
Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995



Locus Map .

Not to Scale



Site Plan .

1/16" = 1'-0"

A.0

Orange Swordfish LLC
28 Orange Street
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.3.2 / 175
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft

Cover Page

Scale: As indicated

Date: 10.07.24

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



Proposed Parapet



Previously Approved Parapet

A.1

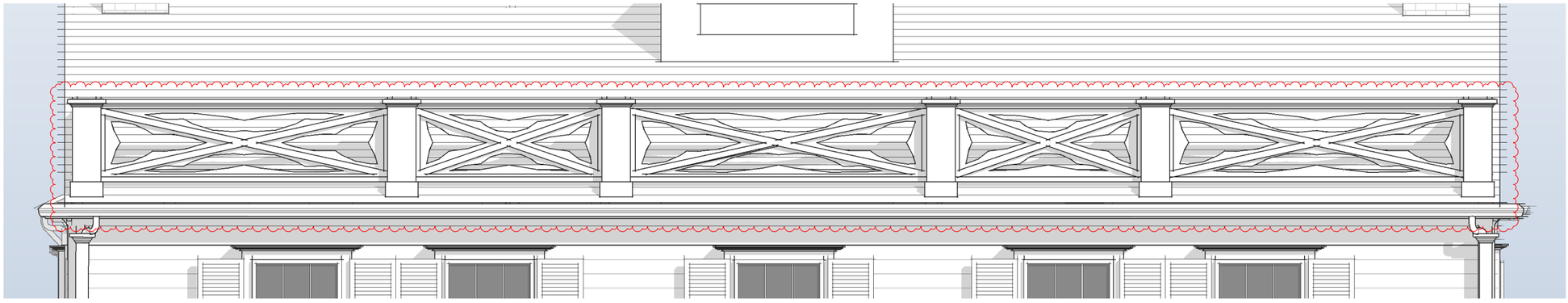
Orange Swordfish LLC
28 Orange Street
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.3.2 / 175
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft

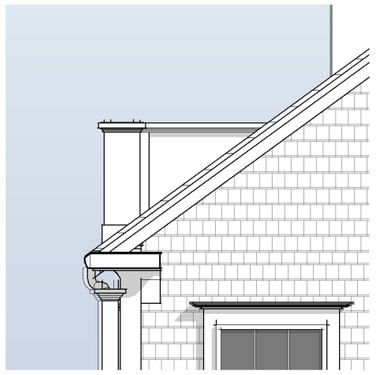
Parapet Perspectives
Scale:
Date: 10.07.24

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



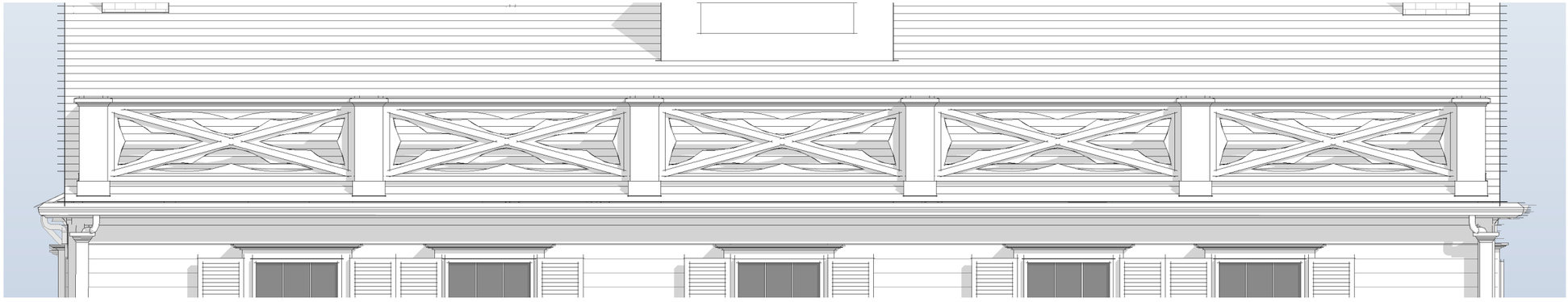
Proposed Parapet

1/4" = 1'-0"



Side Elevation (No Change)

1/4" = 1'-0"



Previously Approved Parapet

1/4" = 1'-0"

A.2

Orange Swordfish LLC
28 Orange Street
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.3.2 / 175
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft

Parapet Elevation
Scale: 1/4" = 1'-0"
Date: 10.07.24

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com



A.3

Orange Swordfish LLC
28 Orange Street
Nantucket, MA 02554

Zoning Information

Map & Parcel:	42.3.2 / 175
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft

Proposed West Elevation

Scale: 3/16" = 1'-0"

Date: 10.07.24

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com




ONE
WAY

36. STYLE OF ARCHITECTURE:

- O a. pre-1750, 2 1/2-story Lean-to
- O b. post-1750, 1 3/4-story Lean-to
- O c. Typical Nantucket 4-bay
- O d. 1 3/4 story, 3-bay
- O e. Federal
- ✓ f. Greek Revival (front section; rear is older)
- O g. Gothic Revival
- O h. Italianate
- O i. Second Empire
- O j. Queen Anne
- O k. Colonial Revival
- O l. Shingle style
- O m. Bungalow
- O n. Four Square
- O o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: original house-rear, facing south, front section added c. 1820. Tupper was the town's physician. It is believed that Tupper entertained Crevecoeur here. His son, James Tupper drew the map in Letters From an American Farmer. Charles James Folger, son of Thomas Folger, became secretary to the Treasury under President Arthur in 1881.

38. SOURCES:

- O a. Registry of Deeds: _____
- O b. Assessor's Records: _____
- O c. Lancaster, The Architecture of Historic Nantucket, page: 211
- O d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- O e. Sanborn Maps, date: _____
- ✓ f. NHA photos: _____
- ✓ g. HABS research: _____
- ✓ h. NHA plaque records: _____
- O i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: 18A O a. 1/2 acre or less O b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:
- ✓ a. at sidewalk
- O b. 10 feet or less
- O c. 20 feet or less
- O d. other: _____

42. ORIENTATION TO STREET ADDRESS: O a. gabled ✓ b. ridge parallel O c. other: _____

43. SURROUNDINGS: (check several if appropriate)
- ✓ a. densely built-up
- O b. scattered buildings
- O c. open land
- ✓ d. residential
- O e. commercial
- ✓ f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:
See form(s): _____

- O a. barn
- O b. privy
- O c. shop
- O d. arbor
- O e. carriage house
- O f. shed
- ✓ g. gardens
- O h. deck
- O i. garage
- O j. greenhouse
- ✓ k. fence
- ✓ l. parking
- O m. scallop shanty
- n. landscape features: _____
- o. other: _____

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known)

Revision 5/89 RAF/MF

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-21-12
MAP/PARCEL#: 4232-175

Recorded By: AEG Date: 11/16 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 28 Orange St. 2. BUILDING NAME: _____

3. OWNERSHIP: O a. public ✓ b. private 4. PRESENT OWNER: Howar, Raymond J. & Pamela JT

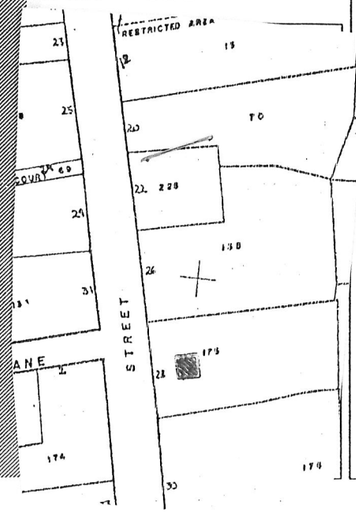
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
1755 - Benjamin Tupper bought land from Tristram Starbuck. 1755 - Tupper bought more land from George Hussey & built the original part of the house. 1793 - Obadiah Wood bagged from Tupper (father-in-law). 1798 - Wyer Swain. 1816 - Thomas Varney MacCleave. 1818 Thomas Folger bought then added west part of house. 1827 - John Nicholson. 1831 - Thomas Folger. 1831 - James Athearn. 1833 - Charles Bunker. 1856 - Mary B. Colburn. 1895 - Frank E. Defriez from Colburn heirs. 1901 - Eliza M. Jenkinson. 1910 - Mary Colbur Defriez. 1919 - Defriez bought land from Helen M. Sylvaro. 1920 - Everett U. Crosby. 1923 - Margaret Hinsdill Crosby. 1963 - Dagmar Sargeant. 1964 - Mary Allen Havemeyer.

6. USE: Original: dwelling Present: dwelling
O a. seasonal O b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ✓ a. Yes O b. No
Interior accessible, explain: no

8. MAP -- 3 X 2"





Revised 5/89

DESCRIPTION:

10. FOUNDATION
- ✓ a. brick
- ○ b. rubblestone
- ○ c. concrete
- ○ d. other: _____

11. STRUCTURAL SYSTEM
- ○ a. post-and-beam
- ○ b. balloon wood frame
- ○ c. masonry load-bearing walls
- ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
- ○ a. shingles - weathered
- ○ b. shingles - painted
- ✓ c. brick
- ✓ d. clapboard
- ○ e. board and batten
- ○ f. flush boarding
- ○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
- ✓ a. shingles - weathered
- ✓ b. shingles - painted
- ○ c. brick
- ○ d. clapboard
- ○ e. board and batten
- ○ f. flush boarding
- ○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
- ○ a. shingles - weathered
- ○ b. shingles - painted
- ○ c. brick
- ○ d. clapboard
- ○ e. board and batten
- ○ f. flush boarding
- ○ g. other: _____

15. NUMBER OF STORIES:
- ○ a. 1
- ○ b. 1 1/2
- ○ c. 1 3/4
- ○ d. 2
- ✓ e. 2 1/2
- ○ f. 3
- ○ g. other: _____

16. ROOF SHAPE:
- ✓ a. gable
- ○ b. gambrel
- ○ c. hip
- ○ d. shed
- ○ e. other: _____

17. ROOFING MATERIAL:
- ✓ a. composition shingle
- ○ b. weathered cedar shinge
- ○ c. slate

18. ROOF FEATURES:
- ✓ a. roof walk
- ○ b. dormers on street facade
- ○ c. dormers on side elevations
- ○ d. dormers on rear elevation
- ○ e. balustrade
- ○ f. skylight
- ✓ g. roof hatch
- ○ h. cupola
- ○ i. other: _____

19. DORMER ROOF(S):
- ○ a. gable
- ○ b. hip
- ○ c. shed
- ○ d. other: _____

20. CHIMNEY MATERIAL:
- ✓ a. brick, unpainted
- ○ b. brick, painted
- ○ c. brick, parged
- ○ d. rubblestone
- ○ e. concrete block
- ○ f. metal

21. CHIMNEY POSITION:
- ○ a. center
- ✓ b. off-center (end)
- ○ c. end wall
- ○ d. other: _____

22. NUMBER OF CHIMNEYS:
- ✓ a. one
- ○ b. two
- ○ c. three
- ○ d. other: _____

23. CHIMNEY FEATURES:
- ✓ a. corbelling
- ○ b. chimney pots/owls
- ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION:
- ✓ a. center
- ○ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES: (check several if appropriate)
- ✓ a. sidelights
- ○ b. transom
- ○ c. plank frame
- ○ d. flush frame
- ○ e. Federal
- ○ f. fanlight
- ○ g. blind fan
- ○ h. Greek Revival
- ○ i. recessed
- ○ j. other: columned portico w/ balcony

26. NUMBER OF BAYS:
- ○ a. three
- ○ b. four
- ✓ c. five
- ○ d. N/A
- ○ e. other: _____

27. WINDOW FRAME TYPE:
- ✓ a. flush
- ✓ b. plank frame
- ○ c. bull-nose
- ○ d. other: capped

28. WINDOW SASH TYPE(S) - FRONT FACADE:
- ○ a. 12/12
- ✓ b. 9/9
- ✓ c. 6/6
- ○ d. 2/2
- ○ e. casement
- ○ f. other: 3/3 in basement

29. PORCH:
- ○ a. front
- ○ b. side
- ○ c. wrap rear

30. DETAILS: (check several if appropriate)
- ○ a. corner boards (plain)
- ✓ b. corner boards (beaded)
- ○ c. corner board (single)
- ○ d. entry stairs w. balustrade
- ✓ e. blinds
- ✓ f. watertable
- ○ g. pilasters
- ✓ h. trellis
- ○ i. other: _____

31. CONDITION:
- ✓ a. excellent
- ✓ b. good
- ○ c. fair
- ○ d. deteriorated

32. INTEGRITY:
- ○ a. original site
- ○ b. moved if so, when?: _____

Major alterations or additions: Rear portion built 1755. Front portion added 1769 NHA ft.
(with dates if known) Front door originally in South facade.
Front block built 1833 for Charles Painter, Lancaster

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:
- ✓ a. individually significant
- ○ b. contributing
- ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: 1755 SOURCE: HABS
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:
- ○ a. box
- ✓ b. additive
- ○ c. gable front
- ○ d. gable ell
- ✓ e. side-gabled
- ○ f. other: _____



Tupper- Folger House, Benjamin Tupper Hou

Historic Name

After 1755

Construction Year

28 Orange Street, Nantucket, Massachusetts

Street Address

Resource Types Included

Historic American Building Survey, 1970

Nantucket Historical Association: Historic Photographs

UF | Historic Preservation
UNIVERSITY of FLORIDA

PNT
NANTUCKET PRESERVATION TRUST

PIN Preservation Institute: Nantucket

Orange and Union Streets Neighborhood Study
Tupper - Folger House
also known as Benjamin Tupper House
28 Orange Street
Nantucket
Nantucket County
Massachusetts

HABS No. MASS-1073

HABS
MASS
10-NANT
76R-

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Office of Archeology and Historic Preservation
National Park Service
Department of the Interior
Washington, D.C. 20240

HISTORIC AMERICAN BUILDINGS SURVEY HABS No. MASS-1073

ORANGE AND UNION STREETS NEIGHBORHOOD STUDY
TUPPER - FOLGER HOUSE
also known as Benjamin Tupper House

HABS
MASS
10-NANT
76R-

Location: 28 Orange Street (on east side), Nantucket, Massachusetts

Present Owner: Mary Allen Havemeyer

Present Occupant: Havemeyer family

Present Use: Dwelling

Brief Statement of Significance: The rear or east section is one of the first houses built in this section and believed to be the home where Grevecoeur, author of Letters From an American Farmer, was entertained in 1772; the west section is typical of the five-bay Greek Revival "mansions" built in Nantucket at the time of the greatest whaling prosperity; part of the Orange and Union Streets Neighborhood Study (MASS-1014).

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Original and subsequent owners:

1755 -- Benjamin Tupper bought from Tristram Starhuck, yeoman, for 32 pounds "a piece of land in the Fish Lots on Wesco Hill".
1755 -- Benjamin Tupper, physician, bought additional land from George Hussey, being "on the declivity Wesco Bank" for 10 pounds, 13 shillings, 4 pence, and soon afterwards built the original part of the house.
1793 -- Obadiah Wood by deed from his father-in-law Benjamin Tupper. Paid 250 pounds for "land together with dwelling-house, barn, outhouses and fence".
1798 -- Wyer Swain bought from William Macy and Thomas Coffin Jr., attorneys for Estate of Dr. Tupper.
1816 -- Thomas Varney MackCleave, merchant, bought for $2000 from Rebecca Swain, widow of Wyer Swain.
1818 -- Thomas Folger, master mariner, bought from Thomas Varney MackCleave for $1350, and added the west part of the house.
1827 -- John Nicholson, house carpenter, bought from Thomas Folger for $1600.
1831 -- Thomas Folger bought from John Nicholson for $1400.
1831 -- James Athearn bought from Thomas Folger for $3000.

1833 -- Charles Bunker bought from James Athearn for $4000.
1856 -- Mary B. Colburn bought from Charles Bunker.
1895 -- Frank E. Defriez from Colburn heirs.
1901 -- Eliza M. Jenkinson from Frank E. Defriez.
1910 -- Mary Colburn Defriez from Eliza M. Jenkinson.
1919 -- Mary Colburn Defriez from Helen M. Sylvaro "land lying west of stone wall separating the properties".
1920 -- Everett U. Crosby from Mary Colburn Defriez.
1923 -- Margaret Hinsdill Crosby by deed from husband, Everett U. Crosby.
1963 -- Dagmar Sargent bought from Estate Margaret Hinsdill Crosby.
1964 to date -- Mary Allen Havemeyer.
(Abstract: Records Registry Deeds, Nantucket, Mass.)

2. Date of erection: East part 1755 or shortly thereafter; west part 1820.
(Abstract: Old Deeds and Research of 28 Orange Street by Everett U. Crosby)

3. Architect: None

4. Original plans, construction, etc.: The width of the property along Orange Street is 64' and depth 97'. It has been assumed in comparing measurements in old deeds that Orange Street may have been a few feet further to the east than it now is.

The present rear portion of the old house has been occupied some seven generations and probably each of them made changes. Originally there was no house across the front on Orange Street, no Orange Street porch, no kitchen wing, no lavatory extension and no piazza porch at the east. The house faced exactly south with the entrance door on south side where it still exists. Kitchen was in basement with large cooking fireplace and brick bake oven which have not been disturbed. Various partitions have been removed. All of the twelve pane window sash have been replaced with six pane except some of the old sash still in the north wall. The central six-flue chimney is unaltered. There are nine fireplaces, four of which were added with the newer part at Orange Street front. There is a brick-walled high basement, typical of Nantucket, under all of the old and new house, lighted by side windows.

5. Notes on alterations and additions: The newer portion of the house fronting on Orange Street was built by Thomas Folger who bought the property in January, 1818, in which year his son Charles was born. It was of more pretentious architectural detail than the older rear building and can probably be dated c. 1820.

B. Historical Events Connected with the Structure:

Built by the Town's physician, Dr. Benjamin Tupper, this must have been a gracious home, for Dr. Tupper was a man of science, travel and culture. It is believed that it was in this house that Hector St. John deCrevecoeur, author of Letters from an American Farmer, was entertained during his visit to the Island in 1772. The map of Nantucket in the Letters was drawn by Dr. Tupper's son James.

Charles James Folger, son of Thomas Folger, was born and spent his boyhood in this house. In 1881 he became Secretary of the Treasury under President Arthur.

C. Sources of Information:

1. Old Views: Photograph in Nantucket Illustrated by A. Wittemann, New York: Albertype Co., 1888; 1953 photograph of front of house in Ninety Five Per Cent Perfect by Everett U. Crosby, Nantucket: Tetaukimmo Press, 1953.

Prepared by Mrs. Marie M. Coffin
Nantucket, Massachusetts
June 1970

PART II. PROJECT INFORMATION

These records were prepared as part of the Orange and Union Streets Neighborhood Study (MASS-1014) made in the summer of 1970 by the Historic American Buildings Survey on Nantucket, Massachusetts. This is the fifth summer project of a continuing HABS comprehensive survey of the early architecture and urban design of Nantucket financed by a grant from the Nantucket Historical Trust.

The project was under the general supervision of James C. Massey, Chief of the Historic American Buildings Survey. Project Director was Professor F. Blair Reeves, A.I.A., of the University of Florida. Historical information was provided by Mrs. Marie M. Coffin of Nantucket, Massachusetts. Photographs are by Jack E. Boucher of Linwood, New Jersey. The material was edited for deposit in the Library of Congress by Mrs. Constance Werner Ramirez, August 1971.

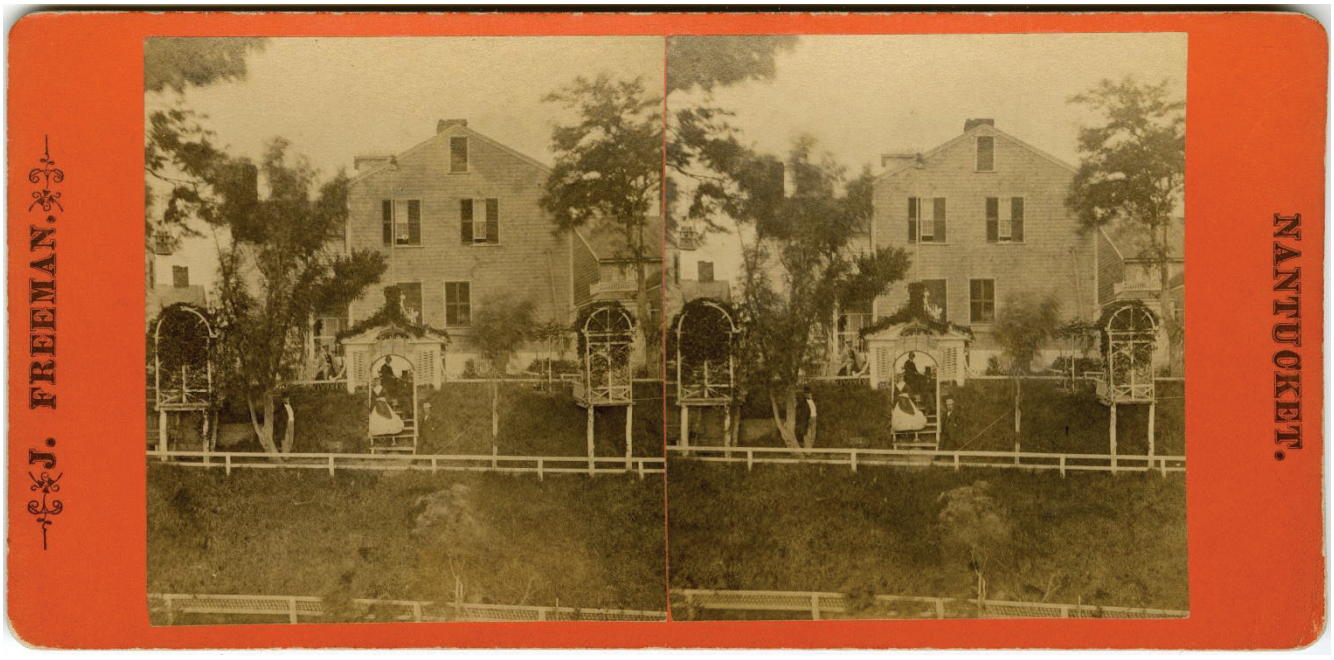
Nantucket Historical Association: Historic Photographs



Unknown photographer. 1860s. “Looking south on Orange Street. The house on the left with the belvedere is 28 Orange Street.” Nantucket Historical Association. GPN709.



Freeman, Josiah. 1860s. “Unidentified boy on steps of 28 Orange Street Identical to P6936, identified as taken by Thos. Stiff. Studio: Josiah Freeman, Nantucket, MA.” Nantucket Historical Association. SG6530.



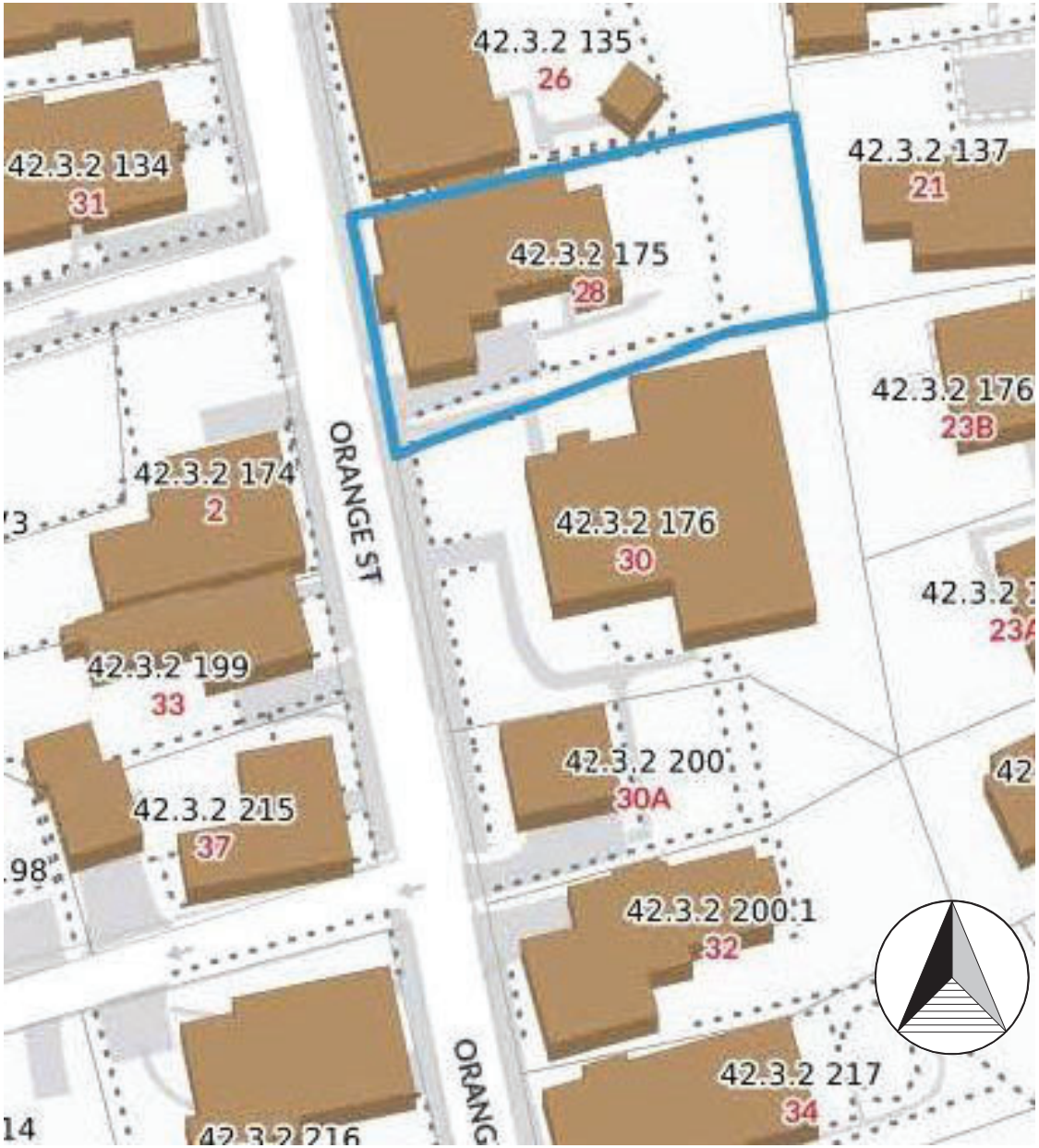
Freeman, Josiah. 1860s. “Rear of Colburn House, at 28 Orange Street. Studio: J. Freeman, Nantucket.” Nantucket Historical Association. SG6534.



Unknown photographer. 1870s. “Glass stereograph negative Street scene, with lone man looking into camera. On the left are houses at 26 Orange Street, 28 Orange Street, and 30 Orange Street.” Nantucket Historical Association. GPN-shute-43.

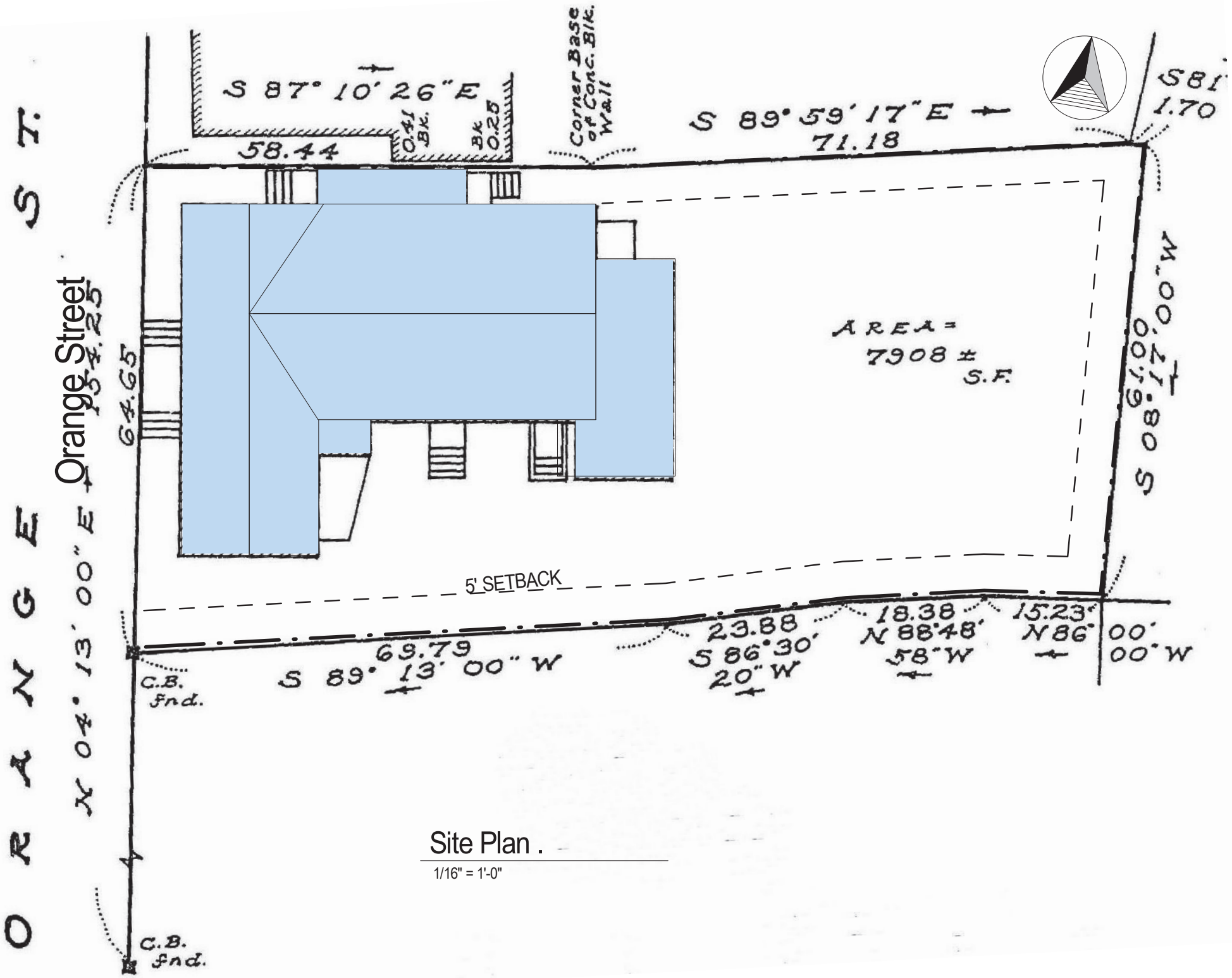


Unknown photographer. 1910s. “View of the back of homes on Orange Street, including numbers 28, 30 and 32, as seen from Union Street.” Nantucket Historical Association. F466.



Locus Map .

Not to Scale

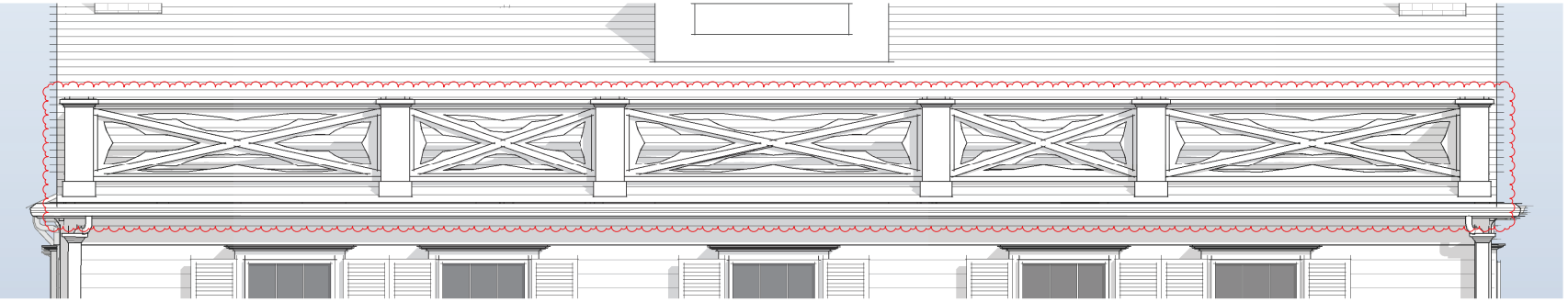


Site Plan .

1/16" = 1'-0"

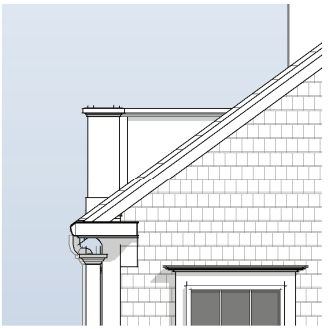


Proposed Parapet



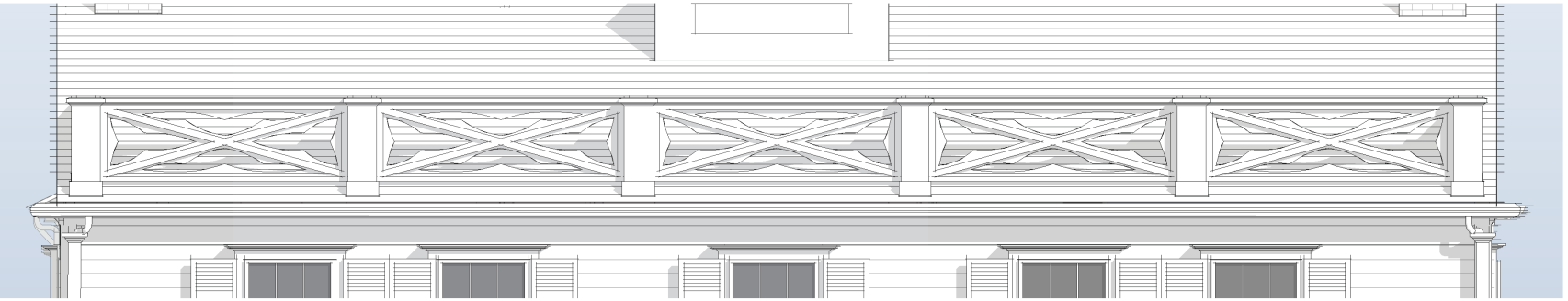
Proposed Parapet

1/4" = 1'-0"



Side Elevation (No Change)

1/4" = 1'-0"



Previously Approved Parapet

1/4" = 1'-0"



2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
X	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

n/a	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
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.
n/a	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)		
n/a	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
n/a	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 40 PARCEL N°. 45

Street & Number of Proposed Work: 22 Eel Point Rd.

Owner of record: John Barry

Mailing Address: 22 eel Point Rd.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2021-05-3838
☐ Pool (Zoning District _____) ☐ Roof ☑ Other WINDOW CHANGE

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation n/a
2. South Elevation n/a
3. West Elevation n/a
4. North Elevation Change to double window (single previously)

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS No changes

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 10/7/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus LTD

AS AGENT FOR John Barry

STREET ADDRESS 22 Eel Point Rd

MAP/PARCEL 40 / 45

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 10.07.24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

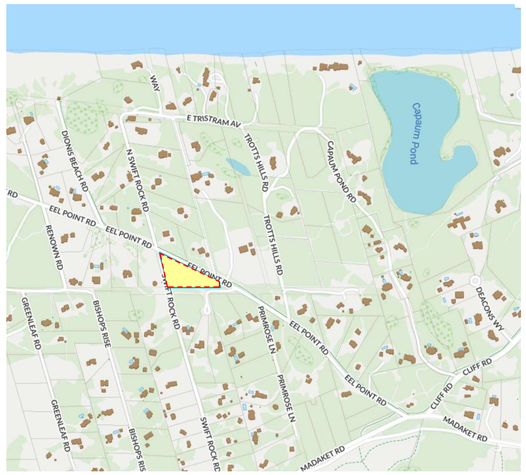
Alex Bagmets — Signature

10.07.24 — Date

Barry Residence

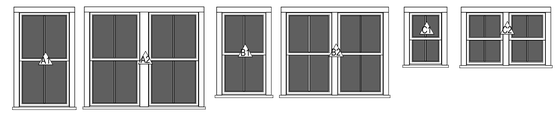
22 Eel Point Rd
Nantucket, MA 02554

10.07..24

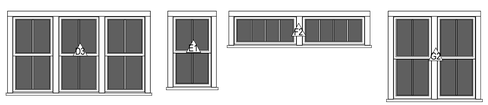


Locus Map

Not to Scale



Double Hung 2/2 SDL | Double Hung 2/2 SDL | Double Hung 2/2 SDL | Double Hung 2/2 SDL | Double Hung 2/2 SDL | Double Hung 2/2 SDL



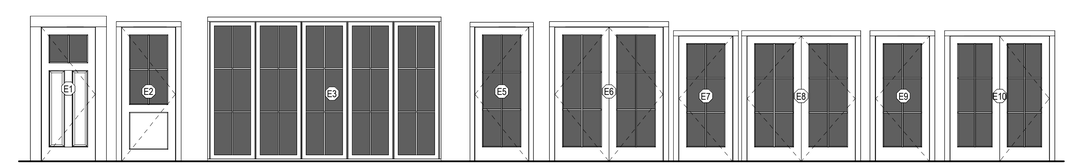
Double Hung 2/2 SDL | Double Hung 2/2 SDL | Fixed 2 Light SDL | Double Hung 2/2 SDL

Window Legend

1/4" = 1'-0"

WINDOW SCHEDULE.

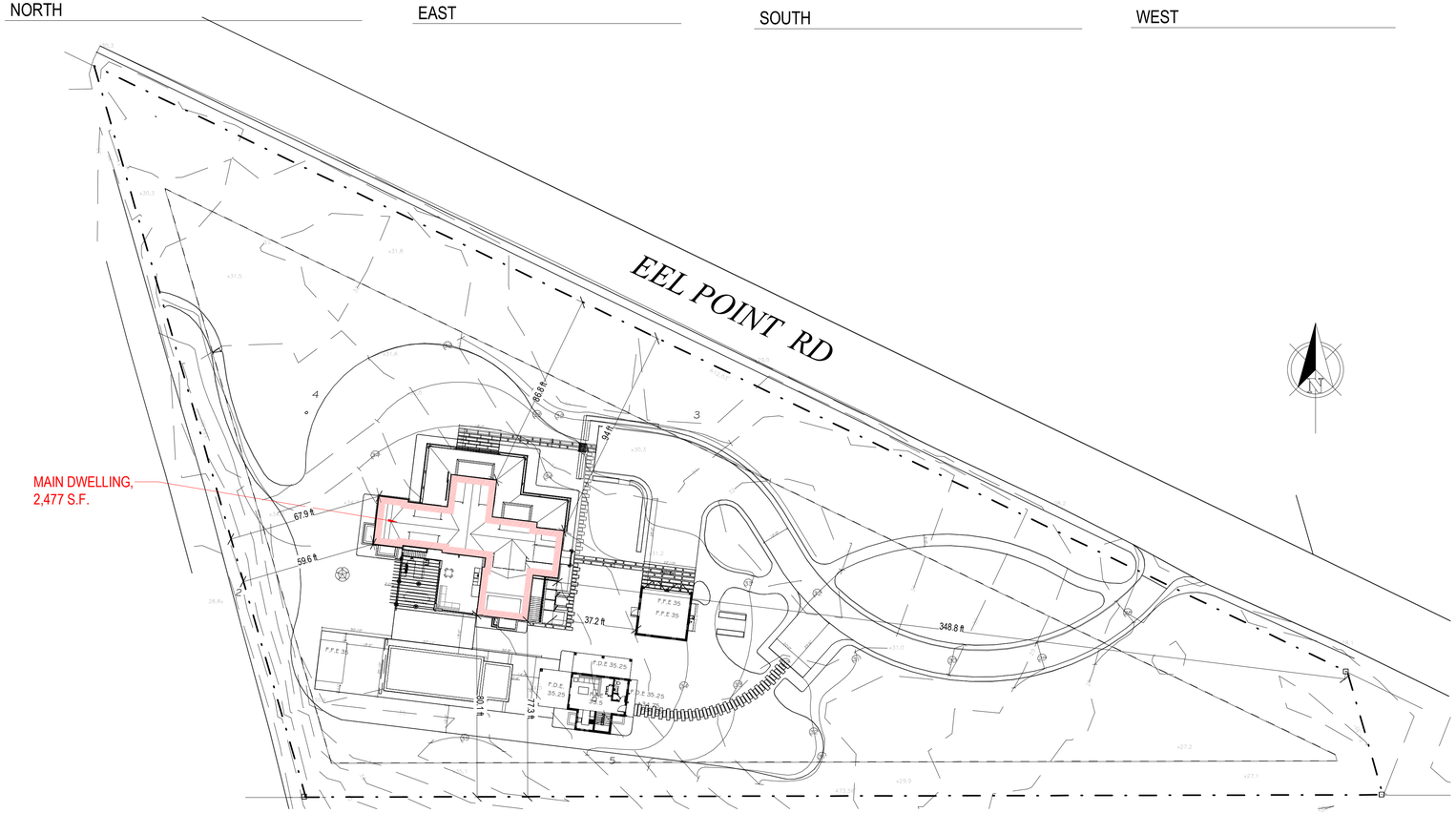
WINDOW	QTY	R.O.H.	R.O.W.	MANUFACTURER	MODEL	DESCRIPTION	Ext. Color	DP RATING	FINISH	DP RATING
A1	3	65 1/4"	37"				White	≥ 30		
A2	2	65 1/4"	75"				White	≥ 30		
B1	38	57 1/4"	33"				White	≥ 30		
B2	4	57 1/4"	67"				White	≥ 30		
C1	9	37 1/4"	27"				White	≥ 30		
C2	4	37 1/4"	55"				White	≥ 30		
D2	1	53"	59"				White	≥ 30		
D3	1	53"	89 1/8"				White	≥ 30		
E1	3	49 1/4"	29"				White	≥ 30		
F2	1	21"	89 5/8"				White	≥ 30		
G2	2	57 1/4"	57"				White	≥ 30		



1 Panel Door 2 Lite SDL | 1 Panel Door 4 Lite SDL | Triple French Door 6 Lite SDL | 6 Lite SDL Door | Double French Door 6 Lite SDL | 6 Lite SDL Door | Double French Door 6 Lite SDL | 6 Lite SDL Door | Double French Door 6 Lite SDL

Door Legend

1/4" = 1'-0"



Site Plan

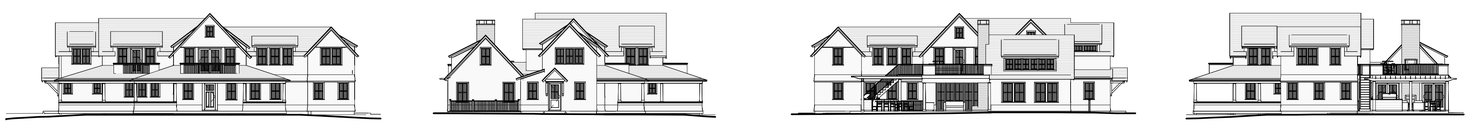
1" = 30'-0"

NOTE:
Contractor To Verify Door Swing, Operation & Tempered Units Locations

EXTERIOR DOOR SCHEDULE

DOOR	QUANTITY	Rough Height	Rough Width	MANUFACTURER	FINISH	DP RATING
E1	1	92 1/4"	37 1/2"	TBD	TBD	≥ 30
E2	1	92 1/4"	37 1/2"	TBD	White	≥ 30
E3	1	95 3/4"	158"	TBD	White	≥ 30
E5	1	92 1/4"	37 1/2"	TBD	White	≥ 30
E6	2	92 1/4"	74"	TBD	White	≥ 30
E7	2	86 1/4"	37 1/2"	TBD	White	≥ 30
E8	1	86 1/4"	74"	TBD	White	≥ 30
E9	1	86 1/4"	37 1/2"	TBD	White	≥ 30
E10	1	86 1/4"	68"	TBD	White	≥ 30

HDC SUBMISSION



NORTH | EAST | SOUTH | WEST

2043

Barry Residence

22 Eel Point Rd
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

COVER PAGE

Site Information

Map & Parcel:	40 / 45
Current Zoning:	LUG-2
Minimum Frontage:	40 ft.
Front Setback:	35 ft.
Side/Rear Setback:	15 ft.
Lot Size:	89,010 sf
Min. Lot Size:	5,000 sq. ft.
Allowable G.C.:	4% or 3,560 sq. ft.
Existing G.C.:	n/a
Proposed G.C.:	2,477 sq. ft.
Total Proposed G.C.:	2,477 s.f.

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SHEET INDEX

F.103 PIER SUPPORT PLAN
SK.3 Front Porch Section
SK.4 Front Porch Section
SK.5 Recessed Motorizes Screen
SK.6 Bracket Details
SK.7 Revised Decks
SK.8 Unnamed
SK.9 Unnamed
SK.10 Column Details
SK.12 Site Plan
SK.13 Screen Chanel
G.101 COVER PAGE
A.100 BASEMENT PLAN
A.101 1ST FLOOR PLAN
A.101a 1ST FLOOR FRAMING
A.102 2ND FLOOR PLAN
A.102a 2ND FLOOR FRAMING
A.103 ROOF PLAN
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS
E.100 BASEMENT LIGHTING PLAN
E.101 1ST FLOOR LIGHTING PLAN
E.102 2ND FLOOR LIGHTING PLAN
D.102 BEDROOM 009 & BATH 008
D.103 GYM 005, HALL 007 & 1/2 BATH 004
D.104 BASEMENT STAIRS 101 & WINE CELLAR 002
D.105 GAME AREA 005 & MOVIE AREA 010
D.106 BUNKROOM 012 & BATH 014
D.107 ENTRY HALL 101, OFFICE 102 & 1/2 BATH 103
D.108 DINING 104
D.108a DEN 106 & HALL 105
D.109 KITCHEN 110 & PANTRY 114
D.110 MUDROOM 112 & LAUNDRY 115
D.111 LIVING 111
D.111a LIVING 3D VIEWS
D.112 GUEST BEDROOM 108
D.113 COMMON AREA 201
D.114 MASTER BEDROOM 203
D.115 MASTER BATH 203 & WI 204
D.116 HALL 205, HALL 206 & LAUNDRY 207
D.117 BEDROOM 209, BATH 210 & HALL 208
D.118 BEDROOM 212 & BATH 211
D.201 EXTERIOR TRIM DETAILS

Revisions

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G.101
2043

10.07..24

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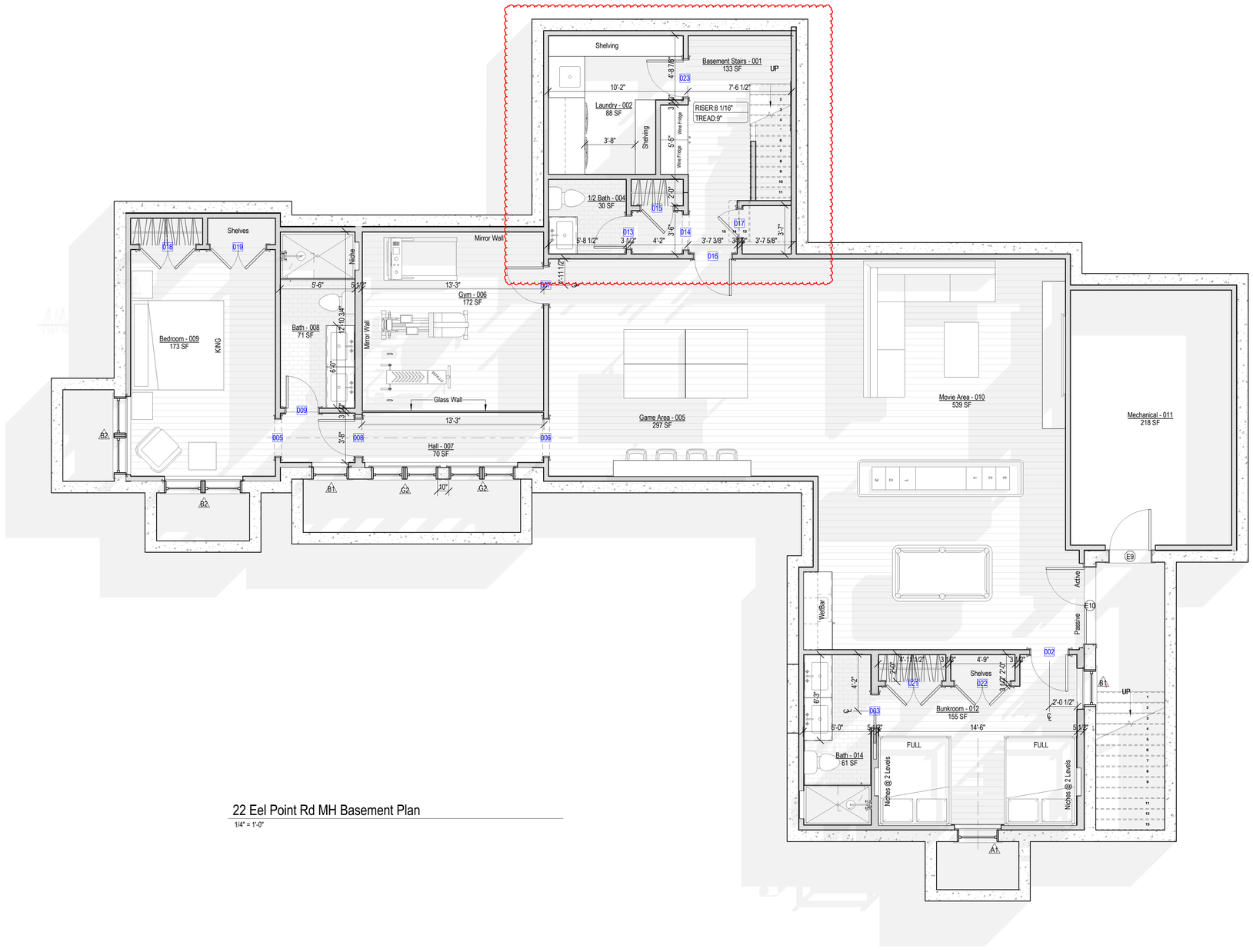

22 Eel Point Rd MH Basement Plan

1/4" = 1'-0"

Basement Interior Door Schedule			
Mark	Width	Height	Description
001	5'-6 1/2"	7'-0"	Hinged Double
002	2'-8"	7'-0"	
003	2'-4"	7'-0"	Pocket
004	3'-0"	7'-0"	
005	2'-8"	7'-0"	Cased Opening
006	2'-8"	7'-0"	Cased Opening
007	2'-8"	7'-0"	
008	2'-8"	7'-0"	
009	2'-4"	7'-0"	
013	2'-4"	7'-0"	
014	2'-6"	7'-0"	Cased Opening
015	2'-4"	7'-0"	
016	2'-8"	7'-0"	
017	2'-0"	7'-0"	
018	4'-0"	7'-0"	Hinged Double
019	4'-0"	7'-0"	Hinged Double
021	4'-0"	7'-0"	Hinged Double
022	4'-0"	7'-0"	Hinged Double
023	2'-8"	7'-0"	

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Barry Residence

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emeritus
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www.emeritusdevelopment.com

BASEMENT PLAN

Site Information

Map & Parcel:	40 / 45
Current Zoning:	LUG-2
Minimum Frontage:	40 ft.
Front Setback:	35 ft.
Side/Rear Setback:	15 ft.
Lot Size:	89,010 sf
Min. Lot Size:	5,000 sq. ft.
Allowable G.C.:	4% or 3,560 sq. ft.
Existing G.C.:	n/a
Proposed G.C.:	2,477 sq. ft.
Total Proposed G.C.:	2,477 s.f.

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SHEET INDEX

F.103 PIER SUPPORT PLAN
SK.3 Front Porch Section
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SK.5 Recessed Motorizes Screen
SK.6 Bracket Details
SK.7 Revised Decks
SK.8 Unnamed
SK.9 Unnamed
SK.10 Column Details
SK.12 Site Plan
SK.13 Screen Chanel
G.101 COVER PAGE
A.100 BASEMENT PLAN
A.101 1ST FLOOR PLAN
A.101a 1ST FLOOR FRAMING
A.102 2ND FLOOR PLAN
A.102a 2ND FLOOR FRAMING
A.103 ROOF PLAN
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS
E.100 BASEMENT LIGHTING PLAN
E.101 1ST FLOOR LIGHTING PLAN
E.102 2ND FLOOR LIGHTING PLAN
D.102 BEDROOM 009 & BATH 008
D.103 GYM 005, HALL 007 & 1/2 BATH 004
D.104 BASEMENT STAIRS 101 & WINE CELLAR 002
D.105 GAME AREA 005 & MOVIE AREA 010
D.106 BUNKROOM 012 & BATH 014
D.107 ENTRY HALL 101, OFFICE 102 & 1/2 BATH 103
D.108 DINING 104
D.108a DEN 106 & HALL 105
D.109 KITCHEN 110 & PANTRY 114
D.110 MUDROOM 112 & LAUNDRY 115
D.111 LIVING 111
D.111a LIVING 3D VIEWS
D.112 GUEST BEDROOM 108
D.113 COMMON AREA 201
D.114 MASTER BEDROOM 203
D.115 MASTER BATH 203 & W/I 204
D.116 HALL 206, HALL 206 & LAUNDRY 207
D.117 BEDROOM 209, BATH 210 & HALL 208
D.118 BEDROOM 212 & BATH 211
D.201 EXTERIOR TRIM DETAILS

Revisions

Revision 1 Date 1

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A.100

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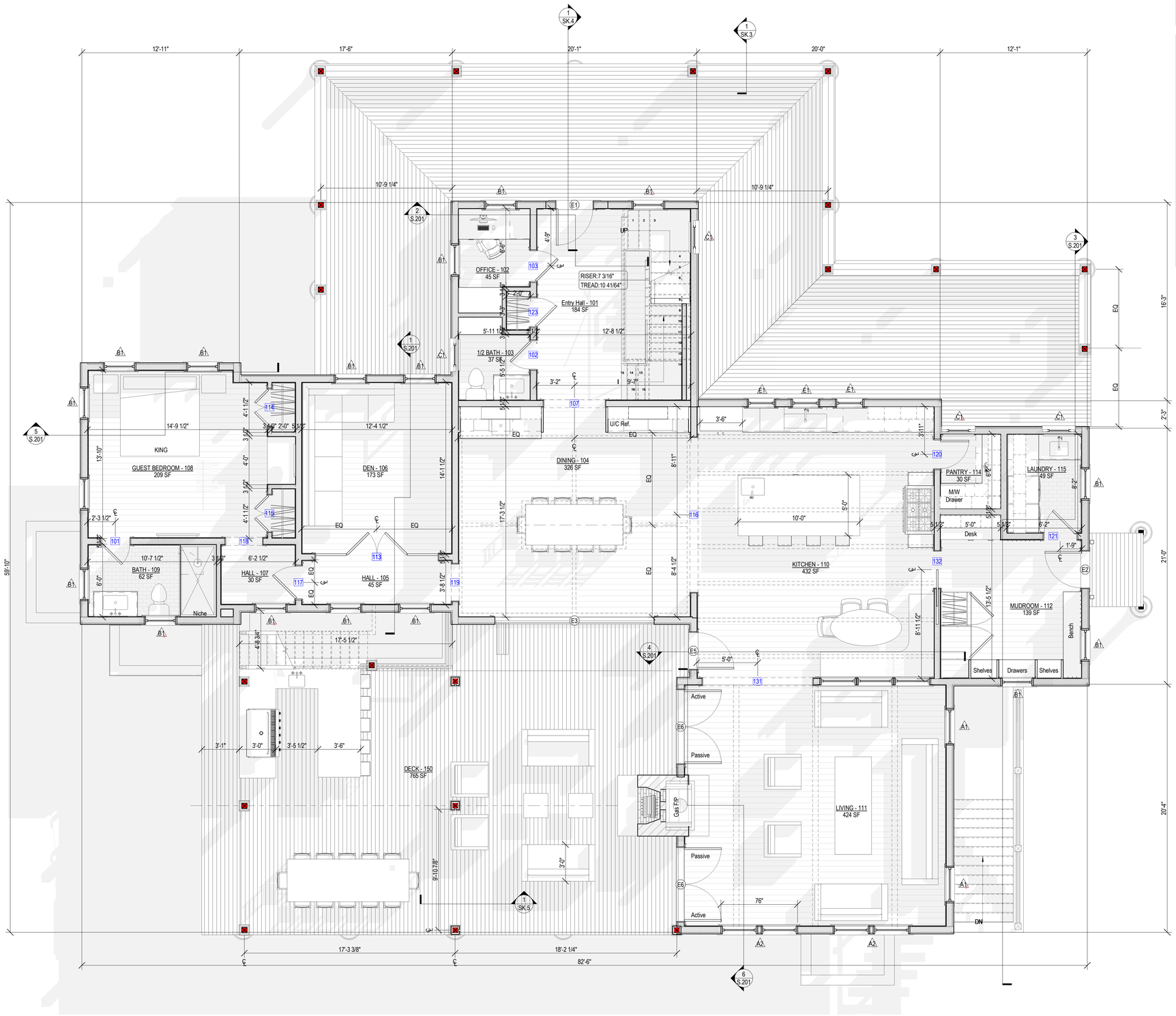
10.07.24

HDC SUBMISSION



1 22 Eel Point Rd First Floor Plan
1/4" = 1'-0"

1st Floor Interior Door Schedule			
Mark	Width	Height	Description
101	2'-4"	7'-6"	
102	2'-4"	7'-6"	
103	2'-6"	7'-6"	
104	6'-0 1/2"	7'-6"	Hinged Double
105	3'-0"	7'-6"	
107	5'-0"	7'-6"	Cased Opening
108	13'-0 3/4"	7'-11 1/4"	Standard Thermally Broken Aluminum Framed Folding system
111	3'-0"	7'-6"	
112	6'-0 1/2"	7'-6"	Hinged Double
113	10'-0"	7'-6"	Quadruple 6 Panel Glass Door
114	3'-0"	7'-6"	Hinged Double
115	3'-0"	7'-6"	Hinged Double
116	12'-8"	7'-6"	Cased Opening
117	2'-8"	7'-6"	
118	3'-0"	7'-6"	Cased Opening
119	3'-0"	7'-6"	Cased Opening
120	2'-4"	7'-6"	
121	2'-8"	7'-6"	
123	2'-4"	7'-6"	
129	3'-0"	7'-6"	
131	9'-0"	7'-6"	Cased Opening
132	3'-0"	7'-6"	Pocket Animal Gate

2043

Barry Residence

22 Eel Point Rd
Nantucket, MA 02554

emeritus
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www.emeritusdevelopment.com

1ST FLOOR PLAN

Site Information

Map & Parcel:	40 / 45
Current Zoning:	LUG-2
Minimum Frontage:	40 ft.
Front Setback:	35 ft.
Side/Rear Setback:	15 ft.
Lot Size:	89,010 sf
Min. Lot Size:	5,000 sq. ft.
Allowable G.C.:	4% or 3,560 sq. ft.
Existing G.C.:	n/a
Proposed G.C.:	2,477 sq. ft.
Total Proposed G.C.:	2,477 s.f.

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SHEET INDEX

F.103	PIER SUPPORT PLAN
SK.3	Front Porch Section
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SK.6	Bracket Details
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SK.10	Column Details
SK.12	Site Plan
SK.13	Screen Chanel
G.101	COVER PAGE
A.100	BASEMENT PLAN
A.101	1ST FLOOR PLAN
A.101a	1ST FLOOR FRAMING
A.102	2ND FLOOR PLAN
A.102a	2ND FLOOR FRAMING
A.103	ROOF PLAN
A.201	EXTERIOR ELEVATIONS
A.202	EXTERIOR ELEVATIONS
E.100	BASEMENT LIGHTING PLAN
E.101	1ST FLOOR LIGHTING PLAN
E.102	2ND FLOOR LIGHTING PLAN
D.102	BEDROOM 009 & BATH 008
D.103	GYM 005, HALL 007 & 1/2 BATH 004
D.104	BASEMENT STAIRS 101 & WINE CELLAR 002
D.105	GAME AREA 005 & MOVIE AREA 010
D.106	BUNKROOM 012 & BATH 014
D.107	ENTRY HALL 101, OFFICE 102 & 1/2 BATH 103
D.108	DINING 104
D.108a	DEN 106 & HALL 105
D.109	KITCHEN 110 & PANTRY 114
D.110	MUDROOM 112 & LAUNDRY 115
D.111	LIVING 111
D.111a	LIVING 3D VIEWS
D.112	GUEST BEDROOM 108
D.113	COMMON AREA 201
D.114	MASTER BEDROOM 203
D.115	MASTER BATH 203 & W/I 204
D.116	HALL 205, HALL 206 & LAUNDRY 207
D.117	BEDROOM 209, BATH 210 & HALL 208
D.118	BEDROOM 212 & BATH 211
D.201	EXTERIOR TRIM DETAILS

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A.101
2043

10.07..24

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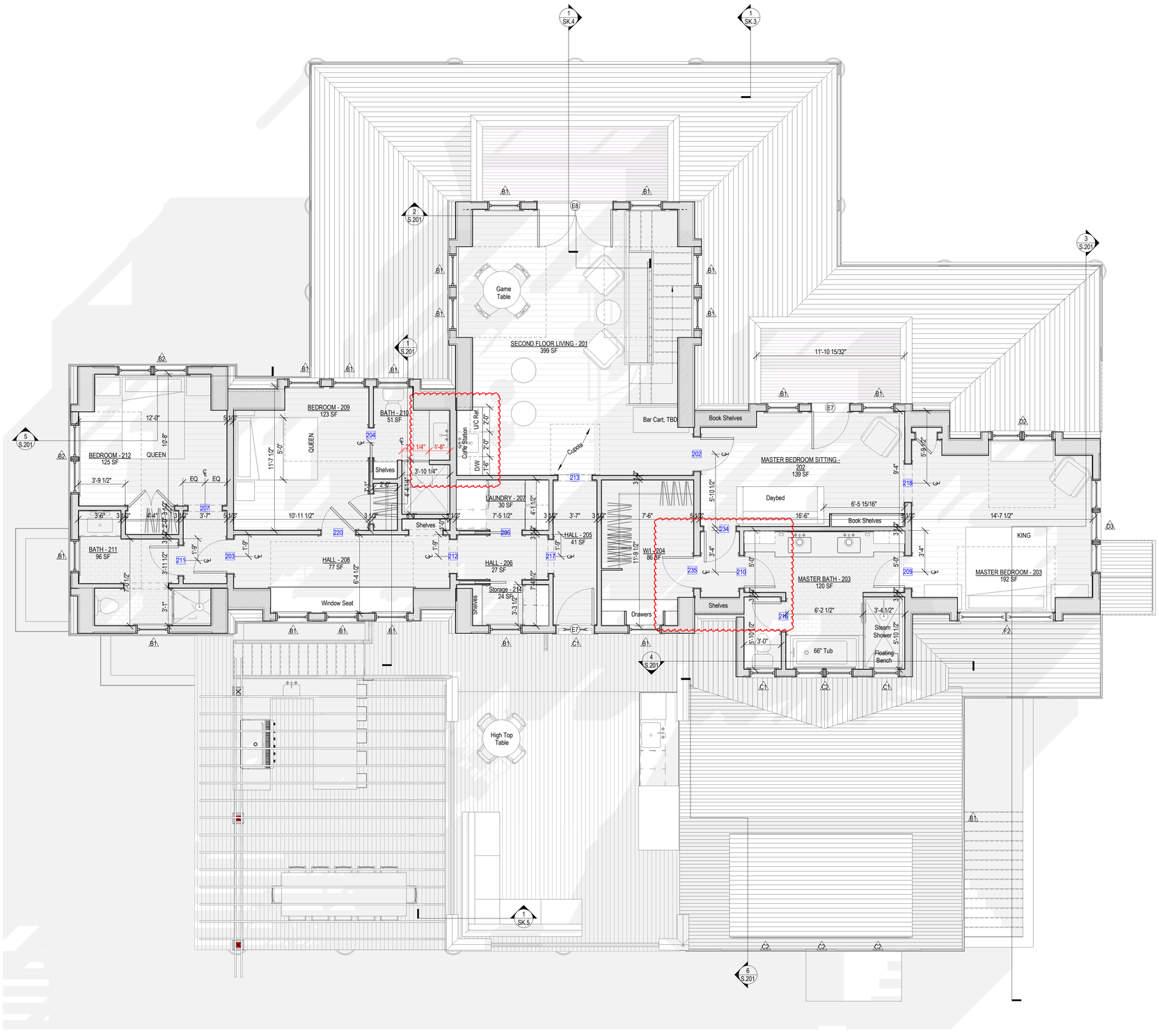

1 22 Eel Point Rd Second Floor Plan
1/4" = 1'-0"

2nd Floor Interior Door Schedule

Mark	Width	Height	Description
201	1'-8"	7'-0"	No Schedule
202	2'-8"	7'-0"	
203	2'-8"	7'-0"	
204	2'-4"	7'-0"	Pocket
205	3'-0"	7'-0"	
206	2'-6"	7'-0"	Pocket Door
207	2'-8"	7'-0"	Cased Opening
209	2'-6"	7'-0"	
210	2'-6"	7'-0"	
211	2'-4"	7'-0"	
212	2'-8"	7'-0"	Cased Opening
213	2'-8"	7'-0"	Cased Opening
214	6'-0 1/2"	7'-0"	Hinged Double
216	2'-4"	7'-0"	
217	2'-8"	7'-0"	Cased Opening
218	3'-0"	7'-0"	Cased Opening
219	3'-0"	7'-0"	
220	2'-8"	7'-0"	
224	2'-4"	7'-0"	
226	3'-6"	7'-0"	Cased Opening
227	3'-8"	7'-0"	Hinged Double
228	2'-6"	7'-0"	Pocket Door
231	2'-8"	7'-0"	Cased Opening
234	2'-6"	7'-0"	
235	2'-6"	7'-0"	

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Barry Residence

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Nantucket, MA 02554

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2ND FLOOR PLAN

Site Information

Map & Parcel:	40 / 45
Current Zoning:	LUG-2
Minimum Frontage:	40 ft.
Front Setback:	35 ft.
Side/Rear Setback:	15 ft.
Lot Size:	89,010 sf
Min. Lot Size:	5,000 sq. ft.
Allowable G.C.:	4% or 3,560 sq. ft.
Existing G.C.:	n/a
Proposed G.C.:	2,477 sq. ft.
Total Proposed G.C.:	2,477 s.f.

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SHEET INDEX

F.103	PIER SUPPORT PLAN
SK.3	Front Porch Section
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SK.5	Recessed Motorizes Screen
SK.6	Bracket Details
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SK.12	Site Plan
SK.13	Screen Chanel
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A.100	BASEMENT PLAN
A.101	1ST FLOOR PLAN
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A.102	2ND FLOOR PLAN
A.102a	2ND FLOOR FRAMING
A.103	ROOF PLAN
A.201	EXTERIOR ELEVATIONS
A.202	EXTERIOR ELEVATIONS
E.100	BASEMENT LIGHTING PLAN
E.101	1ST FLOOR LIGHTING PLAN
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D.110	MUDROOM 112 & LAUNDRY 115
D.111	LIVING 111
D.111a	LIVING 3D VIEWS
D.112	GUEST BEDROOM 108
D.113	COMMON AREA 201
D.114	MASTER BEDROOM 203
D.115	MASTER BATH 203 & W/I 204
D.116	HALL 205, HALL 206 & LAUNDRY 207
D.117	BEDROOM 209, BATH 210 & HALL 208
D.118	BEDROOM 212 & BATH 211
D.201	EXTERIOR TRIM DETAILS

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Revision 1 Date 1

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A.102

2043

10.07..24

HDC SUBMISSION



1 North Elevation - Proposed
1/4" = 1'-0"



Ex. North el.



2 East Elevation, No Change
1/4" = 1'-0"

2043

Barry Residence

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Nantucket, MA 02554

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www.emeritusdevelopment.com

EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	40 / 45
Current Zoning:	LUG-2
Minimum Frontage:	40 ft.
Front Setback:	35 ft.
Side/Rear Setback:	15 ft.
Lot Size:	89,010 sf
Min. Lot Size:	5,000 sq. ft.
Allowable G.C.:	4% or 3,560 sq. ft.
Existing G.C.:	n/a
Proposed G.C.:	2,477 sq. ft.
Total Proposed G.C.:	2,477 s.f.

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SK.3 Front Porch Section
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A.100 BASEMENT PLAN
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E.100 BASEMENT LIGHTING PLAN
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D.113 COMMON AREA 201
D.114 MASTER BEDROOM 203
D.115 MASTER BATH 203 & W/I 204
D.116 HALL 205, HALL 206 & LAUNDRY 207
D.117 BEDROOM 209, BATH 210 & HALL 208
D.118 BEDROOM 212 & BATH 211
D.201 EXTERIOR TRIM DETAILS

Revisions

Revision 1 Date 1

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A.201
2043

10.07..24

HDC SUBMISSION



1 South Elevation. No Change
1/4" = 1'-0"



2 West Elevation, No Change
1/4" = 1'-0"

2043

Barry Residence

22 Eel Point 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:	40 / 45
Current Zoning:	LUG-2
Minimum Frontage:	40 ft.
Front Setback:	35 ft.
Side/Rear Setback:	15 ft.
Lot Size:	89,010 sf
Min. Lot Size:	5,000 sq. ft.
Allowable G.C.:	4% or 3,560 sq. ft.
Existing G.C.:	n/a
Proposed G.C.:	2,477 sq. ft.
Total Proposed G.C.:	2,477 s.f.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

F.103 PIER SUPPORT PLAN
SK.3 Front Porch Section
SK.4 Front Porch Section
SK.5 Recessed Motorizes Screen
SK.6 Bracket Details
SK.7 Revised Decks
SK.8 Unnamed
SK.9 Unnamed
SK.10 Column Details
SK.12 Site Plan
SK.13 Screen Chanel
G.101 COVER PAGE
A.100 BASEMENT PLAN
A.101 1ST FLOOR PLAN
A.101a 1ST FLOOR FRAMING
A.102 2ND FLOOR PLAN
A.102a 2ND FLOOR FRAMING
A.103 ROOF PLAN
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS
E.100 BASEMENT LIGHTING PLAN
E.101 1ST FLOOR LIGHTING PLAN
E.102 2ND FLOOR LIGHTING PLAN
D.102 BEDROOM 009 & BATH 008
D.103 GYM 005, HALL 007 & 1/2 BATH 004
D.104 BASEMENT STAIRS 101 & WINE CELLAR 002
D.105 GAME AREA 005 & MOVIE AREA 010
D.106 BUNKROOM 012 & BATH 014
D.107 ENTRY HALL 101, OFFICE 102 & 1/2 BATH 103
D.108 DINING 104
D.108a DEN 106 & HALL 105
D.109 KITCHEN 110 & PANTRY 114
D.110 MUDROOM 112 & LAUNDRY 115
D.111 LIVING 111
D.111a LIVING 3D VIEWS
D.112 GUEST BEDROOM 108
D.113 COMMON AREA 201
D.114 MASTER BEDROOM 203
D.115 MASTER BATH 203 & W/I 204
D.116 HALL 205, HALL 206 & LAUNDRY 207
D.117 BEDROOM 209, BATH 210 & HALL 208
D.118 BEDROOM 212 & BATH 211
D.201 EXTERIOR TRIM DETAILS

Revisions

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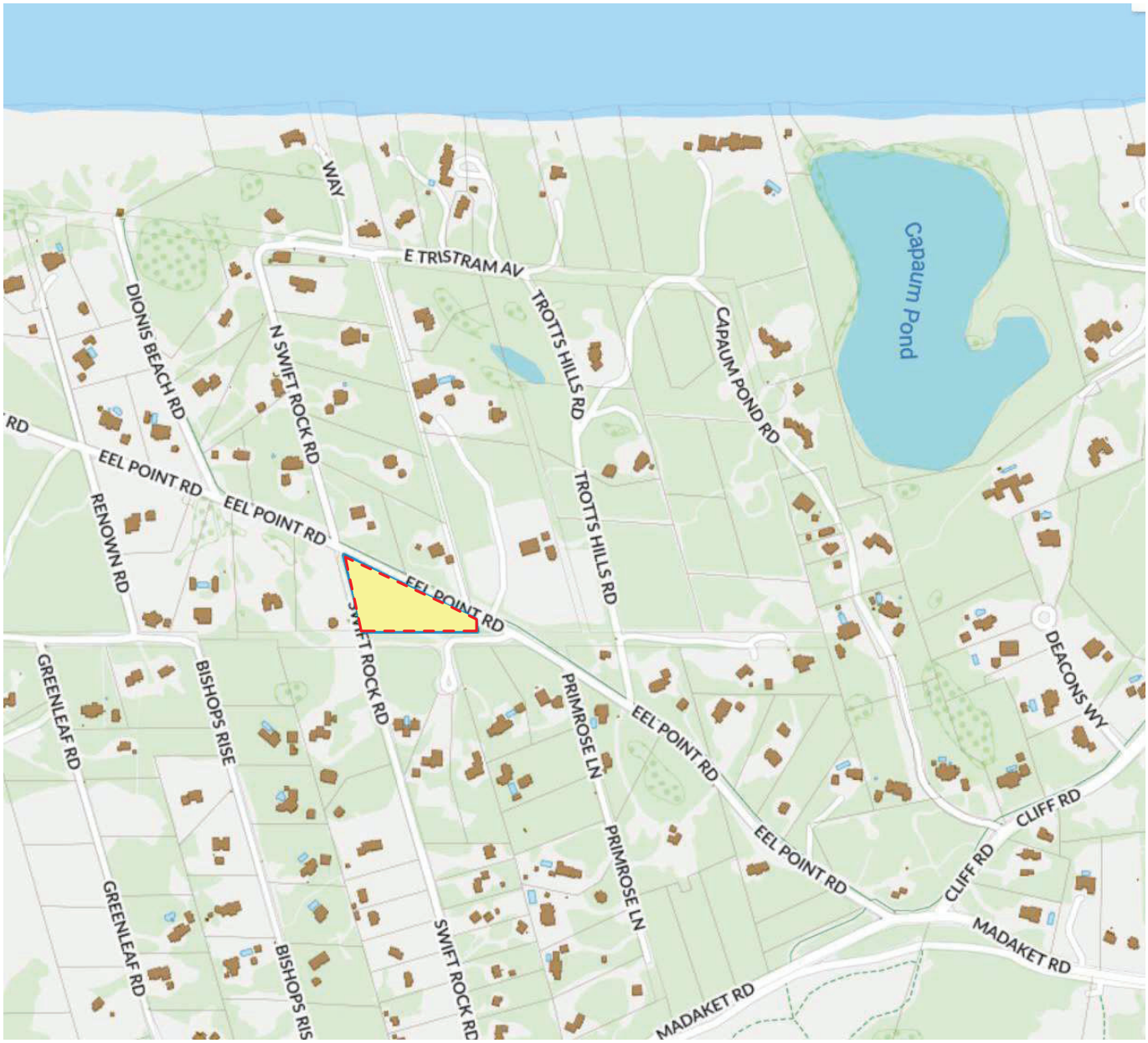
A.202
2043

Barry Residence

22 Eel Point Rd
Nantucket, MA 02554



Locus Map

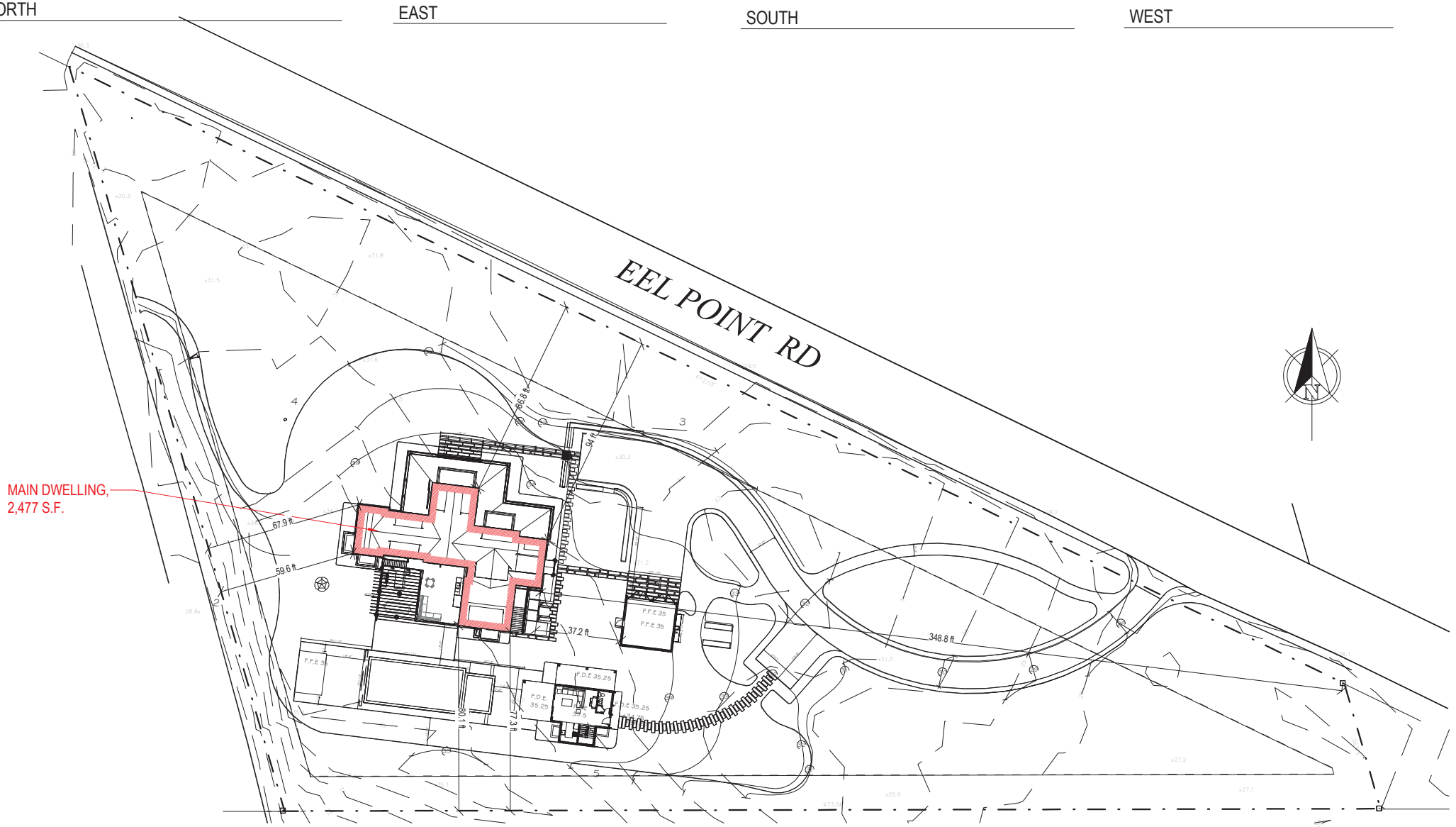
Not to Scale

NORTH

EAST

SOUTH

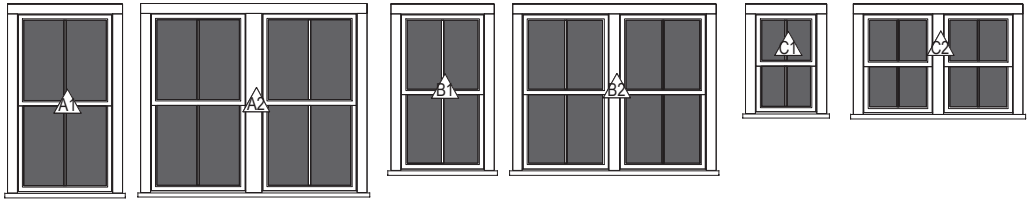
WEST



TION	Ext. Color	DP RATING	FINISH	DP RATING
	White	≥ 30		
	White	≥ 30		

Site Plan

1" = 30'-0"



Double Hung
2/2 SDL

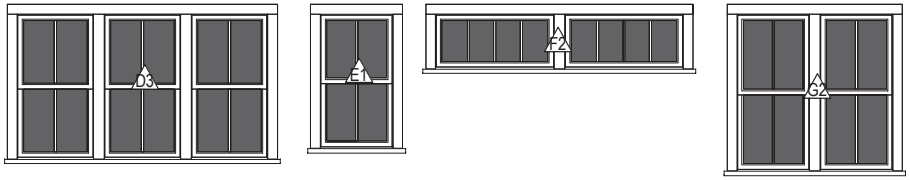
Double Hung
2/2 SDL

Double Hung
2/2 SDL

Double Hung
2/2 SDL

Double Hung
2/2 SDL

Double Hung
2/2 SDL

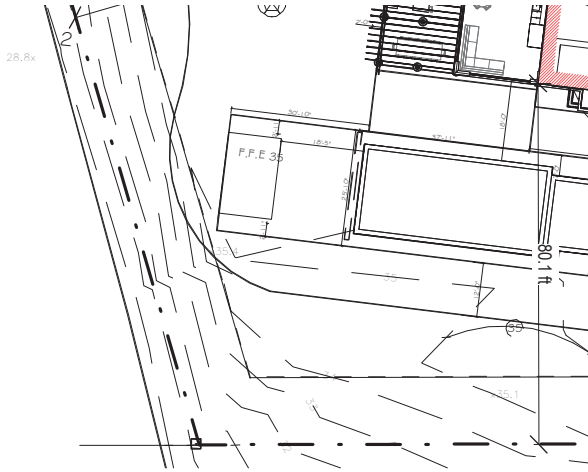


Double Hung
2/2 SDL

Double Hung
2/2 SDL

Fixed
2 Light SDL

Double Hung
2/2 SDL



Site Plan

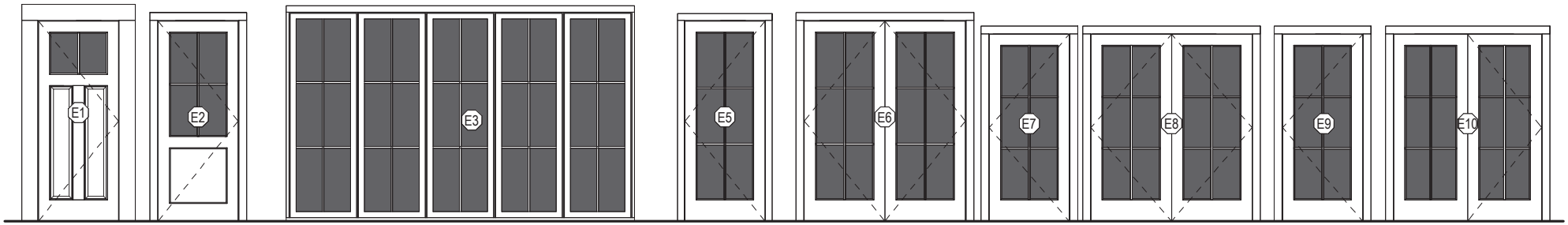
1" = 30'-0"

Window Legend

1/4" = 1'-0"

WINDOW SCHEDULE.

WINDOW	QTY	R.O.H.	R.O.W.	MANUFACTURER	MODEL	DESCRIPTION	Ext. Color	DP RATING	FINISH	DP RATING
A1	3	65 1/4"	37"				White	≥ 30		
A2	2	65 1/4"	75"				White	≥ 30		
B1	38	57 1/4"	33"				White	≥ 30		
B2	4	57 1/4"	67"				White	≥ 30		
C1	9	37 1/4"	27"				White	≥ 30		
C2	4	37 1/4"	55"				White	≥ 30		
D2	1	53"	59"				White	≥ 30		
D3	1	53"	89 1/8"				White	≥ 30		
E1	3	49 1/4"	29"				White	≥ 30		
F2	1	21"	89 5/8"				White	≥ 30		
G2	2	57 1/4"	57"				White	≥ 30		



1 Panel Door
2 Lite SDL

1 Panel Door
4 Lite SDL

Triple French Door
6 Lite SDL

6 Lite SDL Door

Double French Door
6 Lite SDL

6 Lite SDL Door

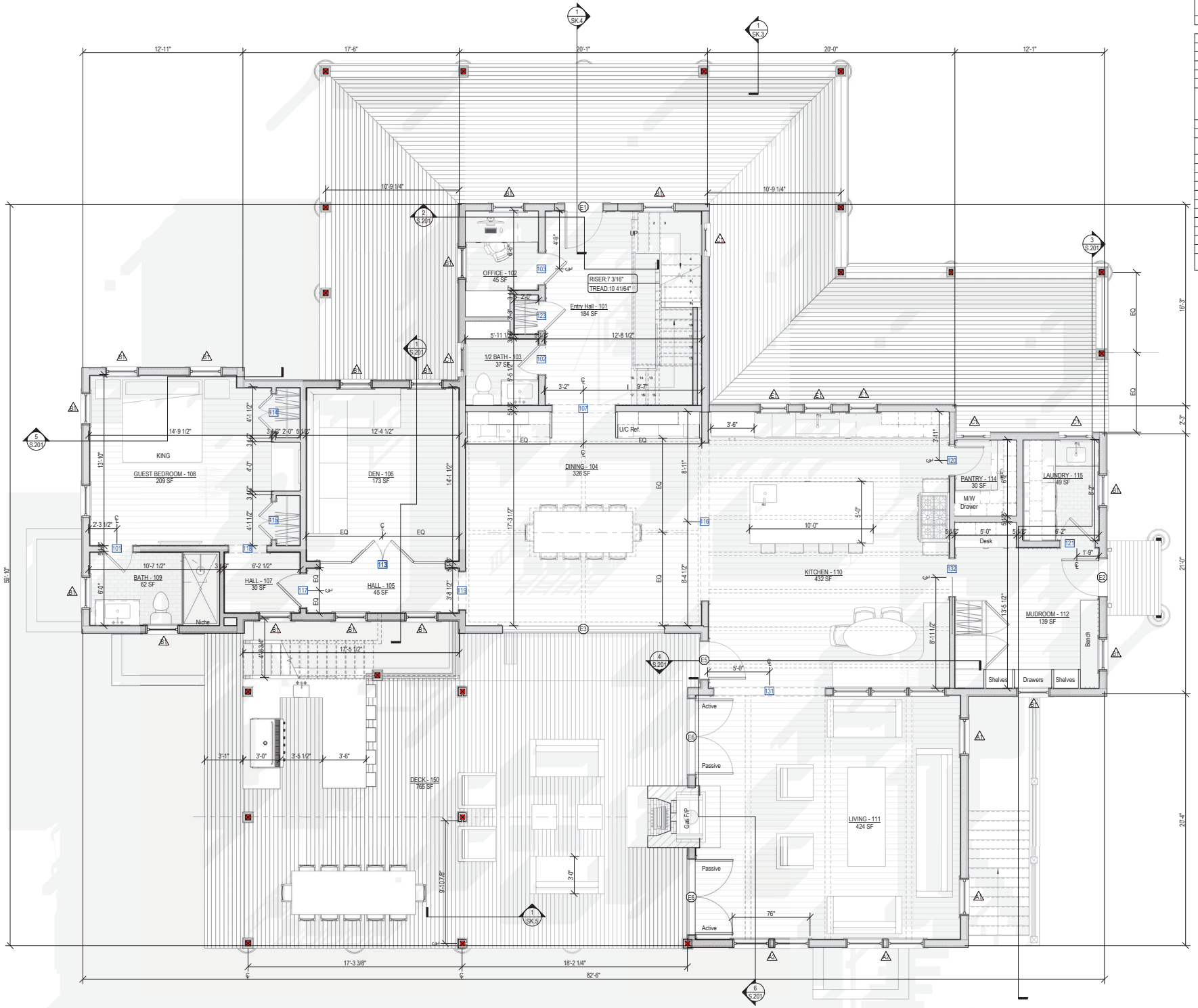
Double French Door
6 Lite SDL

6 Lite SDL Door

Double French Door
6 Lite SDL

Door Legend

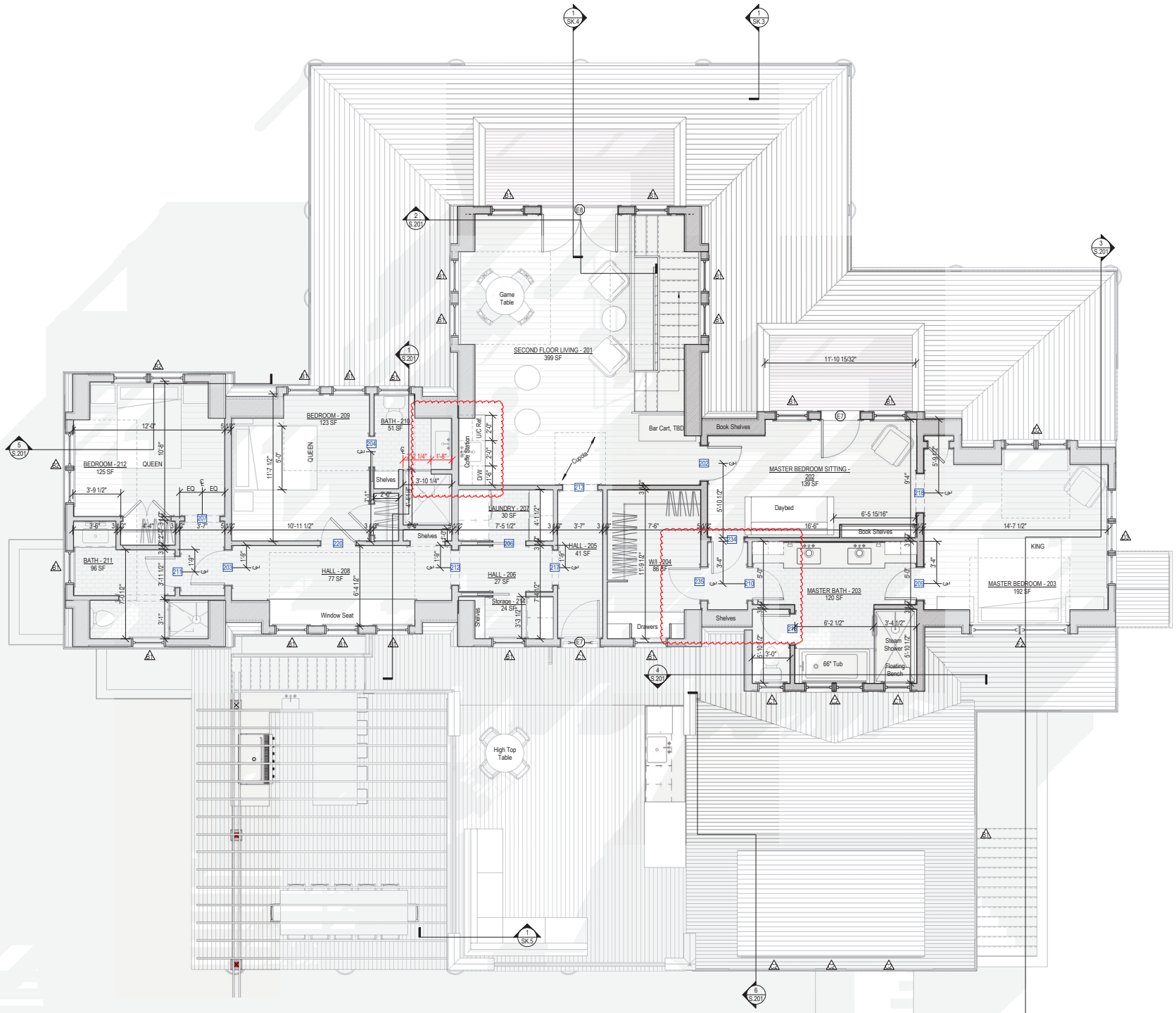
1/4" = 1'-0"



1st Floor Interior Doo

Mark	Width	H
101	2'-4"	7
102	2'-4"	7
103	2'-6"	7
104	6'-0 1/2"	7
105	3'-0"	7
107	5'-0"	7
108	13'-0 3/4"	7'-1
111	3'-0"	7
112	6'-0 1/2"	7
113	10'-0"	7
114	3'-0"	7
115	3'-0"	7
116	12'-8"	7
117	2'-8"	7
118	3'-0"	7
119	3'-0"	7
120	2'-4"	7
121	2'-8"	7
123	2'-4"	7
129	3'-0"	7
131	9'-0"	7
132	3'-0"	7

1 22 Eel Point Rd First Floor Plan
1/4" = 1'-0"



1 22 Eel Point Rd Second Floor Plan

1/4" = 1'-0"



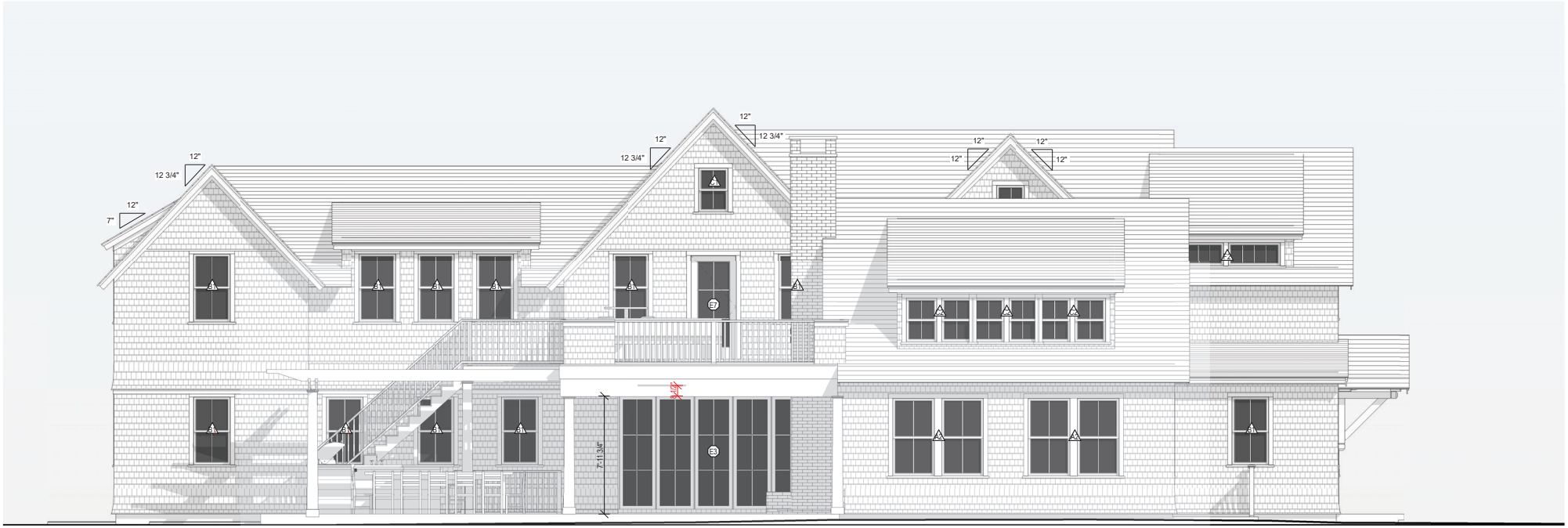
1 North Elevation - Proposed

1/4" = 1'-0"



2 East Elevation, No Change

1/4" = 1'-0"



1 South Elevation. No Change

1/4" = 1'-0"



2 West Elevation, No Change
1/4" = 1'-0"

CERTIFICATE NO: HDC2021-05-3838 DATE ISSUED: 08/17/2021

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 40 PARCEL N°. 45

Street & Number of Proposed Work: 22 Eel Point Rd.

Owner of record: John Barry

Mailing Address: 22 Eel Point 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: _____

FOR OFFICE USE ONLY V#1619

Date application received: 5/11/2021 Fee Paid: $ 849.40

Must be acted on by: ~~6/27/21~~ 10/31/21

Extended to: _____

Approved: J Raygel Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

ATS @ front grade dropped 2' and the finished floor to be dropped 1'.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other New Dwelling

Size of Structure or Addition: Length: 82'-5" Sq. Footage 1st floor: 2,447

Width: 59'-10" Sq. footage 2nd floor: 1,770

Sq. footage 3rd floor: _____

Decks/Patio: Size: 1,921 ☑ 1st floor ☐ 2nd floor

Size: 603 ☐ 1st floor ☑ 2nd floor

Difference between existing grade and proposed finish grade: North 6" +/- South _____" East _____" West _____"

Height of ridge above final finish grade: North 29'-5" +/- South _____" East _____" West _____"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☑ Brick (type) Common ☐ Other _____

Roof Pitch: Main Mass 14 3/4 /12 _____ Secondary Mass 14 3/4 /12 _____ Dormer 9 /12 _____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 5 1/2" Rake 5 1/2" Soffit (Overhang) 3 1/2" Corner boards 5 1/2" Frieze 4"

Window Casing 3 1/2" Door Frame 3 1/2" Columns/Posts: Round _____ Square X

Windows*: ☑ Double Hung ☑ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural

Trim White Sash White Doors White

Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 5/11/21 Signature of owner of record _____ Signed under penalties of perjury

Barry Residence

22 Eel Point Rd
Nantucket, MA 02554

09.29.21

HDC SUBMISSION THROUGH STAFF


NORTH

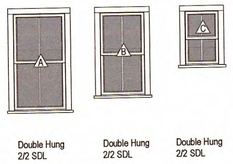

EAST


SOUTH

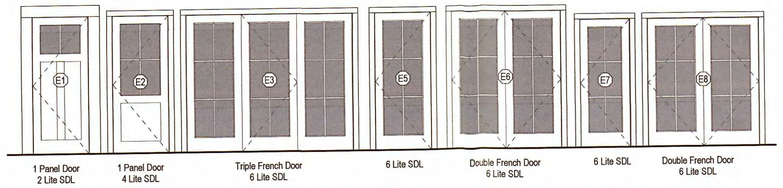

WEST



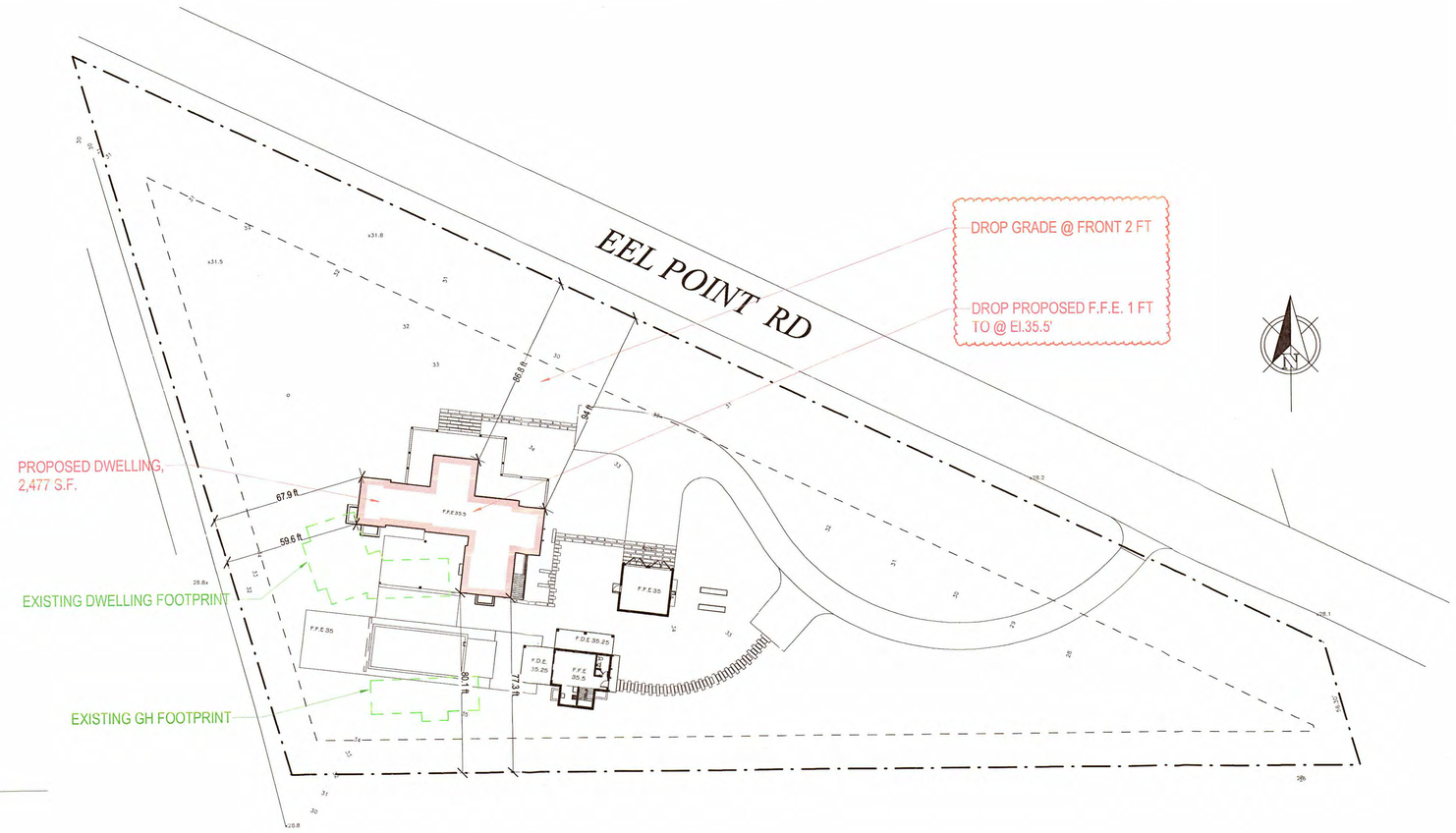
Locus Map
Not to Scale



Window Legend
1/4" = 1'-0"



Door Legend
1/4" = 1'-0"



Site Plan
1/32" = 1'-0"

2043

Barry Residence

22 Eel Point Rd
Nantucket, MA 02554

emeritus

8 Williams Lane Nantucket, MA 02554
P: 508.325.4995
F: 508.325.6980
www.emeritusdevelopment.com

COVER PAGE

Site Information

Map & Parcel:	40 / 45
Current Zoning:	LUG-2
Minimum Frontage:	40 ft.
Front Setback:	35 ft.
Side/Rear Setback:	15 ft.
Lot Size:	89,010 sf
Min. Lot Size:	5,000 sq. ft.
Allowable G.C.:	4% or 3,560 sq. ft.
Existing G.C.:	n/a
Proposed G.C.:	2,477 sq. ft.
Total Proposed G.C.:	2,477 s.f.

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RECEIVED OCT 05 2021

APPROVED HDC2021-05-3838 No Exterior Changes Without HDC Approval

Revisions

Revision 1 Date 1

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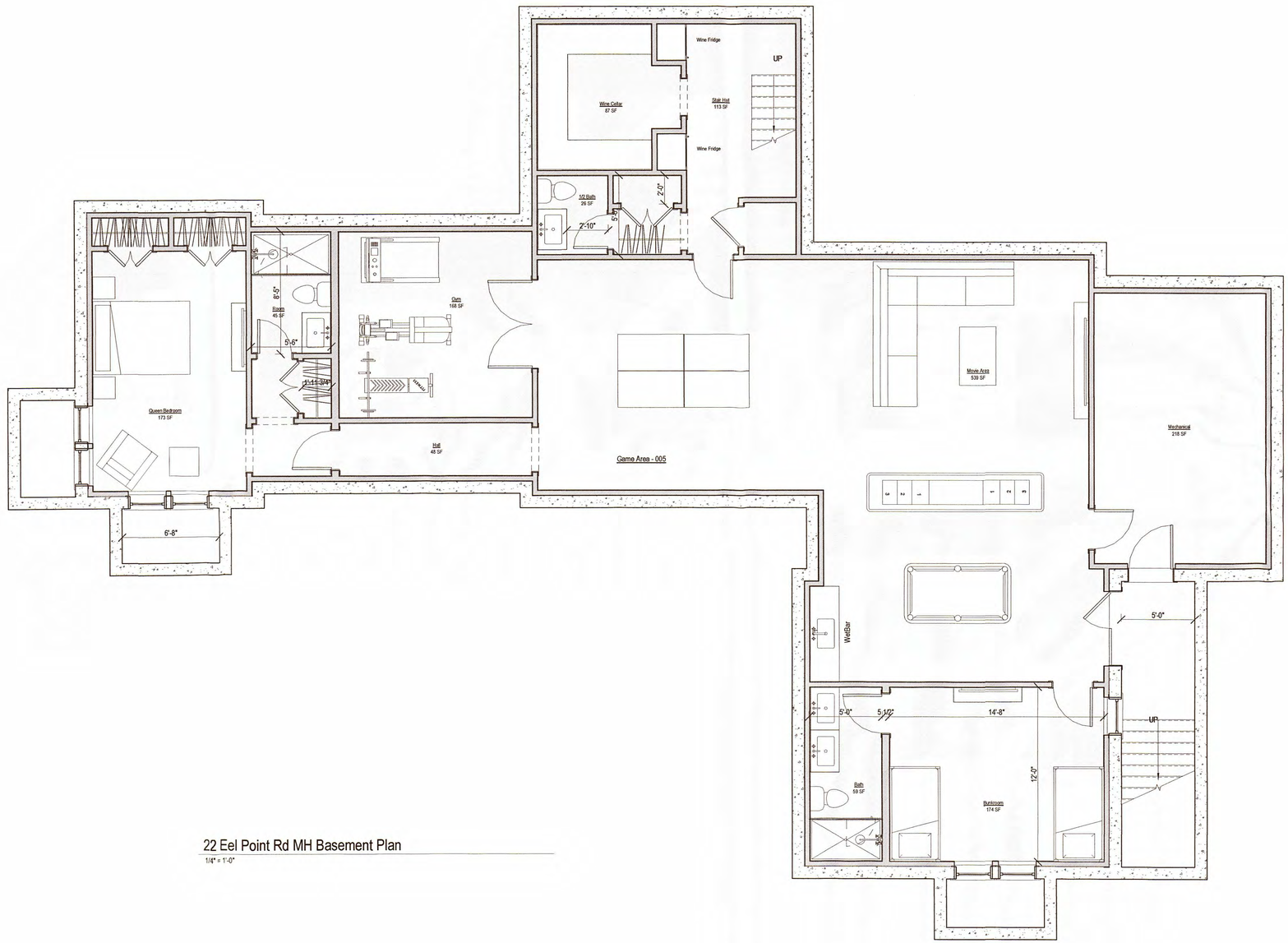
G.101
2043

09.29.21

HDC SUBMISSION THROUGH STAFF



22 Eel Point Rd MH Basement Plan

1/4" = 1'-0"

2043

Barry Residence

22 Eel Point Rd
Nantucket, MA 02554

emeritus

8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6860
www.emeritusdevelopment.com

BASEMENT PLAN

Site Information

Map & Parcel:	40 / 45
Current Zoning:	LUG-2
Minimum Frontage:	40 ft.
Front Setback:	35 ft.
Side/Rear Setback:	15 ft.
Lot Size:	89,010 sf
Min. Lot Size:	5,000 sq. ft.
Allowable G.C.:	4% or 3,560 sq. ft.
Existing G.C.:	n/a
Proposed G.C.:	2,477 sq. ft.
Total Proposed G.C.:	2,477 s.f.

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Revisions

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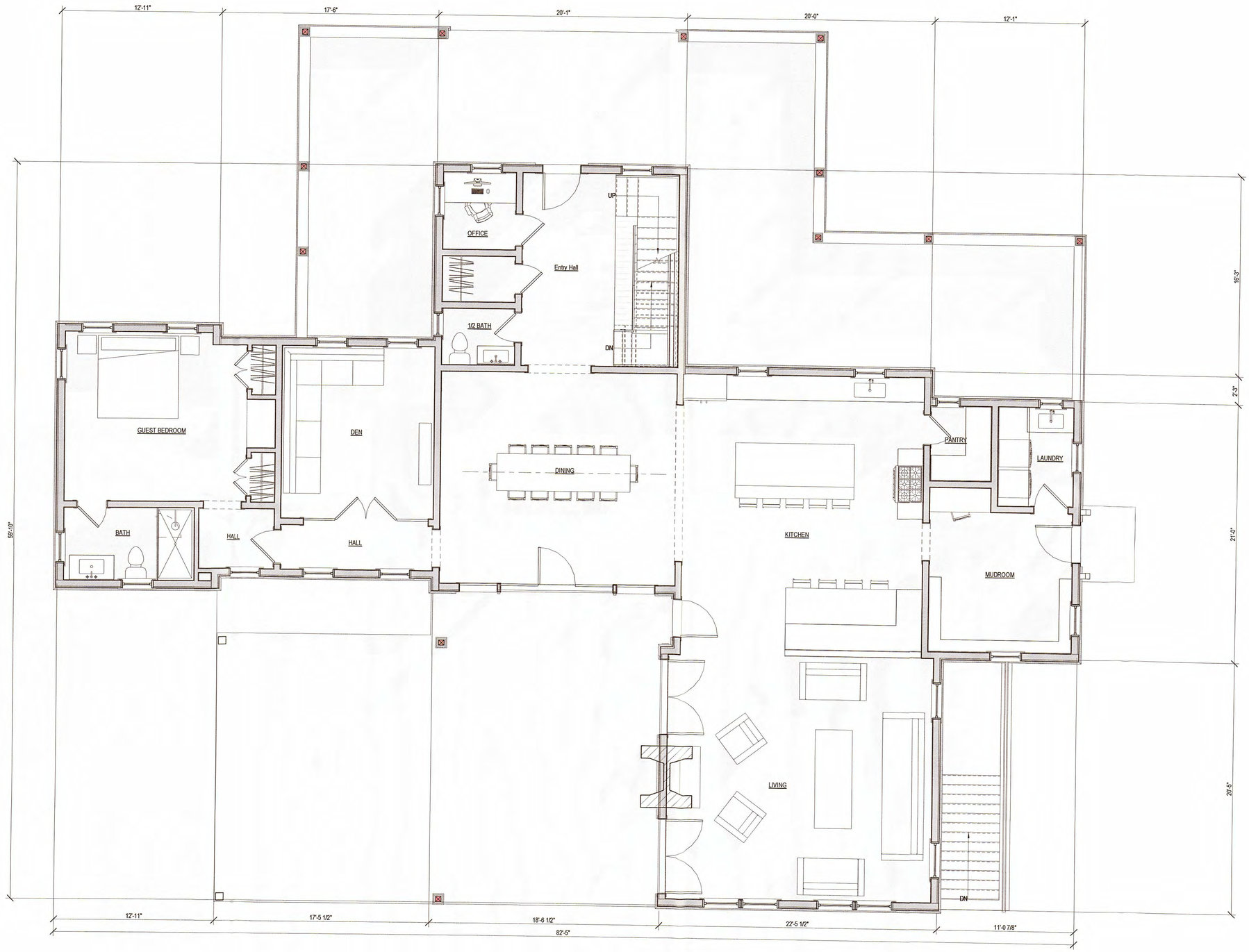
A.100

2043

HDC SUBMISSION THROUGH STAFF 09.29.21



1 22 Eel Point Rd First Floor Plan
1/4" = 1'-0"

2043

Barry Residence

22 Eel Point Rd
Nantucket, MA 02554

emeritus
6 Williams Lane Nantucket, MA 02554
P: 508.325.4995
F: 508.325.6980
www.emeritusdevelopment.com

1ST FLOOR PLAN

Site Information

Map & Parcel:	40 / 45
Current Zoning:	LUG-2
Minimum Frontage:	40 ft.
Front Setback:	35 ft.
Side/Rear Setback:	15 ft.
Lot Size:	89,010 sf
Min. Lot Size:	5,000 sq. ft.
Allowable G.C.:	4% or 3,560 sq. ft.
Existing G.C.:	n/a
Proposed G.C.:	2,477 sq. ft.
Total Proposed G.C.:	2,477 s.f.

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SHEET INDEX

A.301 Perspective Views
G.102 Unnamed
G.201 COMBINED SITE PLAN
G.101 COVER PAGE
A.100 BASEMENT PLAN
A.101 1ST FLOOR PLAN
A.102 2ND FLOOR PLAN
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS

Revisions

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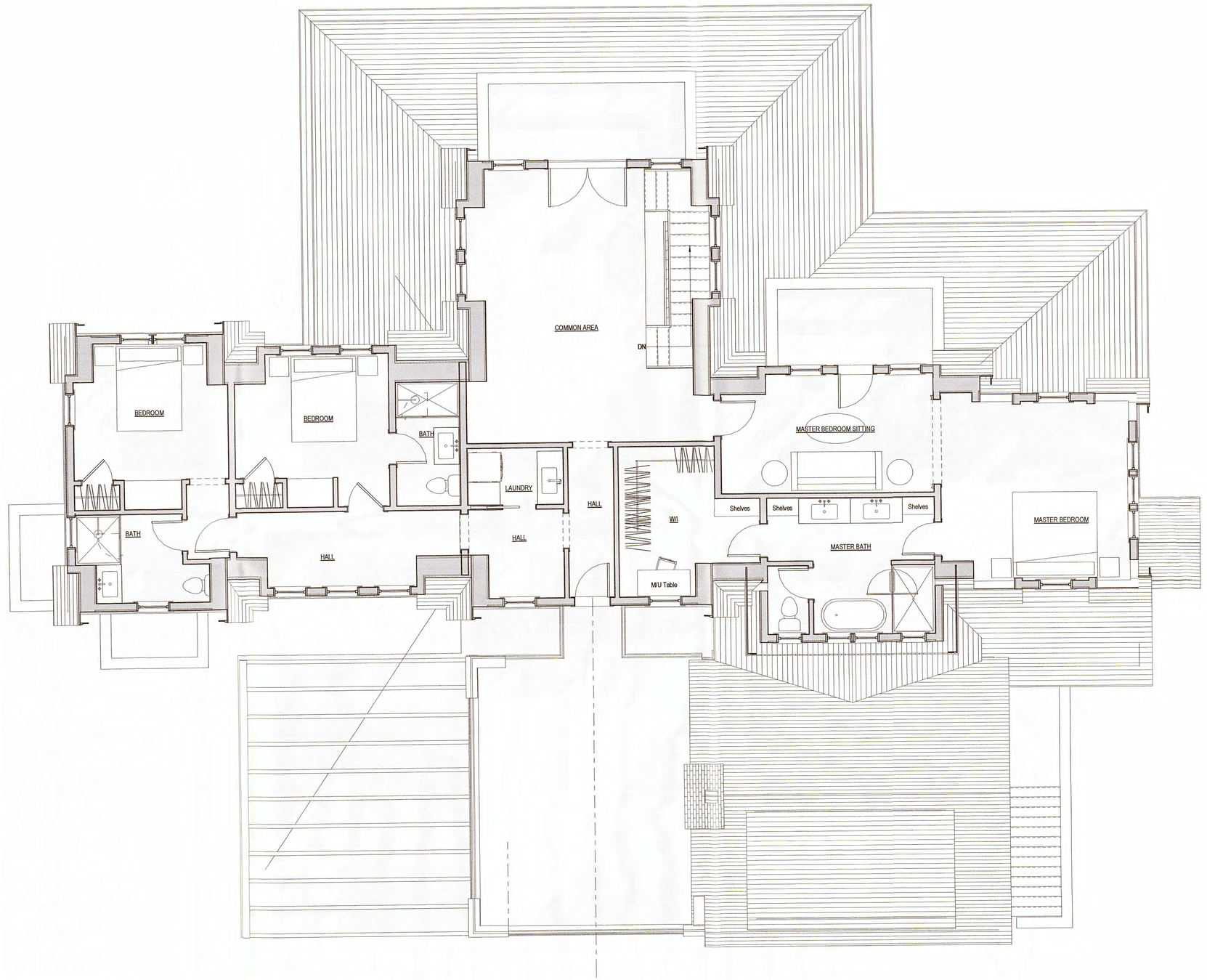
A.101
2043

HDC SUBMISSION THROUGH STAFF

09.29.21



1 22 Eel Point Rd Second Floor Plan
1/4" = 1'-0"

2043

Barry Residence

22 Eel Point Rd
Nantucket, MA 02554

emeritus

8 Williams Lane Nantucket, MA 02554
P: 508.325.4995
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www.emeritusdevelopment.com

2ND FLOOR PLAN

Site Information

Map & Parcel:	40 / 45
Current Zoning:	LUG-2
Minimum Frontage:	40 ft.
Front Setback:	35 ft.
Side/Rear Setback:	15 ft.
Lot Size:	89,010 sf
Min. Lot Size:	5,000 sq. ft.
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SHEET INDEX

A.301 Perspective Views
G.102 Unnamed
G.201 COMBINED SITE PLAN
G.101 COVER PAGE
A.100 BASEMENT PLAN
A.101 1ST FLOOR PLAN
A.102 2ND FLOOR PLAN
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS

Revisions

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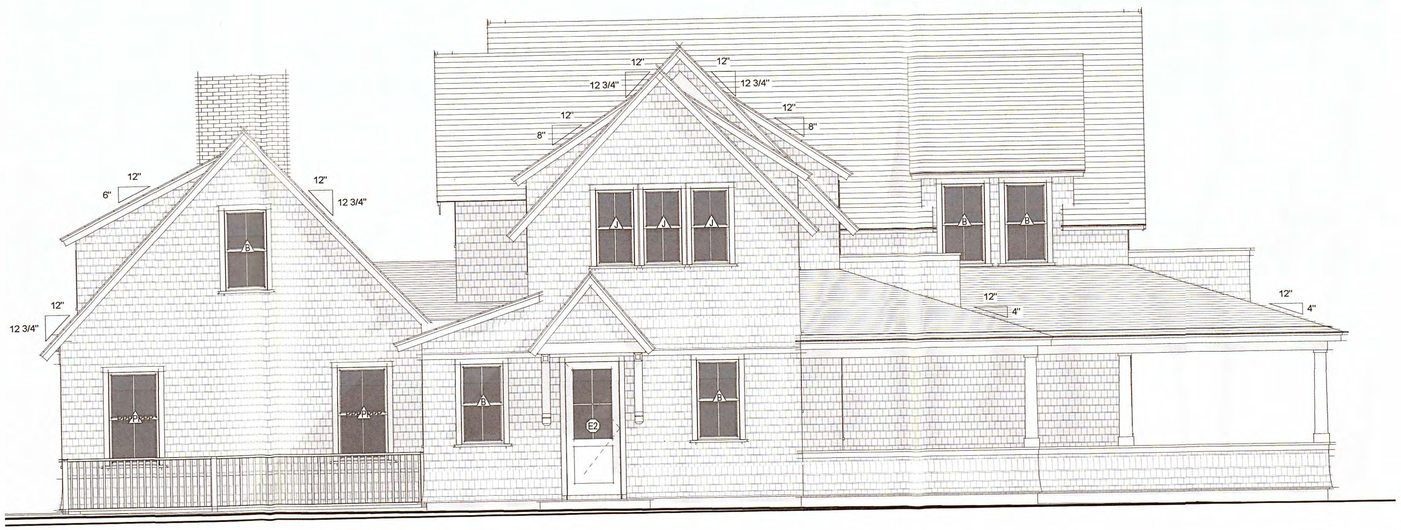
A.102
2043

09.29.21

HDC SUBMISSION THROUGH STAFF



1 North Elevation - Proposed
1/4" = 1'-0"



2 East Elevation - Proposed
1/4" = 1'-0"

2043

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EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	40 / 45
Current Zoning:	LUG-2
Minimum Frontage:	40 ft.
Front Setback:	35 ft.
Side/Rear Setback:	15 ft.
Lot Size:	89,010 sf
Min. Lot Size:	5,000 sq. ft.
Allowable G.C.:	4% or 3,560 sq. ft.
Existing G.C.:	n/a
Proposed G.C.:	2,477 sq. ft.
Total Proposed G.C.:	2,477 s.f.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

A.301 Perspective Views
G.102 Unnamed
G.201 COMBINED SITE PLAN
G.101 COVER PAGE
A.100 BASEMENT PLAN
A.101 1ST FLOOR PLAN
A.102 2ND FLOOR PLAN
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS

RECEIVED
OCT 05 2021
By

Revisions

APPROVED
HDC 2021 · 05 · 3838
No Exterior Changes
Without HDC Approval

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A.201
2043

09.29.21

HDC SUBMISSION THROUGH STAFF



1 South Elevation - Proposed
1/4" = 1'-0"



2 West Elevation - Proposed
1/4" = 1'-0"

2043

Barry Residence

22 Eel Point 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:	40 / 45
Current Zoning:	LUG-2
Minimum Frontage:	40 ft.
Front Setback:	35 ft.
Side/Rear Setback:	15 ft.
Lot Size:	89,010 sf
Min. Lot Size:	5,000 sq. ft.
Allowable G.C.:	4% or 3,560 sq. ft.
Existing G.C.:	n/a
Proposed G.C.:	2,477 sq. ft.
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A.202

2043

4 N Water Addition M 42.4.2 P 90

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
n/a	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

N/A	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
n/a	3.	**As-Built Plans (1 copy):** of existing elevations
n/a	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
N/A	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
	7. (initial to indicate read and understand)	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
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°: 42.4.2 PARCEL N°. 90

Street & Number of Proposed Work: 4 N. WATER ST.

Owner of record: FP 4 N. Water

Mailing Address: 4 N. Water St.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
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 Add ADA Lift addition and bumpout

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 193 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 Existing South " East " West "

Additional Remarks

Historic Name: Obed Joy House

Original Date: 1846

Original Builder:

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

~~REVISIONS*~~ (describe)

1. East Elevation
2. South Elevation Add Bumpout
3. West Elevation
4. North Elevation ADA Lift addition

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/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 _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 5 1/2 Rake 6 1/2 Soffit (Overhang) 4" Corner boards 5 1/2 Frieze 3"
Window Casing 3 1/2 Door Frame 3 1/2 Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☑ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Match Existing
Trim White / Match Existing Sash White Doors White / Match Existing
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/7/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus

AS AGENT FOR FP 4 N Water

STREET ADDRESS 4 N WATER

MAP/PARCEL 42.4.2 / 90

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 10.07.24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Alex Bagmets — Signature

10.07.24 — Date

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the

signature of the owner of record for 4 North Water Street, Nantucket (street address of property) on the following statement:

I Alexander Leventhal, as manager of FP 4 NorthWater LLC (print name of property owner/applicant), the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my

behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District

Commission.

July 25, 2023

Client Signature Date

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 4 N Water St

Tax Map Number: 42.4.2 Parcel Number: 90

Owner of Record: FP 4 N Water LLC

Description of Proposal: ADA Lift Addition & Bumpout

Anticipated HDC Submission Date: 10.07.24

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.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... FP 4 North Water LLC

MAILING ADDRESS..... 4 N Water St, Nantucket Ma 02554

PROPERTY LOCATION..... 4 N Water St

ASSESSORS MAP/PARCEL..... 42.4.2 / 90

SUBMITTED BY:..... Emeritus ltd

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.06.27 10:56:31 -04'00'

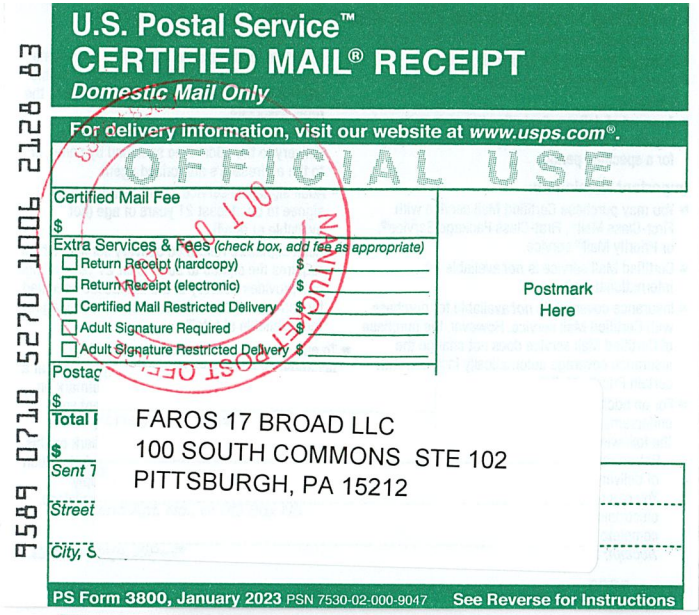
June 27, 2024

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
4242	61		NANTUCKET HISTORICAL ASSN		PO BOX 1016	NANTUCKET	MA	02554	15 BROAD ST
4242	74		FAROS 17 BROAD LLC		100 SOUTH COMMONS STE 102	PITTSBURGH	PA	15212	17 BROAD ST
4242	75		19 BROAD STREET LLC		1200 SOLDIERS FIELD RD # 102	BOSTON	MA	02134	19 BROAD ST
4242	76		NANTUCKET BROAD ST LLC		1200 SOLDIERS FIELD RD # 102	BOSTON	MA	O2134	21 BROAD ST
4242	88		NANTUCKET THEATRE PROJECT LLC		5 N WATER ST	NANTUCKET	MA	02554	5 N WATER ST
4242	92	1	DAVISON JAMES		222 LOBLOLLY LANE	CHOUDRANT	LA	71227	8B N WATER ST
4242	92	6	COALE JOHN P & GRETA V		2901 FESSENDEN ST NW	WASHINGTON	DC	20007	8G N WATER ST
Count:	**7**								



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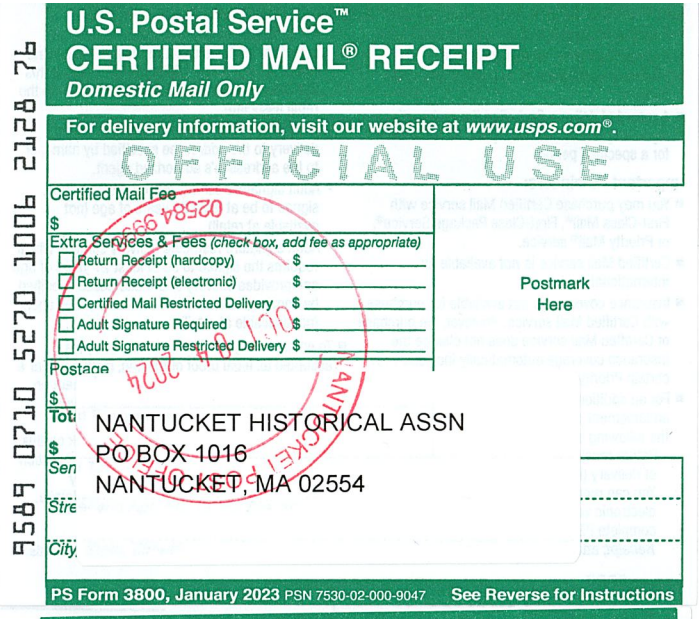
FAROS 17 BROAD LLC
100 SOUTH COMMONS STE 102
PITTSBURGH, PA 15212

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2128 83



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NANTUCKET HISTORICAL ASSN
PO BOX 1016
NANTUCKET, MA 02554

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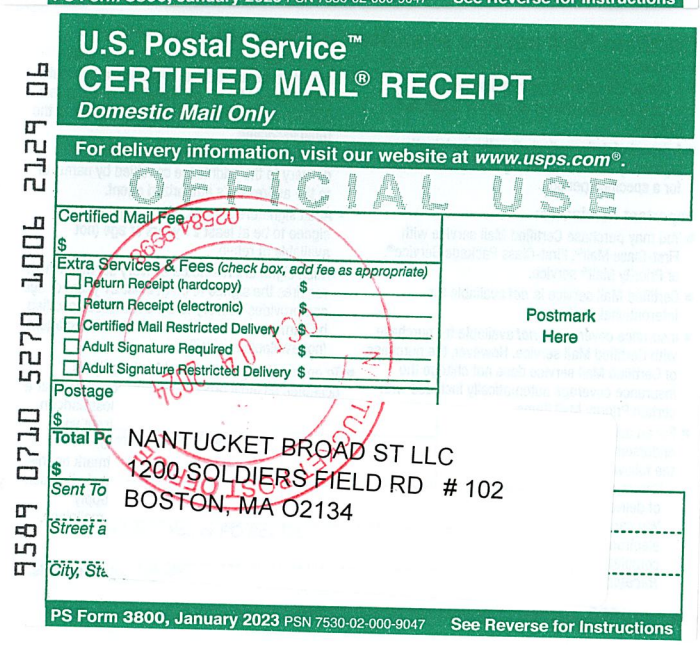

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NANTUCKET BROAD ST LLC
1200 SOLDIERS FIELD RD # 102
BOSTON, MA 02134

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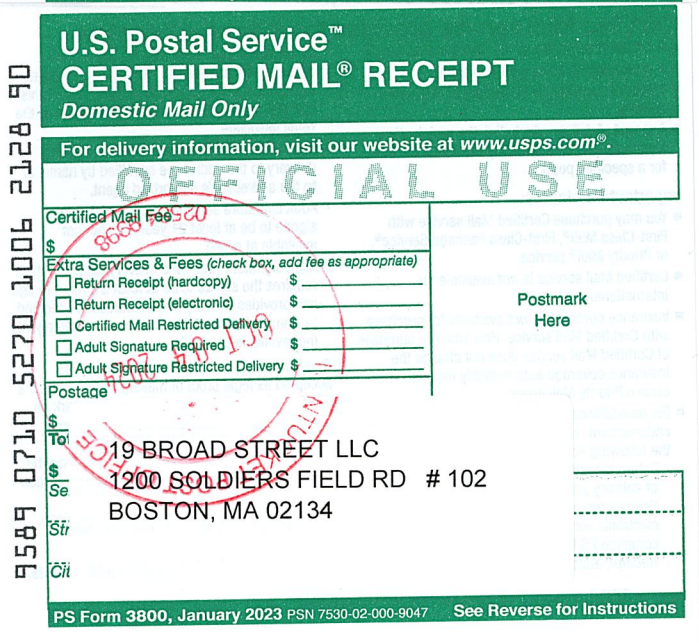

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19 BROAD STREET LLC
1200 SOLDIERS FIELD RD # 102
BOSTON, MA 02134

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Adult Signature Restricted Delivery $

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COALE JOHN P & GRETA V
2901 FESSENDEN ST NW
WASHINGTON, DC 20007

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9589 0710 5270 1006 2129 13

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- ☐ Adult Signature Restricted Delivery $

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Total Pc
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Street a

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NANTUCKET THEATRE PROJECT LLC
5 N WATER ST
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1006 2129 20

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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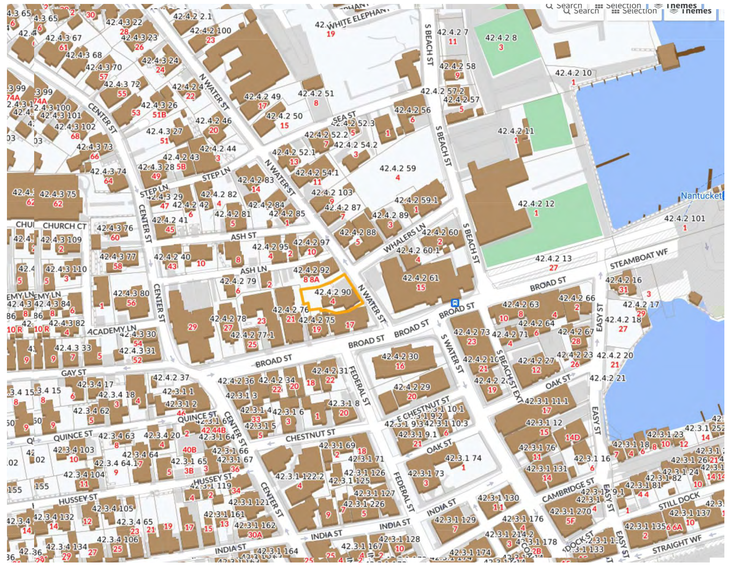
DAVISON JAMES
222 LOBLOLLY LANE
CHOUDRANT, LA 71227

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

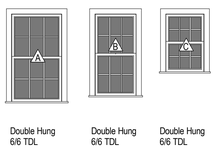
4 North Water Street

Nantucket, MA

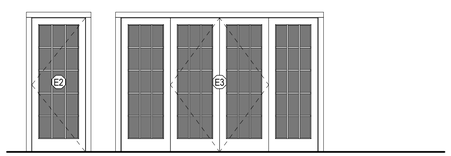
10.07.24



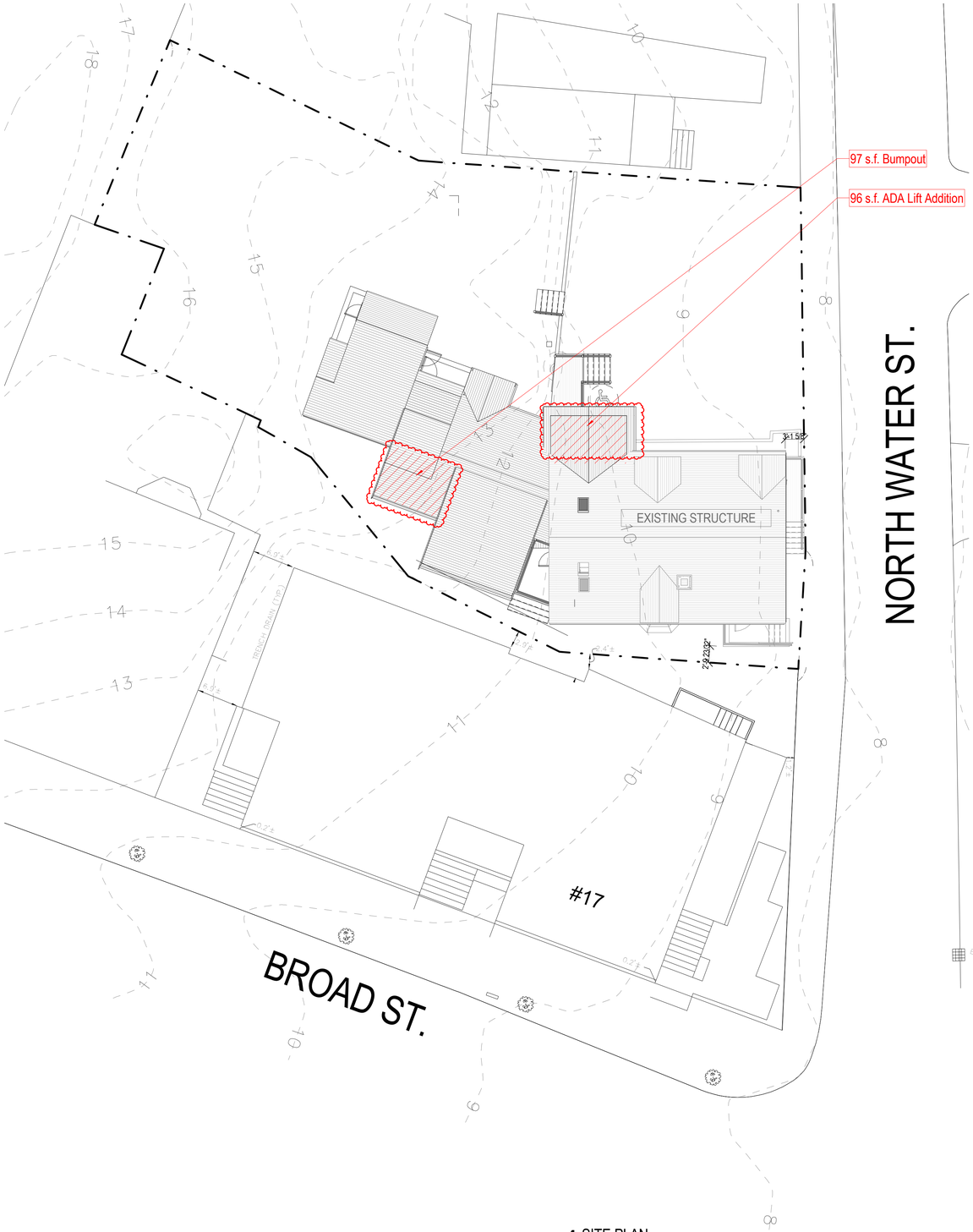
2 Locus Map
1/4" = 1'-0"



3 Window Legend
1/4" = 1'-0"



4 Exterior Door Legend
1/4" = 1'-0"



1 SITE PLAN
1" = 10'-0"

HDC SUBMISSION

2313

4 North Water Street

Nantucket, MA

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

COVER SHEET

Site Information

Map & Parcel:	42.4.2 / 90
Current Zoning:	CDT
Minimum Frontage:	35'
Front Setback:	0'
Side/Rear Setback:	0 / 5'
Lot Size:	7,710 s.f.
Min. Lot Size:	3,750 s.f.
Allowable G.C.:	5,782 s.f. or 75%
Existing G.C.:	1,835 s.f.
Proposed G.C.:	
Total Proposed G.C.:	1,835 s.f.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.101 COVER SHEET
A.101 1ST & 2ND FLOOR PLANS
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS

Revisions

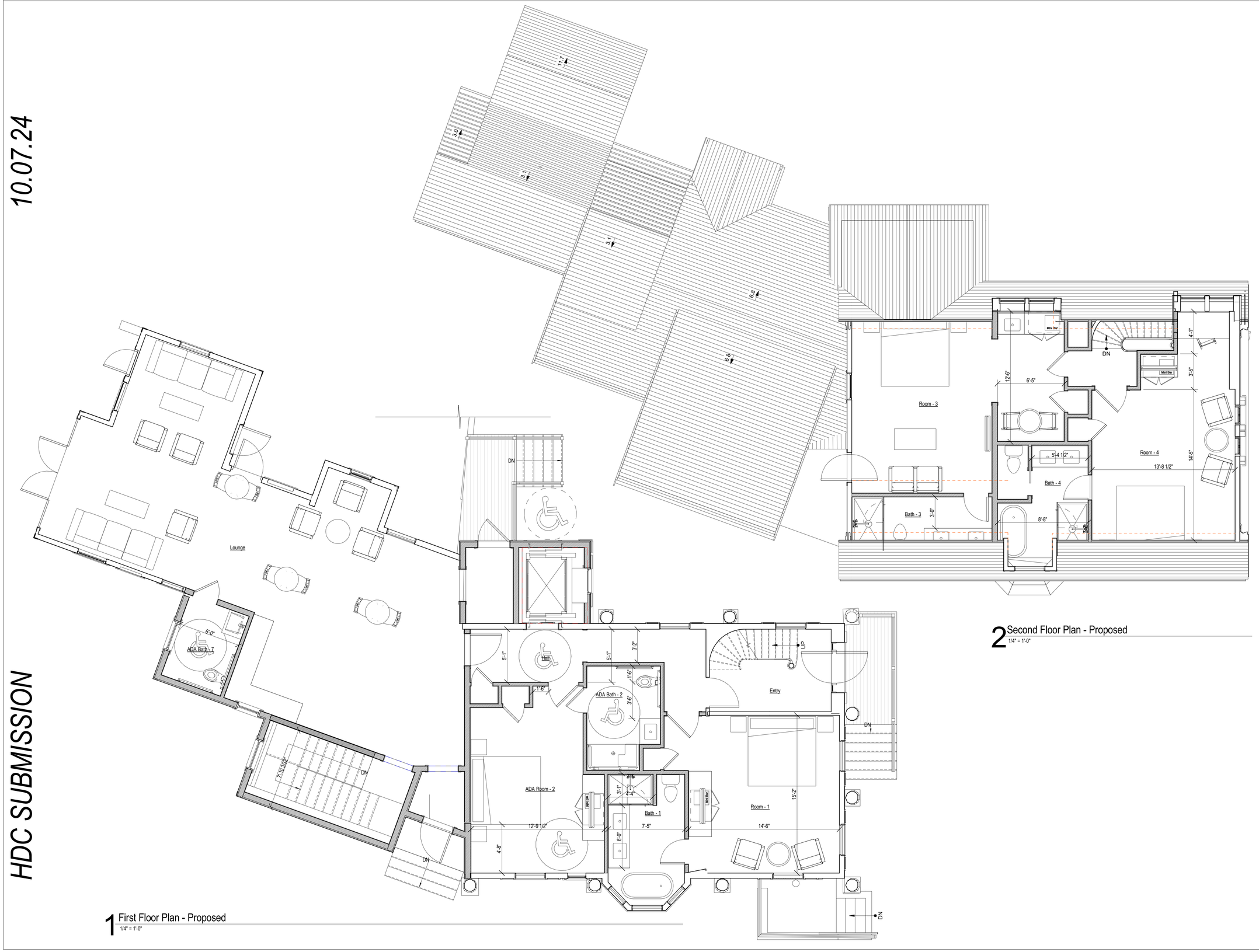
Revision 1 Date 1

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

G.101
2313

10.07.24

HDC SUBMISSION



1 First Floor Plan - Proposed
1/4" = 1'-0"

2 Second Floor Plan - Proposed
1/4" = 1'-0"

2313

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10.07.24

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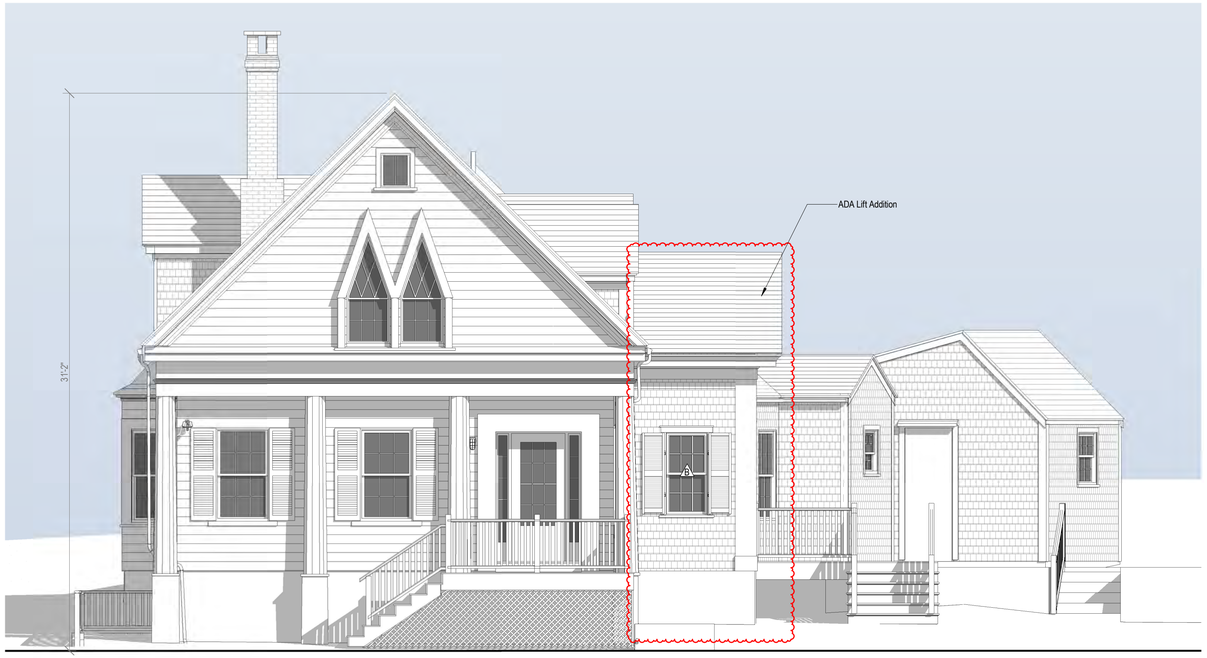

1 Proposed East Elevation
1/4" = 1'-0"



HDC Approved East Elevation



Existing East Elevation



2 Proposed South Elevation
1/4" = 1'-0"



HDC Approved South Elevation



Existing South Elevation

2313

4 North Water Street

Nantucket, MA

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EXTERIOR ELEVATIONS

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A.201

2313

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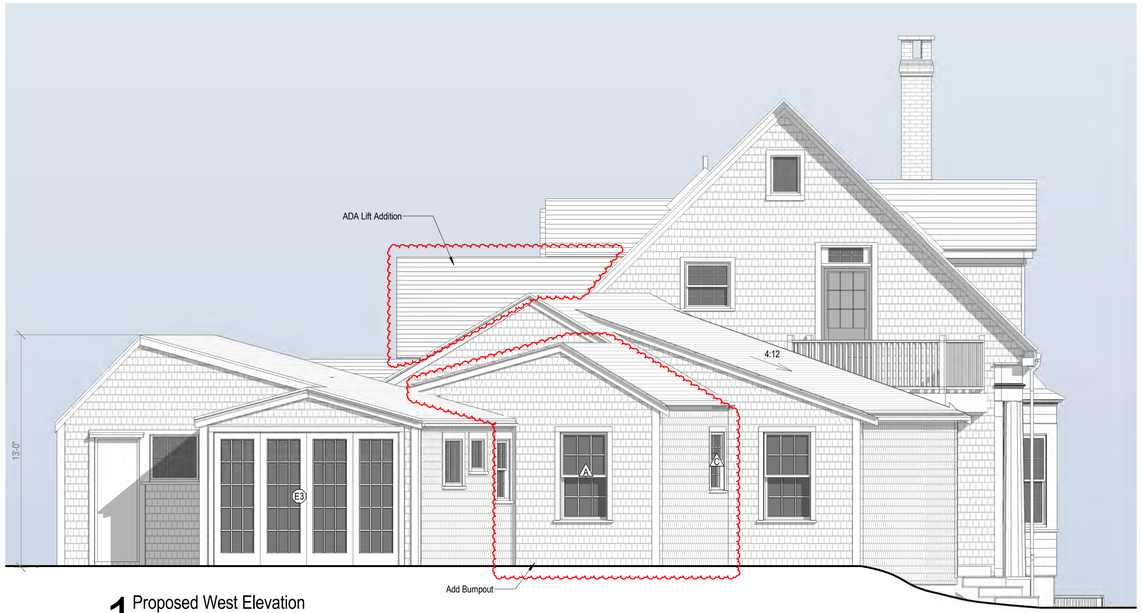
HDC SUBMISSION



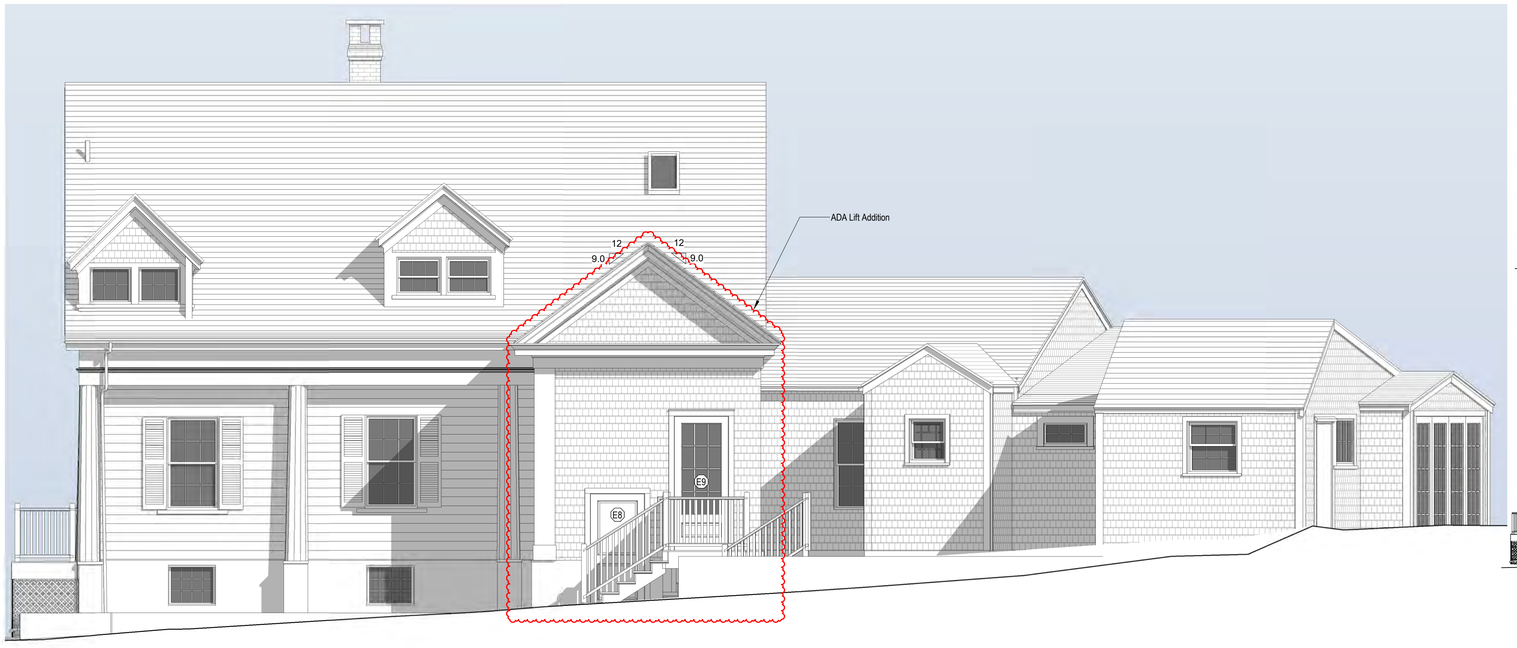
1 Proposed West Elevation
1/4" = 1'-0"



HDC Approved West Elevation



Existing West Elevation



2 Proposed North Elevation
1/4" = 1'-0"



HDC Approved North Elevation



Existing North Elevation

2313

4 North Water Street

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EXTERIOR ELEVATIONS

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Revisions

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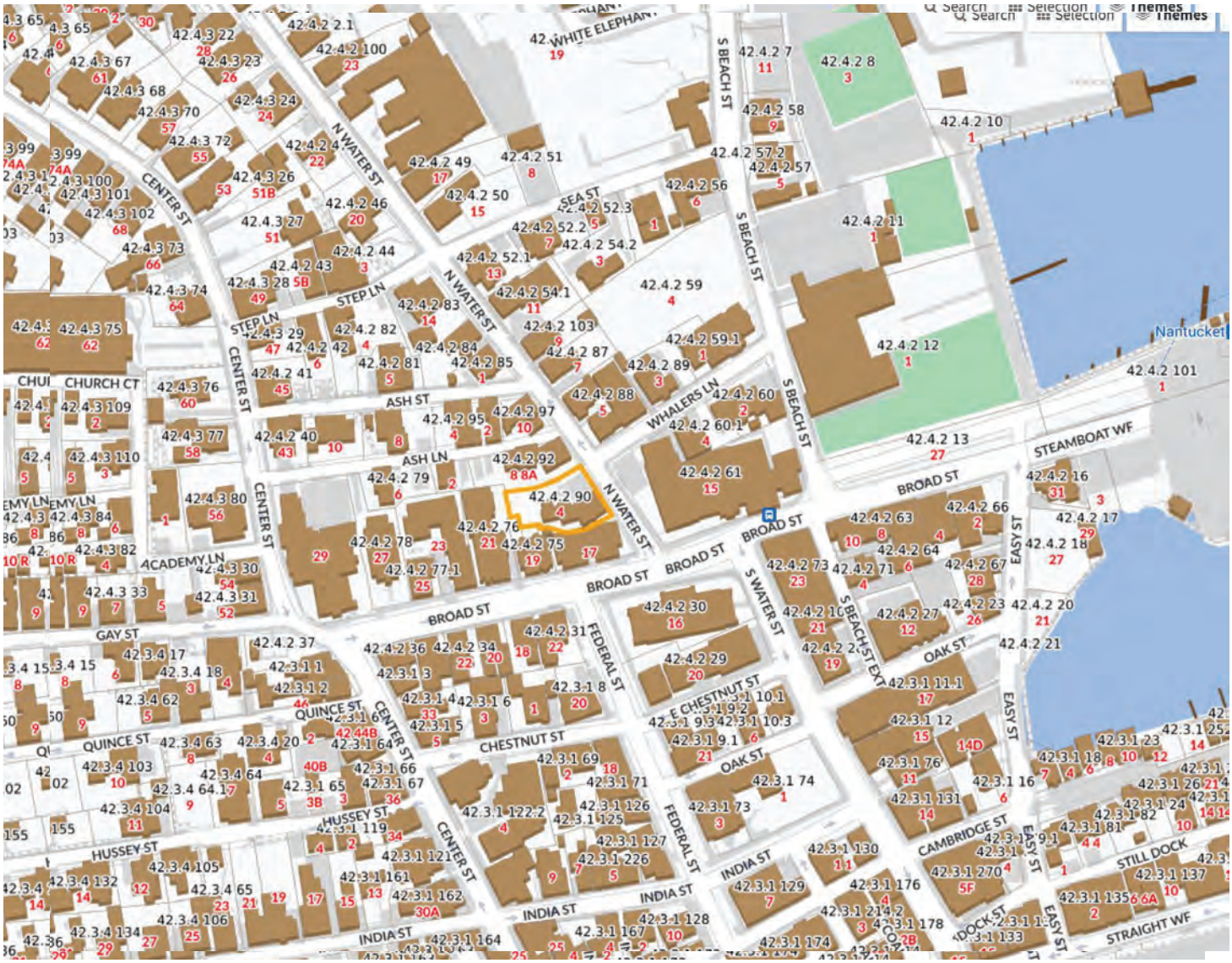
A.202

2313

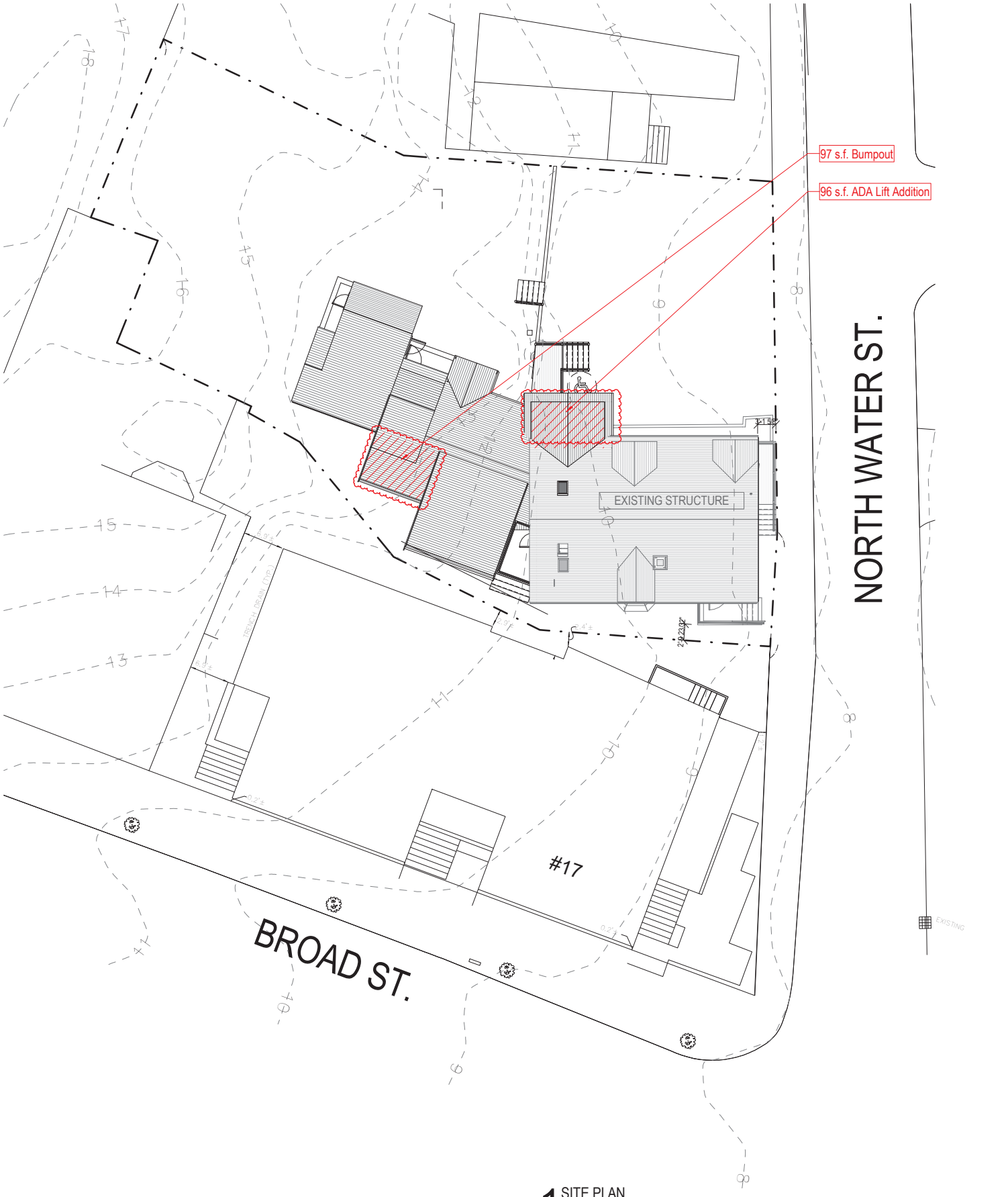
4 North Water Street

Nantucket, MA

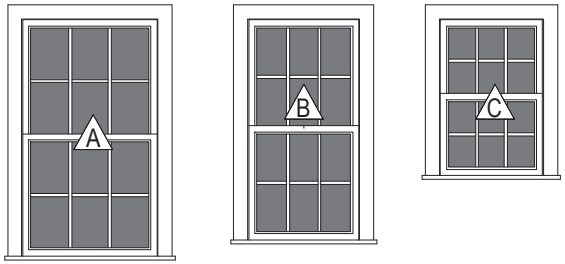


2 Locus Map

1/4" = 1'-0"



1 SITE PLAN
1" = 10'-0"



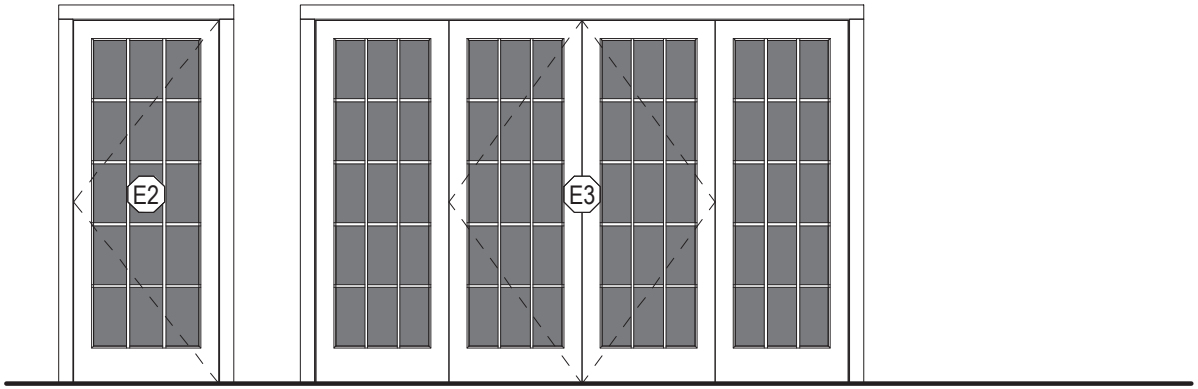
Double Hung
6/6 TDL

Double Hung
6/6 TDL

Double Hung
6/6 TDL

3 Window Legend

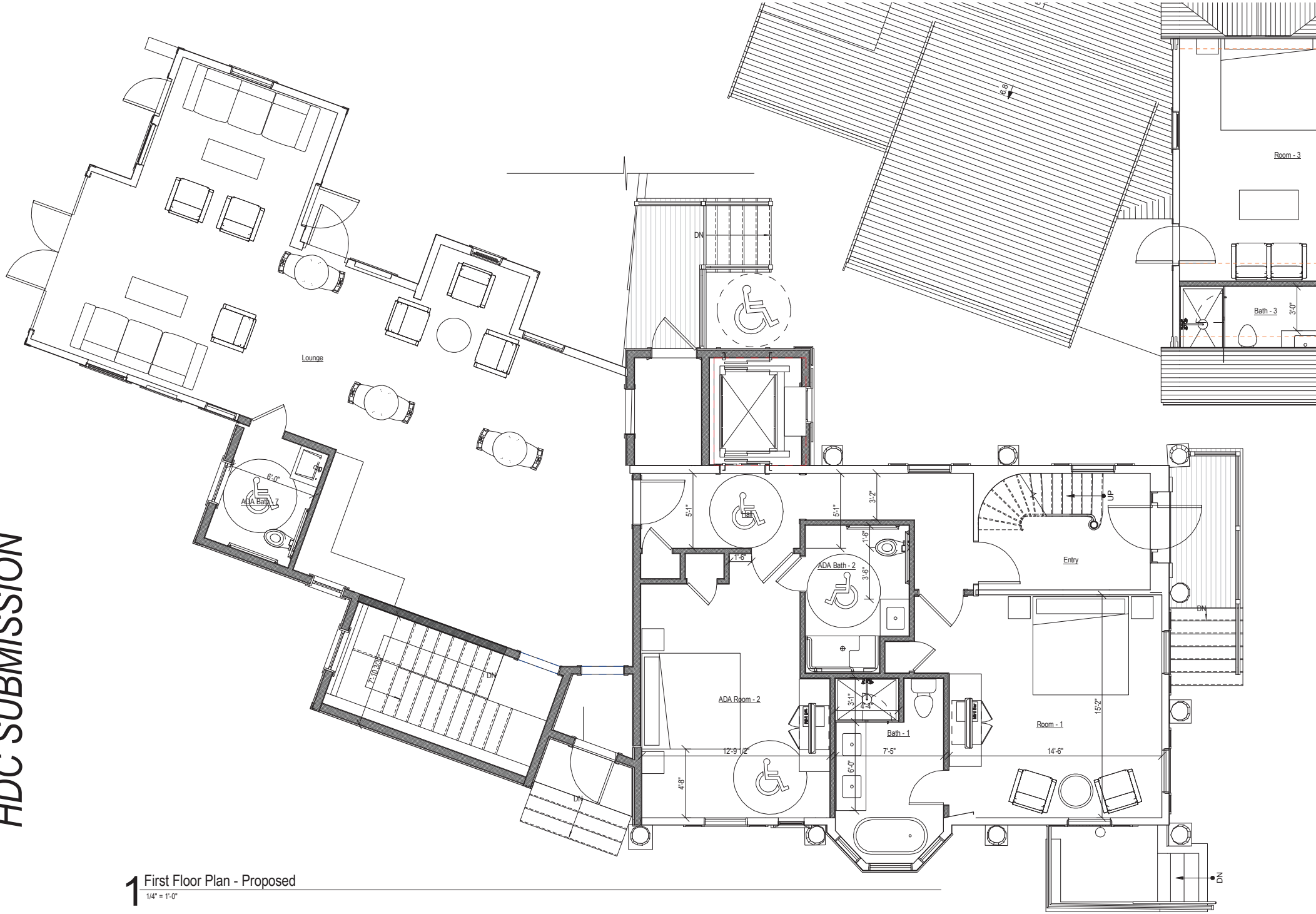
1/4" = 1'-0"



4 Exterior Door Legend

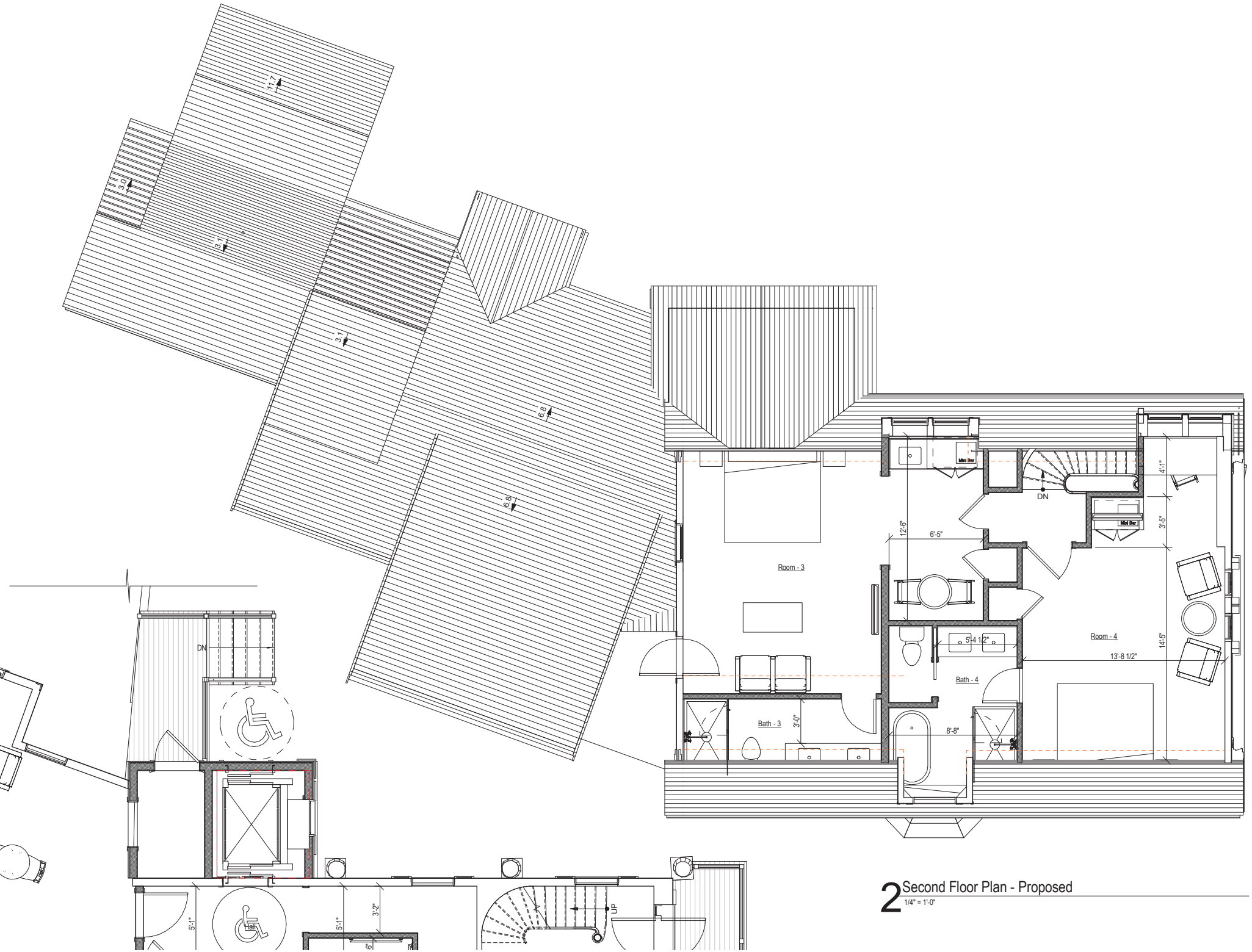
1/4" = 1'-0"

HDC SUBMISSION



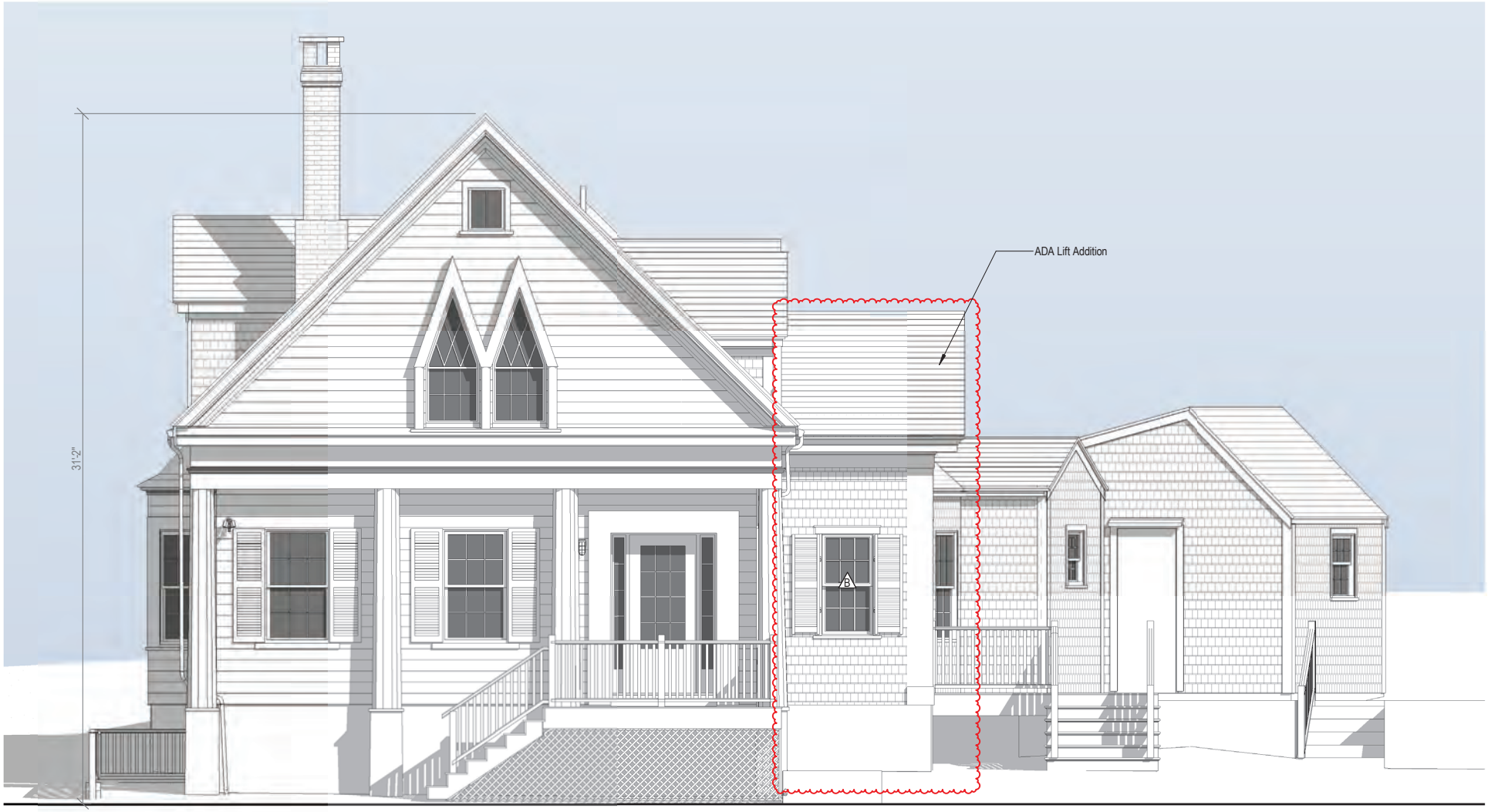
1 First Floor Plan - Proposed

1/4" = 1'-0"



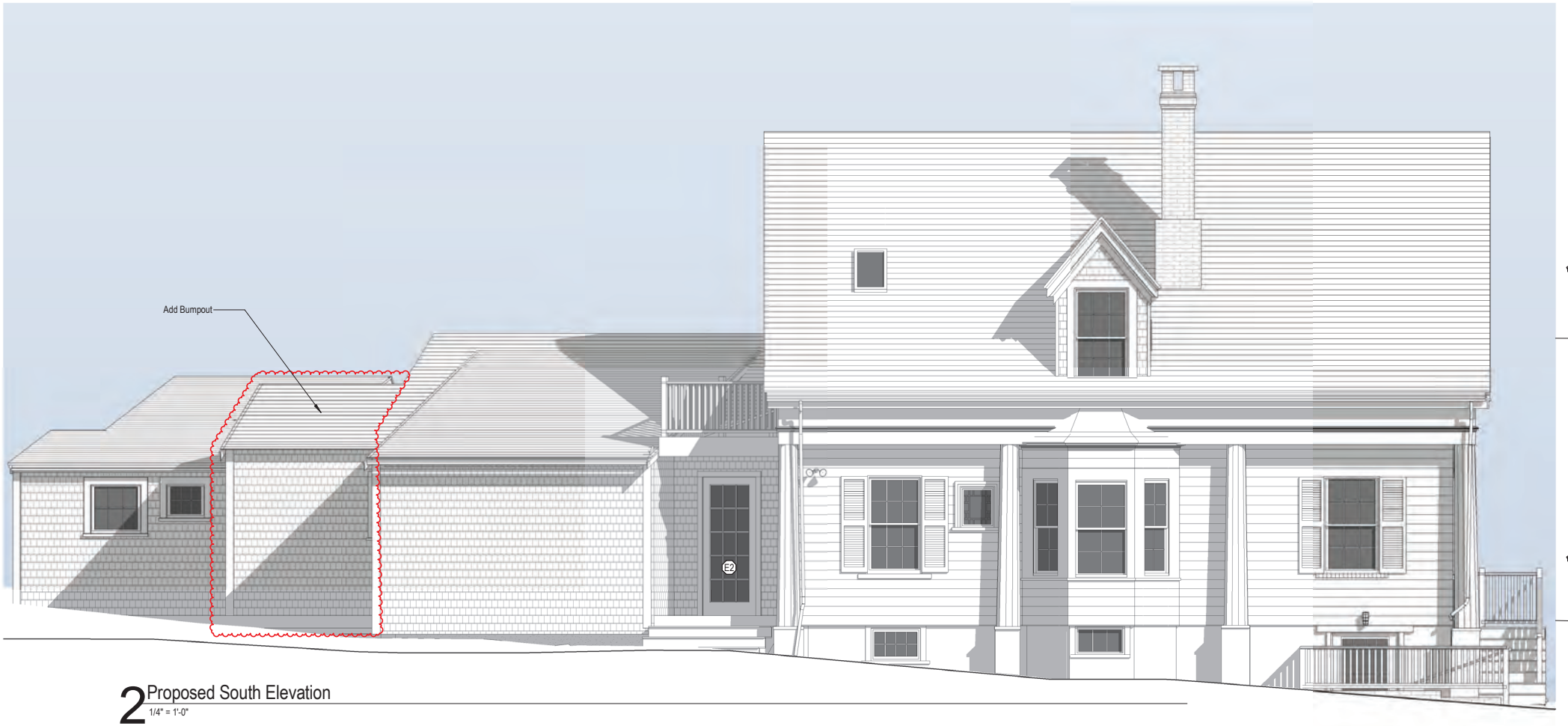
2 Second Floor Plan - Proposed

1/4" = 1'-0"

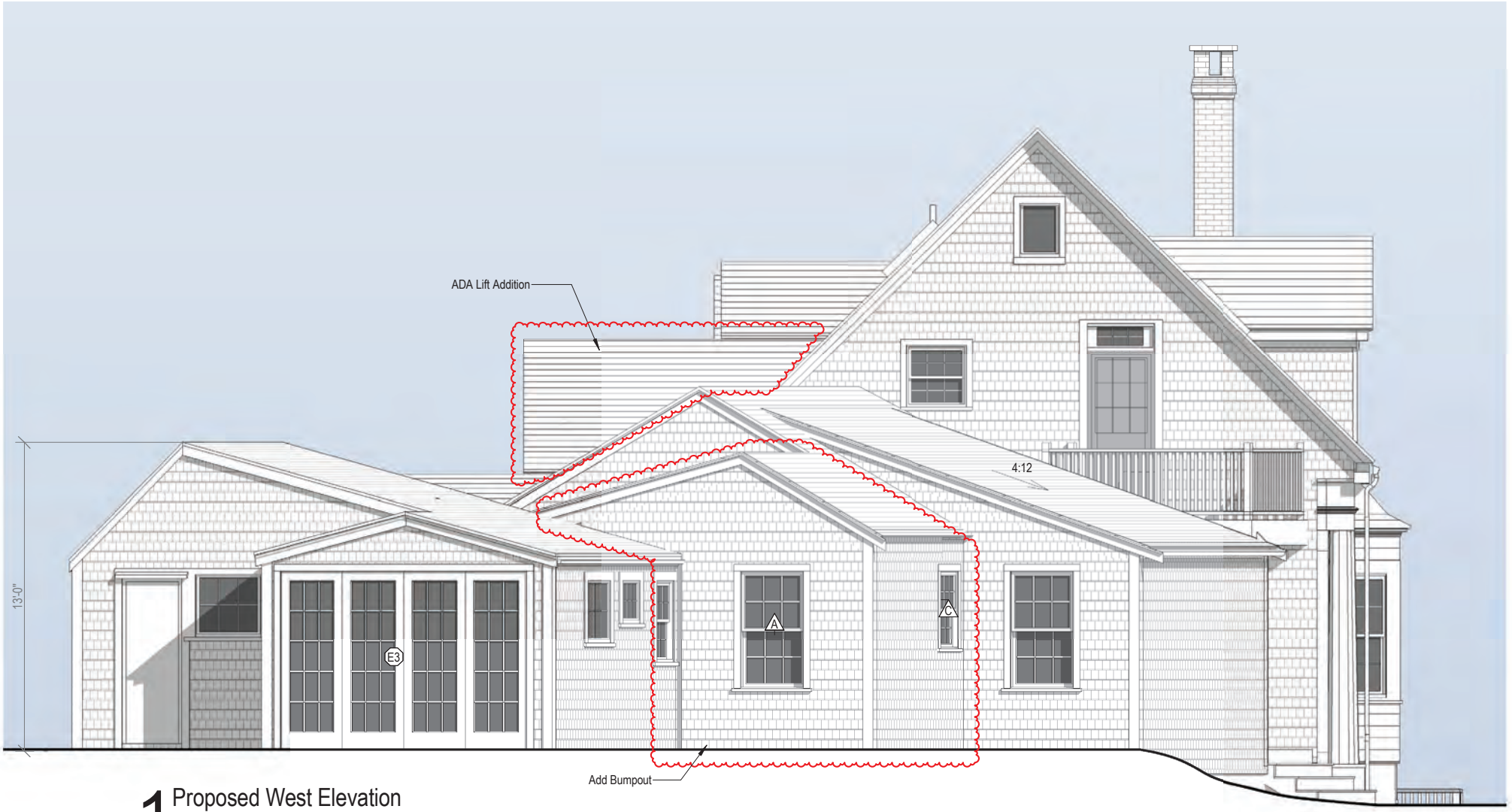


1 Proposed East Elevation

1/4" = 1'-0"

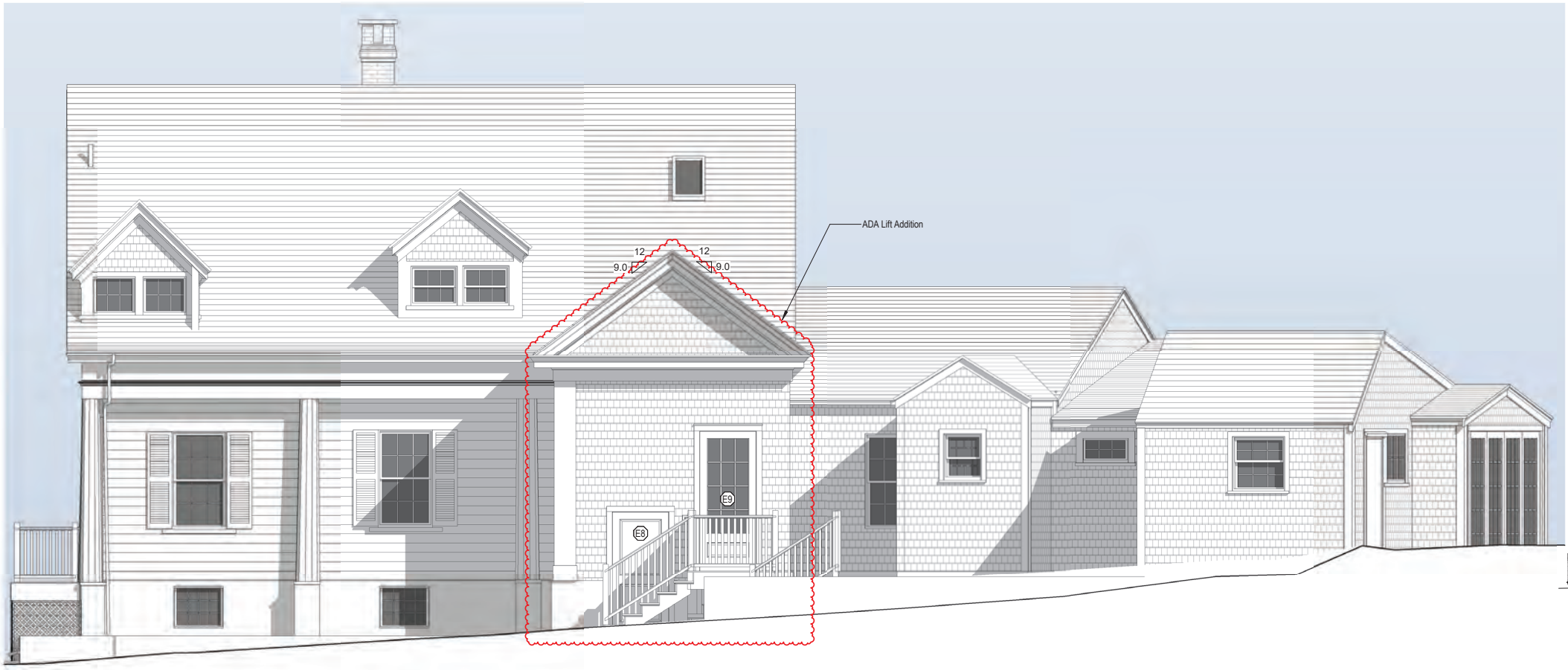


2 Proposed South Elevation
1/4" = 1'-0"



1 Proposed West Elevation

1/4" = 1'-0"



2 Proposed North Elevation

1/4" = 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: _____

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ✓ c. Lancaster, The Architecture of Historic Nantucket, page: 206
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ✓ f. NHA photos: _____
- ✓ g. HABS research: # 957
- ○ h. NHA plaque records: _____
- ○ i. other: NHA files

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: .16A ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET: ✓ a. at sidewalk ○ 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: hi

(Building or site including interior features if known)

Revision 5/89 RAF/MF

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-8-20
MAP/PARCEL#: 4242-C90

Recorded By: AEG Date: 10/2 Organization: NHC

IDENTIFICATION:

1. STREET NAME & NO.: 4 North Water St. 2. BUILDING NAME: OBED JOY HOUSE

3. OWNERSHIP: ○ a. public ✓ b. private 4. PRESENT OWNER: Martin, [illegible] A. + Nancy A.

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

[illegible]

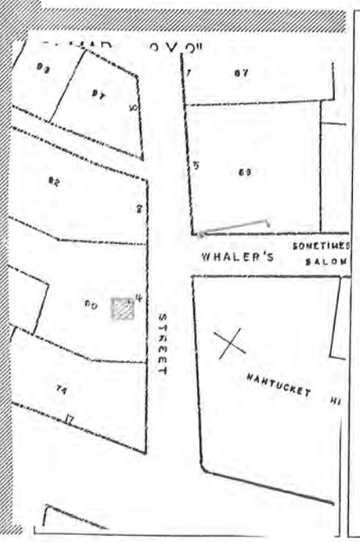
6. USE: Original: [illegible] Present: town offices

○ a. seasonal ✓ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ✓ a. Yes ○ b. No

Interior accessible, explain: yes - offices



9. PHOTO -- [illegible]



Revised 5/89

DESCRIPTION:

10. FOUNDATION
- ✓ a. brick
- ○ b. rubblestone
- ○ c. concrete
- ○ d. other: _____

11. STRUCTURAL SYSTEM
- ○ a. post-and-beam
- ○ b. balloon wood frame
- ○ c. masonry load-bearing walls
- ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
- ○ a. shingles - weathered
- ○ b. shingles - painted
- ○ c. brick
- ○ d. clapboard
- ○ e. board and batten
- ✓ f. flush boarding
- ○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
- ✓ a. shingles - weathered
- ○ b. shingles - painted
- ○ c. brick
- ○ d. clapboard
- ○ e. board and batten
- ✓ f. flush boarding
- ○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
- ✓ a. shingles - weathered
- ○ b. shingles - painted
- ○ c. brick
- ○ d. clapboard
- ○ e. board and batten
- ○ f. flush boarding
- ○ g. other: _____

15. NUMBER OF STORIES:
- ○ a. 1
- ○ b. 1 1/2
- ✓ c. 1 3/4
- ○ d. 2
- ○ e. 2 1/2
- ○ f. 3
- ○ g. other: _____

16. ROOF SHAPE:
- ✓ a. gable
- ○ b. gambrel
- ○ c. hip
- ○ d. shed
- ○ e. other: _____

17. ROOFING MATERIAL:
- ✓ a. composition shingle
- ○ b. weathered cedar shinge
- ○ c. slate

18. ROOF FEATURES:
- ○ a. roof walk
- ○ b. dormers on street facade
- ✓ c. dormers on side elevations
- ○ d. dormers on rear elevation
- ○ e. balustrade
- ○ f. skylight
- ○ g. roof hatch
- ○ h. cupola
- ○ i. other: _____

19. DORMER ROOF(S):
- ✓ a. gable
- ○ b. hip
- ○ c. shed
- ○ d. other: _____

20. CHIMNEY MATERIAL:
- ○ a. brick, unpainted
- ○ b. brick, painted
- ✓ c. brick, parged
- ○ d. rubblestone
- ○ e. concrete block
- ○ f. metal

21. CHIMNEY POSITION:
- ○ a. center
- ✓ b. off-center
- ○ c. end wall
- ○ d. other: _____

22. NUMBER OF CHIMNEYS:
- ○ a. one
- ✓ b. two
- ○ c. three
- ○ d. other: _____

23. CHIMNEY FEATURES:
- ✓ a. corbelling
- ✓ b. chimney pots/owls
- ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION:
- ○ a. center
- ✓ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:
(check several if appropriate)
- ✓ a. sidelights
- ○ b. transom
- ○ c. plank frame
- ✓ d. flush frame
- ○ e. Federal
- ○ f. fanlight
- ○ g. blind fan
- ○ h. Greek Revival
- ○ i. recessed
- ○ j. other: _____

26. NUMBER OF BAYS:
- ✓ a. three
- ○ b. four
- ○ c. five
- ○ d. N/A
- ○ e. other: _____

27. WINDOW FRAME TYPE:
- ✓ a. flush
- ○ b. plank frame
- ○ c. bull-nose
- ○ d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:
- ○ a. 12/12
- ○ b. 9/9
- ✓ c. 6/6
- ○ d. 2/2
- ○ e. casement
- ○ f. other: _____

29. PORCH:
- ○ a. front
- ○ b. side
- ○ c. wrap

30. DETAILS:
(check several if appropriate)
- ○ a. corner boards (plain)
- ○ b. corner boards (beaded)
- ○ c. corner board (single)
- ✓ d. entry stairs w. balustrade
- ✓ e. blinds
- ○ f. watertable
- ○ g. pilasters
- ○ h. trellis
- ○ i. other: 12-sided wood piers support entrance

31. CONDITION:
- ○ a. excellent
- ✓ b. good
- ○ c. fair
- ○ d. deteriorated

32. INTEGRITY:
- ○ a. original site
- ○ b. moved if so, when?: _____

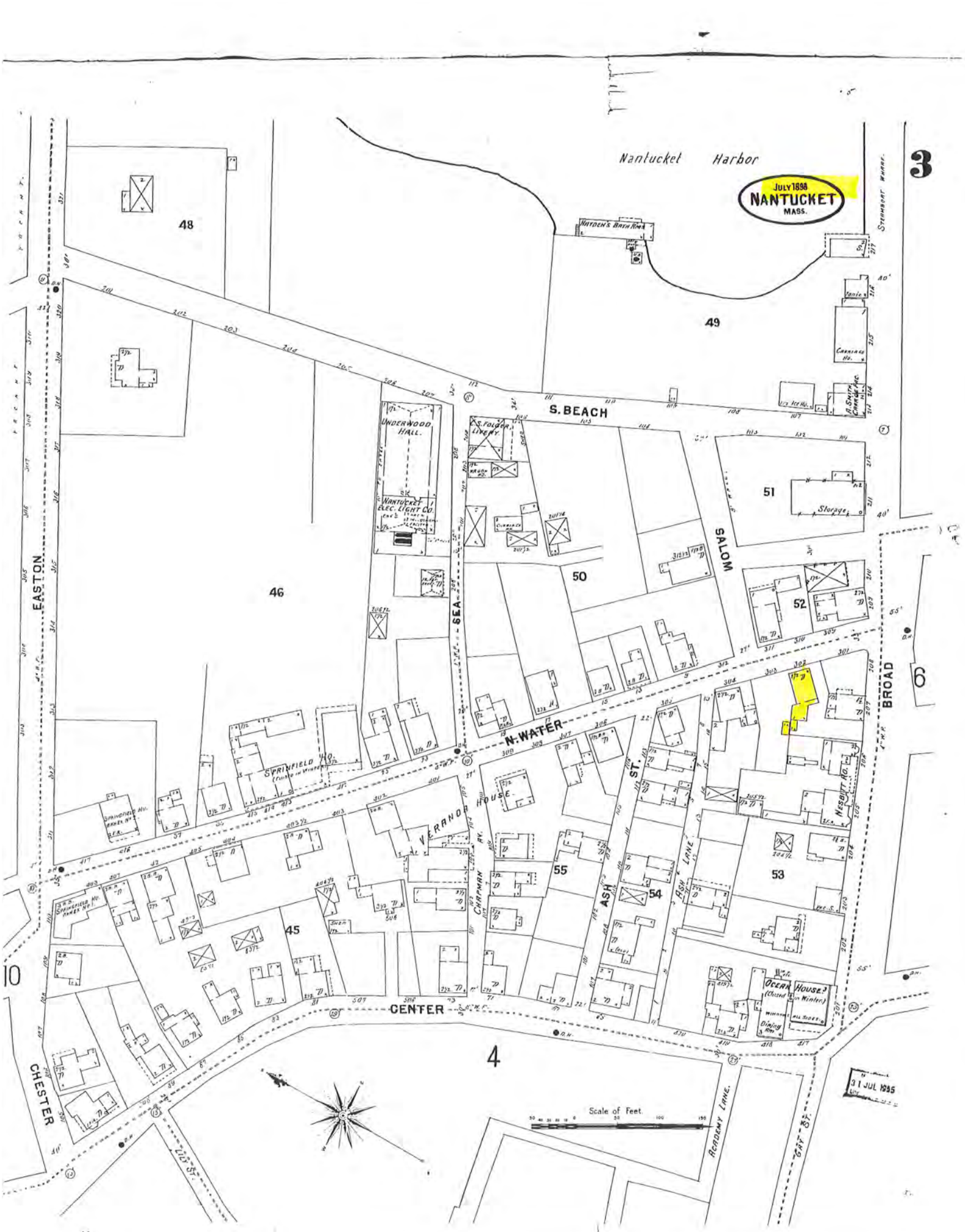
Major alterations or additions: Later dormers on sides, bay window south flank, (with dates if known) shed connected to house to add spider for 2 bedrooms & a bath. At some undetermined time a Masonic emblem window was placed in the south living room and a window in the dining room has colored panes. HABS

SIGNIFICANCE:

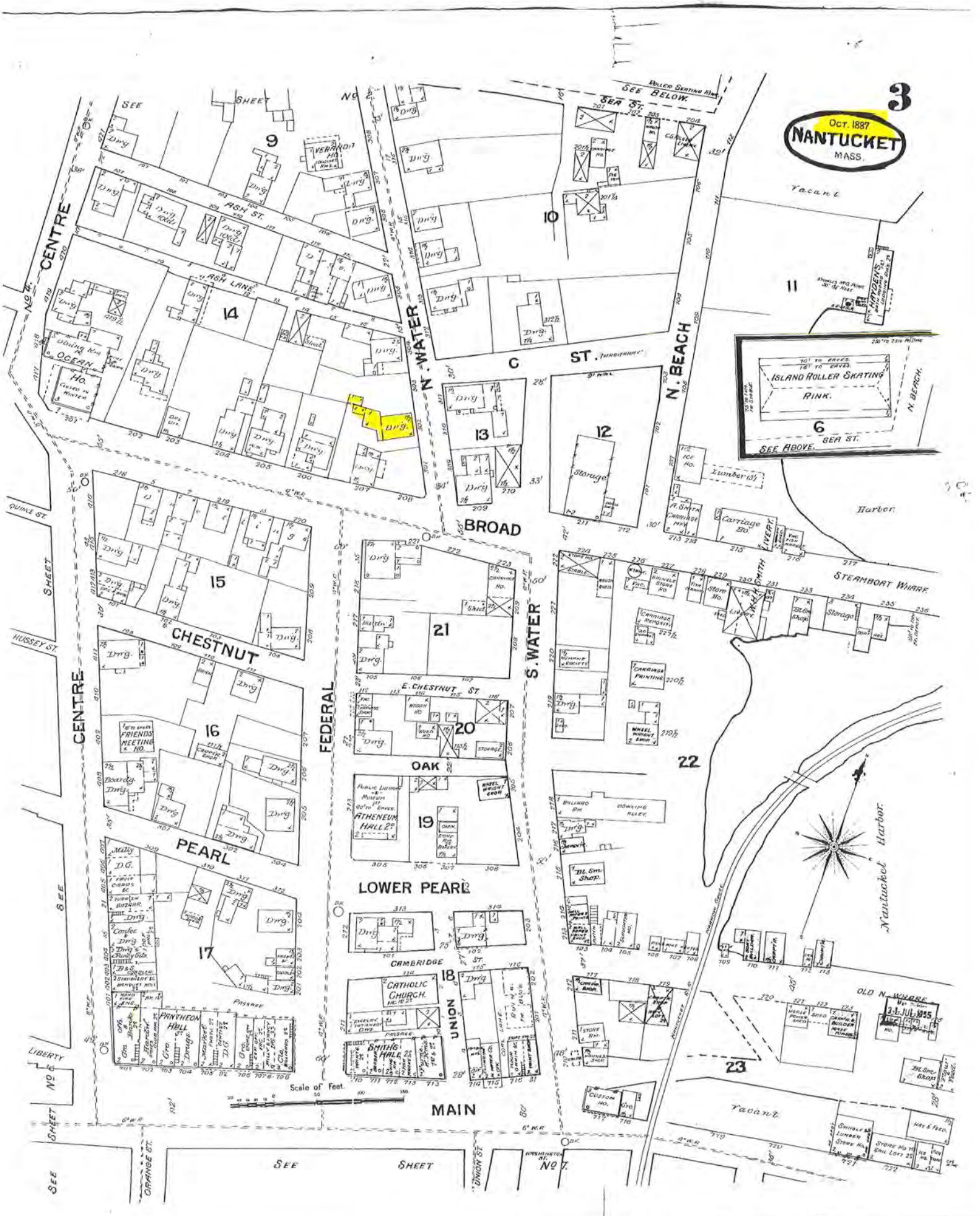
33. ROLE THE BUILDING PLAYS:
- ✓ a. individually significant
- ○ b. contributing
- ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: C 1846 SOURCE: [illegible]
ARCHITECT: _____
BUILDER: Edward F Eastern, housewright HABS

35. BUILDING TYPE:
- ○ a. box
- ✓ b. additive
- ✓ c. gable front
- ○ d. gable ell
- ○ e. side-gabled
- ○ f. other: _____



JULY 1898
NANTUCKET
MASS.
3
Nantucket Harbor
HAYDEN'S BATH RMS
STEAMBOAT WHARF
48
49
S. BEACH
UNDERWOOD HALL
NANTUCKET ELEC. LIGHT CO.
C. S. FOLGER LIVERY
51
Storage
SALOM
50
52
46
EASTON
SEA
N. WATER
BROAD
6
SPRINGFIELD HO.
VERANDA HOUSE
CHAPMAN AV.
ASH ST.
ASH LANE
NESBITT RD.
55
54
53
45
10
OCEAN HOUSE
CENTER
4
CHESTER
LILY ST.
ACADEMY LANE
GAY ST.
Scale of Feet
31 JUL 1895


3
Oct. 1887
NANTUCKET
MASS.
SEE SHEET No 2
SEE BELOW
SEA ST.
ROLLER SKATING RINK
CENTRE
No 4
ASH ST.
ASH LANE
OCEAN HO.
N. WATER
C ST.
N. BEACH
ISLAND ROLLER SKATING RINK.
SEE ABOVE
SEA ST.
N. BEACH
Vacant
Harbor
STEAMBOAT WHARF
BROAD
CHESTNUT
E. CHESTNUT ST.
S. WATER
FEDERAL
OAK
PEARL
LOWER PEARL
CAMBRIDGE ST.
UNION
MAIN
FRIENDS MEETING HO.
ATHENEUM HALL 2d
CATHOLIC CHURCH
SMITH'S HALL 2d
PANTHEON HALL
Storage
Lumber
Carriage Ho.
Nantucket Harbor
OLD N. WHARF
Scale of Feet
SEE SHEET No 7
SEE SHEET No 5
SEE SHEET
QUINCE ST.
HUSSEY ST.
LIBERTY
ORANGE ST.
UNION ST.
WASHINGTON ST.
9
10
11
12
13
14
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16
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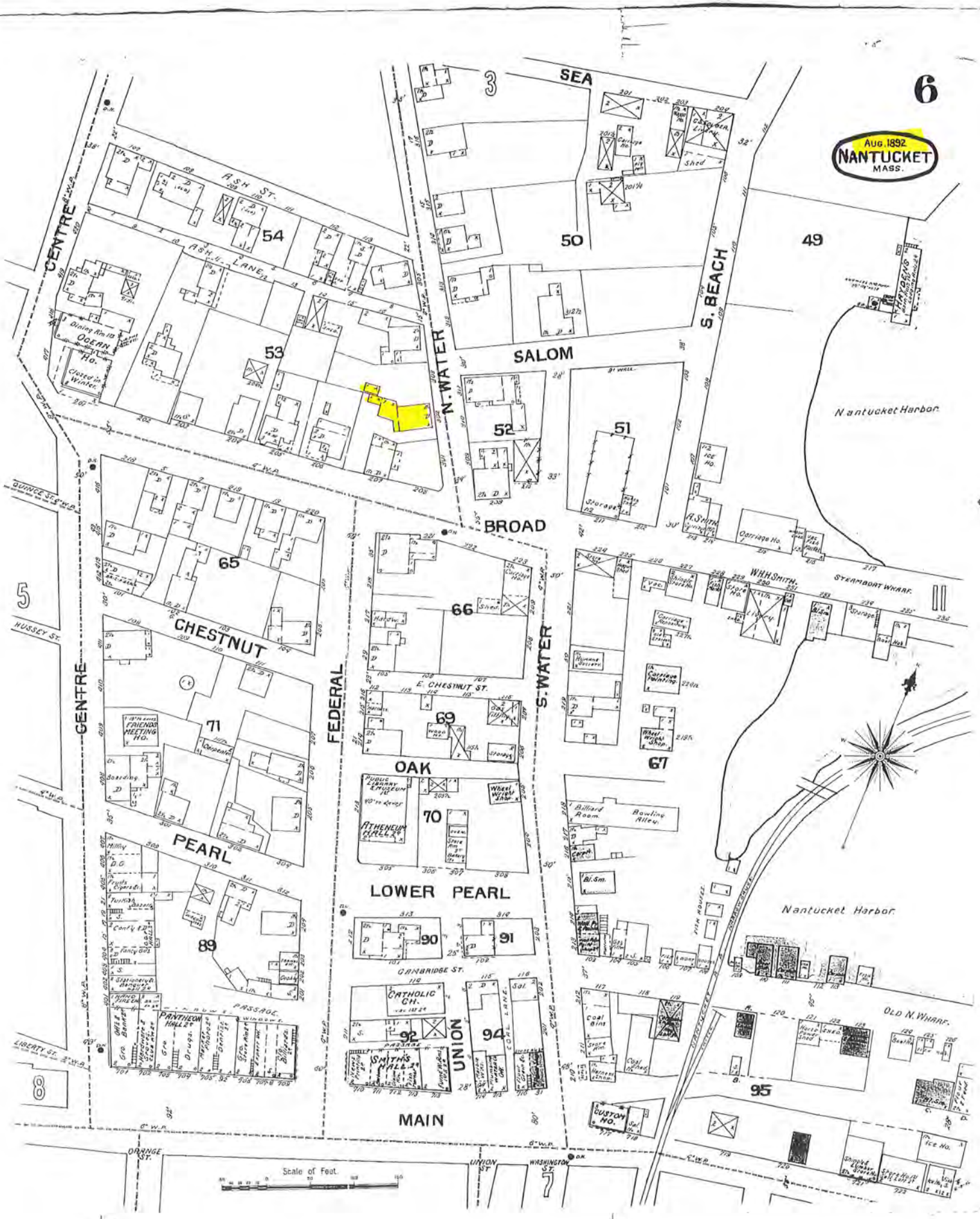
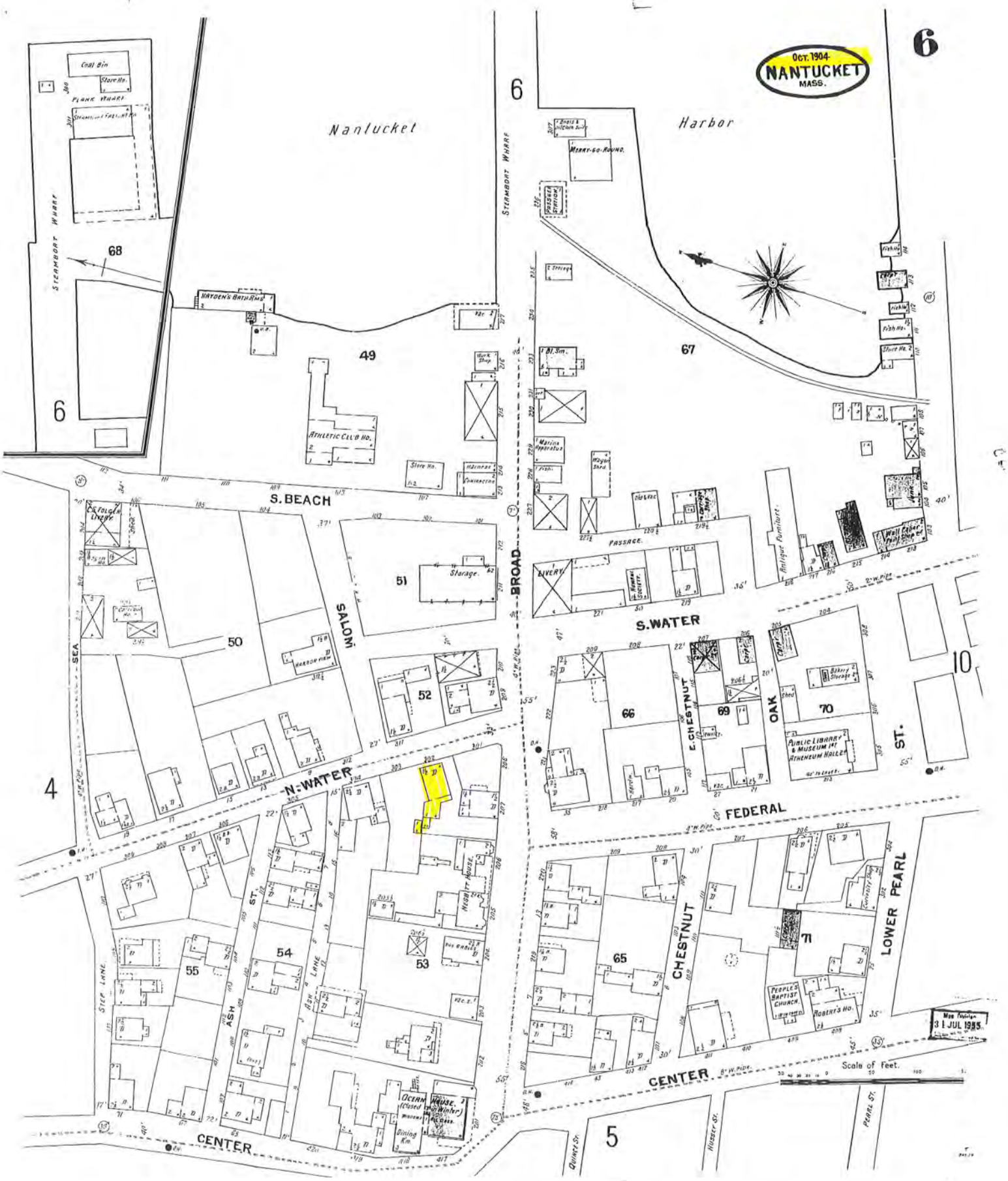
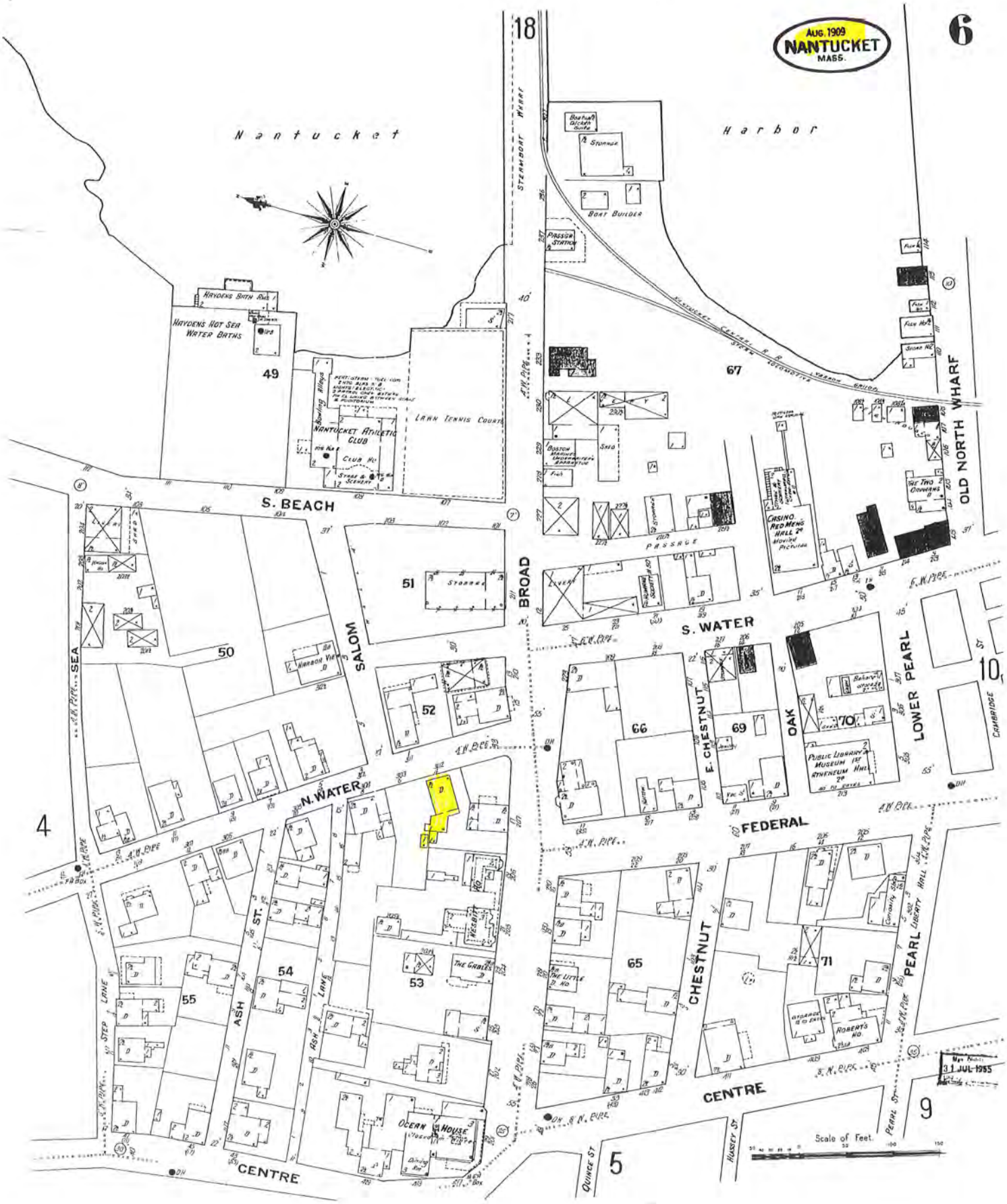
23
6

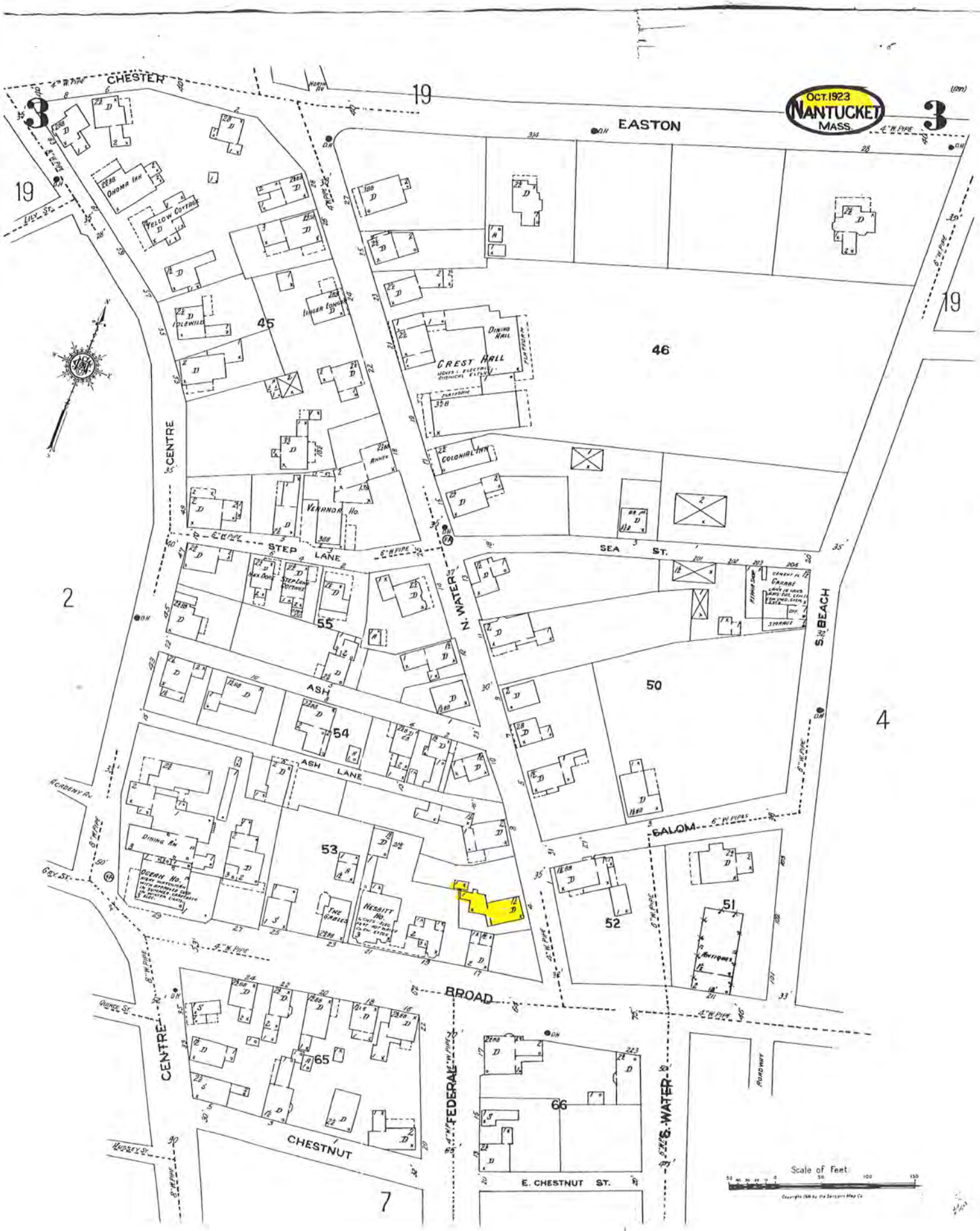

6
AUG. 1892
NANTUCKET
MASS.
SEA
ASH ST.
ASH LANE
CENTRE
OCEAN HO.
N. WATER
SALOM
S. BEACH
Nantucket Harbor
BROAD
CHESTNUT
FEDERAL
E. CHESTNUT ST.
S. WATER
OAK
PEARL
LOWER PEARL
CAMBRIDGE ST.
UNION
MAIN
HUSSEY ST.
QUINCE ST.
LIBERTY ST.
ORANGE ST.
UNION ST.
WASHINGTON ST.
STEAMBOAT WHARF
OLD N. WHARF
FRIENDS MEETING HO.
ATHENEUM HALL
PUBLIC LIBRARY & MUSEUM
CATHOLIC CH.
SMITH'S HALL
PANTHEON HALL
CUSTOM HO.
ICE HO.
Scale of Feet.



Oct. 1904
NANTUCKET
MASS.
6
Nantucket
Harbor
Merry-go-round
Passenger Station
Steamboat Wharf
Coal Bin
Store No.
Plank Wharf
68
Hayden's Bath Rms
49
Athletic Club Ho.
Store No.
Harness
Carriage
67
Marine Apparatus
Wagon Shed
Old & Fac
Carriage Shop
Antique Furniture
Wall Paper Paint Shop
Passage
Livery
Storage
51
S. Beach
Broad
Salom
S. Water
C. F. Folger Livery
Carriage Ho.
Harbor View
50
52
Sea
4
N. Water
66
E. Chestnut
69
Oak
70
Bakery Storage
Public Library & Museum 1st Atheneum Hall 2d
10
St.
Federal
Lower Pearl
Chestnut
65
71
People's Baptist Church
Robert's Ho.
Ash St.
Ash Lane
54
55
53
Negbitt House
Step Lane
Ocean House (Closed in Winter)
Dining Rm.
Center
5
Quince St.
Hussey St.
Pearl St.
Scale of Feet.
31 JUL 1955



AUG. 1909
NANTUCKET
MASS.
6
18
Nantucket
Harbor
STEAMBOAT WHARF
BOAT BUILDER
PASSGR STATION
HAYDENS BATH RMS
HAYDENS HOT SEA WATER BATHS
49
NANTUCKET ATHLETIC CLUB
LAWN TENNIS COURTS
67
OLD NORTH WHARF
S. BEACH
51
BROAD
S. WATER
CASINO. RED MENS HALL 2d
PASSAGE
50
SALOM
52
66
E. CHESTNUT
69
OAK
70
LOWER PEARL
10
CAMBRIDGE
N. WATER
FEDERAL
4
SEA
54
ASH ST.
55
53
THE GABLES
65
CHESTNUT
71
PEARL
LIBERTY HALL
STEP LANE
ASH LANE
ROBERTS HO.
CENTRE
OCEAN HOUSE
9
5
QUINCE ST
HUSSEY ST
PEARL ST
Scale of Feet.
31 JUL 1955


OCT. 1923
NANTUCKET
MASS.
CHESTER
EASTON
CENTRE
STEP LANE
SEA ST.
N. WATER
S. BEACH
ASH
ASH LANE
SALOM
BROAD
CHESTNUT
FEDERAL
S. WATER
E. CHESTNUT ST.
CREST HALL
DINING HALL
COLONIAL INN
VENANDA HO.
OHOMA INN
YELLOW COTTAGE
LINGER LONGER
IDLEWILD
STEP LANE COTTAGE
DINING RM
OCEAN HO.
NESBITT HO.
THE GABLES
GRANGE
ANTIQUES
ROADWAY
LILY ST.
ACADEMY AV.
GRY ST.
QUINCE ST.
HUSSEY ST.
45
46
50
51
52
53
54
55
65
66
19
2
3
4
7
Scale of Feet

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CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.2 PARCEL N°. 90

Street & Number of Proposed Work: 4 N. Water St.

Owner of record: FP 4 WATER

Mailing Address: 4 N. Water St.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams LN.
Nantucket MA 02554

Contact Phone #: 325-4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☑ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Addition & Partial Foundation Replacement

Size of Structure or Addition: Length: 12' Sq. Footage 1st floor: 97 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 8' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North no change South no change East no change West No change

Additional Remarks

Historic Name: Obed Jay House

Original Date: 1846

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation Addition
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8+/- ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass 4/12 Dormer _____/12_____ Other _____

Roofing material: ☑ Asphalt: ☑ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 5'1/2" Rake 6'1/2" Soffit (Overhang) 4" Corner boards 5'1/2 Frieze 3"
Window Casing 3'1/2" Door Frame 3'1/2" Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☑ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Match Existing
Trim White / Match Existing Sash White Doors White / Match Existing
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

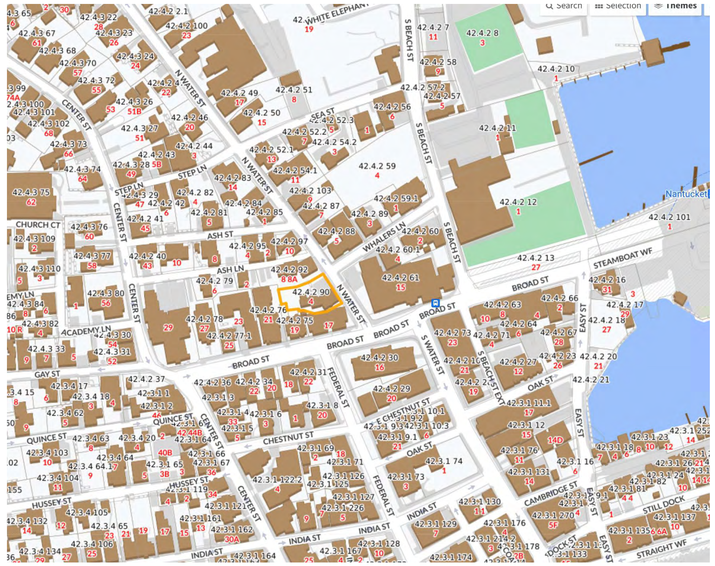
Date 7/1/24 Signature of owner of record _____ Signed under penalties of perjury

4 North Water Street

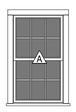
Nantucket, MA

07.01.24

HDC SUBMISSION

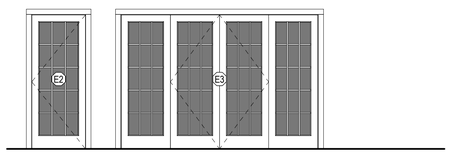


2 Locus Map
1/4" = 1'-0"

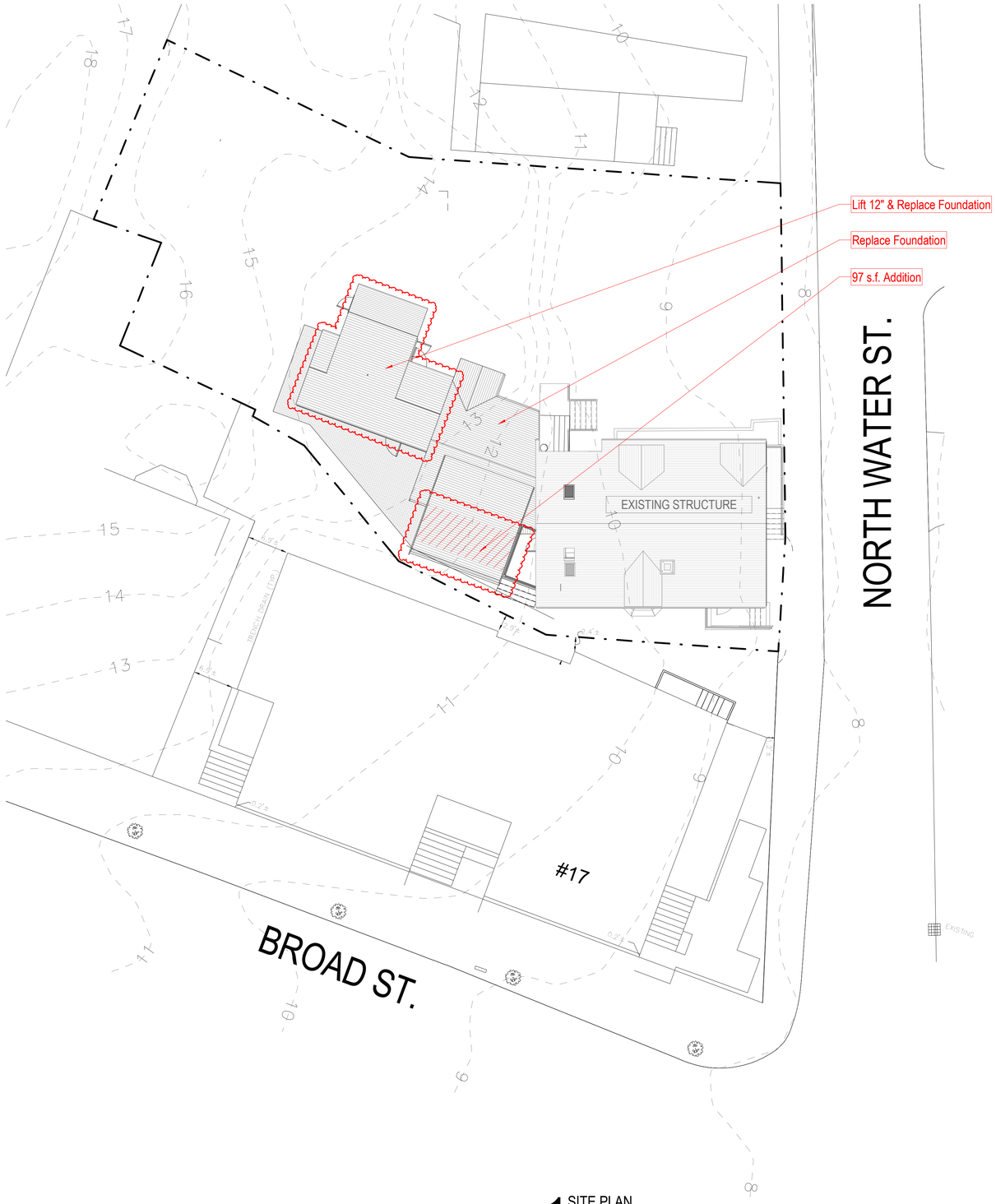


Double Hung
6/6 TDL

3 Window Legend
1/4" = 1'-0"



4 Exterior Door Legend
1/4" = 1'-0"



1 SITE PLAN
1" = 10'-0"

2313

4 North Water Street

Nantucket, MA

emeritus
8 Williams Lane Nantucket, MA
02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

COVER SHEET

Site Information

Map & Parcel:	42.4.2 / 90
Current Zoning:	CDT
Minimum Frontage:	35'
Front Setback:	0'
Side/Rear Setback:	0 / 5'
Lot Size:	7,710 s.f.
Min. Lot Size:	3,750 s.f.
Allowable G.C.:	5,782 s.f. or 75%
Existing G.C.:	1,835 s.f.
Proposed G.C.:	
Total Proposed G.C.:	1,835 s.f.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.101 COVER SHEET
A.101 FLOOR PLANS
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS

Revisions

Revision 1 Date 1

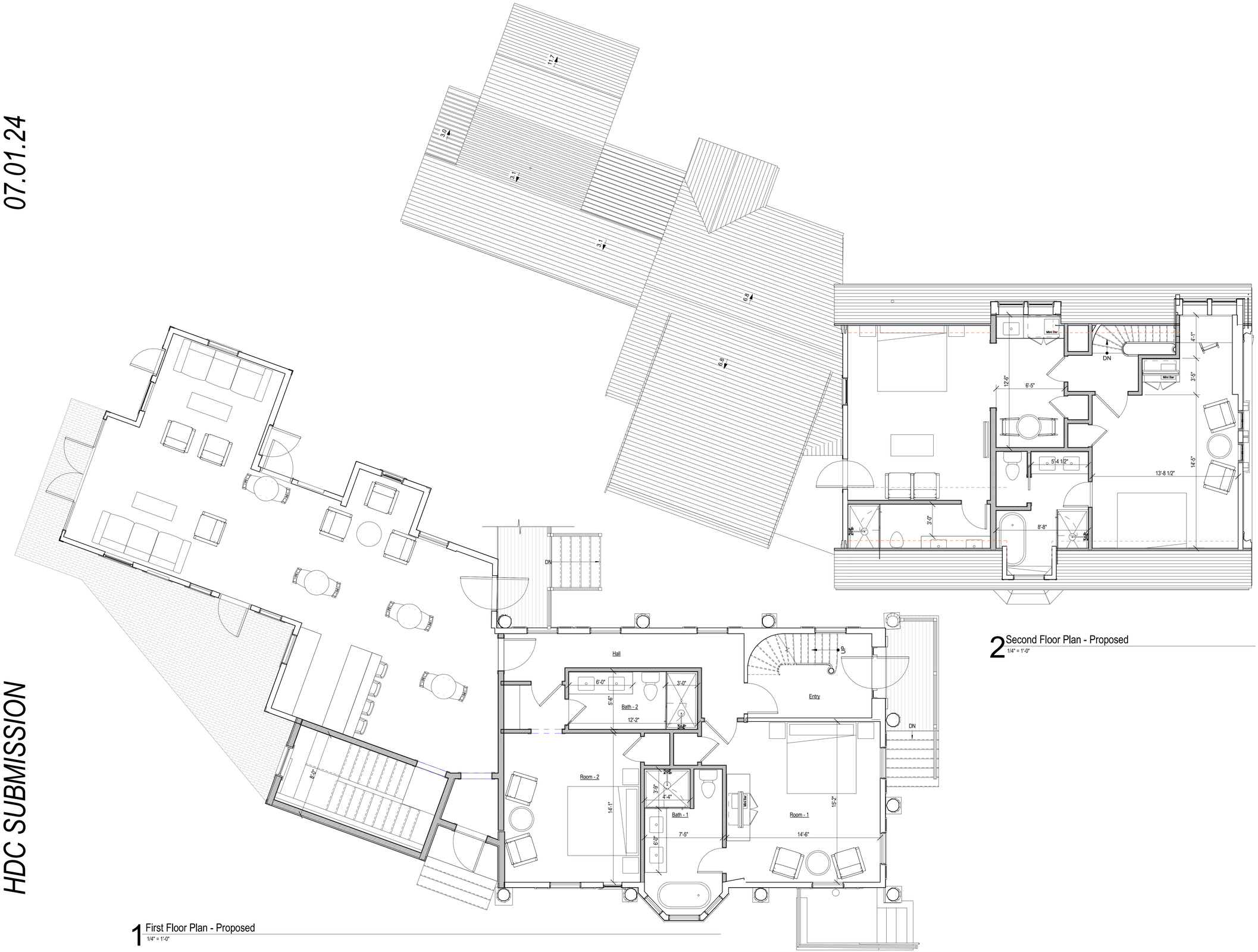
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION. EMERITUS DEVELOPMENT LTD. - THESE DRAWINGS HAVE BEEN PREPARED AS BEING NECESSARY TO OBTAIN A BUILDING PERMIT & ARE NOT FOR CONSTRUCTION. DRAWINGS WILL BE FURNISHED UPON REQUEST.

G.101

2313

07.01.24

HDC SUBMISSION



1 First Floor Plan - Proposed
1/4" = 1'-0"

2 Second Floor Plan - Proposed
1/4" = 1'-0"

2313

4 North Water Street

Nantucket, MA

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

FLOOR PLANS

Site Information

Map & Parcel:	42.4.2 / 90
Current Zoning:	CDT
Minimum Frontage:	35'
Front Setback:	0'
Side/Rear Setback:	0 / 5'
Lot Size:	7,710 s.f.
Min. Lot Size:	3,750 s.f.
Allowable G.C.:	5,782 s.f. or 75%
Existing G.C.:	1,835 s.f.
Proposed G.C.:	
Total Proposed G.C.:	1,835 s.f.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.101 COVER SHEET
A.101 FLOOR PLANS
A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS

Revisions

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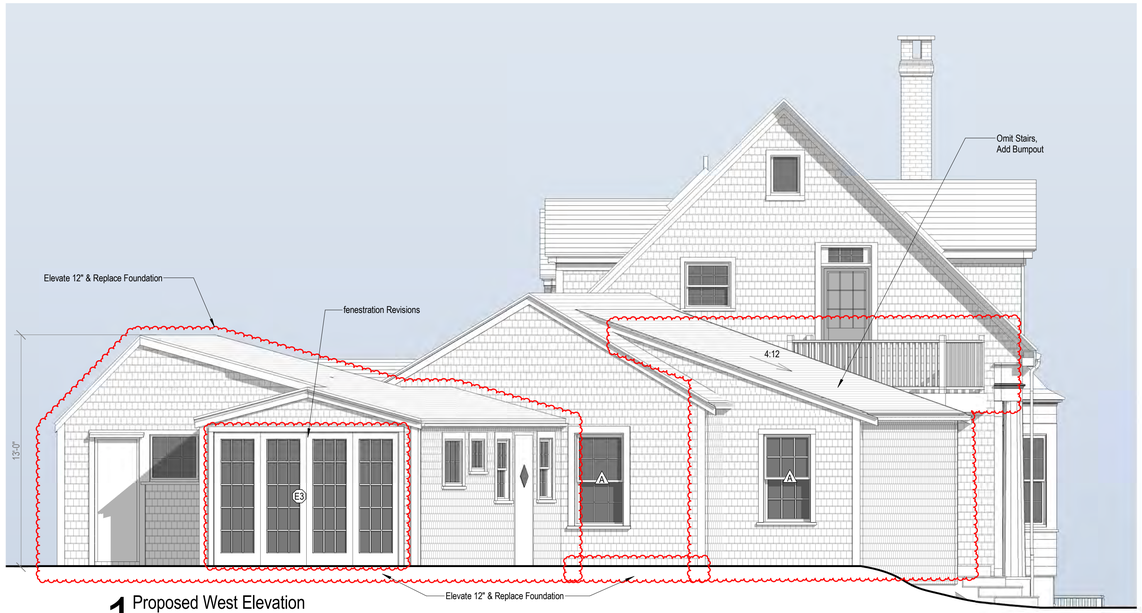
A.101

2313

07.01.24

HDC SUBMISSION



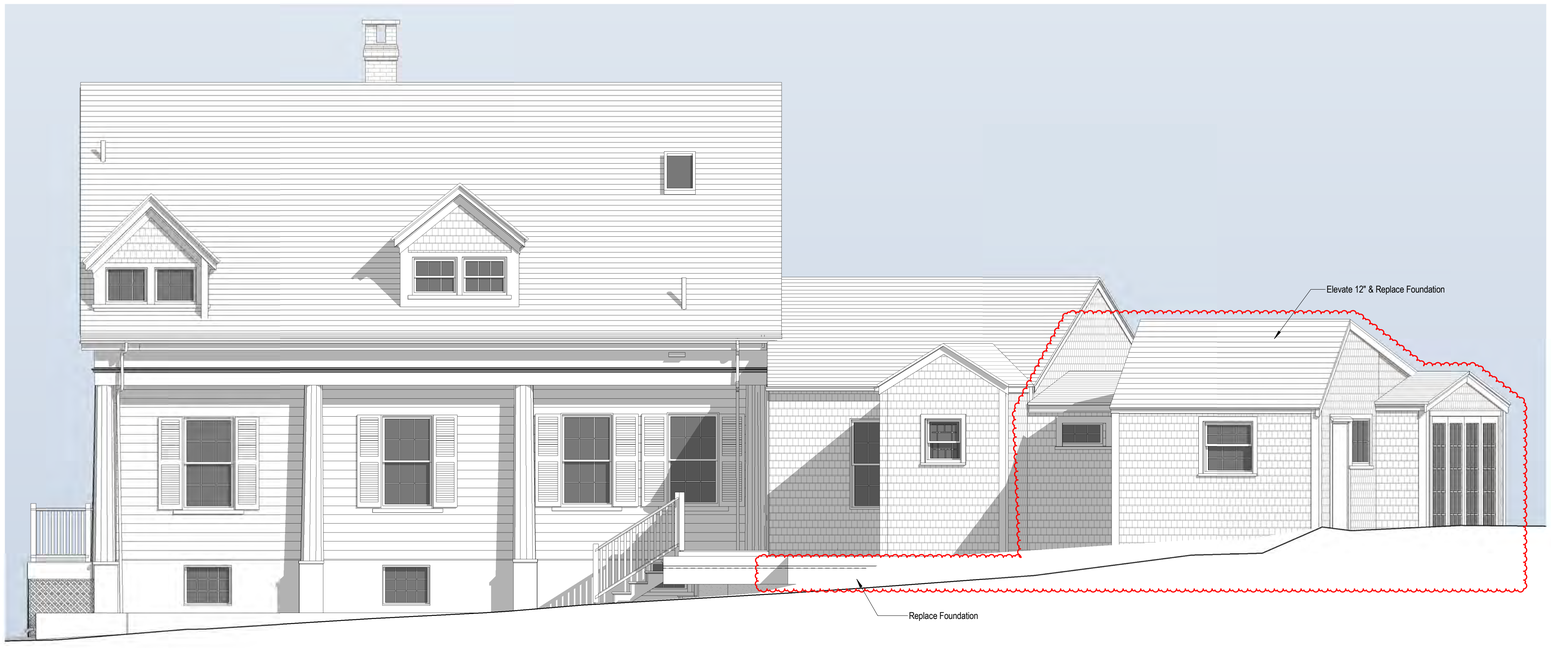
1 Proposed West Elevation
1/4" = 1'-0"



3 Existing West Elevation
1/8" = 1'-0"



4 Existing North Elevation
1/8" = 1'-0"



2 Proposed North Elevation
1/4" = 1'-0"

2313

4 North Water Street

Nantucket, MA

emeritus
8 Williams Lane Nantucket, MA
02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	42.4.2 / 90
Current Zoning:	CDT
Minimum Frontage:	35'
Front Setback:	0'
Side/Rear Setback:	0 / 5'
Lot Size:	7,710 s.f.
Min. Lot Size:	3,750 s.f.
Allowable G.C.:	5,782 s.f. or 75%
Existing G.C.:	1,835 s.f.
Proposed G.C.:	
Total Proposed G.C.:	1,835 s.f.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

Revisions

Revision 1 Date 1

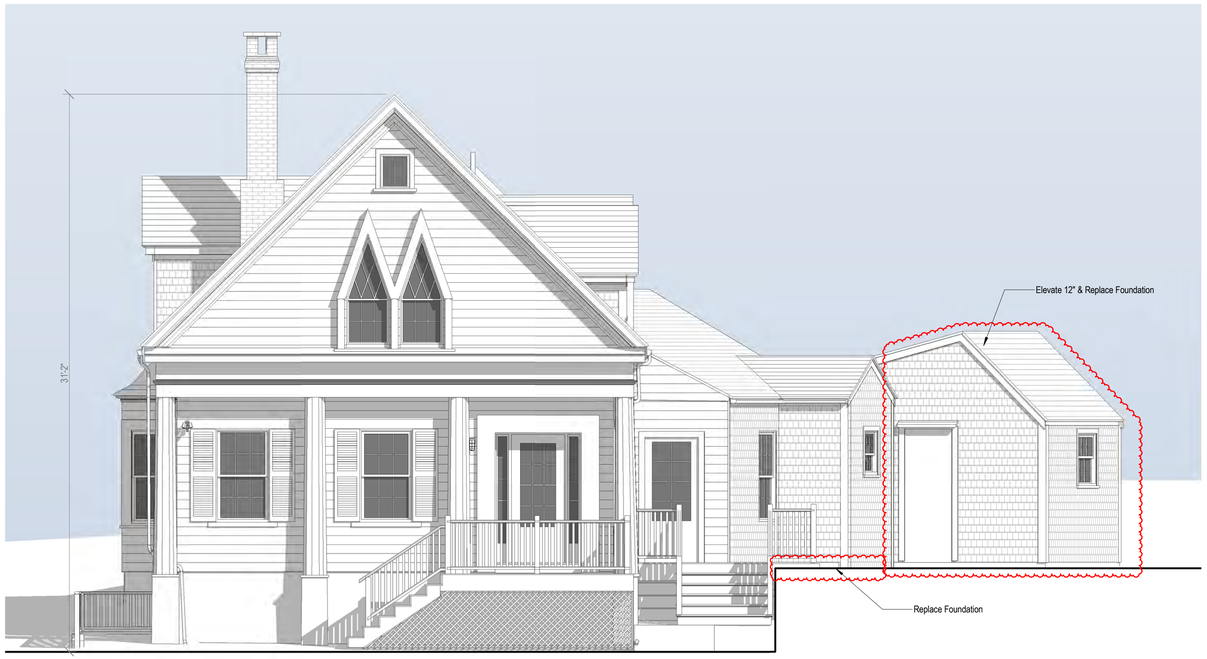
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

A.202

2313

07.01.24

HDC SUBMISSION



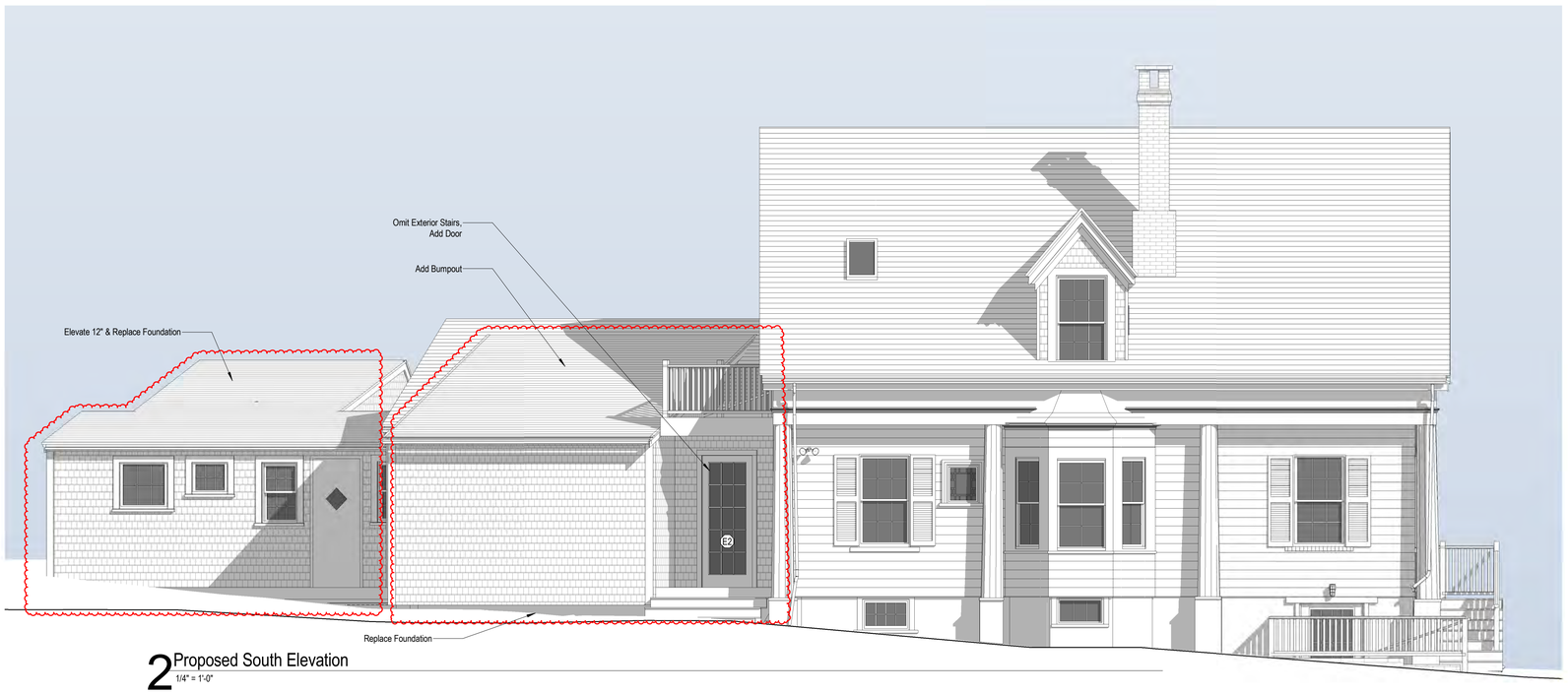
1 Proposed East Elevation
1/4" = 1'-0"



3 Existing East Elevation
1/8" = 1'-0"



4 Existing South Elevation
1/8" = 1'-0"



2 Proposed South Elevation
1/4" = 1'-0"

2313

4 North Water Street

Nantucket, MA

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

EXTERIOR ELEVATIONS

Site Information

Map & Parcel:	42.4.2 / 90
Current Zoning:	CDT
Minimum Frontage:	35'
Front Setback:	0'
Side/Rear Setback:	0 / 5'
Lot Size:	7,710 s.f.
Min. Lot Size:	3,750 s.f.
Allowable G.C.:	5,782 s.f. or 75%
Existing G.C.:	1,835 s.f.
Proposed G.C.:	
Total Proposed G.C.:	1,835 s.f.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

Revisions

Revision 1 Date 1

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

A.201

2313

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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 34 PARCEL N°. 10

Street & Number of Proposed Work: 15 LILY ST.

Owner of record: EDE BROOKE GARDEN

Mailing Address: 15 LILY ST
NANTUCKET, MA. 02554

Contact Phone #: 203 219 0984 E-mail: BrookeEGarden@gmail.com

AGENT INFORMATION (if applicable)

Name: WILLIAM FREED

Mailing Address: 117 PLEASANT ST
NANTUCKET, MA, 02554

Contact Phone #: 508 901 3337 E-mail: ALLTrinitybuilders@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North (Front only) South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks: PAINT COLOR CHANGE TO WHITE
Historic Name:
Original Date:
Original Builder: Foundation - Platinum Grey

REVISIONS* (describe)
1. East Elevation
2. South Elevation: FRONT DOOR PLATINUM GREY.
3. West Elevation: Paint Clapboard White, WINDOW & TRIM & DOOR TRIM TO BE WHITE.
4. North Elevation: Foundation PLATINUM GREY.

Is there an HDC survey form for 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: White
Trim: White
Deck: Nat
Clapboard (if applicable): White
Sash: White
Foundation: Platinum Grey
Roof: _____
Doors: _____
Fence: _____ Shutters: _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/7/2024 Signature of owner of record Brooke Garden Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings.* .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

Historic District Commission
COLOR CHANGE CHECKLIST

✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov. • Copy of the HDC stamped Revision MUST BE included with scanned documents
✓	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: 10/7/24

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I WILLIAM FREED

AS AGENT FOR BROOKE GARDEN

STREET ADDRESS 15 LILY STREET

MAP/PARCEL 42.34 / 10

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

OCT 7, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature W J Freed Date 10/7/2024

Historic District Commission

COLOR CHANGE CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information

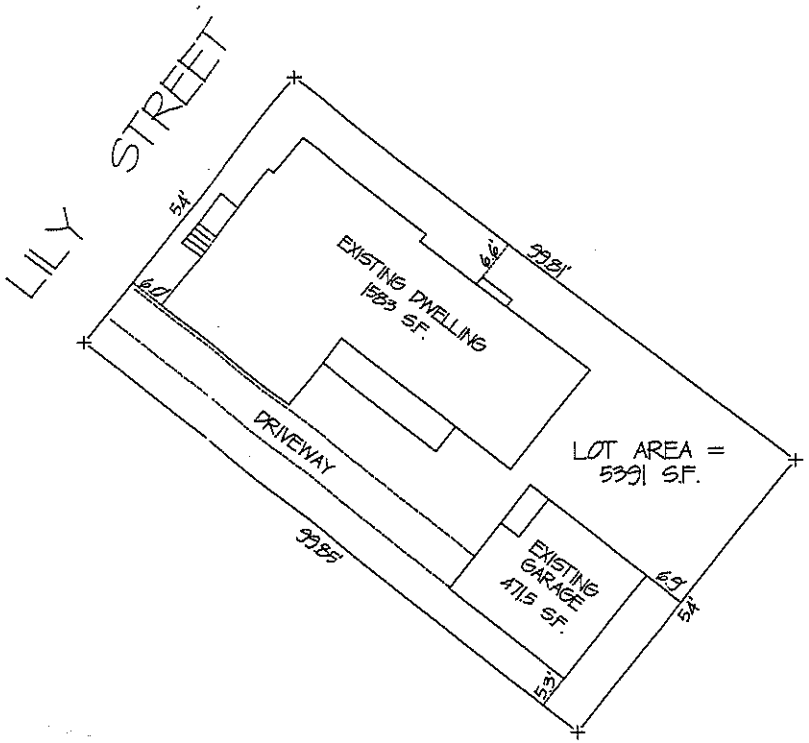
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	
	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
Y	Completed application -Application Fee- $50.00; cash or check made out to the Town of Nantucket.
Y	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps
Y	Exterior Elevations (3 copies): must be ¼ in scale and include all affected sides of the building. Cardinal points (N/S/E/W) MUST BE labeled. All proposed changes must be clouded on drawings. • If existing plans are not available, photos of the proposed changes will be accepted. (please provide 3copies of each proposed elevation. Cardinal points (N/S/E/W) MUST BE labeled.
Y	Pictures: (3 copies) a. taken from the street are highly encouraged. b. Pictures of other properties in the neighborhood are also suggested. c. One (1) full set of pictures shall be scanned and submitted with complete application
	Colors (3 copies): a. HDC Approvable Colors: https://www.nantucket-ma.gov/DocumentCenter/View/4841/HDC-Approvable-Colors-PDF b. Color swatches: please indicate color name NOT color manufacturers ID number on application.
Y	All documents MUST be legible. All sets MUST be collated and stapled.

15 Lily St.

NOTE:
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.



DEED BOOK 128 PAGE 505

ASSESSORS MAP 42.3.A PARCEL 10

DIMENSIONAL REQUIREMENTS

ZONING CLASSIFICATION:	ROH
MINIMUM LOT SIZE:	5000 S.F.
MINIMUM LOT FRONTAGE:	50'
MINIMUM FRONT YARD:	0'
MINIMUM SIDE & REAR YARD:	5'
MAXIMUM GROUND COVERAGE	50% (38% EXISTING)

BUILDING LOCATION PLAN

LOCATION: 15 LILY ST., NANTUCKET, MA

PREPARED FOR: J. CRAIG HAWKINS

SCALE:		DRAWN BY:
1" = 20'		TMW
JOB NUMBER:	DATE:	SHEET:
01-103	11-03-2004	CPP-1

WELLER & ASSOCIATES
1645 FALMOUTH RD ~ SUITE 4C CENTERVILLE, MA 02632
TEL: (508) 775-0735 ~ FAX: (508) 775-0754
PROFESSIONAL ENGINEERS & LAND SURVEYORS

I CERTIFY THAT THE BUILDINGS ARE LOCATED ON THE GROUND AS SHOWN HEREON.

PROFESSIONAL LAND SURVEYOR

11-3-04
DATE

REGISTERED LAND SURVEYOR

Town and County of Nantucket, MA 15 Lily St. October 7, 2024



Property Information

Property ID	10133
Location	15 LILY ST
Owner	TURTLE BEACH 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.

15 Lily St.


27 North Liberty St.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 164.1

Street & Number of Proposed Work: 103A OLD SOUTH ROAD

Owner of record: ELIHU TUTTLE

Mailing Address: 103A OLD SOUTH ROAD
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA @COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation 15'X10' PAVED DRIVEWAY APRON

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways PAVED 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 9/22/2024 Signature of owner of record _____ Signed under penalties of perjury

16514-137

Subdivision Plan of Land in NANTUCKET, MASS.

Being a Subdivision of Lots 26 & 27 on Land Court Plan No. 16514-G

Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880

Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com

Scale: 1" = 20' 0' 10' 20' 40' 60'

Revised: November 19, 2019
August 21, 2019

NOTES:
1. THE PLANNING BOARD DETERMINES THAT LOTS 1, 2 & 3 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW, BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BYLAWS. DETERMINATION MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.
2. LOTS 3A & 2B ARE NOT TO BE CONSIDERED SEPARATE BUILDING LOTS BUT ARE TO BE HELD IN COMMON OWNERSHIP TO FORM ONE BUILDING LOT. TOTAL LOT AREA IS 21,469 S.F., OR 0.493 ACRES. (rf = 0.903)

CURRENT OWNERSHIP:

Lots 1 & 3A on this plan
THERESE KASCHULUK
LAND COURT CERTIFICATE NO. 27388
[LOT 26 ON LAND COURT PLAN 16514-G]
#105 OLD SOUTH ROAD
PROPERTY ID 68 164

Lots 2B & 3 on this plan
TAMMY KING
LAND COURT CERTIFICATE NO. 27389
[LOT 27 ON LAND COURT PLAN 16514-G]
#107 OLD SOUTH ROAD
PROPERTY ID 68 165

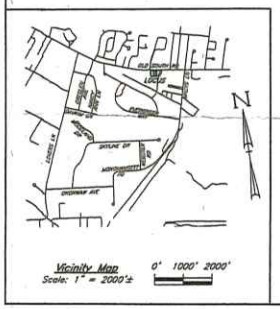
I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND AS SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY.

I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 BETWEEN NOVEMBER 20, 2012 AND SEPTEMBER 18, 2019.

ALL LINES MEASURED WITH TOPCON EDMs
EDM ACCURACY ±(1.5 MM + 2 PPM)
TRAVERSE PRECISION (RAW) = 1:70,562
LINEAR ERROR OF CLOSURE (RAW) = 0.05 FEET
DIRECTIONAL ERROR OF CLOSURE = N73°W

DATE: NOVEMBER 19, 2019
PROFESSIONAL LAND SURVEYOR

THOMAS E. WINSLOW #39339
REGISTERED PROFESSIONAL LAND SURVEYOR
(11-20-2019)



Vicinity Map
Scale: 1" = 2000'± 0' 1000' 2000'

OLD SOUTH ROAD
(PUBLIC - VARIABLE WIDTH)
1942 COUNTY LAYOUT
ROAD PLAN #200, ROAD DRAWER #1
EDGE OF PAVEMENT

LOCATION LINE OF 1942 COUNTY LAYOUT
LC DOCUMENT NO. 16561

[LCP 16514-G] [S81°42'55"E]
S81°42'24"E 300.00

CONCRETE BOUND DRILL HOLE (FOUND) (9-18-2019) HELD

99.47 S81°42'24"E
CBDH (SET) (9-18-2019)
60.53 S81°42'24"E
45.72 S81°42'24"E
CBDH (SET) (9-18-2019)
94.28 S81°42'24"E
CBDH (SET) (9-18-2019)

1030
LOT 1A
20,100 S.F.
0.461 Acres
(rf = 0.884)

1031
LOT 2A
12,231 S.F.
0.281 Acres

LOT 2B
9,238 S.F.
0.212 Acres

LOT 3
21,469 S.F.
0.493 Acres
(rf = 0.987)

R=20.00 L=27.10 Δ=90°00'00"

[LCP 16514-G] [N08°17'36"E] 250.07

N08°17'36"E 50.00

EDGE OF PAVEMENT

S81°42'24"E 266.35

TO CONCRETE BOUND DRILL HOLE (FOUND) (9-18-2019)

S81°42'24"E D=0.3
CBDH (FD)
DETAIL
NOT TO SCALE

MARY E. GLOWACKI
LC CERTIFICATE NO. 12206
[LOT 25 ON LC PLAN 16514-G]
#108 OLD SOUTH ROAD
PROPERTY ID 68 166

Land Court Plan 16514-J

N

NANCY B. BUTLE, TRUSTEE
NANCY B. BUTLE REVOCABLE TRUST
LC CERTIFICATE NO. 28823
[LOT 28 ON LC PLAN 16514-G]
#104 OLD SOUTH ROAD
ASSESSOR ID 68 163

[LCP 16514-G] [N08°17'36"E] 202.07

N08°17'36"E 202.07

[LCP 16514-G] [N08°17'36"E] 250.07

N08°17'36"E 202.07

N08°17'36"E 202.07

Δ=89°21'00" L=39.01 R=25.00

S81°42'24"E 40.00

[LCP 16514-G] [N46°38'36"E] [87.36']
N46°38'36"E 87.40

WAY
(40 FEET WIDE)
(LAND COURT PLAN 16514-G)

N46°38'36"E 118.38

CONCRETE BOUND DRILL HOLE (FOUND) (9-18-2019)

CBDH (SET) (9-18-2019) S81°42'24"E 99.47 CBDH (SET) (9-18-2019)
[257.18] [S81°42'55"E] [LCP 16514-G]
S81°42'24"E 60.53 257.16 S81°42'24"E 45.72 CBDH (SET) (9-18-2019)
S81°42'24"E 51.44 CBDH (SET) (9-18-2019)

MARY E. GLOWACKI
LC CERTIFICATE NO. 12206
[LOT 25 ON LC PLAN 16514-G]
OLD SOUTH ROAD
PROPERTY ID 68 208

N46°38'36"E 30.00

Δ=89°21'00" L=34.79 R=20.00

TO CONCRETE BOUND DRILL HOLE (FOUND) (9-18-2019)

D.12
CBDH (FD)
S81°42'24"E
DETAIL
NOT TO SCALE

CONCRETE BOUND DRILL HOLE (FOUND) (LOOSE) (9-18-2019)

R=20.00
CBDH (FD)
L=0.20 R=20.00
DETAIL
NOT TO SCALE

R=20.00
CBDH (FD)
L=0.002 R=12.627
DETAIL
NOT TO SCALE

LEGEND
LC - LAND COURT
(NF) - NOT FOUND
rf - REGULARITY FACTOR
(9-18-2019) - DATE STATUS DETERMINED

ZONE: R-20
MINIMUM LOT AREA = 20,000 S.F.
MINIMUM LOT FRONTAGE = 75 FEET

MINIMUM YARD SETBACKS
FRONT = 30 FEET
SIDE = 10 FEET
REAR = 10 FEET

ALLOWABLE GROUND COVER = 12.5%

REGULARITY FACTOR (rf) SHALL NOT BE LESS THAN 0.55

16514-137
LAND COURT
DEC 30 2019
FILED
FOR LOTS 1030+1031 "ONLY"

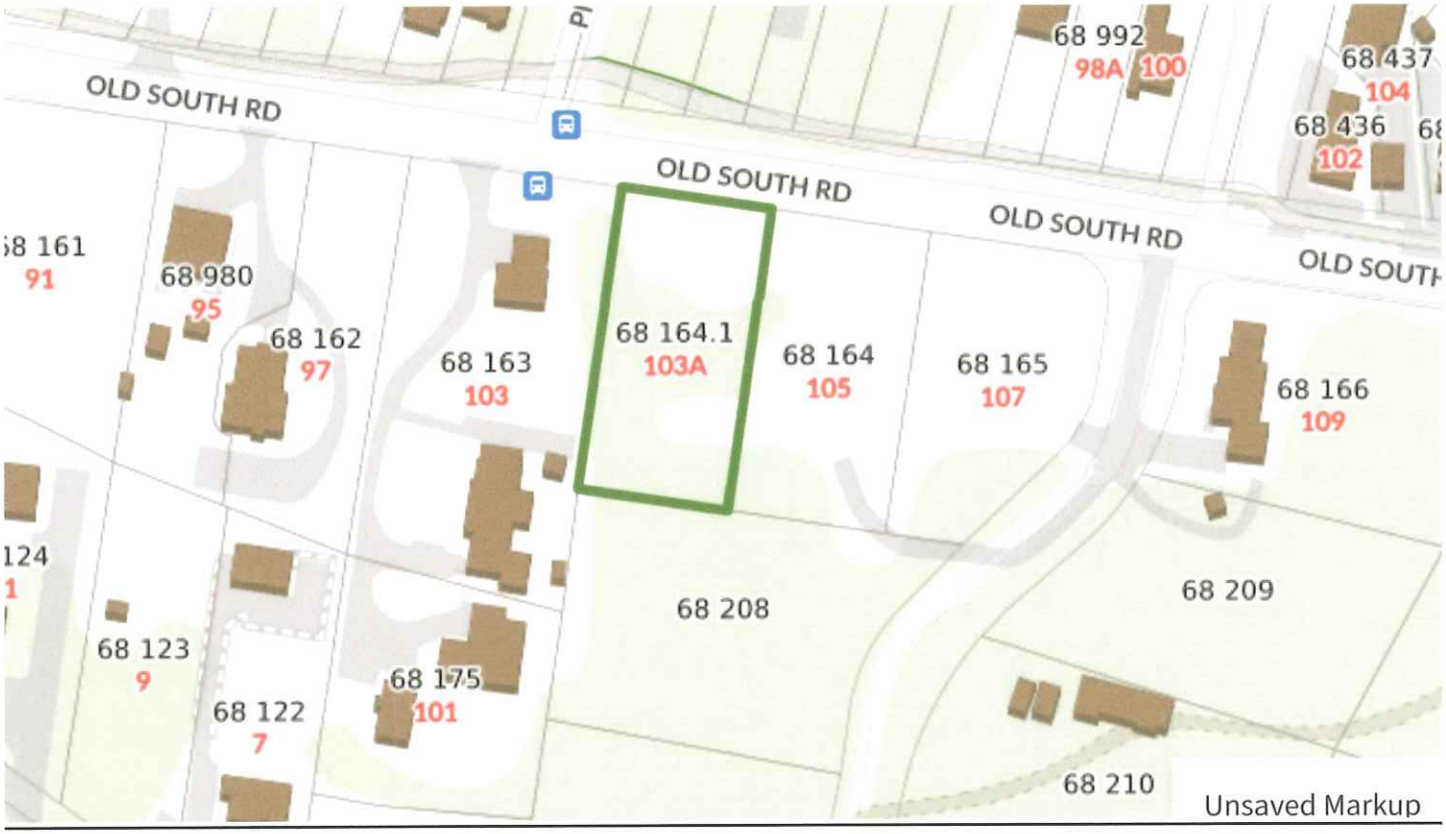
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
NANTUCKET PLANNING BOARD

PLSMD-SDR-11-00009
DATE: 12-05-2019

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.

16514-137

103A OLD SOUTH ROAD – NEW CURB CUT






Unsaved M









103A OLD SOUTH RD

Location	103A OLD SOUTH RD	**Mblu**	68/ / 164/ 1 /
Acct#	0068-1641	**Owner**	TUTTLE ELIHU S III
Assessment	$679,500	**PID**	191371
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$0	$679,500	$679,500

Owner of Record

Owner	TUTTLE ELIHU S III
Co-Owner	
Address	103A OLD SOUTH RD NANTUCKET, MA 02554

Sale Price	$410,000
Certificate	
Book & Page	C28206/0
Sale Date	03/08/2021
Instrument	1U

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
TUTTLE ELIHU S III	$410,000		C28206/0	1U	03/08/2021
KASCHULUK THERESE	$0		C2123/0	99	08/01/2019
GLOWACKI MARY E	$0		C10206/0	99	12/16/1985

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: $0
Building Percent Good:
Replacement Cost Less Depreciation: $0

Building Attributes	
Field	**Description**

Building Photo


Building Photo
(https://images.vgsi.com/photos/NantucketMAPhotos//default.jpg)

Building Layout

(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/191371_1

Style:	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Land Line Valuation

Use Code 1300 **Size (Acres)** 0.46

Description	RES ACLNDV M00	**Frontage**	
Zone	R20	**Depth**	
Neighborhood	400	**Assessed Value**	$679,500
Alt Land Appr	No		
Category			

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$0	$679,500	$679,500
2023	$0	$670,500	$670,500

(c) 2024 Vision Government Solutions, Inc. All rights reserved.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with 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°: 20 PARCEL N°. 21

Street & Number of Proposed Work: 38 WAUWINET RD.

Owner of record: KAREN LAMBI; JOHN KSIP

Mailing Address: 38 WAUWINET RD.
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAL O'MARA PAINTING INC

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: 508 325-4319 E-mail: allval62@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. HDC2022-08-6979

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: N/A Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: CAPTAIN'S CORNER

Original Date: 1930's

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed N/A ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12 Secondary Mass N/A /12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing 1X4 Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways EXISTING Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS (TMB)

Sidewall N/A Clapboard (if applicable) _____ Roof N/A

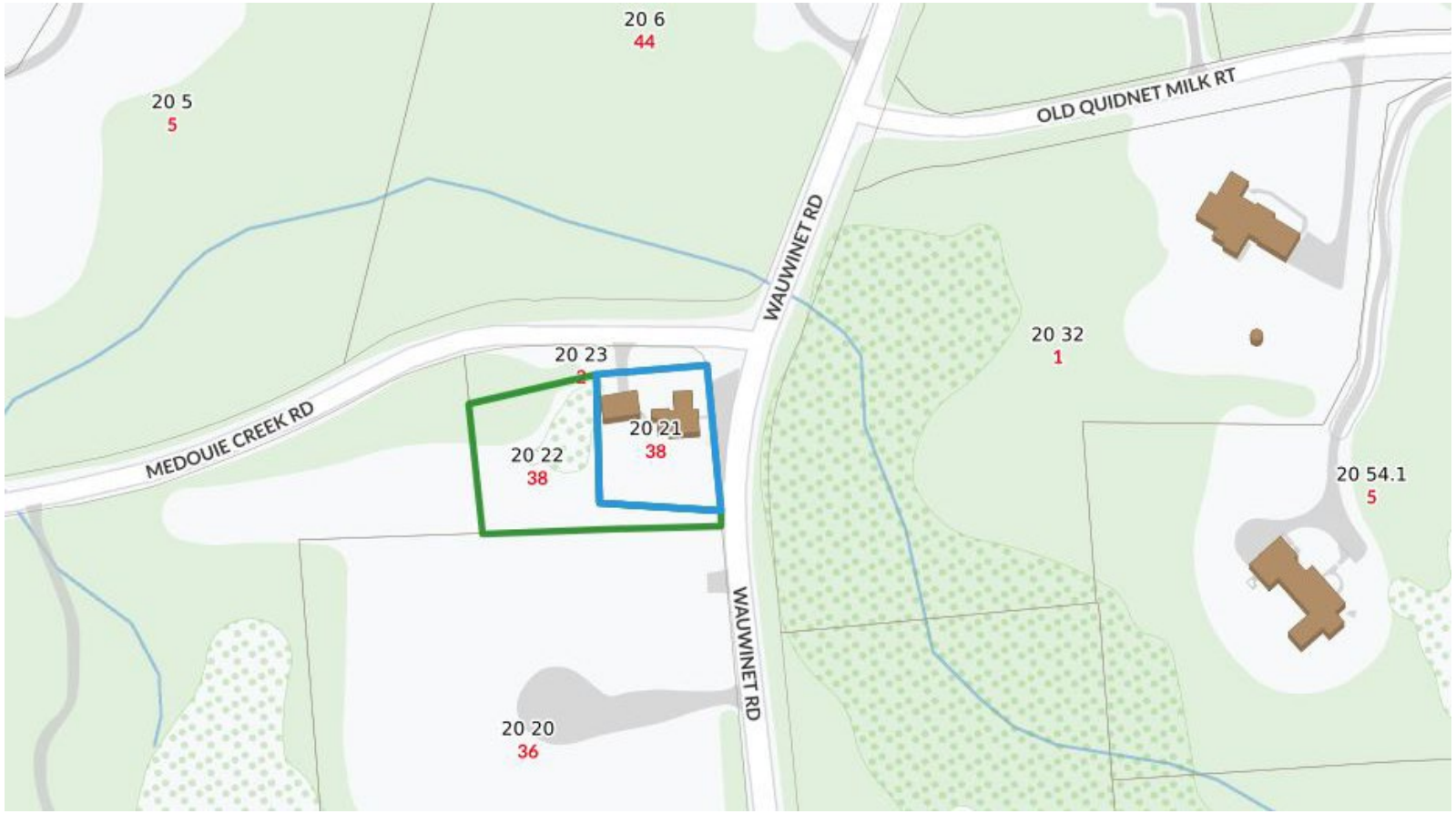
Trim WHITE Sash WHITE Doors N/A

Deck N/A Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/5/24 Signature of owner of record _____ Signed under penalties of perjury





Chaos Corner- 38 Wauwinet Rd

Window replacement

East facing Wauwinet





Clearly shows 2/2 d hung on front prior to addition on right being added

Owner would like all windows on front to match and be 2/2 d hung

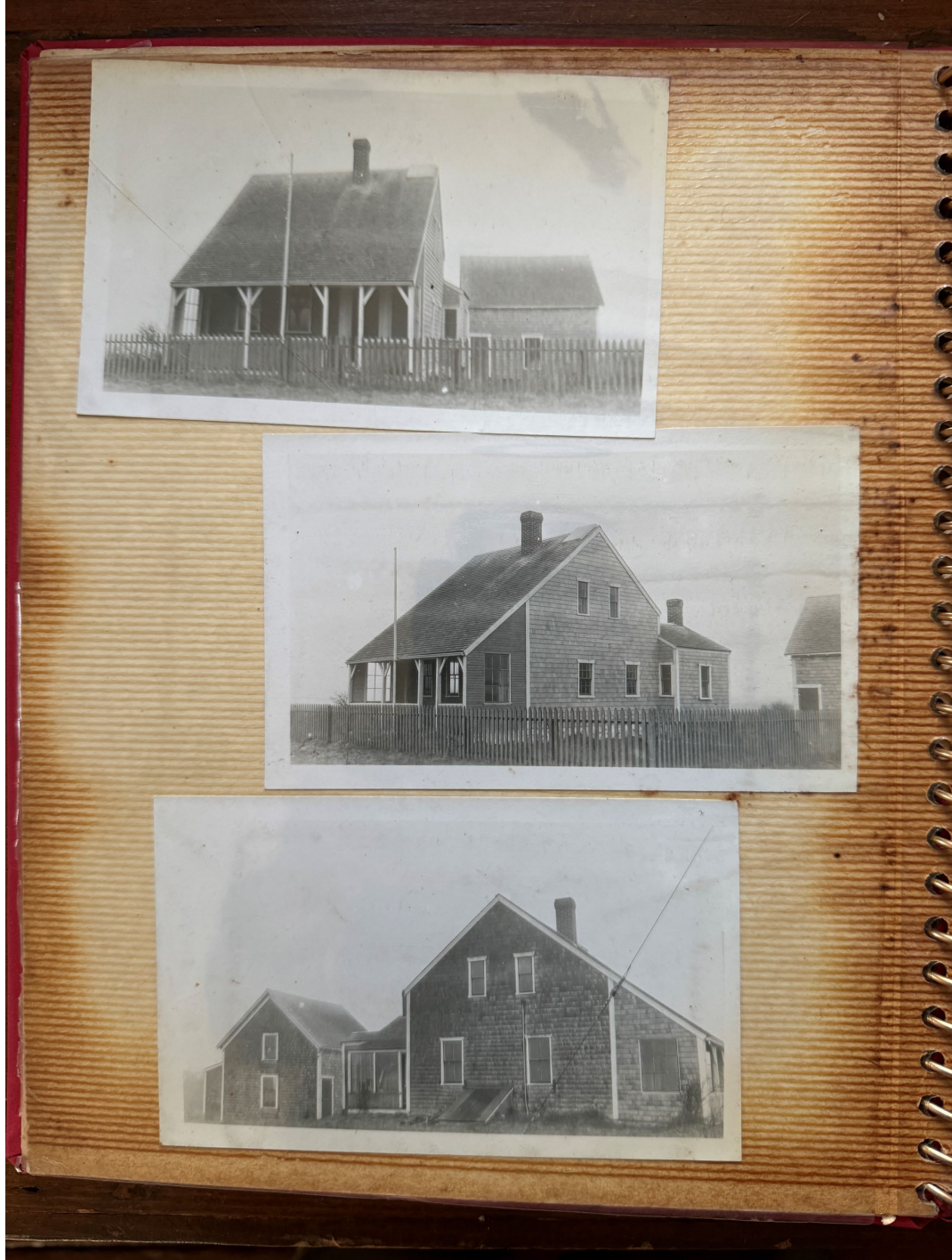
Since there is no sidewalk or bike path on the road, would also like the windows to be SDL instead of tru- divided light with storms to match the rest of house which is already approved to change to 2/2 SDL

Windows to remain in present locations
Switch from TDL to SDL (2/2)
On front of house

1. TW24310 RO: 2’-6 1/8” x 4’-0 7/8”
3. TW2636 RO: 2’-8 1/8” x 3’-8 7/8”



Owner had photos of house (date unknown) Prior to right additive mass, 2/2 d hung and fixed 9 light on ends of porch as wind break



A115 - Polpis Farm Scrapbook

House in Polpis, at 38 Wauwinet Road. Labeled: Phinney Farm,...

A115-11b
1930s



Repository Nantucket Historical Association

Preferred citation Courtesy of the Nantucket Historical Association

inistrative/biographical history This house now known as Chaos Corner, former home of Jane Lamb.

Scope and content House in Polpis, at 38 Wauwinet Road. Labeled: Phinney Farm, Dr. Westcott, Lambs.

Hierarchy [Collection] A115 - Polpis Farm Scrapbook
[Item A115-11b] [notitle], 1930s

cquisitions information RL2013.21
Gift of the Nantucket Atheneum

Subject - name
- Wauwinet Road (browse 68 records)

Subject - topical
- Houses (browse 5362 records)
- Farmhouses (browse 35 records)

CERTIFICATE NO: HDC2022-08-6979

DATE ISSUED: 9/27/22

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°: 20 PARCEL N°. 21

Street & Number of Proposed Work: 38 WAUWINET RD.

Owner of record: KAREN VANDI + JOAN ASAF

Mailing Address: 315 WAUWINET RD NANTUCKET, MA 02584

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAN OLINDA JACKSON INC.

Mailing Address: PO BOX 3857 NANTUCKET, MA 02584

Contact Phone #: 508 776-4919 E-mail: olivia@vojinc.com

FOR OFFICE USE ONLY

Date application received: 9/13/22 Fee Paid: $ 100 SU

Must be acted on by: 10/7/22

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

6/6 @ (4) FRONT WINDOWS OF TDL W/ STORMS; 2/2 @ SIDES & REARS OF SDL W/ STORMS

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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 REPLACEMENT

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: CHAOS CORNER

Original Date: c 1930s (ASSESSORS)

Original Builder: NO OTHER INFO FOUND

REVISIONS* (describe)

1. East Elevation (1.) REPLACE WINDOWS - SAME LOCATIONS & SIZES BUT CHANGE TO SDL
2. South Elevation (2.) PORCH "WIND BREAK" WINDOWS STAY AS IS BUT CHANGE TO TDL
3. West Elevation (3.) 2/2 PATTERN FROM 6/6 - EVIDENCE OF 2/2 OUTLINE PICTURES
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 1X4 Door Frame 1X10 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer CHANGE TO SDL ANDERSEN

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim WHITE AS EXISTING Sash WHITE Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

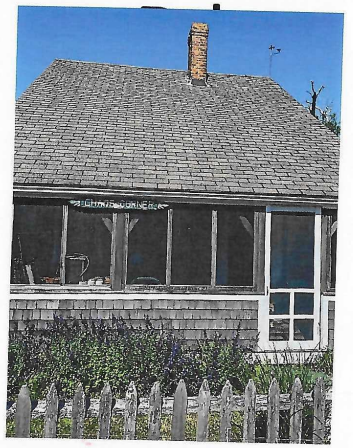
Date 9/16/22 Signature of owner of record _____ Signed under penalties of perjury

Previous approval from 2022

RECEIVED NOV 17 2022 By



East facing Wauwinet



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 89

Street & Number of Proposed Work: 108 Cliff Rd.

Owner of record: 108 Cliff Family Trust

Mailing Address: 6351 VanderBilt St.
Houston, TX 77005

Contact Phone #: 508.680.9806 E-mail: joe@bpc-architecture.com

AGENT INFORMATION (if applicable)

Name: BPC Architecture

Mailing Address: 125 Orange St.
Nantucket, MA. 02554

Contact Phone #: 508.228.2722 E-mail: info@bpc-architecture.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 23'-6" Sq. Footage 1st floor: 399.5 SF
Width: 17'-0" Sq. footage 2nd floor: 399.5 SF
Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 21'-5" South 21'-5" East 21'-5" West 21'-5"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation
} New Garage

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8'-10" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 24 /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 _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 5/4x8 Rake 5/4x8 + 1x3 Soffit (Overhang) _____ Corner boards N/A Frieze _____
Window Casing 5/4x4 w/ lip Door Frame _____ Columns/Posts: Round _____ Square _____ (Match House Trim Details)

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other Awning
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☑ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Shell Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) N/A Roof Natural
Trim White - Match House Sash White - Match House Doors Natural (Match House)
Deck N/A Foundation Natural Fence N/A Shutters N/A

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/30/24 Signature of owner of record _____ Signed under penalties of perjury

108 Cliff Rd - Garage

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

N/A 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

JP 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

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 BPC Architecture (Joe Paul)

AS AGENT FOR 108 CLIFF FAMILY TRUST

STREET ADDRESS 108 CLIFF RD

MAP/PARCEL 41/89

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

OCTOBER 7, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

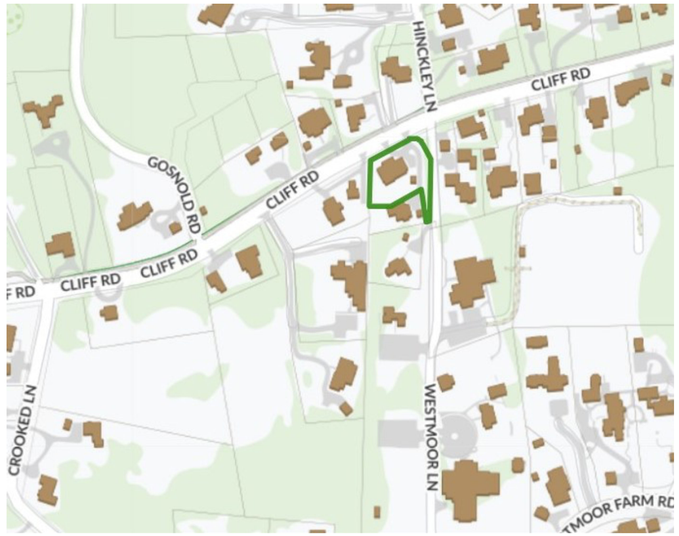
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.



Signature

10/7/2024

Date



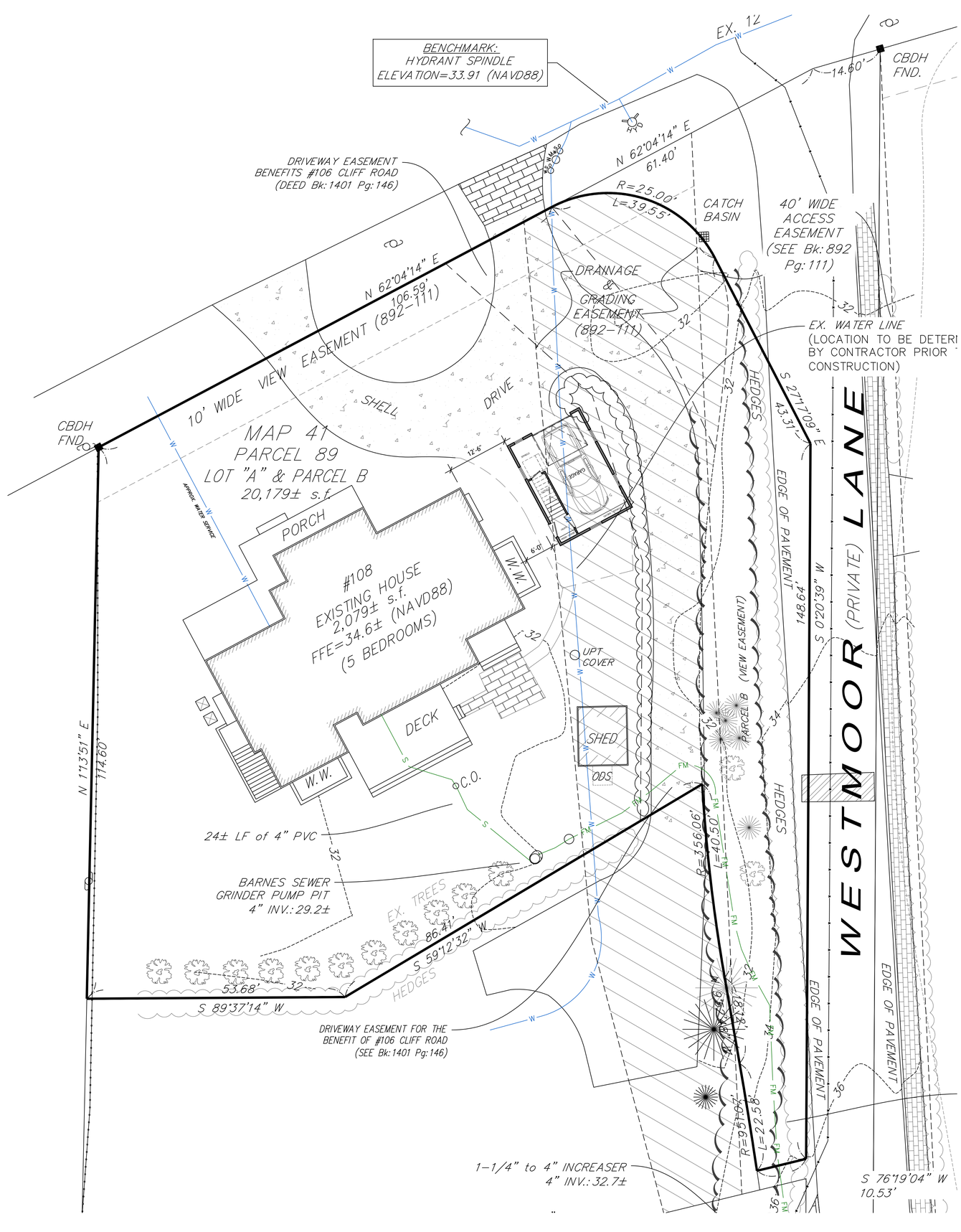
LOCUS



AERIAL







bpc
ARCHITECTURE + INTERIOR DESIGN

125 Orange Street
Nantucket, MA 02554

P 508 228 2722

108 Cliff Rd
Nantucket, MA 02554
MAP / PARCEL
41 / 89

Surveyor: TBD
Contractor: TBD

DEARBORN FAMILY

HDC — PROPOSED GARAGE

PROPOSED

SITE PLAN
SCALE: 3/32"=1'-0"

C1.1
OCT 7, 2024

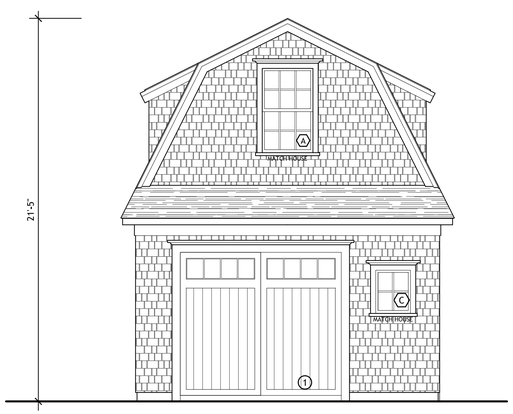


PROPOSED NORTH ELEVATION (TO FACE CLIFF ROAD)
SCALE: 1/4" = 1'-0"

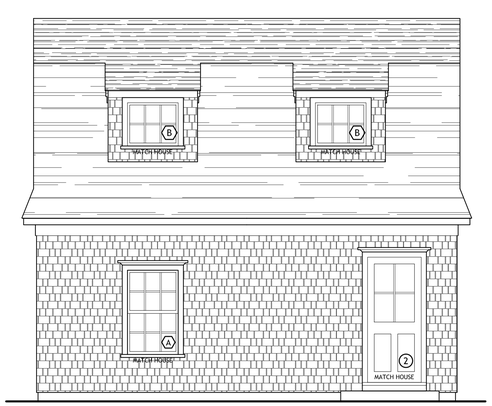
EXISTING HOUSE ELEVATION (TO FACE CLIFF ROAD)
SCALE: 1/4" = 1'-0"



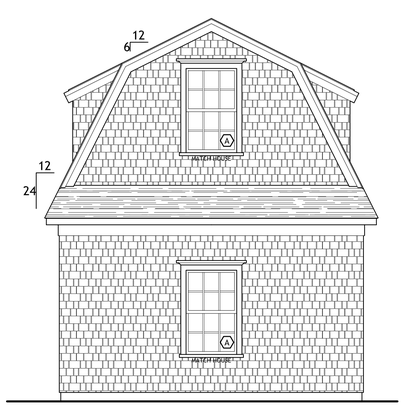




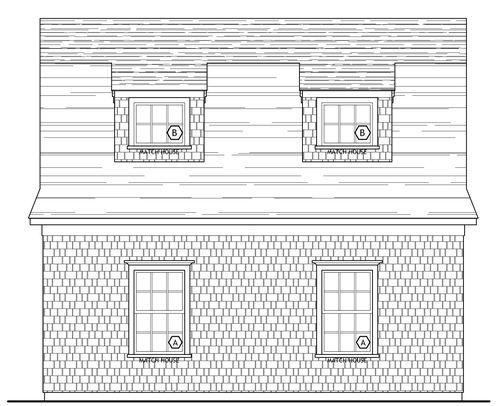
NORTH ELEVATION
1/4"=1'-0"



WEST ELEVATION
1/4"=1'-0"



SOUTH ELEVATION
1/4"=1'-0"



EAST ELEVATION
1/4"=1'-0"

bpc
ARCHITECTURE + INTERIOR DESIGN

125 Orange Street
Nantucket, MA 02554

P 508 228 2722

108 Cliff Rd
Nantucket, MA 02554
MAP / PARCEL
41 / 89

Surveyor: TBD
Contractor: TBD

DEARBORN FAMILY

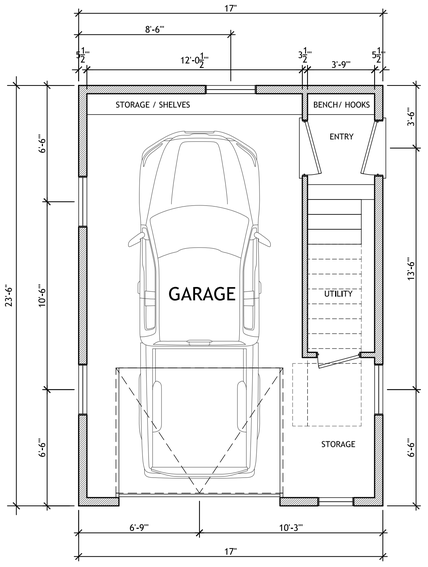
HDC — PROPOSED GARAGE

PROPOSED

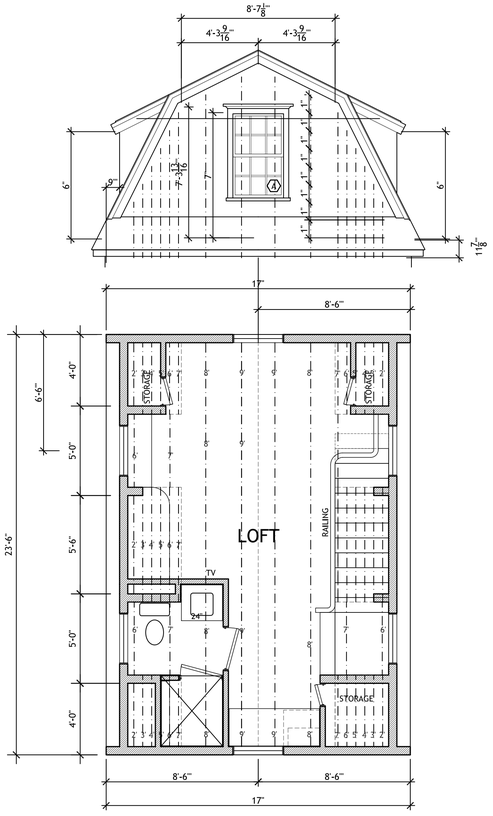
ELEVATIONS
SCALE:1/4"=1'-0"

A1.1
OCT 7, 2024

WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	6	ANDERSEN DOUBLE HUNG	R.O.: 3'-0" x 4'-10"	6/6 DOUBLE HUNG WINDOW
B	4	ANDERSEN AWNING	R.O.: 3'-0" x 2'-8"	6 LIGHT AWNING WINDOW
C	1	ANDERSEN AWNING	R.O.: 2'-0" x 2'-4"	4 LIGHT AWNING WINDOW
DOOR SCHEDULE				
#	QTY	MODEL NUMBER	SIZE	DESCRIPTION
1	1	OVERHEAD DOORS	9'-0" X 8'-0"	GARAGE DOOR
2	1	NANTUCKET MILLWORKS	3'-0" X 7'-0"	9 LIGHT/ PANEL DOOR



GARAGE PLAN
1/4"=1'-0"



LOFT PLAN
1/4"=1'-0"

bpc
ARCHITECTURE + INTERIOR DESIGN

125 Orange Street
Nantucket, MA 02554

P 508 228 2722

108 Cliff Rd
Nantucket, MA 02554
MAP / PARCEL
41 / 89

Surveyor: TBD
Contractor: TBD

DEARBORN FAMILY

HDC

PROPOSED

PLANS
SCALE:1/4"=1'-0"

A1.2
OCT 7, 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°: 76 PARCEL N°. 19

Street & Number of Proposed Work: 29 Longwood Dr.

Owner of record: HARRY + MARSHA RYAN

Mailing Address: 29 Longwood Dr.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Sanne Payne

Mailing Address: 75 GOLDFINCH Dr.
Nantucket MA 02554

Contact Phone #: 332-0455 E-mail: Sanneybsen@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 New Windows, Door, cedar sidewall

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 27' South 27' East 27' West 27'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)
1. East Elevation New windows + Door
2. South Elevation New Win/Doors - remove Double Drs and change to Double Windows
3. West Elevation New windows
4. North Elevation New Windows

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer 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 Natural Sash Terratone Doors TERRATONE
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10-7-24 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 Sanne Payne

AS AGENT FOR HARRY + MARSHA RYAN

STREET ADDRESS 29 Longwood Drive

MAP/PARCEL 76/19

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10-7-24

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 10-7-24 Date

29 Longwood Drive

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

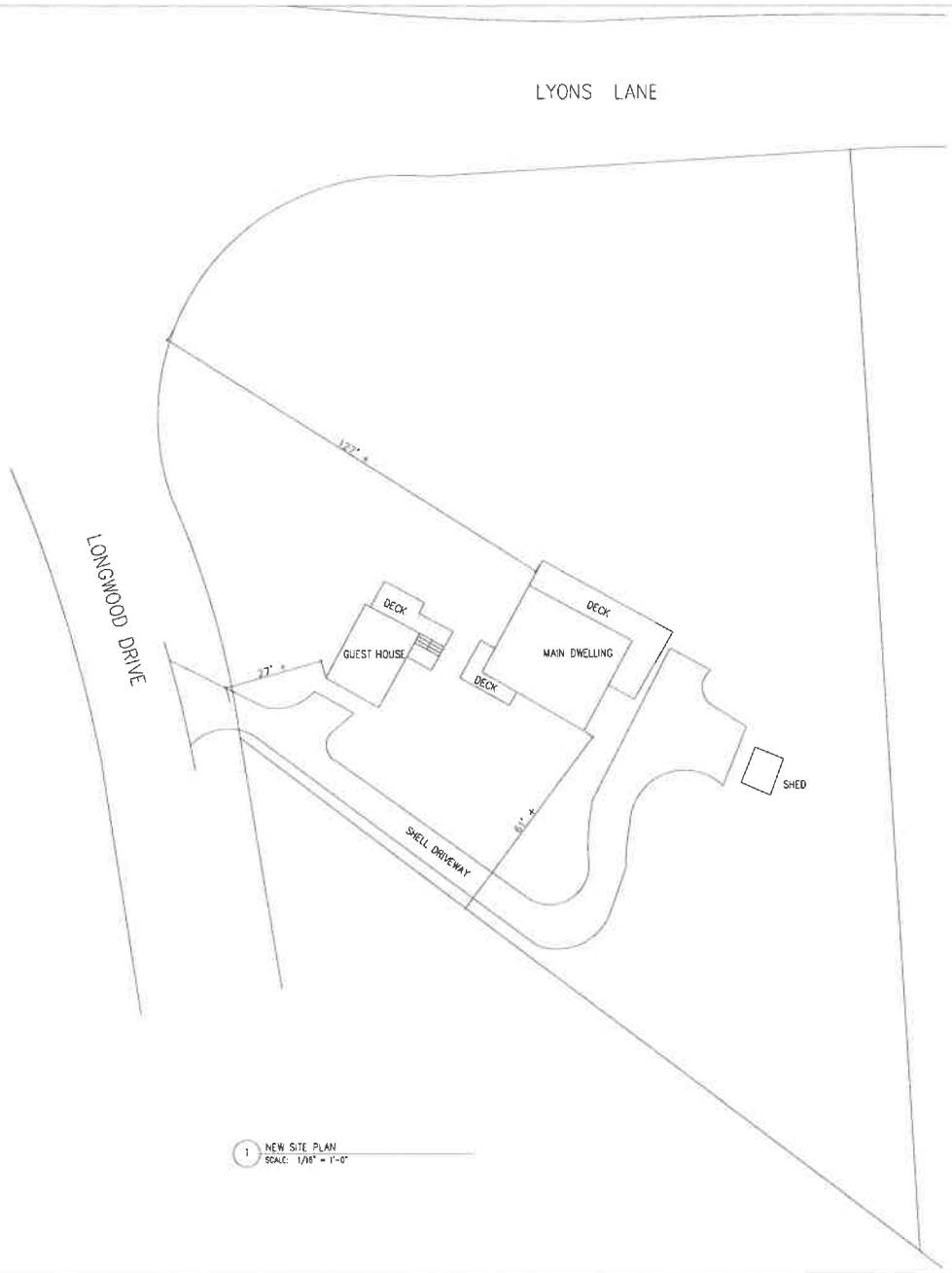
1. **Completed Application Form:** Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application 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.**



1 NEW SITE PLAN
SCALE: 1/16" = 1'-0"



2 SOUTH ELEVATION



3 EAST ELEVATION



4 NORTH ELEVATION



5 WEST ELEVATION

SITE PLAN

PREPARED FOR:
HARRY AND MARSHA RYAN
C/O THE RYAN FAMILY TRUST
NAPLES, FLORIDA 34110
ASSESSOR MAP # 78
TAX PARCEL # 19

ZONING REQUIREMENTS

ZONE:	LUG 3
MINIMUM FRONTAGE:	200'-0"
MINIMUM LOT SIZE:	120,000 S.F.
CURRENT FRONTAGE:	75'-3 13/16"
CURRENT LOT SIZE:	44694 S.F.
FRONT YARD SETBACK:	35'-0"
SIDE AND REAR YARD SETBACK:	20'-0"
ALLOWABLE TOTAL GROUND COVERAGE RATIO:	3%
ALLOWABLE TOTAL GROUND COVERAGE:	1340.82 S.F.
CURRENT TOTAL GROUND COVERAGE:	1400 S.F.
CURRENT TOTAL GROUND COVERAGE RATIO:	3.137%
PROPOSED TOTAL GROUND COVERAGE:	1400 S.F.
PROPOSED TOTAL GROUND COVERAGE RATIO:	3.137%

ALL SITE PLAN INFORMATION WAS TAKEN FROM A PLOT PLAN DRAWN BY:
BLACKWELL AND ASSOCIATES, INC.
20 TRASDALE CIRCLE
NANTUCKET, MA 02554

DRAWING LIST

A1.1	SITE PLAN
A2.1	FLOOR PLAN
A3.1	ELEVATIONS
A3.2	ELEVATIONS

DOOR SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
1	6 PANEL	EXISTING	---	3'-0" x 8'-8"
2	1 LIGHT	ANDERSON	---	5'-8" x 8'-8"
3	2 PANEL/9 LIGHT	ANDERSON	---	2'-8" x 6'-8"

WINDOW SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
A	6/1 LIGHT DH	ANDERSON	---	2'-8" x 4'-4"
B	6/1 LIGHT DH	ANDERSON	---	2'-8" x 3'-0"
C	6/1 LIGHT DH	ANDERSON	---	7'-3" x 4'-4"
D	6/1 LIGHT DH	ANDERSON	---	8'-9" x 4'-4"

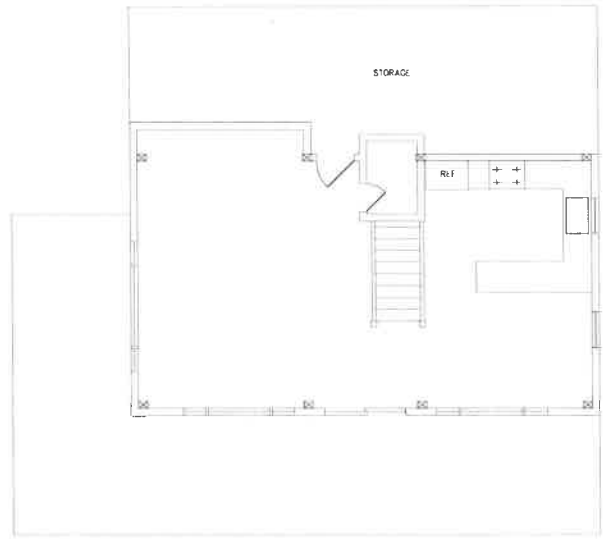
RYAN RESIDENCE
29 LONGWOOD DRIVE
NANTUCKET MA 02554

Date: 10.7.24 HDC SUBMITTAL
Revisions:

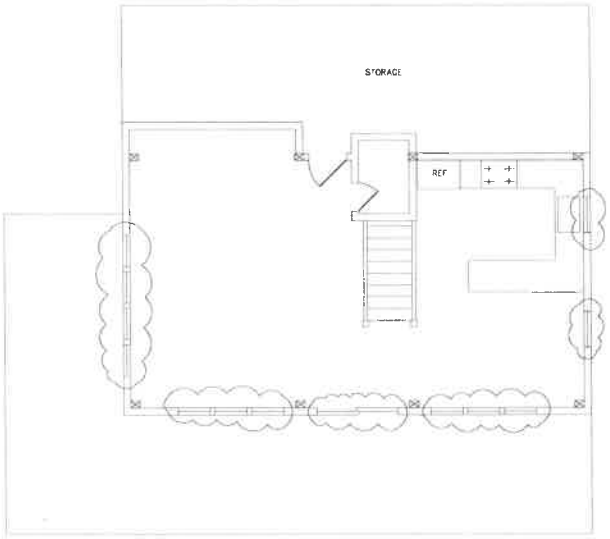
Drawn By: SP
Project No.: RYAN
Scale: NOTED

SITE

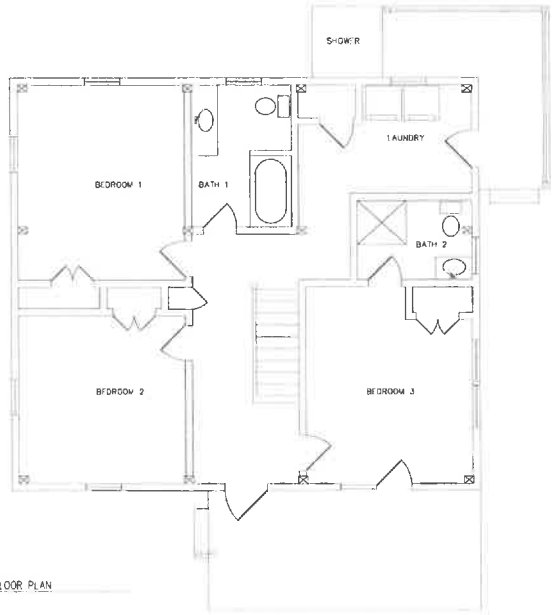
A1.1



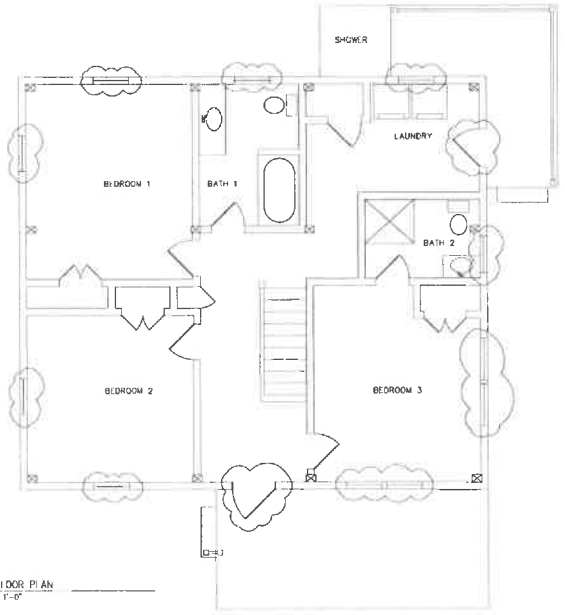
1 EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 NEW SECOND FLOOR 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"

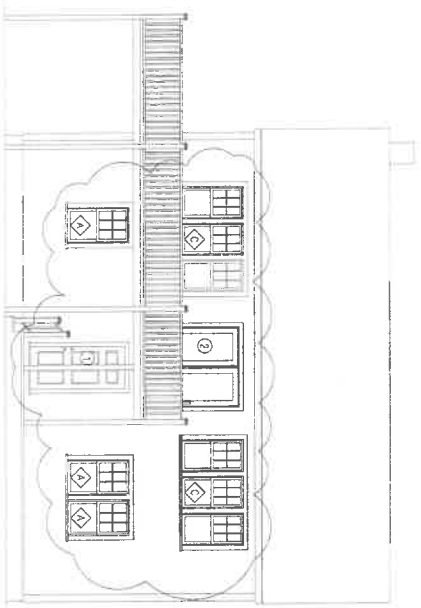
RYAN RESIDENCE
29 LONGWOOD DRIVE
NANTUCKET MA 02554

Date: 10.7.24 HDC SUBMITTAL
Revisions:

Drawn By: BF
Project No.: RYAN
Scale: NOTED

FLOOR PLAN

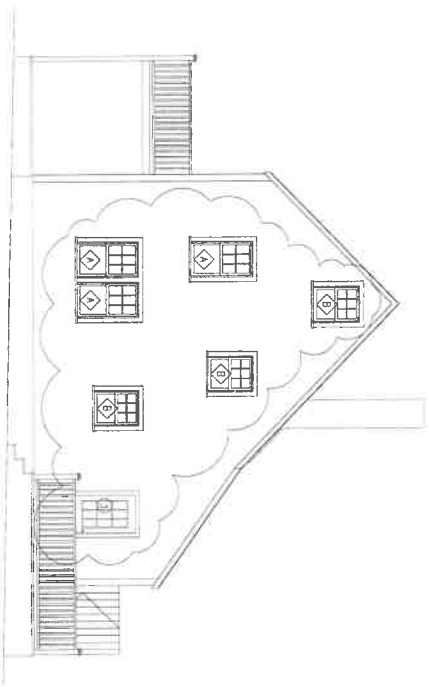
A2.1



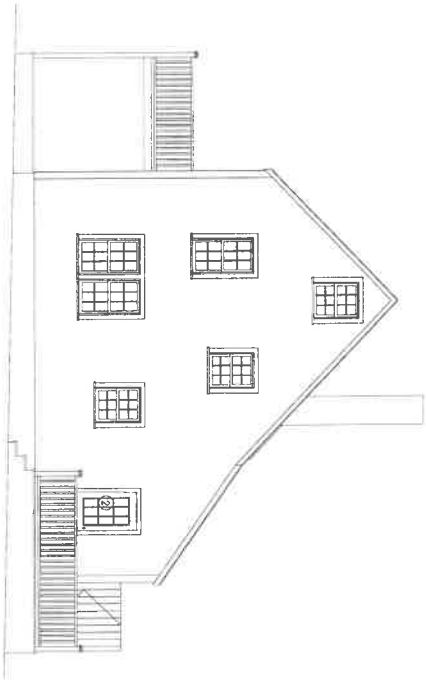
3 NEW SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

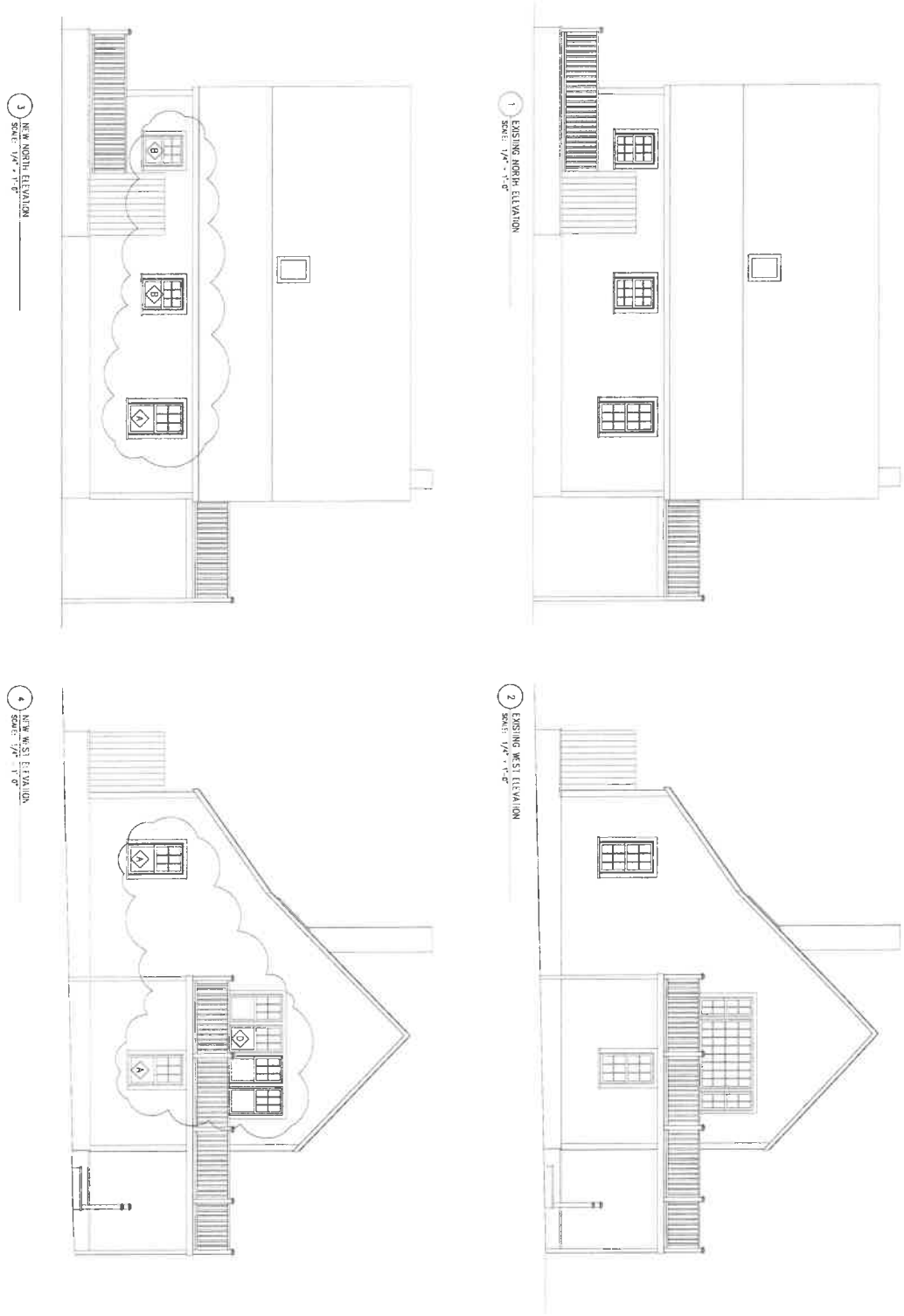


4 NEW EAST ELEVATION
SCALE: 1/4" = 1'-0"



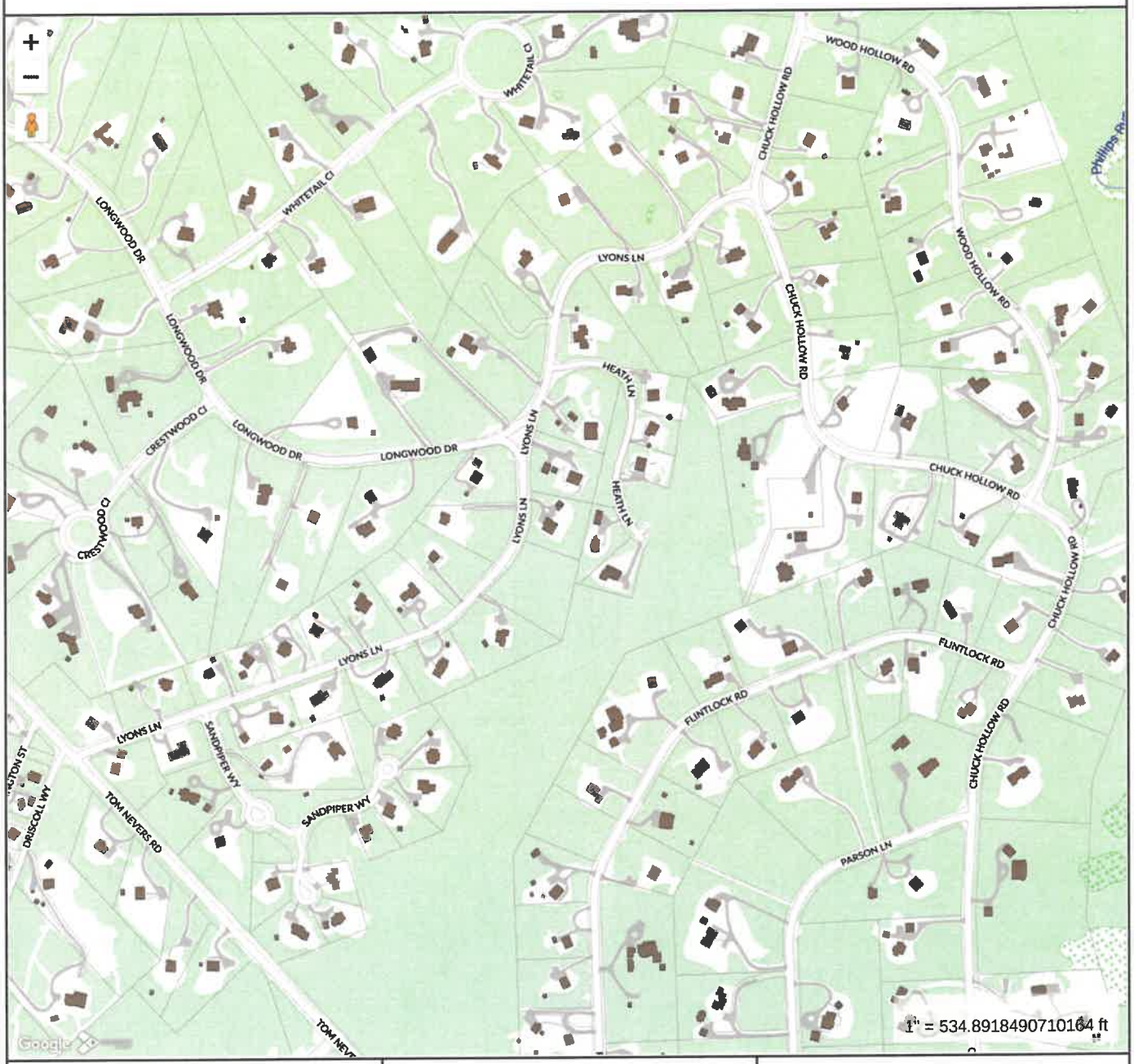
2 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

A3.1	ELEVATIONS	Drawn By: SP Project No.: RYAN Scale: NOTED	Date: 10.7.24 HDC SUBMITTAL Revisions:	RYAN RESIDENCE 29 LONGWOOD DRVE NANTUCKET MA 02554



A3.2	ELEVATIONS	Drawn By: SJP Project No.: RYAN Scale: NOTED	Date: 10.7.24 HDC SUBMITTAL Revisions:	RYAN RESIDENCE 29 LONGWOOD DRVE NANTUCKET MA 02554

29 longwood



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



2 SOUTH ELEVATION



3 EAST ELEVATION



4 NORTH ELEVATION



5 WEST ELEVATION

DOOR SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
1	6 PANEL	EXISTING	---	3'-0" x 6'-8"
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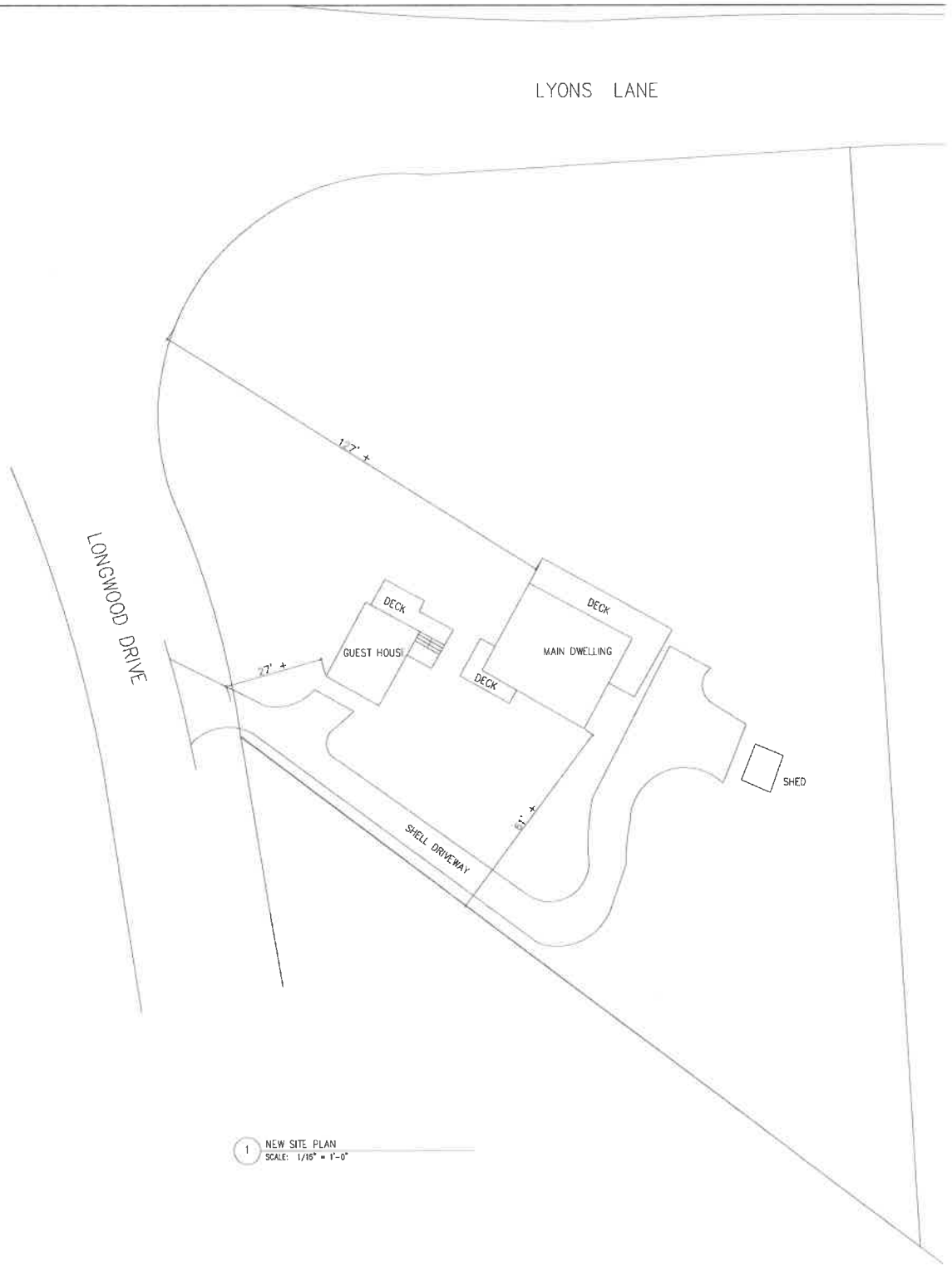
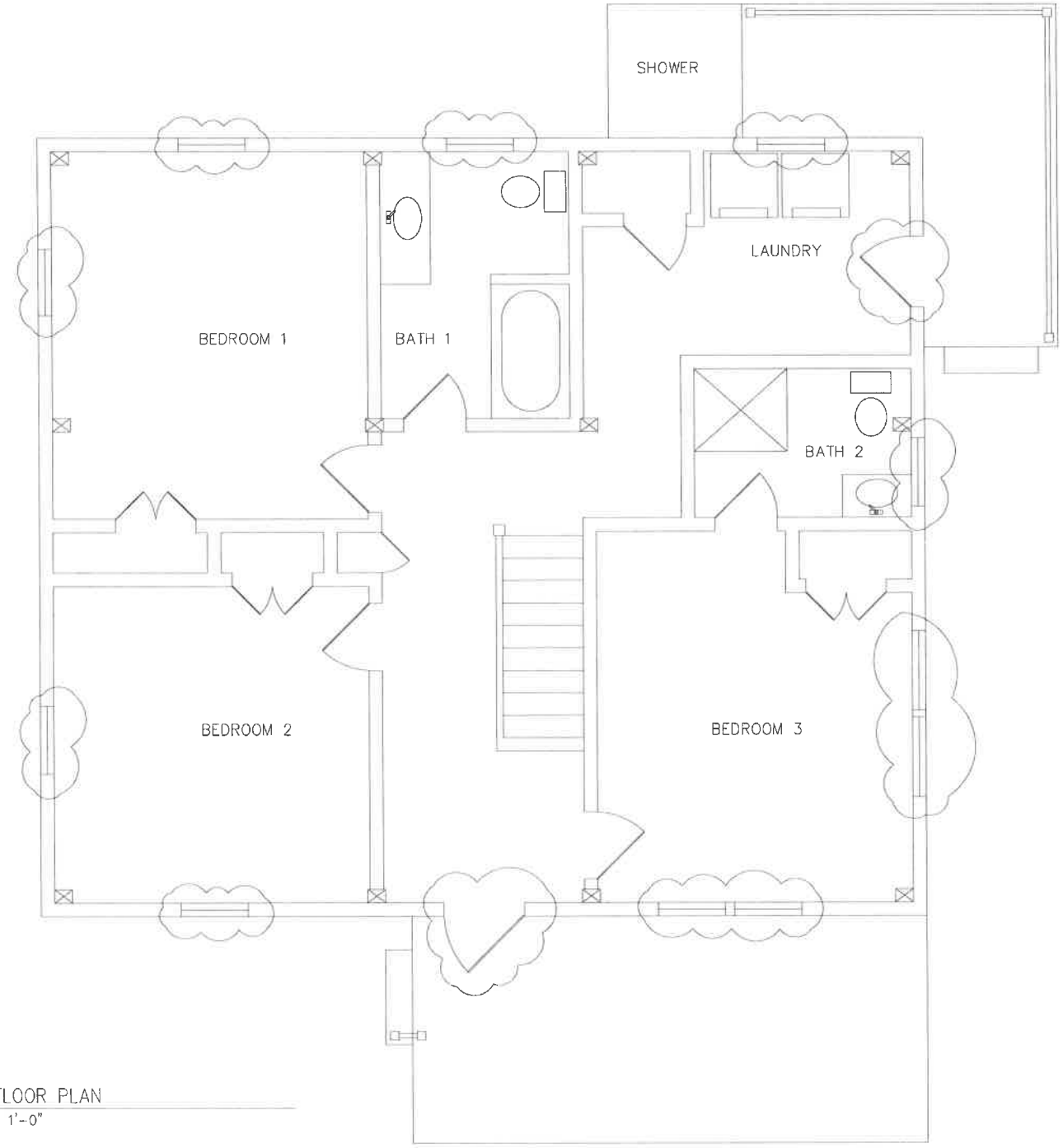
WINDOW SCHEDULE

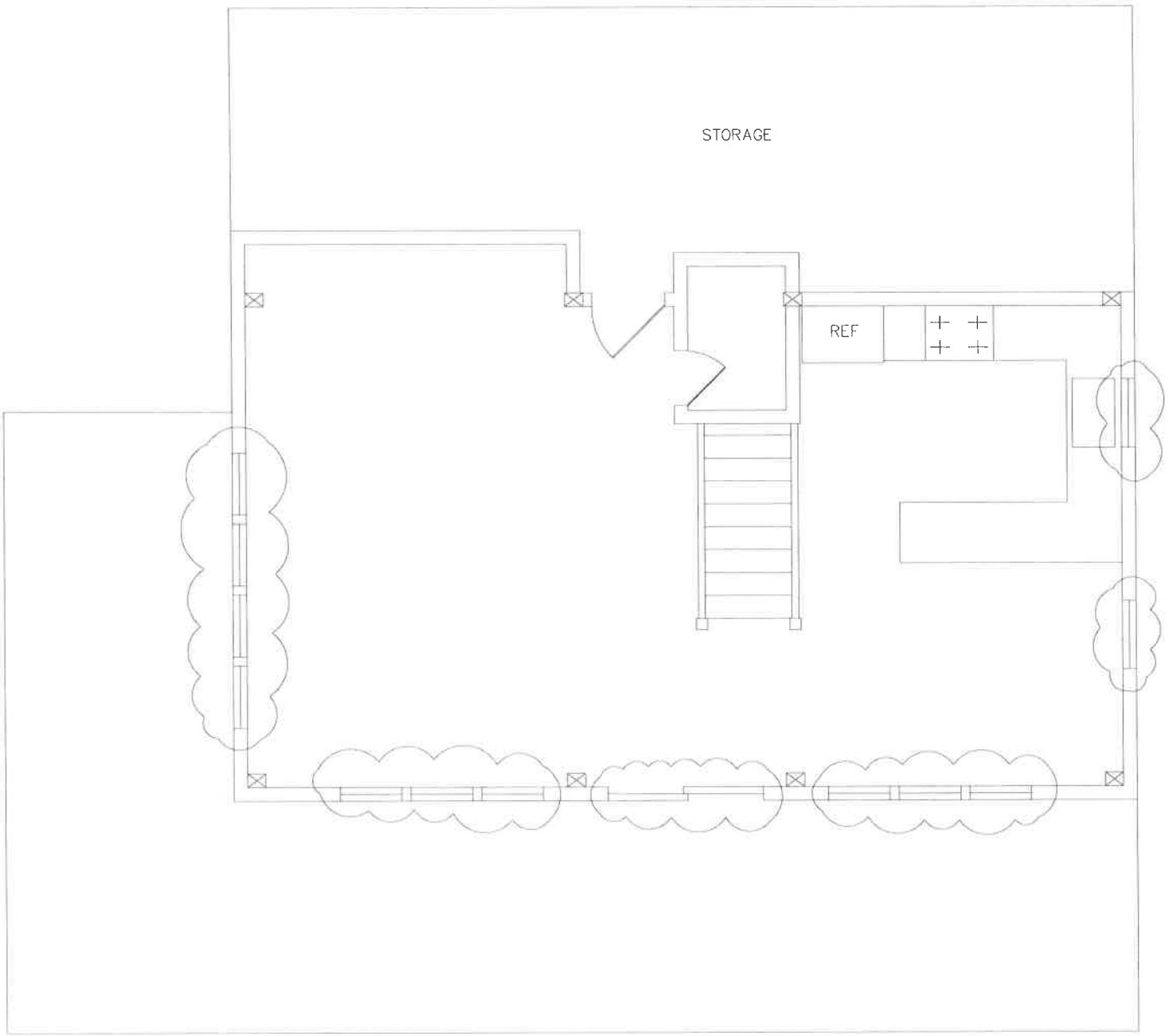
TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
A	6/1 LIGHT DH	ANDERSON	---	2'-6" x 4'-4"
B	6/1 LIGHT DH	ANDERSON	---	2'-6" x 3'-2"
C	6/1 LIGHT DH	ANDERSON	---	7'-5" x 4'-4"
D	6/1 LIGHT DH	ANDERSON	---	9'-9" x 4'-4"



1 NEW SITE PLAN
SCALE: 1/16" = 1'-0"



4 NEW FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 NEW SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



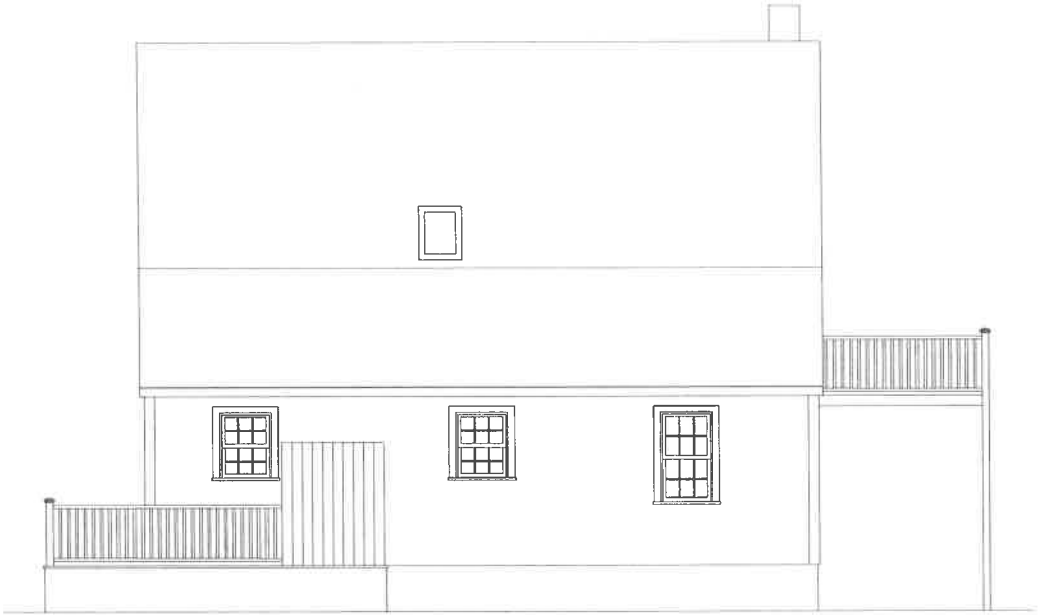
3 NEW SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 NEW EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 NEW NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 NEW WEST ELEVATION
SCALE: 1/4" = 1'-0"

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

45B Vestal St
Pool and Hardscape
2024.10.07

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 0819	3.	**Application Fee:** See back of application for fee schedule or call the office.
☑	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
☑	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*
☑	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
☑	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
☑	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.
☑		Covid 10 Day Waiver
☑		***REQUIRED WHERE APPLICABLE:*** Owners Authorization Letter
N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
N/A	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1copy):** of existing elevations
☑	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
☑	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
N/A	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Atlantic Landscaping

AS AGENT FOR Hightide Homes LLC

STREET ADDRESS 45B Vestal St

MAP/PARCEL 41/591

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10.07.2024

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 10.07.2024
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°. 591

Street & Number of Proposed Work: 46 B VESTAL ST.

Owner of record: HIGHTIDE HOMES LLC.

Mailing Address: 6 HICKORY LN
DARIEN, CT. 06820

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING
6 MARBLE WAY NANTUCKET MA 02554

Contact Phone #: 5083673018 E-mail: _____
lindsay@atlanticlandscapingnc.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-20) ☐ Roof ☐ Other RET WALL 30"H x 51'-0" LONG

Size of Structure or Addition: Length: 10-0 Sq. Footage 1st floor: _____ ~~Decks/Patio~~: Size: 312 SF ☐ 1st floor ☐ 2nd floor

Width: 10-0 Sq. footage 2nd floor: _____ BLUESTONE Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways SHELL Walkways BLUESTONE Walls PARGED W/STONE CAP

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

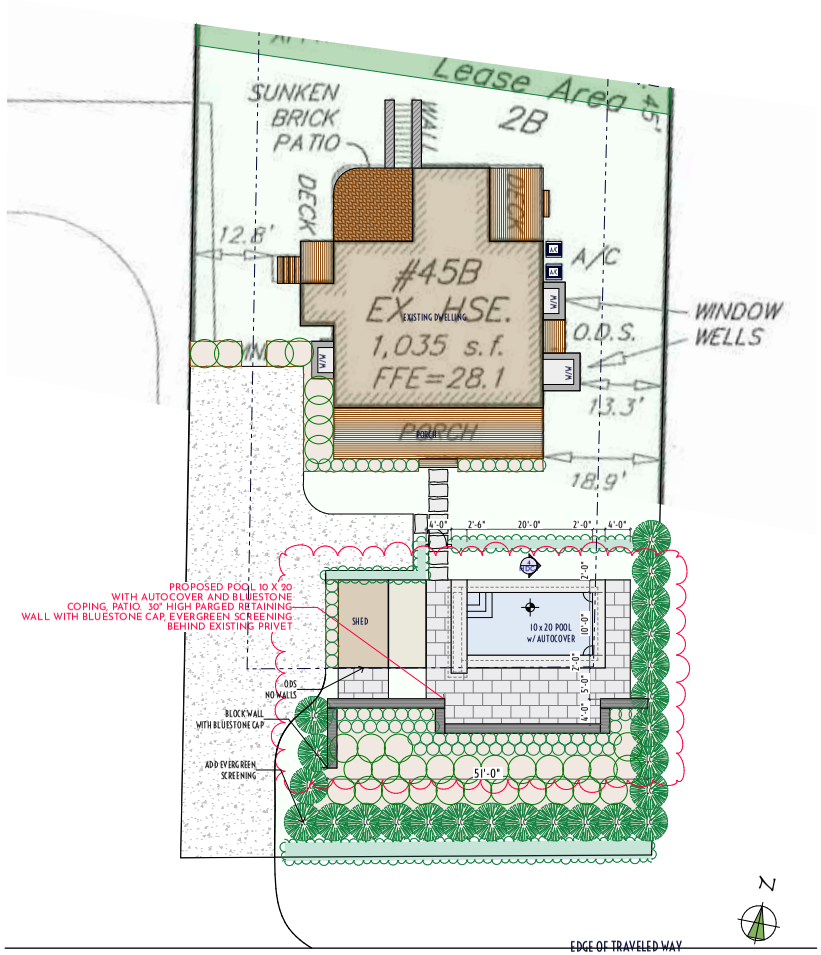
Trim _____ Sash _____ Doors _____

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 10/07/2024 Signature of owner of record _____ Signed under penalties of perjur



1 HDC LANDSCAPE PLAN
SCALE: 1" = 10'



2 LOCUS M-41 P-591

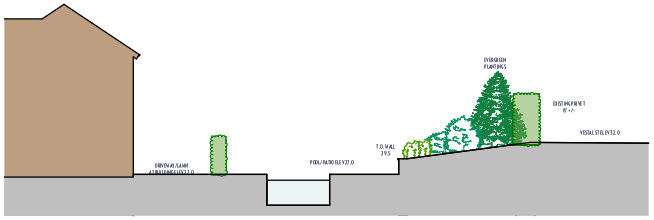
Property Information
Property ID 100330
Location 45 A&B VESTAL ST
Owner MITCHELL KEITH & H & HIDETIDE HOMES LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

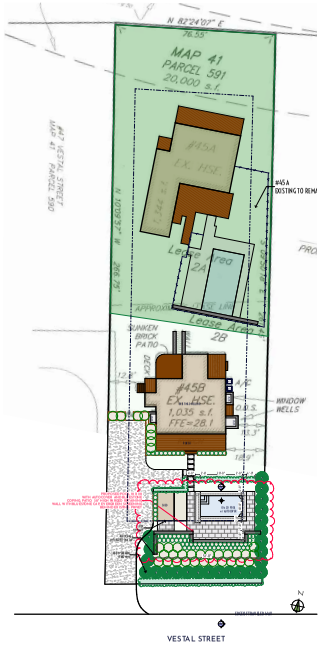
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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.



4 SITE SECTION thru POOL
SCALE: 1" = 10'



3 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
45B Vestal St
Nantucket, Ma.
02554

M: 41
P: 591
Zoning: R20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 10/7/24
Drawing No.:

HDC-1

Surveyor	Contact
Bracken	LC

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1 LOCUS M-41 P-591

Property Information

Property ID 100330
Location 45 A&B VESTAL ST
Owner MITCHELL KEITH & H & HIDETIDE HOMES LLC

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atlantic LANDSCAPING, INC

MARK	DATE

HDC Locus

Landscape at
45B Vestal St
Nantucket, Ma.
02554
M: 41
P: 591
Zoning: R20
Front Setback: 30
S&R Setback: 10
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Drawing No.:
HDC-A

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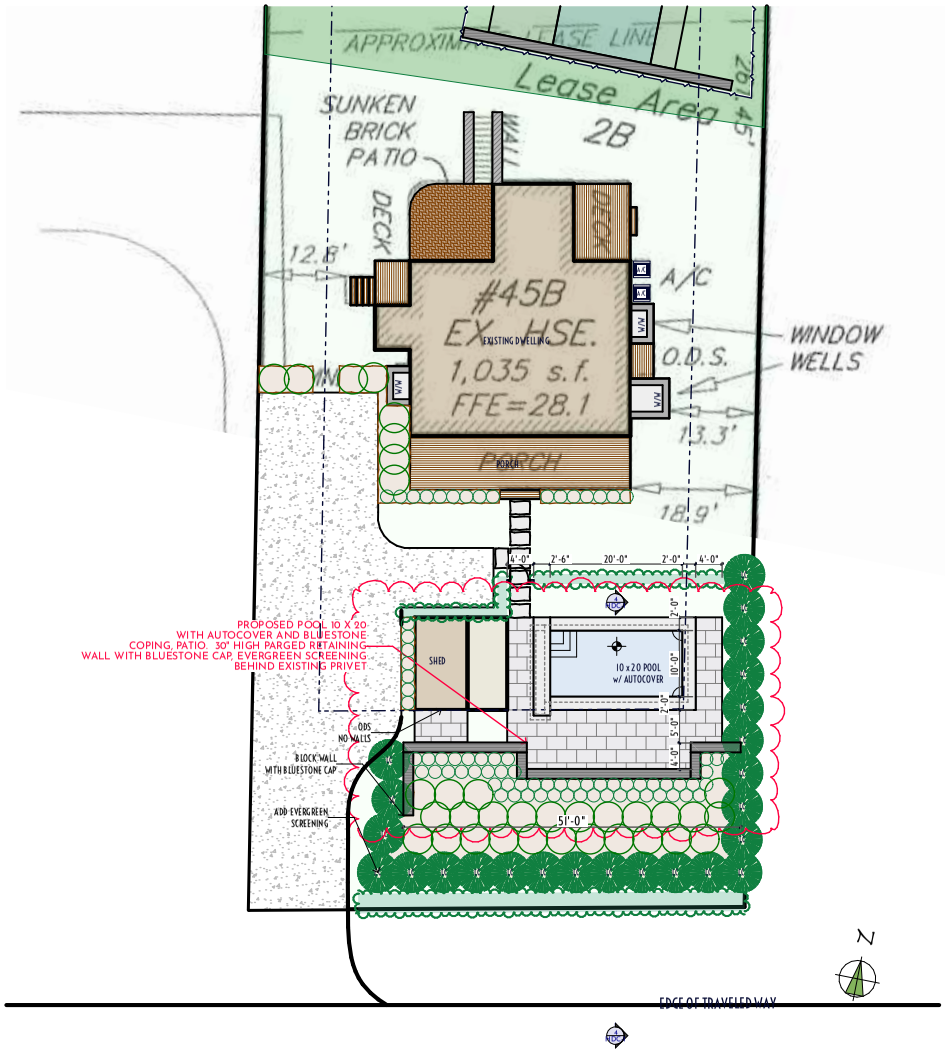

1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

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Landscape at
45B Vestal St
Nantucket, Ma.
02554
M: 41
P: 591
Zoning: R20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 10/7/24
Drawing No.:
HDC-B

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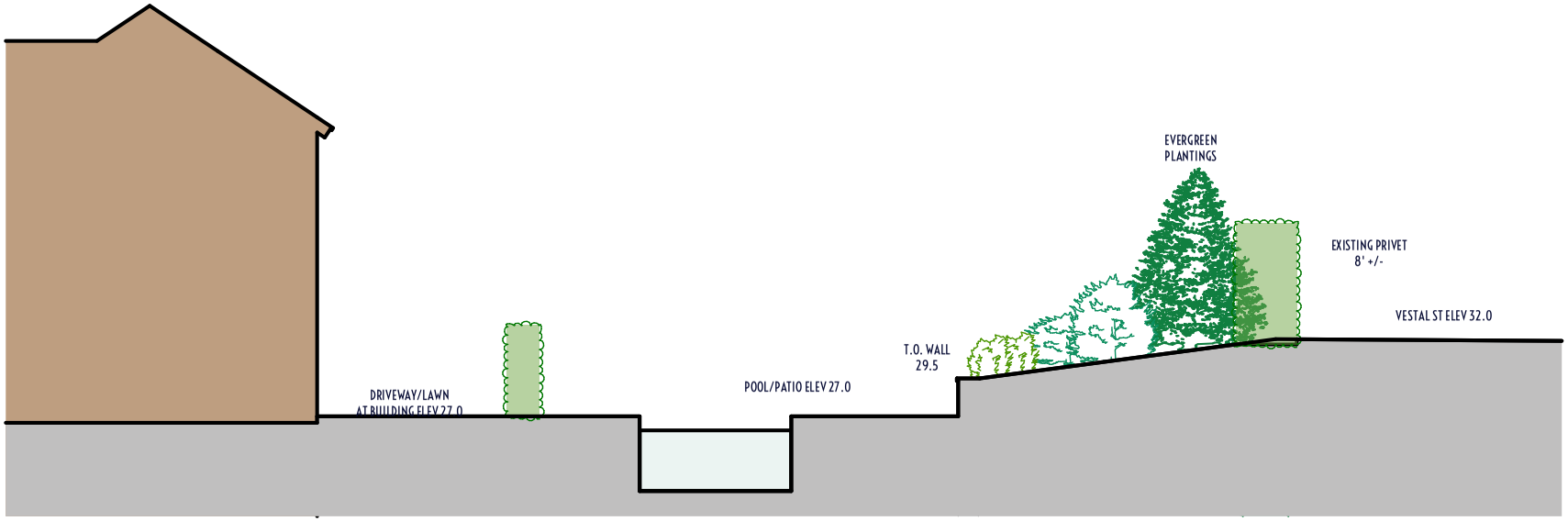

1 SITE SECTION thru POOL

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Section

Landscape at
45B Vestal St
Nantucket, Ma.
02554
M: 41
P: 591
Zoning: R20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 10/7/24
Drawing No.:
HDC-C

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1 45B Vestal St View 1



2 45B Vestal St View 2



3 45B Vestal St View 3



4 POOL w: BLUESTONE COPING

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
45B Vestal St
Nantucket, Ma.
02554
M: 41
P: 591
Zoning: R20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 10/7/24
Drawing No.:

HDC-D

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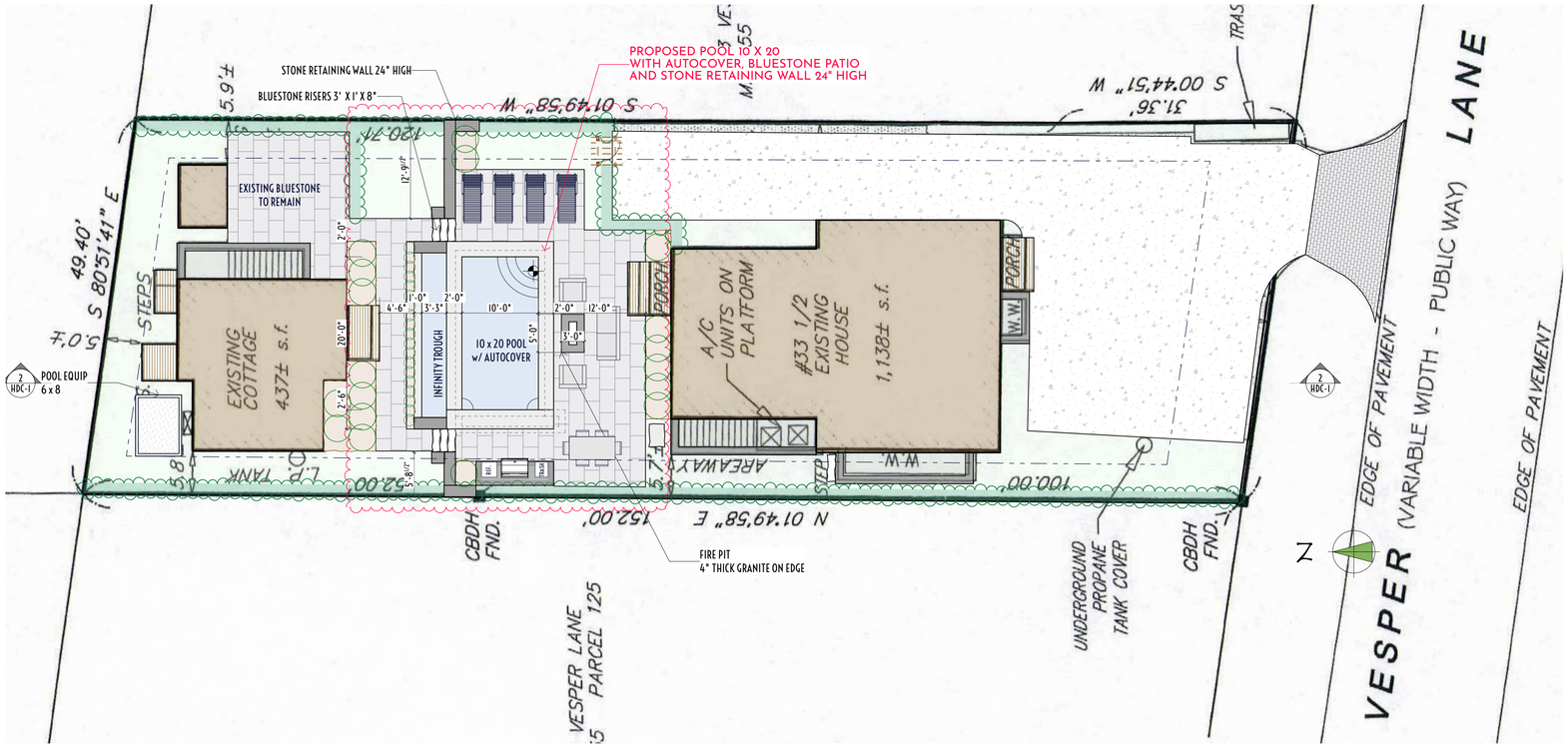
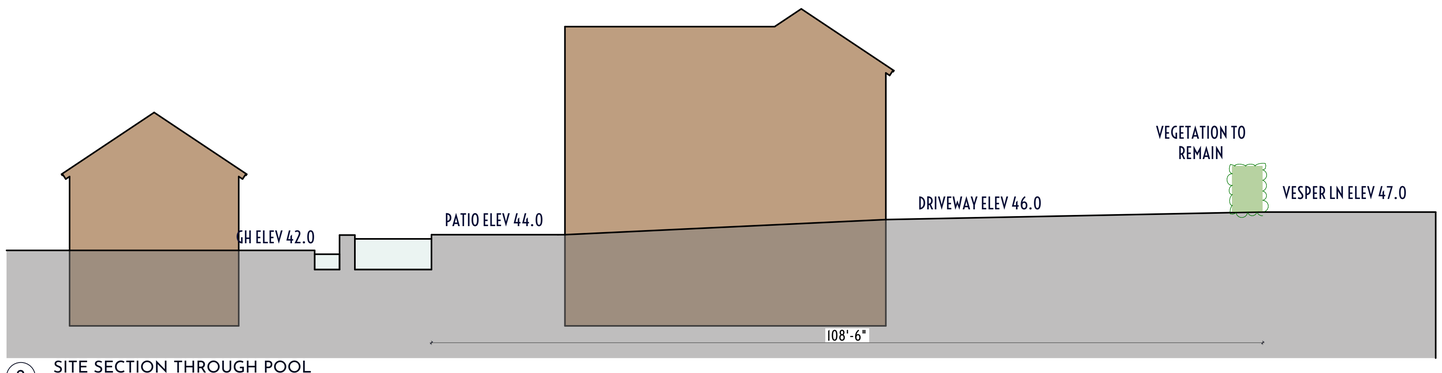
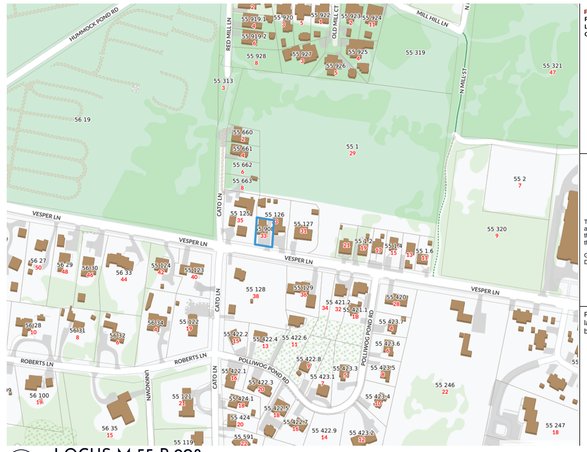


1 HDC LANDSCAPE PLAN
SCALE: 1" = 10'



2 SITE SECTION THROUGH POOL



3 LOCUS M-55 P-908

Property Information
Property ID 187124
Location 33- VESPER LN
Owner ACK 33.5 VESPER LANE LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

34 x 36

Landscape at
33.5 Vesper Ln
Nantucket, Ma.
02554

M: 55
P: 908
Zoning: R1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 10/4/24
Drawing No.:

HDC-1

Surveyor	Contact
Bracken	LC

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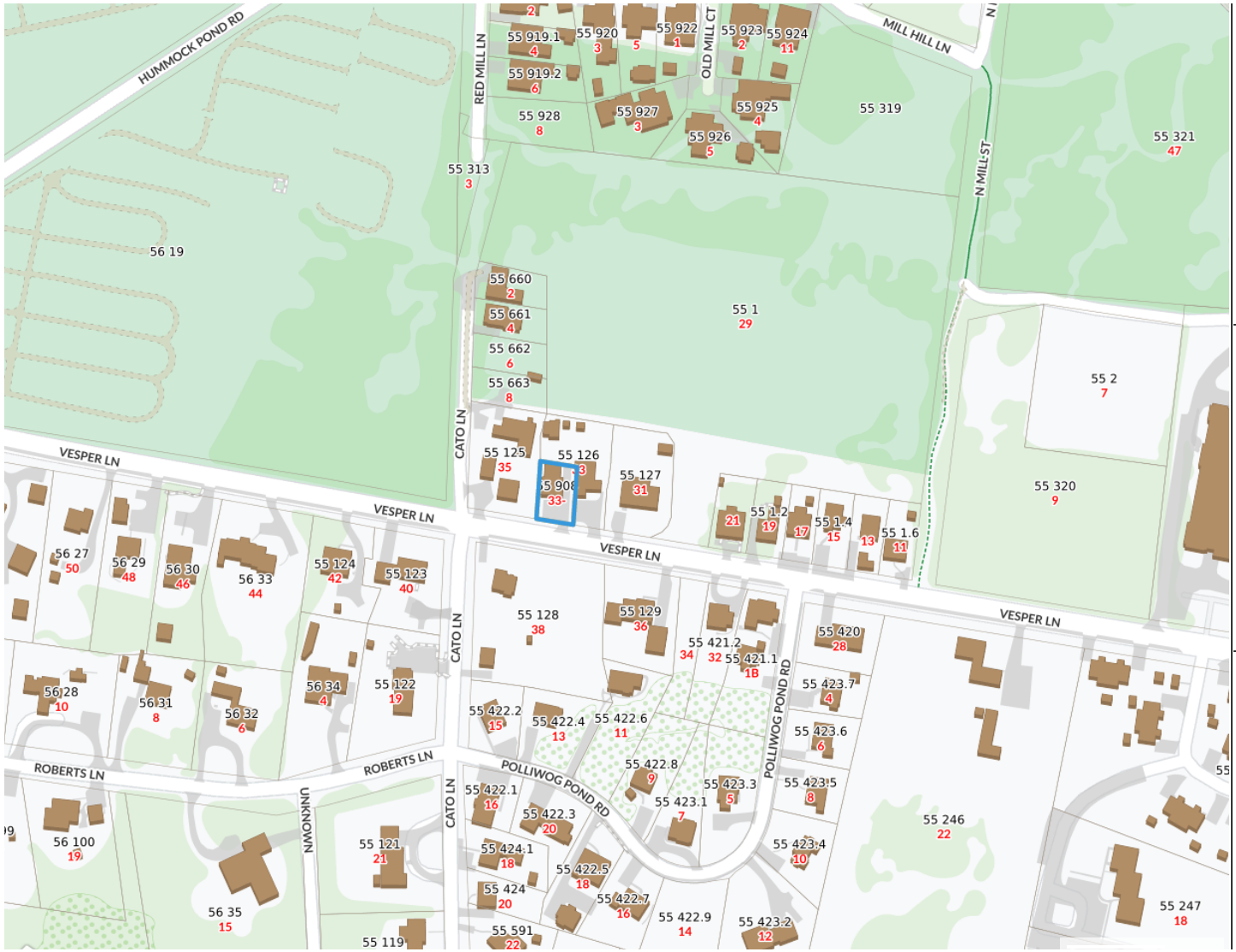

1 LOCUS M-55 P-908

Property Information

Property ID	187124
Location	33- VESPER LN
Owner	ACK 33.5 VESPER LANE LLC

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atlantic LANDSCAPING, INC

MARK	DATE

HDC Locus

Landscape at
33.5 Vesper Ln
Nantucket, Ma.
02554
M: 55
P: 908
Zoning: R1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 10/4/24
Drawing No.:

HDC-A

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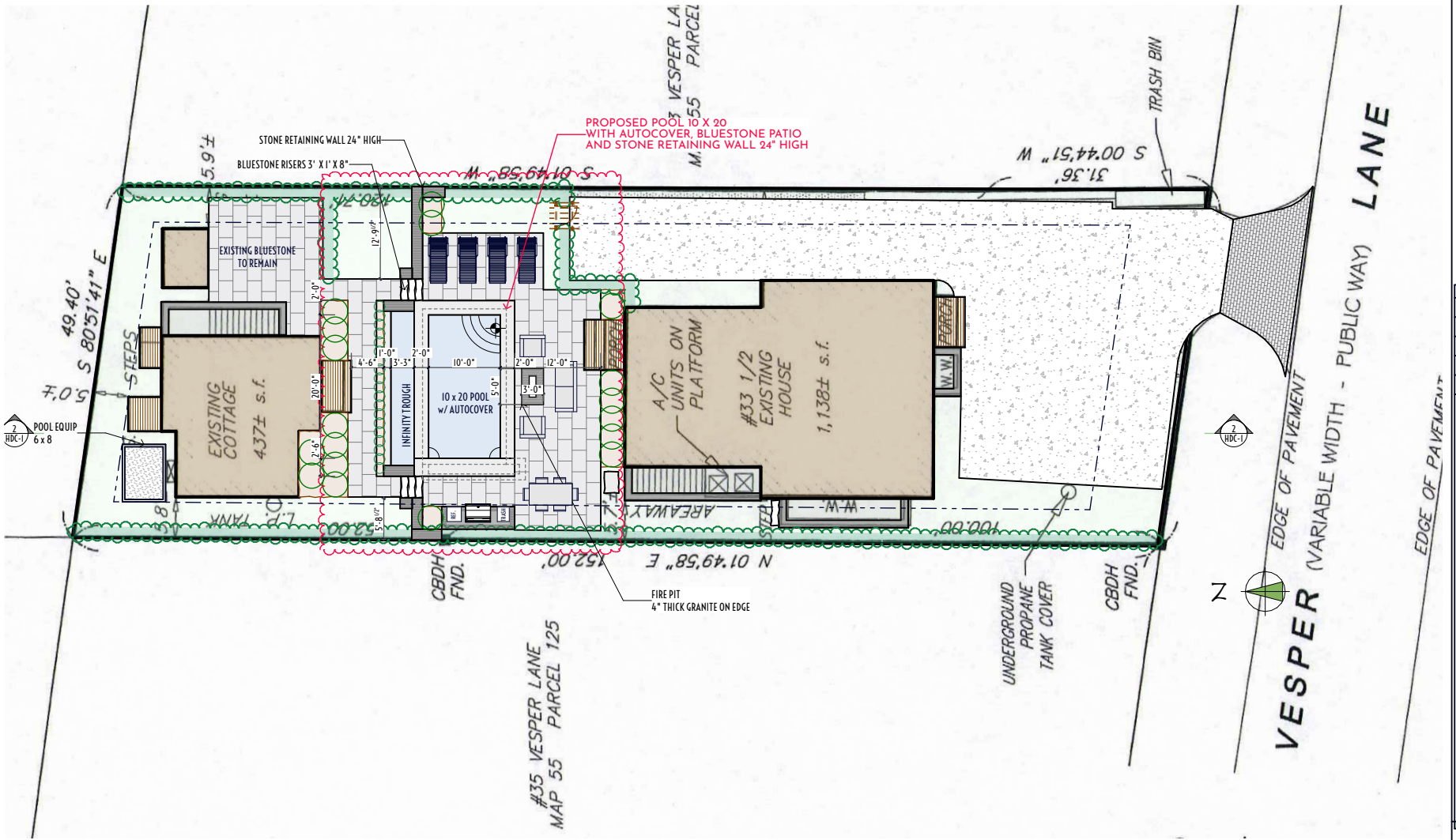

1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

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Landscape at
33.5 Vesper Ln
Nantucket, Ma.
02554
M: 55
P: 908
Zoning: R1
Front Setback: 10
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Scale: As Noted
Plotted: 10/4/24
Drawing No.:

HDC-B

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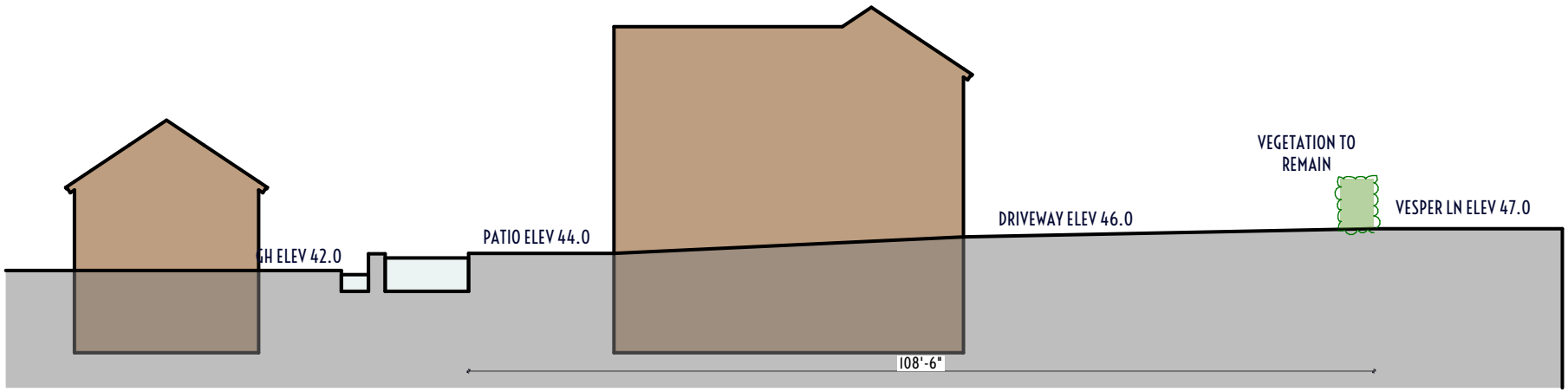

1 SITE SECTION THROUGH POOL

MARK	DATE

HDC Site Section through Pool

Landscape at
33.5 Vesper Ln
Nantucket, Ma.
02554
M: 55
P: 908
Zoning: R1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 10/4/24
Drawing No.:

HDC-C

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1 33.5 VESPER LN VIEW 1



2 33.5 VESPER LN VIEW 2



3 33.5 VESPER LN VIEW 3



4 33.5 VESPER LN VIEW 4

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
33.5 Vesper Ln
Nantucket, Ma.
02554
M: 55
P: 908
Zoning: R1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 10/4/24
Drawing No.:

HDC-D

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1 POOL w: BLUESTONE COPING



2 COLONIAL FIELDSTONE WALL

atlantic LANDSCAPING, INC

MARK	DATE

HDC Materials Photos

Landscape at
33.5 Vesper Ln
Nantucket, Ma.
02554
M: 55
P: 908
Zoning: R1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 10/4/24
Drawing No.:
HDC-E

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Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

15 Lyford Rd
Pool and Patio

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS 2024.10.07 **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 ck0822	3.	**Application Fee:** See back of application for fee schedule or call the office.
☑	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
☑	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
☑	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
☑	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
☑	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.
☑		Covid 10 Day Waiver
☑		***REQUIRED WHERE APPLICABLE:***
N/A	1.	Owners Authorization Letter **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
N/A	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1copy):** of existing elevations
☑	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
☑	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
N/A	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A **(initial to indicate read and understand)**	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Atlantic Landscaping

AS AGENT FOR 15 Lyford Road LLC

STREET ADDRESS 15 Lyford Rd

MAP/PARCEL 92.4/86

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10.07.2024

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 10.04.2024 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°: 92.4 PARCEL N°. 86

Street & Number of Proposed Work: 15 LYFORD RD.

Owner of record: 15 LYFORD ROAD LLC.

Mailing Address: 4626 SLAM GATE RD.
CROZET VA 22932

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING
6 MARBLE WAY NANTUCKET MA 02554

Contact Phone #: 508 367 3012 E-mail: _____
lindsay@atlanticlandscapingine.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District WG3) ☐ Roof ☐ Other IPE PATIO

Size of Structure or Addition: Length: 20 Sq. Footage 1st floor: _____ ~~Decks~~/Patio: Size: 251 SF ☐ 1st floor ☐ 2nd floor

Width: 10 Sq. footage 2nd floor: _____ IPE Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways EXIST SHELL/GRAVEL Walkways BLUESTONE STEPPERS Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

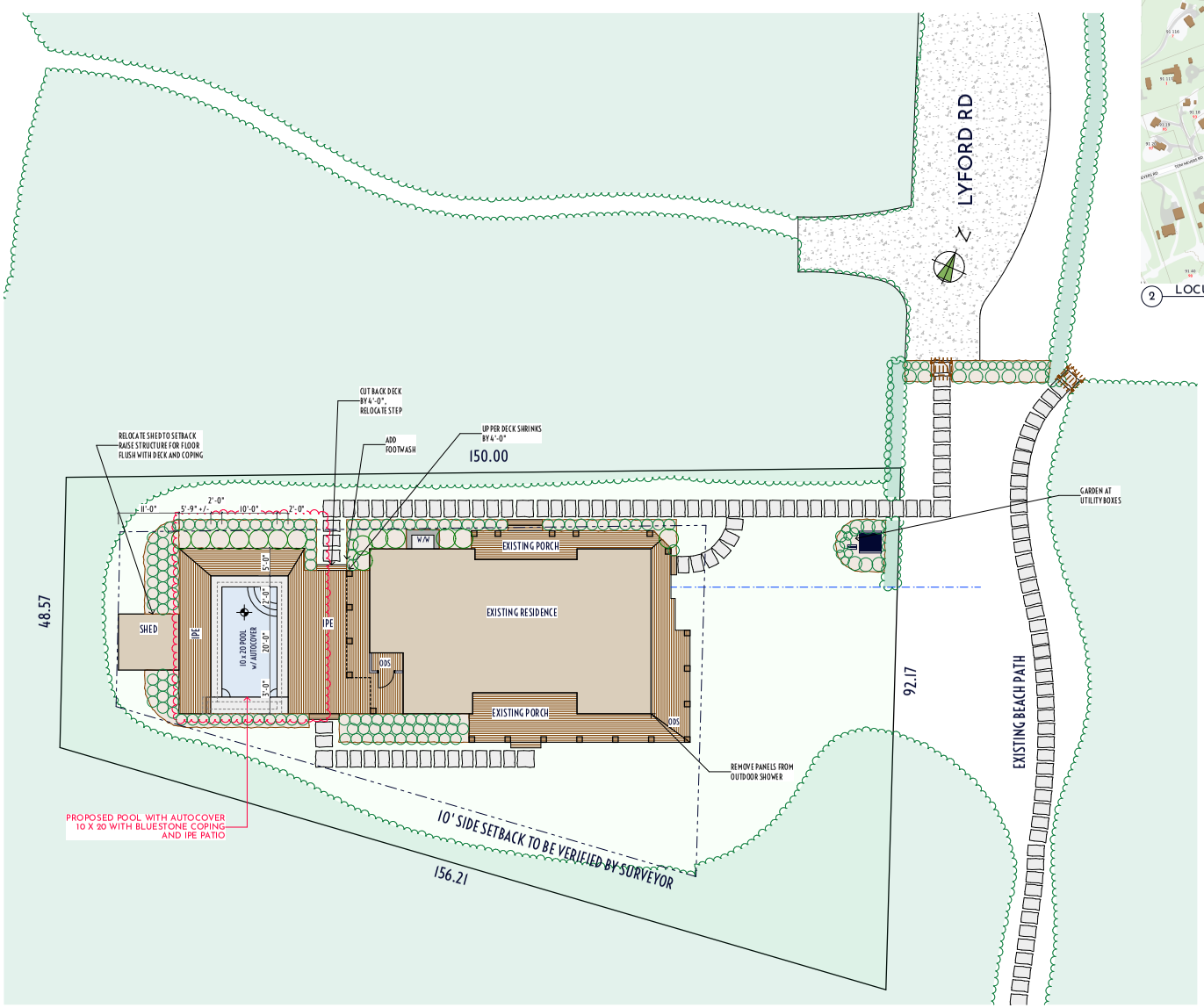
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

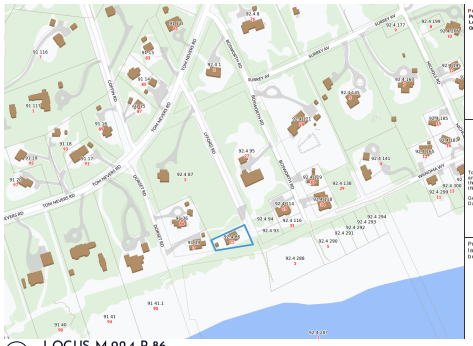
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/01/2024 Signature of owner of record _____ Signed under penalties of perjury



1 HDC LANDSCAPE PLAN
SCALE: 1" = 10'



2 LOCUS M-92.4 P-86

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
15 Lyford Rd
Nantucket, Ma.
02554

M: 92.4
P: 86
Zoning: LUG3
Front Setback: 35
S&R Setback: 10
Scale: As Noted
Plotted: 10/4/24
Drawing No.:

HDC-1

Surveyor	Contact
Surveyor	LC

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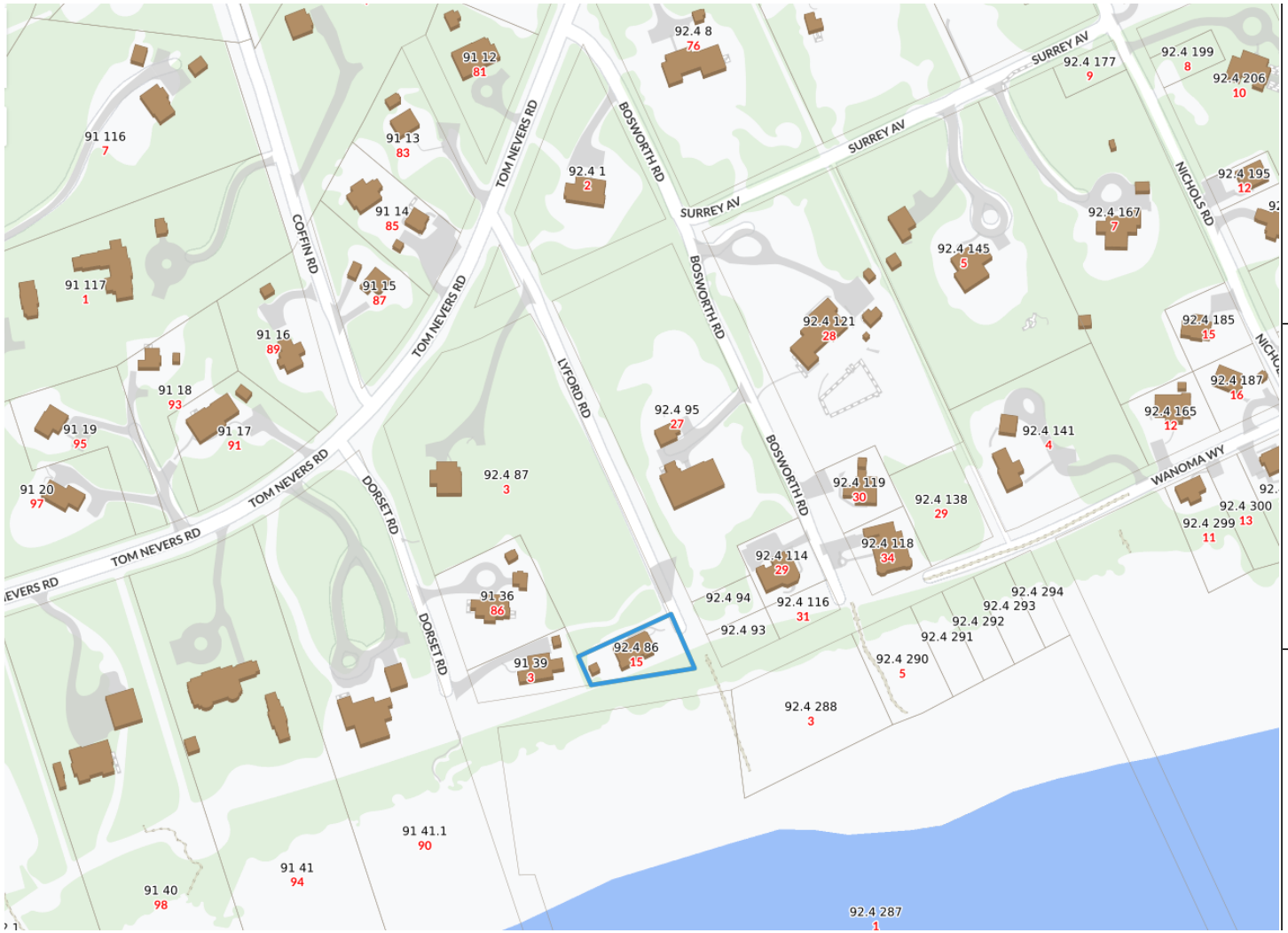

1 LOCUS M-92.4 P-86

Property Information

Property ID	9224
Location	15 LYFORD RD
Owner	15 LYFORD 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 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

atlantic LANDSCAPING, INC

MARK	DATE

HDC Locus

Landscape at
15 Lyford Rd
Nantucket, Ma.
02554
M: 92.4
P: 86
Zoning: LUG3
Front Setback: 35
S&R Setback: 10
Scale: As Noted
Plotted: 10/4/24
Drawing No.:
HDC-A

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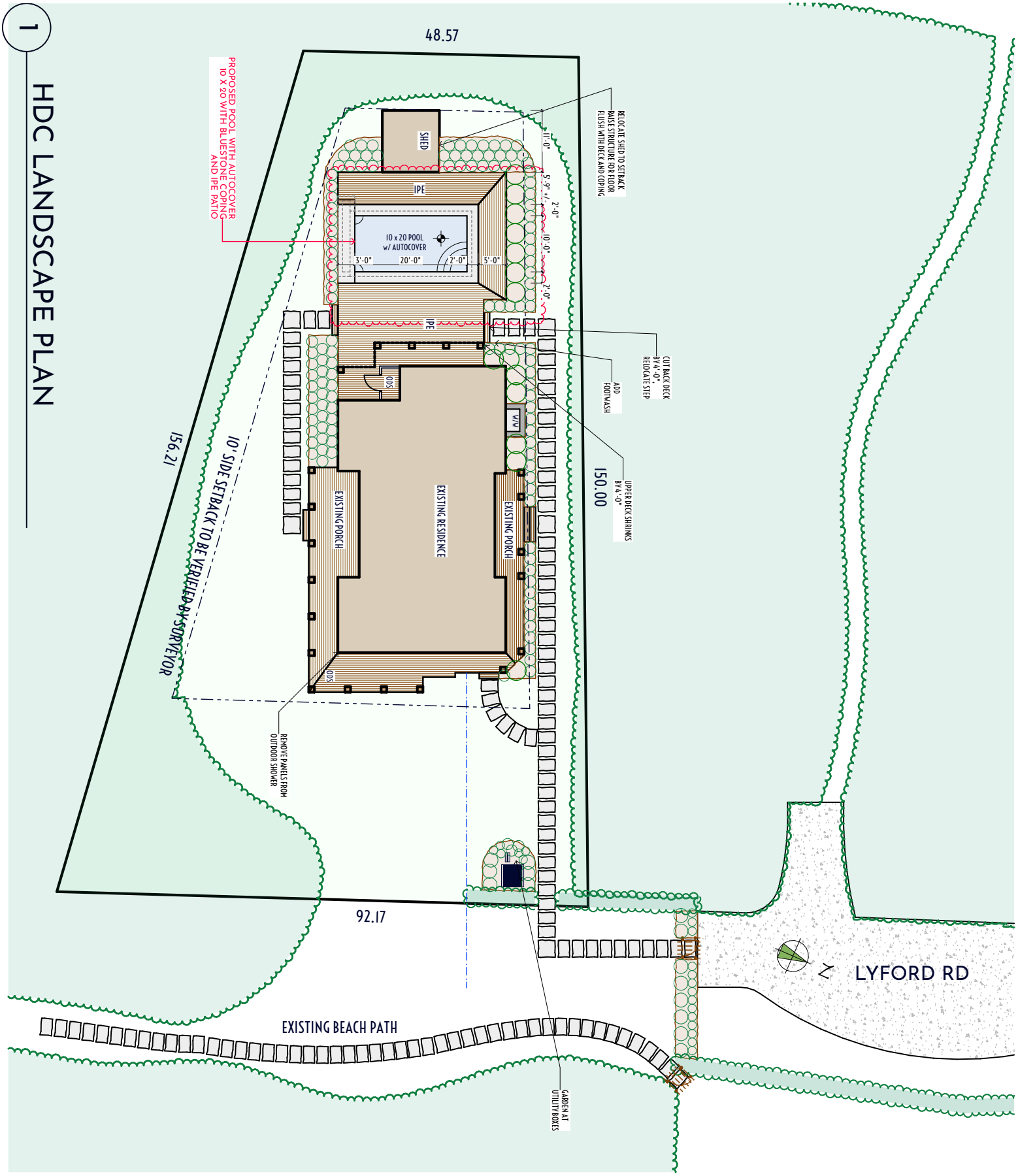

Landscape at
15 Lyford Rd
Nantucket, Ma.
02554
M: 92.4
P: 86
Zoning: LUG3
Front Setback: 35
S&R Setback: 10
Scale: As Noted
Plotted: 10/4/24
Drawing No.:

HDC-B

HDC Site Plan

Not for Use without Permission from
Atlantic Landscaping Inc.

MARK	DATE

atlantic LANDSCAPING, INC

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1 HDC AERIAL VIEW

atlantic LANDSCAPING, INC

MARK	DATE

AERIAL VIEW

Landscape at
15 Lyford Rd
Nantucket, Ma.
02554
M: 92.4
P: 86
Zoning: LUG3
Front Setback: 35
S&R Setback: 10
Scale: As Noted
Plotted: 10/4/24
Drawing No.:

HDC-C

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1 15 Lyford Rd View 1



2 15 Lyford Rd View 2



3 15 Lyford Rd View 3



4 15 Lyford Rd View 4

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
15 Lyford Rd
Nantucket, Ma.
02554
M: 92.4
P: 86
Zoning: LUG3
Front Setback: 35
S&R Setback: 10
Scale: As Noted
Plotted: 10/4/24
Drawing No.:

HDC-D

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1 POOL WITH IPE DECK

MARK	DATE

HDC Materials Photos

Landscape at
15 Lyford Rd
Nantucket, Ma.
02554
M: 92.4
P: 86
Zoning: LUG3
Front Setback: 35
S&R Setback: 10
Scale: As Noted
Plotted: 10/4/24
Drawing No.:
HDC-E

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26 Quidnet Path 21/150 Guest House

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
n/a	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

n/a	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
n/a	3.	**As-Built Plans (1 copy):** of existing elevations
n/a	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
n/a	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
X (mc) (initial to indicate read and understand)	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
n/a	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 21 PARCEL N°. 150

Street & Number of Proposed Work: 26 Quidnet Path (guest house)

Owner of record: Quidnet LLC

Mailing Address: 25 Jennifer Ln
New Canaan, CT 06840

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2023-12-9671
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation Trim & sash color change. Fenestration change
2. South Elevation Trim & sash color change.
3. West Elevation Trim & sash color change. Fenestration change
4. North Elevation Trim & sash color change.

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim Grey (to match main house) Sash Black (to match main house) 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 10/7/24 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)



Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus LTD

AS AGENT FOR Quidnest LLC

STREET ADDRESS 26 Quidnet Path

MAP/PARCEL 21 / 150

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 10.07.2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Michael Clancy — Signature

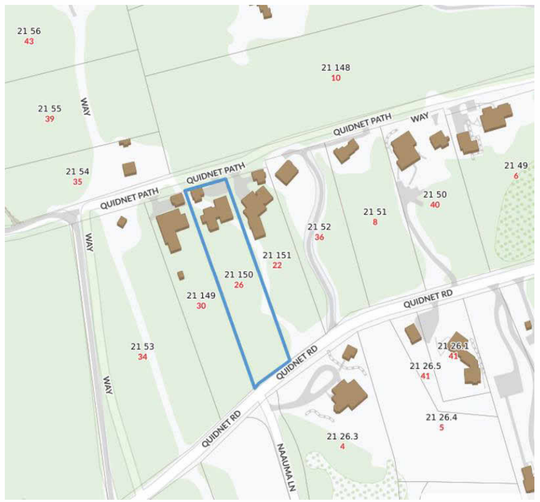
10.07.2024 — Date

Guest House

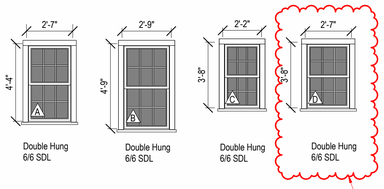
26 Quidnet Path
Nantucket, MA 02554

10.07.2024

HDC Submission (Fenetration Changes)

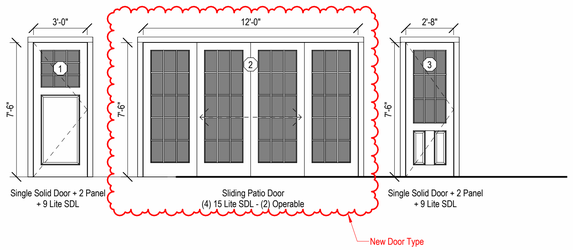


Locus Map



Window Legend

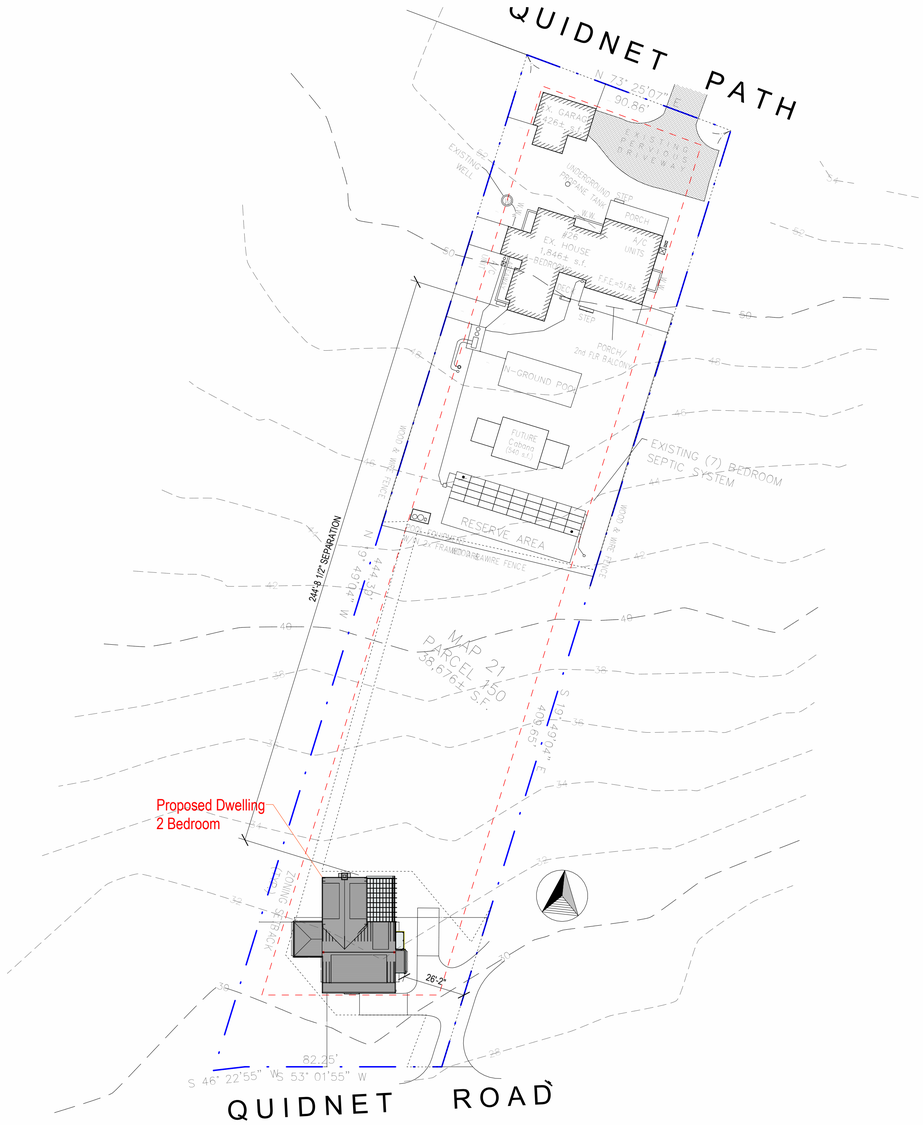
1/4" = 1'-0"



Door Legend

1/4" = 1'-0"





Site Plan

1" = 30'-0"

2327

Guest House

26 Quidnet Path
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	21/150
Current Zoning:	R20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	38,676 +/- sf
Min. Lot Size:	20,000 sf
Allowable G.C.:	12.5 % = 4,835 sf
Existing G.C.:	2,272 sf
Proposed G.C.:	1,251 sf
Total Proposed G.C.:	3,523 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 Basement and First Floor Plans
A.102 Second Floor and Roof Plans
A.201 Exterior Elevations

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DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.101

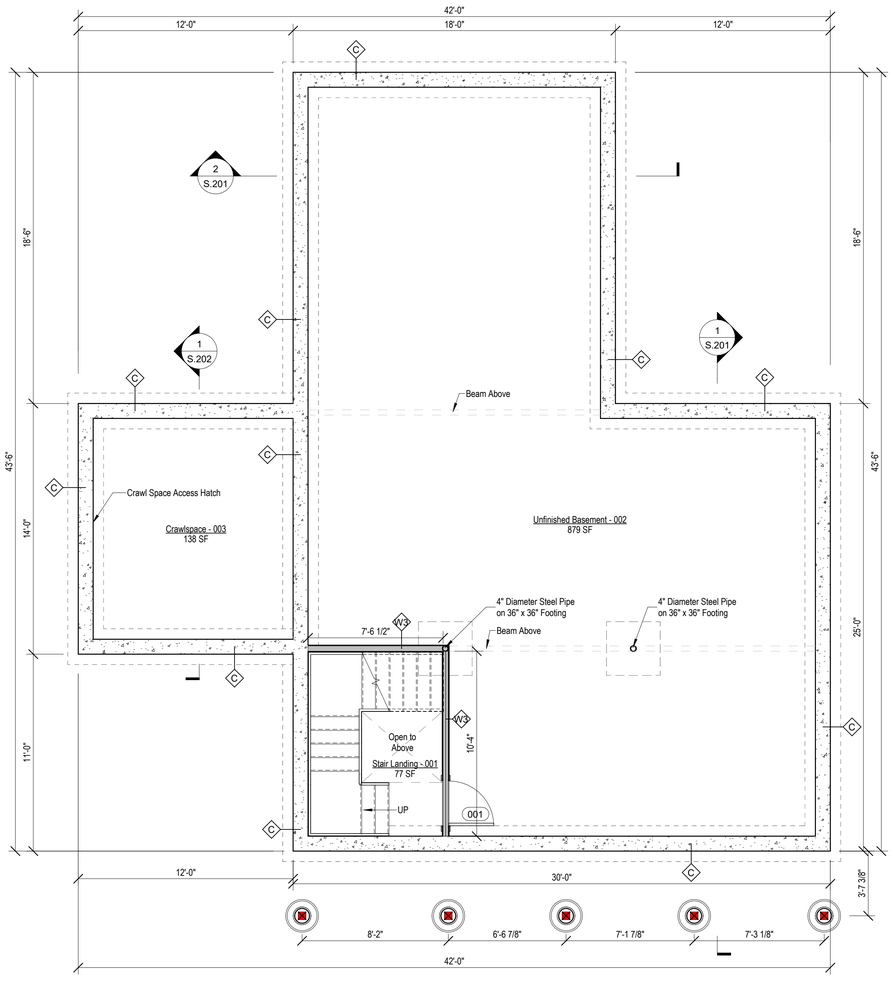
2327

10.07.2024

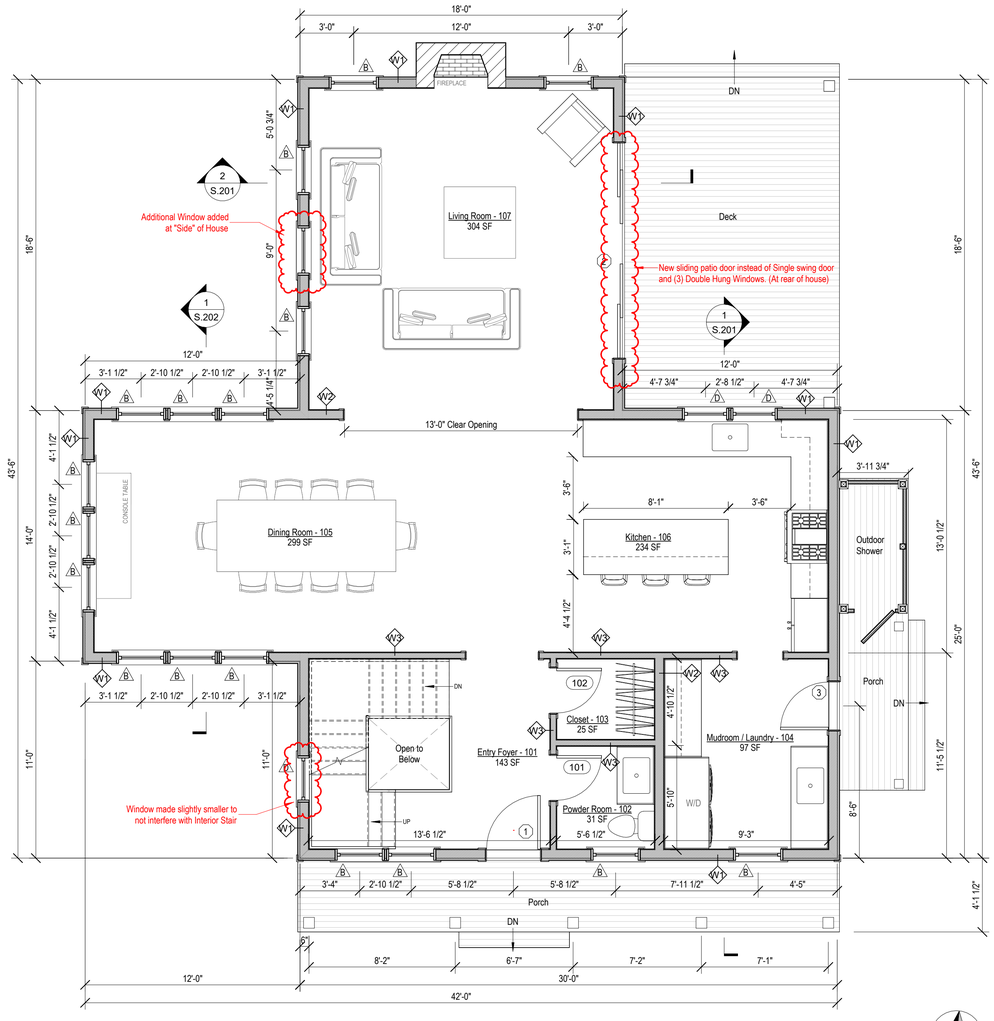
HDC Submission (Fenetration Changes)

PARTITION TYPES	
Wood Framed Exterior - 5 1/2" Stud	W1
Wood Framed Interior - 5 1/2" Stud	W2
Wood Framed Interior - 3 1/2" Stud (ES)	W3
Concrete Foundation Walls - 10"	C

All Dimensions Taken to Face of Stud Unless Otherwise Noted



1 Basement Plan
1/4" = 1'-0"



2 First Floor Plan
1/4" = 1'-0"

2327

Guest House

26 Quidnet Path
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Basement and First Floor Plans

Site Information

Map & Parcel:	21/150
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A.101
2327

10.07.2024

HDC Submission (Fenetration Changes)

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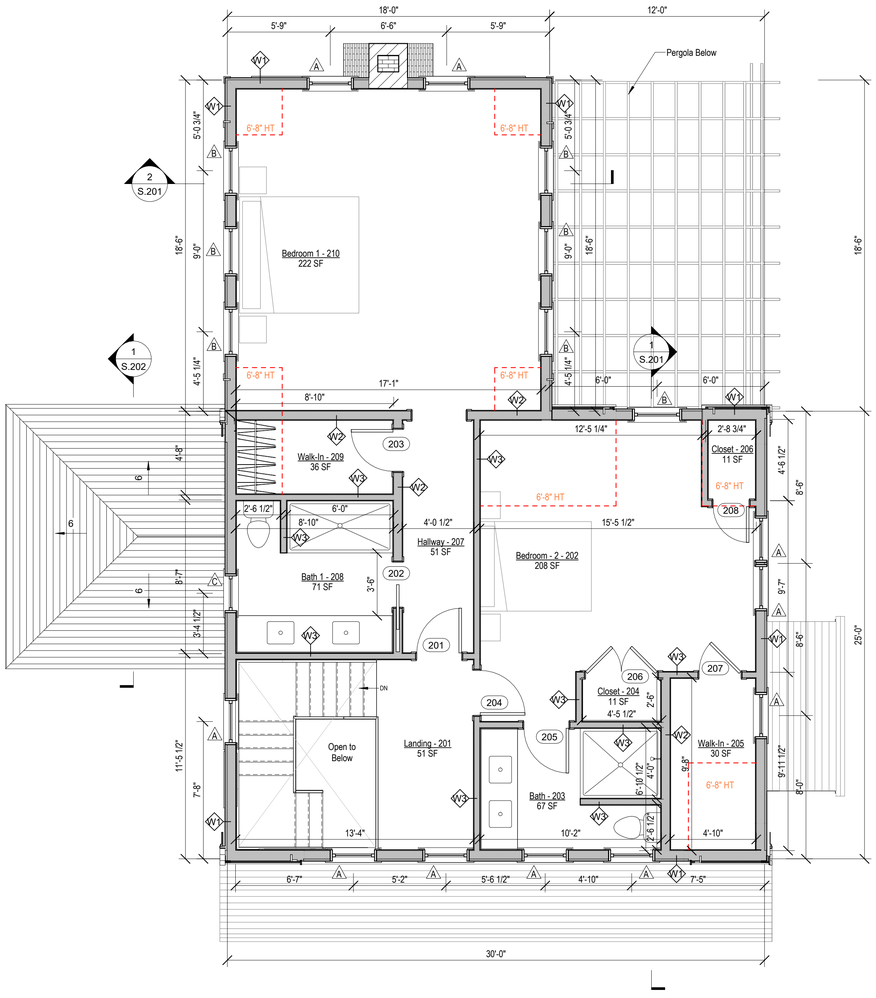
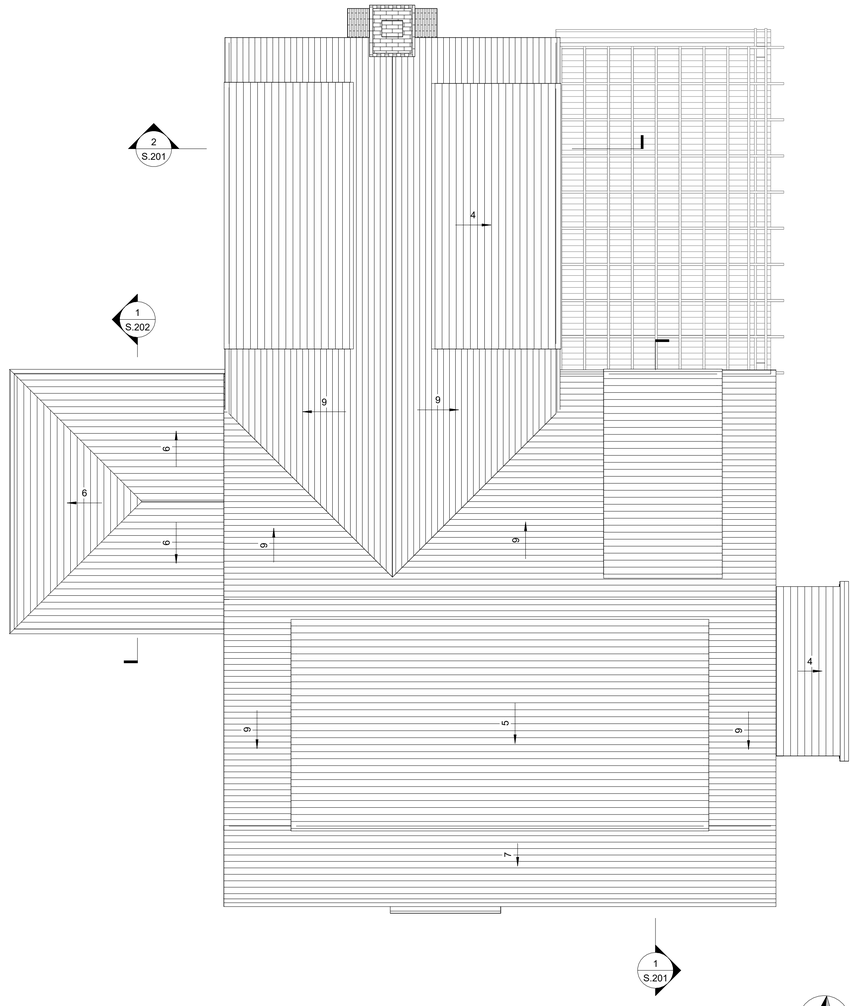
Wood Framed Interior - 5 1/2" Stud	W2
Wood Framed Interior - 3 1/2" Stud (ES)	W3
Concrete Foundation Walls - 10"	C

All Dimensions Taken to Face of Stud Unless Otherwise Noted



Second Floor Plan

1/4" = 1'-0"



Roof Plan

1/4" = 1'-0"

2327

Guest House

26 Quidnet Path
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Second Floor and Roof Plans

Site Information

Map & Parcel:	21/150
Current Zoning:	R20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	38,676 +/- sf
Min. Lot Size:	20,000 sf
Allowable G.C.:	12.5 % = 4,835 sf
Existing G.C.:	2,272 sf
Proposed G.C.:	1,251 sf
Total Proposed G.C.:	3,523 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 Basement and First Floor Plans
A.102 Second Floor and Roof Plans
A.201 Exterior Elevations

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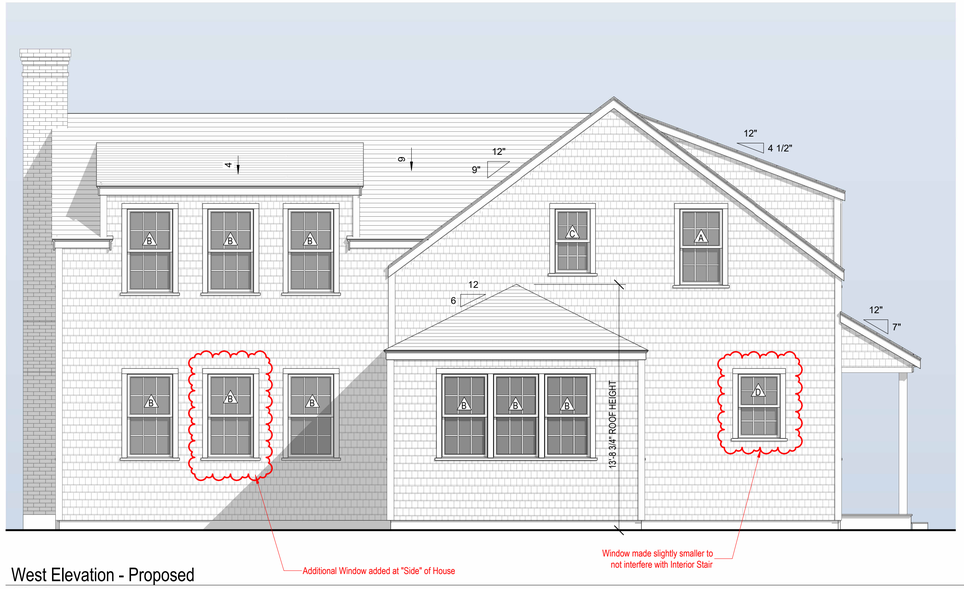
A.102

2327

10.07.2024

HDC Submission (Fenetration Changes)



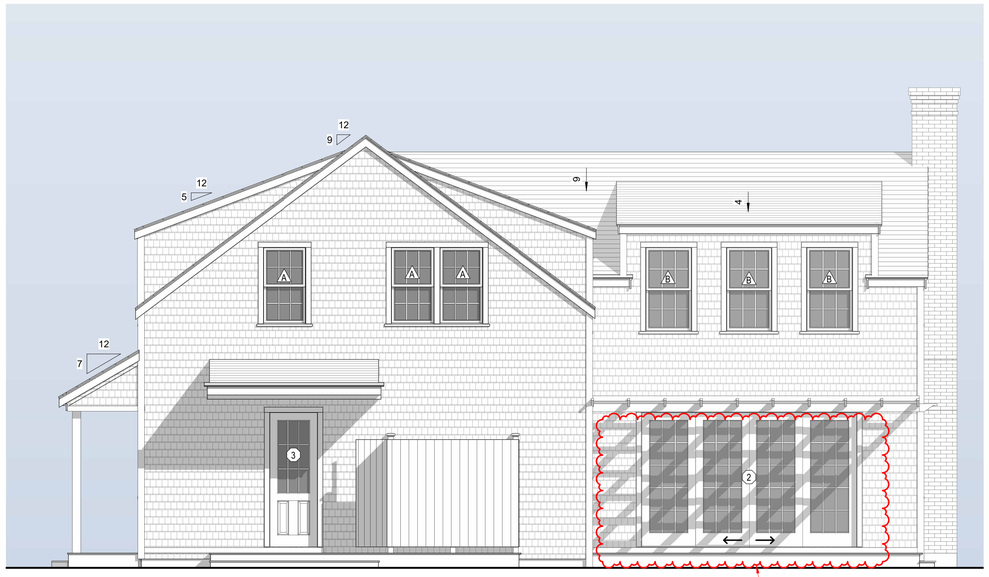
West Elevation - Proposed

1/4" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"



East Elevation- Proposed

1/4" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



Previous West Elevation



Previous South Elevation (No Changes)



Previous East Elevation



Previous North Elevation (No Changes)

2327

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A.201

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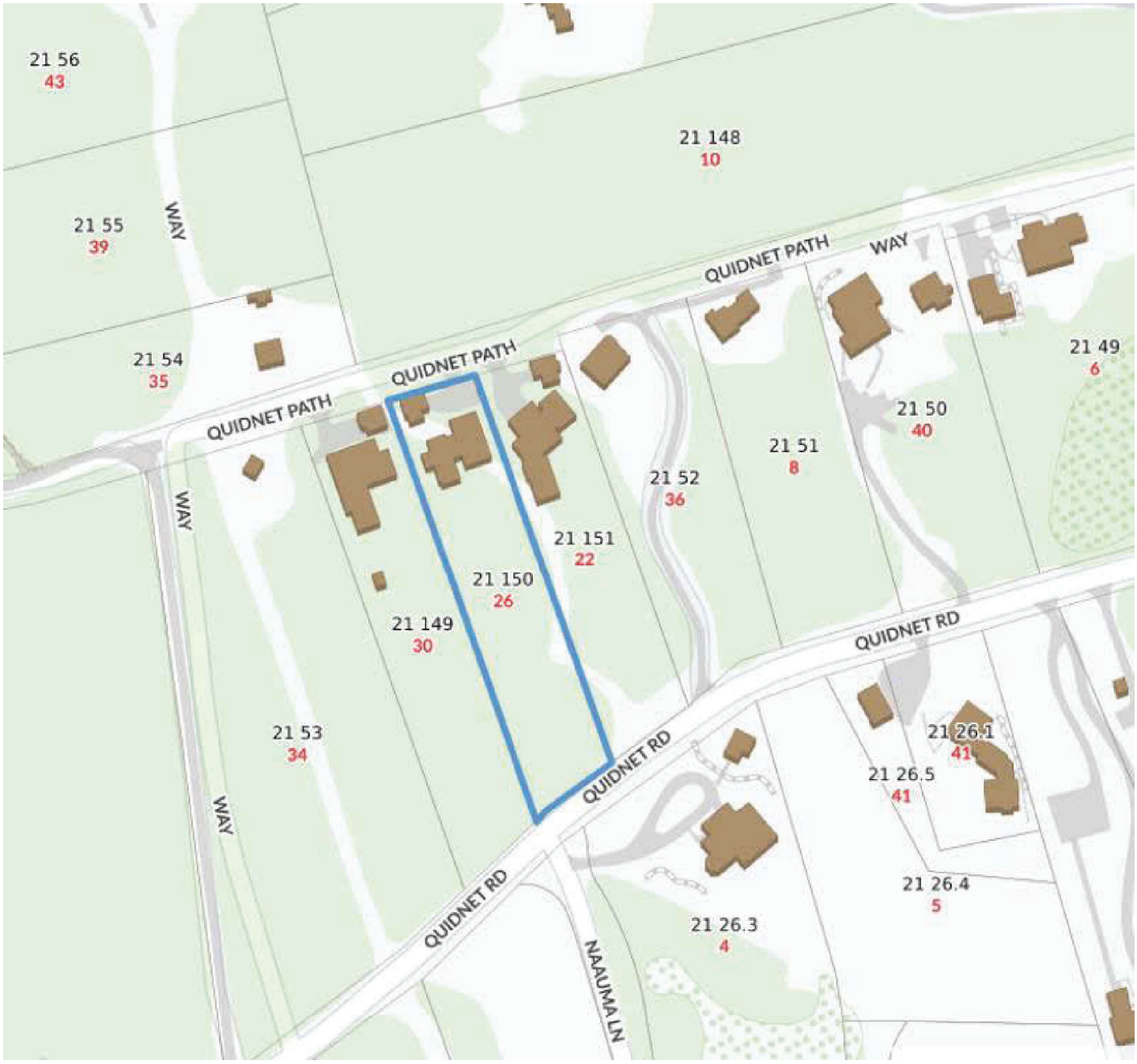
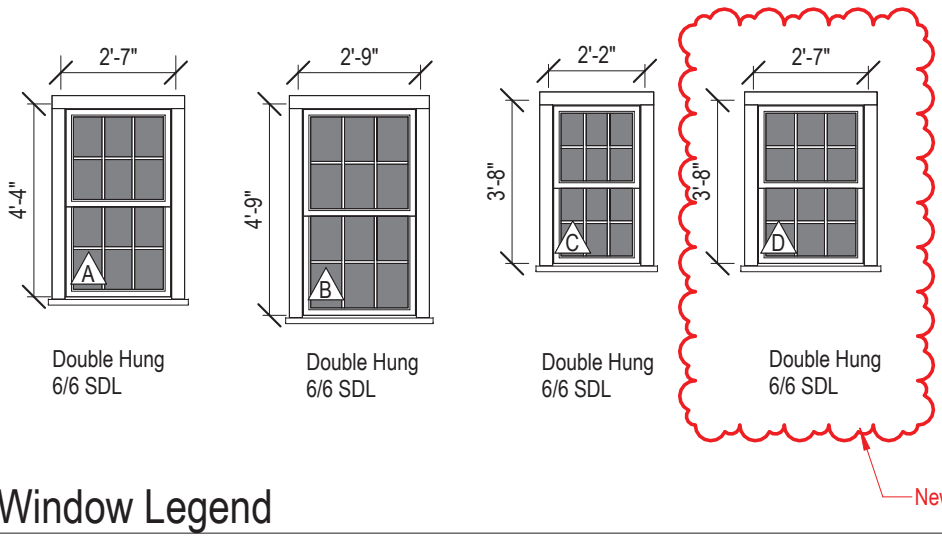

21 56
43
21 148
10
21 55
39
WAY
QUIDNET PATH
WAY
21 54
35
QUIDNET PATH
QUIDNET PATH
21 49
6
21 50
40
21 51
8
21 52
36
WAY
21 151
22
21 150
26
21 149
30
QUIDNET RD
21 53
34
WAY
QUIDNET RD
21 26.1
41
21 26.5
41
21 26.4
5
QUIDNET RD
NAAUMA LN
21 26.3
4

Locus Map



Window Legend

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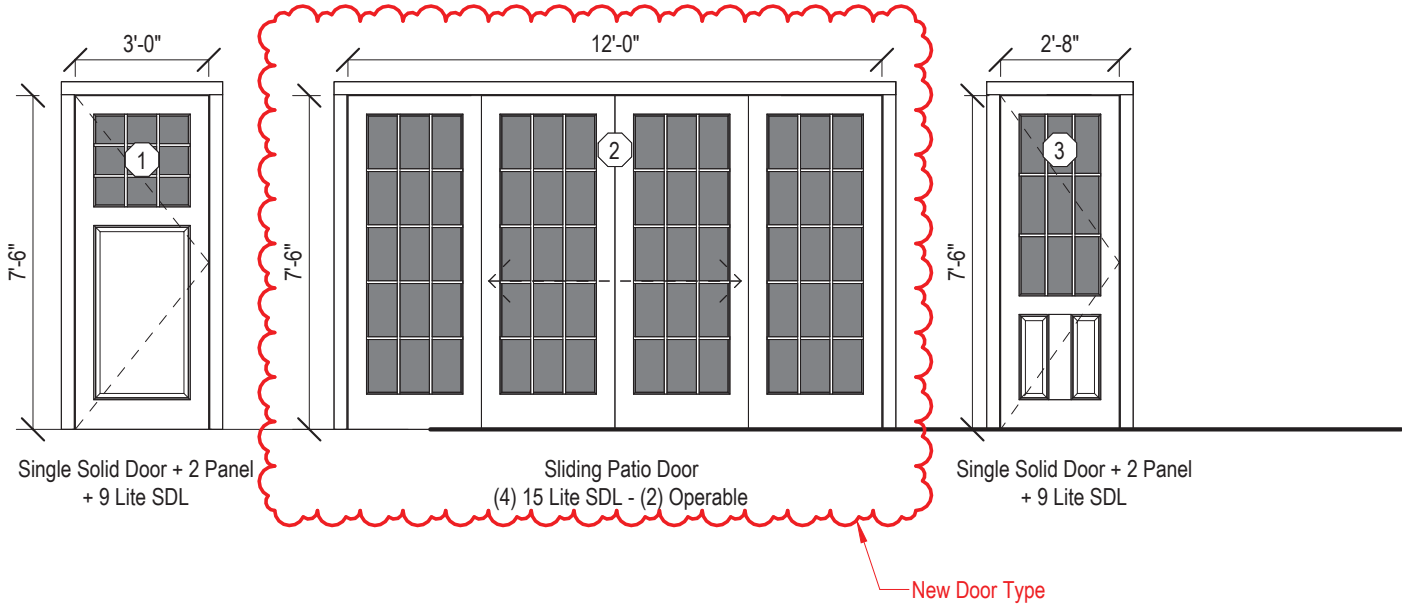

Door Legend

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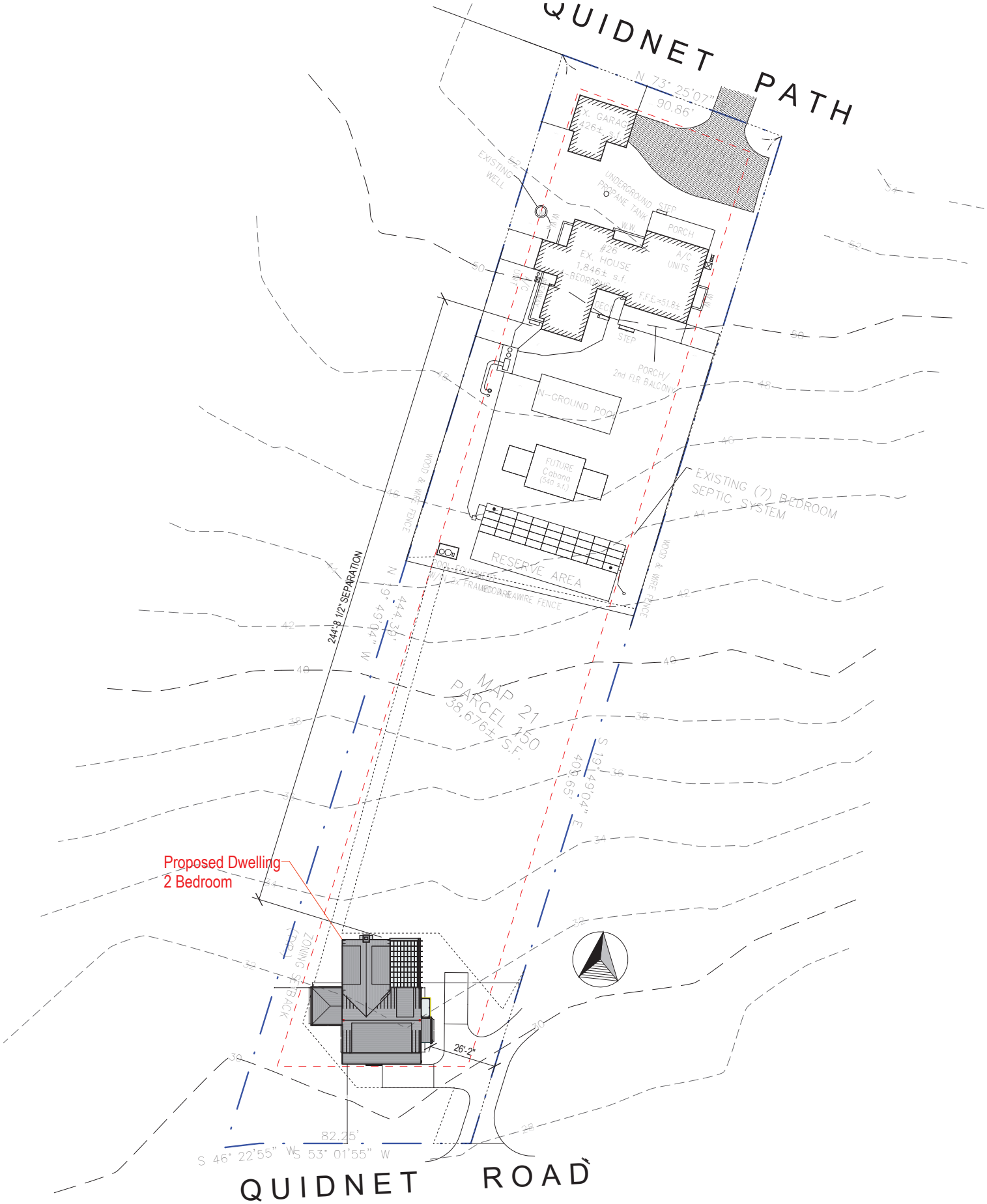
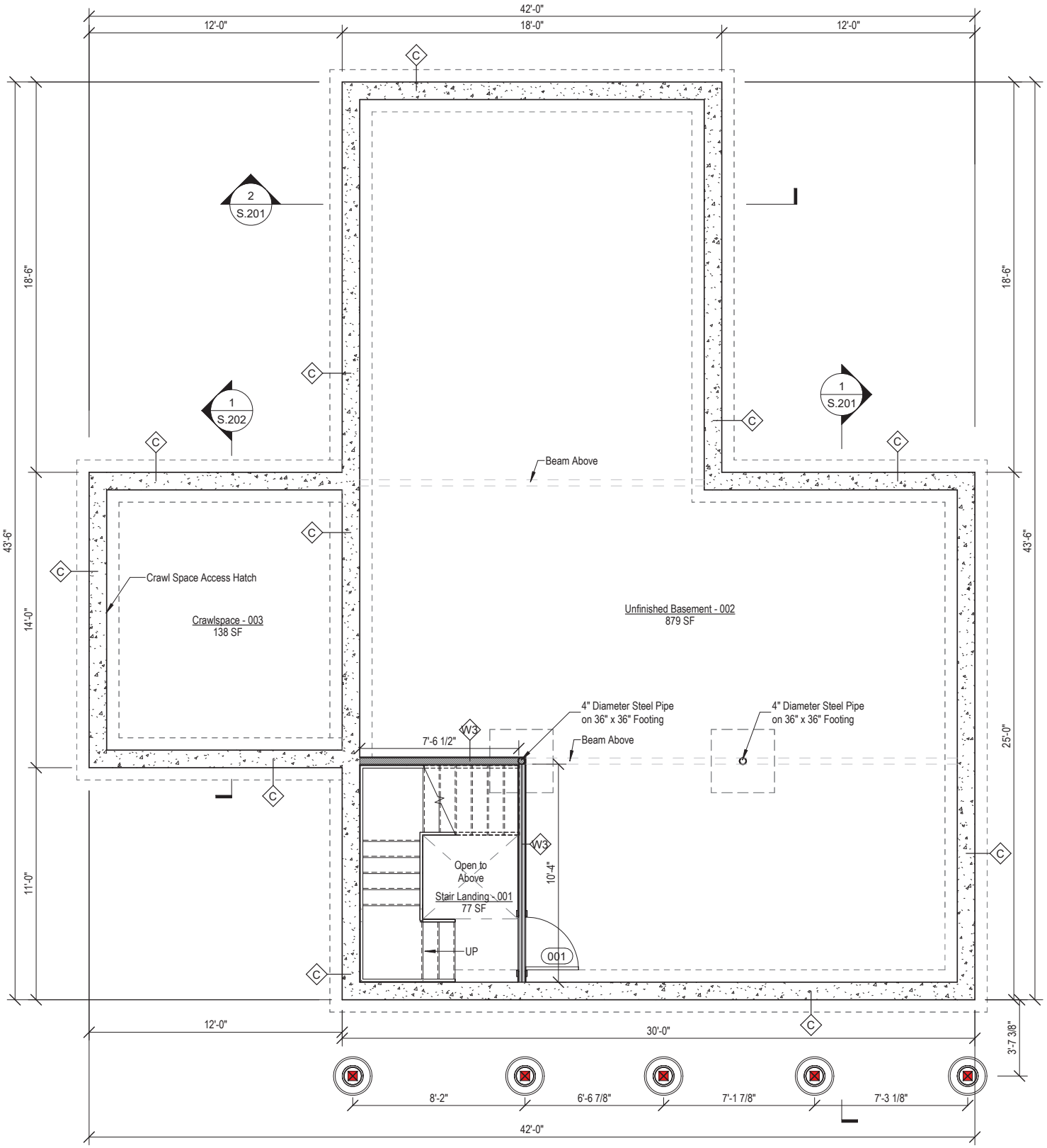


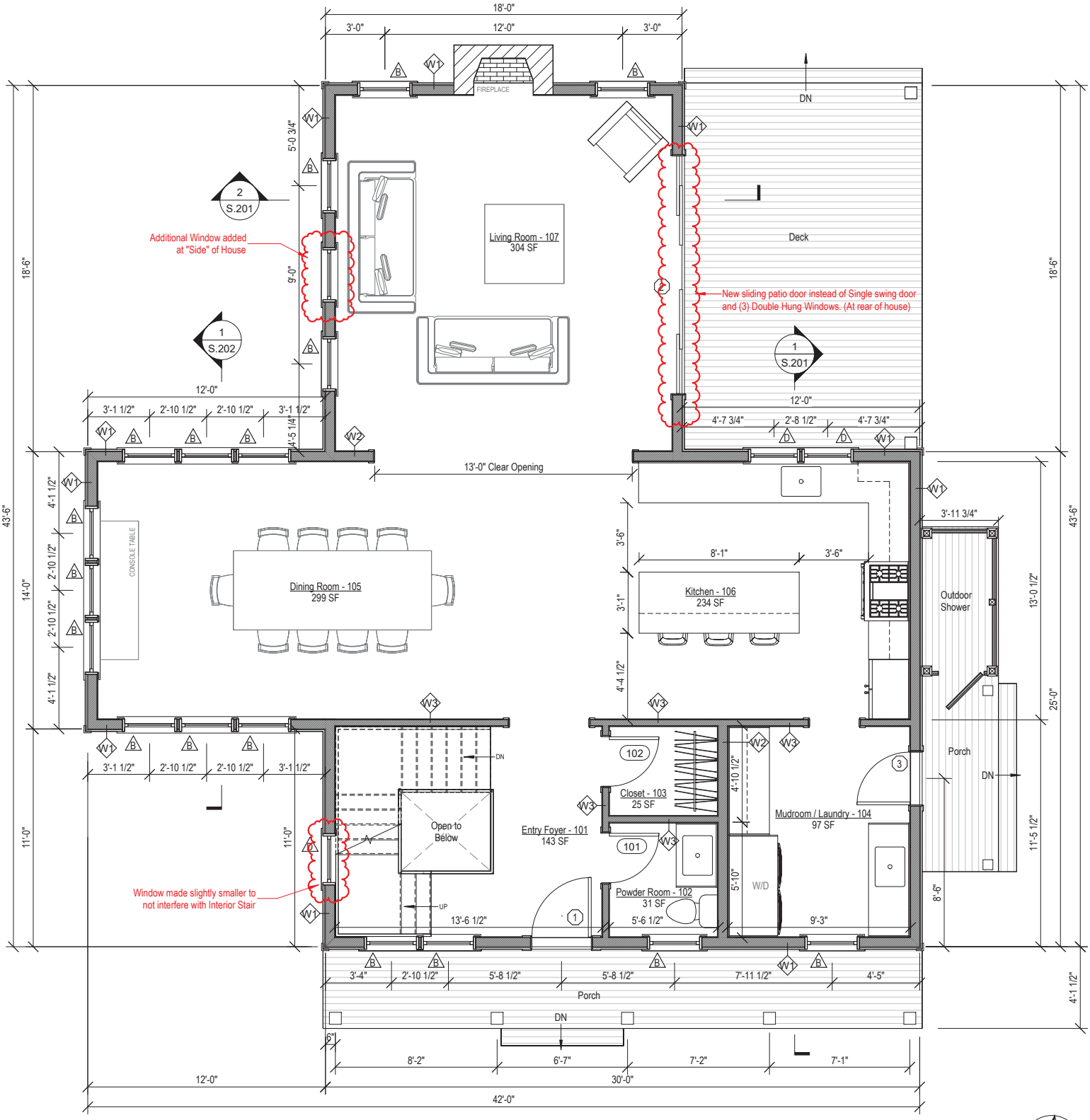
Site Plan

1" = 30'-0"



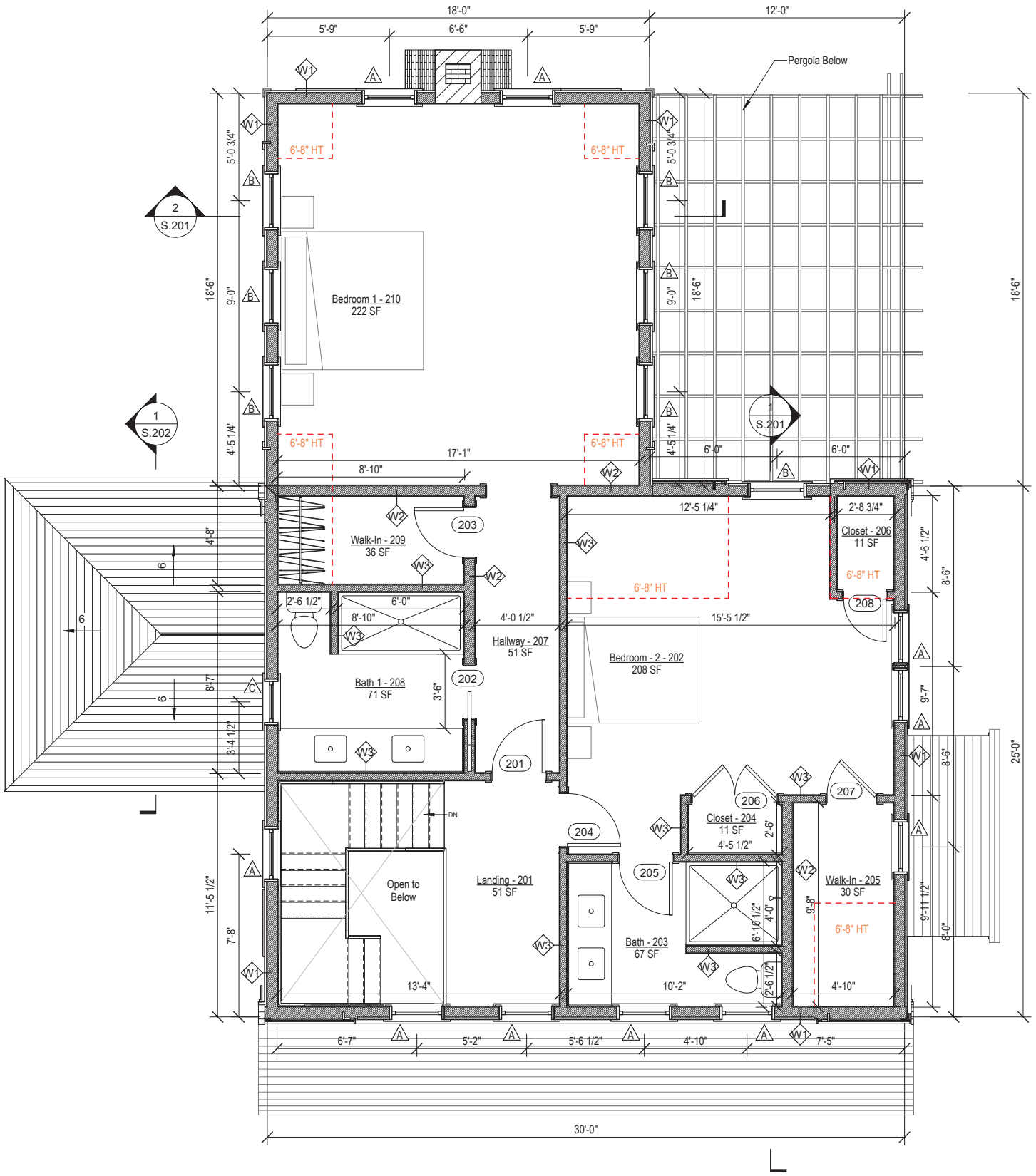
1 Basement Plan

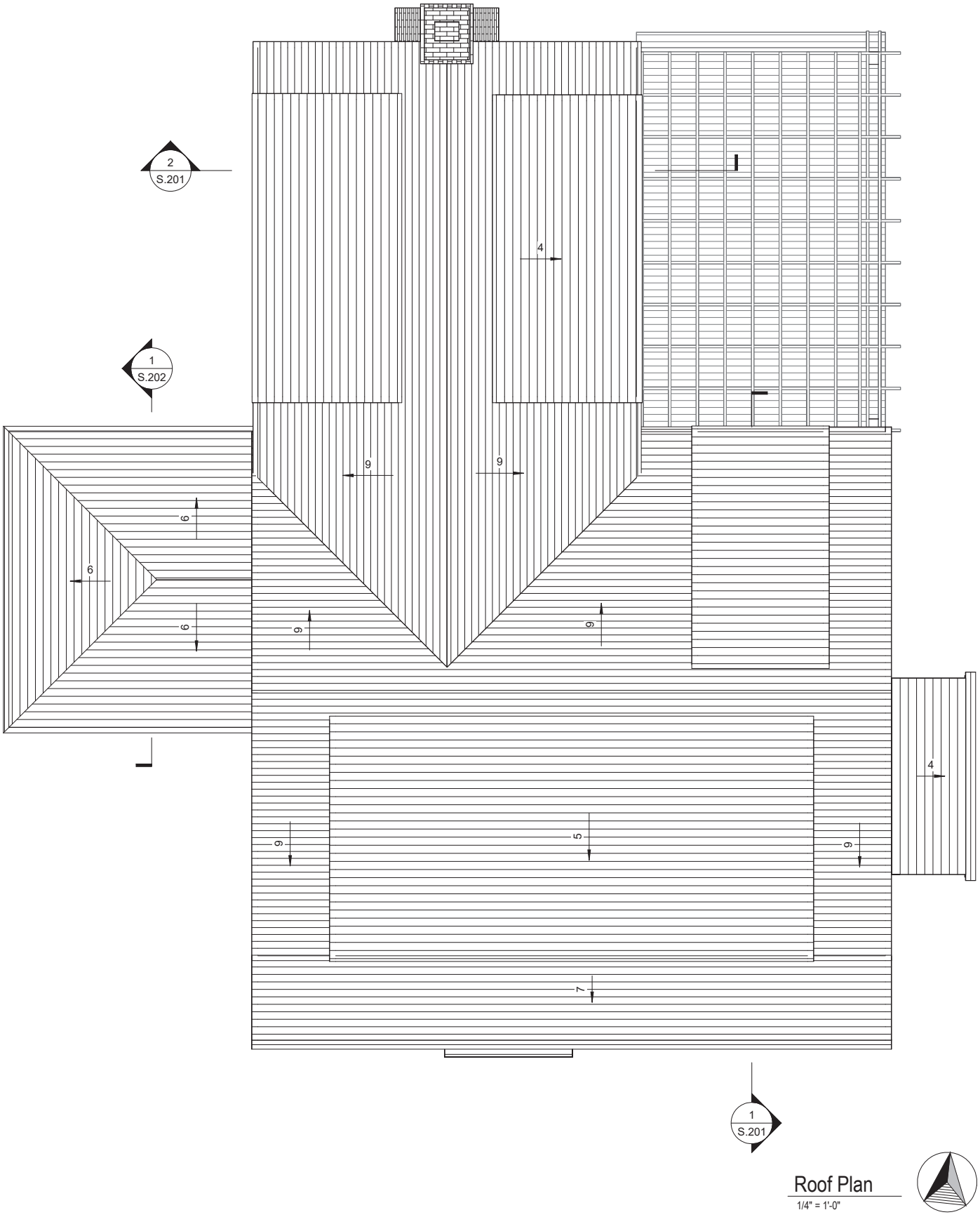
1/4" = 1'-0"



2 First Floor Plan

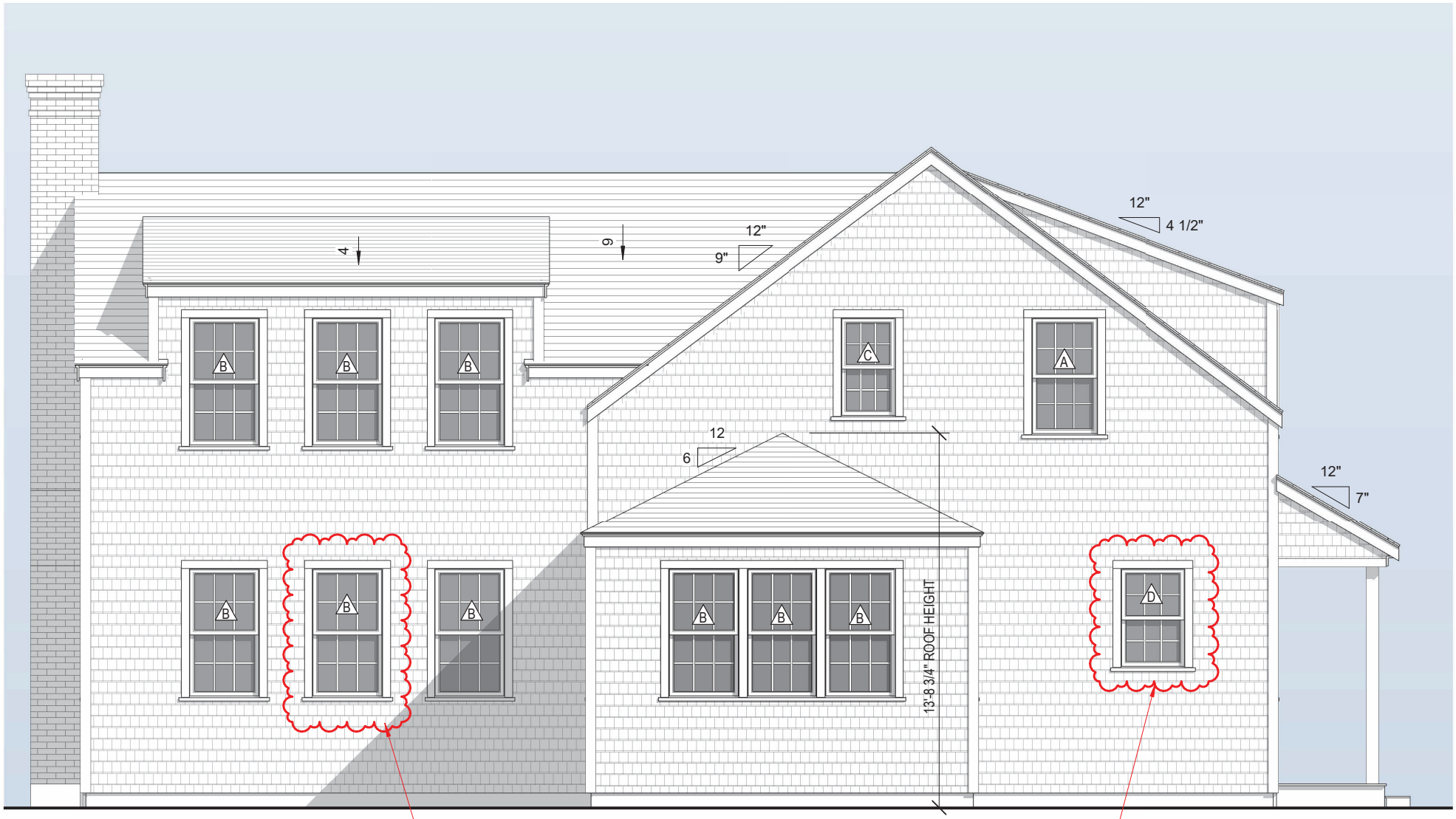
1/4" = 1'-0"


18'-0"
12'-0"
5'-9"
6'-6"
5'-9"
Pergola Below
6'-8" HT
Bedroom 1 - 210
222 SF
2
S.201
1
S.202
1
S.201
17'-1"
8'-10"
6'-0"
Walk-In - 209
36 SF
203
2'-6 1/2"
6'-0"
8'-10"
Bath 1 - 208
71 SF
202
Hallway - 207
51 SF
4'-0 1/2"
12'-5 1/4"
15'-5 1/2"
Bedroom - 2 - 202
208 SF
Closet - 206
11 SF
2'-8 3/4"
208
201
Landing - 201
51 SF
Open to
Below
DN
204
205
206
Closet - 204
11 SF
4'-5 1/2"
207
Walk-In - 205
30 SF
Bath - 203
67 SF
13'-4"
10'-2"
4'-10"
6'-7"
5'-2"
5'-6 1/2"
4'-10"
7'-5"
30'-0"
25'-0"
18'-6"
11'-5 1/2"
7'-8"
3'-4 1/2"
8'-7"
4'-8"
6
6
6
Second Floor Plan
1/4" = 1'-0"



Roof Plan

1/4" = 1'-0"



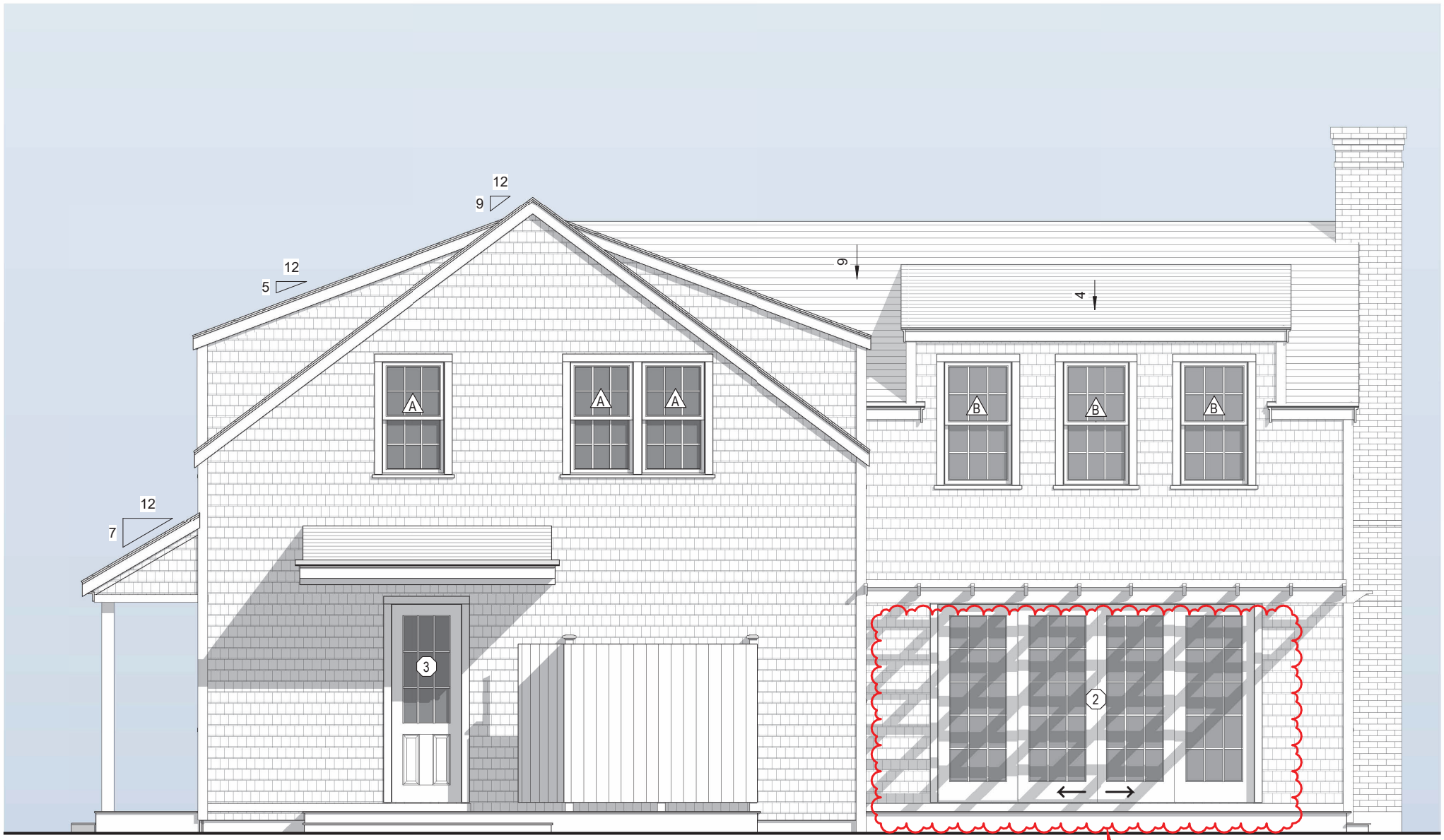
West Elevation - Proposed

1/4" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"



East Elevation- Proposed

1/4" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: 12/12/24

HDC2024-12-9071

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 21 PARCEL N°. 150

Street & Number of Proposed Work: 26 Quidnet Path

Owner of record: Quidnet LLC

Mailing Address: 25 Jennifer Lane
New Canaan, CT 06840

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emuntus, Ltd

Mailing Address: 8 Williams Ln
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: _____

FOR OFFICE USE ONLY

Date application received: 12/12/24 Fee Paid: $ 417.50

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as submitted

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 41'-10" Sq. Footage 1st floor: 1143 sf
Width: 43'-6" Sq. footage 2nd floor: 943 sf
Sq. footage 3rd floor: _____

Decks/Patio: Size: 12'6"x12' ☑ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 0" South _____ East _____ West _____

Height of ridge above final finish grade: North 24'-8" South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☑ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 6 /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 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) _____ Corner boards 4½" Frieze _____
Window Casing 3½" Door Frame 3½" Columns/Posts: Round _____ Square 4"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single 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 12/12/23 Signature of owner of record _____ Signed under penalties of perjury

Donohue Residence

26 Quidnet Path
Nantucket, MA 02554

02.22.24

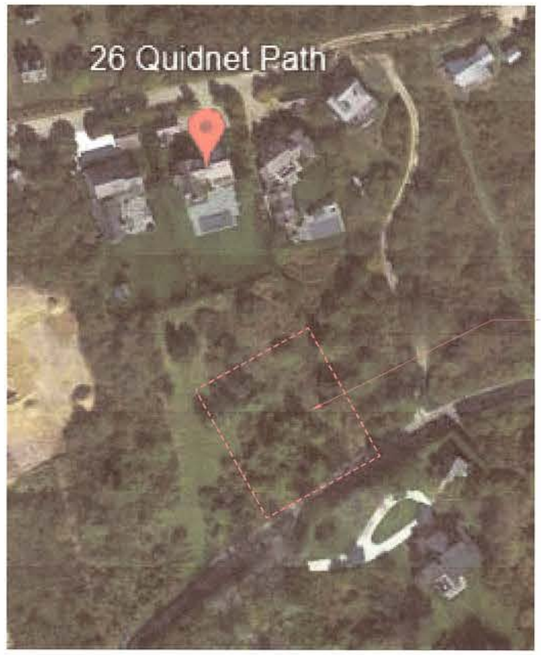
HDC Old Business Submission



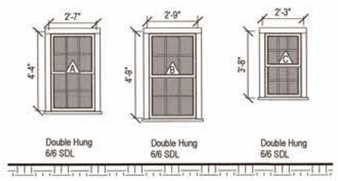
East Elevation | North Elevation | South Elevation | West Elevation



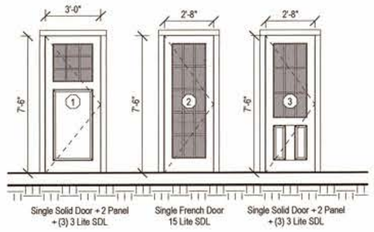
Locus Map



Aerial Map / Existing Conditions



Window Legend
1/4" = 1'-0"



Door Legend
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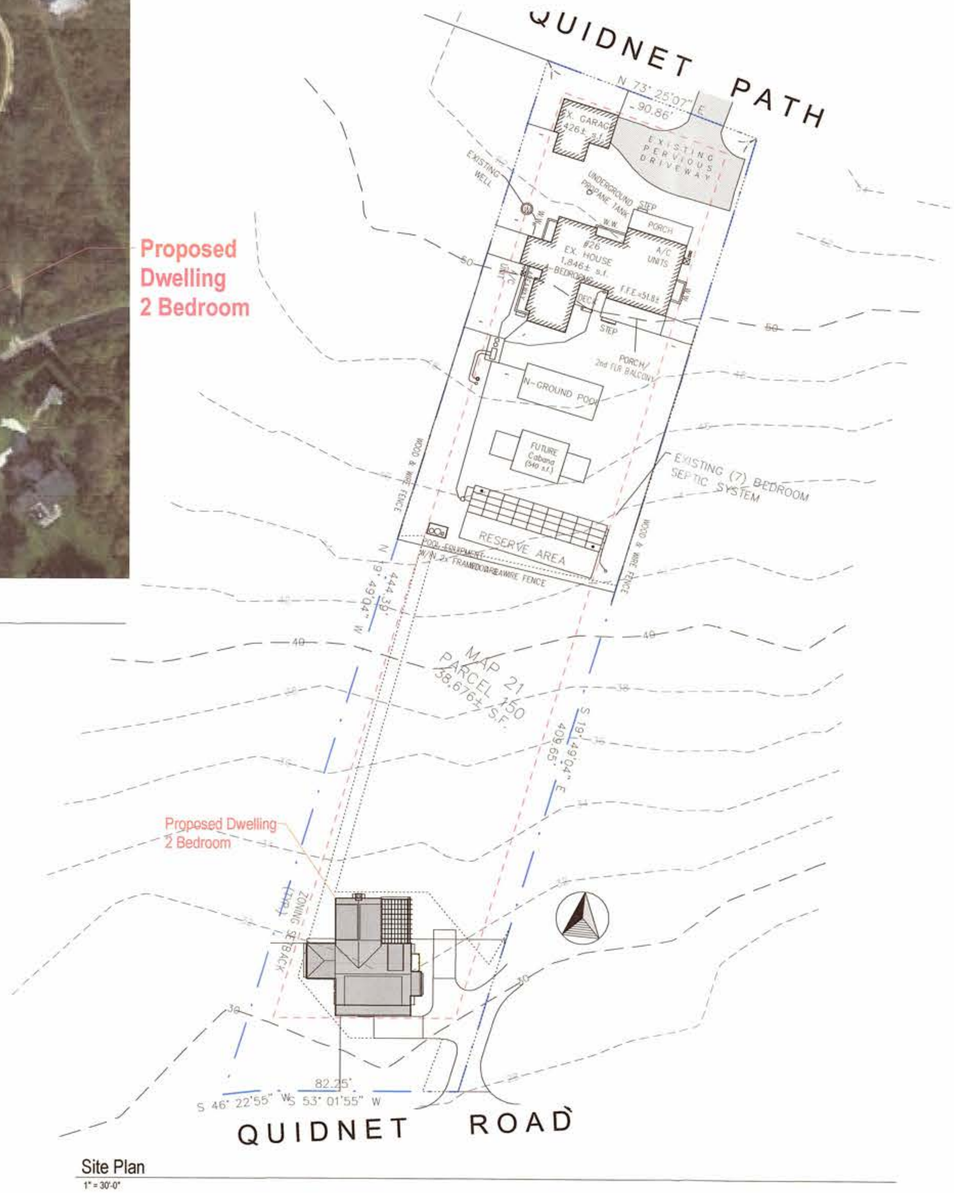

Site Plan
1" = 30'-0"

2327

Donohue Residence

26 Quidnet Path
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emeritus

Cover Sheet

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HDC 2023-12-9671

Vithr... HDC Approval

RECEIVED FEB 22 2024

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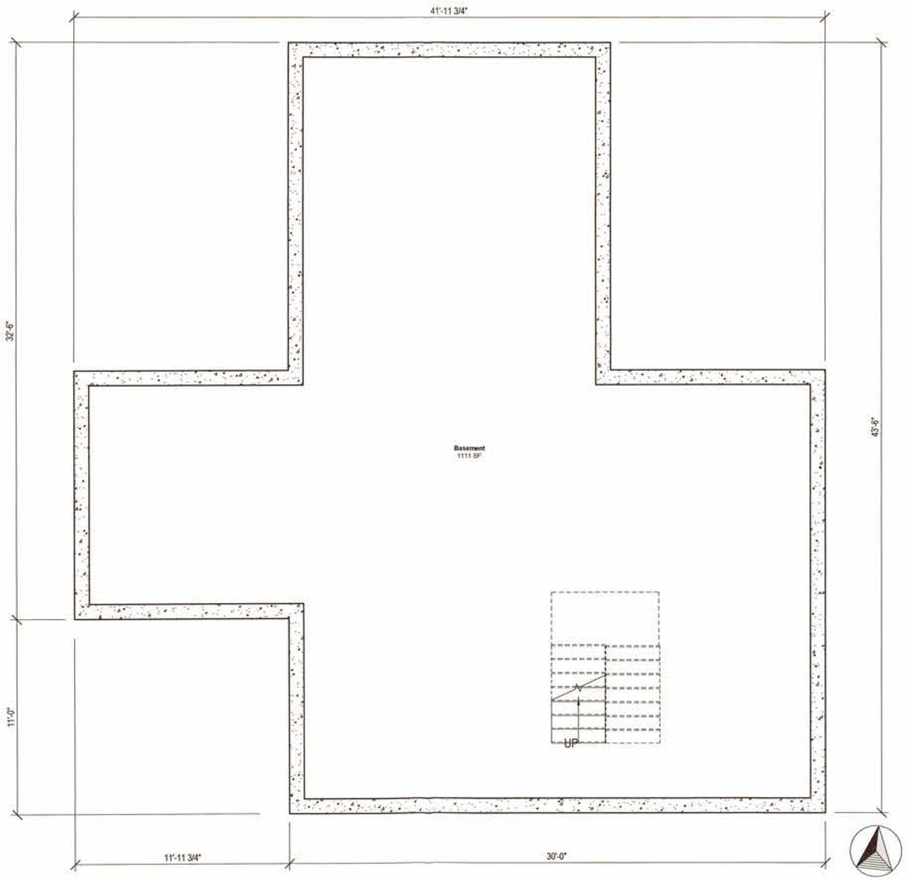
G.1.1

2327

02.22.24

HDC Old Business Submission



Basement Plan

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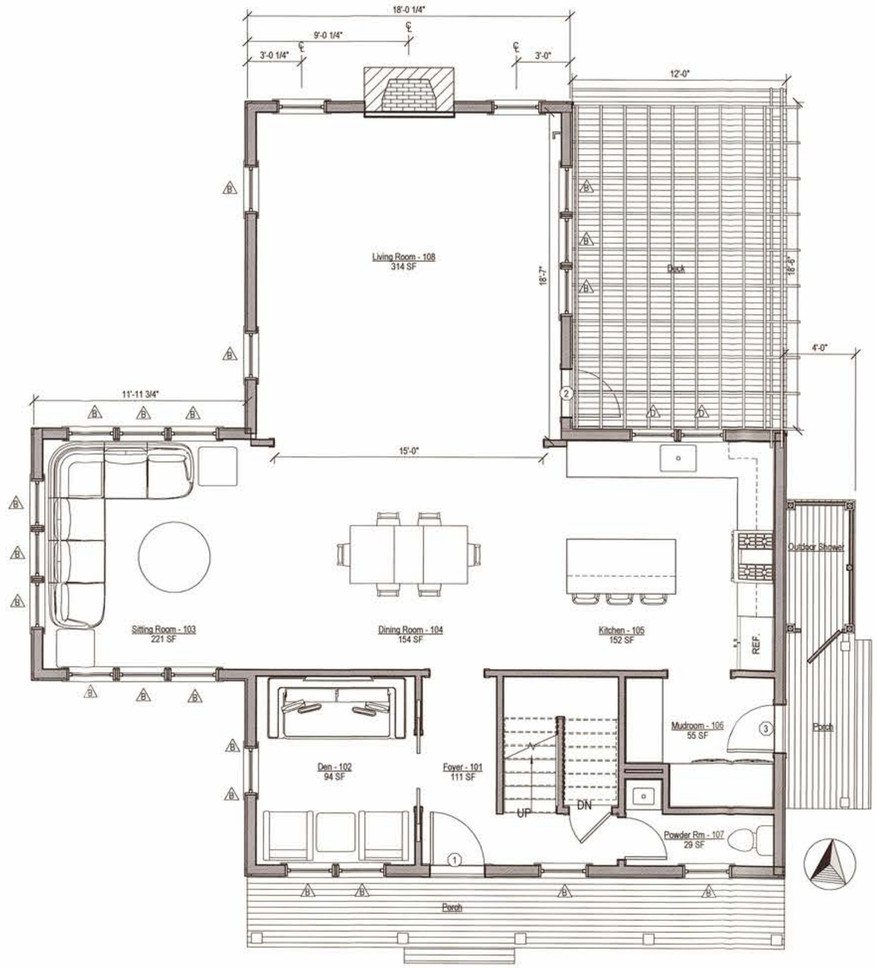

First Floor Plan

1/4" = 1'-0"

2327

Donohue Residence

26 Quidnet Path
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
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Plans - Basement and First

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A.1.0

2327

02.22.24

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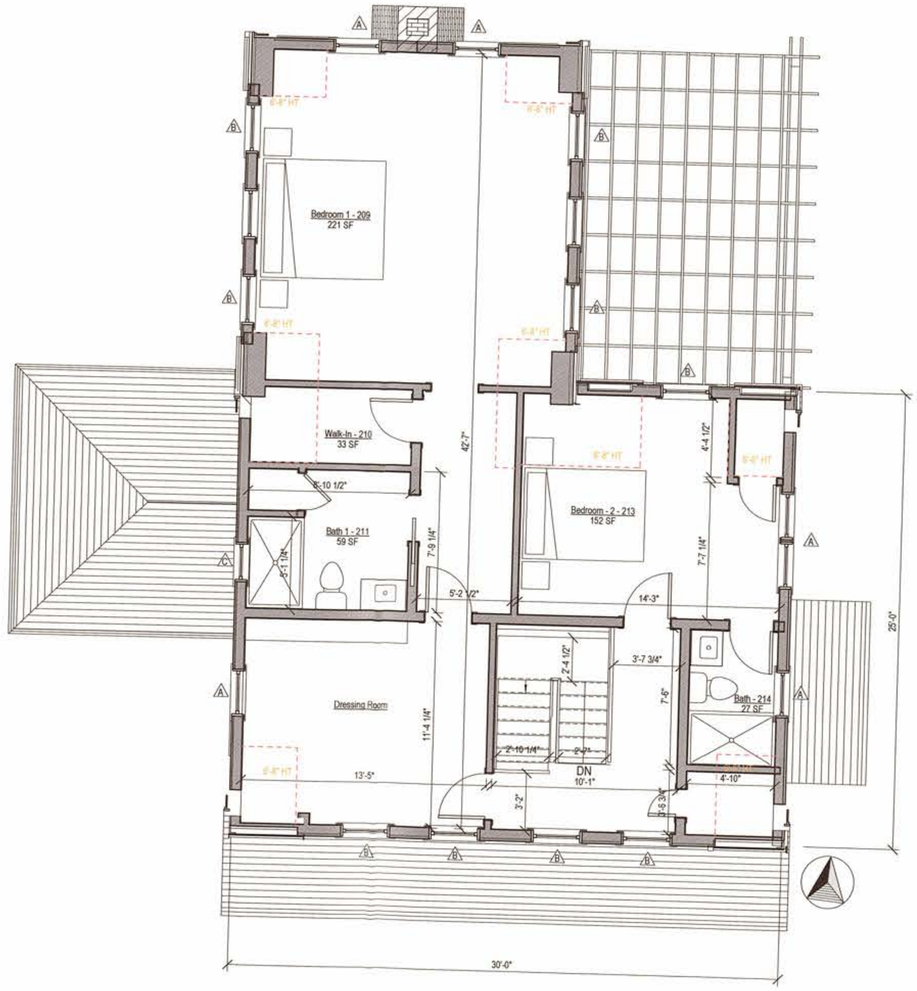
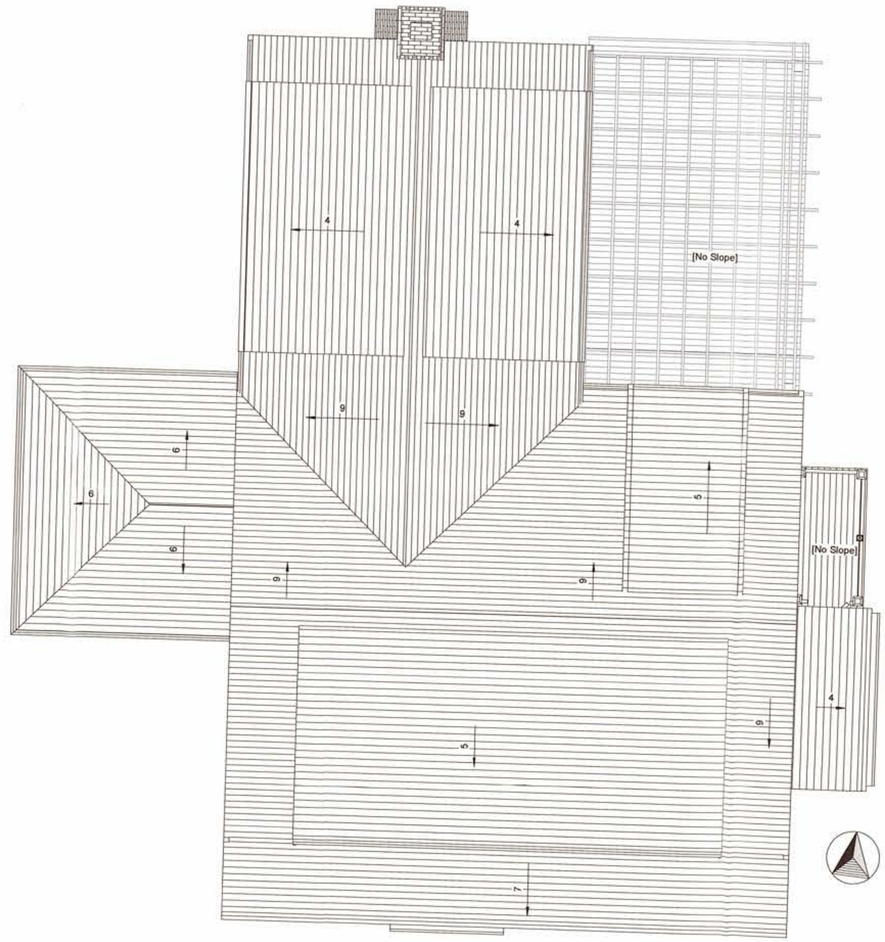


Second Floor Plan

1/4" = 1'-0"



Roof Plan

1/4" = 1'-0"

2327

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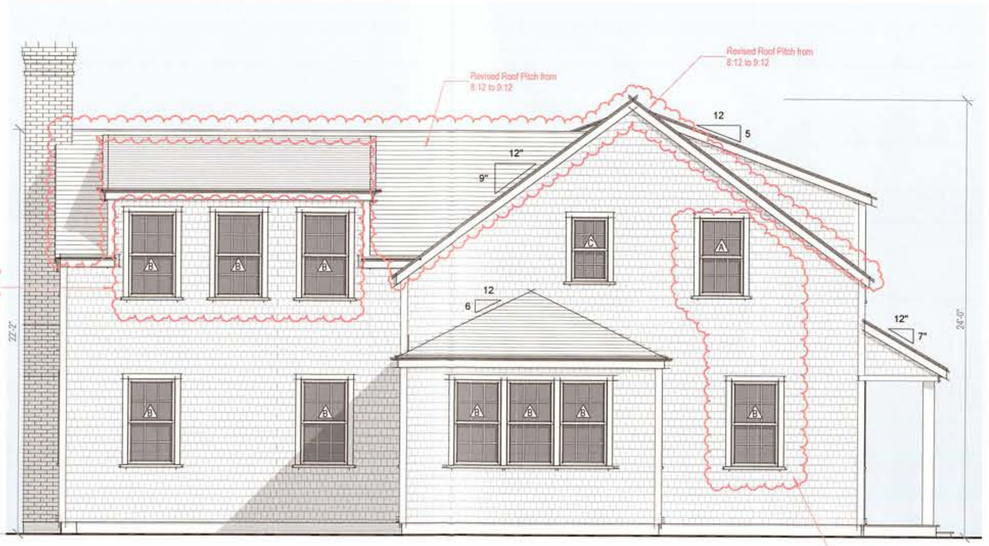
2327

02.22.24



West Elevation - Proposed

1/4" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"



Previous West Elevation



Previous East Elevation



Previous South Elevation

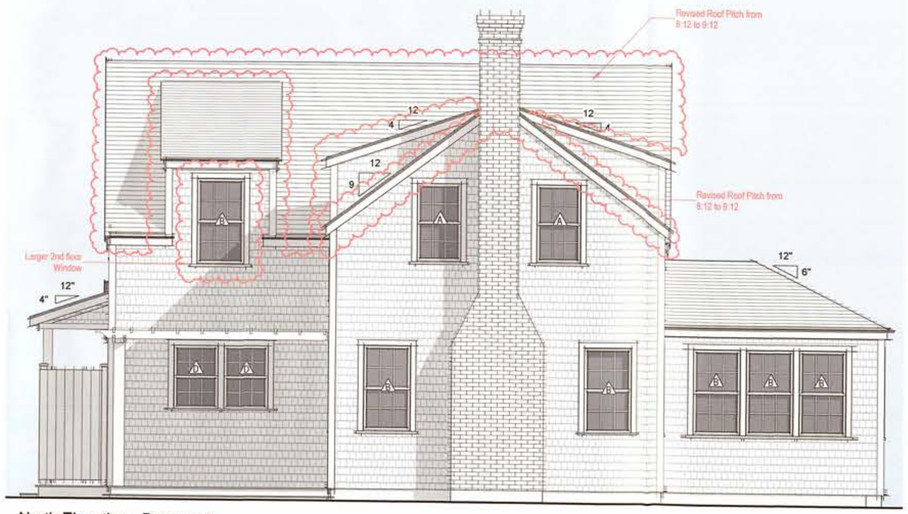


Previous North Elevation



East Elevation- Proposed

1/4" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

HDC Old Business Submission

2327

Donohue Residence

26 Quidnet Path
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Exterior Elevations

Site Information

Map & Parcel:	21/150
Current Zoning:	R20
Minimum Frontage:	75 ft.
Front Setback:	30 ft.
Side/Rear Setback:	10 ft.
Lot Size:	38,676 +/- sq. ft.
Min. Lot Size:	20,000 sq. ft.
Allowable G.C.:	12.5 % = 4,834 sq. ft.
Existing G.C.:	2,272 sq. ft.
Proposed G.C.:	1,251 sq. ft.
Total Proposed G.C.:	——

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 Plans - Second and Roof
A.2.1 Exterior Elevations

HDC 2023-12-9671

RECEIVED
FEB 22 2024
BY

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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.2.1
2327

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 Gryphon Architects Inc.

AS AGENT FOR Lee

STREET ADDRESS 1 Ridge Lane

MAP/PARCEL 38 / 91

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

~~2022.12.12~~ 2024.10.07

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

~~2022.12.12~~ 2024.10.07

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°: 38 PARCEL N°. 91

Street & Number of Proposed Work: 1 Ridge Lane

Owner of record: LEE John A & Kelly C

Mailing Address: 4 Harrison Drive,
Newtown SQ, PA 19073

Contact Phone #: 228-2820 E-mail: Hello@g-arc.info

AGENT INFORMATION (if applicable)

Name: Gryphon Architects

Mailing Address: PO Box 325
Nantucket MA 02554

Contact Phone #: 228-2820 E-mail: Hello@g-arc.info

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 26' Sq. Footage 1st floor: 572 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 22' 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 — East — West —

Height of ridge above final finish grade: North 16'6" South — East — West —

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

New 2 bay garage
- Connect driveway

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 6 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ 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 NTW ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☒ Other Mahogany
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia SEE Drawings Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☒ All Wood ☐ Other _____
☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Shell Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof Georgetown Gray
Trim NTW Sash NTW Doors NTW
Deck _____ Foundation NTW Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10.07.2024 Signature of owner of record Signed by GA under Consent of Owner 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:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

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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.

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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.

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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.

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.

GA 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

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.**







1 Site - HDC
1" = 10'-0"







HDC Submission

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gryphon
ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Lee Family

Project
Site Plan

Location
1 Ridge Lane
Nantucket MA
38 / 91

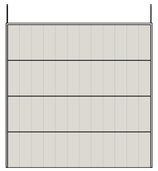
Structure
Site

Schematic Design

#	Description	Date
6	HDC Submission	2024.10.07

HDC Site

HDC1.0



03, 04



01, 02

Specifications - Doors

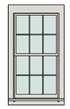
Muntins
- SDL

Storms
- Mahogany at glazed doors
- NTW
- Interchangeable glazed/screened panel

Interior Finish
- By Owner

Hardware
- By Owner

Elevations - Doors
1/4" = 1'-0"



A



B

Specifications - Windows

Muntins
- TDL

Screens
- Full Sash
- Low Transparency mesh

Storms
- Mahogany
- NTW
- with interchangable glazed/screened panels
- Set between casings (Western Style)

Interior Finish
- By Owner

Hardware
- By Owner

Elevations - Windows
1/4" = 1'-0"

Door Schedule

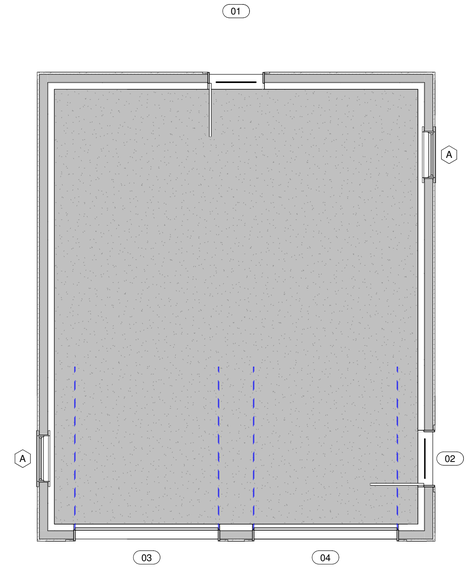
Mark	Manufacturer	Model	Rough Width	Rough Height	Function	Comments
01	Simpson	Mahogany - Half Glass - 9 Lite Door	3'-2"	8'-1"	Exterior	NTW
02	Simpson	Mahogany - Half Glass - 9 Lite Door	3'-2"	8'-1"	Exterior	NTW
03	Overhead Door	Vetical Mahogany Door	8'-2"	8'-1"	Exterior	NTW
04	Overhead Door	Vetical Mahogany Door	8'-2"	8'-1"	Exterior	NTW

Window Schedule - HDC

Level	Type Mark	Manufacturer	Type	Model	Rough Width	Rough Height	Comments
Floor 1	A	Brosco	9" x 13"	6/6 Double Hung	2'-9"	5'-1"	NTW
Floor 1	A	Brosco	9" x 13"	6/6 Double Hung	2'-9"	5'-1"	NTW
Floor 1	B	Brosco	9" x 13"	4 Lite Rectangular, Fixed	2'-0"	2'-8"	NTW
Floor 2	B	Brosco	9" x 13"	4 Lite Rectangular, Fixed	2'-0"	2'-8"	NTW

Notes - Doors and Windows

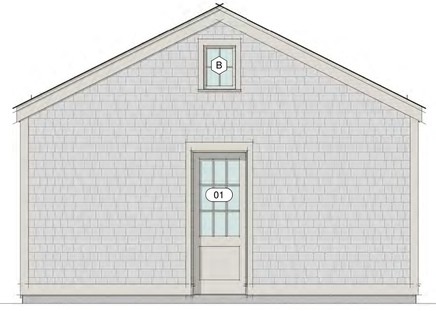
1. All exterior glazed openings to conform with the requirements of IRC2015 R308, Massachusetts amendments, and IBC2015 as applicable.
2. Place doors, then locate windows so that interior and exterior head casings will align between all units. Casings for interior doors to also align. Contact Architect to review discrepancies in field prior to final placement.
3. Impact protection for exterior glazing will be called out in the Door and Window Specifications
4. Regardless of manufacturer terminology TDL shall mean "True Divided Lite" glazing with individual panes of Single Strength Billet (SSB) glass separated by solid muntins. SDL shall mean "Simulated Divided Lite" glazing where a dual or triple pane glazing is divided in a simulated fashion by fixed interior and exterior muntins with internal spacer bars.
5. Contractor and supplier to identify locations where tempered glazing is required and order accordingly.
6. All units to have the manufacturer's rating sticker in place for inspection by code official.
7. Mulled TDL units to have a stud pocket resulting in a 3.5" exterior mullion casing and SDL units to be factory mulled as tightly as allowed by manufacturer unless otherwise noted.
8. Contractor shall provide final itemized order to Architect for review prior to placing order for review of design intent compliance
9. Contractor shall compare quantities, operation, and specifications provided by the manufacturer against the Architectural drawings and review with Architect prior to finalizing order.
10. Glazing shall be cleaned and free from stickers, residue, paint splatter and the like. The installed units shall be inspected by the Contractor thoroughly for operation, weather tightness, and finish prior to the completion of the work.



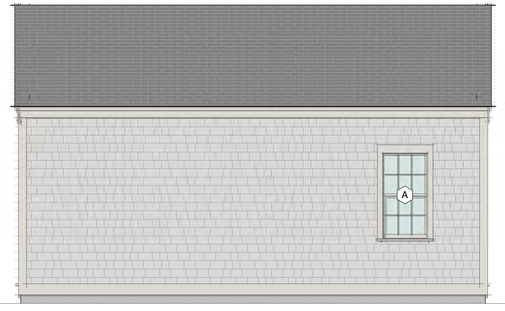
1 **Floor 1 - Proposed**
1/4" = 1'-0"



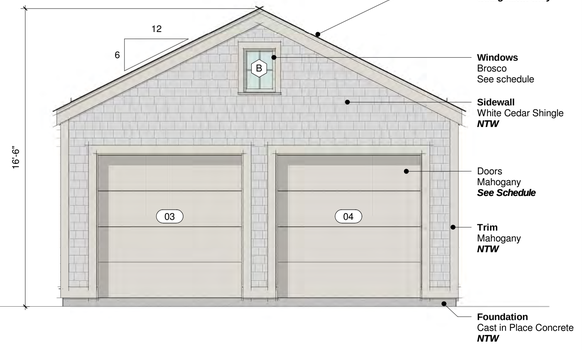
2 **South Elevation - Proposed**
1/4" = 1'-0"



3 **East Elevation - Proposed**
1/4" = 1'-0"



5 **North Elevation - Proposed**
1/4" = 1'-0"



4 **West Elevation - Proposed**
1/4" = 1'-0"

gryphon
ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Lee John A & Kelly C

Project
Garage

Location
1 Ridge Lane
Nantucket MA

38 / 91

Structure
Garage

Project Status

#	Description	Date
1	HDC Submission	2024.10.07

Plans, Elevations & Schedules

HDC1.1

HDC Submission

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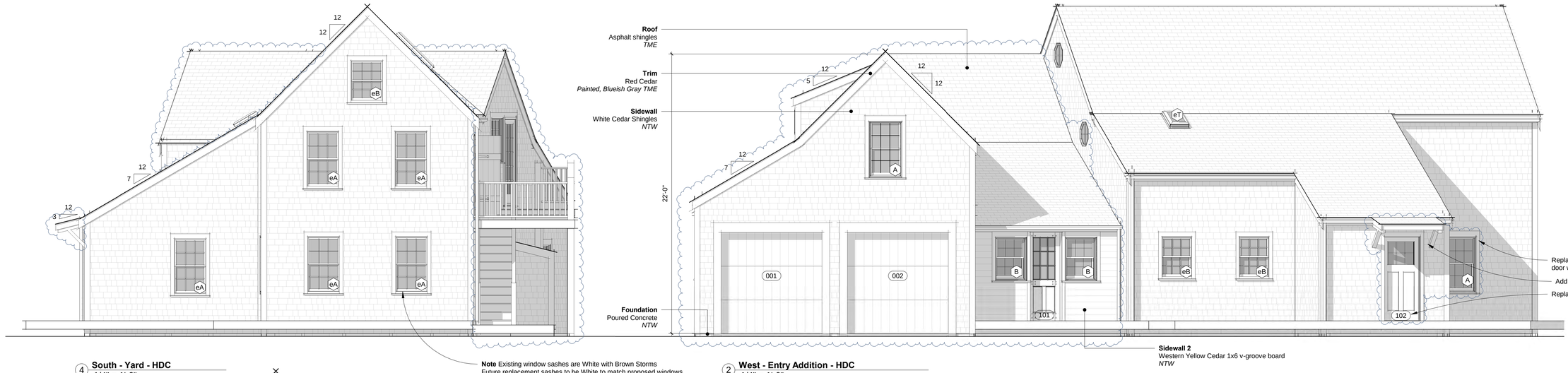
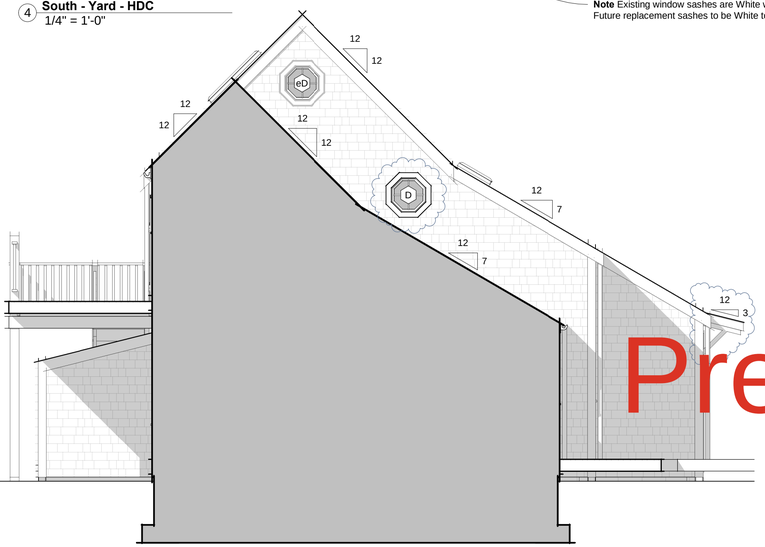
HDC Submission



4 **South - Yard - HDC**
1/4" = 1'-0"

Note Existing window sashes are White with Brown Storms
Future replacement sashes to be White to match proposed windows

2 **West - Entry Addition - HDC**
1/4" = 1'-0"



5 **West - Section Elevation - HDC**
1/4" = 1'-0"

Fencing to be removed



North West - Driveway



East - Rear Yard

Previously Approved



1 **North - Garage Addition - HDC**
1/4" = 1'-0"



3 **East - Yard Addition - HDC**
1/4" = 1'-0"

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Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
Lee Family

Location
1 Ridge lane
Nantucket MA

38 / 91

Structure
House

Version 1

#	Description	Date
1	PD1	2022.09.06
2	SD1	2022.09.25
3	SD2	2022.10.20
4	HDC Submission	2022.12.20

HDC1.1

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

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(initial to indicate read and understand)

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NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

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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°: 40 PARCEL N°. 47.1

Street & Number of Proposed Work: 3 Primrose Lane

Owner of record: Drake & Steele

Mailing Address: 3 Primrose Lane

Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Gryphon Architects

Mailing Address: PO Box 325

02554

Contact Phone #: (508) 228-2820 E-mail: hello@g-arc.info

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☒ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other GATE

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

~~Fence~~: Height: 4'6"

Type: _____

Length: (2) 6'± Panels

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square 8x8

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

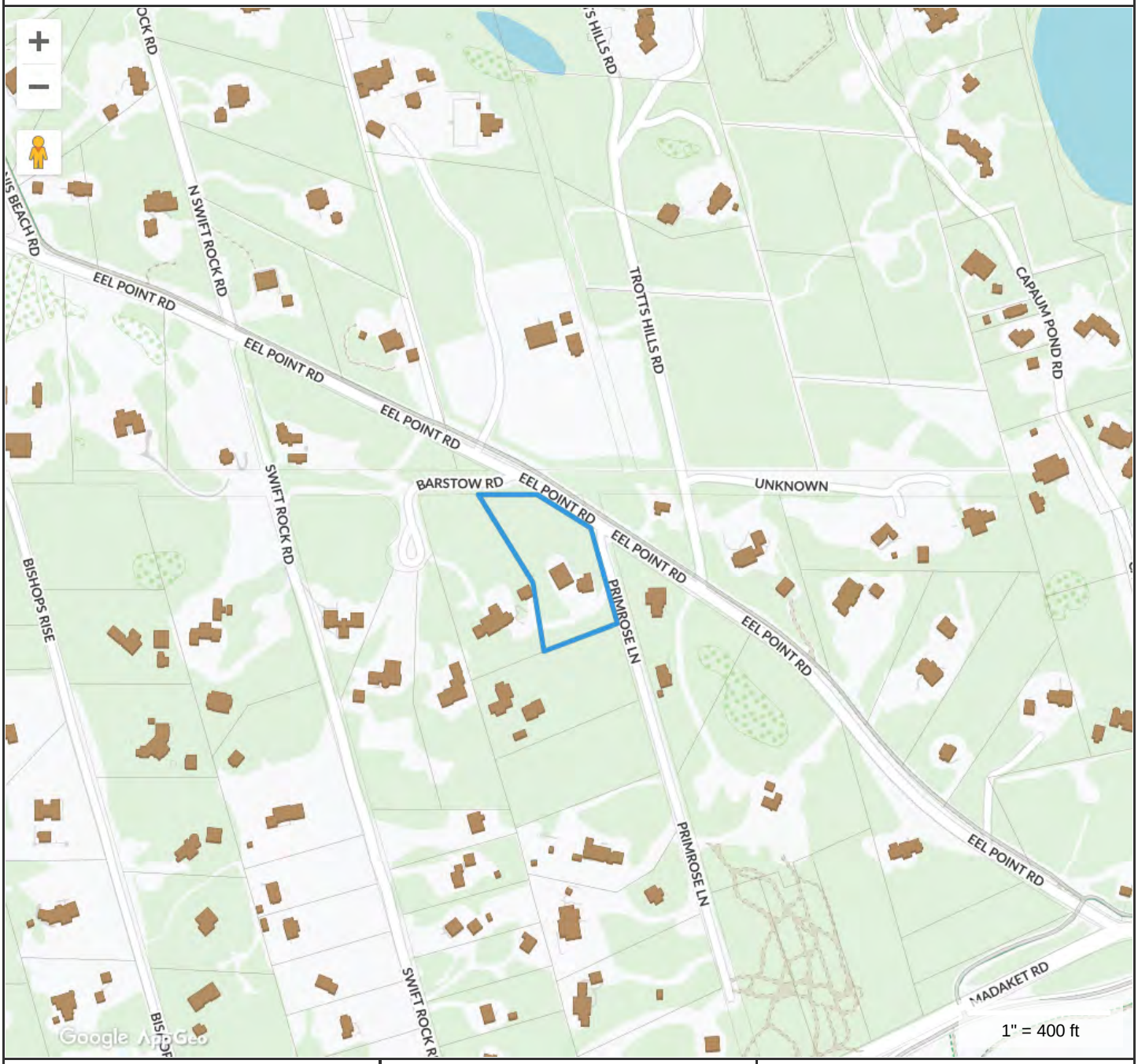
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ ~~Fence~~ White GATE Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10.7.24 Signature of owner of record _____ Signed by GA under letter of auth Signed under penalties of perjury



Property Information

Property ID	40 47.1
Location	3 PRIMROSE LN
Owner	DRAKE CHRISTOPHER P & STEELE WILLIAM B

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 07/29/2021
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



Property Information

Property ID	40 47.1
Location	3 PRIMROSE LN
Owner	DRAKE CHRISTOPHER P & STEELE WILLIAM B

MAP FOR REFERENCE ONLY
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Geometry updated 07/29/2021
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

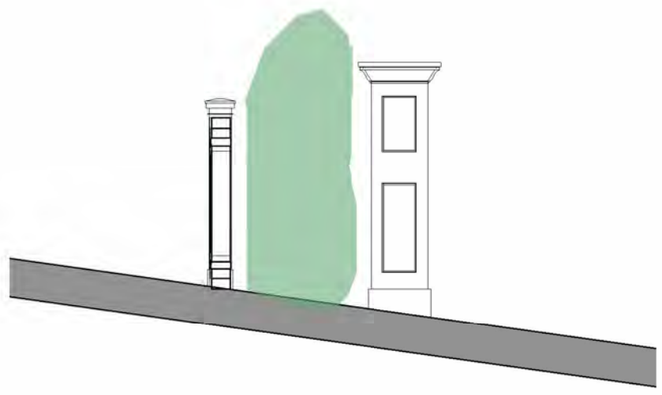




1 Site - Gates
1/4" = 1'-0"



2 Elevation - Gate
1/4" = 1'-0"



3 Section - Gate
1/4" = 1'-0"

Drake & Steele

3 Primose Lane
Nantucket, MA

Gate 40/47.1

No.	Description	Date
7	HDC Submission	2024.10.07

HDC1.1

gryphon ARCHITECTS
WWW.GRYPHONARCHITECTS.COM 508 228 2820

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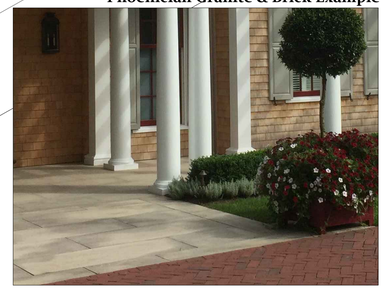
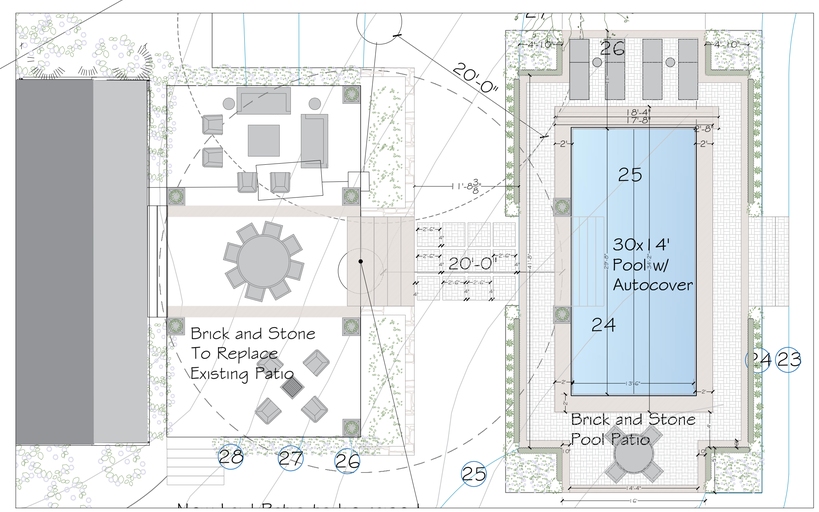
Existing Vegetation
Existing Vegetation
Existing Vegetation
Existing Vegetation
BARSTOW ROAD
Existing Driveway To Remain
Existing 2 Car Parking
Existing 2 Car Parking
Lawn
Existing Gate and Brick Walkway
Existing Ashon
Existing Vegetation
Existing Retaining Wall
Existing Garage
Existing Parking
Garage
Existing Garage
Existing Vegetation
Existing Vegetation
Existing Driveway To Remain
Existing Driveway
PRIMROSE LANE
Existing Garden
Pool Equipment
Pool Lounge Area
Water Spouts Located At the 4 Corners of Pool
Brick (Basket Weave Pattern) Pool Area
Brick Stairs to Lawn
30x14' Pool w/ Autocover
Lawn
Brick and Stone To Replace Existing Patio
Brick and Stone Pool Patio
Brick and Granite Patio Entertaining Areas New Laid Patio to be raised to meet existing deck height- Add one step
Consider Using Inkberry or Sweet Gale As Planting Trim
Pool Area Dining
4' Solid Board N.T.W Fencing for Pool Equipment
Note: Grade Slopes Away From Pool (No Retaining Wall in This Design)
Proposed Vegetation Line To Screen Pool from Road, and Maintenance Access
New Layered Plantings for Privacy to Screen Pool
Existing Tree
Existing Vehicular Gate & Apron for Maintenance Access Existing Vehicle Gate
Existing Vegetation
Existing Vegetation
EEL POINT ROAD

Phoenician Granite & Brick Example





STEELE & DRAKE RESIDENCE
3 PRIMROSE LANE
NANTUCKET
MA

Schematic Plan
Overall Plan Scale: 1/16"=1'-0"
Detail Scale: 1/8"=1'-0"
8.23.2022
Page L.1

North

JARDINS INTL., INC.
53 Pleasant Street
Nantucket MA-02554
www.jardinsintl.com

42 Shimmo Pond Rd
Demo/move off
Studio

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.

$100 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. Supplemental Information for Historic Buildings: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. Exterior Elevations and Floor Plans (4 copies): Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. As-Built Plans (1copy): of existing elevations

✓ 4. Hardscaping Plans (4 copies): To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. Topographic Map: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

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.

BHP (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

X 8 Abutter Notification Materials - Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 43 PARCEL N°. 126

Street & Number of Proposed Work: 42 Shimmo Pond Road

Owner of record: ACK KODA LLC

Mailing Address: % Ballard Group
One Jay Street, Boston, MA 02108

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (If applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation. Studio

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building OR ☒ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 405± 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: 1984

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 _____

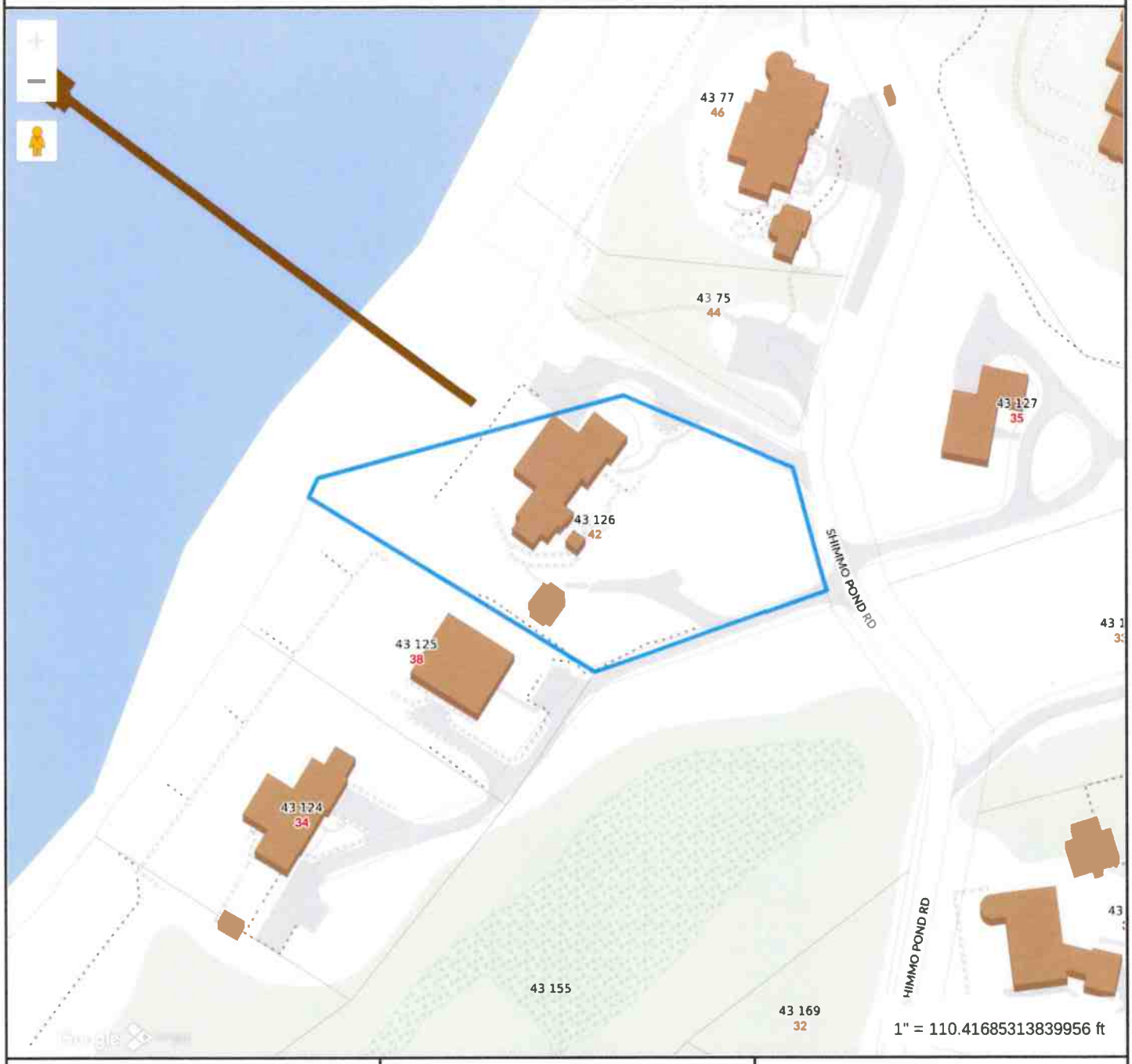
Trim _____ Sash _____ Doors _____

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 10/7/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	2430
Location	42 SHIMMO POND RD
Owner	STEWART JAMES TR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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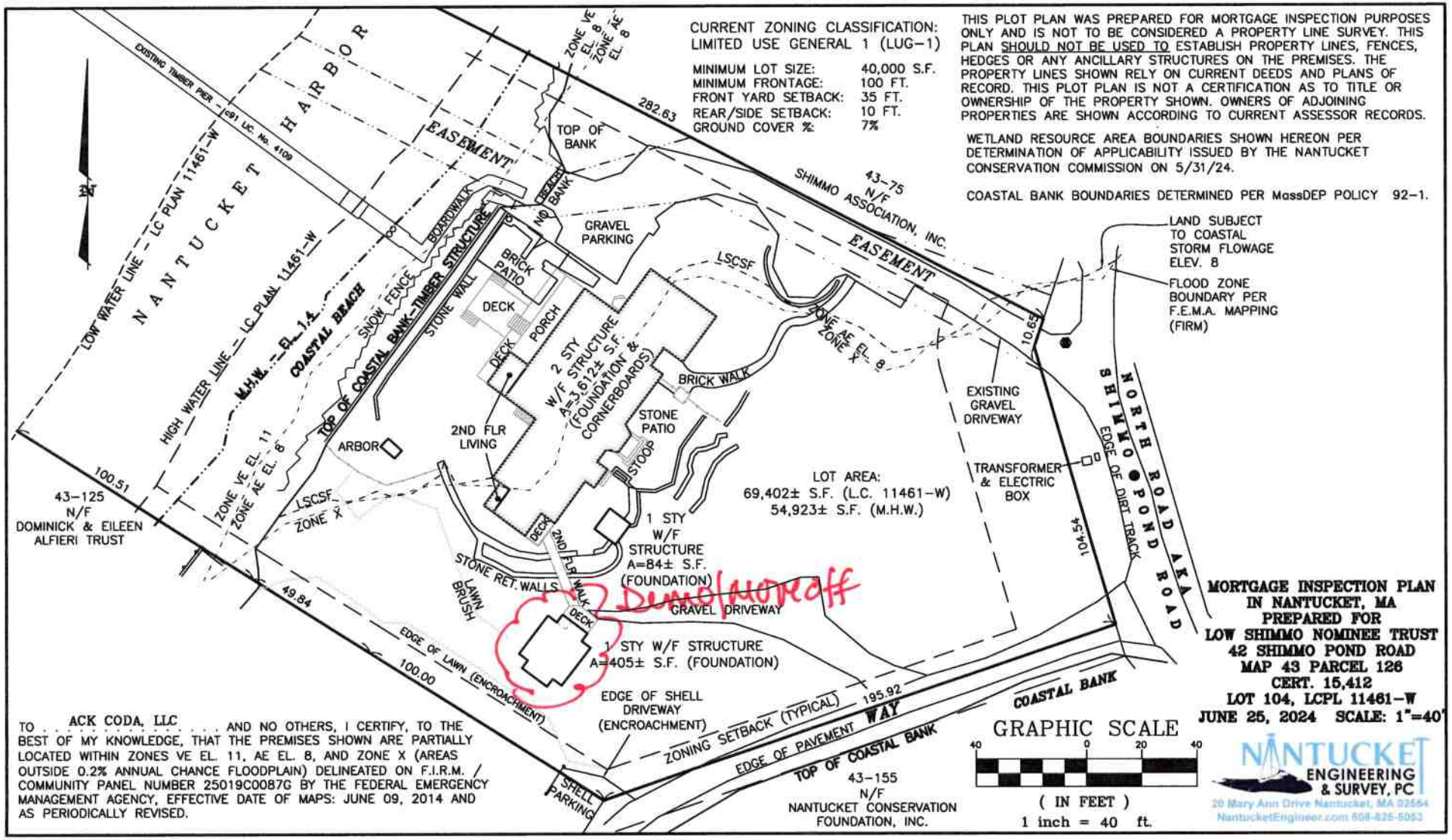
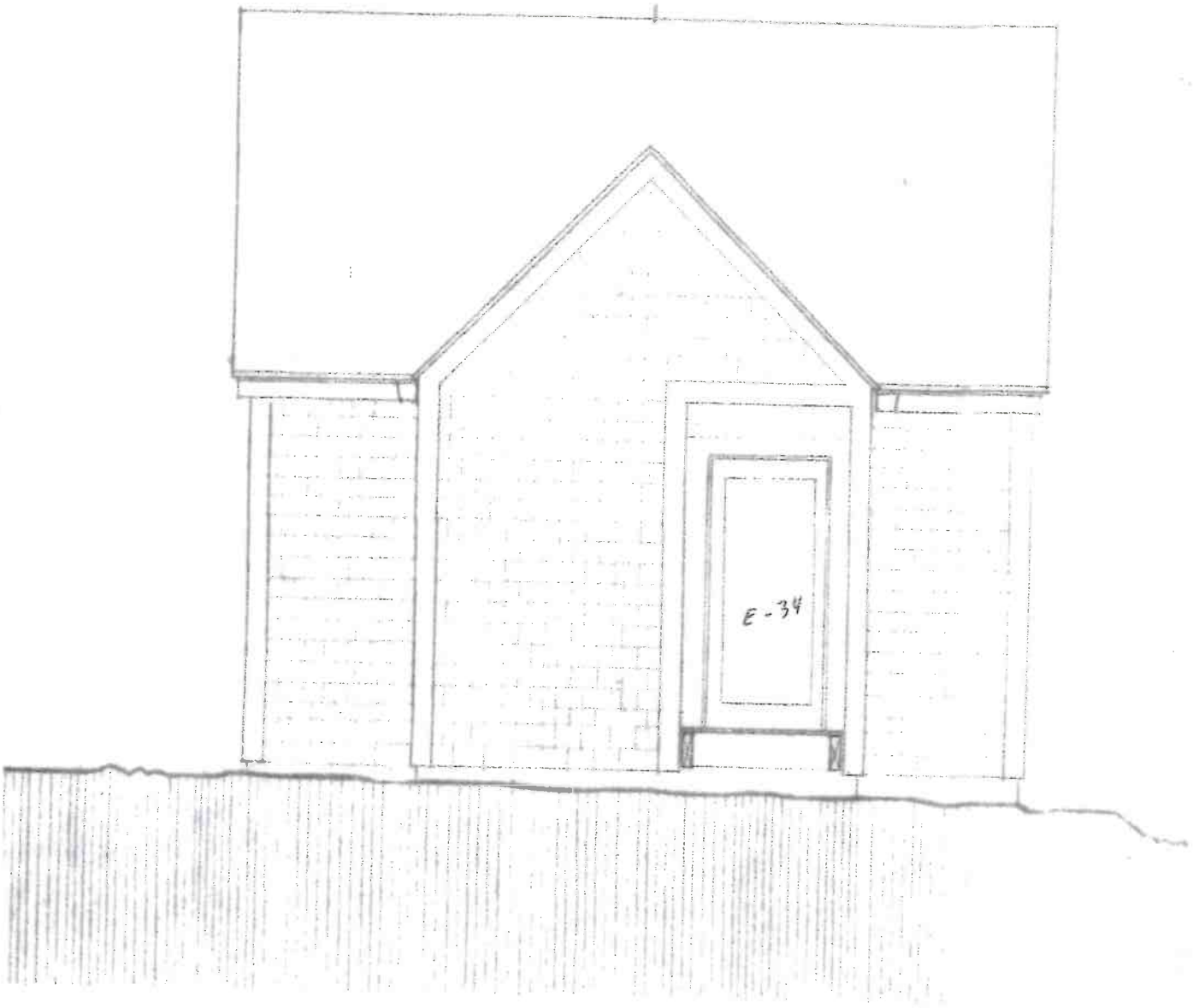
Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

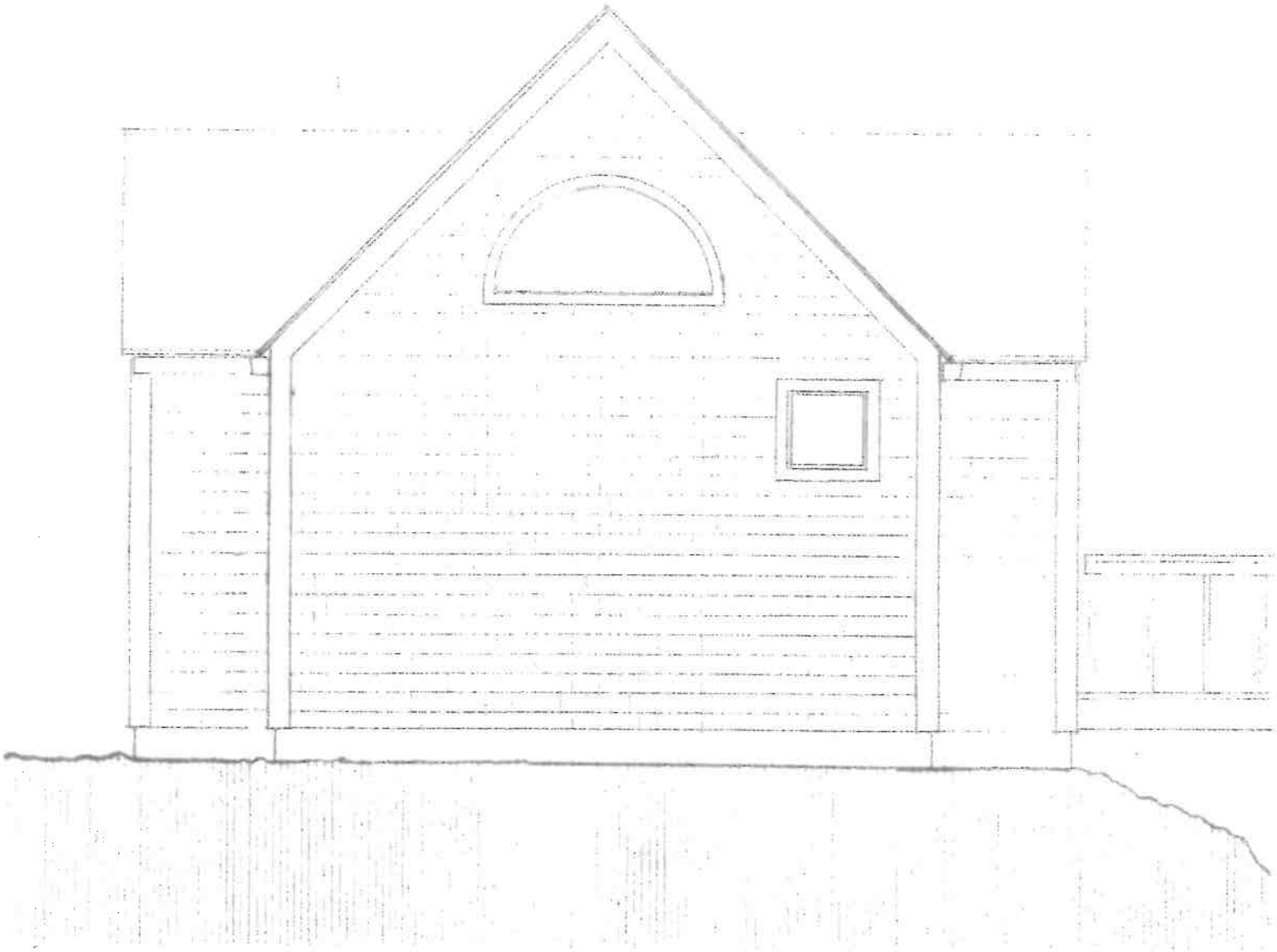

CURRENT ZONING CLASSIFICATION:
LIMITED USE GENERAL 1 (LUG-1)
MINIMUM LOT SIZE: 40,000 S.F.
MINIMUM FRONTAGE: 100 FT.
FRONT YARD SETBACK: 35 FT.
REAR/SIDE SETBACK: 10 FT.
GROUND COVER %: 7%
THIS PLOT PLAN WAS PREPARED FOR MORTGAGE INSPECTION PURPOSES ONLY AND IS NOT TO BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD. THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.
WETLAND RESOURCE AREA BOUNDARIES SHOWN HEREON PER DETERMINATION OF APPLICABILITY ISSUED BY THE NANTUCKET CONSERVATION COMMISSION ON 5/31/24.
COASTAL BANK BOUNDARIES DETERMINED PER MassDEP POLICY 92-1.
NANTUCKET HARBOR
EXISTING TIMBER PIER - c91 LIC. No. 4109
LOW WATER LINE - LC PLAN 11461-W
HIGH WATER LINE - LC PLAN 11461-W
M.H.W. - EL. 1.4
COASTAL BEACH
EASEMENT
TOP OF COASTAL BANK-TIMBER STRUCTURE
SNOW FENCE
BOARDWALK
STONE WALL
TOP OF BANK
BEACH
NO BANK
GRAVEL PARKING
BRICK PATIO
DECK
PORCH
2 STY W/F STRUCTURE A=3,612± S.F. (FOUNDATION & CORNERBOARDS)
2ND FLR LIVING
ARBOR
STONE PATIO
STOOP
BRICK WALK
LSCSF
ZONE AE EL. 8
ZONE X
ZONE VE EL. 8
ZONE AE EL. 8
ZONE VE EL. 11
ZONE AE EL. 8
282.63
43-75 N/F SHIMMO ASSOCIATION, INC.
LAND SUBJECT TO COASTAL STORM FLOWAGE ELEV. 8
FLOOD ZONE BOUNDARY PER F.E.M.A. MAPPING (FIRM)
10.65
EXISTING GRAVEL DRIVEWAY
TRANSFORMER & ELECTRIC BOX
NORTH ROAD AKA SHIMMO POND ROAD
EDGE OF DIRT TRACK
104.54
LOT AREA:
69,402± S.F. (L.C. 11461-W)
54,923± S.F. (M.H.W.)
1 STY W/F STRUCTURE A=84± S.F. (FOUNDATION)
2ND FLR WALK
DECK
STONE RET. WALLS
LAWN BRUSH
GRAVEL DRIVEWAY
1 STY W/F STRUCTURE A=405± S.F. (FOUNDATION)
Demo/Moveoff
EDGE OF SHELL DRIVEWAY (ENCROACHMENT)
EDGE OF LAWN (ENCROACHMENT)
100.51
43-125 N/F DOMINICK & EILEEN ALFIERI TRUST
49.84
100.00
195.92
ZONING SETBACK (TYPICAL)
EDGE OF PAVEMENT
WAY
COASTAL BANK
TOP OF COASTAL BANK
SHELL PARKING
43-155 N/F NANTUCKET CONSERVATION FOUNDATION, INC.
GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.
MORTGAGE INSPECTION PLAN
IN NANTUCKET, MA
PREPARED FOR
LOW SHIMMO NOMINEE TRUST
42 SHIMMO POND ROAD
MAP 43 PARCEL 126
CERT. 15,412
LOT 104, LCPL 11461-W
JUNE 25, 2024 SCALE: 1"=40'
NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053
TO ACK CODA, LLC AND NO OTHERS, I CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PREMISES SHOWN ARE PARTIALLY LOCATED WITHIN ZONES VE EL. 11, AE EL. 8, AND ZONE X (AREAS OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) DELINEATED ON F.I.R.M. / COMMUNITY PANEL NUMBER 25019C0087G BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE OF MAPS: JUNE 09, 2014 AND AS PERIODICALLY REVISED.



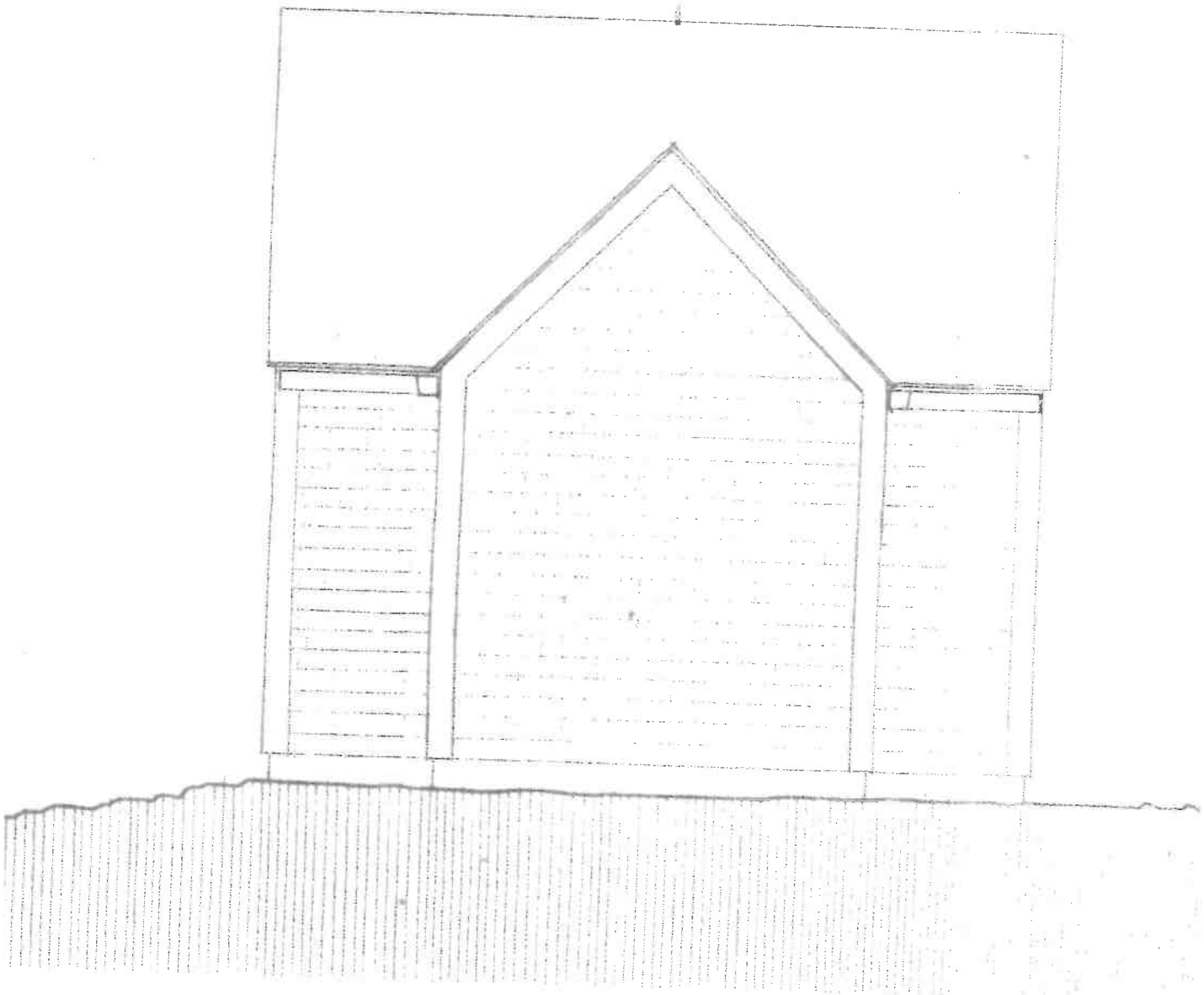
AST

EAST

STUDIO FOR JAMES STEWART

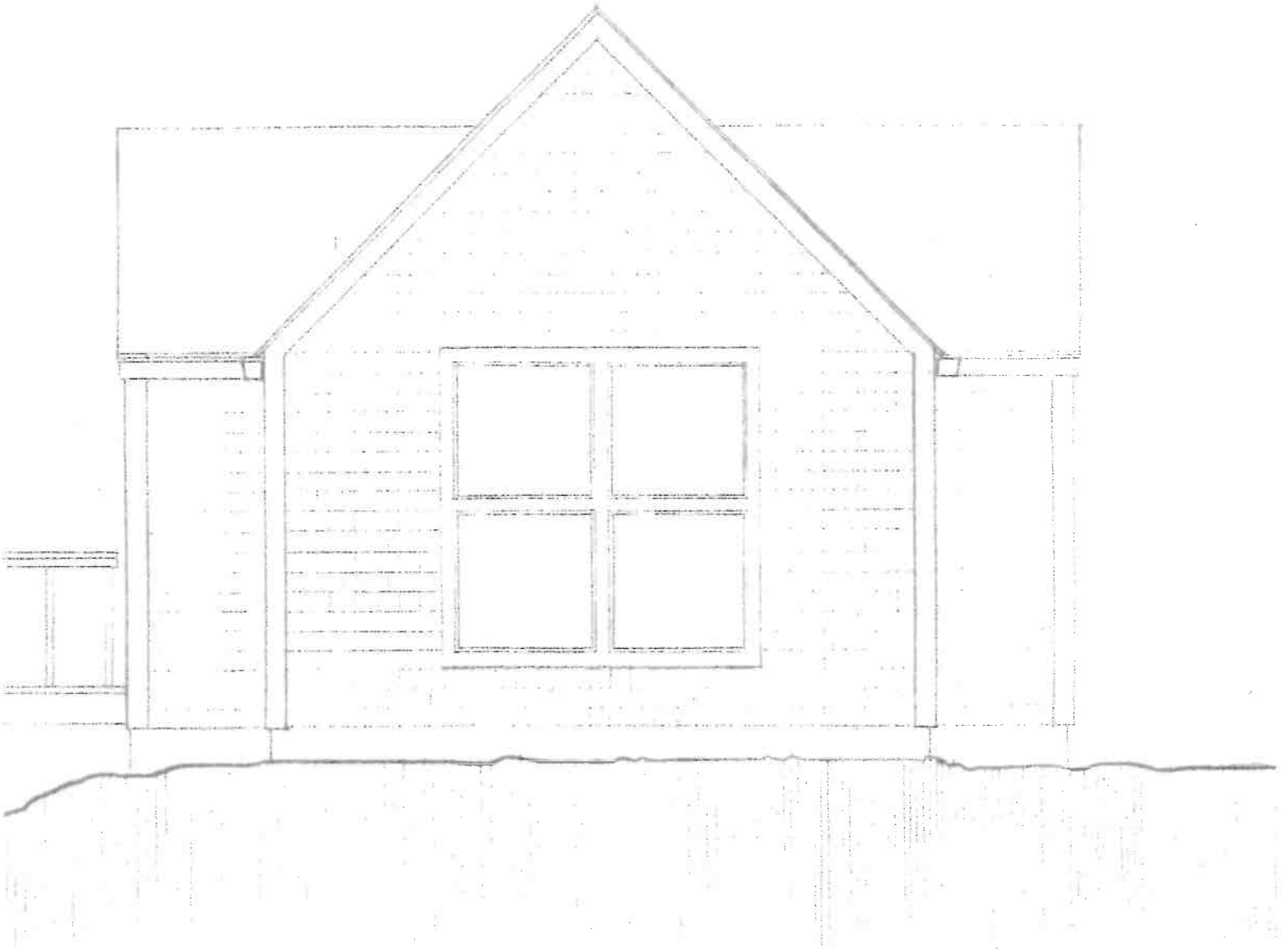


SOUTH



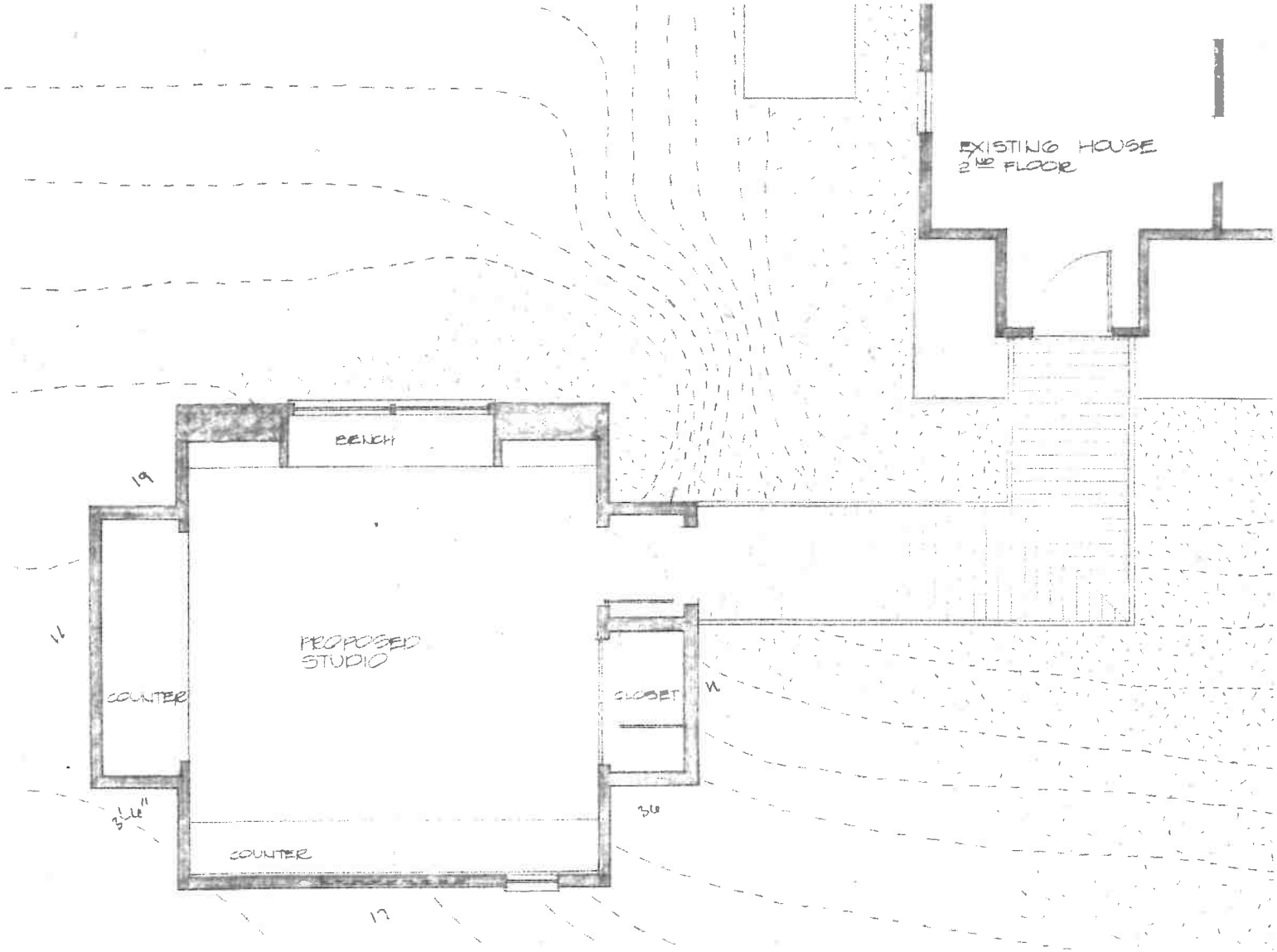
VEST

WEST



NORTH

SHIMMO POND ROAD

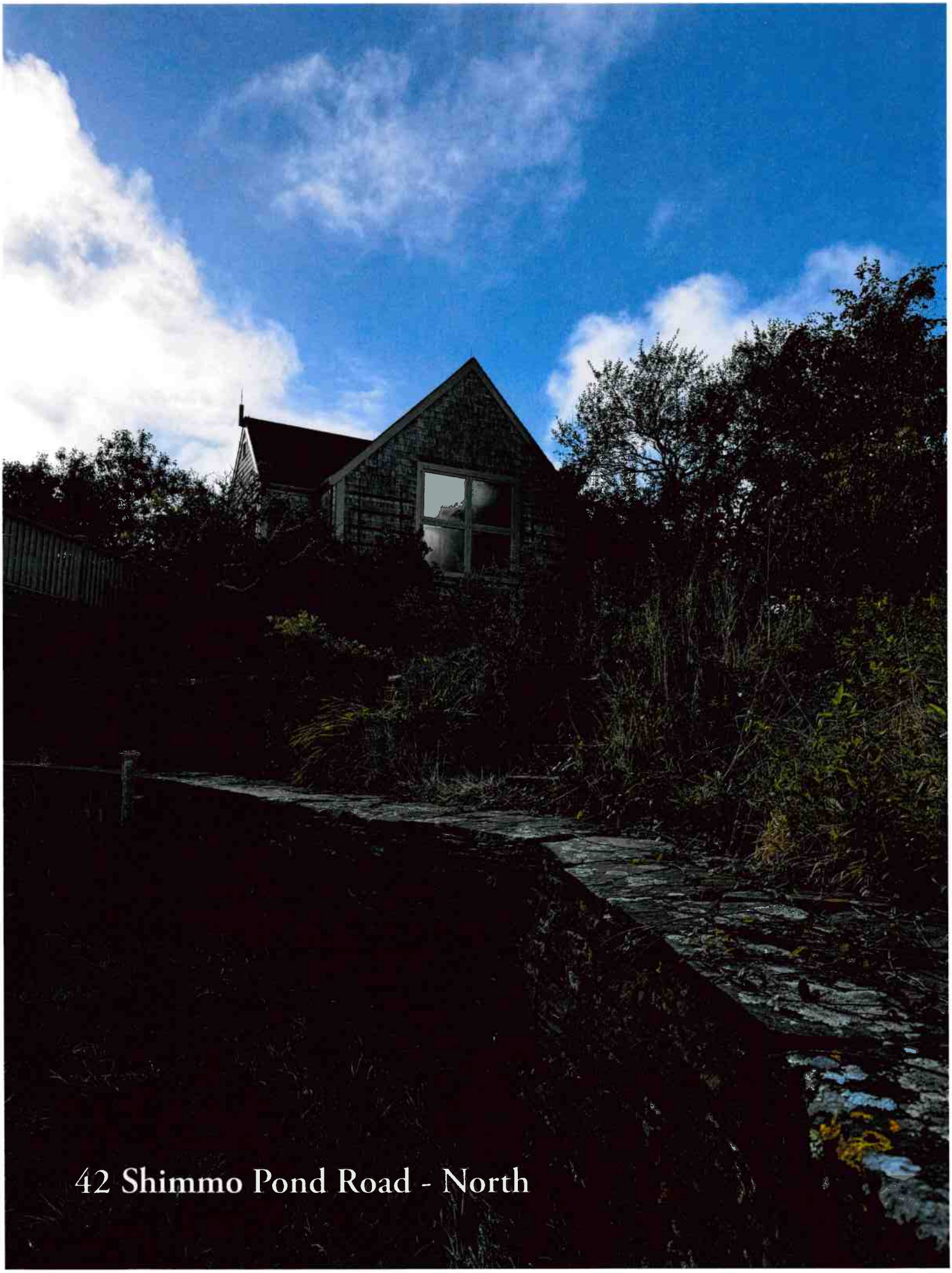

EXISTING HOUSE
2ND FLOOR
BENCH
19
11
PROPOSED
STUDIO
COUNTER
CLOSET
36
COUNTER
17



42 Shimmo Pond Road - East



42 Shimmo Pond Road - West



42 Shimmo Pond Road - North

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: [redacted]

COMMISSION

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
[redacted]

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR ACK KODA LLC

STREET ADDRESS 42 Shimmo Pond Road

MAP/PARCEL 43/126

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON October 7, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 10/2/24

Date

ACK Koda LLC
One Joy Street
Boston, MA 02108
617-720-5800

October 2, 2024

Historic District Commission
Town of Nantucket
Planning & Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

42 Shimmo Pond Road

October 2, 2024

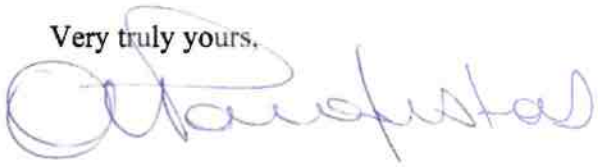
To the Commissioners,

As the ACK KODA LLC owner of record of property located at 42 Shimmo Pond Road, I authorize Botticelli and Pohl Architects to sign applications on my behalf.

Thank you very much for your assistance.

Please don't hesitate to call me with any questions.

Very truly yours,



Anastasios Parafestas
Manager, ACK Koda LLC

42 Shimmo Pond Rd

Demo / move off Shed

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587
THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$50 ✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

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✓ 3. **As-Built Plans (1 copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

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BTP (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

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✓ 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°: 43 PARCEL N°: 126

Street & Number of Proposed Work: 42 Shimmo Pond Road

Owner of record: ACK KODA LLC

Mailing Address: % Ballard Group
One Joy Street Boston, MA 02108

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building OR ☒ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 9'+/- Sq. Footage 1st floor: 84+/- Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 8'-11"+/- Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) • Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

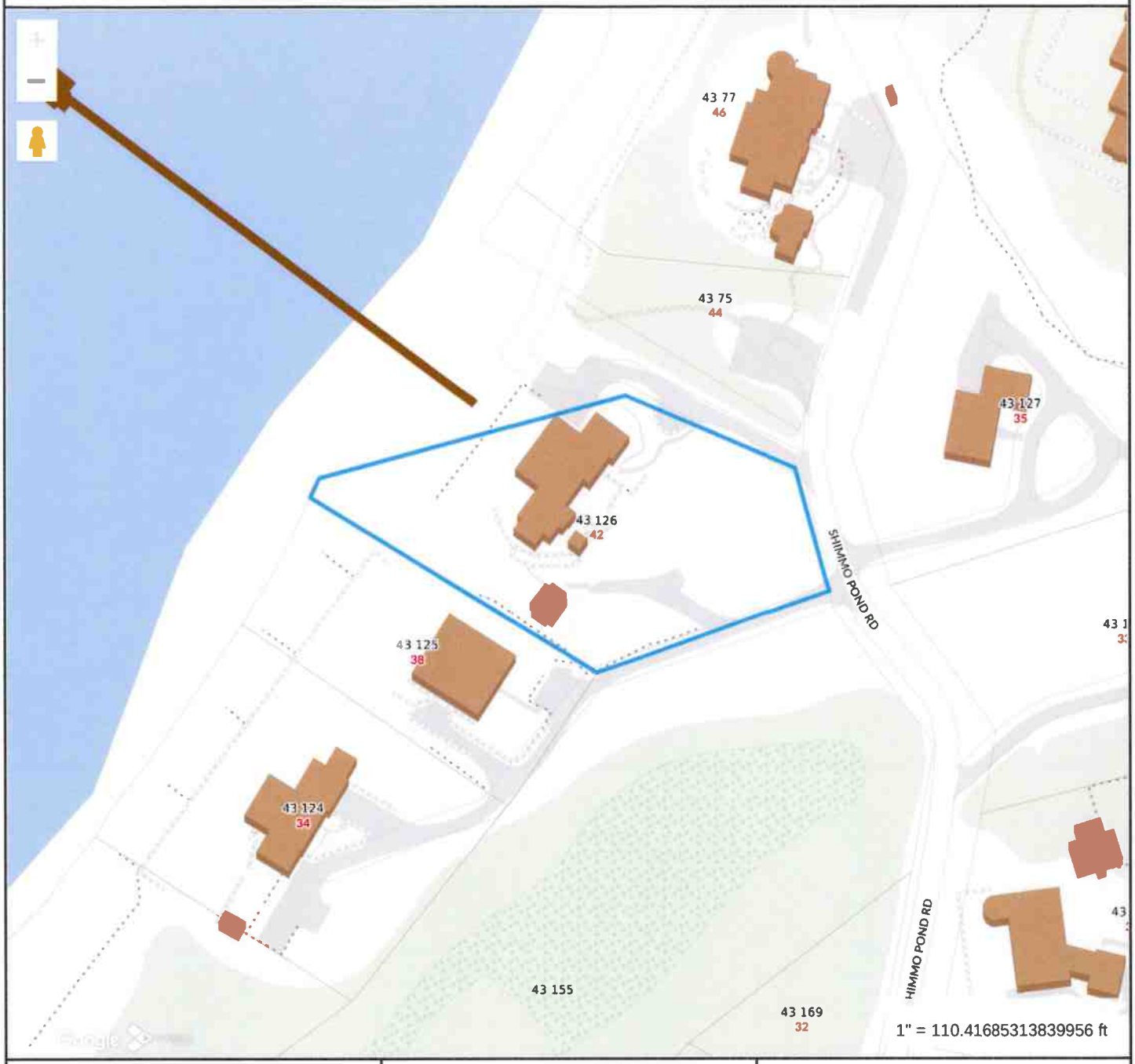
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/7/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

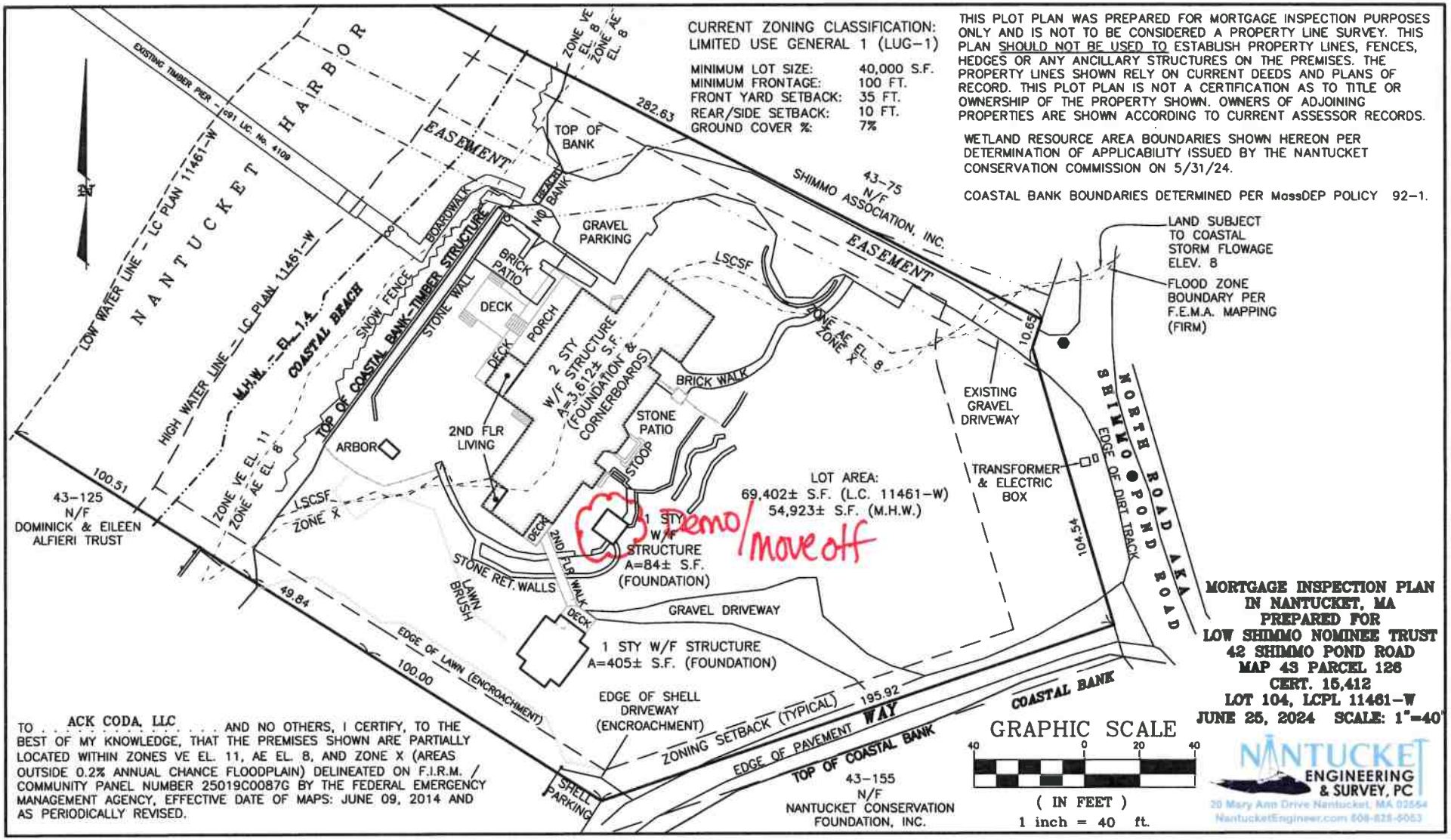
Property ID	2430
Location	42 SHIMMO POND RD
Owner	STEWART JAMES TR

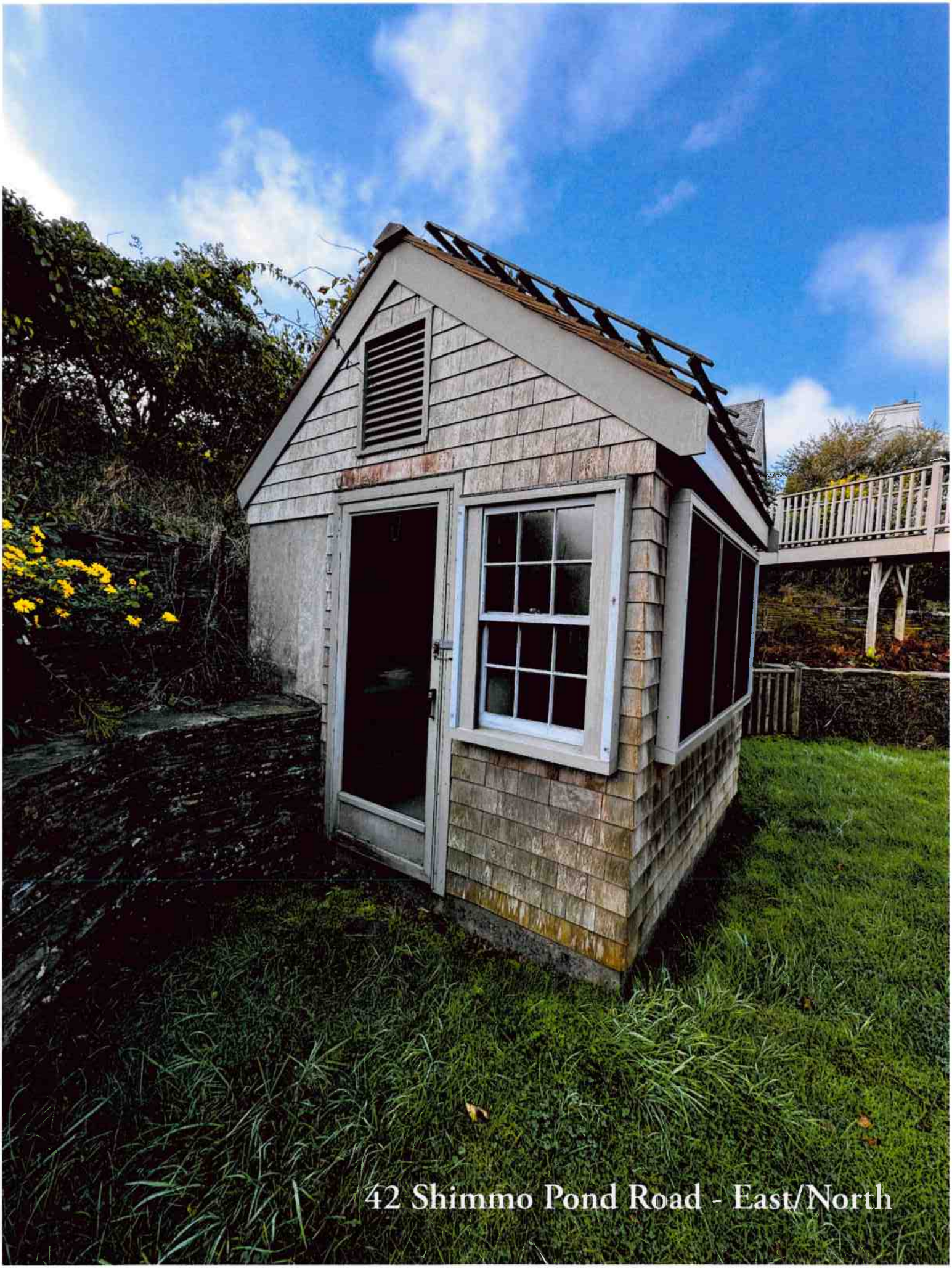
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

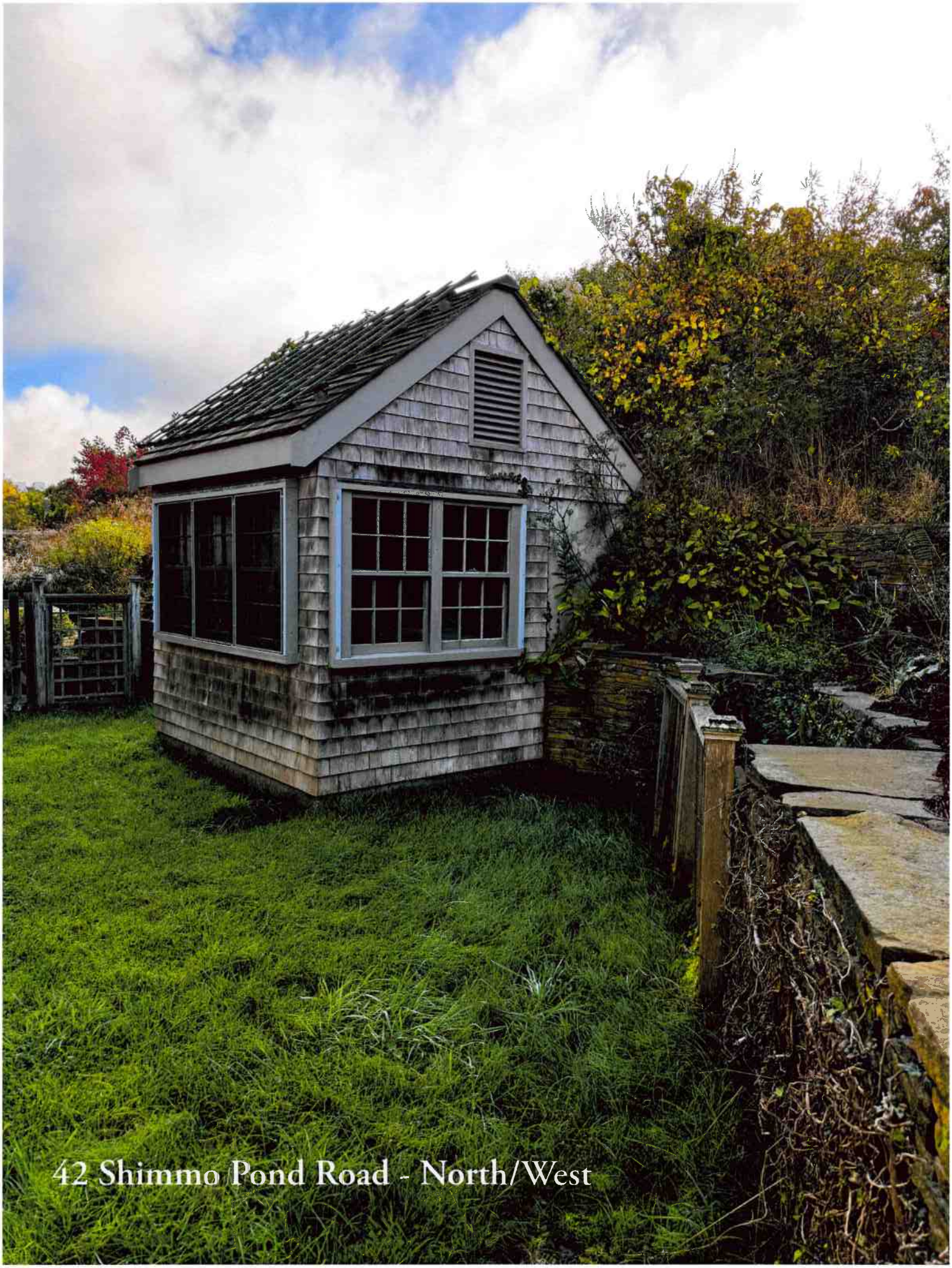
Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

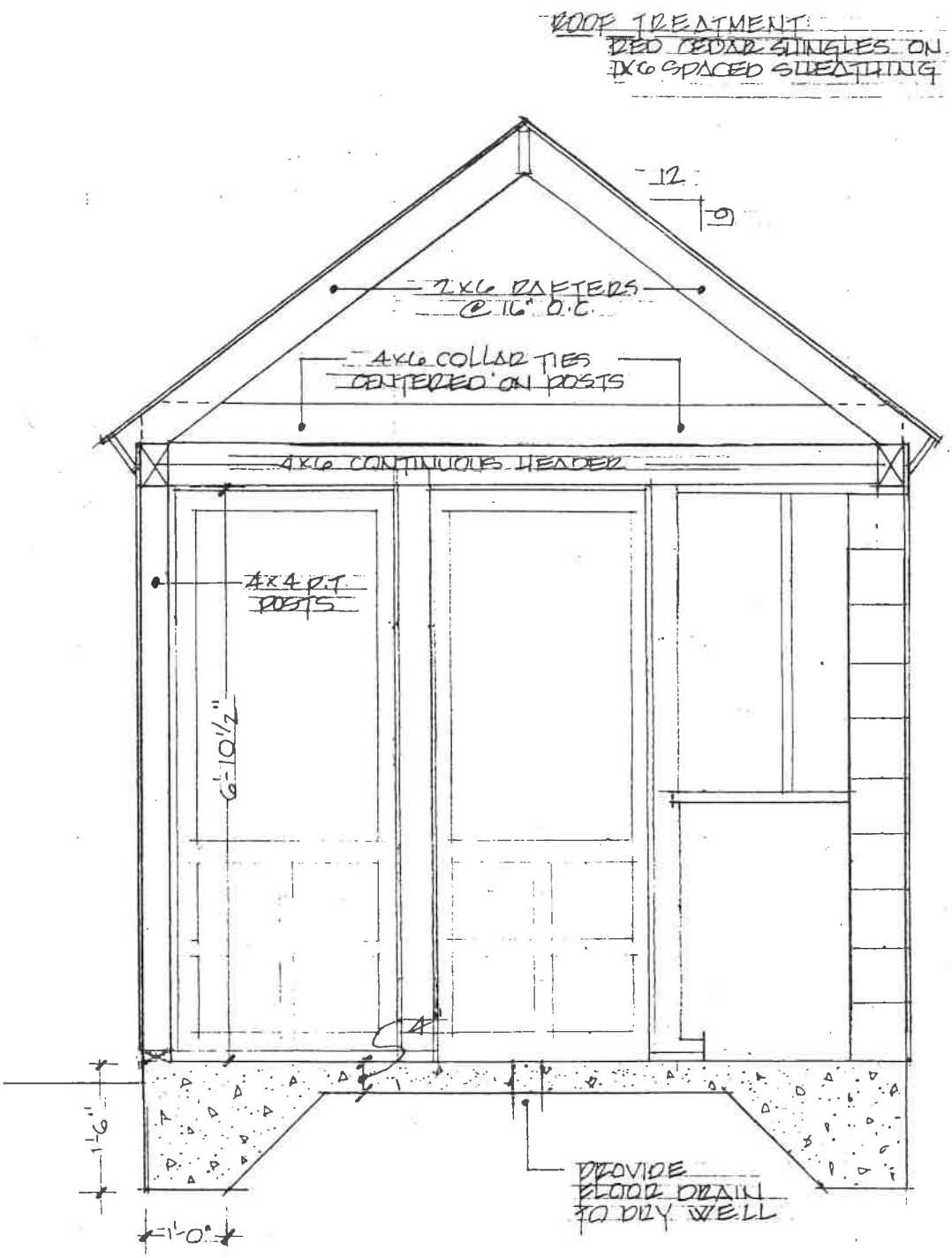

CURRENT ZONING CLASSIFICATION:
LIMITED USE GENERAL 1 (LUG-1)
MINIMUM LOT SIZE: 40,000 S.F.
MINIMUM FRONTAGE: 100 FT.
FRONT YARD SETBACK: 35 FT.
REAR/SIDE SETBACK: 10 FT.
GROUND COVER %: 7%
THIS PLOT PLAN WAS PREPARED FOR MORTGAGE INSPECTION PURPOSES ONLY AND IS NOT TO BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD. THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.
WETLAND RESOURCE AREA BOUNDARIES SHOWN HEREON PER DETERMINATION OF APPLICABILITY ISSUED BY THE NANTUCKET CONSERVATION COMMISSION ON 5/31/24.
COASTAL BANK BOUNDARIES DETERMINED PER MassDEP POLICY 92-1.
NANTUCKET HARBOR
EXISTING TIMBER PIER
LOW WATER LINE - LC PLAN 11461-W
HIGH WATER LINE - LC PLAN 11461-W
M.H.W. = EL. 1.4
COASTAL BEACH
EASEMENT
282.63
ZONE VE EL. 8
ZONE AE EL. 8
TOP OF BANK
BEACH BANK
NO
43-75
N/F
SHIMMO ASSOCIATION, INC.
EASEMENT
BOARDWALK
SNOW FENCE
STONE WALL
TOP OF COASTAL BANK-TIMBER STRUCTURE
GRAVEL PARKING
BRICK PATIO
DECK
DECK
PORCH
2 STY W/F STRUCTURE A=3,612± S.F. (FOUNDATION & CORNERBOARDS)
LSCSF
ZONE AE EL. 8
ZONE X
10.65
LAND SUBJECT TO COASTAL STORM FLOWAGE ELEV. 8
FLOOD ZONE BOUNDARY PER F.E.M.A. MAPPING (FIRM)
BRICK WALK
EXISTING GRAVEL DRIVEWAY
NORTH ROAD AKA SHIMMO POND ROAD
EDGE OF DIRT TRACK
ARBOR
2ND FLR LIVING
STONE PATIO
STOOP
TRANSFORMER & ELECTRIC BOX
LOT AREA:
69,402± S.F. (L.C. 11461-W)
54,923± S.F. (M.H.W.)
100.51
43-125
N/F
DOMINICK & EILEEN ALFIERI TRUST
ZONE VE EL. 11
ZONE AE EL. 8
LSCSF
ZONE X
1 STY W/F STRUCTURE A=84± S.F. (FOUNDATION)
Demo/ move off
104.54
DECK
2ND FLR WALK
STONE RET. WALLS
LAWN BRUSH
GRAVEL DRIVEWAY
49.84
EDGE OF LAWN (ENCROACHMENT)
100.00
1 STY W/F STRUCTURE A=405± S.F. (FOUNDATION)
EDGE OF SHELL DRIVEWAY (ENCROACHMENT)
ZONING SETBACK (TYPICAL)
195.92
EDGE OF PAVEMENT
WAY
COASTAL BANK
TOP OF COASTAL BANK
SHELL PARKING
43-155
N/F
NANTUCKET CONSERVATION FOUNDATION, INC.
TO . . . ACK CODA, LLC . . . . . AND NO OTHERS, I CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PREMISES SHOWN ARE PARTIALLY LOCATED WITHIN ZONES VE EL. 11, AE EL. 8, AND ZONE X (AREAS OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) DELINEATED ON F.I.R.M. / COMMUNITY PANEL NUMBER 25019C0087G BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE OF MAPS: JUNE 09, 2014 AND AS PERIODICALLY REVISED.
GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.
MORTGAGE INSPECTION PLAN
IN NANTUCKET, MA
PREPARED FOR
LOW SHIMMO NOMINEE TRUST
42 SHIMMO POND ROAD
MAP 43 PARCEL 126
CERT. 15,412
LOT 104, LCPL 11461-W
JUNE 25, 2024 SCALE: 1"=40'
NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053



42 Shimmo Pond Road - East/North



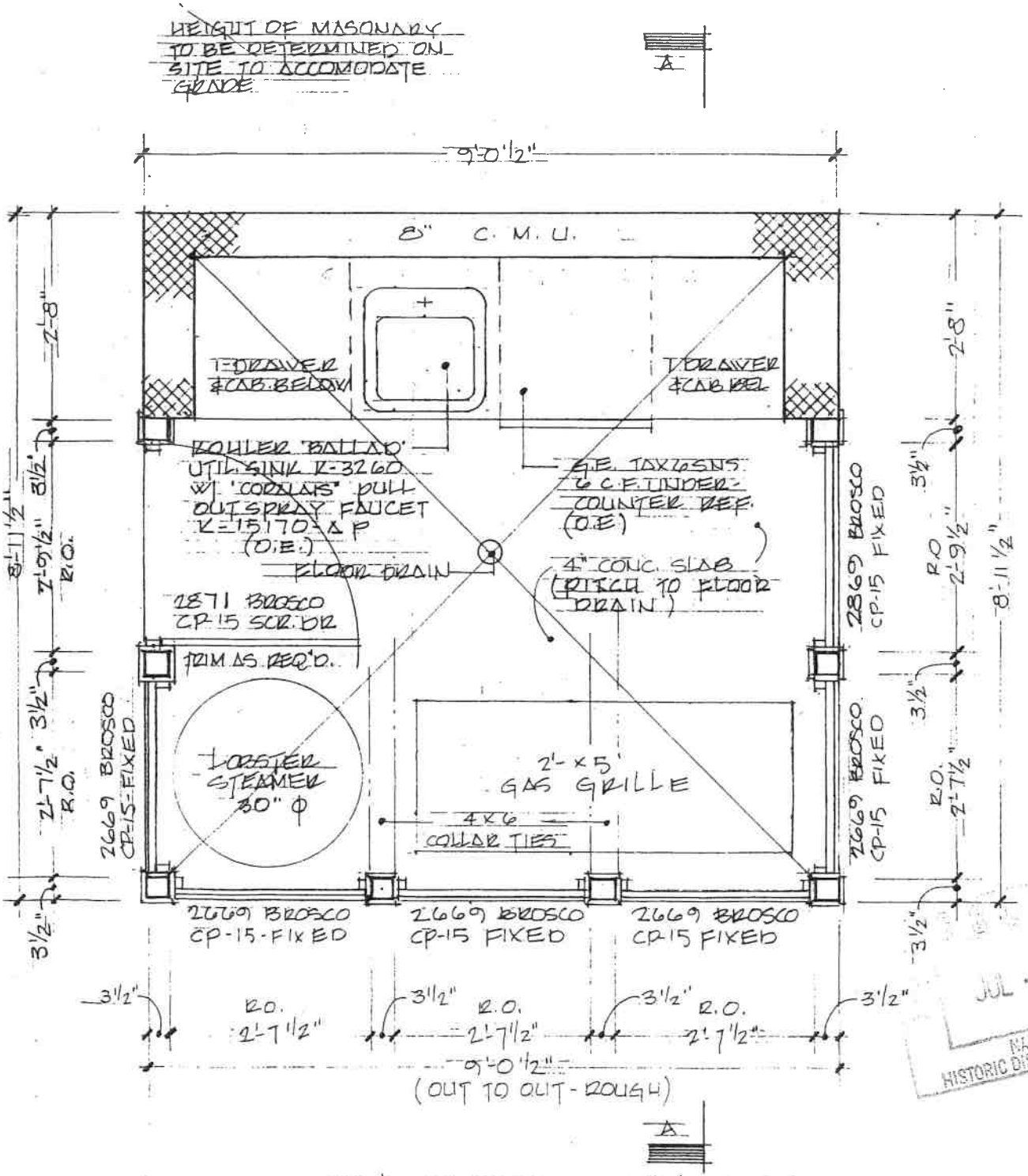
42 Shimmo Pond Road - North/West



A TYPICAL SECTION

1/2" = 1'-0"

CHARRETTE



FLOOR PLAN

1 1/2" = 1'-0"

JUL - 7 1994
NANTUCKET HISTORIC DISTRICT COMMISSION

STEWART RESIDENCE & SUMMER KITCHEN | FLOOR PLAN & SECTION

ACK Koda LLC
One Joy Street
Boston, MA 02108
617-720-5800

October 2, 2024

Historic District Commission
Town of Nantucket
Planning & Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

42 Shimmo Pond Road

October 2, 2024

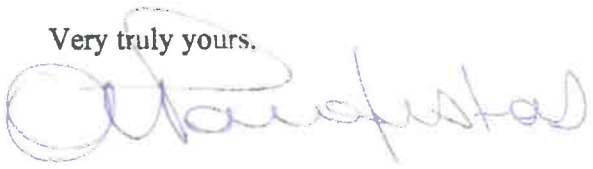
To the Commissioners,

As the ACK KODA LLC owner of record of property located at 42 Shimmo Pond Road, I authorize Botticelli and Pohl Architects to sign applications on my behalf.

Thank you very much for your assistance.

Please don't hesitate to call me with any questions.

Very truly yours.



Anastasios Parafestas
Manager, ACK Koda LLC

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR AEK KODA LLC

STREET ADDRESS 42 Shimmo Pond Road

MAP/PARCEL 43/126

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

October 7, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

10/2/24

Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

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(initial to indicate read and understand)

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Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

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All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

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TAX MAP N°: 43 PARCEL N°. 126

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Owner of record: ACK KODA LLC.

Mailing Address: c/o Ballard Group
One Lagrange Street Boston, MA 02108

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 110A South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

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See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☒ Other Renovation - Full 24'x13'-6", 48'-6"x9'-6"

Size of Structure or Addition: Length: 94'-6" Sq. Footage 1st floor: 2810 Decks/Patio: Size: 74'x7', ☑ 1st floor ☐ 2nd floor
Width: 54'-7" Sq. footage 2nd floor: 2063 Size: 10'-6"x10' ☐ 1st floor ☑ 2nd floor (3)
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North +4'-0" South -4'-6" East -6" West -6"

Height of ridge above final finish grade: North 26'-10" South 25'-10" East 26'-7" West 26'-10"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

• Move on site 60' to South
• Full Renovation - 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 6"-9"-6" ☐ Block ☐ Block Parged ☒ Brick (type) Field Stone ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10.5 /12 Secondary Mass 7 /12 Dormer 4 /12 Other 3/12 Dormer

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: (Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☑ Copper ☐ Leaders (material) _____

Leaders (material and size): Copper 2.5" ϕ

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches)* Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 1x6 Corner boards 5/4x6 Frieze 1x6
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 8x8 10" tapered

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 Wood / Entry Rear Wood / French Side Wood / 9 Lite
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Crushed shell / sand Walkways Crushed shell / sand Walls Field Stone

* Note: Complete door and window schedules are required.

COLORS

Sidewall: Natural Clapboard (if applicable) _____ Roof Natural
Trim: White Sash White Doors Hamilton Blue
Deck: Natural Foundation Natural Fence _____ Shutters Hamilton Blue

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/7/24 Signature of owner of record _____ Signed under penalties of perjury

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 42 Shimmo Pond Road

Tax Map Number: 43 Parcel Number: 126

Owner of Record: ACK KODA LLC

Description of Proposal: Relocate Main House on site and Renovate. New Guest House and new Garage.

Anticipated HDC Submission Date: October 7, 2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER... ACK KODA LLC

MAILING ADDRESS... c/o Bdlard Group, One Jay Street, Boston, MA 02108

PROPERTY LOCATION... 42 Shimmo Pond Road

ASSESSORS MAP/PARCEL... 43|126

SUBMITTED BY... Botticelli + Pohl

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

October 7, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.10.07 10:21:46 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

SHIMMO ASSOCIATION
C/O STEVEN ANDERSON
5 SOUTH VALLEY ROAD
NANTUCKET, MA 02554

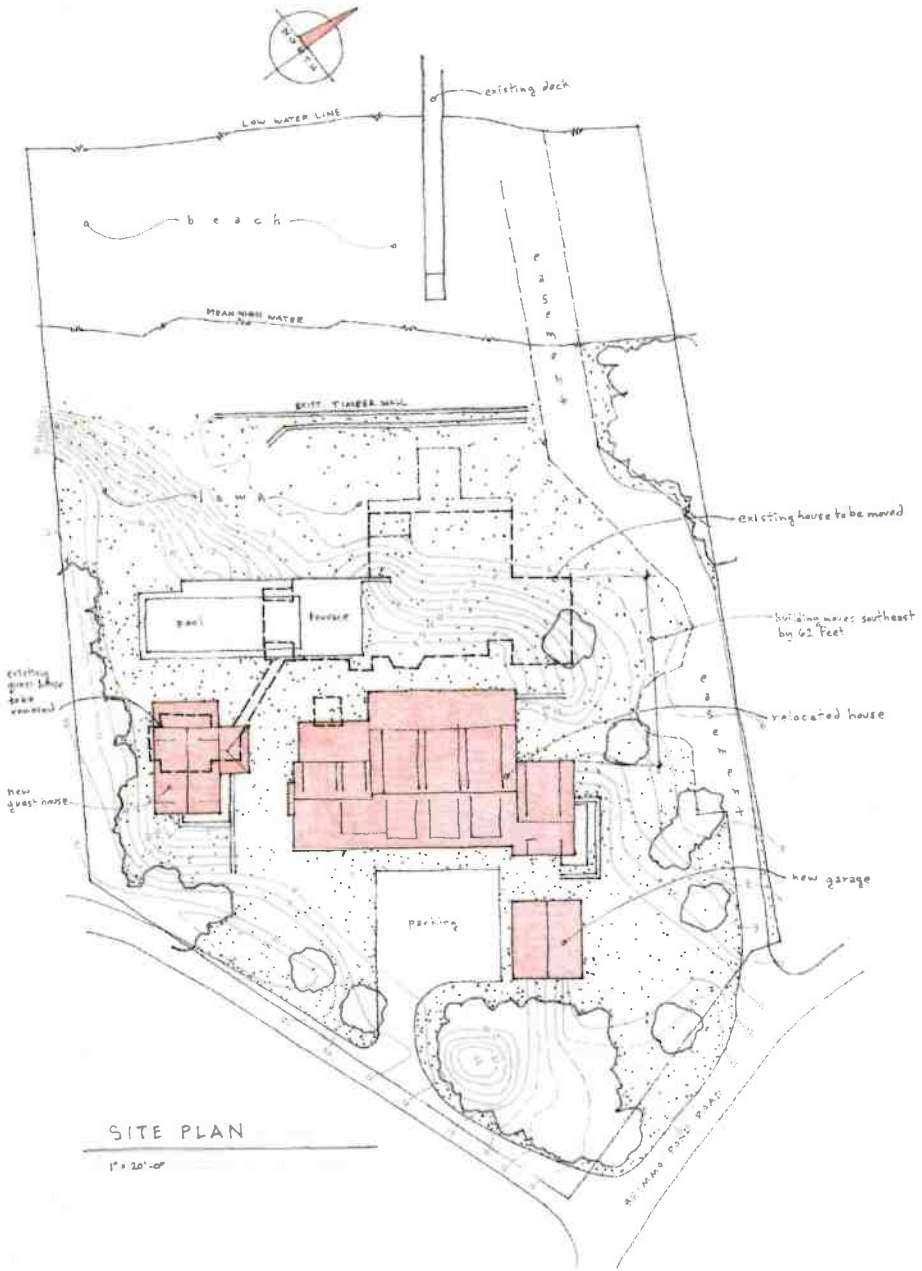
ALFIERI DOMINICK & EILEEN TRST
WINDSONG NOMINEE TRUST
399 THORNALL ST
EDISON, NJ 08837

LEHMAN ELLEN E & ESKIND WILLIAM H
144 ENSWORTH AVE
NASHVILLE, TN 37205

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
43	75		SHIMMO ASSOCIATION	C/O STEVEN ANDERSON	5 SOUTH VALLEY ROAD	NANTUCKET	MA	02554	44 SHIMMO POND RD
43	125		ALFIERI DOMINICK & EILEEN TRST	WINDSONG NOMINEE TRUST	399 THORNALL ST	EDISON	NJ	08837	38 SHIMMO POND RD
43	127		LEHMAN ELLEN E & ESKIND WILLIAM H		144 ENSWORTH AVE	NASHVILLE	TN	37205	35 SHIMMO POND RD
43	155		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	SHIMMO POND RD
Count:	4								





1 **42 Shimmo Pond Rd Locus Map**
Scale: 1' = 1'-0"

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REVISIONS:

REVISED DATE:

ID#

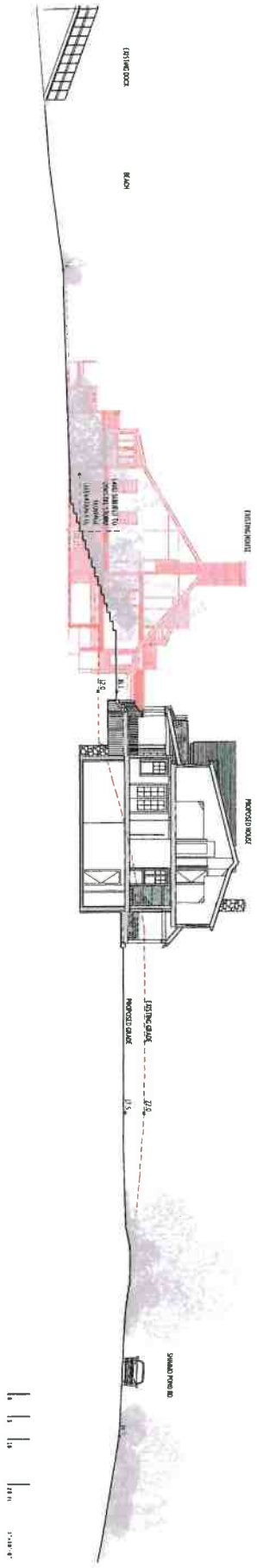
L-1.1

Renovations to
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUC-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 10/7/24

Proposed Site Plan

All drawings and designs contained on this site property of Botticelli & Pohl, P.C.



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Renovations to
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 10/7/24

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Site Section

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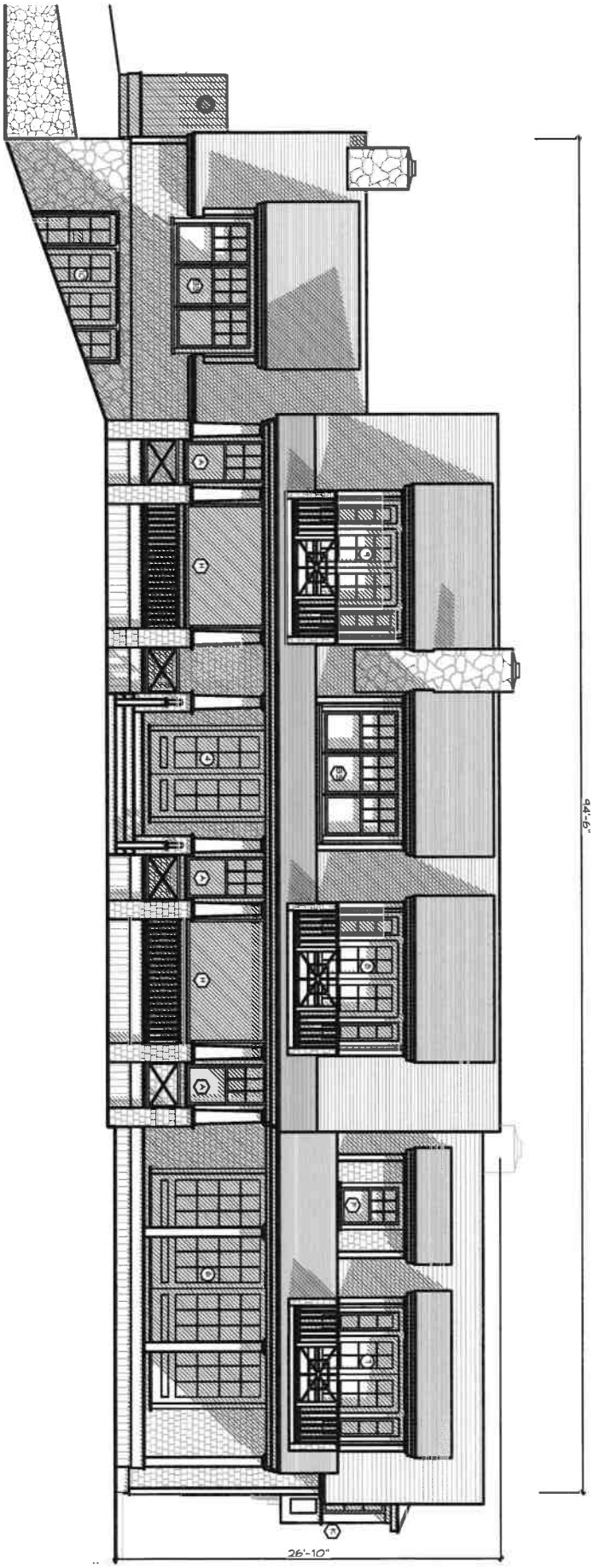

A-2.1

ID #

Renovations to
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Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 7/8/24

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North Elevation

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Existing North Elevation

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Existing North Elevation

Existing Conditions
42 Shimmo Pond Rd
Nantucket, MA 02554
MAP NO: 43 ZONING INFO: LUC-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 7/8/24

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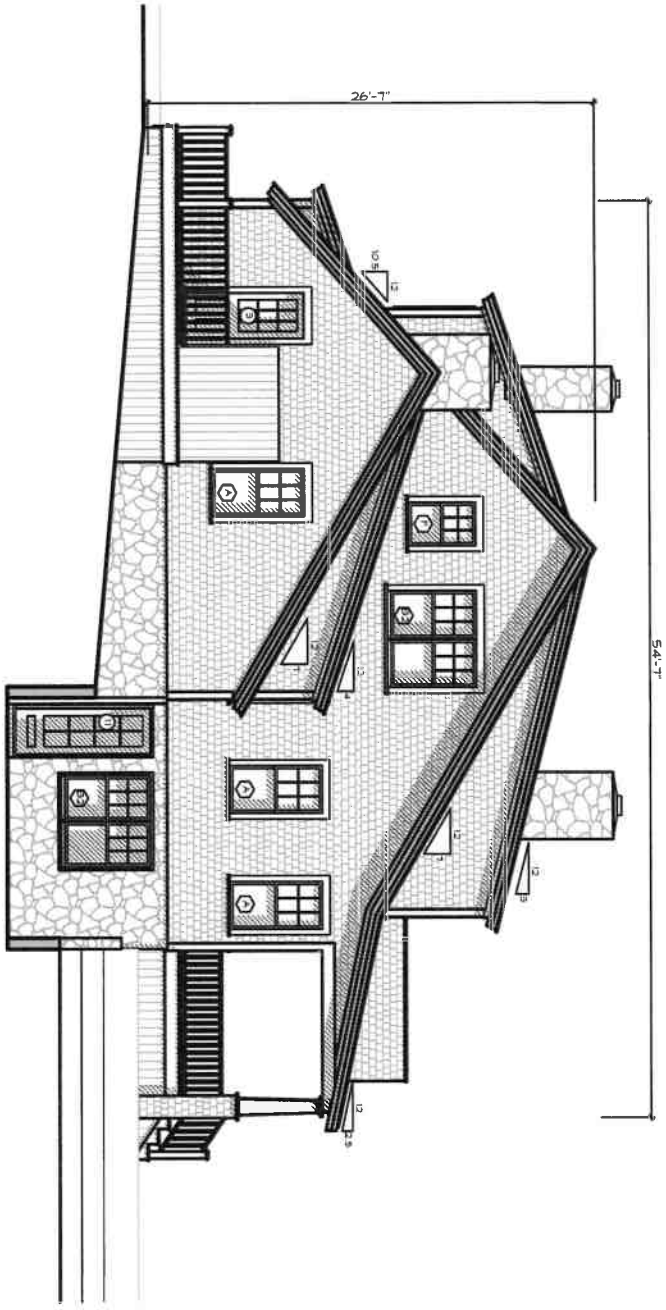

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Renovations to
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Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
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East Elevation

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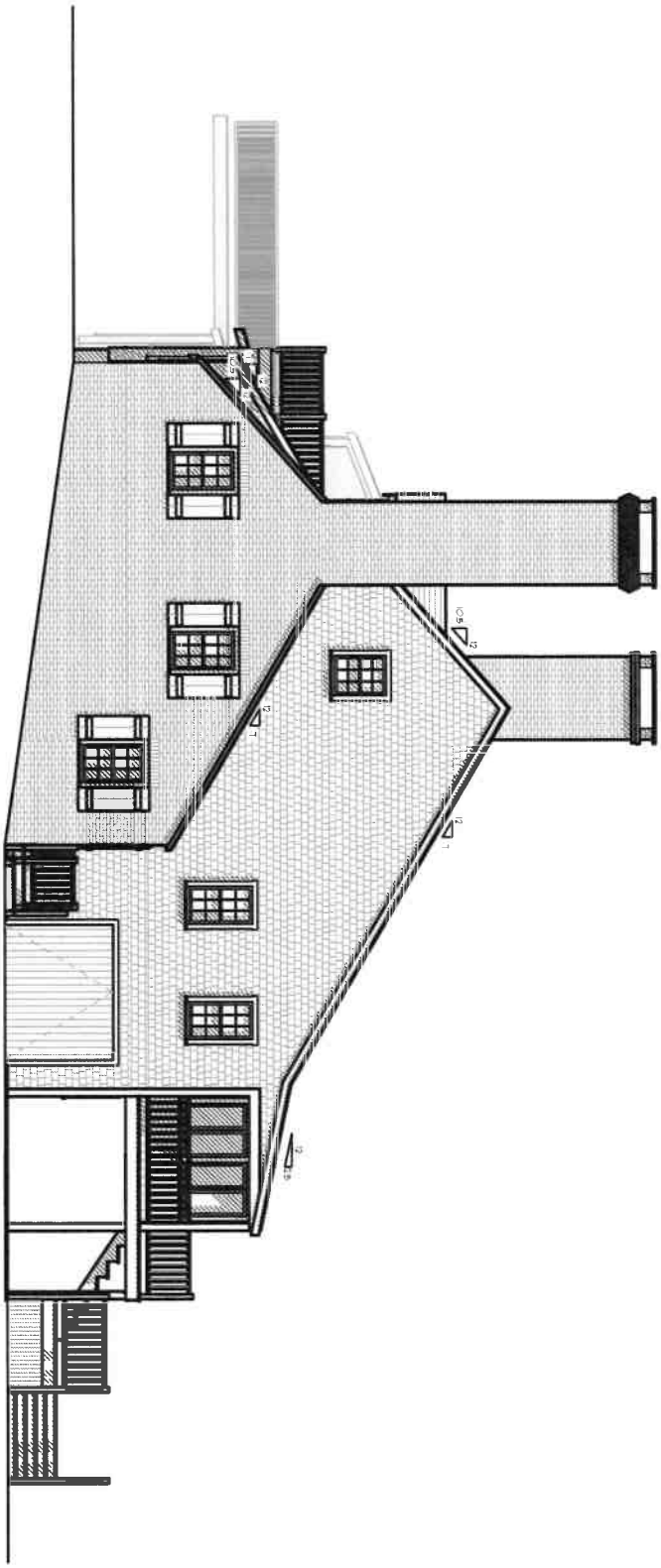

Existing East Elevation

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Existing Conditions
42 Shimmo Pond Rd
Nantucket, MA 02554

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Existing East Elevation

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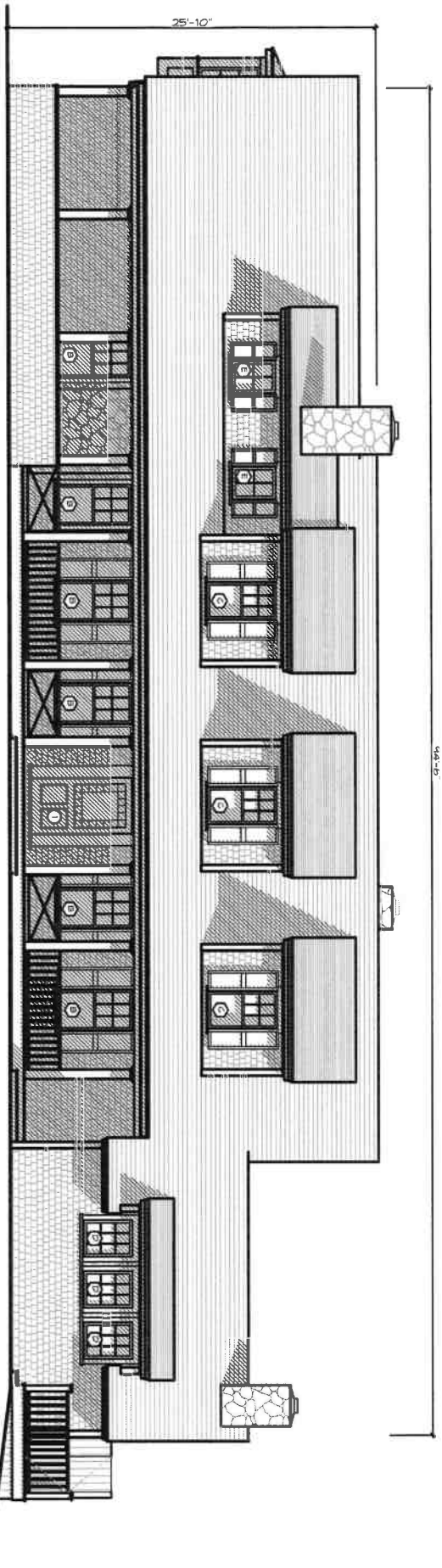

A-2.3
ID #

Renovations to
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
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South Elevation

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Existing South Elevation

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REVISED DATE:

Existing South Elevation

Existing Conditions
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
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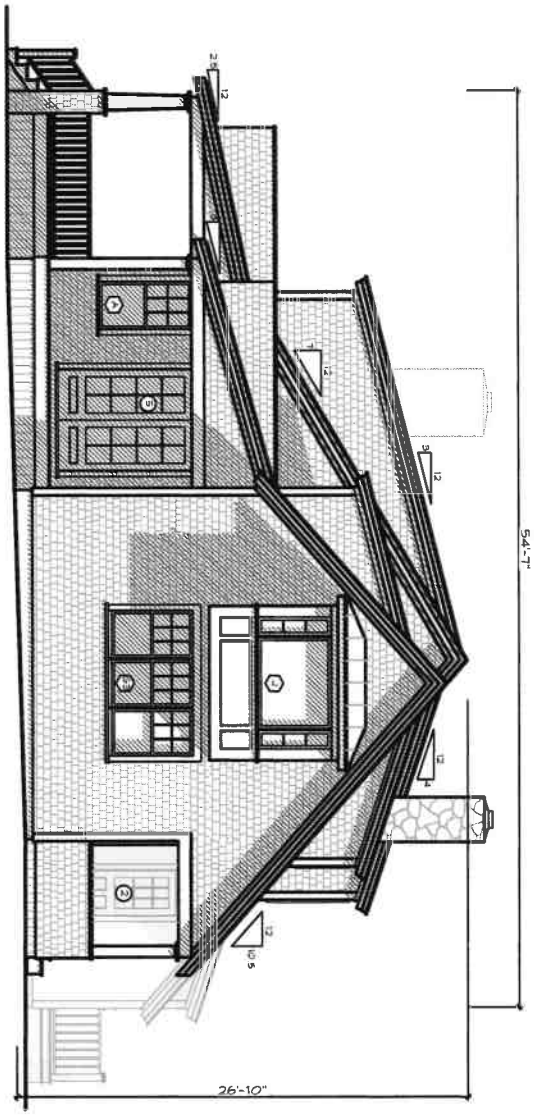

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West Elevation

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Existing Conditions
42 Shimmo Pond Rd
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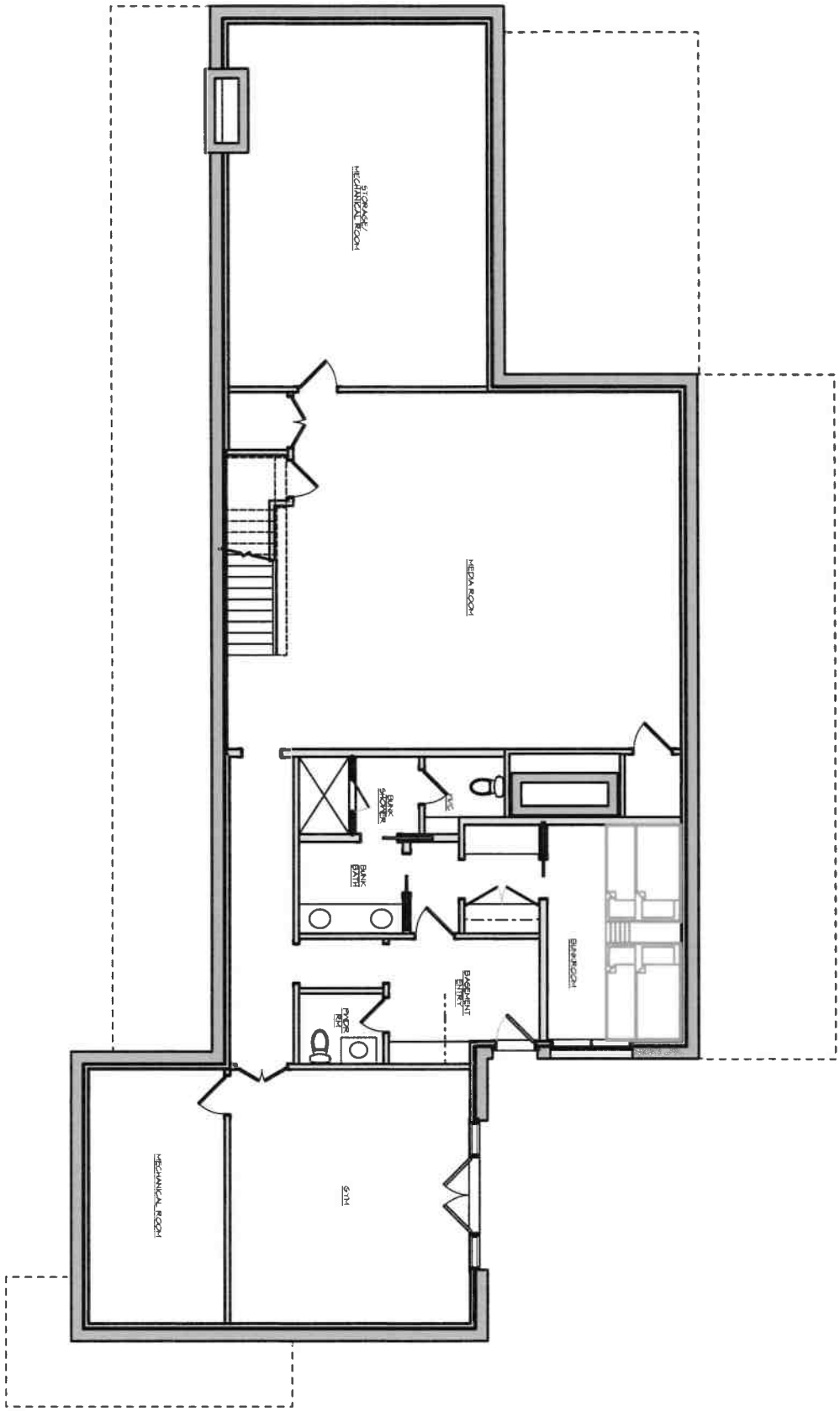

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Lower Level Plan

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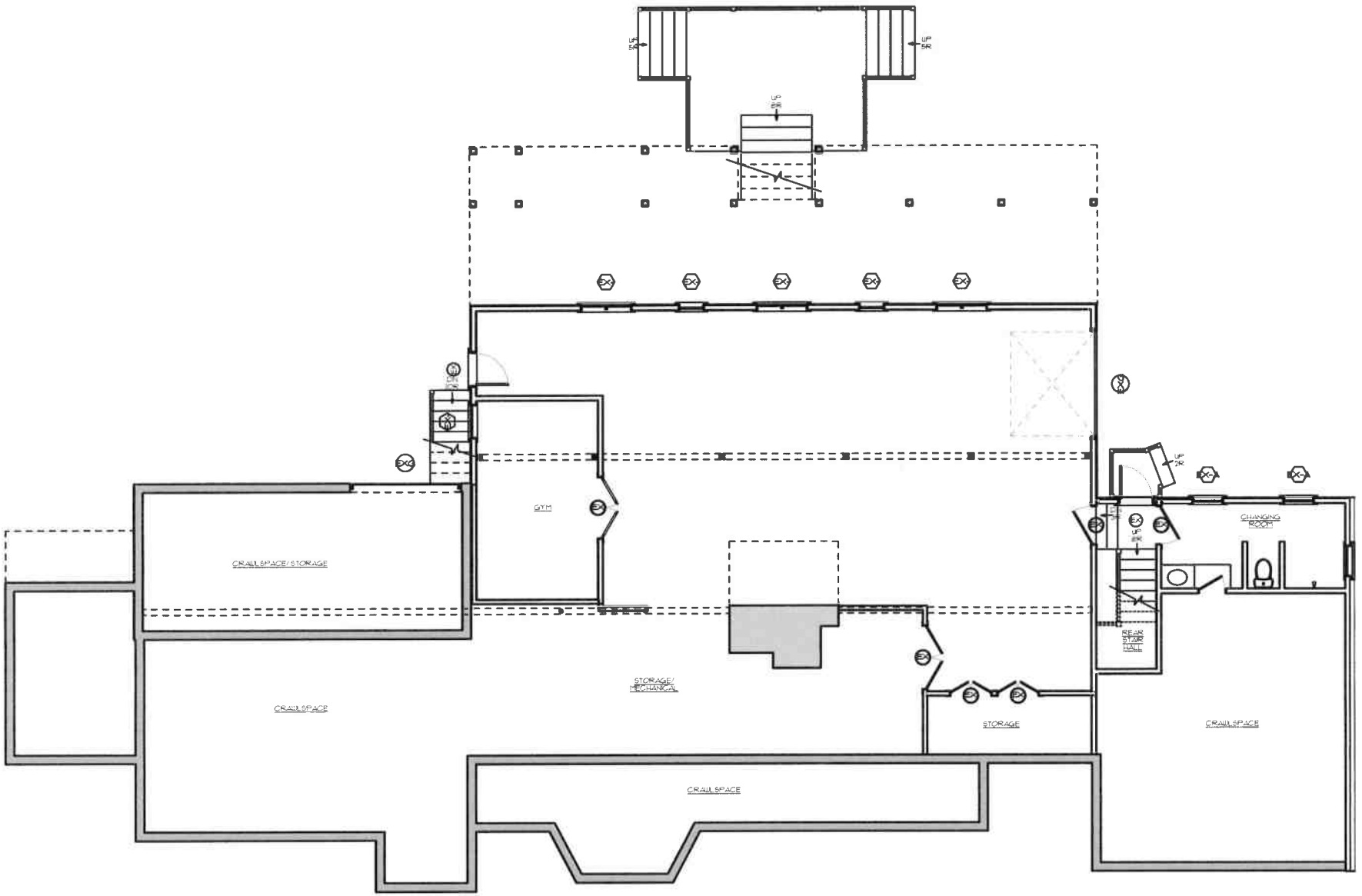

Existing Lower Level Plan

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REVISED DATE:
REVISIONS:

Existing Lower Level Plan

Existing Conditions
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
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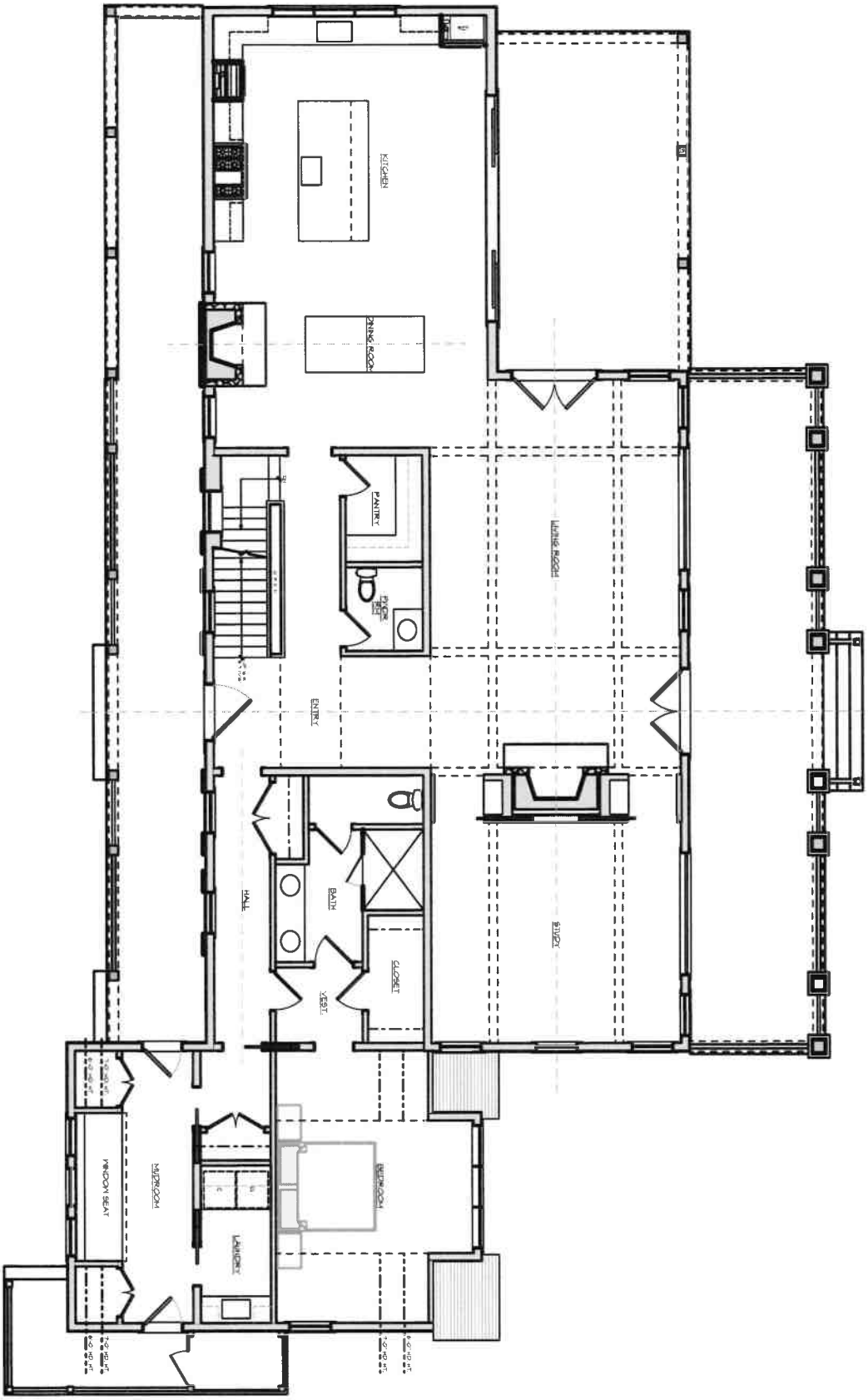

A-1.1

ID #

Renovations to
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 7/8/24

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First Floor Plan

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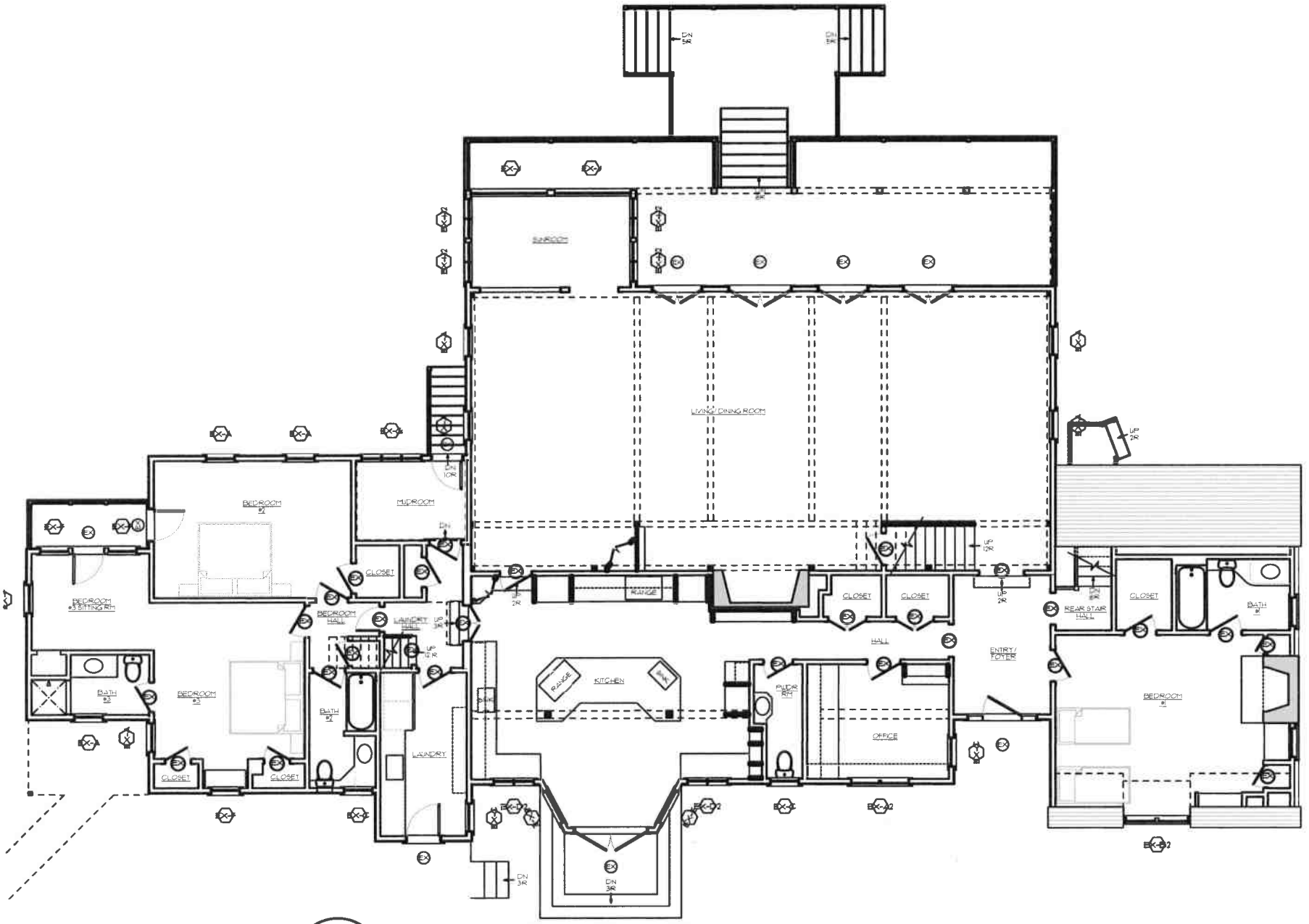

Existing First Floor Plan

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REVISED DATE: | REVISIONS:

Existing First Floor Plan

Existing Conditions
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 | ZONING INFO: LUG-1
PARCEL NO: 126 | PROJECT NO: 08 | ISSUED: 7/8/24

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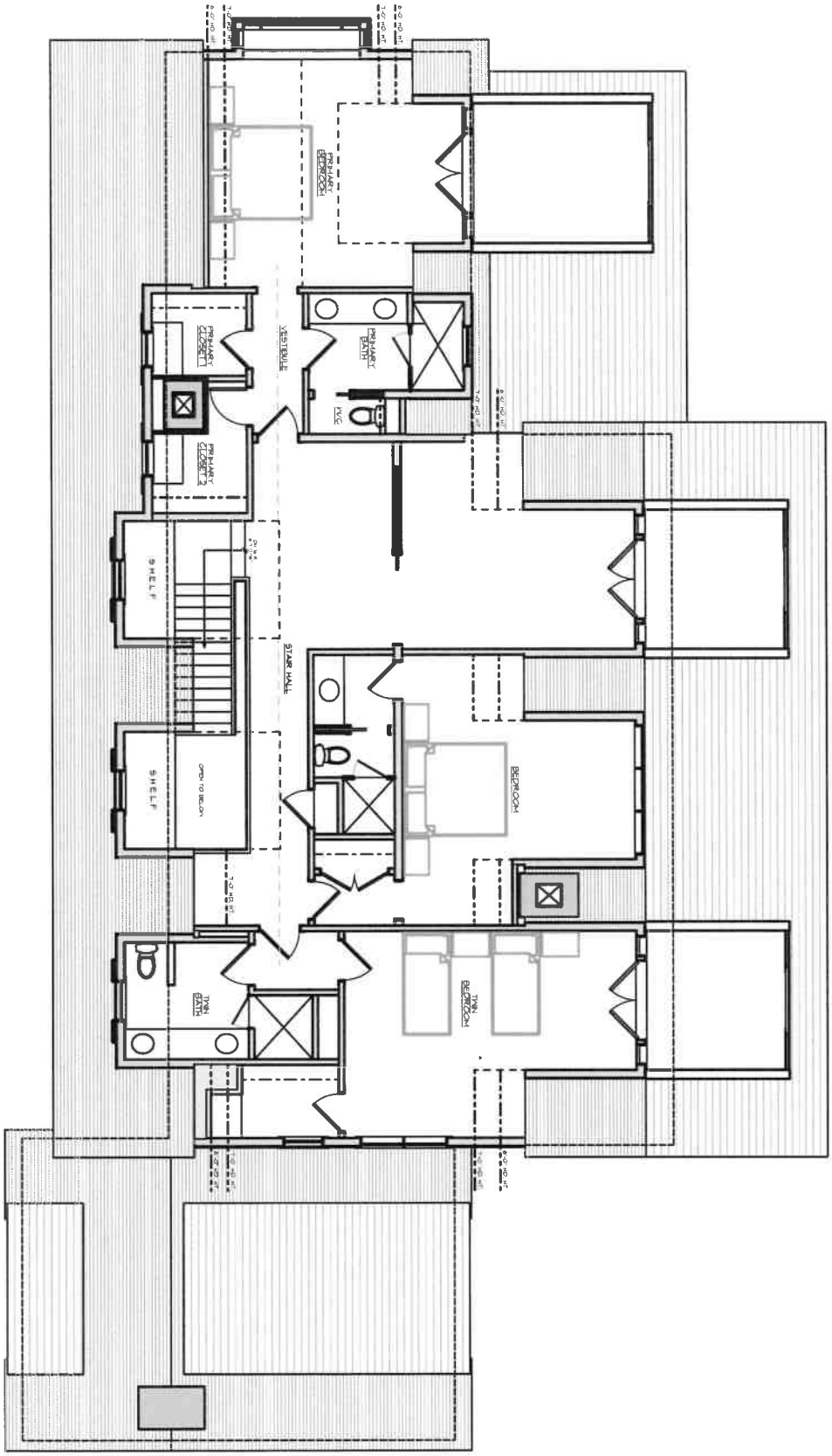

ID# A-1.2

Renovations to
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 7/8/24

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Second Floor Plan

REVISED DATE: REVISIONS:

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31 STATE STREET, BOSTON, MA 02109 P: 617 482 4543
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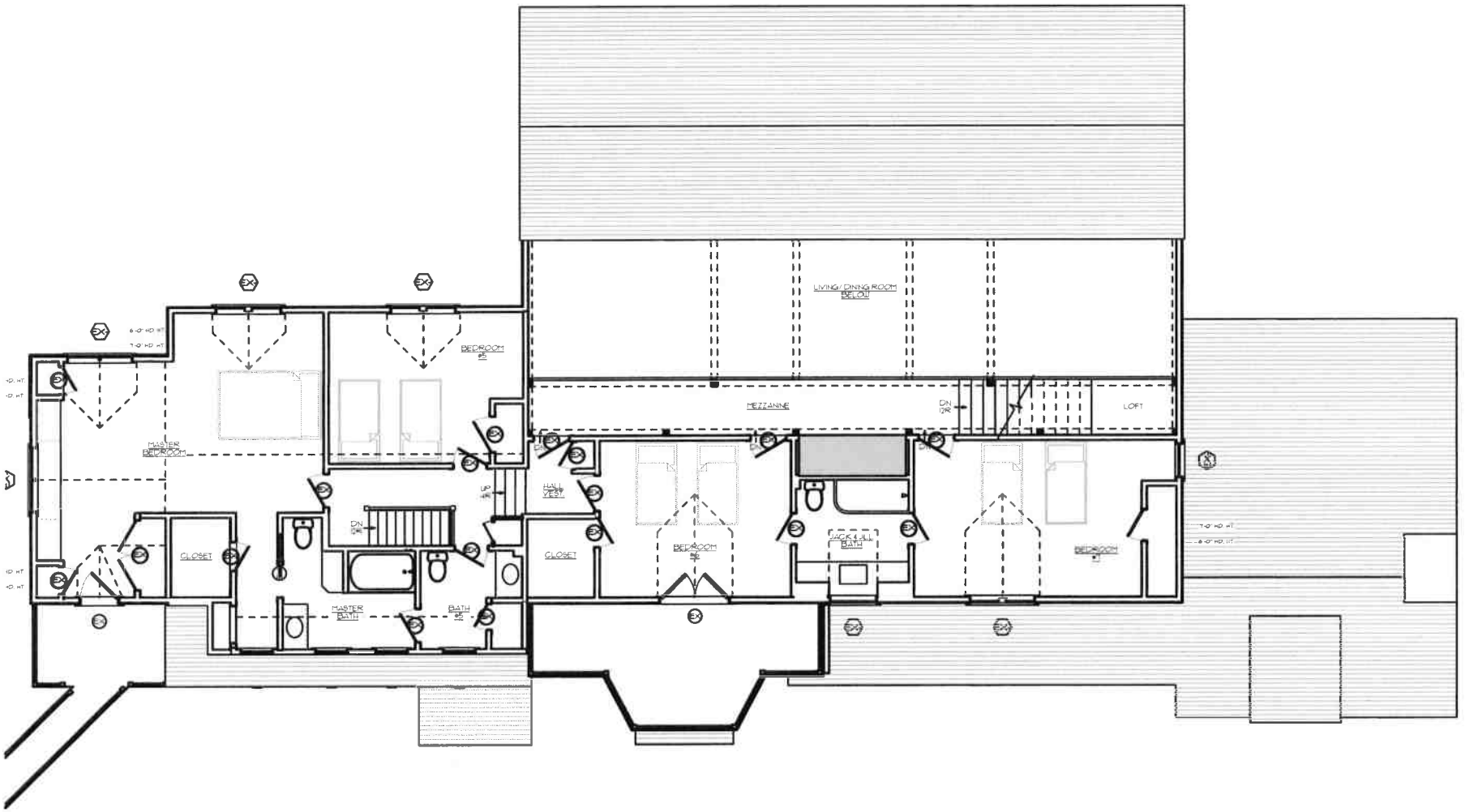

Existing Second Floor Plan

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REVISIONS

REVISED DATE:

Existing Second Floor Plan

Existing Conditions
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUC-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 7/8/24

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ID #
EX-1.2

Renovations to
42 Shimmo Pond Rd
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 10/7/24
Rev:
Build Dept:

Notes:

1. All windows to be Custom, double glazed, 5/8" SDL with muntin configurations as shown on drawings, unless otherwise noted.
   Min. dp 30 rating required. Low E 272 Argon glass, U-value of .29
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
2. All doors to be Custom, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. Low E 272 Argon glass, U-value of .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
3. Mill shop to provide drawings for all window and door units to architect for approval prior to commencing construction.
5. Storms/screens TBD
6. Provide tempered glass in all locations required by code.

Window Schedule

No.	Qn.	Type	Manuf.	Product Number	Frame size	Rough Opening	Lights	Comments
A		Double Hung	Custom	N/A	2'-11" x 5'-8 1/2"		6 over 6	
B		Double Hung	Custom	N/A	2'-11" x 5'-5 1/2"		6 over 6	
B2		(2) Double Hung	Custom	N/A	(2) 2'-11" x 5'-5 1/2"		6 over 6	
B3		(3) Double Hung	Custom	N/A	(3) 2'-11" x 5'-5 1/2"		6 over 6	
C		Double Hung	Custom	N/A	2'-8" x 5'-1"		6 over 6	
D		Casement	Custom	N/A	2'-8" x 3'-8"		9	
E		Casement	Custom	N/A	2'-4" x 3'-4"		4	
F		Double Hung	Custom	N/A	2'-8" x 4'-2"		6 over 6	
G3		(3) Double Hung	Custom	N/A	(3) 2'-11" x 5'-2 1/2"		6 over 6	
H		Fixed Picture	Custom	N/A	8'-9" x 5'-8 1/2"		1	
J		Fixed Picture w/	Custom	N/A	5'-6 1/2" x 4'-6 1/2"		1	
		Fixed Casement	Custom	N/A	1'-2 3/4" x 4'-6 1/2"		3	
K		Fixed Casement	Custom	N/A	1'-2 3/4" x 4'-6 1/2"		3	

Door Schedule

No.	Qn.	Type	Manuf.	Model	Door Dimension	Rough Opening	Lights	Comments
1		Entry Door	Custom	N/A	3'-10" x 7'-0"	TBD	see elevs.	Raised Panels
2		Side Door	Custom	N/A	2'-8" x 7'-0"	TBD	9	Raised Panels
3		Side Door	Custom	N/A	2'-8" x 7'-0"	TBD	9	Raised Panels
4		Inswing French Doors	Custom	N/A	(2) 3'-0" x 8'-0"	TBD	8	Flat Panels
5		Inswing French Doors	Custom	N/A	(2) 3'-0" x 8'-0"	TBD	8	Flat Panels
6		Sliding French Doors	Custom	N/A	(4) 4'-0" x 8'-0""	TBD	12	Flat Panels
7		Inswing French Doors w/	Custom	N/A	(2) 2'-8" x 7'-0"	TBD	8	Flat Panels
		Sidelights	Custom	N/A	1'-2 1/2" x 7'-0"	TBD	4	Flat Panel
8		Inswing French Doors w/	Custom	N/A	(2) 2'-8" x 7'-0"	TBD	8	Flat Panels
		Sidelights	Custom	N/A	1'-2 1/2" x 7'-0"	TBD	4	Flat Panel
9		Inswing French Doors w/	Custom	N/A	(2) 2'-8" x 7'-0"	TBD	8	Flat Panels
		Sidelights	Custom	N/A	1'-2 1/2" x 7'-0"	TBD	4	Flat Panel
10		Inswing French Door	Custom	N/A	2'-8" x 8'-0"	TBD	8	Flat Panel
11		Inswing French Doors w/	Custom	N/A	(2) 2'-8" x 8'-0"	TBD	8	Flat Panels
		Sidelights	Custom	N/A	2'-8" x 8'-0"	TBD	8	Flat Panel

Historic Building Detail: NAN.3117

Folger, Francis Edward Jr. and Lizzie Hiller Chadwick House

No Photos Available

MHC ID	NAN.3117 MACRIS Maps for NAN.3117
Historic Name	Folger, Francis Edward Jr. and Lizzie Hiller Chadwick House
Common Name	-
Street Address	6 Fair St -
City/Town	Nantucket
Village/Neighborhood	Nantucket;
Local Number	C; D;
Year Constructed	C 1932
Architects	-
Architectural Styles	Bungalow; No style;
Uses	Abandoned or Vacant; Single Family Dwelling House;
Significance	Architecture;
Areas	NAN.C: Nantucket Historic District NAN.D: Nantucket Historic District NR:
Designations	Local Historic District (06/04/1970); Nat'l Register District (11/13/1966); Nat'l Historic Landmark (11/13/1966);
Building Materials Roof	Asphalt Shingle;
Building Materials Wall	Wood; Wood Shingle;
Building Materials Foundation	Concrete Cinderblock;
Demolished	No

Street Name	St #	Unit/ other	MAP_LOT	BUILDING TYPE/NAME	Year(s) Built	Year(s) Altered	Style	C or NC	Architect/Notes
SHERBURNE TP	4	4-	30 209		C.1930		COT	C	
SHERBURNE TP	9		30 37		C.1940		CR	C	
SHERBURNE TP	11		30 36		C.1940			C	
SHERBURNE TP	5	5-	30 113.1						VACANT
SHERBURNE TP	17		30 172.1						VACANT
SHERBURNE TP	18		30 196						VACANT
SHERBURNE WY	11				1905			C	"HIGH PRIORY"
SHERBURNE WY	7				1930			C	"WINDYSIDE"
SHERBURNE WY	5		30 38		1950			C	
SHERBURNE WY	3		30 39		1960			C	
SHERBURNE WY	1		30 40		1996			NC	
SHIMMO POND RD	19		43 97		1950			C	
SHIMMO POND RD	15		43 95		1955		RANCH	C	
SHIMMO POND RD	23		43 144		1972			C	
SHIMMO POND RD	12		54 15		1974			C	
SHIMMO POND RD	2		54 255		1980			NC	
SHIMMO POND RD	8		54 258		1980			NC	
SHIMMO POND RD	31		43 170		1980			NC	
SHIMMO POND RD	33		43 156		1981			NC	
SHIMMO POND RD	6		54 257		1985			NC	
SHIMMO POND RD	35		43 127		1988			NC	
SHIMMO POND RD	22		43 145		1989			NC	
SHIMMO POND RD	3		54 259		1990			NC	
SHIMMO POND RD	4		54 256		1996			NC	
SHIMMO POND RD	38		43 125		1996			NC	
SHIMMO POND RD	28		43 167		1997			NC	
SHIMMO POND RD	16		43 18		1998			NC	
SHIMMO POND RD	21				2006			NC	
SHIMMO POND RD	34		43 124		C.1920		COT	C	
SHIMMO POND RD	46		43 77		C.1920			C	
SHIMMO POND RD	42		43 126		C.1930			C	
SHIMMO POND RD	26		43 122		C.1940			C	

42 Shimmo Pond Road



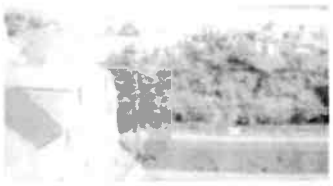
1930's, 1940's

PH166 - Photographic Negative Collection

View from Orange Street, overlooking Union Street, Washingt...

F1977

1930s , 1940s



Repository

Nantucket Historical Association

Preferred citation

Courtesy of the Nantucket Historical Association

Scope and content

View from Orange Street, overlooking Union Street, Washington Street, and Nantucket Harbor. In the background are Commercial Wharf, and the shoreline of Monomoy and Shimmo.

9.7 x 12 cm

Hierarchy

[Collection] PH166 - Photographic Negative Collection

↳ [Item F1977] [notitle], 1930s , 1940s

Subject - topical

- Houses (browse 5331 records)
- Nantucket harbor (browse 463 records)
- Commercial Wharf (browse 109 records)
- Boats (browse 1132 records)



1933

Scans collection

Shimmo boat house, with a boat apparently grounded in the ba...

SC838-57c

1933



Repository

Nantucket Historical Association

Preferred citation

Courtesy of the Nantucket Historical Association

Scope and content

Shimmo boat house, with a boat apparently grounded in the background.

Hierarchy

[Collection] Scans collection

↳ [Item SC838-57c] [notitle], 1933

Acquisitions information

RL2010.51

Scans gift of Ted Tambke

Subject - topical

- Shimmo (browse 15 records)
- Boats (browse 1132 records)
- Unidentified houses (browse 463 records)



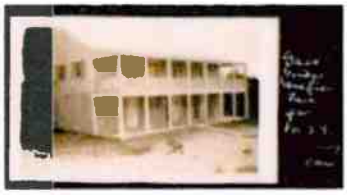
1933

Scans collection

Shimmo boat house. Caption reads: "gave bridge benefit here ...

SC838-57a

1933



Repository

Nantucket Historical Association

Preferred citation

Courtesy of the Nantucket Historical Association

Scope and content

Shimmo boat house. Caption reads: "gave bridge benefit here for M.S.S".

Hierarchy

[Collection] Scans collection

↳ [Item SC838-57a] [notitle], 1933

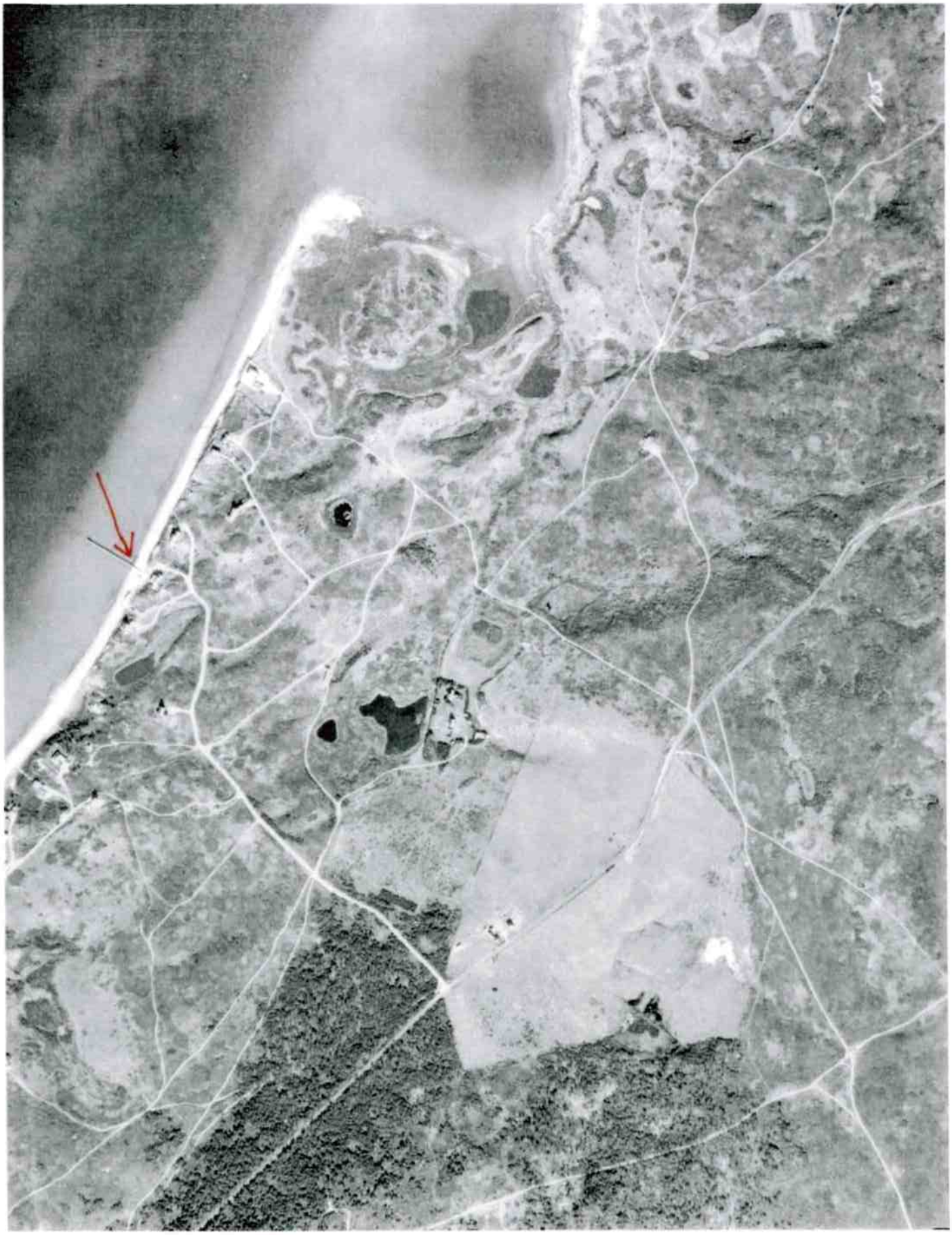
Acquisitions information

RL2010.51

Scans gift of Ted Tambke

Subject - topical

- Shimmo (browse 15 records)
- Boats (browse 1132 records)
- Unidentified houses (browse 463 records)



42 Shimmo Pond Road 1935



42 Shimmo Pond Road 1940



1940



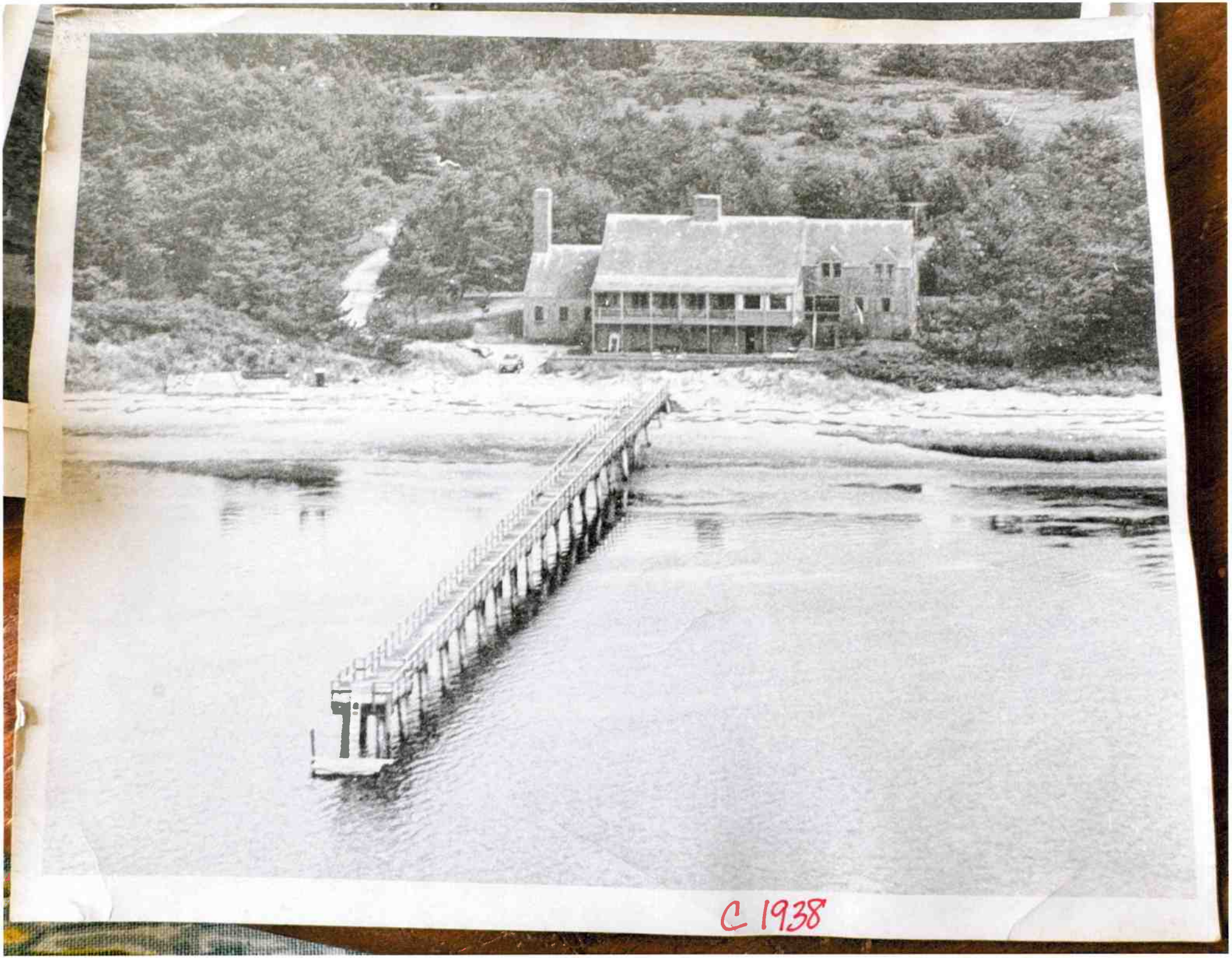
Nantucket Historical Association

AP75_43.jpg

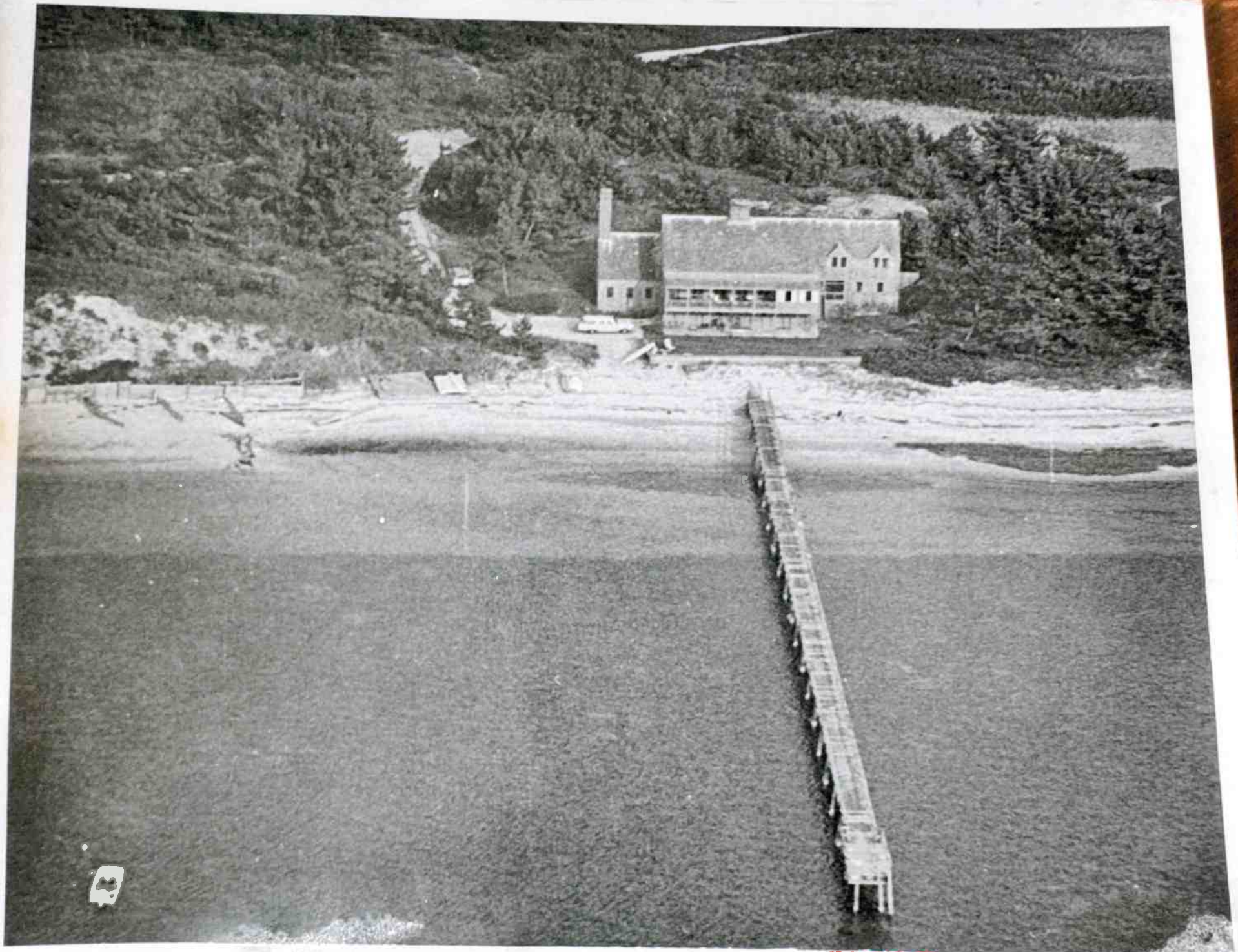
42 Shimmo Pond Road 1975



42 Shimmo Pond Road 1993



C 1938



C1938

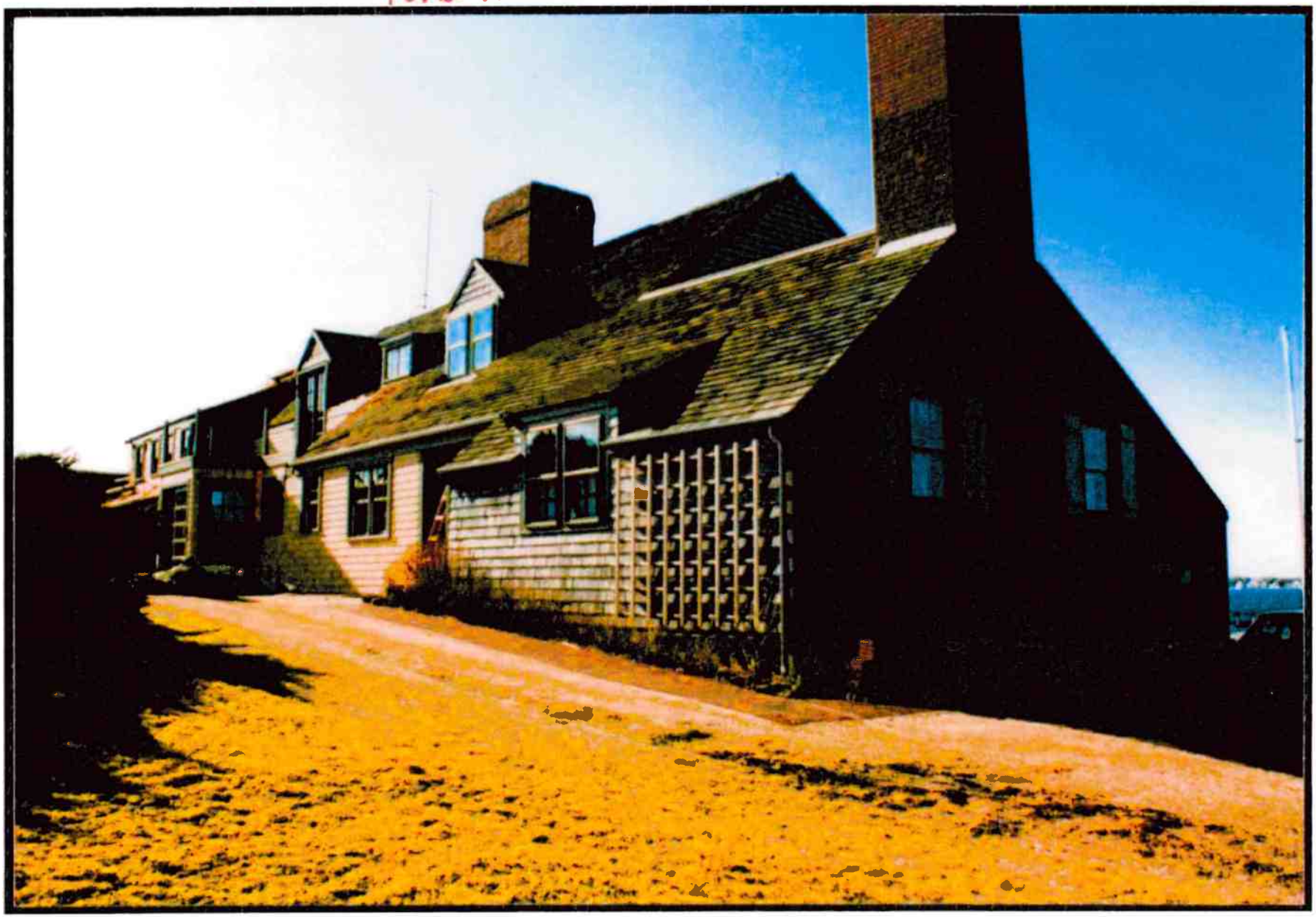
42 Shimmo Pond Road 1992



42 Shimmo Pond Road 1992



42 Shimmo Pond Road 1994



42 Shimmo Pond Road 1994



42 Shimmo Pond Road 1995



42 Shimmo Pond Road 1995



42 Shimmo Pond Road 1995




42 Shimmo Pond Road - South/East

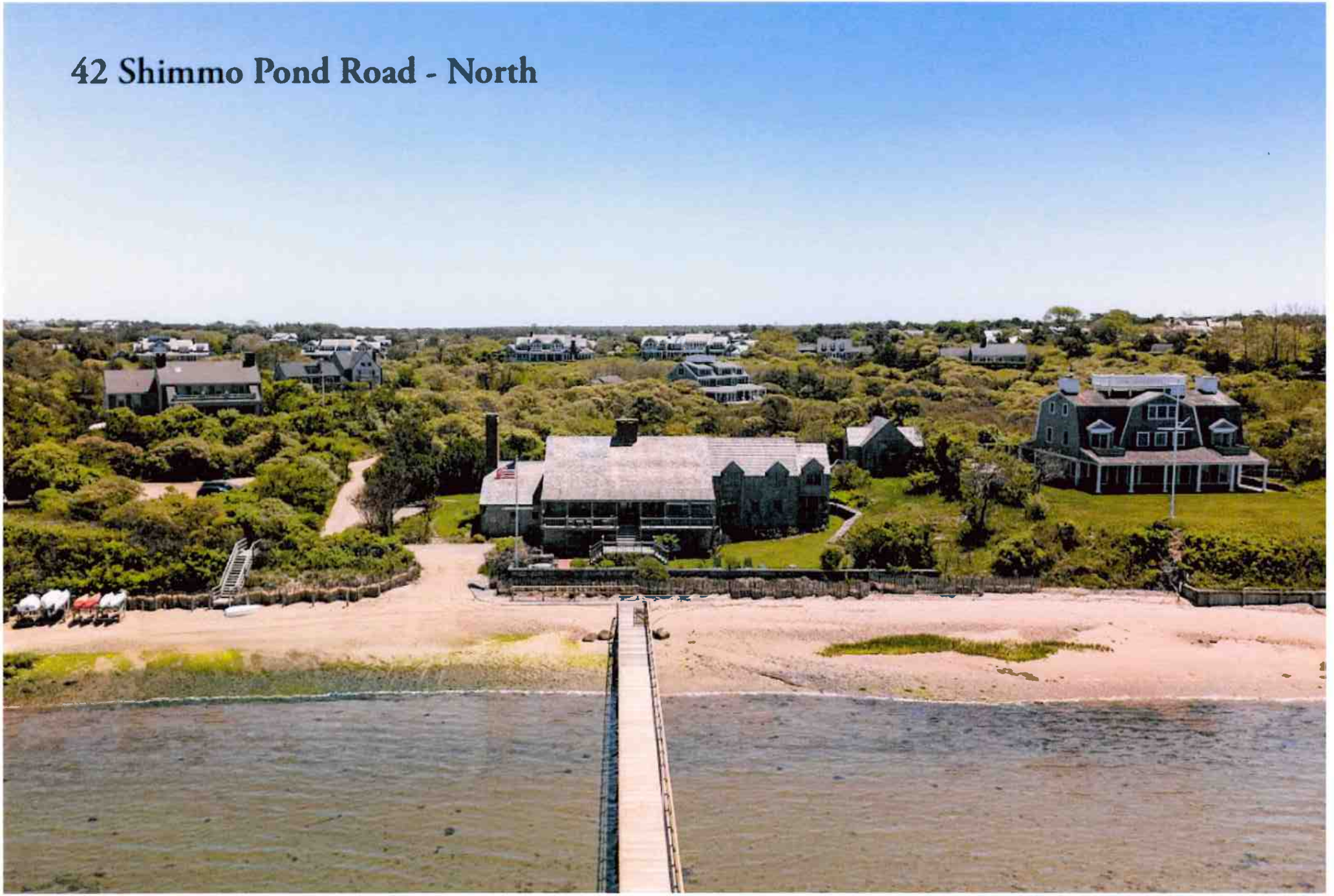
42 Shimmo Pond Road - South



42 Shimmo Pond Road - Partial West



42 Shimmo Pond Road - North



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: [redacted]

COMMISSION

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR ACK KODA LLC

STREET ADDRESS 42 Shimmo Pond Road

MAP/PARCEL 43/126

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON October 7, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

10/2/24
Date

ACK Koda LLC
One Joy Street
Boston, MA 02108
617-720-5800

October 2, 2024

Historic District Commission
Town of Nantucket
Planning & Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

42 Shimmo Pond Road

October 2, 2024

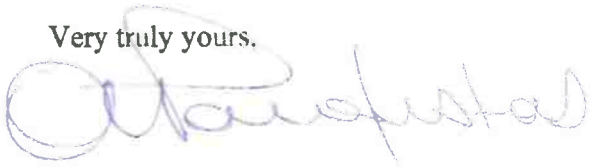
To the Commissioners,

As the ACK KODA LLC owner of record of property located at 42 Shimmo Pond Road, I authorize Botticelli and Pohl Architects to sign applications on my behalf.

Thank you very much for your assistance.

Please don't hesitate to call me with any questions.

Very truly yours,



Anastasios Parafestas
Manager, ACK Koda LLC

42 Shimmo Road Rd
New Guest House

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$225.00 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. Supplemental Information for Historic Buildings: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. Exterior Elevations and Floor Plans (4 copies): Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. As-Built Plans (1 copy): of existing elevations

✓ 4. Hardscaping Plans (4 copies): To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. Topographic Map: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. Door and Window Schedule (4 copies): Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BAP 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. Abutter Notification Materials – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 43 PARCEL N°. 126

Street & Number of Proposed Work: 42 Shimmo Pond Road

Owner of record: ACK KODA LLC

Mailing Address: C/o Ballard Group
One Joy Street Boston, MA 02108

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation. Guest House

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 27'-6" Sq. Footage 1st floor: 564 Decks/Patio: Size: 8'-8" x 25'-9" ☒ 1st floor ☐ 2nd floor
Width: 27'-6" Sq. footage 2nd floor: 564 Size: 6'-7" x 12'-10" ☐ 1st floor ☒ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North -1'-5" South -4' East -2'-5" West -1'-5"

Height of ridge above final finish grade: North 24'-11" South 24'-11" East 24'-11" West 24'-11"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☒ Brick (type) Fieldstone ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass _____/12 Dormer 4 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: (Red Cedar) White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☒ Copper ☐ Leaders (material) _____

Leaders (material and size): Copper 3" dia

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) * Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 1x6 Corner boards 5/4x6 Frieze 1x6
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round ____ Square ____

Windows*: ☒ Double Hung ☐ Casement ☒ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Marvin Custom

Doors* (type and material): ☐ TDL ☒ SDL Front 8 Light, 1 Leaf Slider, Wood Rear _____ Side 8 Light, 4 Leaf Slider, Wood
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors Marvin Hamilton Blue
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/7/24 Signature of owner of record _____ Signed under penalties of perjury

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- ☐ Adult Signature Restricted Delivery $

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$

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Ellen Lehman & William H. Eskind
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144 Ensworth Avenue
City, State, ZIP+4®
Nashville, TN 37205

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PO Box 13
City, State, ZIP+4®
Nantucket, MA 02554

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
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Postage
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Total Postage and Fees
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NANTUCKET POST OFFICE

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Shimmo Assoc. c/o Steven Anderson
Street and Apt. No., or PO Box No.
5 South Valley Road
City, State, ZIP+4®
Nantucket, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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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
$

Postmark Here
OCT 7 2024
02584 9998
NANTUCKET POST OFFICE

Sent To
Dominick & Eileen Alfieri TRST Wingsong Nom Trst
Street and Apt. No., or PO Box No.
394 Thornall Street
City, State, ZIP+4®
Edison, NJ 08837

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 42 Shimmo Pond Road

Tax Map Number: 43 Parcel Number: 126

Owner of Record: ACK KODA LLC

Description of Proposal: Relocate Main House on site and Renovate. New Guest House and new Garage.

Anticipated HDC Submission Date: October 7, 2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER... ACK KODA LLC

MAILING ADDRESS... c/o Bdlard Group, One Jay Street, Boston, MA 02108

PROPERTY LOCATION... 42 Shimmo Pond Road

ASSESSORS MAP/PARCEL... 43|126

SUBMITTED BY... Botticelli + Pohl

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

October 7, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.10.07 10:21:46 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

SHIMMO ASSOCIATION
C/O STEVEN ANDERSON
5 SOUTH VALLEY ROAD
NANTUCKET, MA 02554

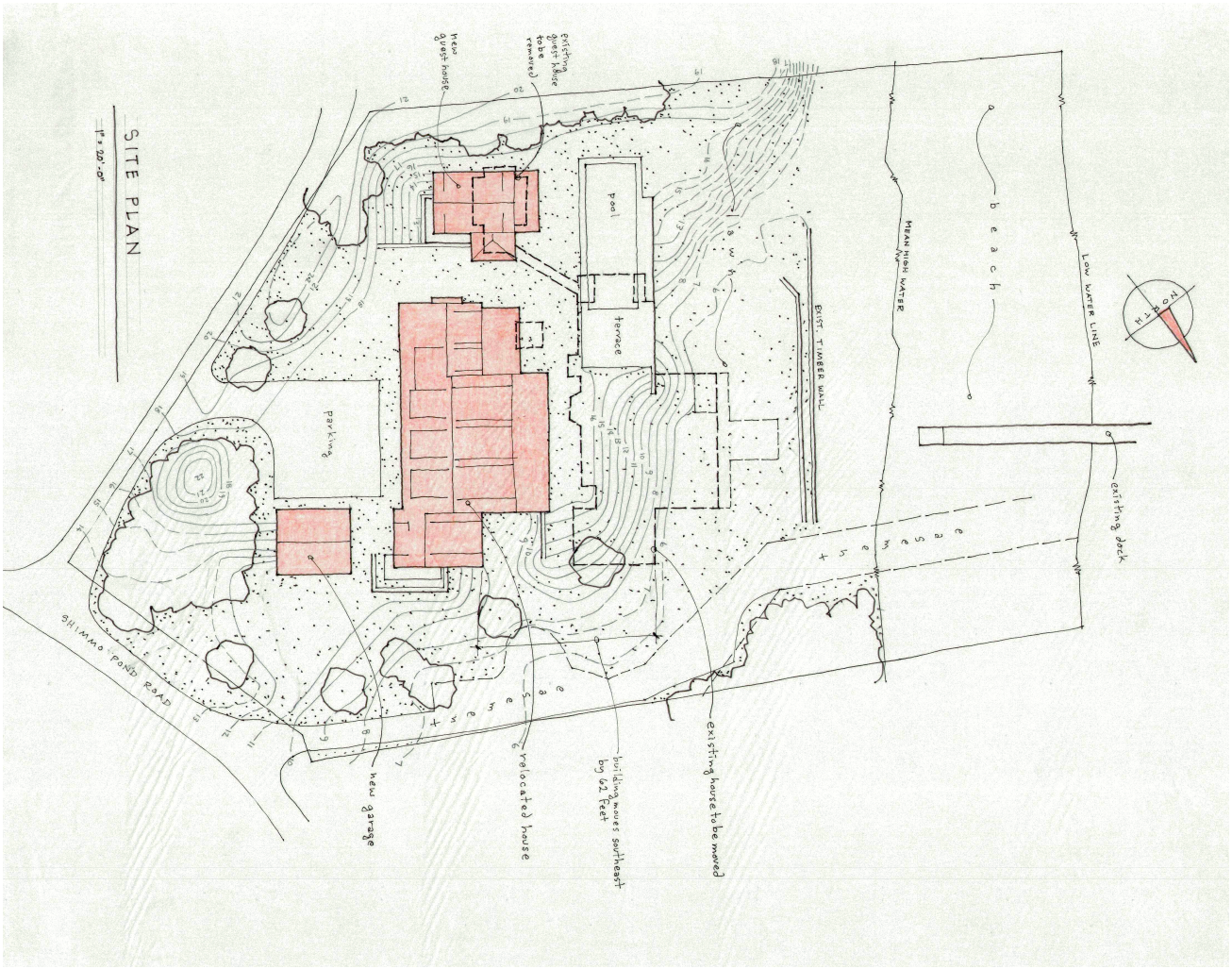
ALFIERI DOMINICK & EILEEN TRST
WINDSONG NOMINEE TRUST
399 THORNALL ST
EDISON, NJ 08837

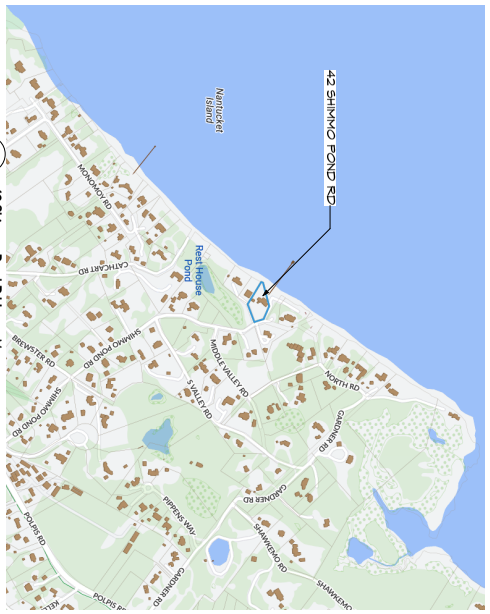
LEHMAN ELLEN E & ESKIND WILLIAM H
144 ENSWORTH AVE
NASHVILLE, TN 37205

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
43	75		SHIMMO ASSOCIATION	C/O STEVEN ANDERSON	5 SOUTH VALLEY ROAD	NANTUCKET	MA	02554	44 SHIMMO POND RD
43	125		ALFIERI DOMINICK & EILEEN TRST	WINDSONG NOMINEE TRUST	399 THORNALL ST	EDISON	NJ	08837	38 SHIMMO POND RD
43	127		LEHMAN ELLEN E & ESKIND WILLIAM H		144 ENSWORTH AVE	NASHVILLE	TN	37205	35 SHIMMO POND RD
43	155		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	SHIMMO POND RD
Count:	4								





1 42 Shimmo Pond Rd Locus Map
Scale: 1" = 1'-0"

L-1.1

ID #

Renovations to
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 10/7/24

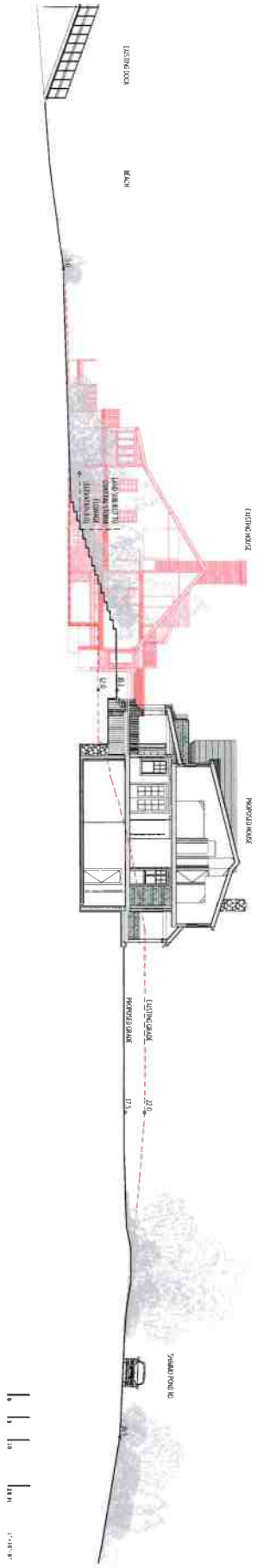
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Proposed Site Plan

REVISED DATE: REVISIONS:

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



L-1.2

Renovations to
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 10/7/24

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Site Section

REVISED DATE: REVISIONS:

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



1

North Elevation

Scale: 1/8" = 1'-0"

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508.228.5455
31 STATE STREET, BOSTON, MA 02109 | P 617.482.4543
BOTTICELLIANDPOHL.COM

REVISIONS:
REVISED DATE:

North Elevation

Guest House
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUC-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 10/7/24

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ID #
A-2.1



1

East Elevation

Scale: 1/8" = 1'-0"

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508.228.5455
31 STATE STREET, BOSTON, MA 02109 | P 617.482.4543
BOTTICELLIANDPOHL.COM

REVISED DATE: | REVISIONS:

East Elevation

Guest House
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 | ZONING INFO: LUG-1
PARCEL NO: 126 | PROJECT NO: 08 | ISSUED: 10/7/24

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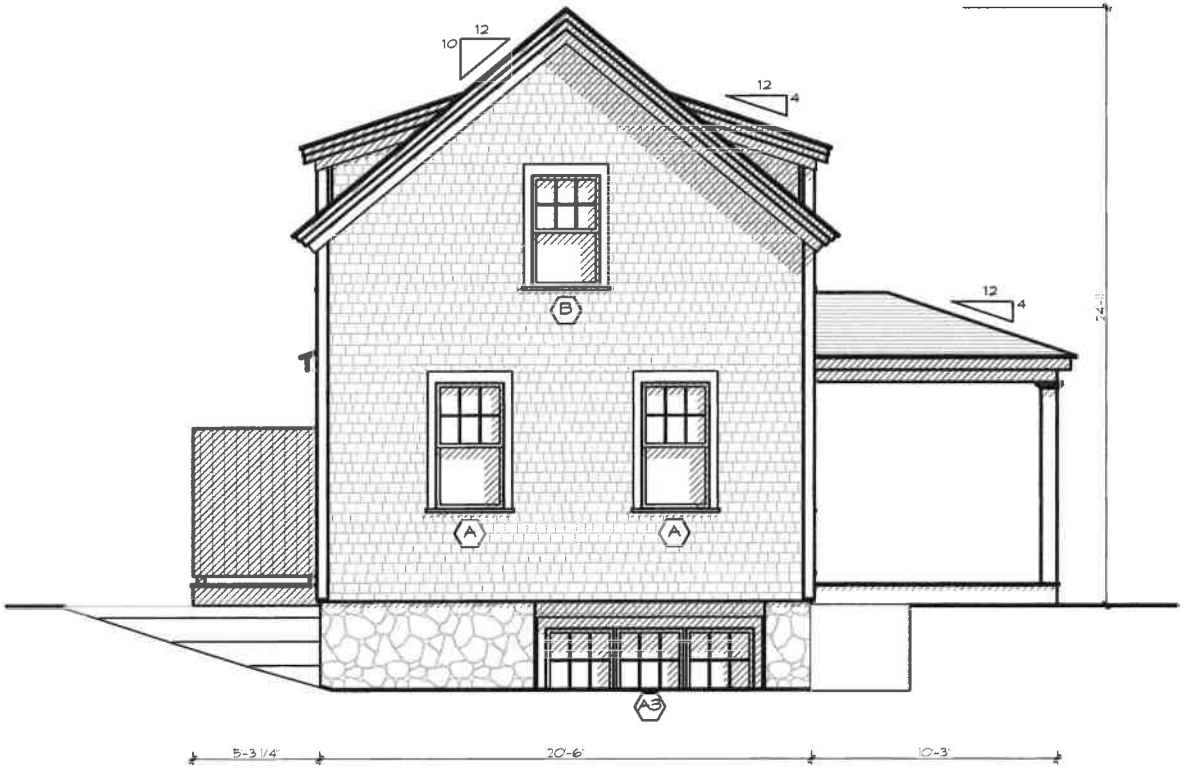
ID#
A-2.2



1

South Elevation

Scale: 1/8" = 1'-0"

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM

REVISED DATE: REVISIONS:

South Elevation

Guest House
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUC-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 10/7/24

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ID#
A-2.3



1

West Elevation

Scale: 1/8" = 1'-0"

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P. 508.228.5455
31 STATE STREET, BOSTON, MA 02109 | P. 617.482.4543
BOTTICELLIANDPOHL.COM

REVISIONS:
REVISED DATE:

West Elevation

Guest House
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO. 43 ZONING INFO: LUG-1
PARCEL NO. 126 PROJECT NO. 08 ISSUED: 10/7/24

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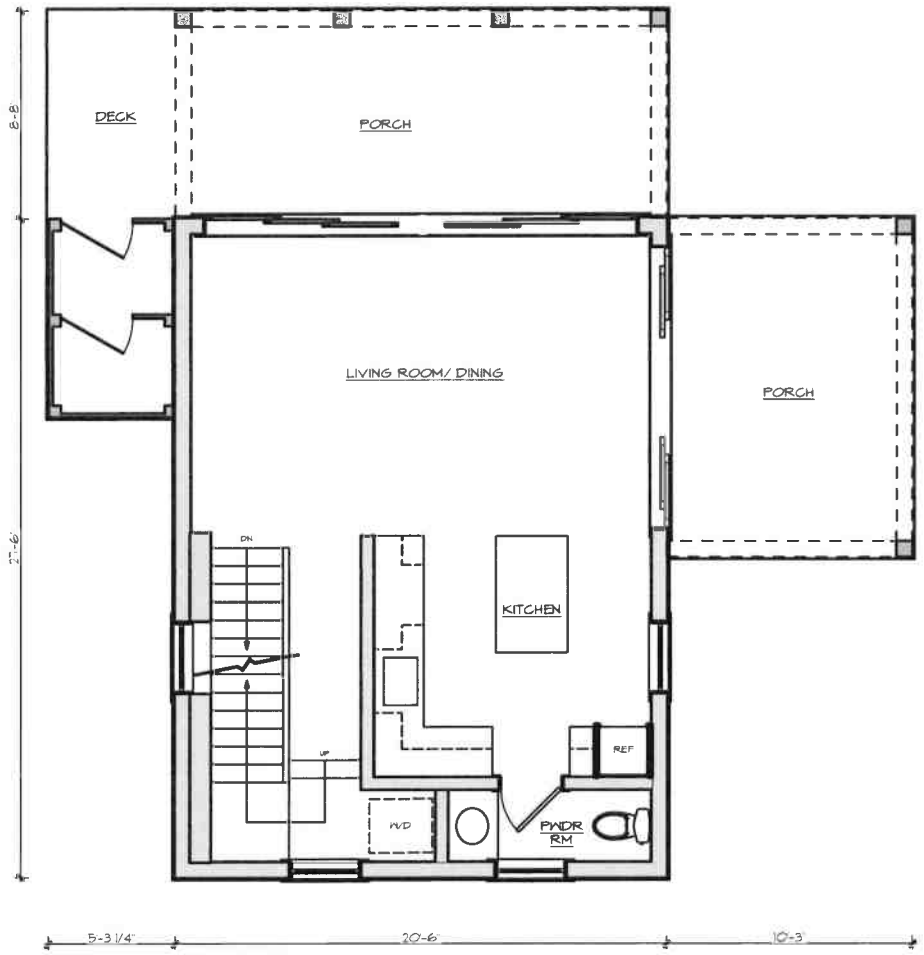
ID#
A-2.4



1

First Floor Plan

Scale: 1/8" = 1'-0"

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508.228.5455
31 STATE STREET, BOSTON, MA 02109 | P 617.482.4543
@BOTTICELLIANDPOHL.COM

REVISIONS:
REVISED DATE:

First Floor Plan

Guest House
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 10/7/24

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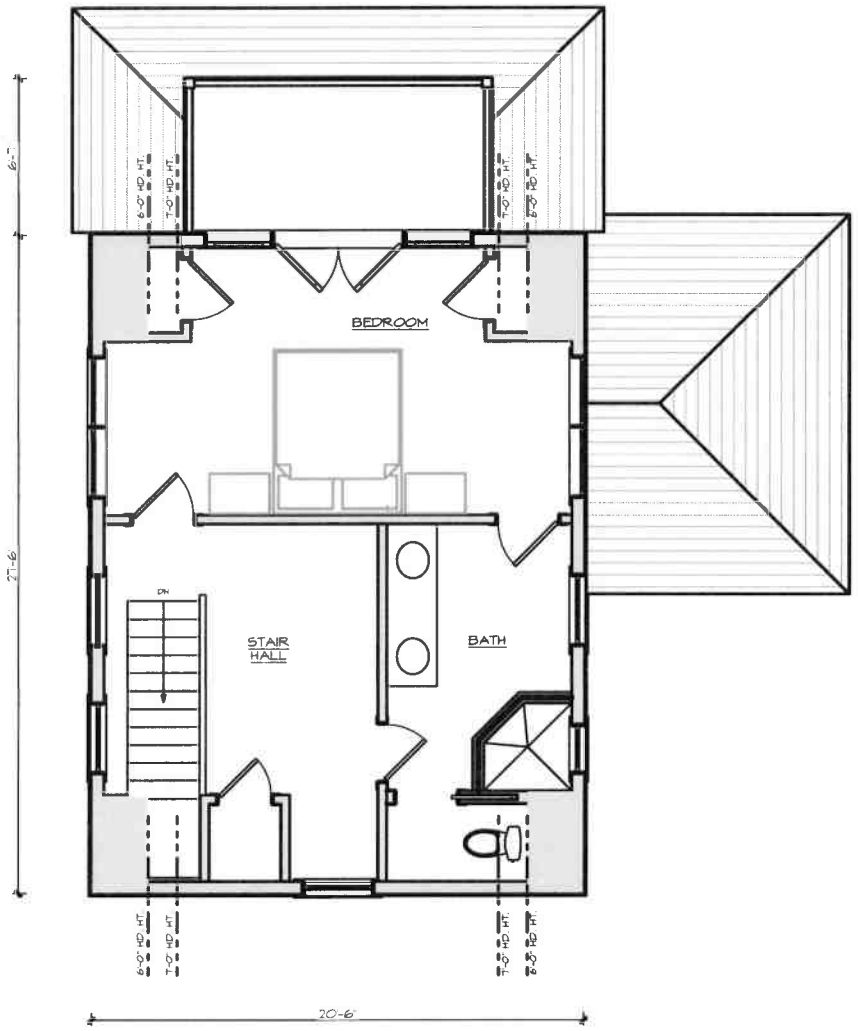
ID #
A-1.1



1

Second Floor Plan

Scale: 1/8" = 1'-0"

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 39 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P. 508.228.5455 | P. 617.482.4543

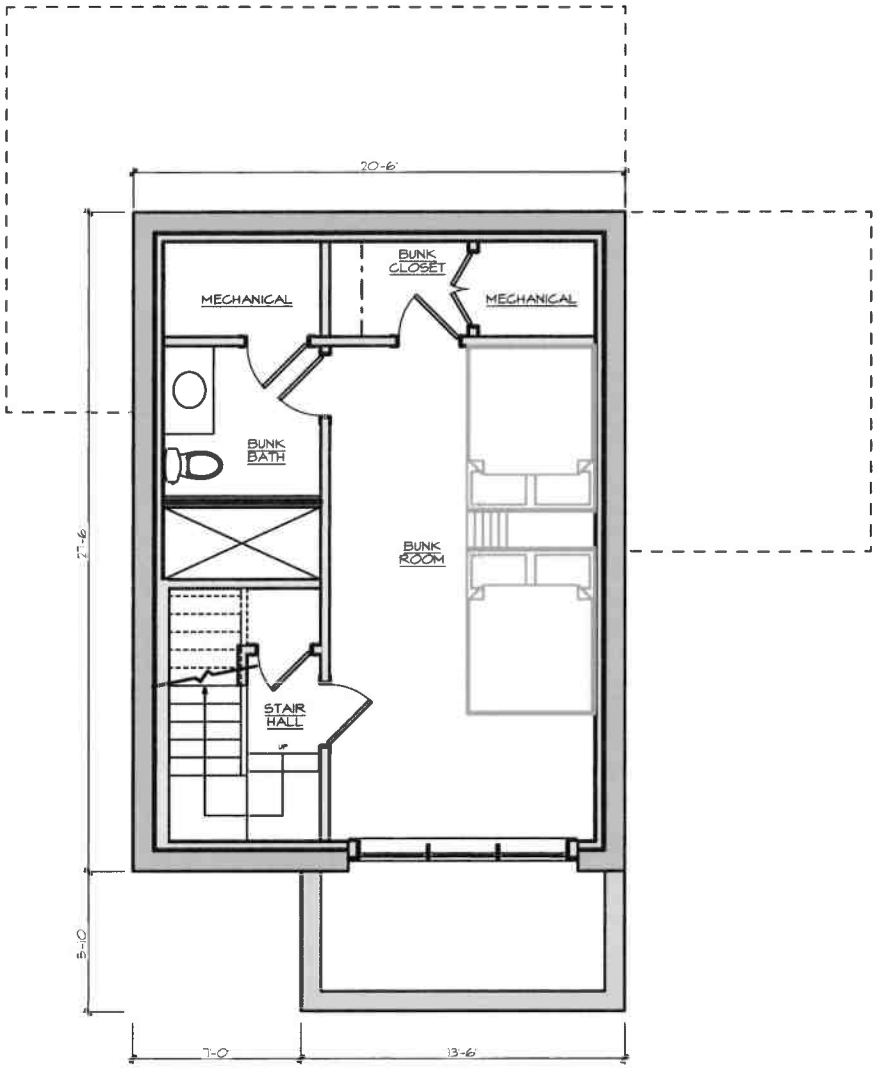
REVISED DATE: | REVISIONS:

Second Floor Plan

ID # A-1.2

Guest House
42 Shimmo Pond Rd
Nantucket, MA 02554
MAP NO. 43 ZONING INFO. LUC-1
PARCEL NO. 126 PROJECT NO. 08 ISSUED: 10/7/24

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C. No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.



1

Lower Level Plan

Scale: 1/8" = 1'-0"

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P. 508.228.5455
31 STATE STREET, BOSTON, MA 02109 | P. 617.482.4543
BOTTICELLIANDPOHL.COM

REVISIONS:
REVISED DATE:

Lower Level Plan

Guest House
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 10/7/24

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ID#
A-1.3

Guest House
42 Shimmo Pond Rd
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission:10/7/24

Revs:

Notes:

1. All windows to be Custom, double glazed, 5/8" SDL with muntin configurations as shown on drawings, unless otherwise noted.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
2. All doors to be Custom, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
3. Mill shop to provide drawings for all window and door units to architect for approval prior to commencing construction.
5. Storms/screens TBD
6. Provide tempered glass in all locations required by code.

No.	Qn.	Type	Manuf.	Frame Size	Rough Opening	Lights	Comments
A	4	Double Hung	KSD	2'-11" x 5'-5 1/2"	3'-0" x 5'-6"	6 over 1	
A3	1	(3) Double Hung	KSD	(3) 2'-11" x 5'-5 1/2"	8'-9" x 5'-6"	6 over 1	
B	4	Double Hung	KSD	2'-11" x 4'-10"	3'-0" x 4'-10 1/2"	6 over 1	
B2	2	(2) Double Hung	KSD	(2) 2'-11" x 4'-10"	5'-10" x 4'-10 1/2"	6 over 1	
C	1	Double Hung	KSD	2'-0" x 4'-10"	2'-1" x 4'-10 1/2"	6 over 1	

Door Schedule

No.	Qn.	Type	Manuf.	Size	Rough Opening	Lights	Comments
1	1	6 leaf slider	KSD	18'-1 1/2" x 8'- 3/4"	18'-2" x 8'- 1"	8 each	8 light over panel
2	1	4 leaf slider	KSD	11'-9 1/2" x 8'- 3/4"	11'-10" x 8'- 1"	8 each	8 light over panel
3	1	Inswing French Doors w/ (2) sidelights	KSD	11'-1 1/2" x 7'-1"	11'-2" x 7'- 1 1/2"	8 each	8 light over panel with 2 sidelights

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: [redacted]

COMMISSION

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ALTERNATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
[redacted]

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR ACK KADALLC

STREET ADDRESS 42 Shimmo Pond Road

MAP/PARCEL 43|126

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON October 7, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 10/2/24

Date

ACK Koda LLC
One Joy Street
Boston, MA 02108
617-720-5800

October 2, 2024

Historic District Commission
Town of Nantucket
Planning & Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

42 Shimmo Pond Road

October 2, 2024

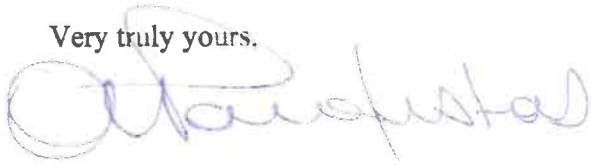
To the Commissioners,

As the ACK KODA LLC owner of record of property located at 42 Shimmo Pond Road, I authorize Botticelli and Pohl Architects to sign applications on my behalf.

Thank you very much for your assistance.

Please don't hesitate to call me with any questions.

Very truly yours.



Anastasios Parafestas
Manager, ACK Koda LLC

42 Shimmo Pond Rd
New Garage

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 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.

225.80 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1 copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BAP 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 43 PARCEL N°. 126

Street & Number of Proposed Work: 42 Shimmo Pond Road

Owner of record: ACK KODA LLC

Mailing Address: C/o Bollard Group
One Jay Street Boston, MA 02108

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 20'-0" Sq. Footage 1st floor: 572 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 25'-0" Sq. footage 2nd floor: 572 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North -4'-5" South -4'-5" East -8.0' West -3'-5"

Height of ridge above final finish grade: North 23'-10" South 25'-1" East 30'-11" West 20'-11"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6"-10'-0" ☐ Block ☐ Block Parged ☒ Brick (type) Field Stone ☐ 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) Copper

Leaders (material and size): Copper 2.5" ϕ

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) * Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 1x6 Corner boards 5/4x6 Frieze _____
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 Custom

Doors* (type and material): ☐ TDL ☑ SDL Front Batten w/ Transom / Wood Side _____
Garage Door(s): Type Overhead Material Wood

Hardscape materials: Driveways Crushed Shell / Sand Walkways Crushed Shell / Sand Walls Field Stone

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors Hamilton Blue
Deck _____ Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/1/24 Signature of owner of record _____ Signed under penalties of perjury

9589 0710 5270 2168 5828 45

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City, State, ZIP+4®
Nashville, TN 37205

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City, State, ZIP+4®
Nantucket, MA 02554

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Shimmo Assoc. c/o Steven Anderson
Street and Apt. No., or PO Box No.
5 South Valley Road
City, State, ZIP+4®
Nantucket, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Dominick & Eileen Alfieri TRST Wingsong Nom Trst
Street and Apt. No., or PO Box No.
394 Thornall Street
City, State, ZIP+4®
Edison, NJ 08837

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 42 Shimmo Pond Road

Tax Map Number: 43 Parcel Number: 126

Owner of Record: ACK KODA LLC

Description of Proposal: Relocate Main House on site and Renovate. New Guest House and new Garage.

Anticipated HDC Submission Date: October 7, 2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER... ACK KODA LLC

MAILING ADDRESS... c/o Bdlard Group, One Jay Street, Boston, MA 02108

PROPERTY LOCATION... 42 Shimmo Pond Road

ASSESSORS MAP/PARCEL... 43|126

SUBMITTED BY... Botticelli + Pohl

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

October 7, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.10.07 10:21:46 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

SHIMMO ASSOCIATION
C/O STEVEN ANDERSON
5 SOUTH VALLEY ROAD
NANTUCKET, MA 02554

ALFIERI DOMINICK & EILEEN TRST
WINDSONG NOMINEE TRUST
399 THORNALL ST
EDISON, NJ 08837

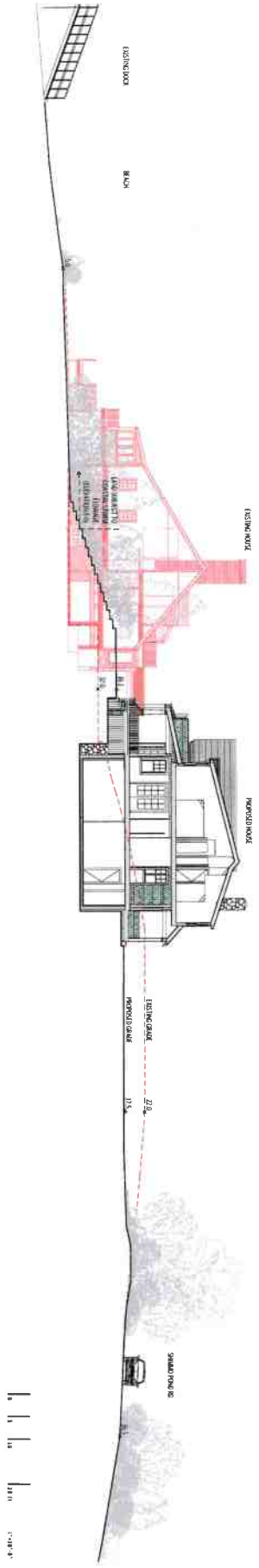
LEHMAN ELLEN E & ESKIND WILLIAM H
144 ENSWORTH AVE
NASHVILLE, TN 37205

NANTUCKET CONSERVATION FOUND I
PO BOX 13
NANTUCKET, MA 02554

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
43	75		SHIMMO ASSOCIATION	C/O STEVEN ANDERSON	5 SOUTH VALLEY ROAD	NANTUCKET	MA	02554	44 SHIMMO POND RD
43	125		ALFIERI DOMINICK & EILEEN TRST	WINDSONG NOMINEE TRUST	399 THORNALL ST	EDISON	NJ	08837	38 SHIMMO POND RD
43	127		LEHMAN ELLEN E & ESKIND WILLIAM H		144 ENSWORTH AVE	NASHVILLE	TN	37205	35 SHIMMO POND RD
43	155		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	SHIMMO POND RD
Count:	4								


SITE PLAN
1" = 20'-0"
SHIMMO POND ROAD
new garage
proposed house
existing house to be moved
existing deck
beach
MEAN HIGH WATER
LOW WATER LINE
pergola
terrace
patio
pool
existing shed to be removed
new guest house
existing shed to be removed
existing shed to be removed
existing shed to be removed



ID#
L-1.2

Renovations to
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 10/7/24

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Site Section

REVISED DATE:	REVISIONS:

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



1 North Elevation

Scale: 1/8" = 1'-0"

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 75 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P: 508.228.5455 | P: 617.482.4543

REVISIONS:
REVISED DATE:

North Elevation

Garage
42 Shimmo Pond Rd
Nantucket, MA 02554
MAP NO: 43 PARCEL NO: 126 ZONING INFO: LUC-1 PROJECT NO: 08 ISSUED: 10/7/24

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A-2.1



1 **East Elevation**

Scale: 1/8" = 1'-0"

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31 STATE STREET, BOSTON, MA 02109 | P 617.482.2543
BOTTICELLIANDPOHL.COM

REVISED DATE: | REVISIONS:

East Elevation

Garage
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 10/2/24

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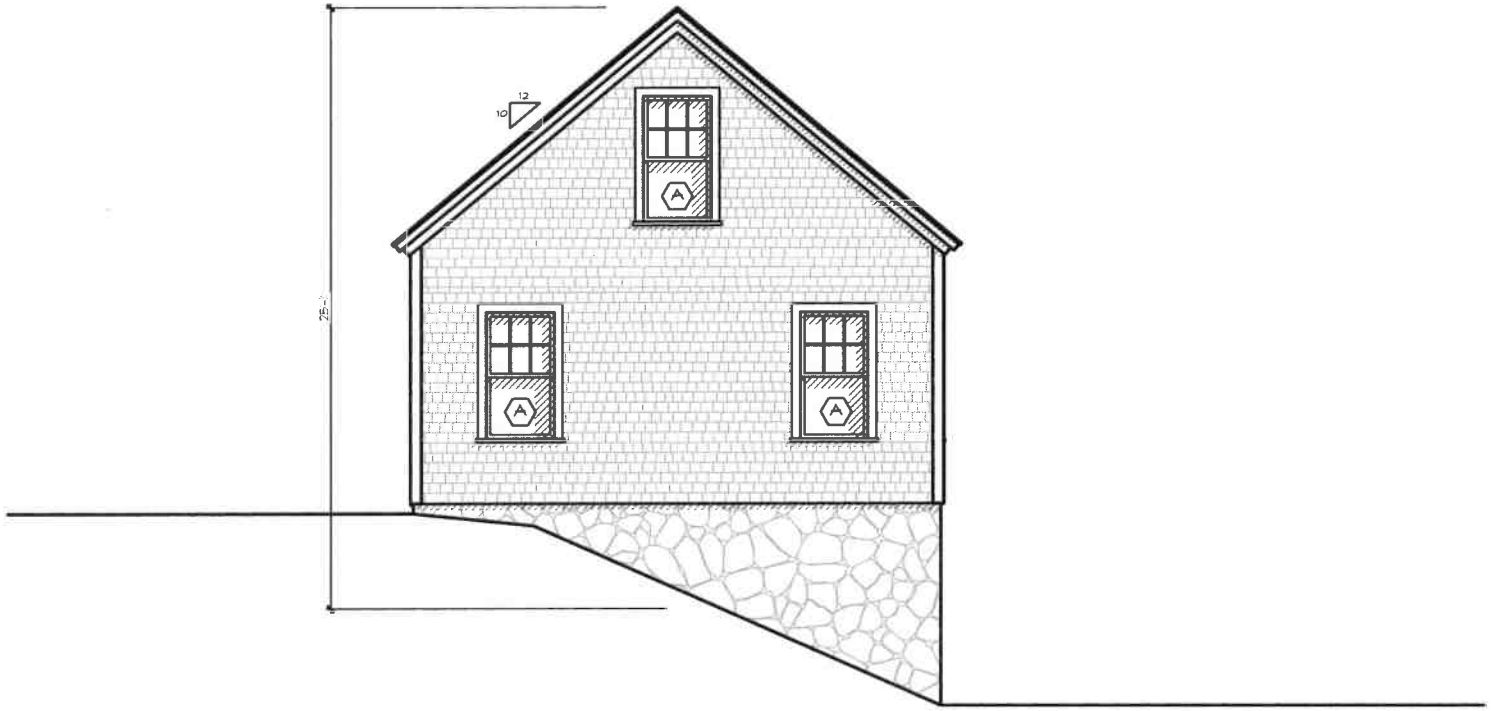
ID # **A-2.2**



1

South Elevation

Scale: 1/8" = 1'-0"

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 | P 617 482 4543
BOTTICELLIANDPOHL.COM

REVISIONS
REVISED DATE:

South Elevation

Garage
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 10/2/24

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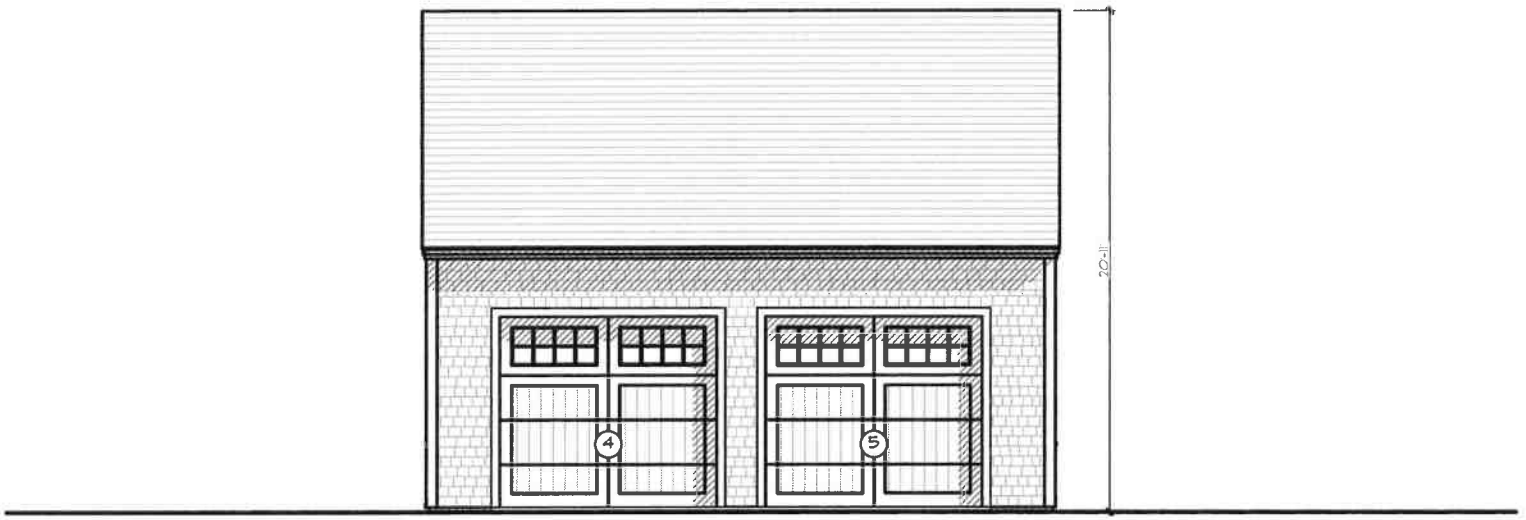

1 **West Elevation**

Scale: 1/8" = 1'-0"

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P. 508.228.5455 | 31 STATE STREET, BOSTON, MA 02109 P. 617.482.4543 | BOTTICELLIANDPOHL.COM

REVISIONS:

REVISED DATE:

West Elevation

Garage
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 10/2/24

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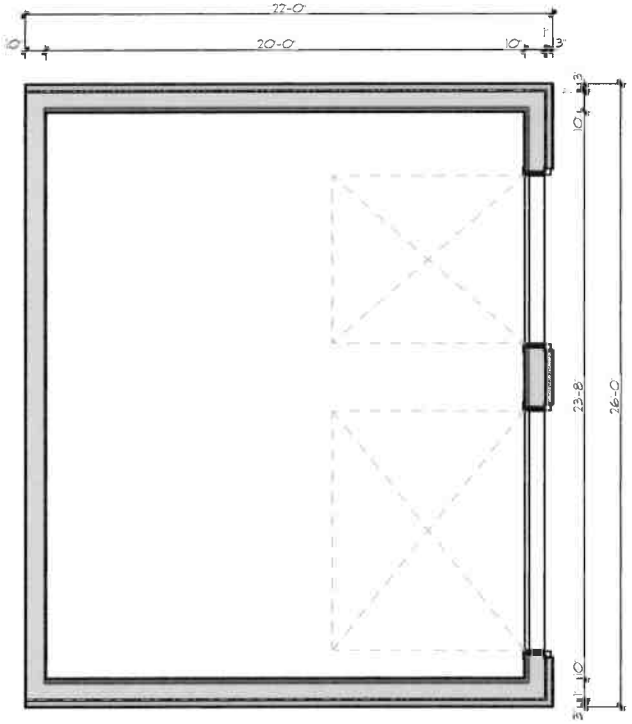

1

Proposed Lower Level Plan

Scale: 1/8" = 1'-0"

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P: 508.228.5455
31 STATE STREET, BOSTON, MA 02109 | P: 617.482.4543
BOTTICELLIANDPOHL.COM

REVISIONS:
REVISED DATE:

Lower Level Plan

Garage
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 ZONING INFO: LUG-1
PARCEL NO: 126 PROJECT NO: 08 ISSUED: 10/2/24

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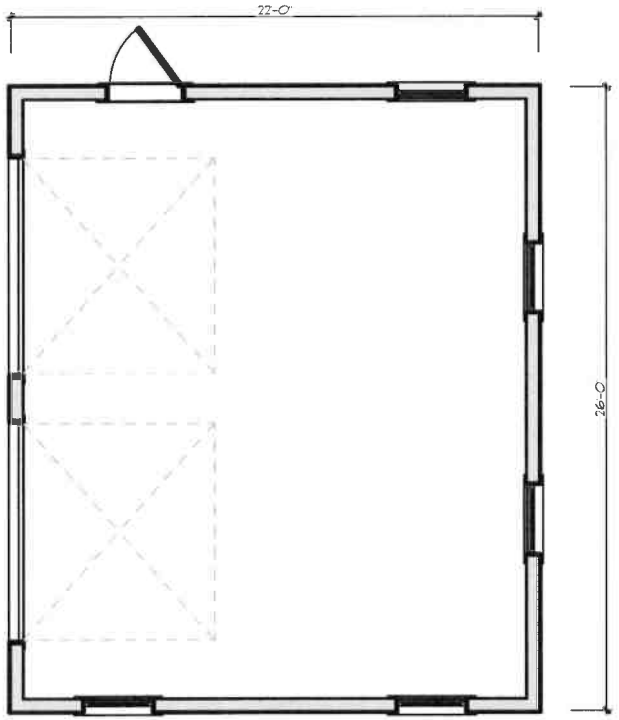

1

Proposed First Floor Plan

Scale: 1/8" = 1'-0"

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 21 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P: 508 228 5455 | P: 617 482 4543

REVISIONS

REVISED DATE:

First Floor Plan

Garage
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 PARCEL NO: 126 ZONING INFO: LUC-1 PROJECT NO: 08 ISSUED: 10/2/24

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ID #
A-1.1

Garage at
42 Shimmo Pond Road
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 10/7/24
Rev:
Build Dept:

Notes:

1. All windows to be custom, double glazed, 5/8" SDL, w/ muntin configurations as shown on drawings, unless otherwise noted.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
2. All doors to be custom, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
3. Mill shop to provide drawings for all window and door units to architect for approval prior to commencing construction.
5. Storms/screens TBD
6. Provide tempered glass in all locations required by code.

Windows

No.	Qn.	Type	Manuf.	Product Number	Frame size	Rough Opening	Lights	Comments
A	7	Double Hung	TBD	N/A	2'-11" x 5'-5 1/2"	TBD	6 over 1	

Doors

No.	Qn.	Type	Manuf.	Model	Door Dimension	Rough Opening	Lights	Comments
1	1	Overhead Garage Door	TBD	N/A	7'-0" x 8'-0"	TBD	N/A	6" V-Groove
2	1	Overhead Garage Door	TBD	N/A	10'-0" x 8'-0"	TBD	N/A	6" V-Groove
3	1	Side Entry	TBD	N/A	3'-0" x 6'-8"	TBD	N/A	6" V-Groove
	1	w/ Transom	TBD	N/A	3'-0" x 1'-4"	TBD	3	
4	1	Overhead Garage Door	TBD	N/A	9'-0" x 8'-0"	TBD	16	16 light over 6" V-Groove Panel
5	1	Overhead Garage Door	TBD	N/A	9'-0" x 8'-0"	TBD	16	16 light over 6" V-Groove Panel

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: [redacted]

COMMISSION

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
[redacted]

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR ACK KODA LLC

STREET ADDRESS 42 Shimmo Pond Road

MAP/PARCEL 43/126

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON October 7, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, BUT INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

10/2/24
Date

ACK Koda LLC
One Joy Street
Boston, MA 02108
617-720-5800

October 2, 2024

Historic District Commission
Town of Nantucket
Planning & Land Use Services
2 Fairgrounds Road
Nantucket, MA 02554

42 Shimmo Pond Road

October 2, 2024

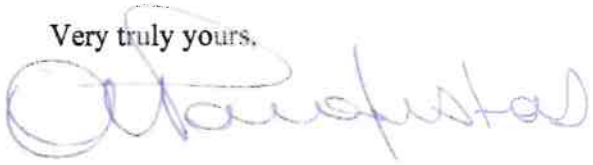
To the Commissioners,

As the ACK KODA LLC owner of record of property located at 42 Shimmo Pond Road, I authorize Botticelli and Pohl Architects to sign applications on my behalf.

Thank you very much for your assistance.

Please don't hesitate to call me with any questions.

Very truly yours.



Anastasios Parafestas
Manager, ACK Koda LLC

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

$50 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BKP (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

X 8. **Abutter Notification Materials** - Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket In Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 29 PARCEL N°. 18

Street & Number of Proposed Work: 41 Hulbert Avenue

Owner of record: 41 Hulbert LLC

Mailing Address: % Bradley + Associates
1270 Soldiers Field Road Boston, MA 02135

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Bottcelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2024-05-10580
☐ 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: 2005

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

REVISIONS* (describe)
1. East Elevation N/C
2. South Elevation N/C
3. West Elevation N/C
4. North Elevation Revise Fenestration

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) * Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☒ Other Fixed Picture
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Marvin

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/2/24 Signature of owner of record _____ Signed under penalties of perjury



L-1.1

ID #

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

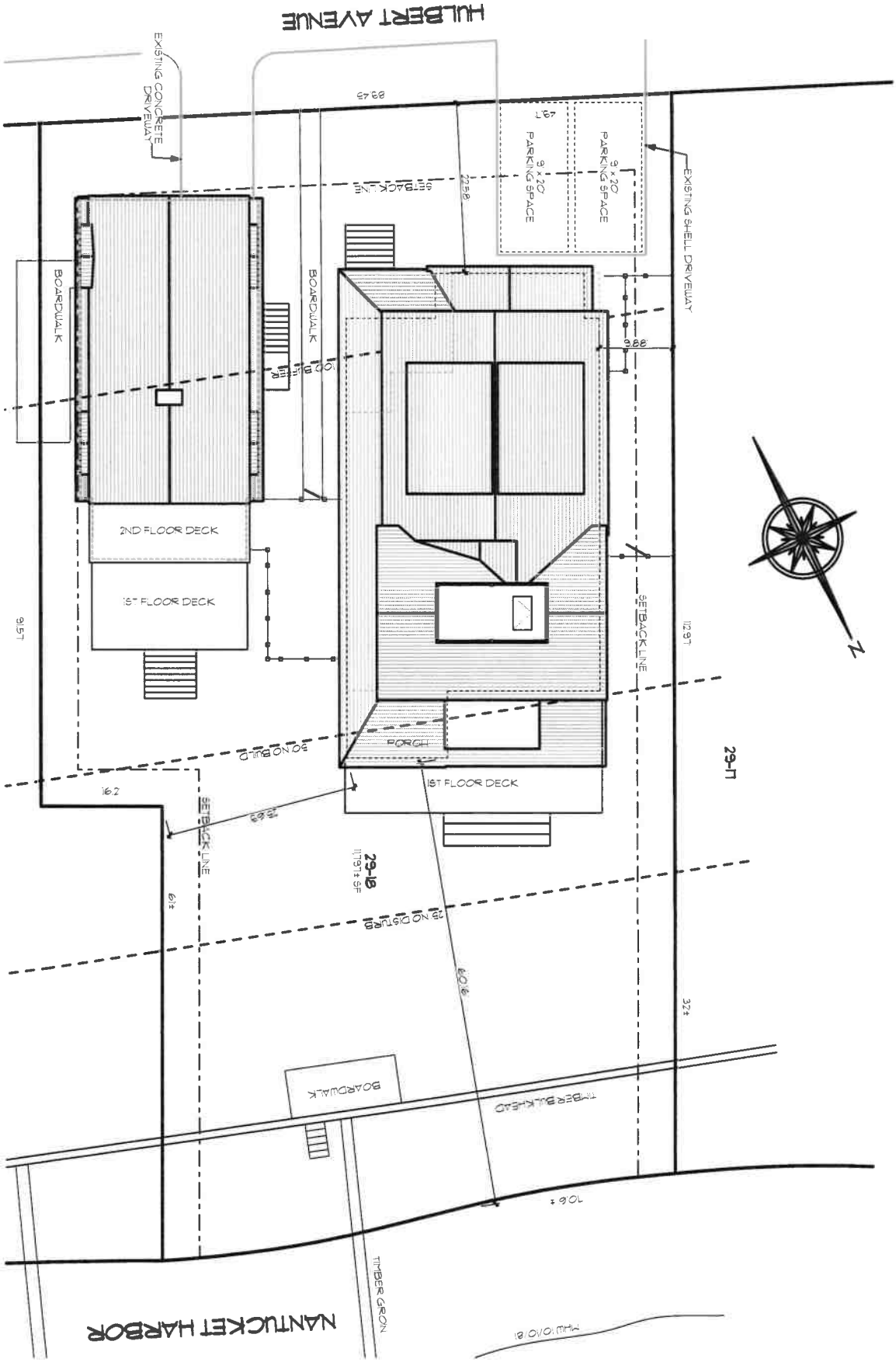
MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED: 10/7/24

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Locus Map

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID # L-1.2

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED: 10/7/24

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Site Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



Proposed North Elevation



Previously Approved North Elevation

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508.228.5455
31 STATE STREET, BOSTON, MA 02109 | P 617.482.4543
BOTTICELLIANDPOHL.COM

North Elevation

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: B6 REVISED: 10/7/24

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ID#
A-2.1



Proposed East Elevation



Previously Approved North Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | P 508.228.5455
31 STATE STREET, BOSTON, MA 02109 | P 617.482.4543
BOTTICELLIANDPOHL.COM

East Elevation

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED: 10/7/24

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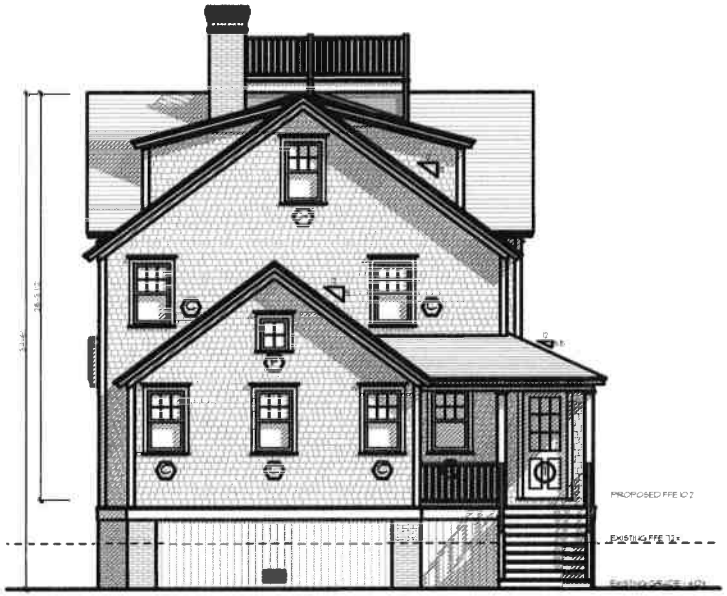
ID#
A-2.2



Proposed South Elevation



Previously Approved North Elevation

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P. 508.228.5455 | P. 617.482.4543

South Elevation

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: RI
PARCEL NO: 18 PROJECT NO: 86 REVISED: 10/7/24

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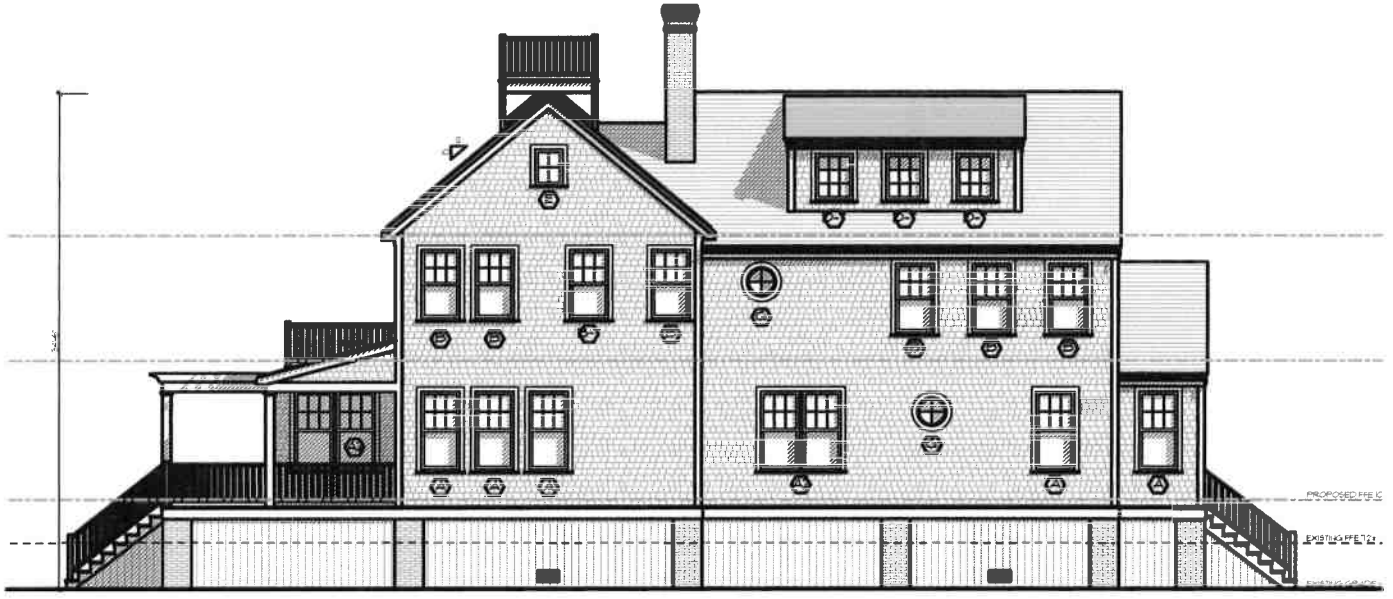
ID#
A-2.3



Proposed West Elevation



Previously Approved North Elevation

BOTTICELLI & POHL
11 OLD SOUTH ROAD, NANTUCKET, MA 02554 | 31 STATE STREET, BOSTON, MA 02109 | BOTTICELLIANDPOHL.COM
P. 508.228.5455 | P. 617.482.4543

West Elevation

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED: 10/7/24

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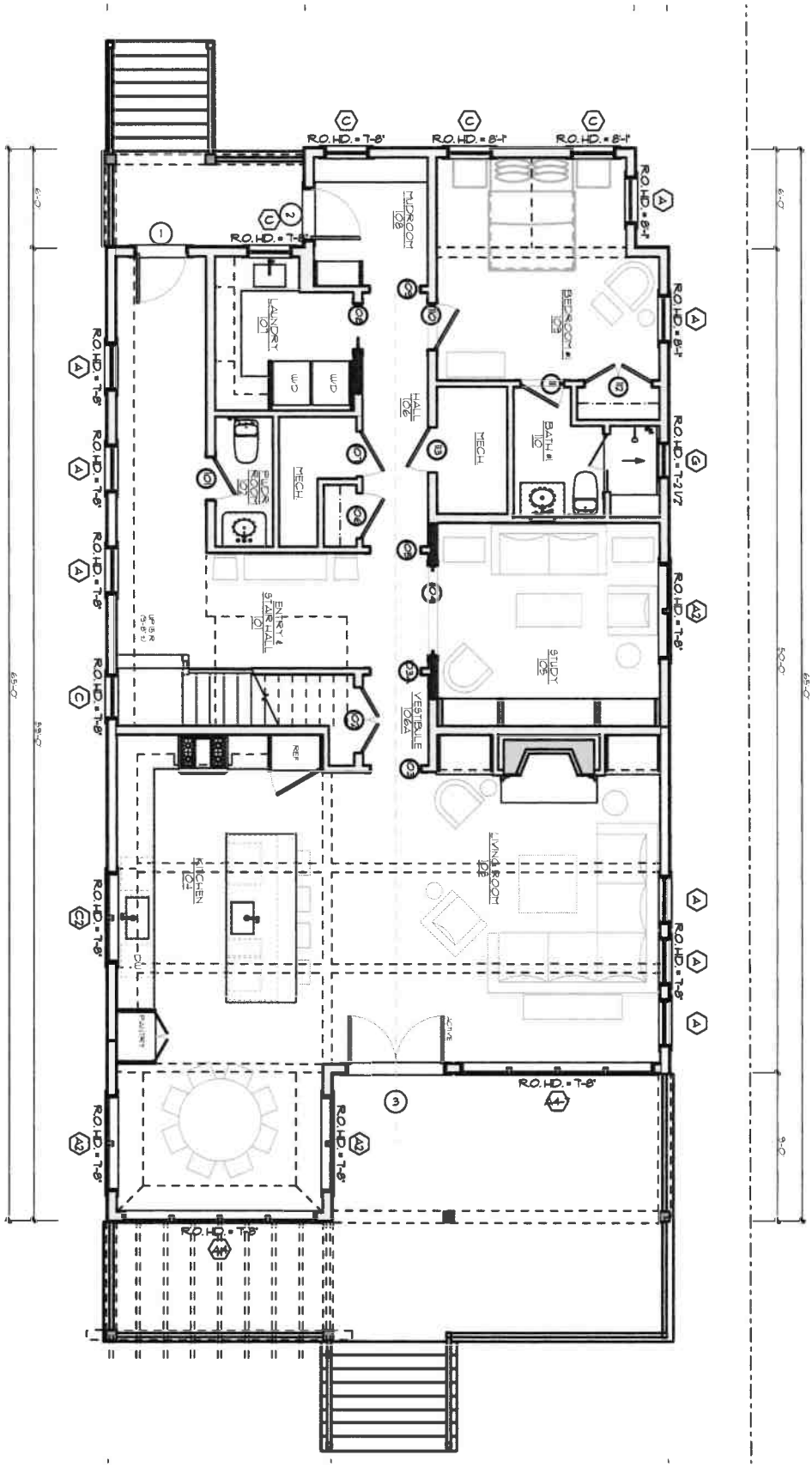
ID#
A-2.4



ID # A-1.1

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED: 10/7/24

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First Floor Plan

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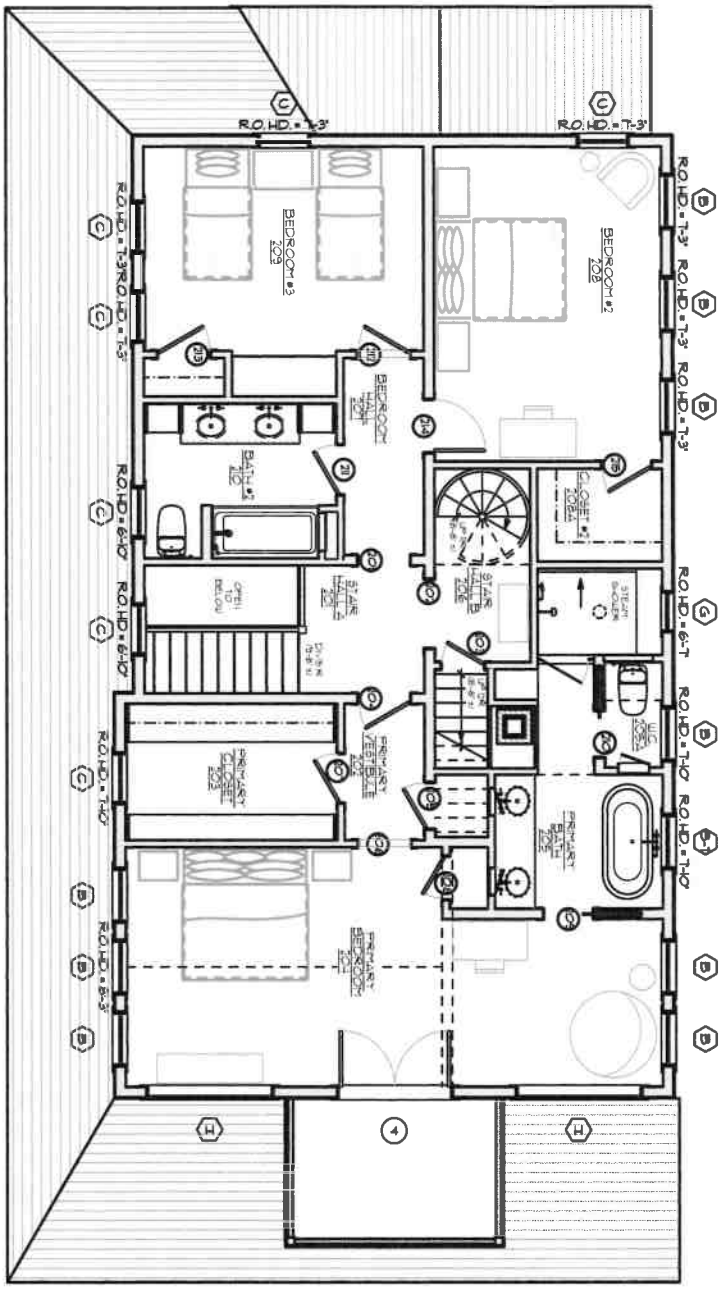
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID # A-1.2

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED: 10/7/24

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Second Floor Plan

BOTTICELLI & POHL

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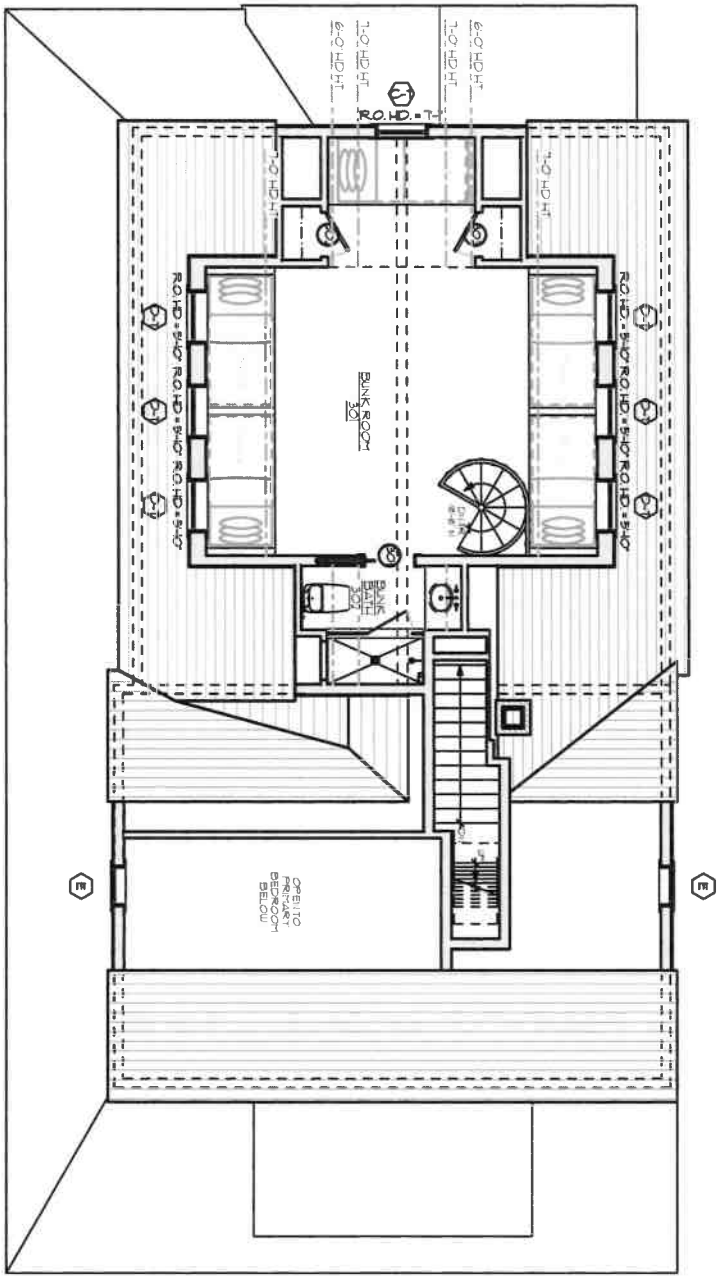
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID # A-1.3

Residence at
41 Hulbert Avenue
Nantucket, MA 02554

MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED: 10/7/24

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Third Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM

Main House Renovation
41 Hulbert Ave
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 10/7/24
Building Dept. Sub:
Rev: 9/30/24

Window Schedule

No.	Qn.	Type	Manuf.	Model #	Frame Size	Rough Opening	Lights	Comments
A	8	Double Hung	Marvin	UWDH 2830	2'-9 3/8" x 5'-9"	2'-10 1/2" x 5'-9 1/2"	6 over 1	
A2	3	(2) Double Hung	Marvin	(2) UWDH 2830	(2) 2'-9 3/8" x 5'-9"	5'-8" x 5'-9 1/2"	6 over 1	Narrow mull, no stud pocket
A4	2	(4) Double Hung	Marvin	(4) UWDH 2830	(4) 2'-9 3/8" x 5'-9"	11'-2 1/2" x 5'-9 1/2"	6 over 1	Narrow mull, no stud pocket, (1) unit to be tempered
B	10	Double Hung	Marvin	UWDH 2826	2'-9 3/8" x 5'-1"	2'-10 1/2" x 5'-1 1/2"	6 over 1	(1) unit to be tempered
C	13	Double Hung	Marvin	UWDH 2622	2'-7 3/8" x 4'-5"	2'-8 1/2" x 4'-5 1/2"	6 over 1	(1) unit to be tempered
C2	1	(2) Double Hung	Marvin	(2) UWDH 2622	(2) 2'-7 3/8" x 4'-5"	5'-4" x 4'-5 1/2"	6 over 1	Narrow mull, no stud pocket
D	6	Casement	Marvin	UAWN 3240	2'-8" x 3'-4 1/16"	2'-9" x 3'-4 9/16"	9	All (6) units to be tempered
E	2	Casement	Marvin	UWCA 2432	2'-0" x 2'-8 1/16"	2'-1" x 2'-8 9/16"	4	
F	1	Casement	Marvin	UWCA 2428	2'-0" x 2'-4 1/16"	2'-1" x 2'-4 9/16"	4	
G	2	Fixed Round	Marvin	2750	2'-0 1/2" x 2'-0 1/2"	2'-1 1/2" x 2'-1 1/2"	4	Tempered
H	2	Fixed Picture	Marvin	Custom	6'-6" x 5'-8 1/2"	TBD	Custom	

Door Schedule

No.	Qn.	Type	Manuf.	Model #	Door Size	Rough Opening	Lights	Comments
1	1	Entry	Custom	N/A	3'-0" x 7'-6"	TBD	9	9 light over 2 panel, provide shop dwgs
2	1	Side Door	Custom	N/A	3'-0" x 7'-6"	TBD	9	9 light over 2 panel, provide shop dwgs
3	1	French Doors	Custom	N/A	(2) 2'-11" x 7'-6"	TBD	8 ea	Provide shop dwgs
4	1	French Doors	Custom	N/A	(2) 2'-11" x 7'-8"	TBD	8 ea	Provide shop dwgs

Notes:

1. All windows will be wood, Marvin as per above schedule, double glazed, SDL with muntin configuration as shown on drawings.
   Min. DP 30 rating required. Low E 272 Argon glass. U-value .29.
2. All doors will be custom as per above schedule, double glazed, SDL with muntin configuration as shown on drawings.


41 Hulbert - North/

Subject: Re: HDC Authorization
Date: Friday, August 26, 2022 at 10:27:21 AM Eastern Daylight Time
From: PETER PALANDJIAN
To: Tammy Conway

Yes you may.
Thank you

Peter Palandjian
pepalandj@aol.com

> On Aug 26, 2022, at 10:20 AM, Tammy Conway <tammy@botticelliandpohl.com> wrote:
>
> Good morning Mr. Palandjian,
> We are preparing to submit the cottage application to the HDC and need your permission to sign applications on your behalf. Your response to this email giving us permission is acceptable.
> Thank you,
>
> Tammy Conway
> Office Manager
> Botticelli & Pohl
> 11 Old South Road
> Nantucket, MA 02554
> 508-228-5455

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: [redacted]

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ALTERNATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Petten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
[redacted]

Billy Saad
Land Use Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR 41 Hulbert LLC

STREET ADDRESS 41 Hulbert Avenue

MAP/PARCEL 29/18

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

10/2/24

Date

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
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HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I VICTORIA EWING C/O LINK

AS AGENT FOR 24 WASH LLC

STREET ADDRESS 24 WASH ST

MAP/PARCEL 29/82

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

10/7/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE ~~TO A~~ WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria P Ewing 10/7/24

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°: 29 PARCEL N°. 82

Street & Number of Proposed Work: 24 Walsh St.

Owner of record: 24 Walsh LLC

Mailing Address: 3424 N. Ocean Blvd

Gulfstream, FL 33483

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK 02554

Mailing Address: PO Box 1001

Nantucket, MA 02554

Contact Phone #(508) 221-8274 E-mail: LINK02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☑ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: C. 1840

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: 3'-2"

Type: TYPE II PICKET W/CAP

Length: 193' +/-

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☑ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single 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 _____

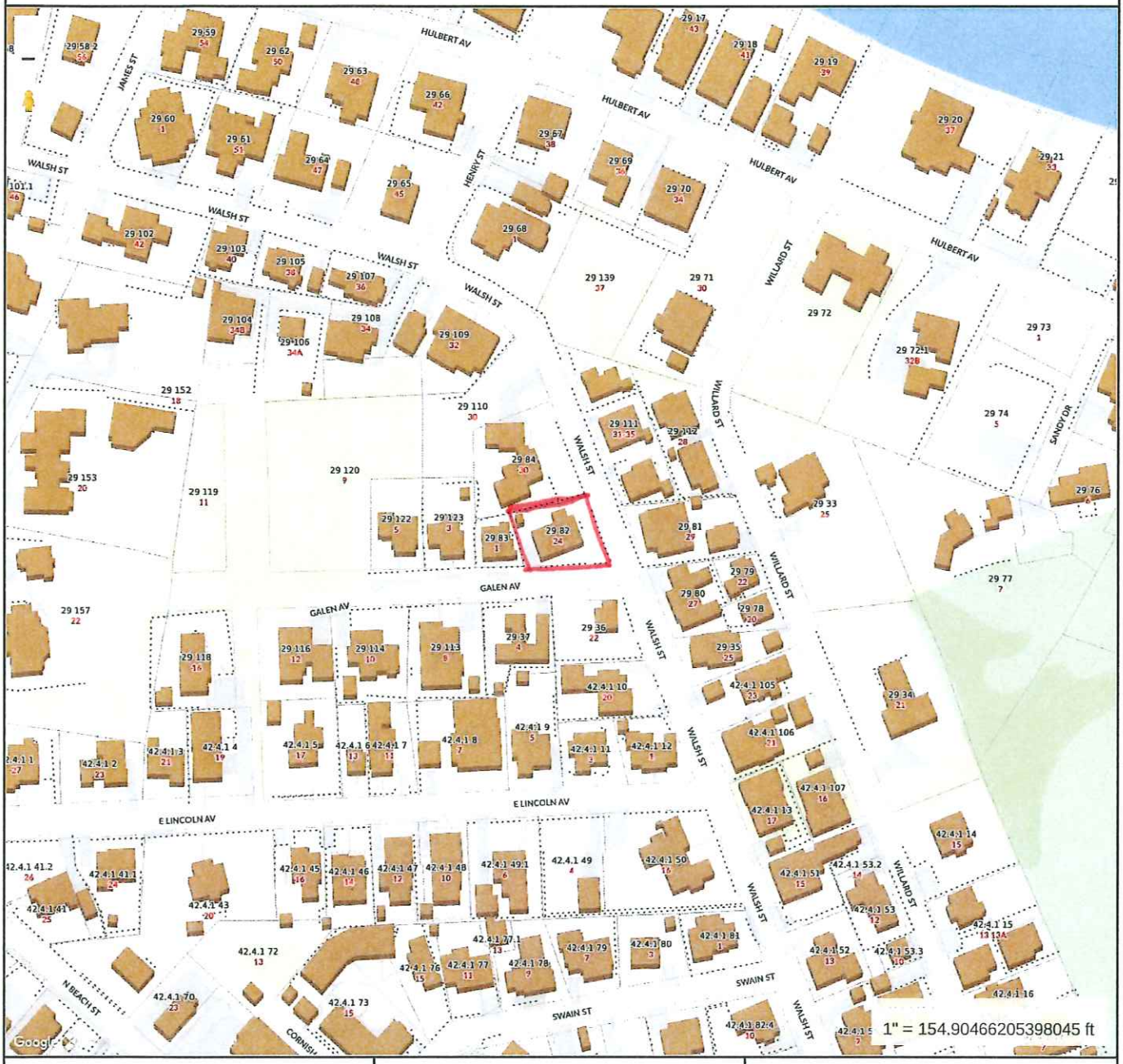
Trim WHITE Sash _____ Doors _____

Deck _____ Foundation _____ Fence WHITE Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/7/24 Signature of owner of record _____ Signed under penalties of perjury



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: BP10-11
MAP/PARCEL#: 29-082

Recorded by: ANR Date: 03/08/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 24 WALSH ST

2. Building Name: N/A

3. Ownership: Private

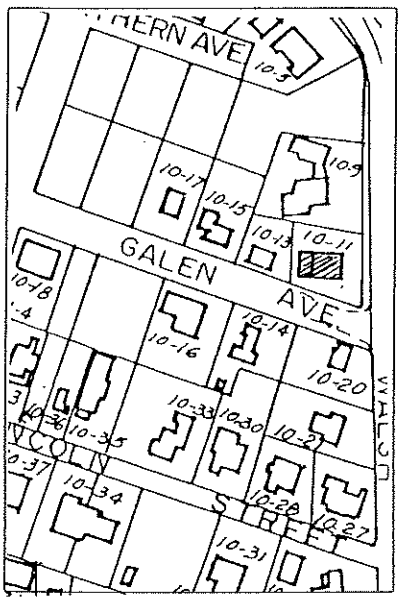
4. Present Owner: WALKER, LOIS T.

5. Ownership History:
Unknown

6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Seasonal

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"





Revised 5/89

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:1/2-L
11. Approximate Frontage (ft.): 70
12. Setback from Street (ft.):20 feet or less
13. Orientation to Street Address: N/A
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: Deck
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Brick,Rubblestone,
Concrete
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 2 1/2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Dormers/Front Facade,Dormers/Rear Elevation
26. Dormer Roof(s): Gable,Shed
27. Chimney Material: Brick-unpainted
28. Chimney Position: Off Center
29. Number of Chimneys: 1
30. Chimney Features: N/A
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: 4
34. Window Frame Type: Plank Frame
35. Window Sash Type(s) - Front Facade: 6/6

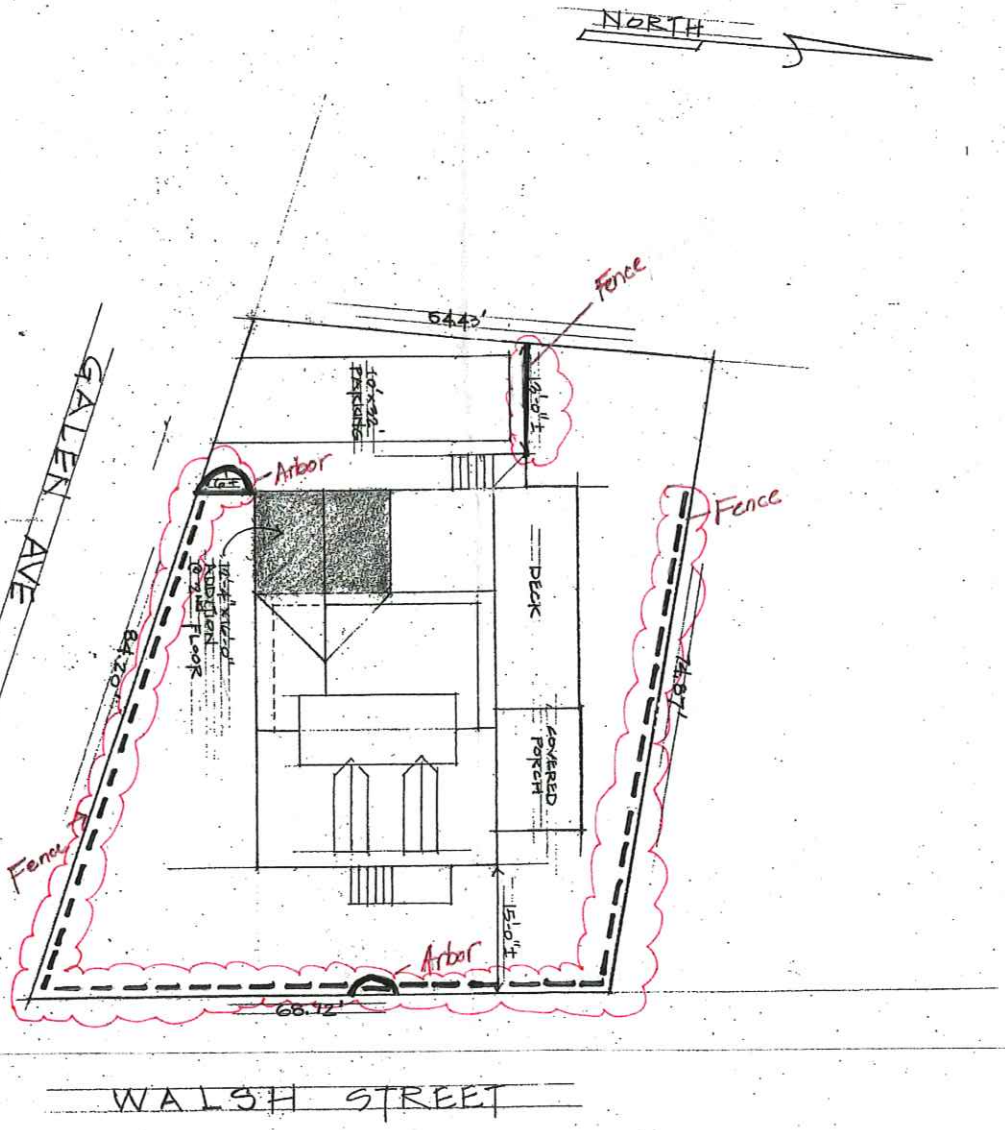
36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain,Entry Stairs with Balustrade
39. Condition: Fair
40. Integrity: Moved,Circa,
1938
41. Alterations:
N/A

SIGNIFICANCE

42. Role the Building Plays: National Register: Contributing
43. Date of Initial Construction: 1840
Source: Assessors Records
Architect: Unknown Builder: Unknown
44. Building Type: Side Gabled,Box
45. Architectural Style: Nantucket Four Bay
46. Historical and Architectural Importance:
Unknown

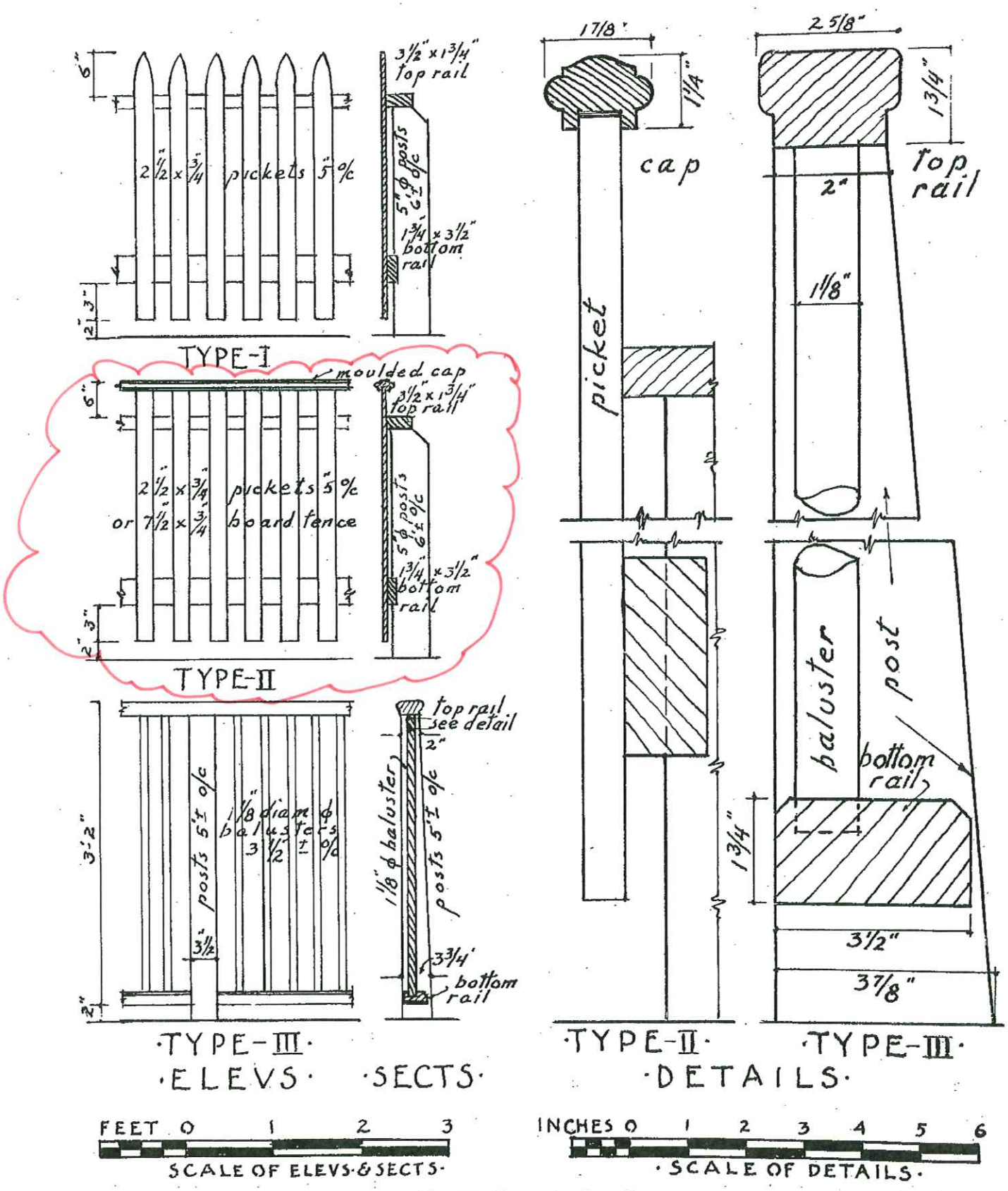
47. Sources: Sanborn Maps,Wannacomet Water Company,
Aerial Photo, 1938

SITE PLAN



T.S. 1 of 5	24 WALSH STREET Nantucket, MA	DAVID R WILEY ARCHITECT Nantucket, Ma	DATE 6/14/2013


PROPOSED STYLE
OF FENCE AND
ARBORS
@ 24 WALSH ST


2½" x ¾" pickets 5" o/c
3½" x 1¾" top rail
5" ϕ posts 6'± o/c
1¾" x 3½" bottom rail
TYPE-I
moulded cap
2½" x ¾" pickets 5" o/c
or 7½" x ¾" board fence
TYPE-II
1⅛" diam ϕ balusters 3½"± o/c
posts 5'± o/c
top rail see detail
1⅛" ϕ balusters
bottom rail
TYPE-III
ELEVS SECTS
17/8"
1¼"
cap
picket
2 5/8"
1¾"
top rail
2"
1⅛"
balluster
post
bottom rail
3½"
3 7/8"
TYPE-II
TYPE-III
DETAILS
FEET 0 1 2 3
SCALE OF ELEVS & SECTS
INCHES 0 1 2 3 4 5 6
SCALE OF DETAILS

FENCES


24 ~~MARSH ST~~
EAST/NORTH


24 Walsh St
East
24


24 WALSH ST
EAST
24


24 WASH ST
SOUTH


24 WALSH ST
WEST/SOUTH

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

5 SANDPLAIN

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

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(initial to indicate read and understand)

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CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

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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°. 349

Street & Number of Proposed Work: 5 Sandplain Drive

Owner of record: Richmond Great PT. Development

Mailing Address: 23 Concord St.
Wilmington, Ma 01887

Contact Phone #: 978-815-4832 E-mail: PPAstan@richmondco.com

AGENT INFORMATION (if applicable)

Name: Dinah Klamert, KOH Architecture PLLC

Mailing Address: 251-15 Northern Blv, Basement
Bayside, NY 11361

Contact Phone #: 917-797-8831 E-mail: DinahK@KOHArch.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: 48'-4" Sq. Footage 1st floor: 1,212
Width: 37'-6" Sq. footage 2nd floor: 828
Sq. footage 3rd floor: _____

Decks/Patio: Size: 23'-10" X 4'-9" ☒ 1st floor ☐ 2nd floor
Size 13'-10" X 4'-9" ☒ 1st floor ☐ 2nd floor
Rear deck 15'-3¼" X 14'-0" X 1st Floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 28'-9⅝" South 28'-9⅝" East 28'-9⅝" West 28'-9⅝"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass 8 /12 Dormer 5 /12 Other Front Porch 5.5/12

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☒ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): 3" Aluminum

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) 6" Corner boards 6" Frieze 4"
Window Casing 4" Door Frame 8" Columns/Posts: Round _____ Square 7"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Andersen 400 Series

Doors* (type and material): ☐ TDL ☒ SDL Front WD/Glass Rear WD/Glass Side WD/Glass
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

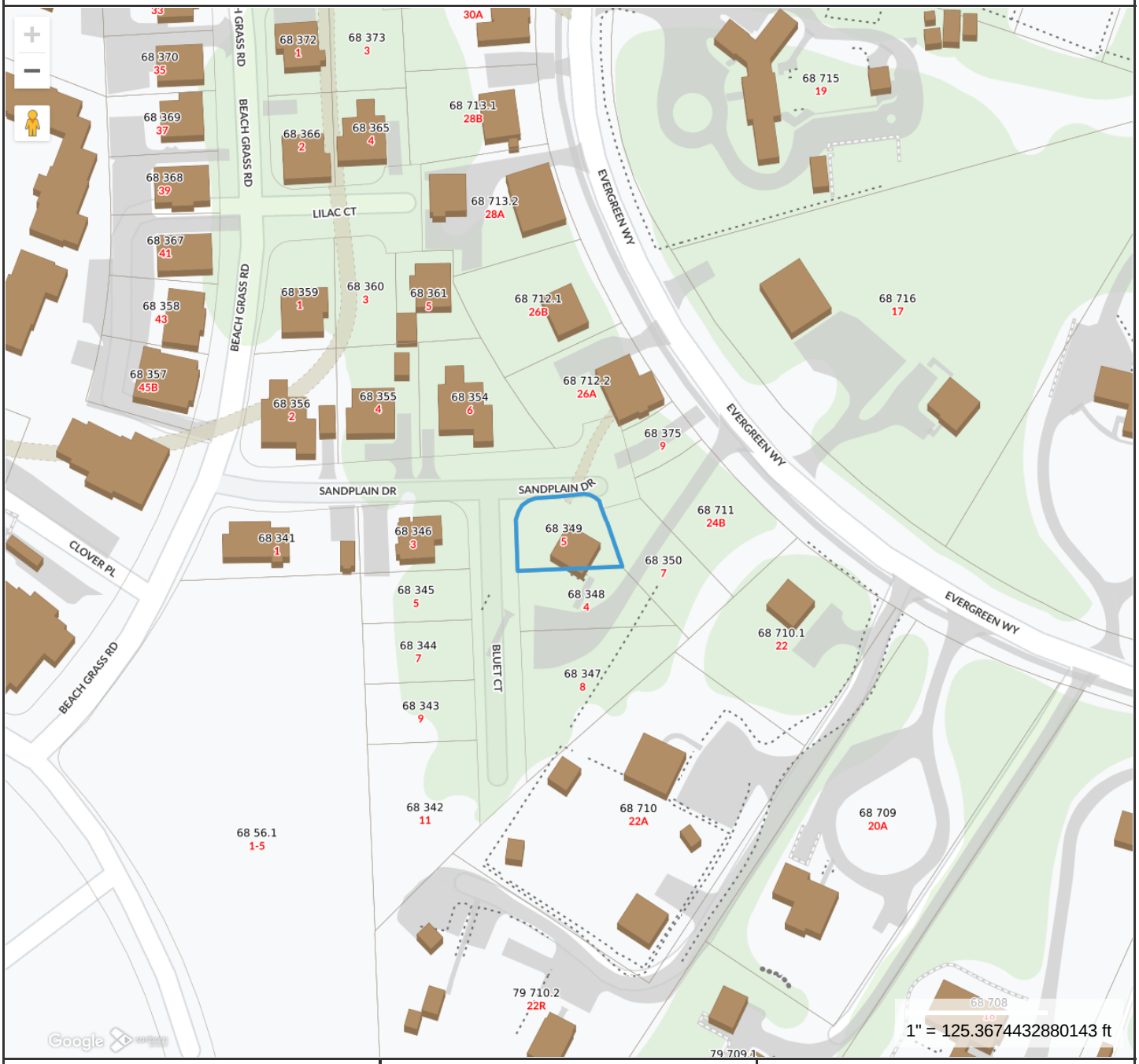
Sidewall Natural Clapboard (if applicable) _____ Roof Black
Trim White Sash White Doors Nantucket Red
Deck Cedar Natural Foundation Concrete Fence _____ Shutters _____

* 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 10/4/24 Signature of owner of record _____ Signed under penalties of perjury

5 SANDPLAIN DR.



Property Information

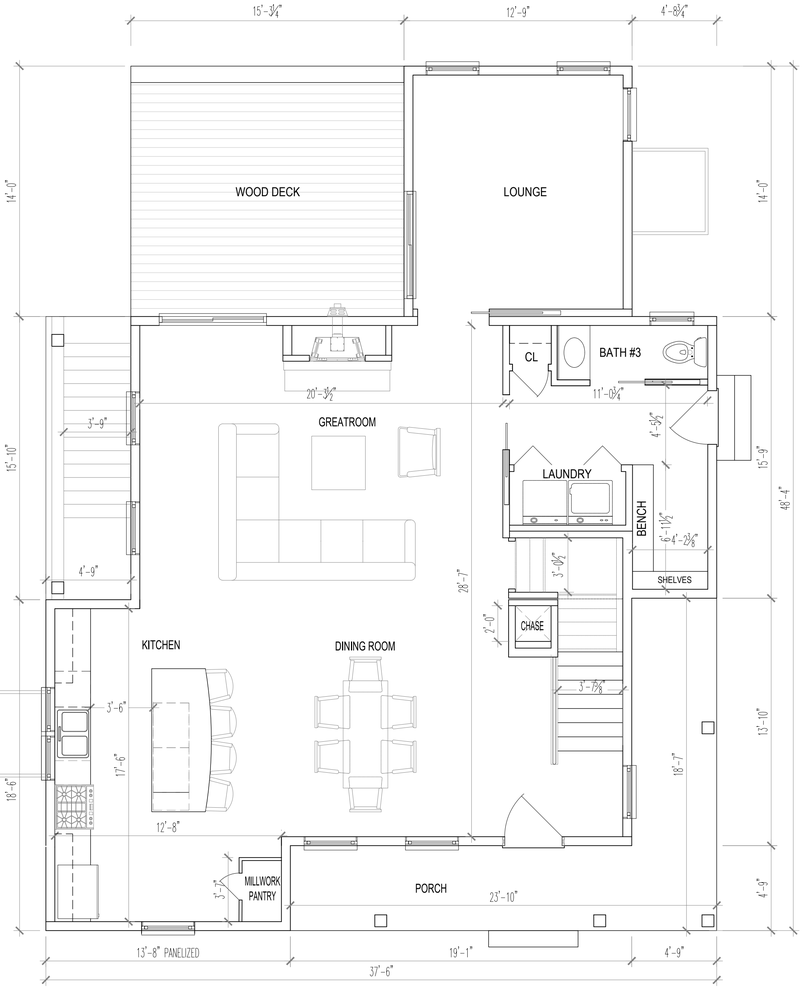
Property ID	191123
Location	5 SANDPLAIN DR
Owner	RICHMOND GREAT POINT DEVEL LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

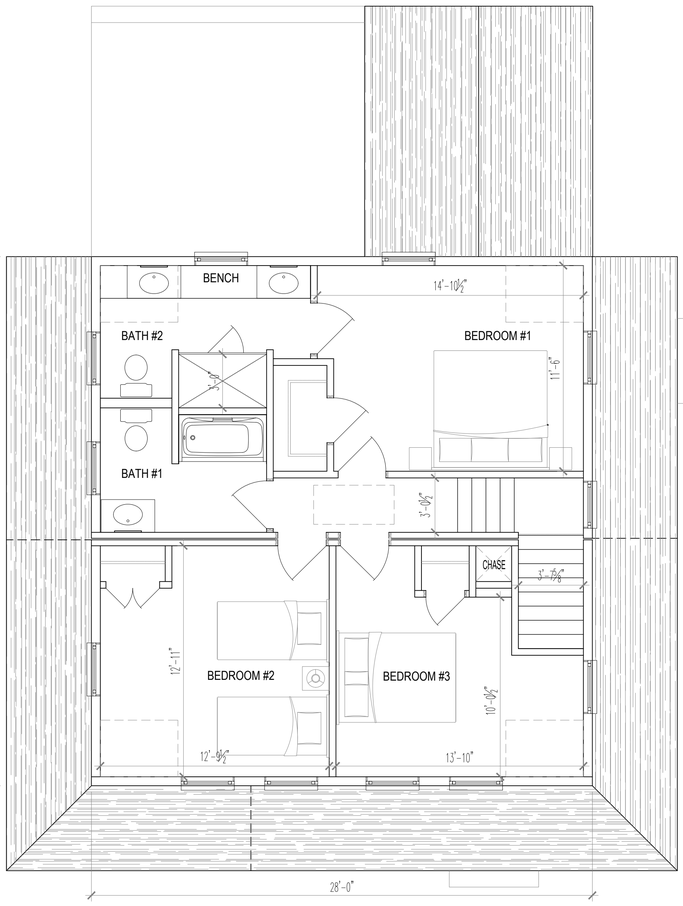
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

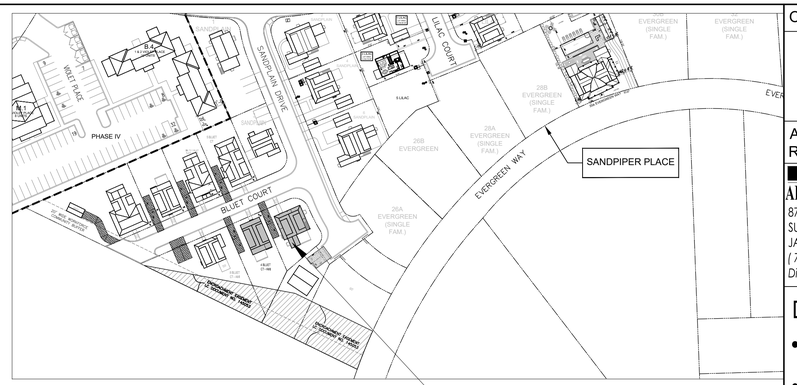
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



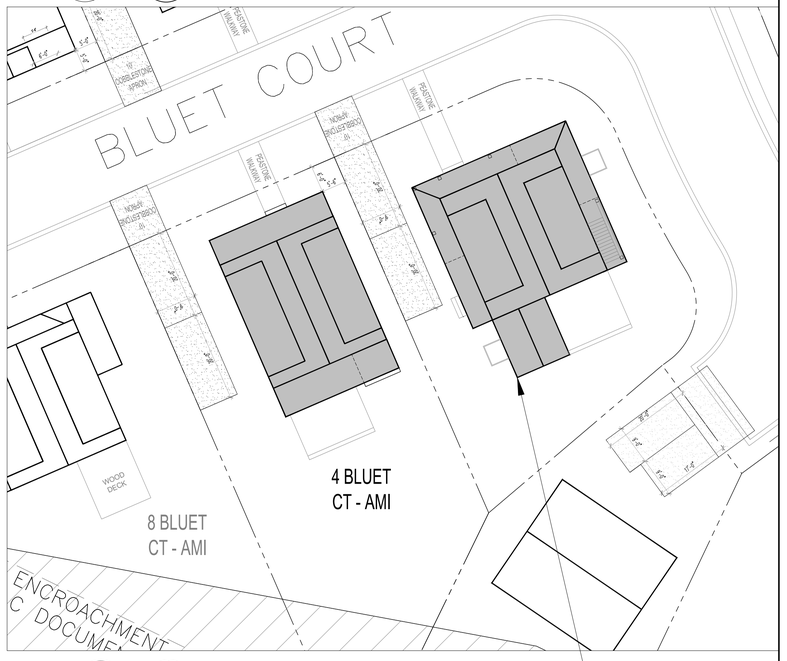
N 1 1ST FLOOR PLAN - 1,212 SF
SCALE: 1/4"=1'-0"



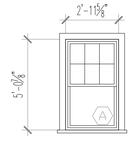
N 2 2ND FLOOR PLAN - 828 SF
SCALE: 1/4"=1'-0"



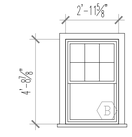
N 3 KEY PLAN
SCALE: NTS



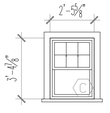
N 4 SITE PLAN
SCALE: 1/16" = 1'-0"



TAG	LOCATION	W.	H.	DESCRIPTION
A	1ST FLOOR	2'-11⅞"	5'-0⅛"	ANDERSEN 400 SERIES 6 OVER 1 DOUBLE-HUNG

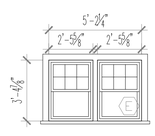


TAG	LOCATION	W.	H.	DESCRIPTION
B	2ND FLOOR	2'-11⅞"	4'-8⅛"	ANDERSEN 400 SERIES 6 OVER 1 DOUBLE-HUNG

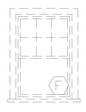


TAG	LOCATION	W.	H.	DESCRIPTION
C	1ST FLOOR 2ND FLOOR	2'-5⅞"	3'-4⅛"	ANDERSEN 400 SERIES 6 OVER 1 DOUBLE-HUNG

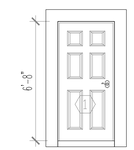
5 WINDOW SCHEDULE
SCALE: 1/4"=1'-0"



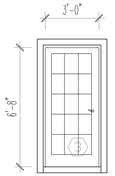
TAG	LOCATION	W.	H.	DESCRIPTION
E	1ST FLOOR	5'-2¼"	3'-4⅛"	ANDERSEN 400 SERIES 6 OVER 1 DOUBLE-HUNG



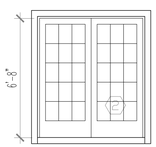
TAG	LOCATION	W.	H.	DESCRIPTION
F	BASEMENT	3'-1⅝"	4'-8⅛"	ANDERSEN 400 SERIES 6 OVER 1 DOUBLE-HUNG



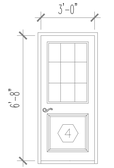
TAG	LOCATION	W.	H.
1	FRONT ENTRY	3'-0"	6'-8"



TAG	LOCATION	W.	H.
3	MUD ROOM ENTRY	3'-0"	6'-8"



TAG	LOCATION	W.	H.
2	BACK PORCH	6'-0"	6'-8"



TAG	LOCATION	W.	H.
4	BASEMENT ENTRY	3'-0"	6'-8"

6 DOOR SCHEDULE
SCALE: 1/4"=1'-0"

OWNER :

Richmond Great Point Development, LLC

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD,
SUITE 204
JACKSON HEIGHTS, NY
(718) 225-6400 phone
Dinah Klamert, RA

DATE: 10/4/24

- WINDOW SASH: WHITE
- WINDOW TRIM: WHITE
- DOOR COLOR: NANTUCKET RED

KOH ARCHITECTURE PLLC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS TO THESE PLANS. ALL DESIGNS, SPECIFICATIONS AND DRAWINGS ARE THE PROPERTY OF KOH ARCHITECTURE PLLC WHICH ARE TO BE USED ONLY AS ISSUED FOR THIS PROJECT. THEY SHALL NOT BE USED ON ANY OTHER PROJECT IN FULL OR IN PART, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN APPROVAL AND CONSENT OF KOH ARCHITECTURE PLLC. THESE DOCUMENTS SHALL NOT BE TRANSFERRED TO ANY UNAUTHORIZED THIRD PARTY WITHOUT THE SAME CONSENT.

PROJECT NAME

SANDPIPER PLACE

ADDRESS

MAP: 68
PARCEL: 349
5 SANDPLAIN
NANTUCKET, MA

DRAWING TITLE

SITE PLAN AND FLOOR PLANS
2,040 SF

DRAWING NO.

A-1



1 WEST ELEVATION
SCALE: 1/4"=1'-0"



2 NORTH ELEVATION
SCALE: 1/4"=1'-0"



3 EAST ELEVATION
SCALE: 1/4"=1'-0"



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SCALE: 1/4"=1'-0"

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PROJECT NAME

SANDPIPER PLACE

ADDRESS

MAP: 68
PARCEL: 349
5 SANDPLAIN
NANTUCKET, MA

DRAWING TITLE

ELEVATIONS

DRAWING NO.

A-2

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

6 HONEYSUCKLE DR.

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Rev Jan 2024

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CERTIFICATE OF APPROPRIATENESS

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PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 888

Street & Number of Proposed Work: 6 Honeysuckle Dr.

Owner of record: Richmond Great PT. Development

Mailing Address: 23 Concord St.
Wilmington, Ma 01887

Contact Phone #: 978-815-4832 E-mail: PPAstan@richmondco.com

AGENT INFORMATION (if applicable)

Name: Dinah Klamert, KOH Architecture PLLC

Mailing Address: 251-15 Northern Blv, Basement
Bayside, NY 11361

Contact Phone #: 917-797-8831 E-mail: DinahK@KOHArch.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'-10" Sq. Footage 1st floor: 1,624
Width: 37'-9" Sq. footage 2nd floor: 1,444
Sq. footage 3rd floor: _____

Decks/Patio: Size: 11'-6½" X 5'-0" ☒ 1st floor ☐ 2nd floor
Size: 22'-10½"-11' ☒ 1st floor ☐ 2nd floor
Rear deck 3' x 18'-10½" 1st Floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 29'-2½" South 29'-2½" East 29'-2½" West 29'-2½"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass 8.5 /12 Dormer 4 /12 Other Front Porch 5/12

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☒ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): 3" Aluminum

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) 6" Corner boards 6" Frieze 4"
Window Casing 4" Door Frame 8" Columns/Posts: Round _____ Square 7"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Andersen 400 Series

Doors* (type and material): ☐ TDL ☒ SDL Front WD/Glass Rear WD/Glass Side WD/Glass
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Black
Trim White Sash White Doors Chrome Green
Deck Cedar natural 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 10/4/24 Signature of owner of record _____ Signed under penalties of perjury

6 HONEYSUCKLE DR.



Property Information

Property ID	190177
Location	6 HONEYSUCKLE DR
Owner	RICHMOND GREAT POINT DEVEL LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

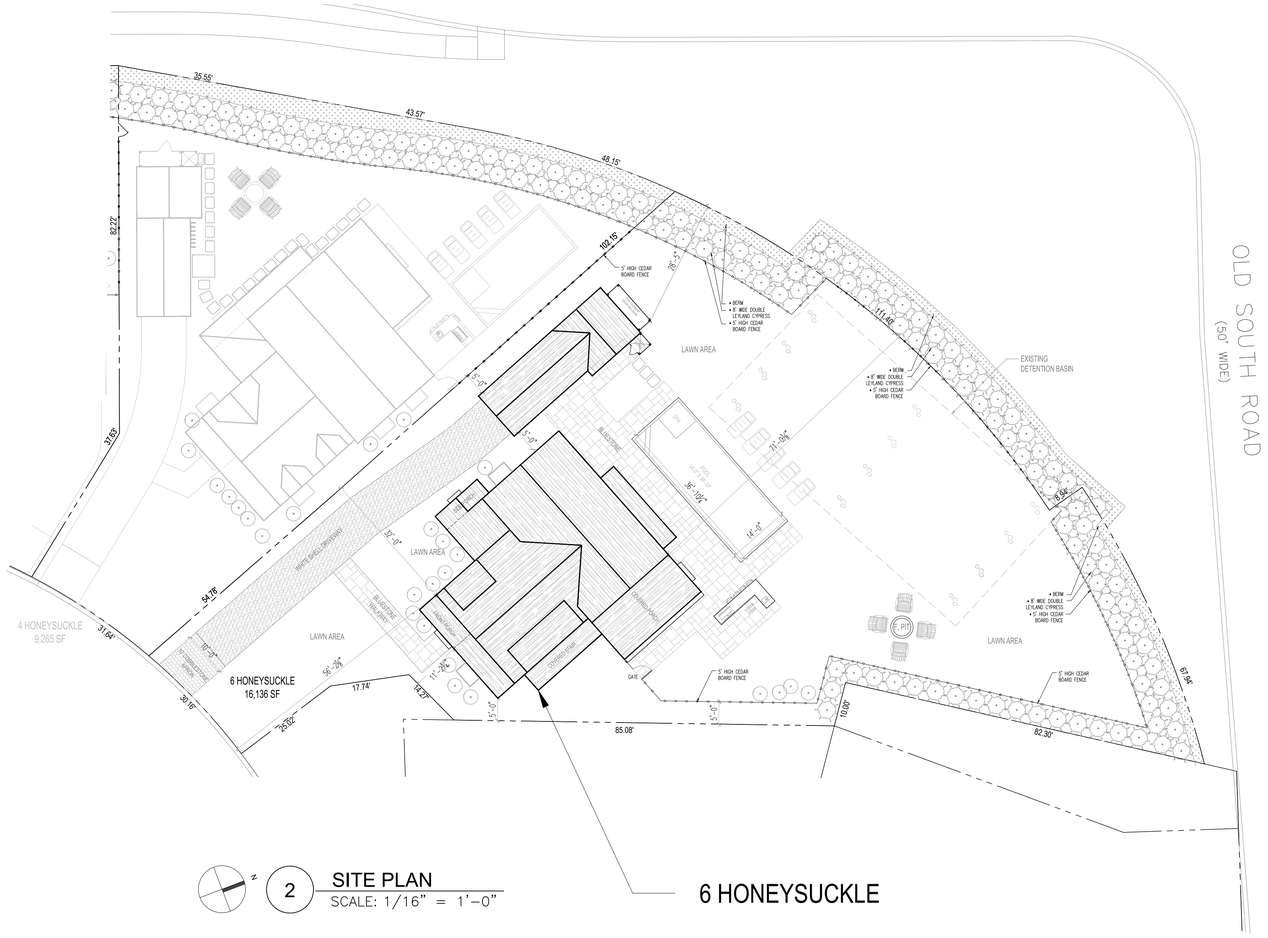
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



1 KEY PLAN
SCALE: 1/64" = 1'-0"



2 SITE PLAN
SCALE: 1/16" = 1'-0"

TAG	LOCATION	W.	H.	DESCRIPTION
A	1ST FLOOR	2'-11⅛"	5'-0⅛"	ANDERSEN 400 SERIES 6 OVER 6 DOUBLE-HUNG
B	2ND FLOOR	2'-11⅛"	4'-8⅛"	ANDERSEN 400 SERIES 6 OVER 6 DOUBLE-HUNG
C	1ST FLOOR	2'-5⅝"	3'-4⅞"	ANDERSEN 400 SERIES 6 OVER 6 DOUBLE-HUNG
A2	1ST FLOOR	2'-11⅛"	4'-0⅛"	ANDERSEN 400 SERIES 6 OVER 6 DOUBLE-HUNG
S	BASEMENT	3'-1⅝"	6'-0⅞"	ANDERSEN 400 SERIES 6 OVER 6 DOUBLE-HUNG
B	2ND FLOOR	6'-2¼"	4'-8⅞"	ANDERSEN 400 SERIES 6 OVER 6 DOUBLE-HUNG

3 WINDOW SCHEDULE
SCALE: 1/4"=1'-0"

TAG	LOCATION	W.	H.
1	FRONT ENTRY	3'-0"	7'-0"
3	MUD ROOM ENTRY	3'-0"	6'-8"

2	BACK DECK	5'-11"	6'-8"

4 DOOR SCHEDULE
SCALE: 1/4"=1'-0"

OWNER :

Richmond Great Point Development, LLC

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD,
SUITE 204
JACKSON HEIGHTS, NY
(718) 225-6400 phone
Dinah Klamert, RA

DATE: 10/4/24

- WINDOW SASH: WHITE 6 OVER 6
- WINDOW TRIM: WHITE
- DOOR COLOR: CHROME GREEN

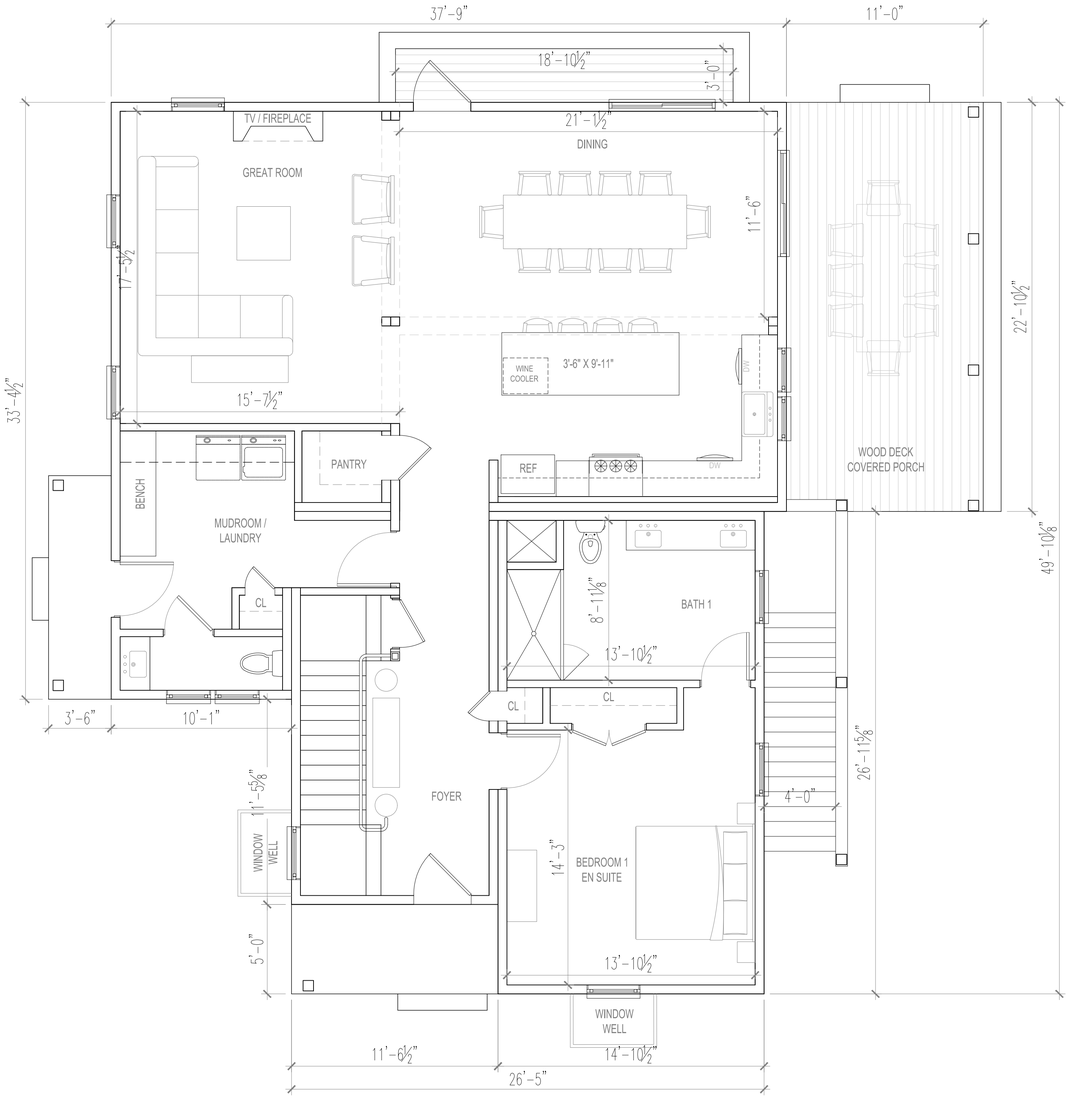
KOH ARCHITECTURE PLLC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS TO THESE PLANS. ALL DESIGNS, SPECIFICATIONS AND DRAWINGS ARE THE PROPERTY OF KOH ARCHITECTURE PLLC WHICH ARE TO BE USED ONLY AS ISSUED FOR THIS PROJECT. THEY SHALL NOT BE USED ON ANY OTHER PROJECT IN FULL OR IN PART, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN APPROVAL AND CONSENT OF KOH ARCHITECTURE PLLC. THESE DOCUMENTS SHALL NOT BE TRANSFERRED TO ANY UNAUTHORIZED THIRD PARTY WITHOUT THE SAME CONSENT.

PROJECT NAME
SANDPIPER PLACE

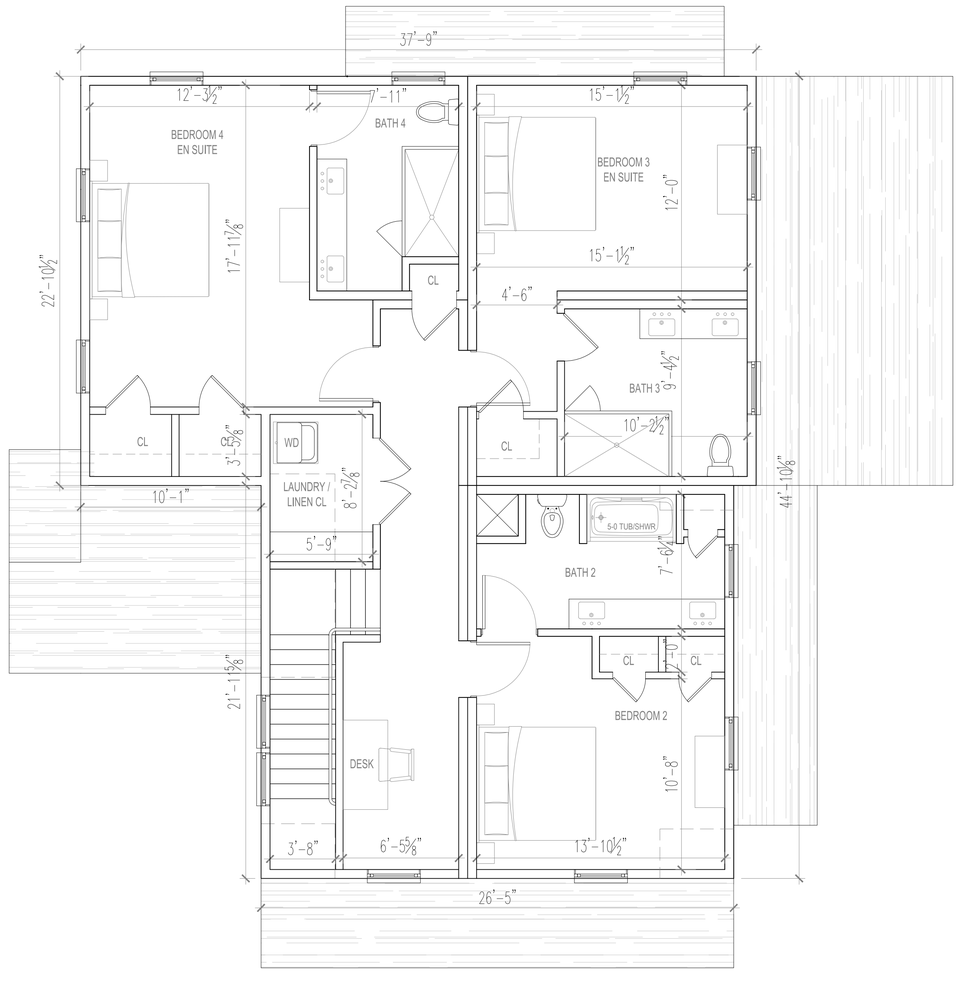
ADDRESS
MAP: 68
PARCEL: 888
6 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE
SITE PLAN AND SCHEDULES

DRAWING NO.
A-0



1 6 HONEYSUCKLE
1ST FLOOR PLAN - 1,624 SF
SCALE: 1/4"=1'-0"



2 6 HONEYSUCKLE
2ND FLOOR PLAN - 1,444 SF
SCALE: 1/4"=1'-0"

OWNER :

Richmond Great Point Development, LLC

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD,
SUITE 204
JACKSON HEIGHTS, NY
(718) 225-6400 phone
Dinah Klamert, RA

DATE: 10/4/24

- WINDOW SASH: WHITE 6 OVER 6
- WINDOW TRIM: WHITE
- DOOR COLOR: CHROME GREEN

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PROJECT NAME

SANDPIPER PLACE

ADDRESS

MAP: 68
PARCEL: 888
6 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

1ST AND 2ND FLOOR PLANS
3,068 SF

DRAWING NO.

A-1



1 SOUTH ELEVATION (FRONT)
SCALE: 1/4"=1'-0"



2 EAST ELEVATION (SIDE)
SCALE: 1/4"=1'-0"



3 NORTH ELEVATION (BACK)
SCALE: 1/4"=1'-0"



4 WEST ELEVATION (SIDE)
SCALE: 1/4"=1'-0"

OWNER :

Richmond Great Point Development, LLC

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD,
SUITE 204
JACKSON HEIGHTS, NY
(718) 225-6400 phone
Dinah Klamert, RA

DATE: 10/4/24

- WINDOW SASH: WHITE 6 OVER 6
- WINDOW TRIM: WHITE
- DOOR COLOR: CHROME GREEN

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PROJECT NAME

SANDPIPER PLACE

ADDRESS

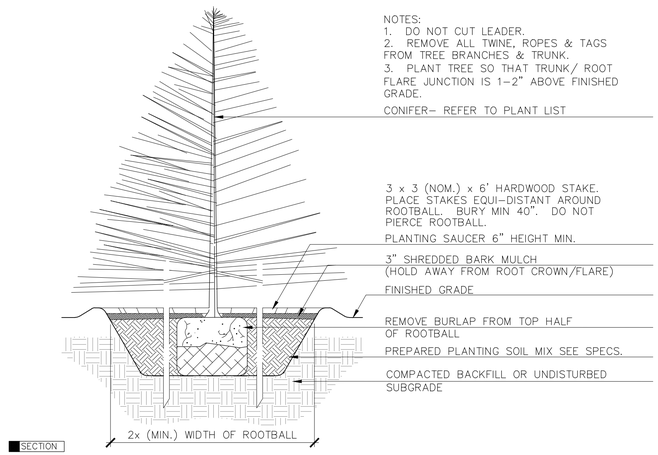
MAP: 68
PARCEL: 888
6 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

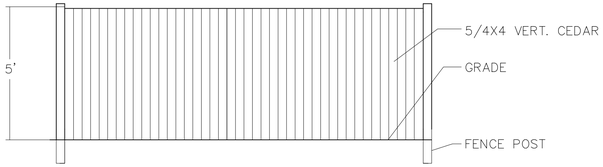
ELEVATIONS

DRAWING NO.

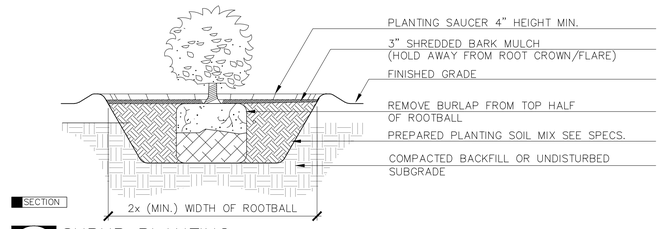
A-2



1 L–1 CONIFEROUS TREE PLANTING AND STAKING
SCALE: N.T.S



2 L–1 5' CEDAR FENCE
SCALE: N.T.S.



2 L–1 SHRUB PLANTING
SCALE: N.T.S.

1 6 HONEYSUCKLE
LOT CONFIGURATION PLAN
SCALE: 1/8" = 1'–0"

Plant Schedule - 6 Honeysuckle Drive

Qty	Key	Botanical Name	Common Name	Size
EVERGREENS:				
80	LEY	Cupressipyraris x leylandii	Leyland Cypress	5' H
SHRUBS:				
4	CL	Clethra alnifolia 'Ruby Spice'	Ruby Spice Clethra	#3pot
3	IG	Ilex glabra 'Shamrock'	Shamrock Inkberry	#3pot
5	BAY	Myrica pensylvanica	Northern Bayberry	#3pot
5	HY	Hydrangea 'Endless Summer'	Endless Summer Hydrangea	#3pot

NOTE:
5'H CEDAR BOARD FENCE AS INDICATED ON PLAN

OWNER :

Richmond Great Point Development, LLC

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD, SUITE 204
JACKSON HEIGHTS, NY
(718) 225-6400 phone
Dinah Klamert, RA

DATE: 10/4/24

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PROJECT NAME
SANDPIPER PLACE

ADDRESS
MAP: 68
PARCEL: 888
6 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE
LANDSCAPE PLAN

DRAWING NO.
L-1



2 HONEYSUCKLE DR.	
• WINDOW SASH:	WHITE 6 OVER 6
• WINDOW TRIM:	WHITE
• DOOR COLOR:	HAMILTON BLUE
• ROOF:	MORIE BLACK

4 HONEYSUCKLE DR.	
• WINDOW SASH:	BLACK 2 OVER 2
• WINDOW TRIM:	PLATINUM GRAY
• DOOR COLOR:	NEWPORT BLUE
• ROOF:	MORIE BLACK

6 HONEYSUCKLE DR.	
• WINDOW SASH:	WHITE 6 OVER 6
• WINDOW TRIM:	WHITE
• DOOR COLOR:	CHROME GREEN
• ROOF:	CHARCOAL BLACK

1 STREETSCAPE - 6 HONEYSUCKLE
SCALE: 1/8" = 1'-0"

OWNER :

Richmond Great Point Development, LLC

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD,
SUITE 204
JACKSON HEIGHTS, NY
(718) 225-6400 phone
Dinah Klamert, RA

DATE: 10/4/24

- WINDOW SASH: WHITE 6 OVER 6
- WINDOW TRIM: WHITE
- DOOR COLOR: CHROME GREEN

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PROJECT NAME

SANDPIPER PLACE

ADDRESS

MAP: 68
PARCEL: 888
6 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

STREETSCAPE
6
HONEYSUCKLE DR

DRAWING NO.

A-3

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

6 HONEYSUCKLE DR. GARAGE

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

____ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 3. **As-Built Plans (1copy):** of existing elevations

____ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 888

Street & Number of Proposed Work: 6 Honeysuckle Dr.

Owner of record: Richmond Great PT. Development

Mailing Address: 23 Concord St.
Wilmington, Ma 01887

Contact Phone #: 978-815-4832 E-mail: PPAstan@richmondco.com

AGENT INFORMATION (if applicable)

Name: Dinah Klamert, KOH Architecture PLLC

Mailing Address: 251-15 Northern BLV. Basement
Bayside, NY 11361

Contact Phone #: 917-797-8831 E-mail: DiNahK@KOHArch.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'-6" Sq. Footage 1st floor: 460SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 13'-6" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 15'-6" South 15'-6" East 15'-6" West 15'-6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9/12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) 6" Corner boards 6" Frieze _____

Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square _____

Windows* ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Andersen 400 Series

Doors* (type and material): ☐ TDL ☒ SDL Front Wood Rear _____ Side WD/Glass

Garage Door(s): Type Swinging Material Wood

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Black

Trim White Sash White Doors _____

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 10/4/24 Signature of owner of record _____ Signed under penalties of perjury

6 HONEYSUCKLE DR.



Property Information

Property ID	190177
Location	6 HONEYSUCKLE DR
Owner	RICHMOND GREAT POINT DEVEL 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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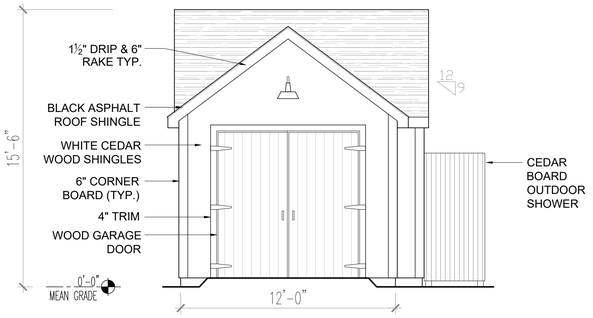
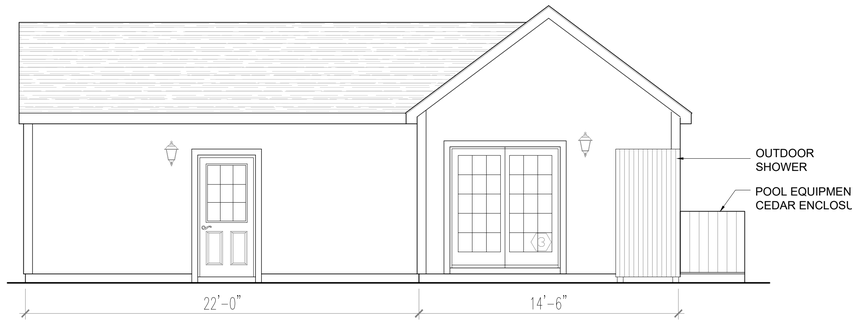
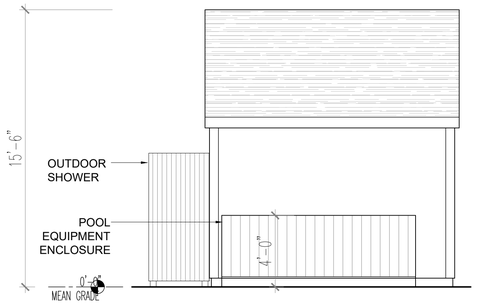


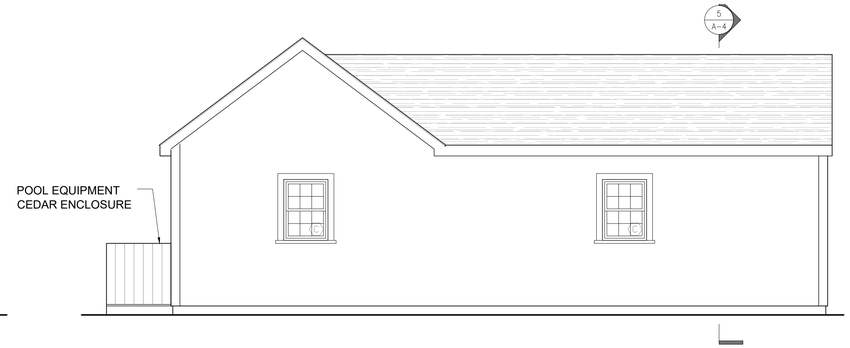
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



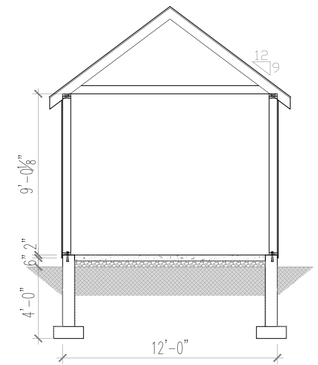
2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



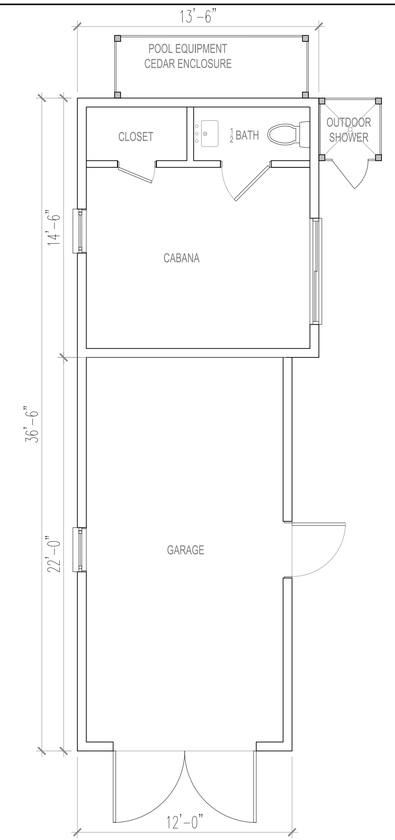
3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



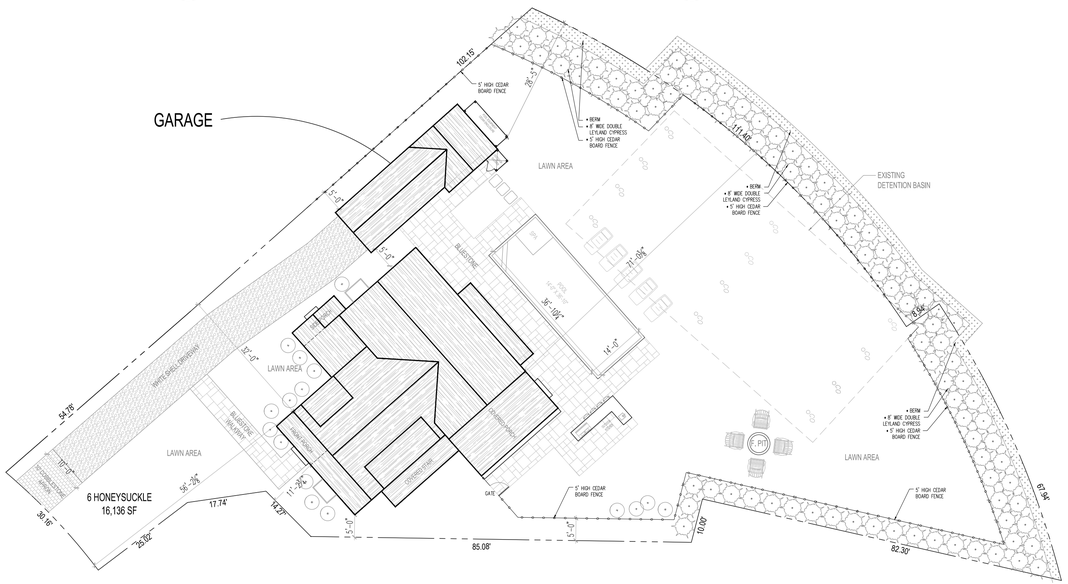
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



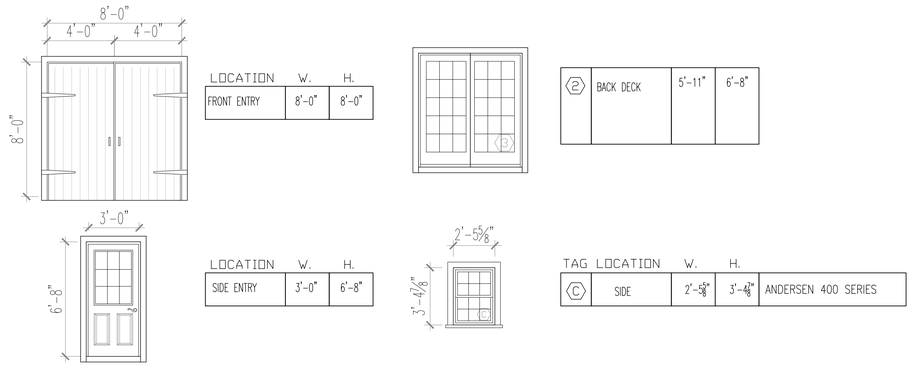
5 SECTION
SCALE: 1/4" = 1'-0"



6 FLOOR PLAN
SCALE: 1/4" = 1'-0"



7 SITE PLAN
SCALE: 1/16" = 1'-0"



LOCATION	W.	H.
FRONT ENTRY	8'-0"	8'-0"

LOCATION	W.	H.
SIDE ENTRY	3'-0"	6'-8"

②	BACK DECK	5'-11"	6'-8"

TAG	LOCATION	W.	H.	
Ⓒ	SIDE	2'-5⅝"	3'-4⅞"	ANDERSEN 400 SERIES

8 DOOR AND WINDOW SCHEDULE
SCALE: 1/4" = 1'-0"

OWNER :

Richmond Great Point Development, LLC

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD,
SUITE 204
JACKSON HEIGHTS, NY
(718) 225-6400 phone
Dinah Klamert, RA

DATE: 10/4/24

- WINDOW SASH: WHITE 6 OVER 6
- WINDOW TRIM: WHITE
- DOOR COLOR: CHROME GREEN

KOH ARCHITECTURE PLLC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS TO THESE PLANS. ALL DESIGNS, SPECIFICATIONS AND DRAWINGS ARE THE PROPERTY OF KOH ARCHITECTURE PLLC WHICH ARE TO BE USED ONLY AS ISSUED FOR THIS PROJECT. THEY SHALL NOT BE USED ON ANY OTHER PROJECT IN FULL OR IN PART, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN APPROVAL AND CONSENT OF KOH ARCHITECTURE PLLC. THESE DOCUMENTS SHALL NOT BE TRANSFERRED TO ANY UNAUTHORIZED THIRD PARTY WITHOUT THE SAME CONSENT.

PROJECT NAME

SANDPIPER PLACE

ADDRESS

MAP: 68
PARCEL: 888
6 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

GARAGE / CABANA

DRAWING NO.

A-1

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

6 HONEYSUCKLE DR. POOL & HARDSCAPE

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

____ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 3. **As-Built Plans (1copy):** of existing elevations

____ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 888

Street & Number of Proposed Work: 6 Honeysuckle Dr.

Owner of record: Richmond Great PT. Development

Mailing Address: 23 Concord St.
Wilmington, Ma 01887

Contact Phone #: 978-815-4832 E-mail: PPAstan@richmondco.com

AGENT INFORMATION (if applicable)

Name: Dinah Klanect, KOH Architecture PLLC

Mailing Address: 251-15 Northern BLV, Basement
Bayside, NY 11361

Contact Phone #: 917-797-8831 E-mail: DinahK@KohArch.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-5) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 36'-10" Sq. Footage 1st floor: _____
Width: 14'-0" Sq. footage 2nd floor: _____
Pool to have Automatic Cover Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Pool Size: 516SF ☐ 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

Is there an HDC survey form for 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'-0"
Type: Cedar board Fence
Length: 343' total Perimeter

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/4/24 Signature of owner of record _____ Signed under penalties of perjury

6 HONEYSUCKLE DR.



Property Information

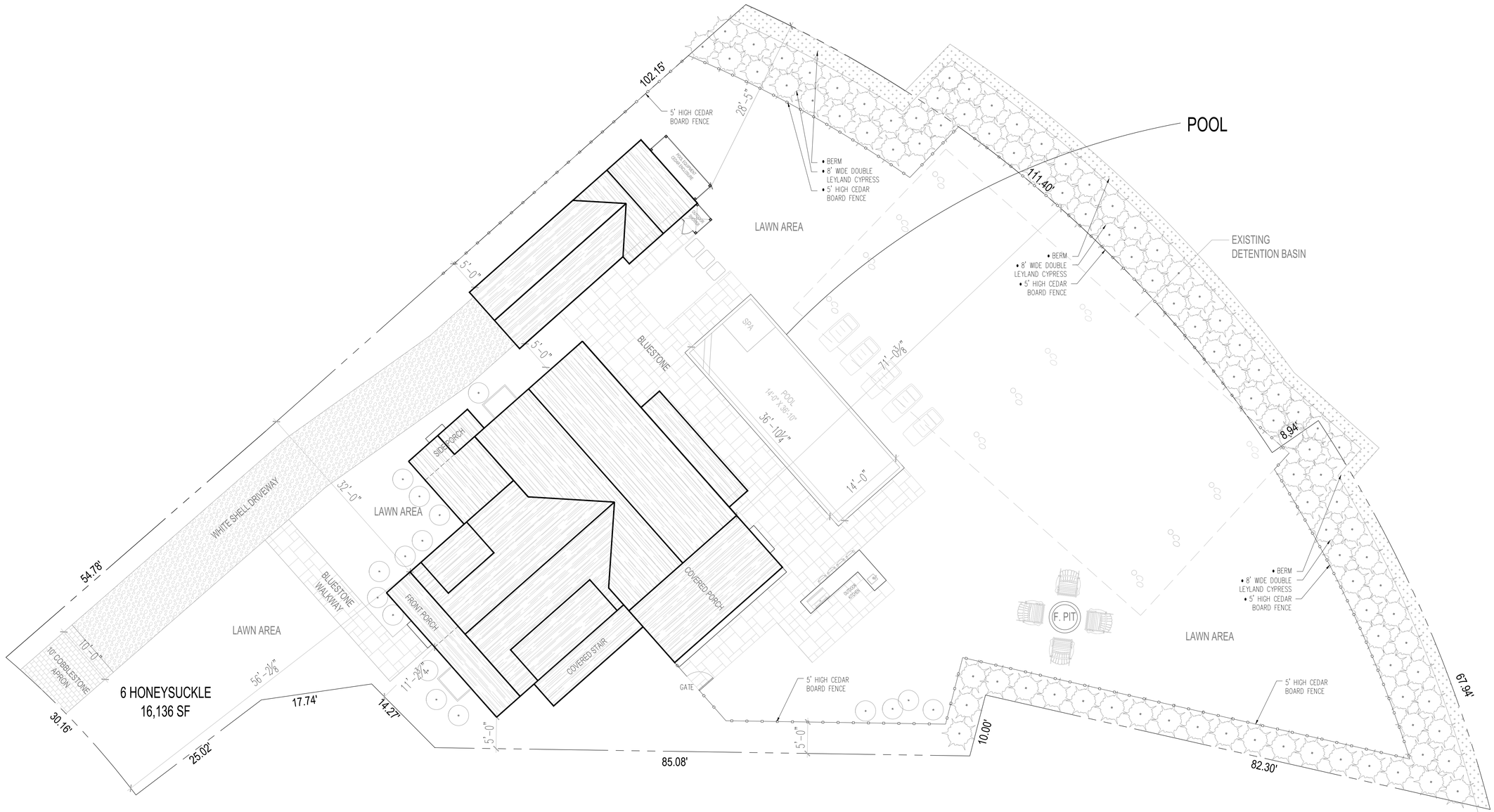
Property ID	190177
Location	6 HONEYSUCKLE DR
Owner	RICHMOND GREAT POINT DEVEL LLC

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.



N

7 SITE PLAN

SCALE: 1/8" = 1'-0"

OWNER :

Richmond Great Point Development, LLC

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD,
SUITE 204
JACKSON HEIGHTS, NY
(718) 225-6400 phone
Dinah Klamert, RA

DATE: 10/4/24

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PROJECT NAME

SANDPIPER PLACE

ADDRESS

MAP: 68
PARCEL: 888
6 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

POOL AND HARDSCAPE

DRAWING NO.

A-1

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

4 HONEYSUCKLE DR.

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.

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✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

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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 drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 3. **As-Built Plans (1copy):** of existing elevations

____ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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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°. 887

Street & Number of Proposed Work: 4 Honeysuckle Drive

Owner of record: Richmond Great PT. Development

Mailing Address: 23 Concord St.
Wilmington, Ma 01887

Contact Phone #: 978-815-4832 E-mail: PPASTAN@richmondco.com

AGENT INFORMATION (if applicable)

Name: Dinah Klamert, KOH Architecture PLLC

Mailing Address: 251-15 Northern BLV, Basement
Bayside, NY 11361

Contact Phone #: 917-797-8831 E-mail: DinahK@KoHArch.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: 50'-1 1/2" Sq. Footage 1st floor: 1,614
Width: 36'-2" Sq. footage 2nd floor: 1,437
Sq. footage 3rd floor: _____

Decks/Patio: Size: 11'-6 1/2" X 5'-0" ☒ 1st floor ☐ 2nd floor
Size: 4'-2" x 10'-6" ☒ 1st floor ☐ 2nd floor
Rear deck 23'-2" X 11'-0" 1st Floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 29'-2 1/2" South 29'-2 1/2" East 29'-2 1/2" West 29'-2 1/2"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass 8.5 /12 Dormer 8.5 /12 Other Front Porch 6/12

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☒ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): 3" Aluminum

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) 6" Corner boards 6" Frieze 4"
Window Casing 4" Door Frame 8" Columns/Posts: Round _____ Square 7"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Andersen 400 Series

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

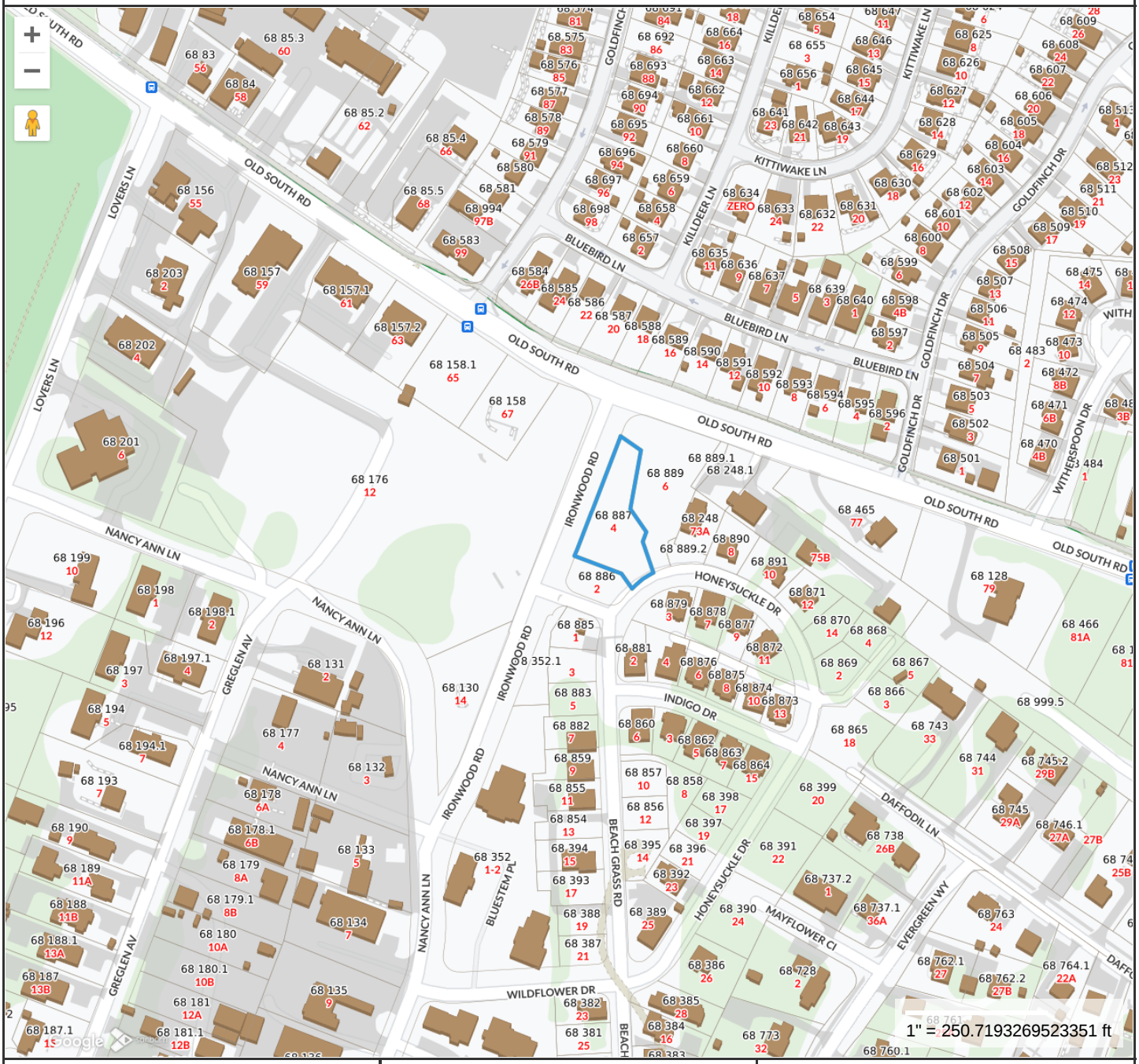
Sidewall Natural
Trim Platinum Gray
Deck Cedar Natural
Clapboard (if applicable) _____
Sash Black
Foundation Concrete
Roof Black
Doors Newport Blue
Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/4/24 Signature of owner of record PP Signed under penalties of perjury

4 HONEYSUCKLE DR



Property Information

Property ID	190179
Location	4 HONEYSUCKLE DR
Owner	RICHMOND GREAT POINT DEVEL LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

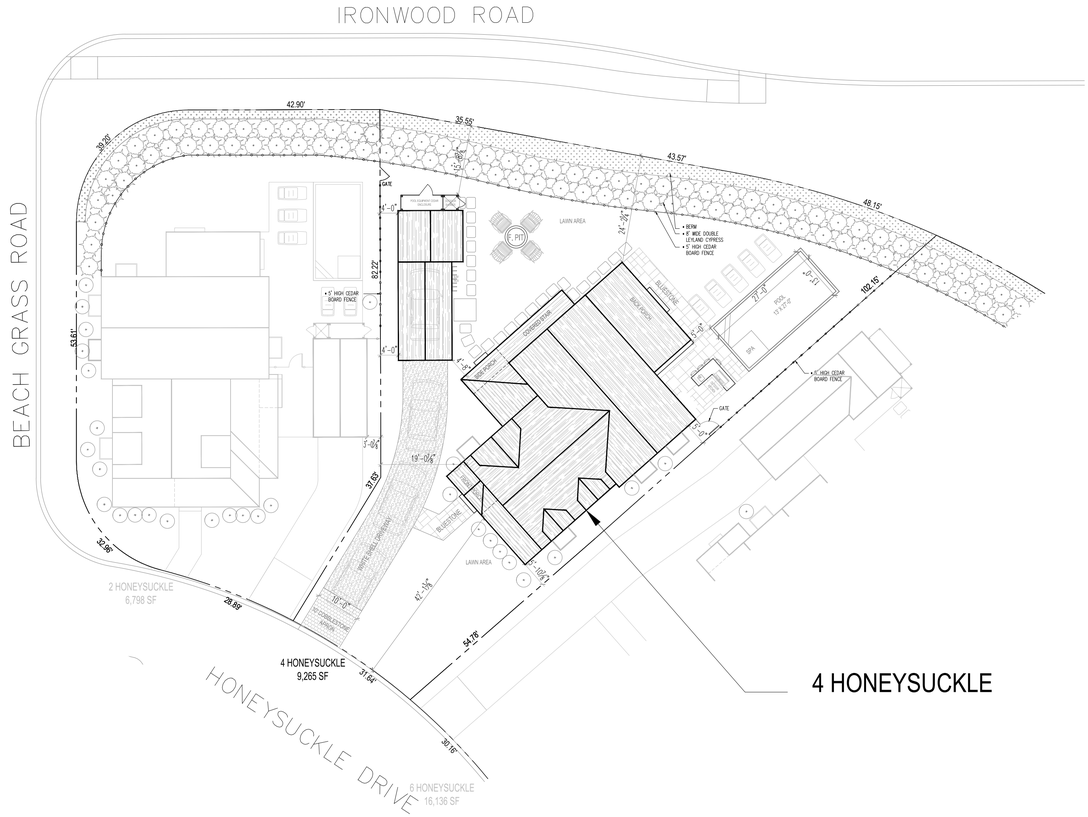
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

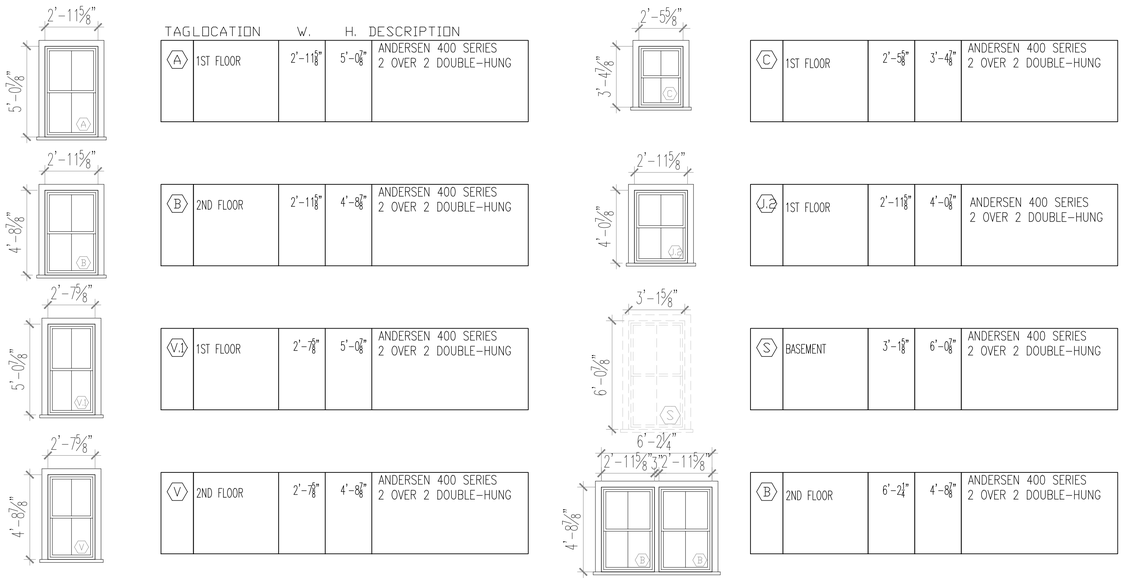
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



1 KEY PLAN
SCALE: 1/64" = 1'-0"

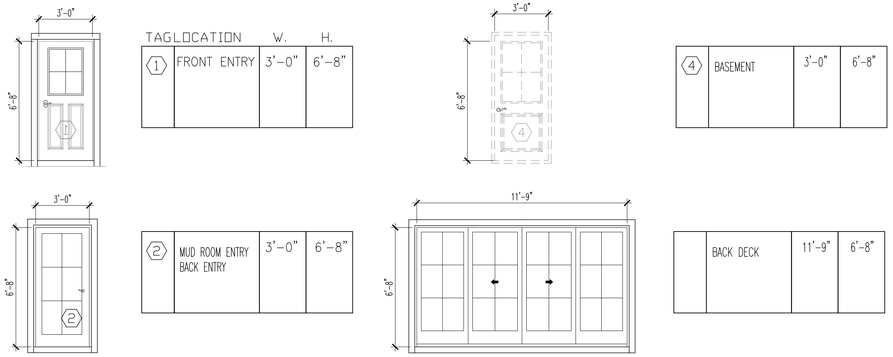


2 SITE PLAN
SCALE: 1/16" = 1'-0"



TAG	LOCATION	W.	H.	DESCRIPTION
A	1ST FLOOR	2'-11⅛"	5'-0⅞"	ANDERSEN 400 SERIES 2 OVER 2 DOUBLE-HUNG
B	2ND FLOOR	2'-11⅛"	4'-8⅞"	ANDERSEN 400 SERIES 2 OVER 2 DOUBLE-HUNG
V.I	1ST FLOOR	2'-7⅞"	5'-0⅞"	ANDERSEN 400 SERIES 2 OVER 2 DOUBLE-HUNG
V	2ND FLOOR	2'-7⅞"	4'-8⅞"	ANDERSEN 400 SERIES 2 OVER 2 DOUBLE-HUNG
C	1ST FLOOR	2'-5⅝"	3'-4⅞"	ANDERSEN 400 SERIES 2 OVER 2 DOUBLE-HUNG
J.2	1ST FLOOR	2'-11⅛"	4'-0⅞"	ANDERSEN 400 SERIES 2 OVER 2 DOUBLE-HUNG
S	BASEMENT	3'-1⅝"	6'-0⅞"	ANDERSEN 400 SERIES 2 OVER 2 DOUBLE-HUNG
B	2ND FLOOR	6'-2¼"	4'-8⅞"	ANDERSEN 400 SERIES 2 OVER 2 DOUBLE-HUNG

3 WINDOW SCHEDULE
SCALE: 1/4"=1'-0"



TAG	LOCATION	W.	H.
1	FRONT ENTRY	3'-0"	6'-8"
2	MUD ROOM ENTRY BACK ENTRY	3'-0"	6'-8"
4	BASEMENT	3'-0"	6'-8"
	BACK DECK	11'-9"	6'-8"

4 DOOR SCHEDULE
SCALE: 1/4"=1'-0"

OWNER :

Richmond Great Point Development, LLC

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD, SUITE 204
JACKSON HEIGHTS, NY
(718) 225-6400 phone
Dinah Klamert, RA

DATE: 10/4/24

- WINDOW SASH: BLACK 2 OVER 2
- WINDOW TRIM: PLATINUM GRAY
- DOOR COLOR: NEWPORT BLUE

KOH ARCHITECTURE PLLC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS TO THESE PLANS. ALL DESIGNS, SPECIFICATIONS AND DRAWINGS ARE THE PROPERTY OF KOH ARCHITECTURE PLLC WHICH ARE TO BE USED ONLY AS ISSUED FOR THIS PROJECT. THEY SHALL NOT BE USED ON ANY OTHER PROJECT IN FULL OR IN PART, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN APPROVAL AND CONSENT OF KOH ARCHITECTURE PLLC. THESE DOCUMENTS SHALL NOT BE TRANSFERRED TO ANY UNAUTHORIZED THIRD PARTY WITHOUT THE SAME CONSENT.

PROJECT NAME

SANDPIPER PLACE

ADDRESS

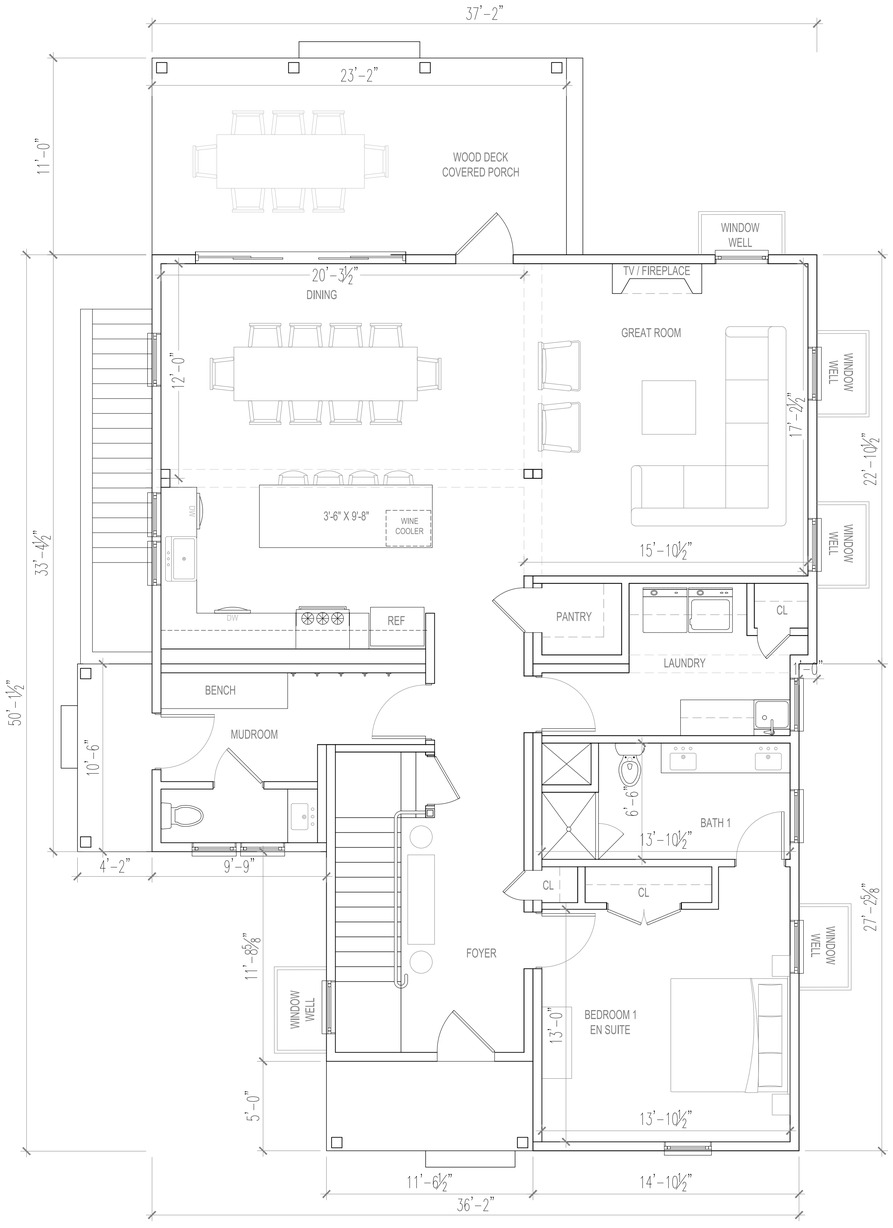
MAP: 68
PARCEL: 887
4 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

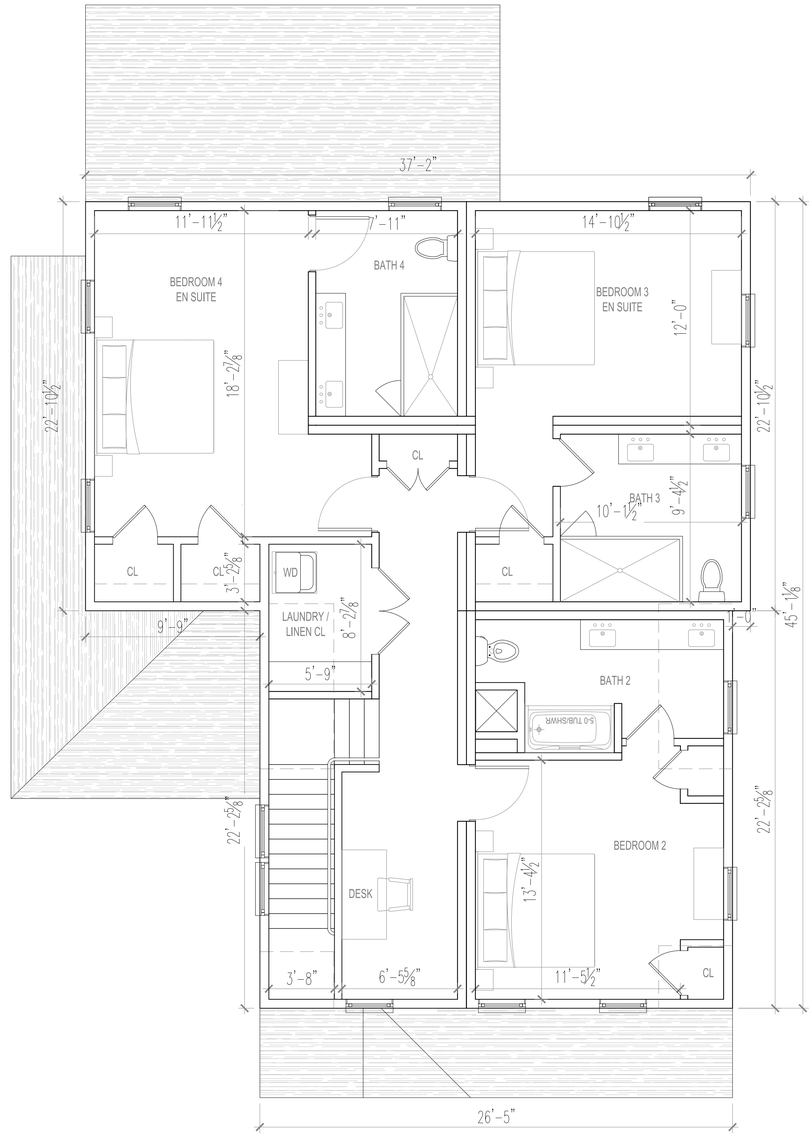
SITE PLAN AND SCHEDULES

DRAWING NO.

A-0



1 4 HONEYSUCKLE
1ST FLOOR PLAN - 1,614 SF
SCALE: 1/4"=1'-0"



2 4 HONEYSUCKLE
2ND FLOOR PLAN - 1,437 SF
SCALE: 1/4"=1'-0"

OWNER :

Richmond Great Point Development, LLC

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD,
SUITE 204
JACKSON HEIGHTS, NY
(718) 225-6400 phone
Dinah Klamert, RA

DATE: 10/4/24

- WINDOW SASH: BLACK 2 OVER 2
- WINDOW TRIM: PLATINUM GRAY
- DOOR COLOR: NEWPORT BLUE

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PROJECT NAME

SANDPIPER PLACE

ADDRESS

MAP: 68
PARCEL: 887
4 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

1ST AND 2ND FLOOR PLANS
3,051 SF

DRAWING NO.

A-1



1 SOUTH ELEVATION (FRONT)
SCALE: 1/4"=1'-0"



2 EAST ELEVATION (SIDE)
SCALE: 1/4"=1'-0"



3 NORTH ELEVATION (BACK)
SCALE: 1/4"=1'-0"



4 WEST ELEVATION (SIDE)
SCALE: 1/4"=1'-0"

OWNER :

Richmond Great Point Development, LLC

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD,
SUITE 204
JACKSON HEIGHTS, NY
(718) 225-6400 phone
Dinah Klamert, RA

DATE: 10/4/24

- WINDOW SASH: BLACK 2 OVER 2
- WINDOW TRIM: PLATINUM GRAY
- DOOR COLOR: NEWPORT BLUE

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PROJECT NAME

SANDPIPER PLACE

ADDRESS

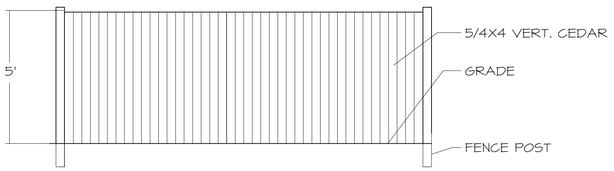
MAP: 68
PARCEL: 887
4 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

ELEVATIONS

DRAWING NO.

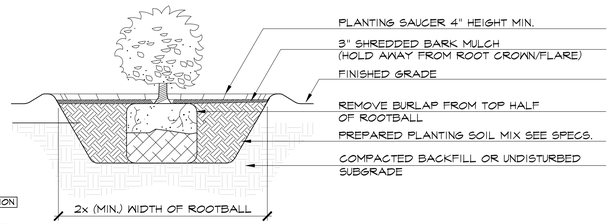
A-2



ELEVATION

2 L-1 **5' CEDAR FENCE**

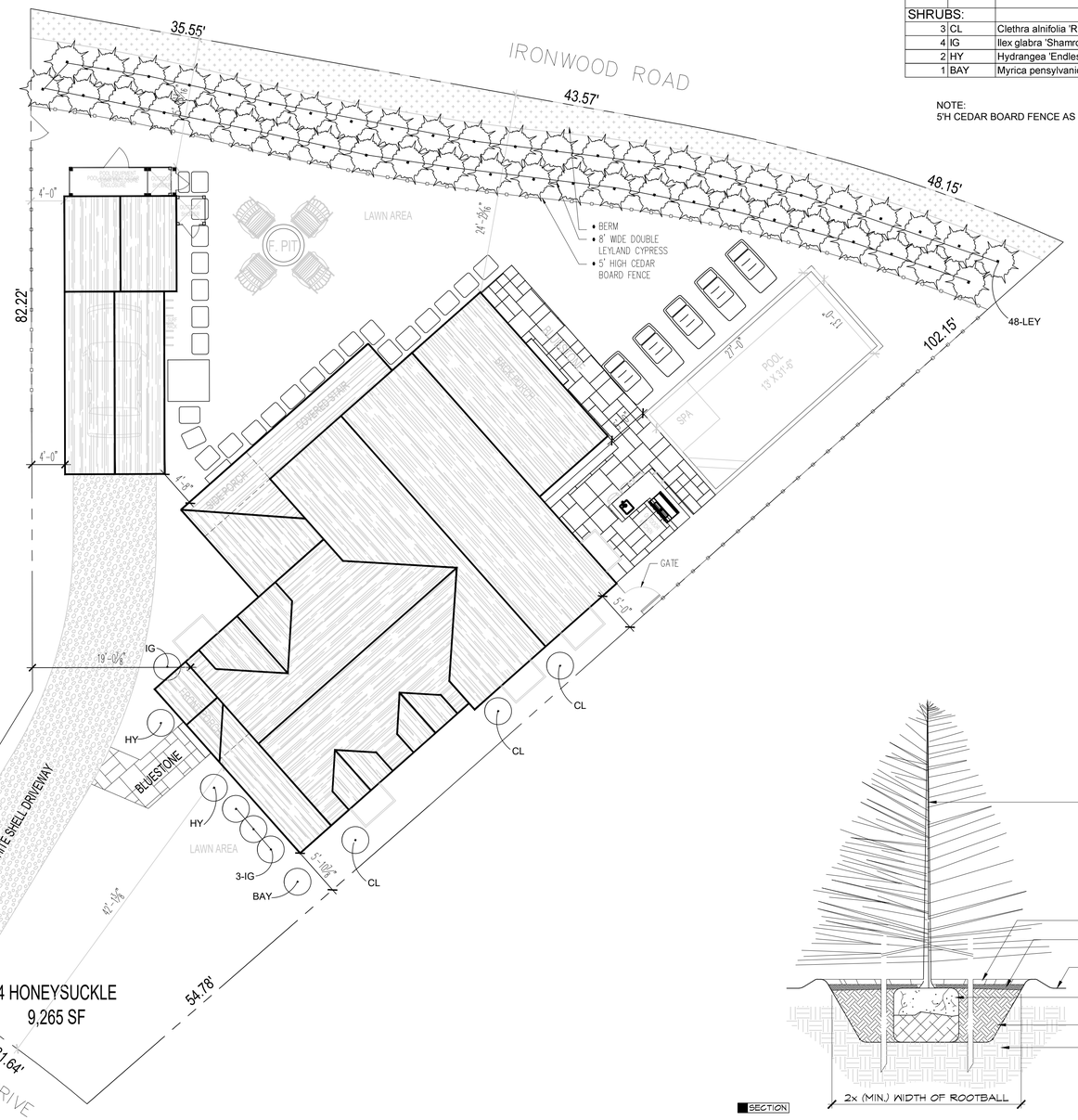
SCALE: N.T.S.



SECTION

2 L-1 **SHRUB PLANTING**

SCALE: N.T.S.



Plant Schedule - 4 Honeysuckle Drive

Qty	Key	Botanical Name	Common Name	Size
EVERGREENS:				
48	LEY	Cupressipyraris x leylandii	Leyland Cypress	5' H
SHRUBS:				
3	CL	Clethra alnifolia 'Ruby Spice'	Ruby Spice Clethra	#3pot
4	IG	Ilex glabra 'Shamrock'	Shamrock Inkberry	#3pot
2	HY	Hydrangea 'Endless Summer'	Endless Summer Hydrangea	#3pot
1	BAY	Myrica pensylvanica	Northern Bayberry	#3pot

NOTE:
5'H CEDAR BOARD FENCE AS INDICATED ON PLAN

SECTION

1 L-1 **CONIFEROUS TREE PLANTING AND STAKING**

SCALE: N.T.S

1 **4 HONEYSUCKLE LOT CONFIGURATION PLAN**

SCALE: 1/8" = 1'-0"

OWNER :

Richmond Great Point Development, LLC

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD,
SUITE 204
JACKSON HEIGHTS, NY
(718) 225-6400 phone
Dinah Klamert, RA

DATE: 10/2/24

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PROJECT NAME

SANDPIPER PLACE

ADDRESS

MAP: 68
PARCEL: 887
4 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

LANDSCAPE PLAN

DRAWING NO.

L-1



2 HONEYSUCKLE DR.	
• WINDOW SASH:	WHITE 6 OVER 6
• WINDOW TRIM:	WHITE
• DOOR COLOR:	HAMILTON BLUE
• ROOF:	MORIE BLACK

4 HONEYSUCKLE DR.	
• WINDOW SASH:	BLACK 2 OVER 2
• WINDOW TRIM:	PLATINUM GRAY
• DOOR COLOR:	NEWPORT BLUE
• ROOF:	MORIE BLACK

1 STREETSCAPE - 4 HONEYSUCKLE DR.
SCALE: 1/8" = 1'-0"

OWNER :

Richmond Great Point Development, LLC

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD,
SUITE 204
JACKSON HEIGHTS, NY
(718) 225-6400 phone
Dinah Klamert, RA

DATE: 10/4/24

- WINDOW SASH: BLACK 2 OVER 2
- WINDOW TRIM: PLATINUM GRAY
- DOOR COLOR: NEWPORT BLUE

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PROJECT NAME

SANDPIPER PLACE

ADDRESS

MAP: 68
PARCEL: 887
4 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

STREETSCAPE
2, 4 & 6
HONEYSUCKLE DR

DRAWING NO.

A-3

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

4 HONEYSUCKLE DR. GARAGE

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

____ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 3. **As-Built Plans (1copy):** of existing elevations

____ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 887

Street & Number of Proposed Work: 4 Honeysuckle Dr.

Owner of record: Richmond Great PT. Development

Mailing Address: 23 Concord St.
Wilmington, Ma 01887

Contact Phone #: 978-815-4832 E-mail: PPAStan@Richmondco.com

AGENT INFORMATION (if applicable)

Name: Dinah Klamert, KOH Architecture PLLC

Mailing Address: 251-15 Northern Blv, Basement
Bayside, NY 11361

Contact Phone #: 917-797-8831 E-mail: DinahK@KOHArch.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 33'-6" Sq. Footage 1st floor: 431 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 13'-6" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 15'-6 1/2" South 15'-6 1/2" East 15'-6 1/2" West 15'-6 1/2"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) 6" Corner boards 6" Frieze _____
Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Andersen 400 Series

Doors* (type and material): ☐ TDL ☒ SDL Front Wood Rear _____ Side WD/Glass
Garage Door(s): Type Swinging Material Wood

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

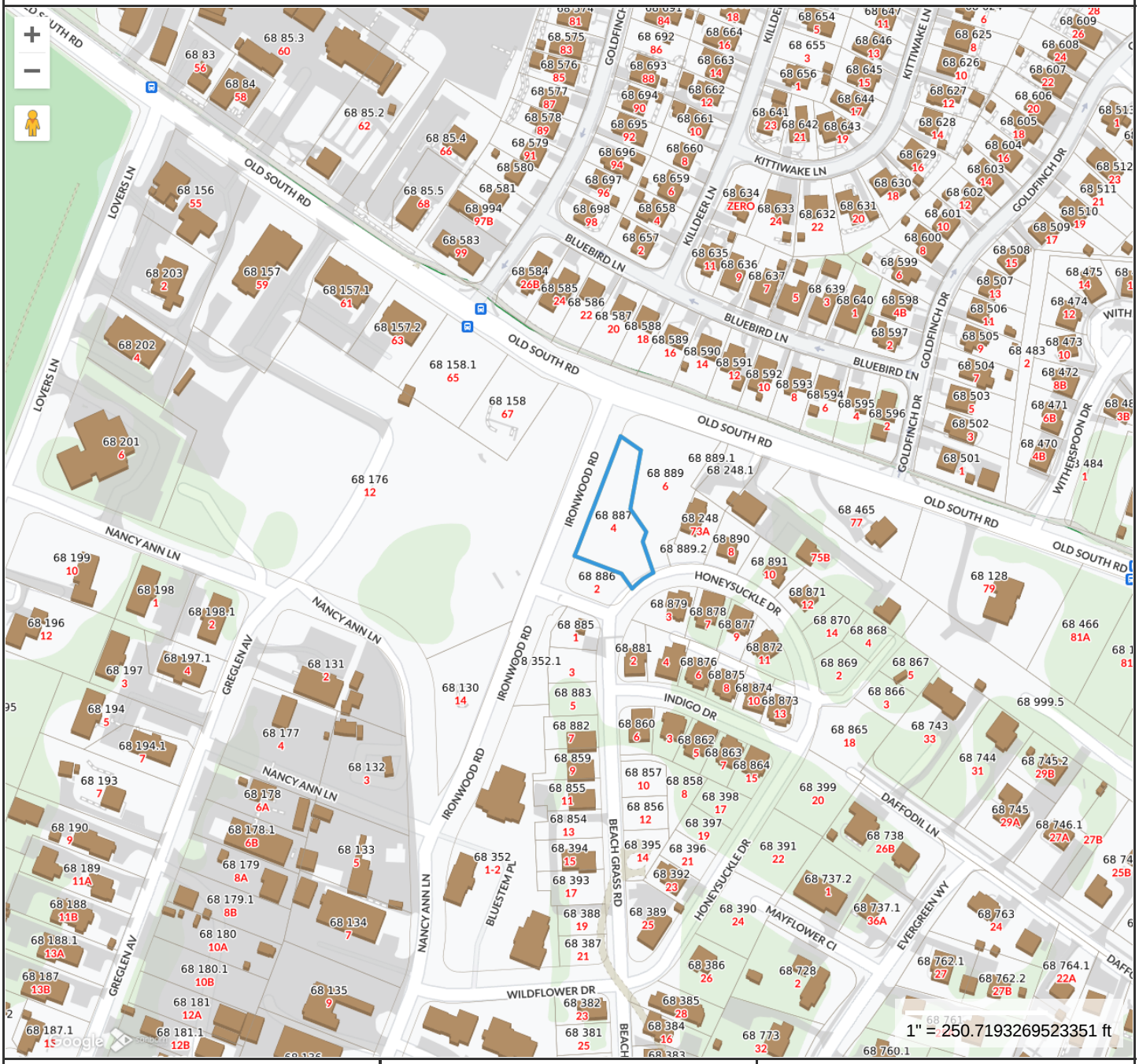
Sidewall Natural Clapboard (if applicable) _____ Roof Black
Trim Platinum Gray Sash Black Doors _____
Deck _____ Foundation Concrete Fence _____ Shutters _____

* 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 10/4/24 Signature of owner of record _____ Signed under penalties of perjury

4 HONEYSUCKLE DR



Property Information

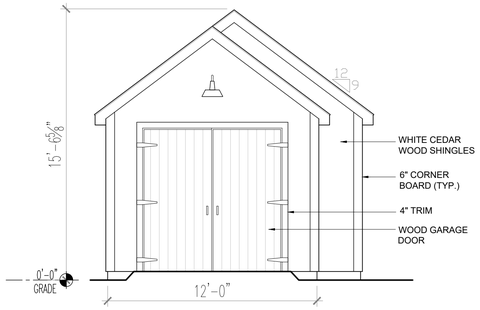
Property ID	190179
Location	4 HONEYSUCKLE DR
Owner	RICHMOND GREAT POINT DEVEL LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

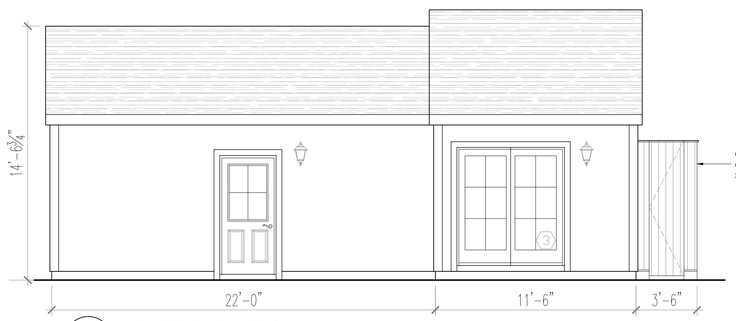
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

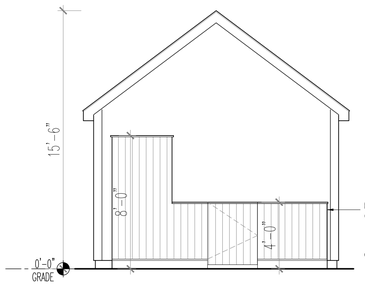
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



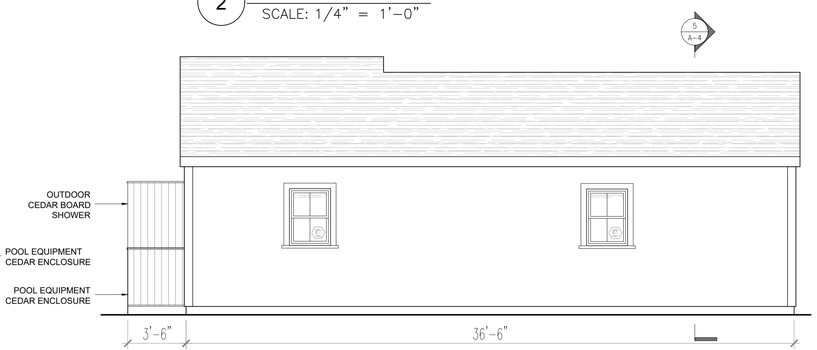
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



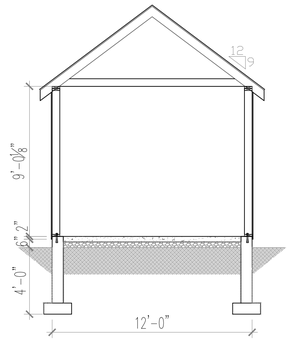
2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



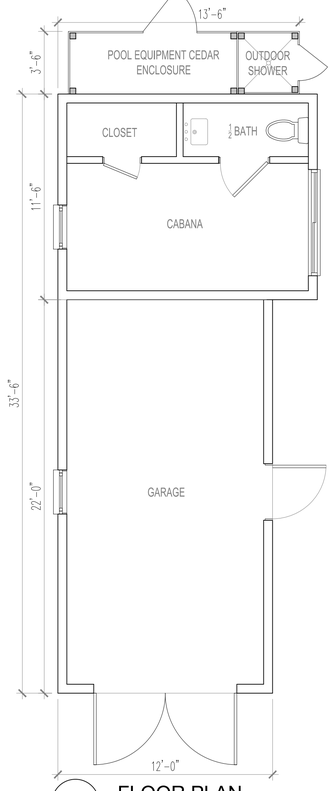
3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



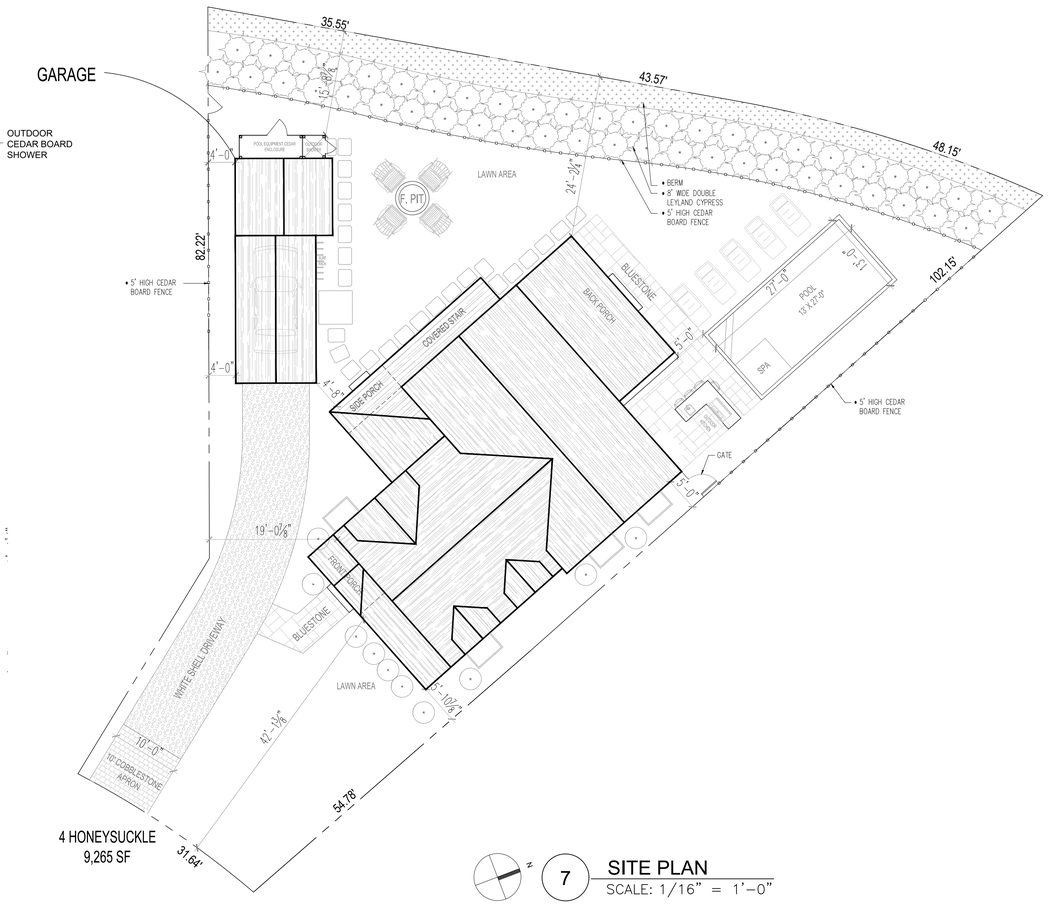
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



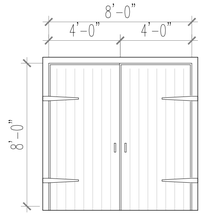
5 SECTION
SCALE: 1/4" = 1'-0"



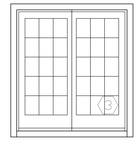
6 FLOOR PLAN
SCALE: 1/4" = 1'-0"



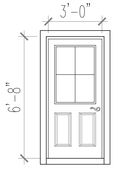
7 SITE PLAN
SCALE: 1/16" = 1'-0"



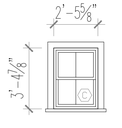
LOCATION	W.	H.
FRONT ENTRY	8'-0"	8'-0"



2	BACK DECK	5'-11"	6'-8"



LOCATION	W.	H.
SIDE ENTRY	3'-0"	6'-8"



TAG	LOCATION	W.	H.	
C	SIDE	2'-5⅝"	3'-4⅞"	ANDERSEN 400 SERIES

8 DOOR AND WINDOW SCHEDULE
SCALE: 1/4" = 1'-0"

OWNER :

Richmond Great Point Development, LLC

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD, SUITE 204
JACKSON HEIGHTS, NY
(718) 225-6400 phone
Dinah Klamert, RA

DATE: 10/4/24

- WINDOW SASH: BLACK 2 OVER 2
- WINDOW TRIM: PLATINUM GRAY
- DOOR COLOR: NEWPORT BLUE

KOH ARCHITECTURE PLLC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS TO THESE PLANS. ALL DESIGNS, SPECIFICATIONS AND DRAWINGS ARE THE PROPERTY OF KOH ARCHITECTURE PLLC WHICH ARE TO BE USED ONLY AS ISSUED FOR THIS PROJECT. THEY SHALL NOT BE USED ON ANY OTHER PROJECT IN FULL OR IN PART, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN APPROVAL AND CONSENT OF KOH ARCHITECTURE PLLC. THESE DOCUMENTS SHALL NOT BE TRANSFERRED TO ANY UNAUTHORIZED THIRD PARTY WITHOUT THE SAME CONSENT.

PROJECT NAME

SANDPIPER PLACE

ADDRESS

MAP: 68
PARCEL: 887
4 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

GARAGE / CABANA

DRAWING NO.

A-1

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

4 HONEYSUCKLE DR. POOL & HARDSCAPE

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

____ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 3. **As-Built Plans (1copy):** of existing elevations

____ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 887

Street & Number of Proposed Work: 4 Honeysuckle Dr.

Owner of record: Richmond Great PT. Development

Mailing Address: 23 Concord St.
Wilmington, Ma 01887

Contact Phone #: 978-815-4832 E-mail: PPAStan@richmondco.com

AGENT INFORMATION (if applicable)

Name: Dinah Klamect, KOH Architecture PLLC

Mailing Address: 251-15 Northern, BLV Basement
Bayside, NY 11361

Contact Phone #: 917-797-8831 E-mail: DinahK@KOHARCH.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-5) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 27'-0" Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 13'-0" Sq. footage 2nd floor: _____ Pool Size: 351 SF ☐ 1st floor ☐ 2nd floor

Pool to have Automatic cover Sq. footage 3rd floor: _____

Difference between existing 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: 5'-0"
Type: Cedar Board Fence
Length: 218' total Perimeter

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

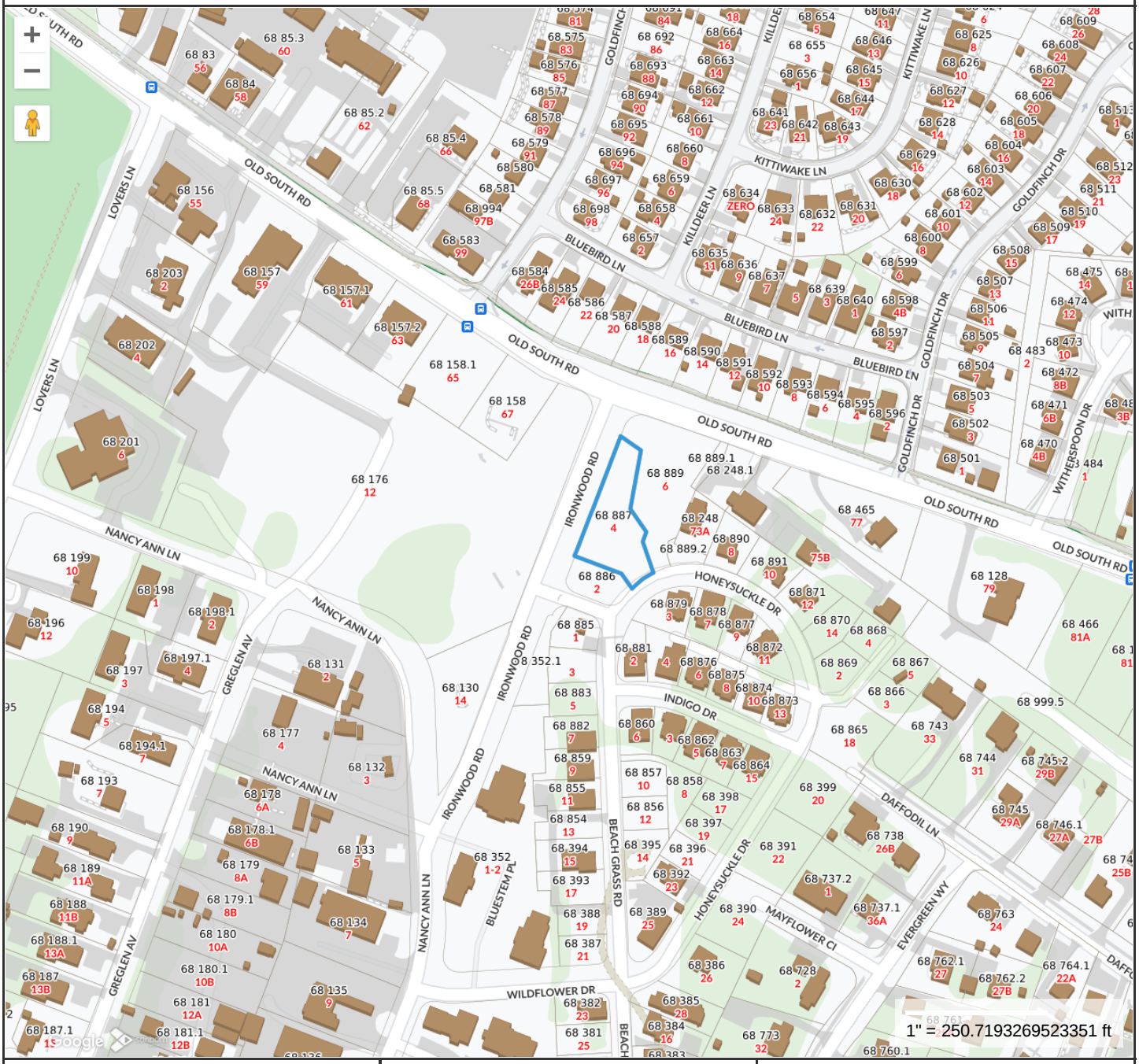
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/9/24 Signature of owner of record _____ Signed under penalties of perjury

4 HONEYSUCKLE DR



Property Information

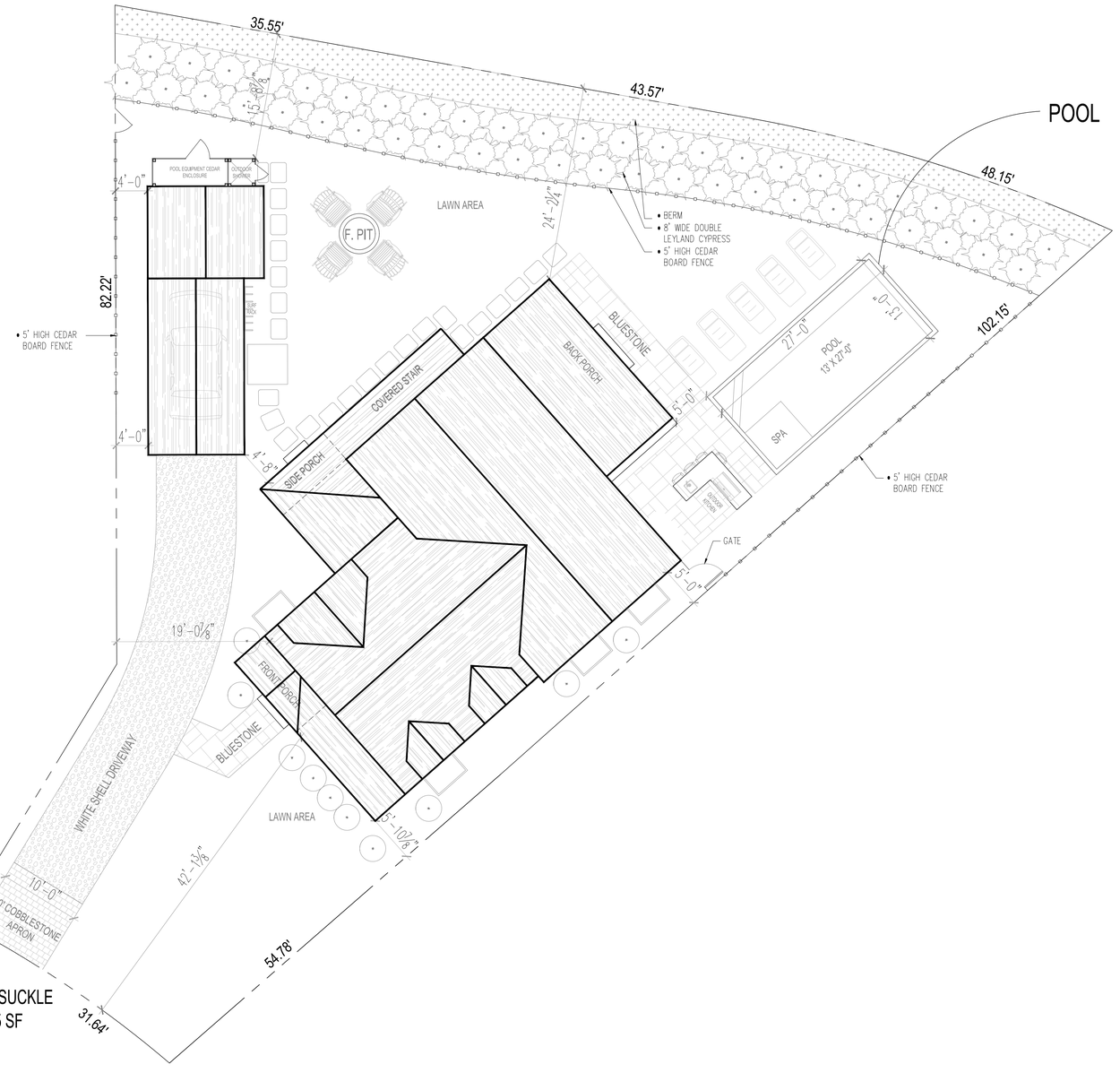
Property ID	190179
Location	4 HONEYSUCKLE DR
Owner	RICHMOND GREAT POINT DEVEL LLC

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.



N

7 SITE PLAN

SCALE: 1/8" = 1'-0"

OWNER :

Richmond Great Point Development, LLC

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD,
SUITE 204
JACKSON HEIGHTS, NY
(718) 225-6400 phone
Dinah Klamert, RA

DATE: 10/4/24

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PROJECT NAME

SANDPIPER PLACE

ADDRESS

MAP: 68
PARCEL: 887
4 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

POOL AND HARDSCAPE

DRAWING NO.

A-1

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

2 HONEYSUCKLE DR.

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.*.

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____ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

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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)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 886

Street & Number of Proposed Work: 2 Honeysuckle Dr.

Owner of record: Richmond Great PT. Development

Mailing Address: 23 Concord St. Wilmington, MA 01887

Contact Phone #: 978-815-4832 E-mail: PPASTAN@richmondco.com

AGENT INFORMATION (if applicable)

Name: Dinah Klamert, KOH Architecture PLLC

Mailing Address: 251-15 Northern Blv, Basement Bayside, NY 11361

Contact Phone #: 917-797-8831 E-mail: DinahK@KOHARCh.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: 51'-6" Sq. Footage 1st floor: 1,676
Width: 32'-10" Sq. footage 2nd floor: 1,445
Sq. footage 3rd floor: _____

Decks/Patio: Size: 18'-11½"x6'5" ☒ 1st floor ☐ 2nd floor
Size: 4'-2"x7'-5" ☒ 1st floor ☐ 2nd floor
Rear Deck 10'-0" x 21'-0" x 1st Floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 29'-8½" South 29'-8½" East 29'-8½" West 29'-8½"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass 9 /12 Dormer 4 /12 Other Front Porch 5/12

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☒ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): 3" Aluminum

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) 6" Corner boards 6" Frieze 4"
Window Casing 4" Door Frame 8" Columns/Posts: Round _____ Square 7"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Andersen 400 Series

Doors* (type and material): ☐ TDL ☒ SDL Front WD/GLASS Rear WD/Glass Side WD/Glass
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

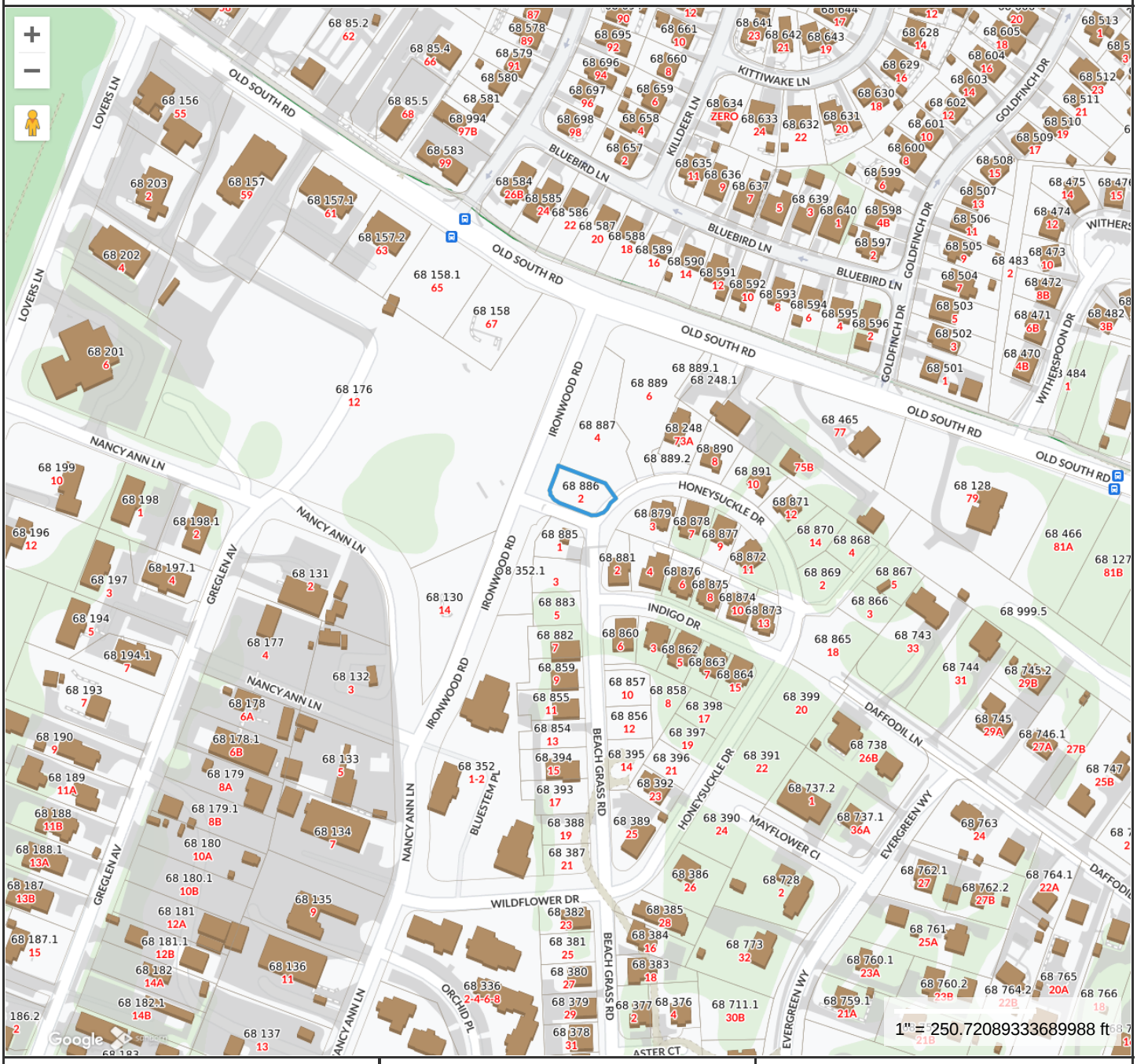
Sidewall Natural Clapboard (if applicable) _____ Roof Black
Trim White Sash White Doors Hamilton Blue
Deck Cedar Natural Foundation Concrete Fence _____ Shutters _____

* 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 10/4/24 Signature of owner of record _____ Signed under penalties of perjury

2 HONEYSUCKLE DR



Property Information

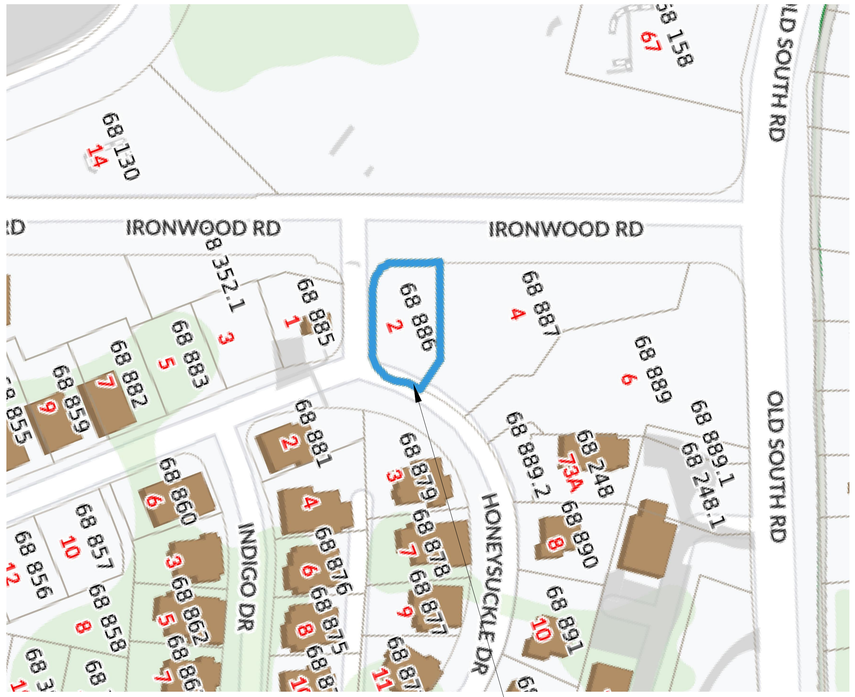
Property ID	190180
Location	2 HONEYSUCKLE DR
Owner	RICHMOND GREAT POINT DEVEL LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

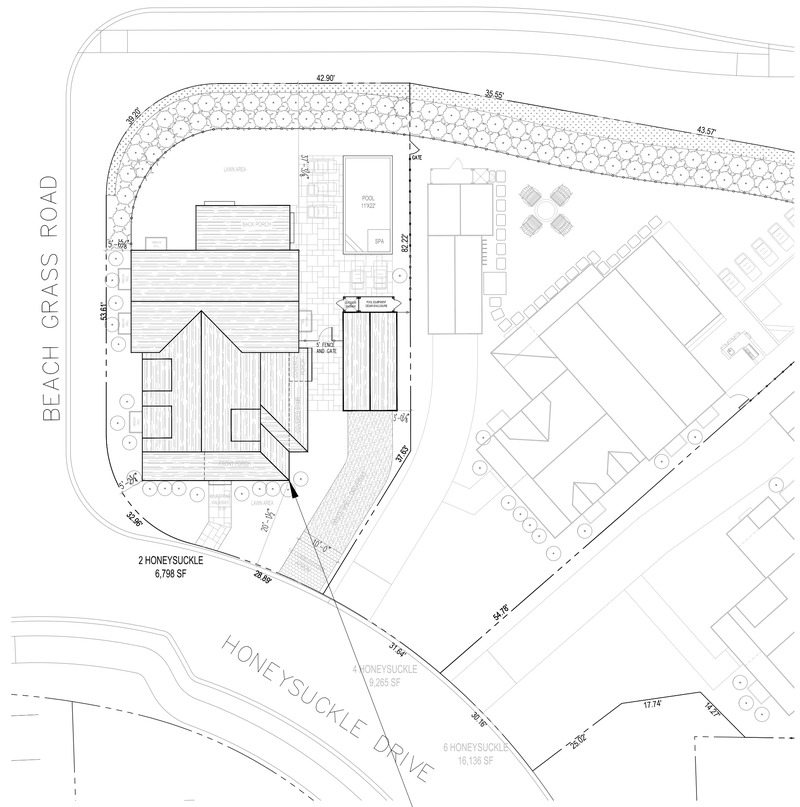
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

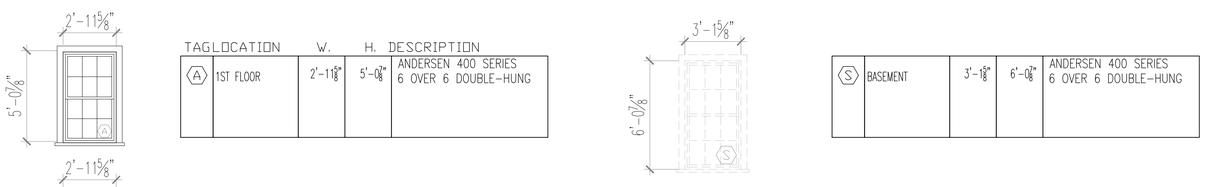
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



1 KEY PLAN
SCALE: 1/64" = 1'-0"

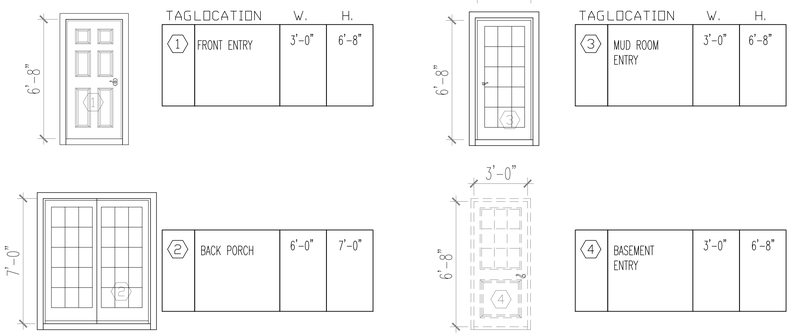


2 SITE PLAN
SCALE: 1/16" = 1'-0"



TAG	LOCATION	W.	H.	DESCRIPTION
A	1ST FLOOR	2'-11⅝"	5'-0⅛"	ANDERSEN 400 SERIES 6 OVER 6 DOUBLE-HUNG
B	2ND FLOOR	2'-11⅝"	4'-8⅛"	ANDERSEN 400 SERIES 6 OVER 6 DOUBLE-HUNG
C	1ST FLOOR	2'-5⅝"	3'-4⅛"	ANDERSEN 400 SERIES 6 OVER 6 DOUBLE-HUNG
S	BASEMENT	3'-1⅝"	6'-0⅛"	ANDERSEN 400 SERIES 6 OVER 6 DOUBLE-HUNG

3 WINDOW SCHEDULE
SCALE: 1/4"=1'-0"



TAG	LOCATION	W.	H.
1	FRONT ENTRY	3'-0"	6'-8"
2	BACK PORCH	6'-0"	7'-0"
3	MUD ROOM ENTRY	3'-0"	6'-8"
4	BASEMENT ENTRY	3'-0"	6'-8"

4 DOOR SCHEDULE
SCALE: 1/4"=1'-0"

OWNER :

Richmond Great Point Development, LLC

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD, SUITE 204
JACKSON HEIGHTS, NY
(718) 225-6400 phone
Dinah Klamert, RA

DATE: 10/4/24

- WINDOW SASH: WHITE 6 OVER 6
- TRIM: WHITE
- DOOR COLOR: HAMILTON BLUE

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PROJECT NAME

SANDPIPER PLACE

ADDRESS

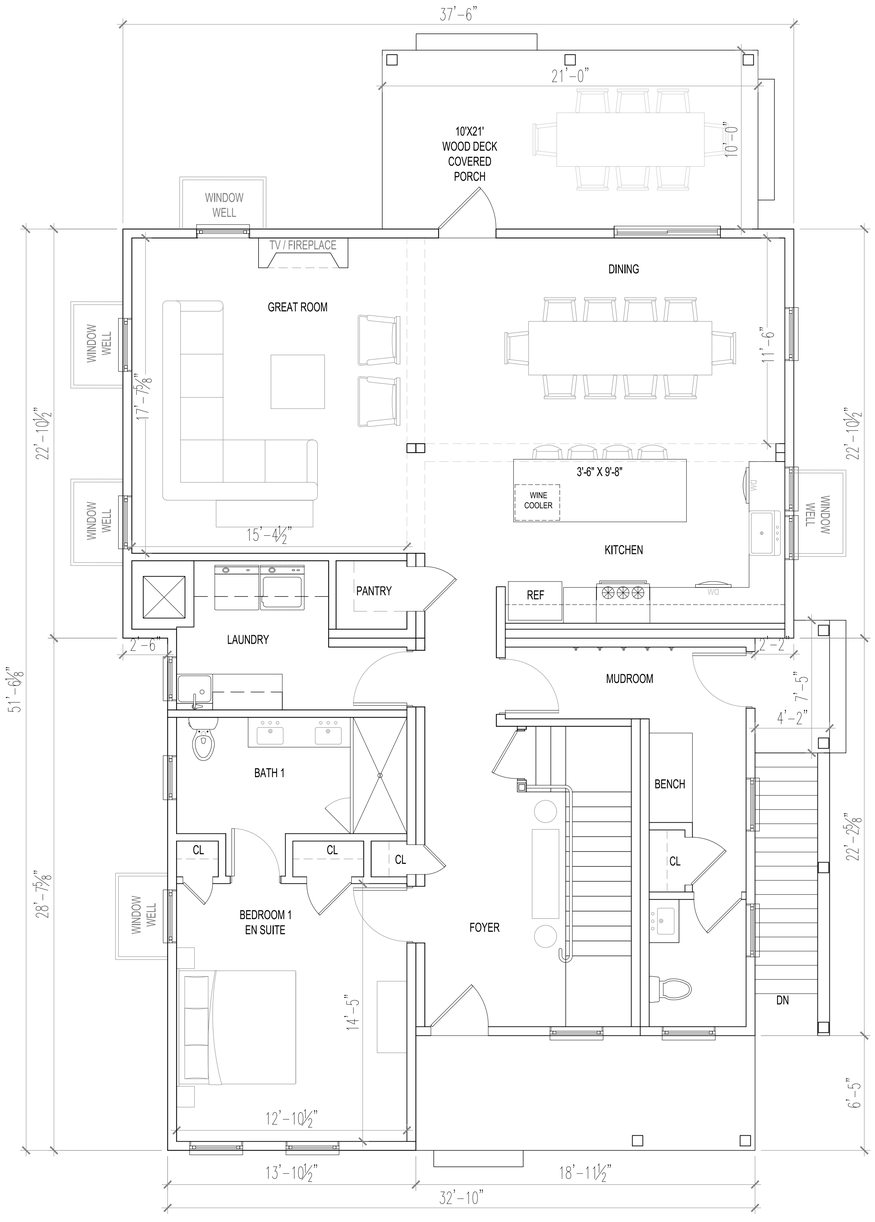
MAP: 68
PARCEL: 886
2 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

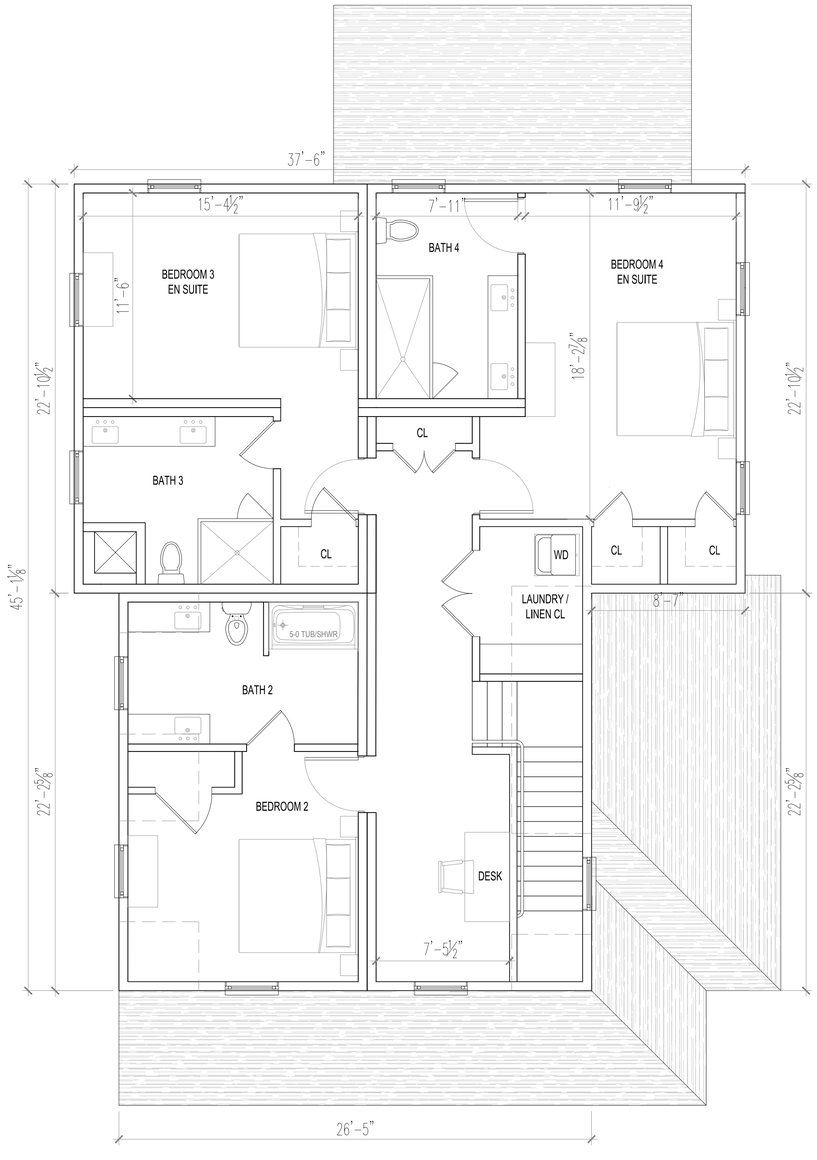
1ST AND 2ND FLOOR PLANS
2,040 SF

DRAWING NO.

A-1



1 2 HONEYSUCKLE
1ST FLOOR PLAN - 1,676 SF
SCALE: 1/4"=1'-0"



2 2 HONEYSUCKLE
2ND FLOOR PLAN - 1,445 SF
SCALE: 1/4"=1'-0"

OWNER :

Richmond Great Point Development, LLC

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD,
SUITE 204
JACKSON HEIGHTS, NY
(718) 225-6400 phone
Dinah Klamert, RA

DATE: 10/4/24

- WINDOW SASH: WHITE 6 OVER 6
- TRIM: WHITE
- DOOR COLOR: HAMILTON BLUE

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PROJECT NAME

SANDPIPER PLACE

ADDRESS

MAP: 68
PARCEL: 886
2 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

1ST AND 2ND FLOOR PLANS
3,121 SF

DRAWING NO.

A-1



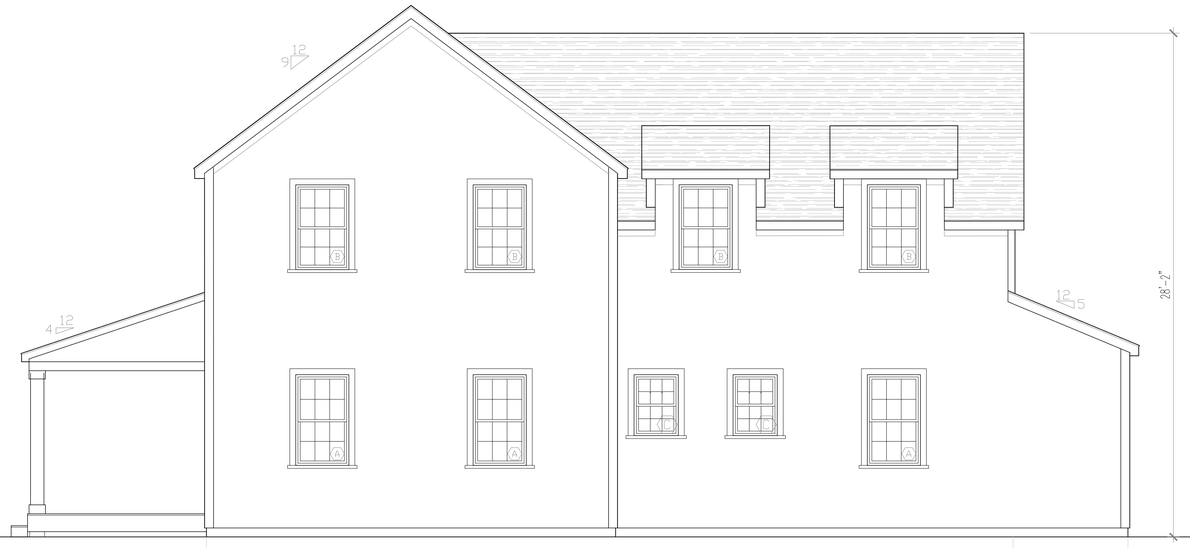
1 EAST ELEVATION
SCALE: 1/4"=1'-0"



2 NORTH ELEVATION
SCALE: 1/4"=1'-0"



3 WEST ELEVATION
SCALE: 1/4"=1'-0"



4 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

OWNER :

Richmond Great Point Development, LLC

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD,
SUITE 204
JACKSON HEIGHTS, NY
(718) 225-6400 phone
Dinah Klamert, RA

DATE: 10/4/24

- WINDOW SASH: WHITE 6 OVER 6
- TRIM: WHITE
- DOOR COLOR: HAMILTON BLUE

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PROJECT NAME

SANDPIPER PLACE

ADDRESS

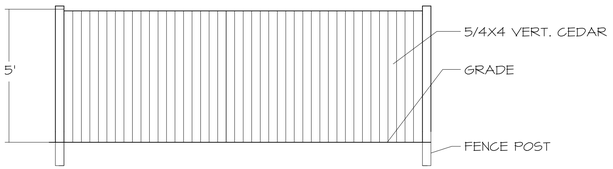
MAP: 68
PARCEL: 886
2 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

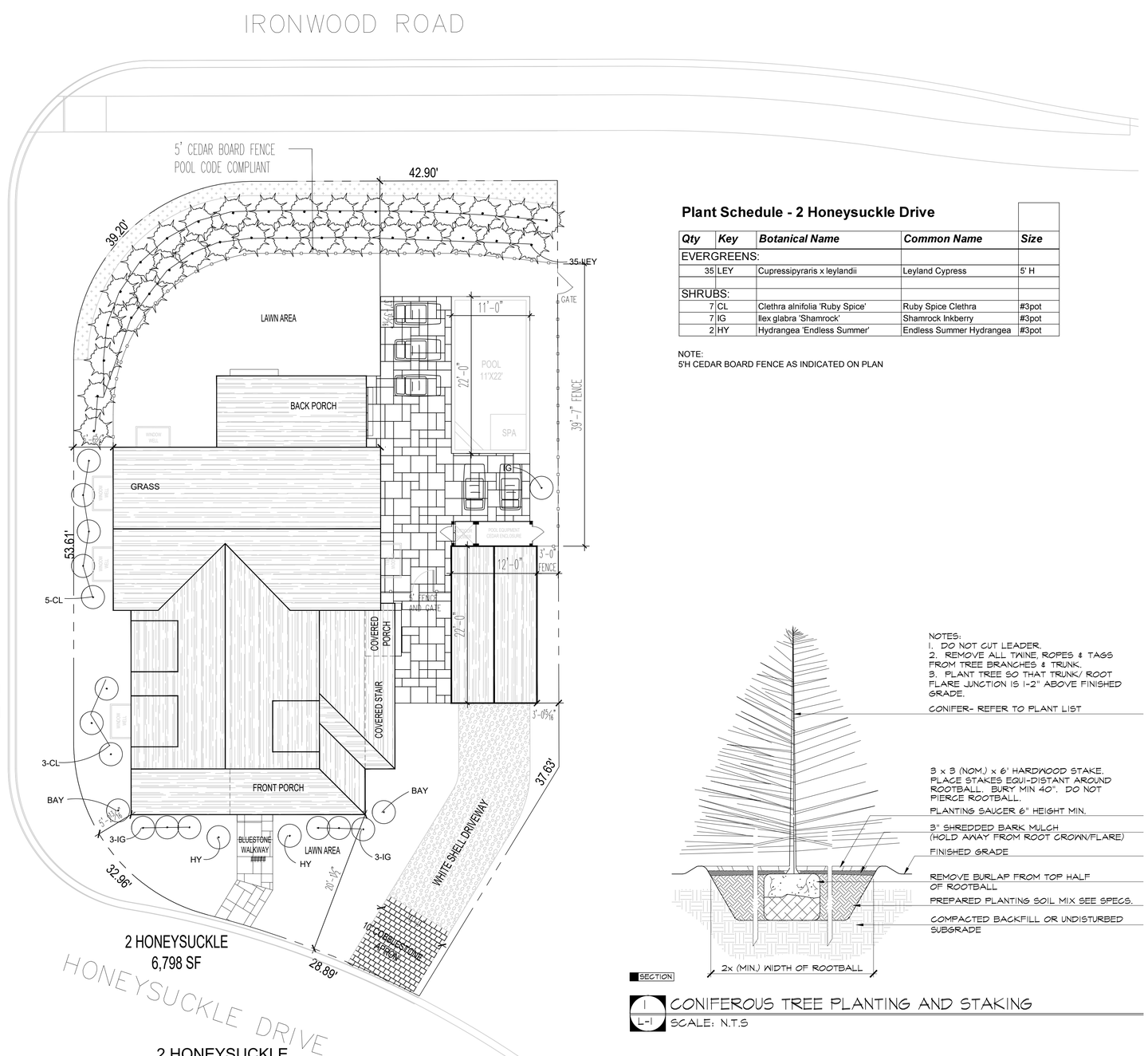
ELEVATIONS

DRAWING NO.

A-2



ELEVATION
2 L-1
5' CEDAR FENCE
SCALE: N.T.S.

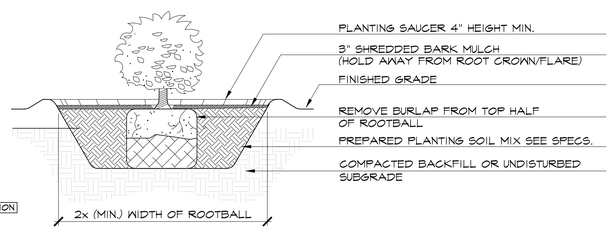


1 L-1
2 HONEYSUCKLE LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

Plant Schedule - 2 Honeysuckle Drive

Qty	Key	Botanical Name	Common Name	Size
EVERGREENS:				
35	LEY	Cupressipyraris x leylandii	Leyland Cypress	5' H
SHRUBS:				
7	CL	Clethra alnifolia 'Ruby Spice'	Ruby Spice Clethra	#3pot
7	IG	Ilex glabra 'Shamrock'	Shamrock Inkberry	#3pot
2	HY	Hydrangea 'Endless Summer'	Endless Summer Hydrangea	#3pot

NOTE:
5'H CEDAR BOARD FENCE AS INDICATED ON PLAN



SECTION
2 L-1
SHRUB PLANTING
SCALE: N.T.S.

SECTION
1 L-1
CONIFEROUS TREE PLANTING AND STAKING
SCALE: N.T.S

OWNER :

Richmond Great Point Development, LLC

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD,
SUITE 204
JACKSON HEIGHTS, NY
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DATE: 10/2/24

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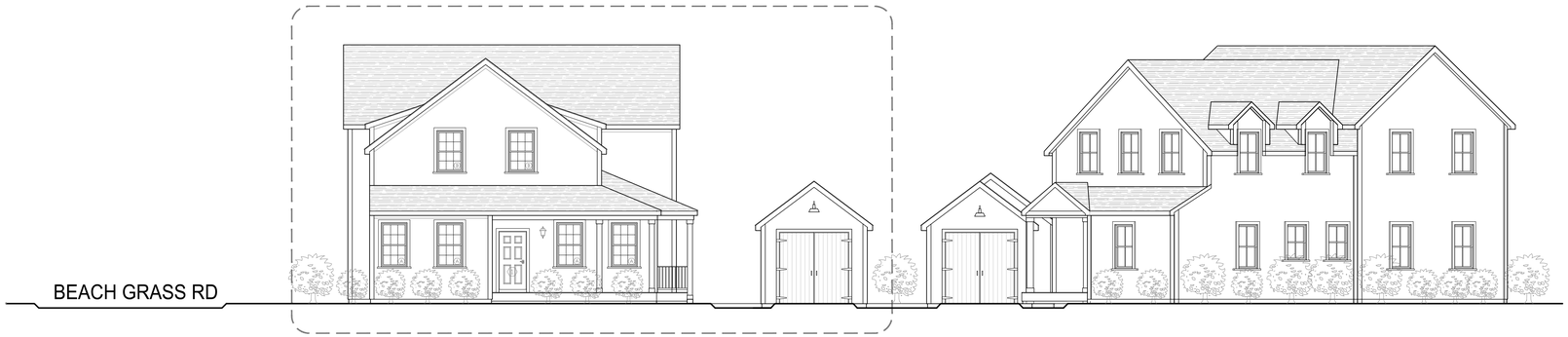
2 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

LANDSCAPE PLAN

DRAWING NO.

L-1



2 HONEYSUCKLE DR.	
• WINDOW SASH:	WHITE 6 OVER 6
• WINDOW TRIM:	WHITE
• DOOR COLOR:	HAMILTON BLUE
• ROOF:	MORIE BLACK

4 HONEYSUCKLE DR.	
• WINDOW SASH:	BLACK 2 OVER 2
• WINDOW TRIM:	PLATINUM GRAY
• DOOR COLOR:	NEWPORT BLUE
• ROOF:	MORIE BLACK

1 STREETSCAPE - 2 HONEYSUCKLE DR.
SCALE: 1/8" = 1'-0"

OWNER :

Richmond Great Point Development, LLC

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD,
SUITE 204
JACKSON HEIGHTS, NY
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PROJECT NAME

SANDPIPER PLACE

ADDRESS

MAP: 68
PARCEL: 886
2 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

STREETSCAPE
2 & 4
HONEYSUCKLE DR

DRAWING NO.

A-3

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

2 HONEYSUCKLE DR. GARAGE

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.

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REQUIRED WHERE APPLICABLE:

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____ 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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____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 886

Street & Number of Proposed Work: 2 Honeysuckle DR.

Owner of record: Richmond Great PT. Development

Mailing Address: 23 Concord St.
Wilmington, Ma 01887

Contact Phone #: 978-815-4832 E-mail: PPAStan@Richmondco.com

AGENT INFORMATION (if applicable)

Name: Dinah Klamert, KOH Architecture PLLC

Mailing Address: 251-15 Northern Blv, Basement
Bayside, NY 11361

Contact Phone #: 917-797-8831 E-mail: DinahK@KOHArch.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: 22'-0" Sq. Footage 1st floor: 264 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 _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 14'- 6 3/4" South 14'- 6 3/4" East 14'- 6 3/4" West 14'- 6 3/4"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 _____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) 6" Corner boards 6" Frieze _____
Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Andersen 400 Series

Doors* (type and material): ☐ TDL ☒ SDL Front Wood Rear _____ Side WD/Glass
Garage Door(s): Type Swinging Material Wood

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

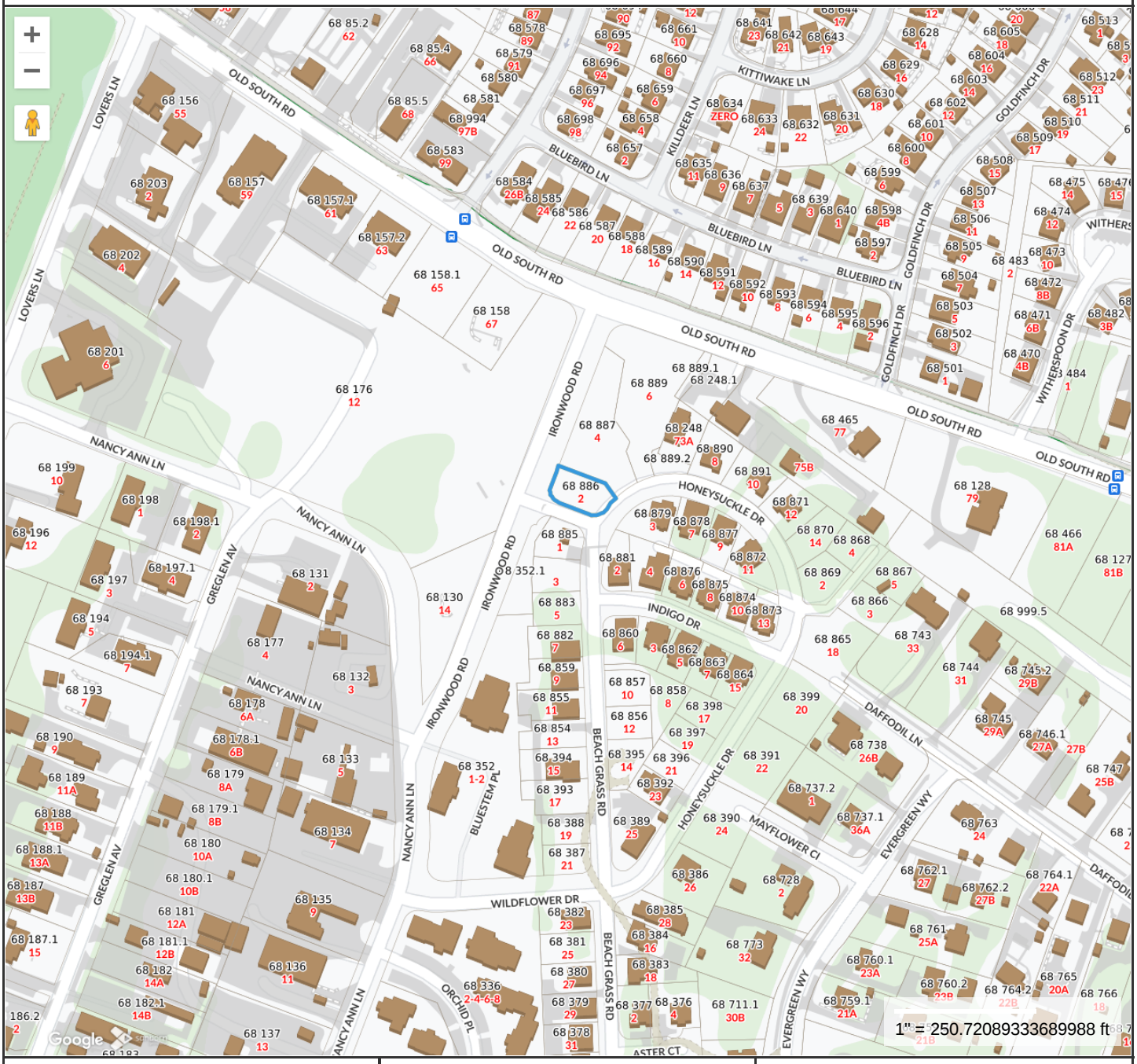
Sidewall Natural Clapboard (if applicable) _____ Roof Black
Trim White Sash White Doors _____
Deck _____ Foundation Concrete Fence _____ Shutters _____

* 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 10/4/24 Signature of owner of record _____ Signed under penalties of perjury

2 HONEYSUCKLE DR



Property Information

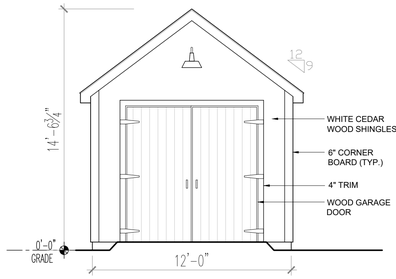
Property ID	190180
Location	2 HONEYSUCKLE DR
Owner	RICHMOND GREAT POINT DEVEL LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

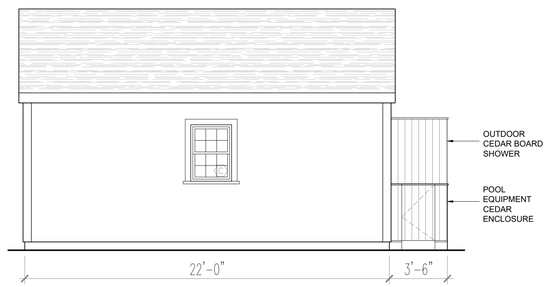
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

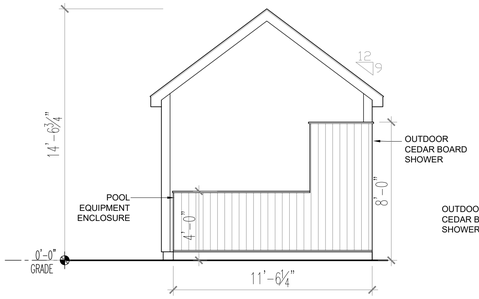
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



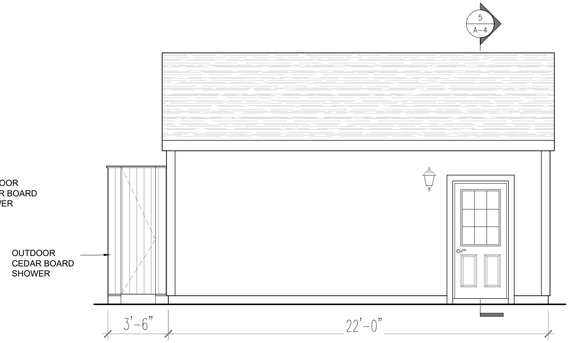
1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



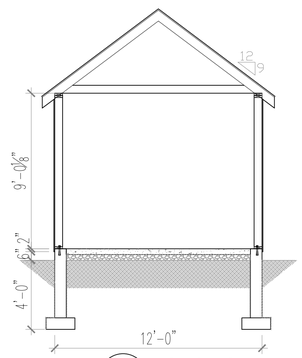
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



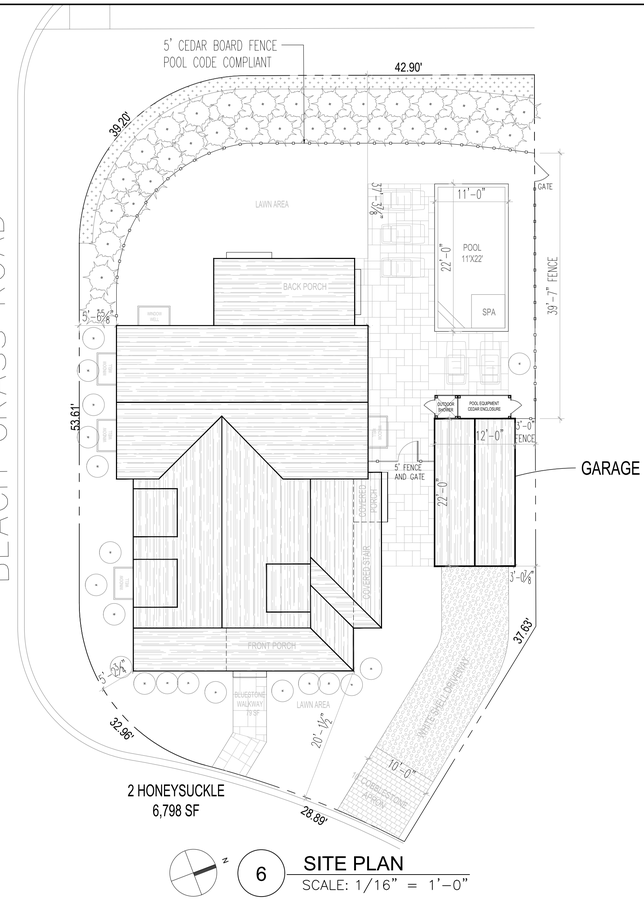
3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



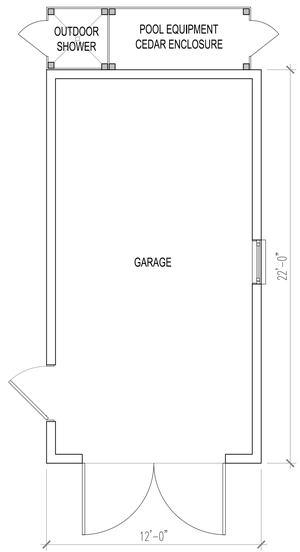
4 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



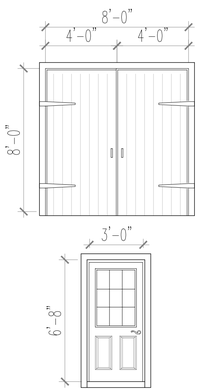
5 SECTION
SCALE: 1/4" = 1'-0"



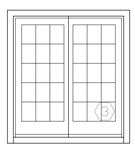
6 SITE PLAN
SCALE: 1/16" = 1'-0"



7 FLOOR PLAN
SCALE: 1/4" = 1'-0"



LOCATION	W.	H.
FRONT ENTRY	8'-0"	8'-0"
SIDE ENTRY	3'-0"	6'-8"



	LOCATION	W.	H.
2	BACK DECK	5'-11"	6'-8"

TAG	LOCATION	W.	H.	
C	SIDE	2'-5⅝"	3'-4⅞"	ANDERSEN 400 SERIES

8 DOOR AND WINDOW SCHEDULE
SCALE: 1/4" = 1'-0"

OWNER :

Richmond Great Point Development, LLC

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD, SUITE 204
JACKSON HEIGHTS, NY
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Dinah Klamert, RA

DATE: 10/4/24

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PROJECT NAME

SANDPIPER PLACE

ADDRESS

MAP: 68
PARCEL: 886
2 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

GARAGE

DRAWING NO.

A-1

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

2 HONEYSUCKLE DR. POOL & HARDSCAPE

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Rev Jan 2024

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____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 886

Street & Number of Proposed Work: 2 Honeysuckle Dr.

Owner of record: Richmond Great PT. Development

Mailing Address: 23 Concord St
Wilmington, MA 01887

Contact Phone #: 978-815-4832 E-mail PPASTAN@Richmondco.com

AGENT INFORMATION (if applicable)

Name: Dinah Klamert, KOH Architecture PLLC

Mailing Address: 251-15 Northern Blv, Basement
Bayside, NY 11361

Contact Phone #: 917-797-8831 E-mail: DinahK@KOHARCH.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-5) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 22'-0" Sq. Footage 1st floor: _____

Width: 11'-0" Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Pool Size: 242 SF ☐ 1st floor ☐ 2nd floor

Pool to Have Automatic Cover

Difference between existing 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: 5'-0"
Type: Cedar board Fence
Length: 123' total Perimeter

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

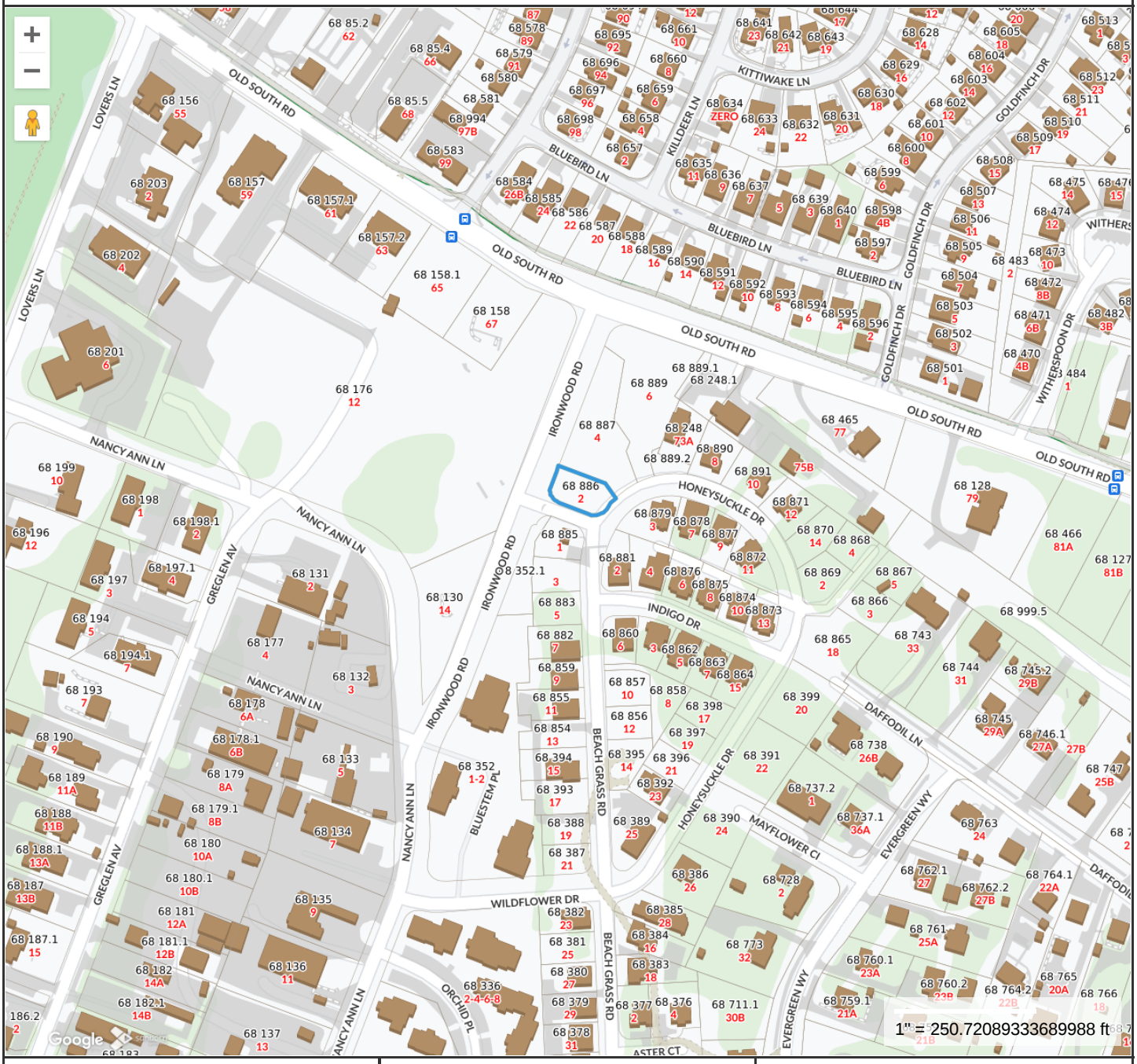
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/4/24 Signature of owner of record _____ Signed under penalties of perjury

2 HONEYSUCKLE DR



Property Information

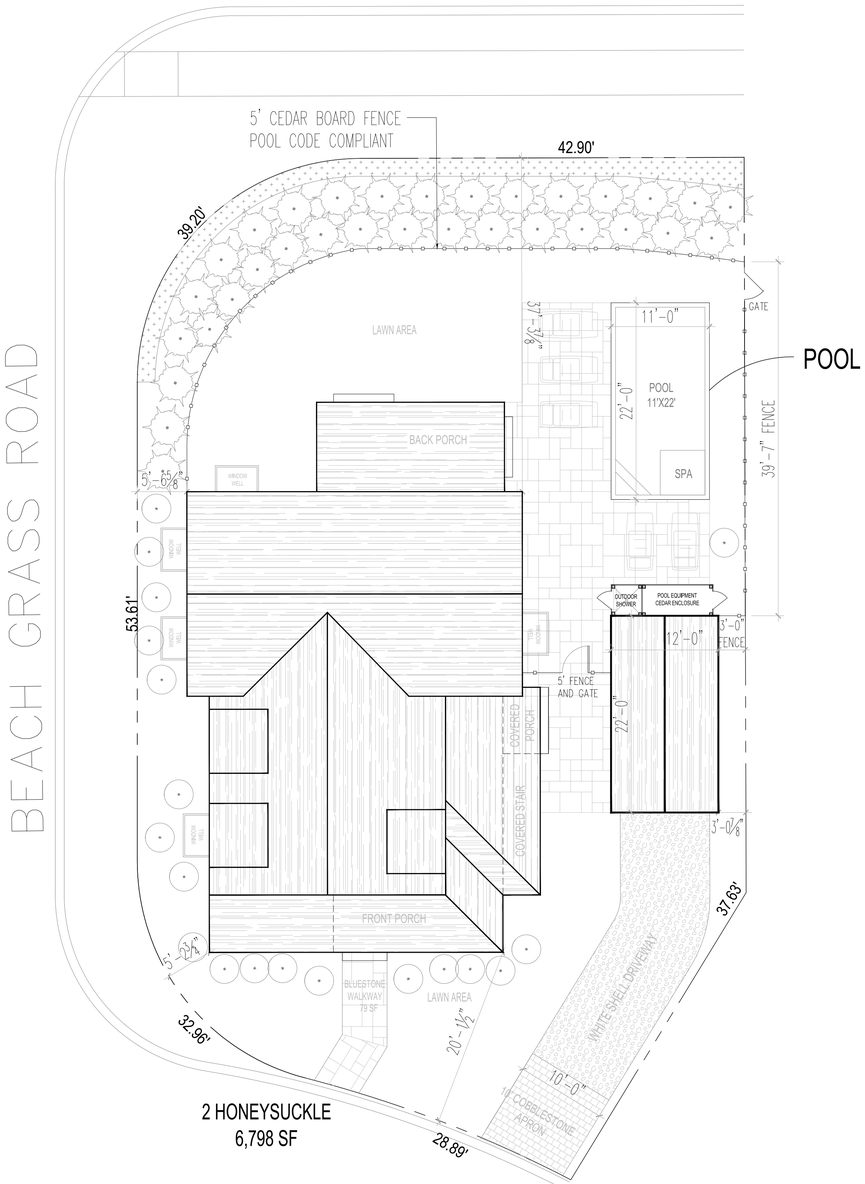
Property ID	190180
Location	2 HONEYSUCKLE DR
Owner	RICHMOND GREAT POINT DEVEL LLC

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.



N

1 SITE PLAN

SCALE: 1/8" = 1'-0"

OWNER :

Richmond Great Point Development, LLC

ARCHITECT OF RECORD:

KOH ARCHITECTURE PLLC
87-10 NORTHERN BLVD,
SUITE 204
JACKSON HEIGHTS, NY
(718) 225-6400 phone
Dinah Klamert, RA

DATE: 10/4/24

KOH ARCHITECTURE PLLC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS TO THESE PLANS. ALL DESIGNS, SPECIFICATIONS AND DRAWINGS ARE THE PROPERTY OF KOH ARCHITECTURE PLLC WHICH ARE TO BE USED ONLY AS ISSUED FOR THIS PROJECT. THEY SHALL NOT BE USED ON ANY OTHER PROJECT IN FULL OR IN PART, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN APPROVAL AND CONSENT OF KOH ARCHITECTURE PLLC. THESE DOCUMENTS SHALL NOT BE TRANSFERRED TO ANY UNAUTHORIZED THIRD PARTY WITHOUT THE SAME CONSENT.

PROJECT NAME

SANDPIPER PLACE

ADDRESS

MAP: 68
PARCEL: 886
2 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

POOL AND HARDSCAPE

DRAWING NO.

A-1

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 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: 5x14' ☐ 1st floor ☑ 2nd floor

Width: 28' Sq. footage 2nd floor: 840 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 10" South 10" East 10" West 10"

Height of ridge above final finish grade: North 22' South 22' East 22' West 22'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 6 /12 Secondary Mass ____/12 Dormer ____/12 Other _____

Roofing material: ☐ Asphalt ☐ 3-Tab ☐ Architectural ☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): 3" COPPER

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☑ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 10" Rake 8/6" Soffit (Overhang) 18" Corner boards 5/4x6" Frieze 10"

Window Casing 5/4x5 Door Frame 5/4x5 Columns/Posts: Round ____ Square ____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other VINYL CLAD WOOD

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front WOOD/SLEEP Rear _____ Side _____

Garage Door(s): Type WOOD Material WOOD

Hardscape materials: Driveways STONE Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL

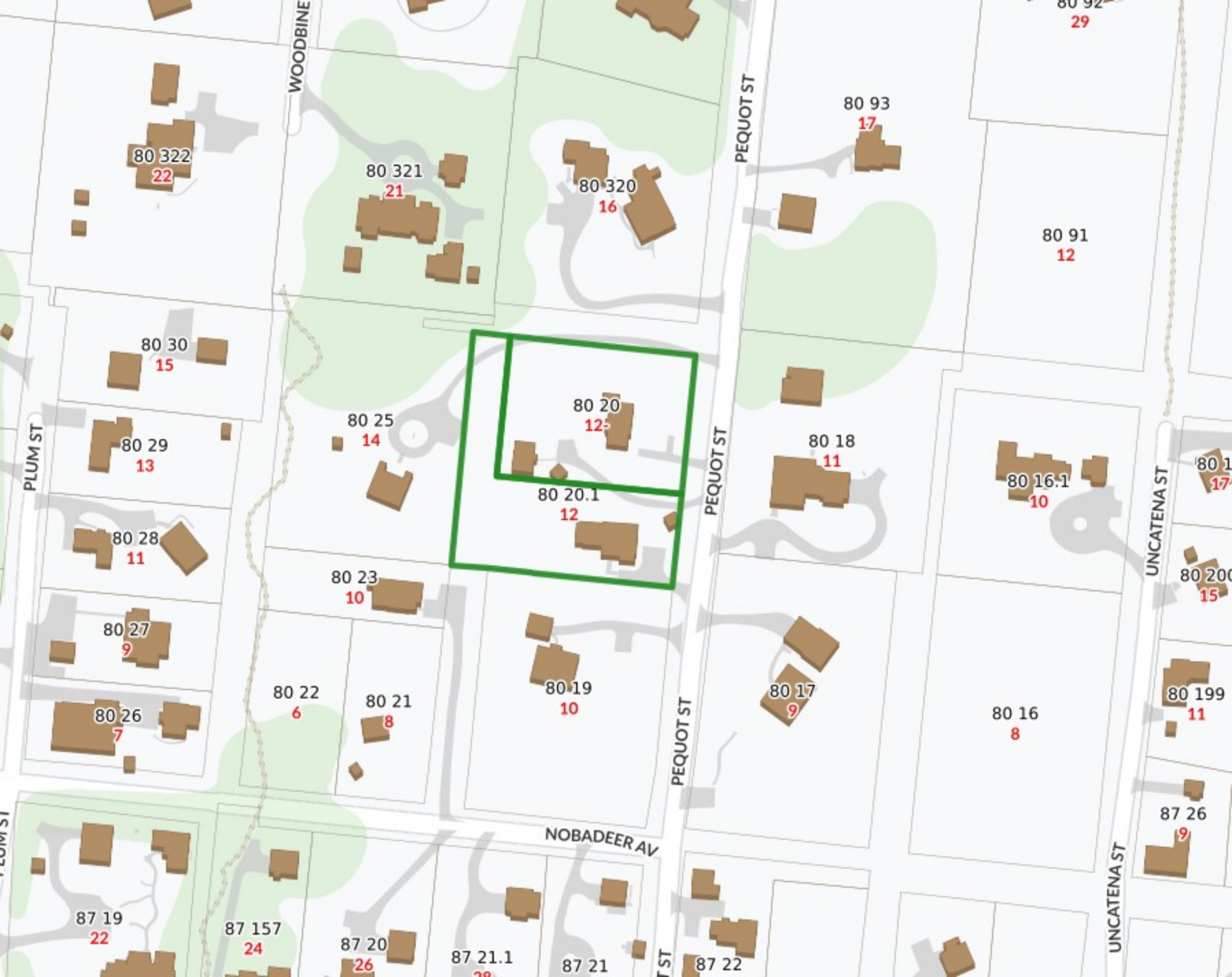
Trim WHITE Sash WHITE Doors WHITE

Deck _____ Foundation CONC Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/14/2024 Signature of owner of record D Pelmont Signed under penalties of perjury


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
80 29
13
80 25
14
80 20
12
80 20.1
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80 18
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80 16.1
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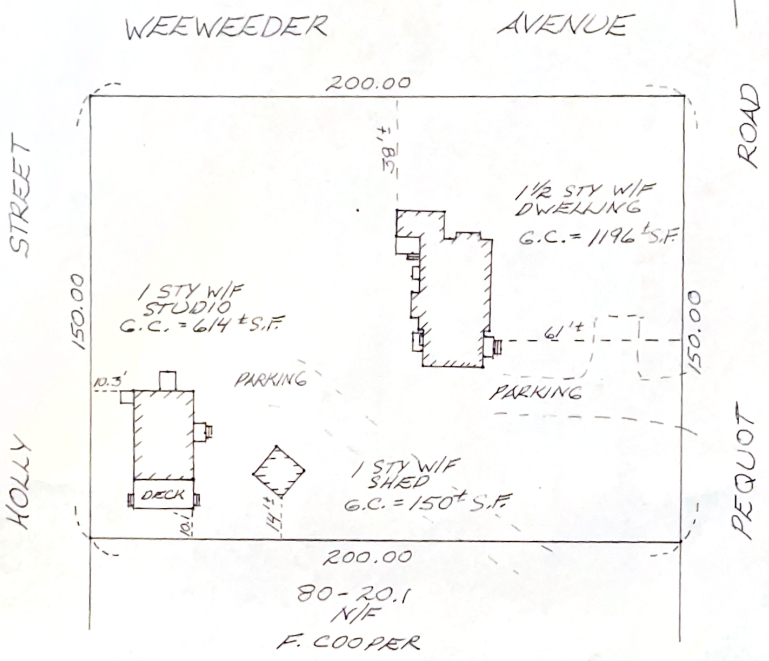
8
80 26
7
80 199
11
87 26
9
87 19
22
87 157
24
87 20
26
87 21.1
87 21
87 22

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

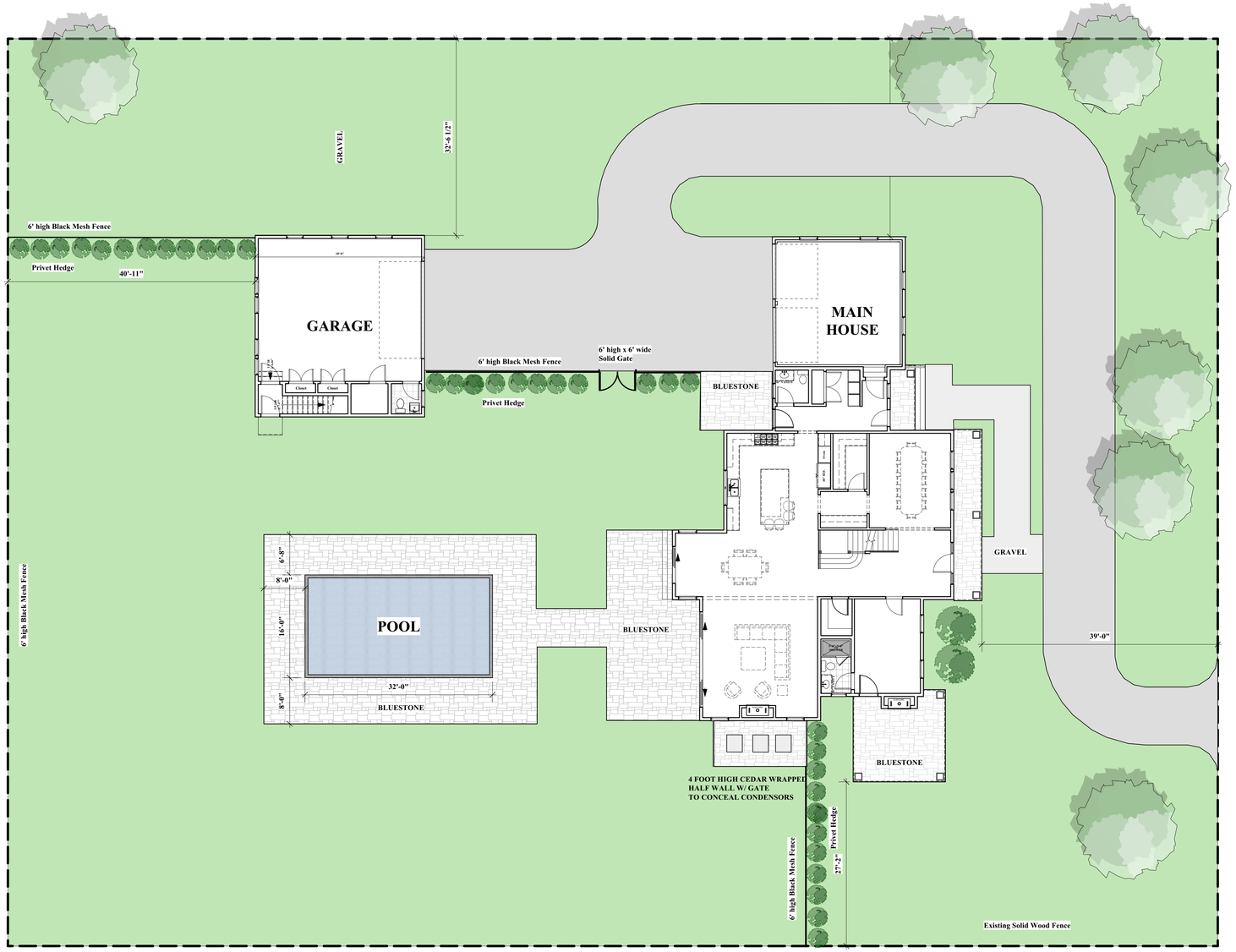
C:\JOBS\CWH\BLP

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

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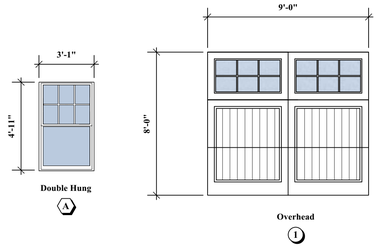
Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

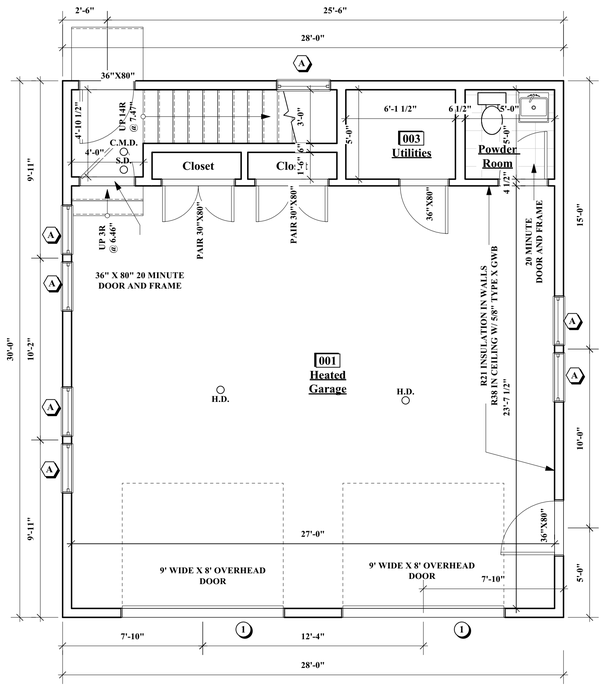
Architectural Site Plan

JOB NO	
DATE	11/13/2023
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

L-1.1

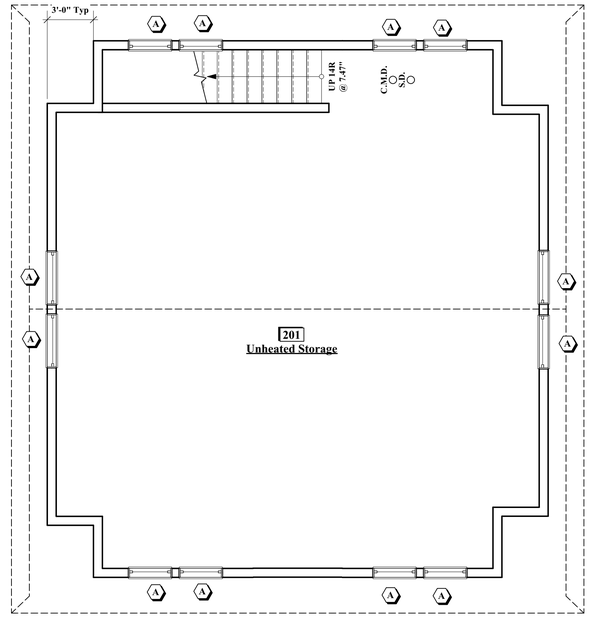


North



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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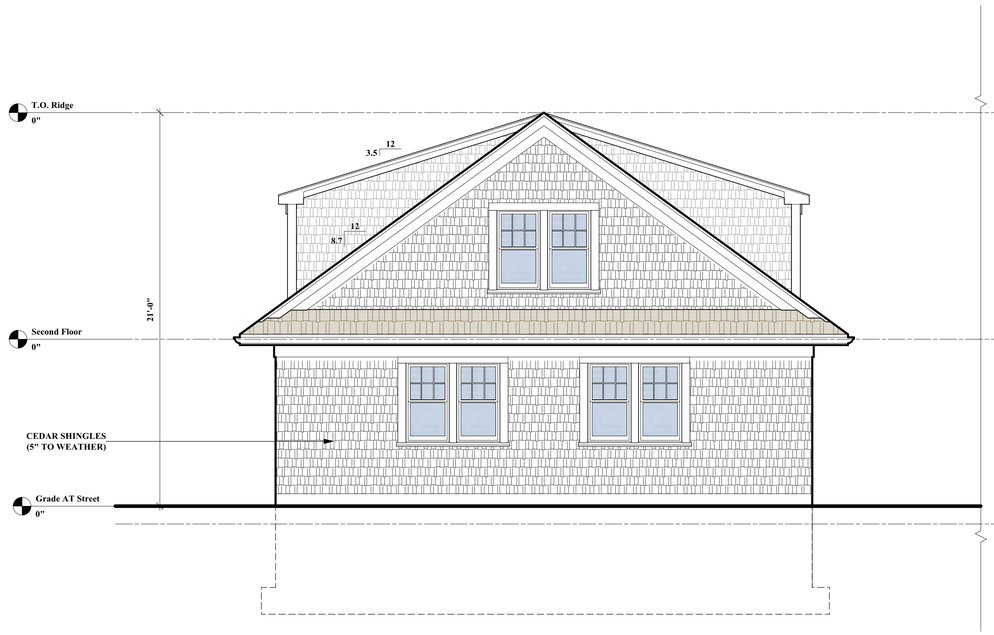
Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

Detached Garage Floor Plans

JOB NO	
DATE	09.12.2024
DWG BY	RJM
CKD BY	MLM
SCALE	1/4"=1'-0"

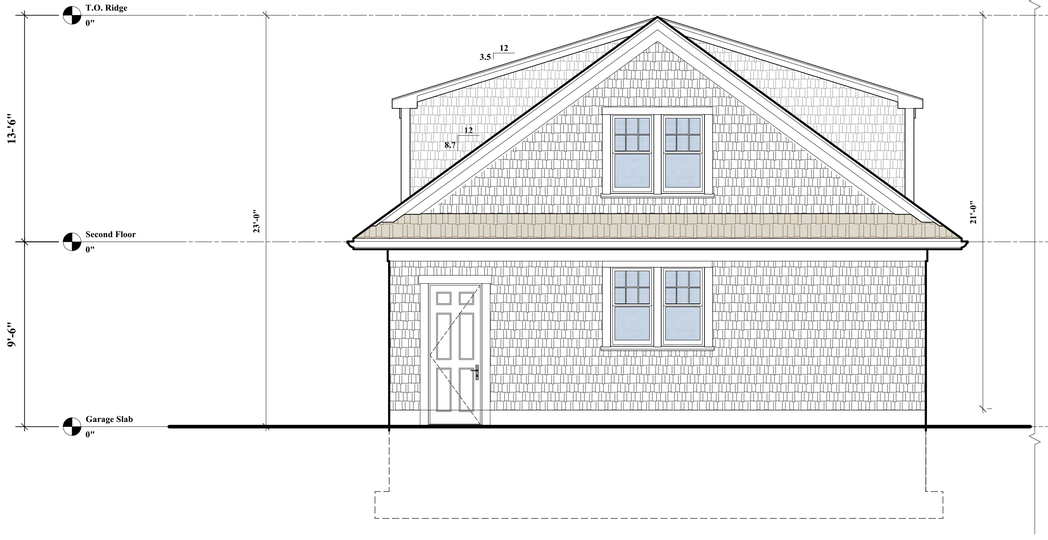
A-1.1



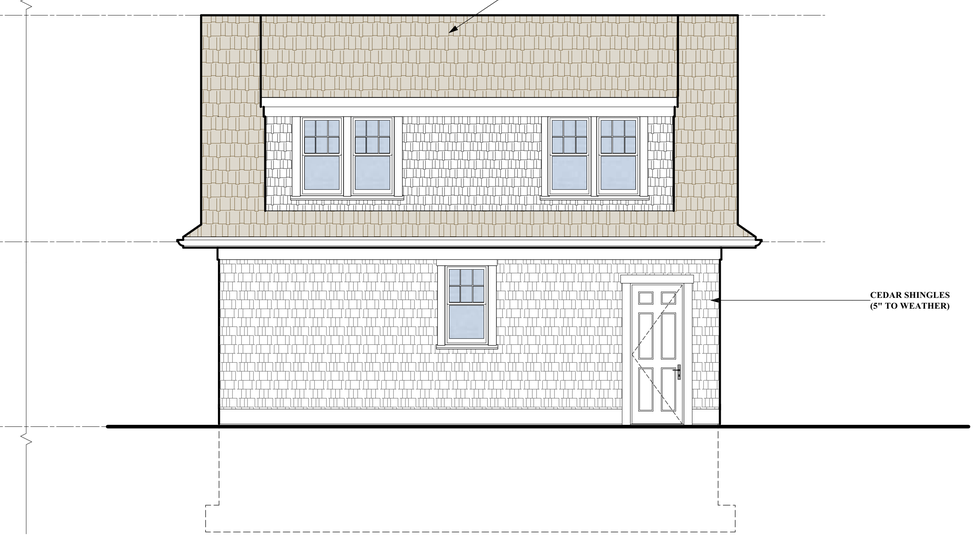
1 A-2.1 **South Elevation**
1/4" = 1'-0"



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

OWNERSHIP & USE OF DOCUMENTS

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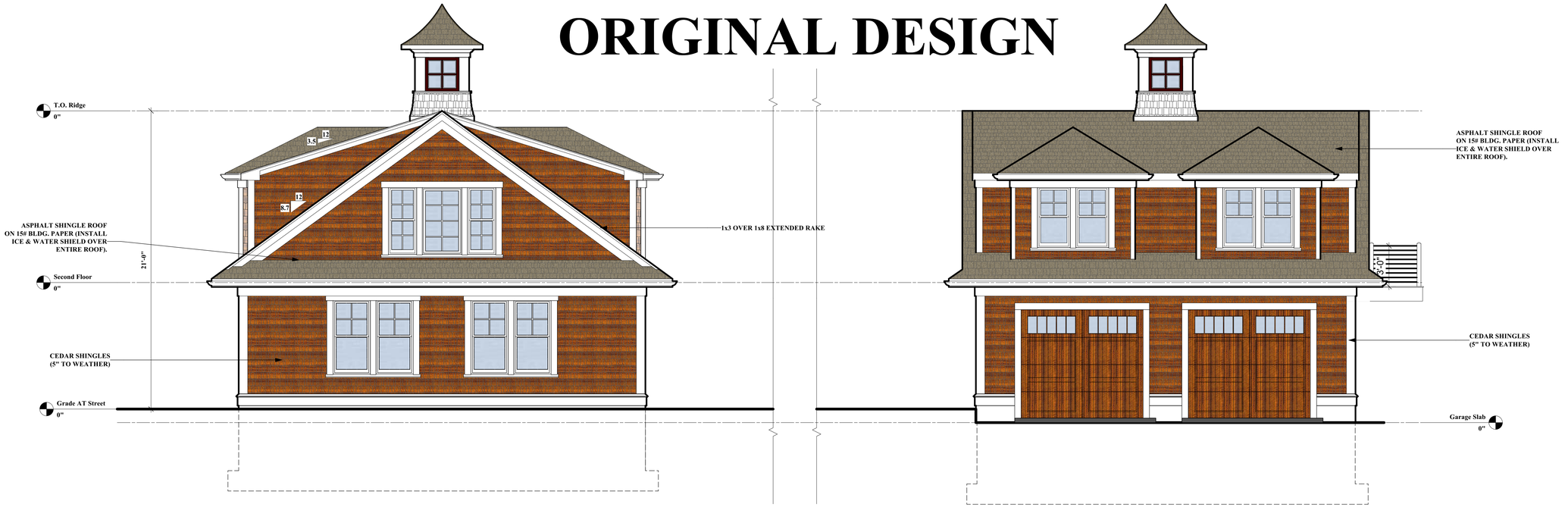
Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

Detached Garage Elevations

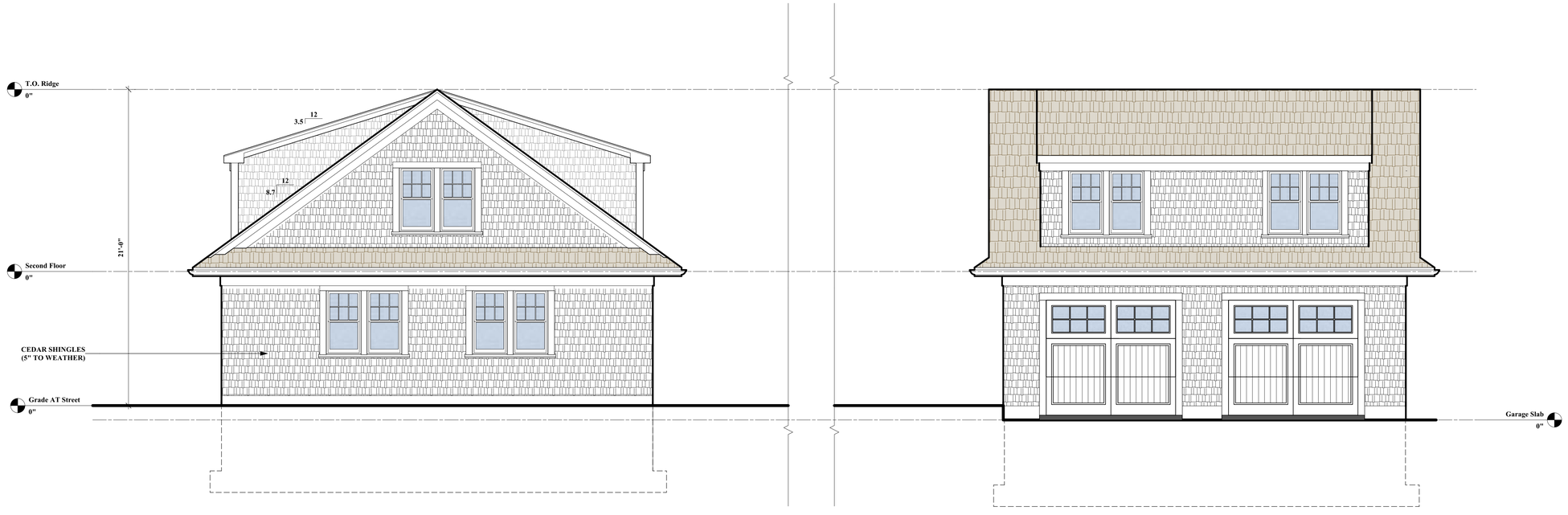
JOB NO	
DATE	09.12.2024
DWG BY	RJM
CKD BY	MLM
SCALE	1/4"=1'-0"

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

OWNERSHIP & USE OF DOCUMENTS

These drawings and specifications are the property and copyright of McKay Architects and shall not be used in whole or in part, or shall be assigned to a third party without the express written permission of McKay Architects.

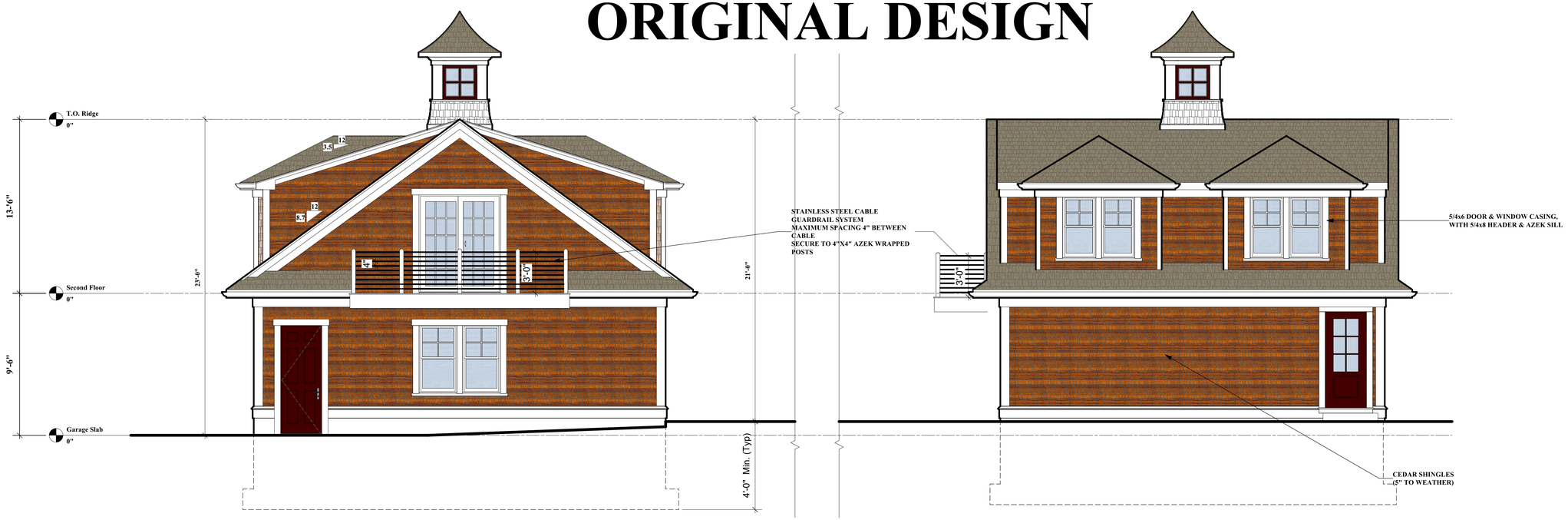
Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

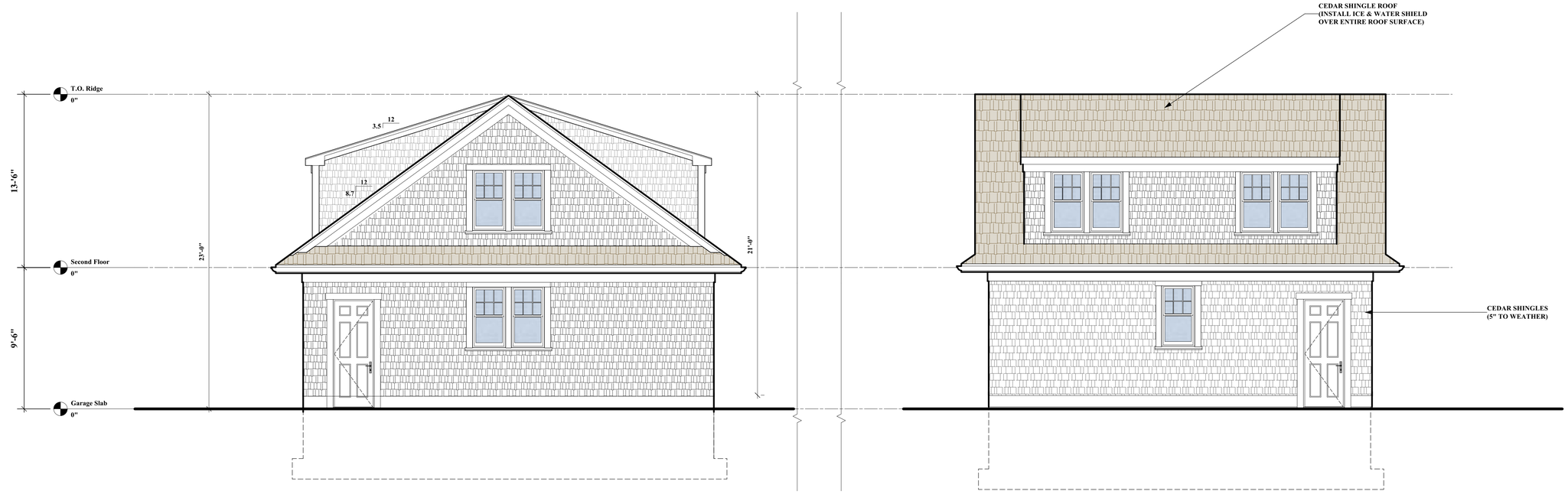
Comparison 1

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

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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

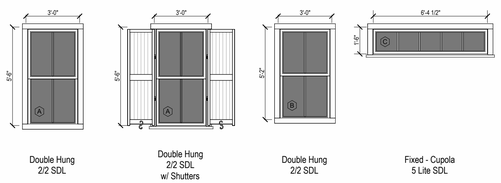
13 Nancy Ann Lane - Mixed Use Project

13 Nancy Ann Lane
Nantucket, MA 02554

HDC Old Business Submission 10.03.2024



Locus Map



Double Hung 2/2 SDL

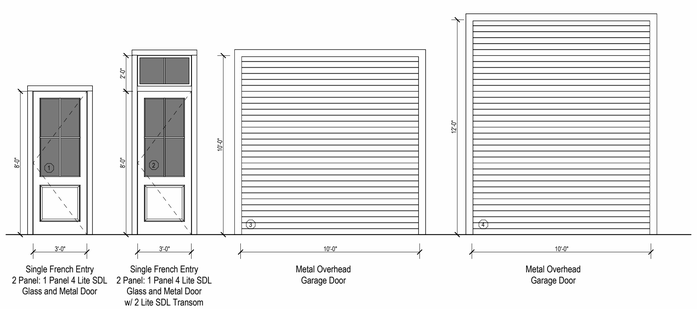
Double Hung 2/2 SDL w/ Shutters

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



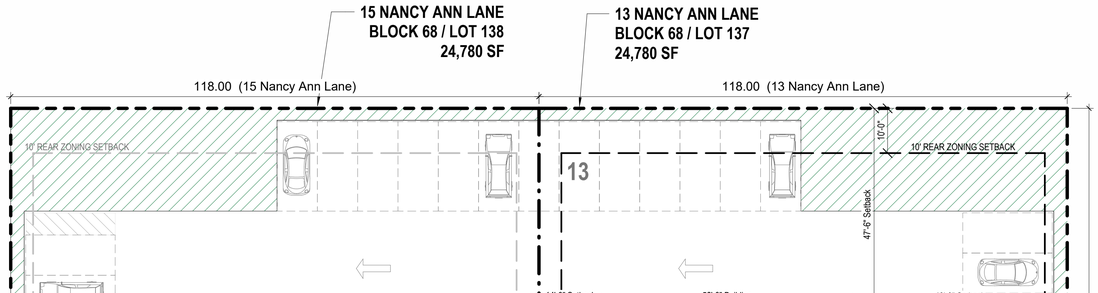
South Elevation



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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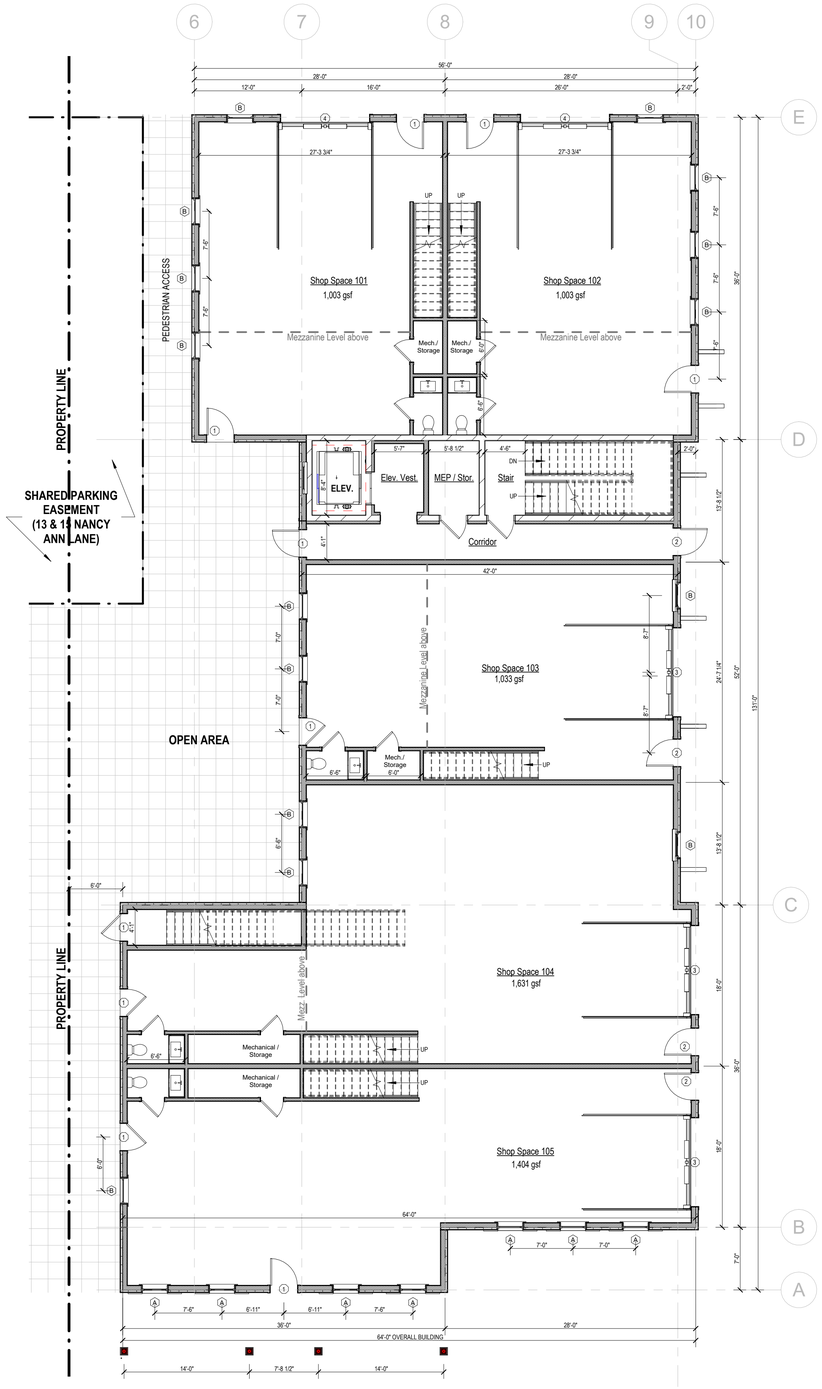
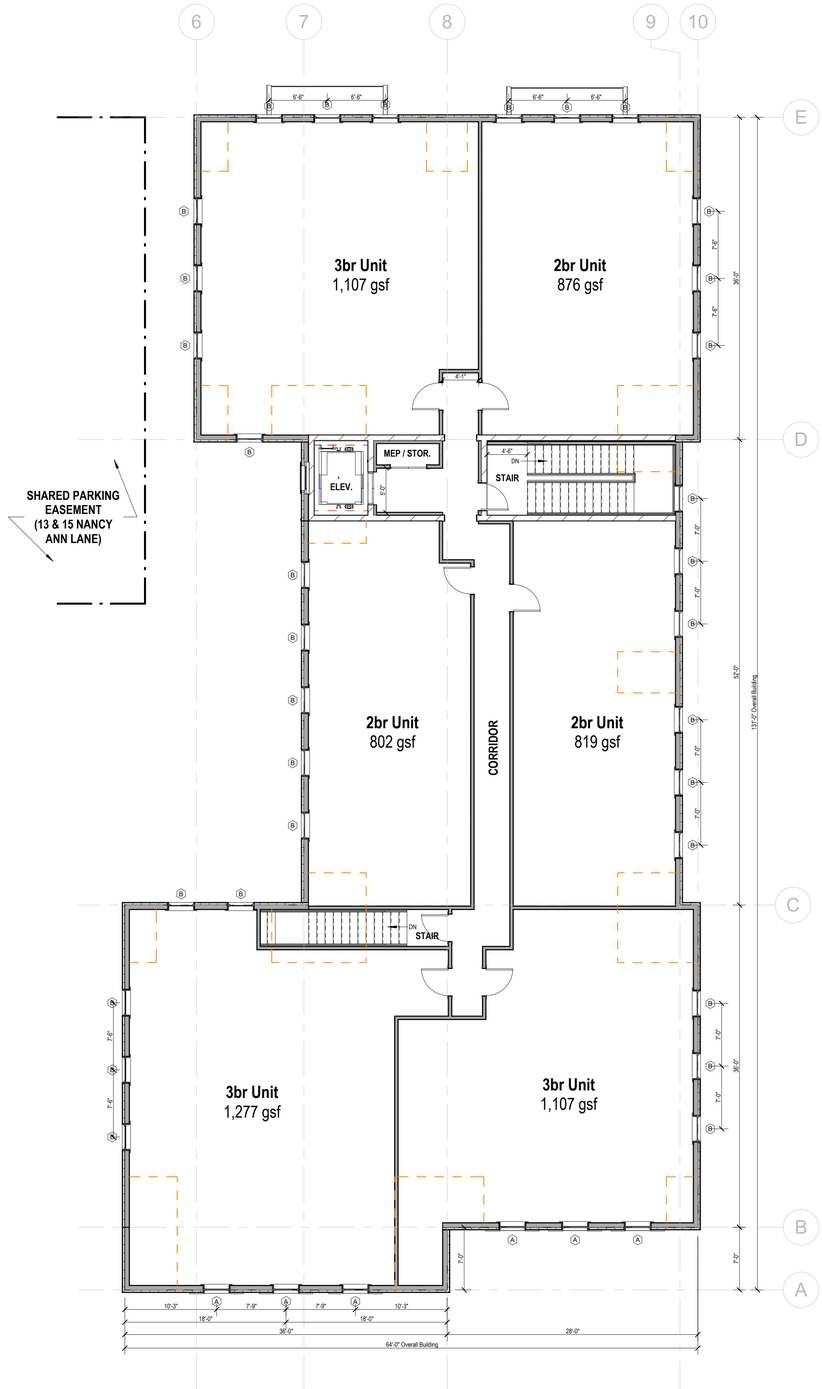
G.101
2329

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

13 Nancy Ann Lane
Nantucket, MA 02554

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8 Williams Lane
Nantucket, MA 02554
508.325.4995
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Floor Plans - 13 Nancy Ann Lane

Site Information

Map & Parcel:	68 / 137
Current Zoning:	CTEC
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Front Setback:	10'
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Lot Size:	24,780 SF (13 Nancy Ann)
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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

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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
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Exterior Elevations - 13 Nancy Ann Lane

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)
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Existing G.C.:	0 SF
Proposed G.C.:	6,756 SF (27.26%)
Total Proposed G.C.:	6,756 SF

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A.201

2329

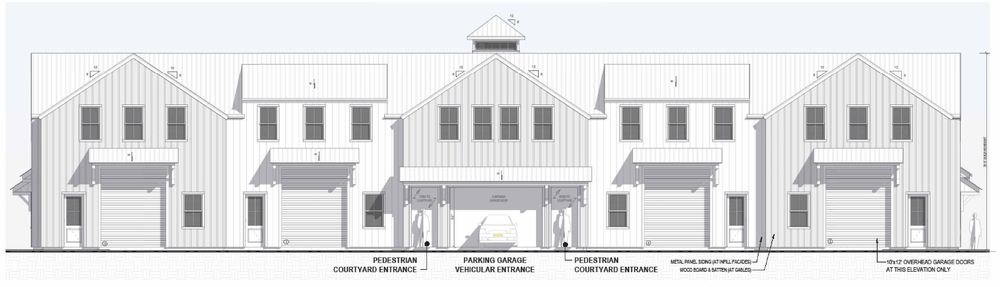
HDC Old Business Submission 10.03.2024



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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8 Williams Lane
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508.325.4995
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Exterior Elevations - 13 Nancy Ann Lane

Site Information

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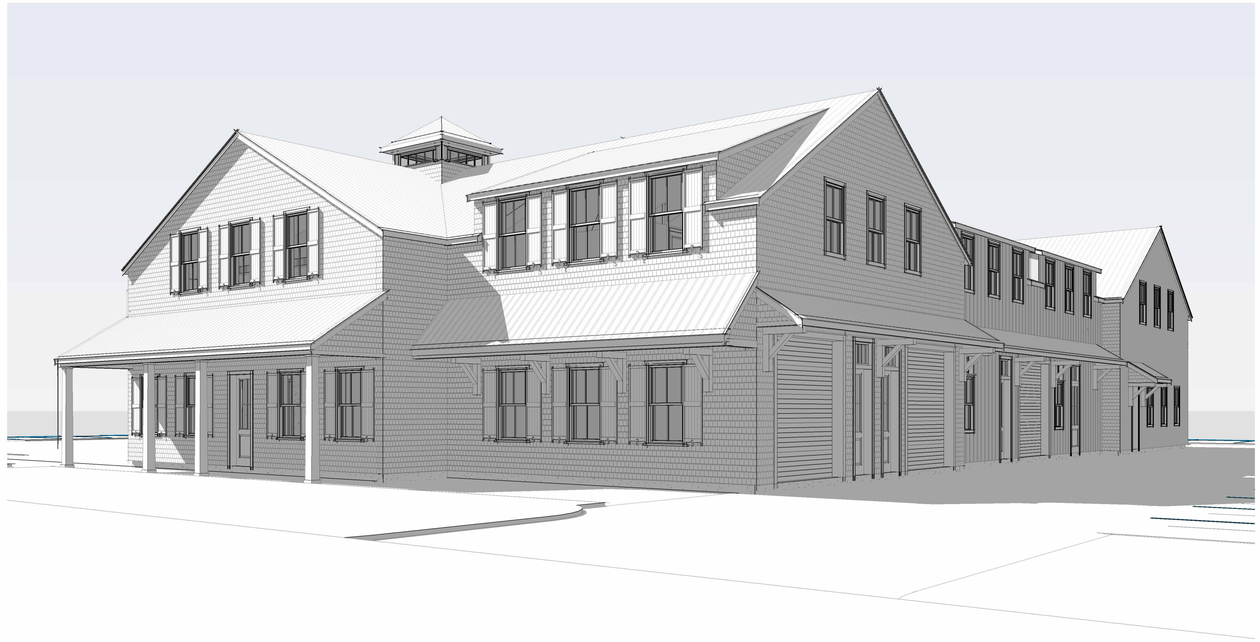
A.202

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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8 Williams Lane
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Exterior Perspectives - 13 Nancy Ann Lane

Site Information

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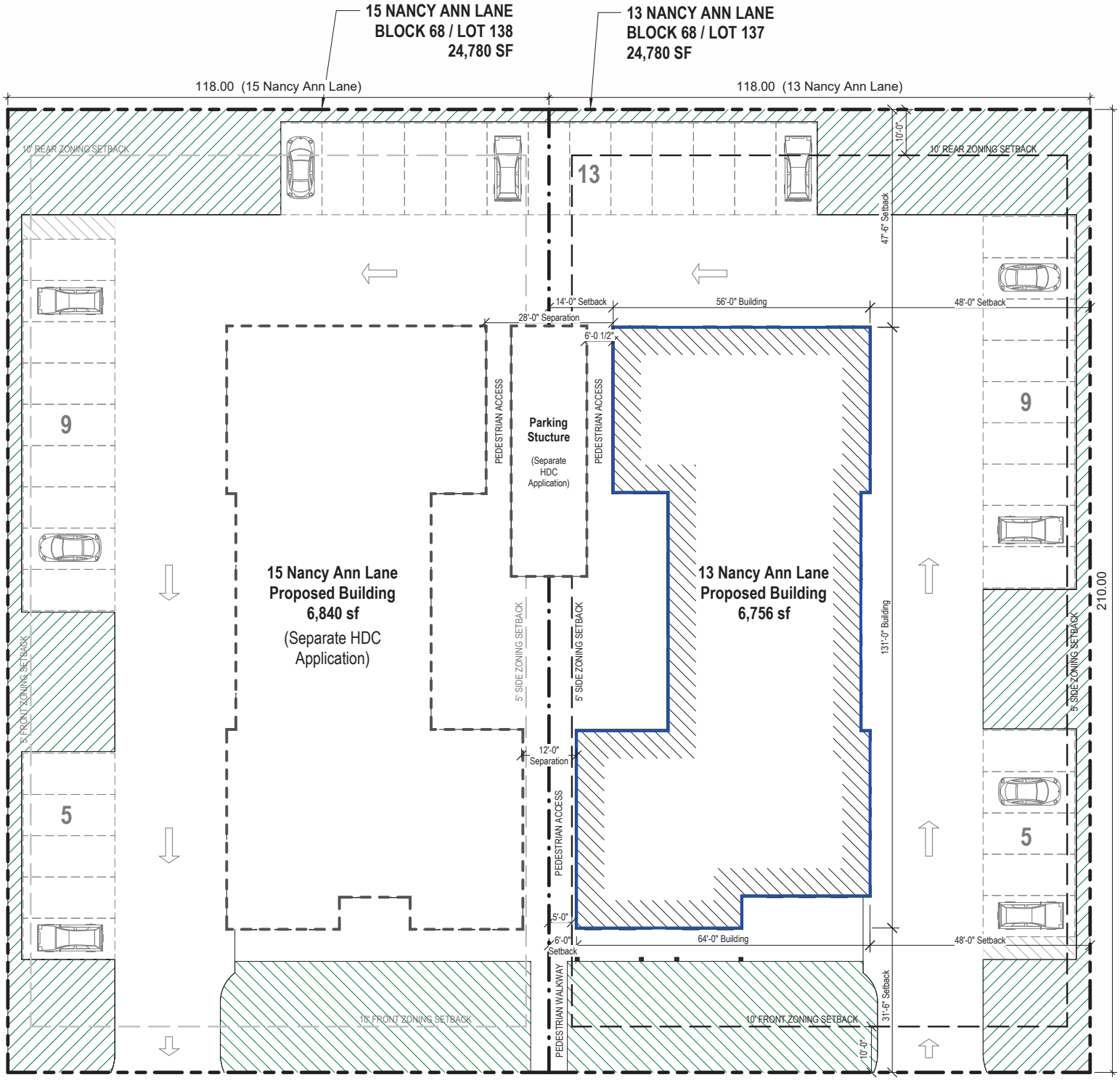
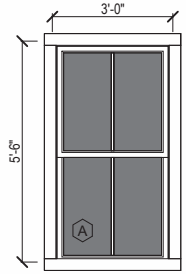
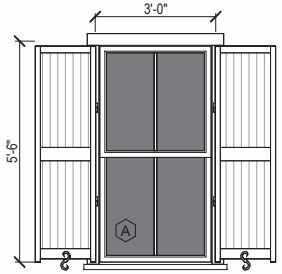


NANCY ANNE LANE
PRIVATE 50.00 WIDE

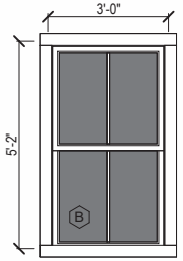
Site Plan - 13 Nancy Ann Lane
1/16" = 1'-0"



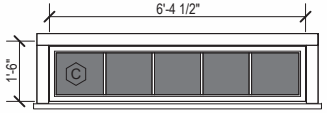
Double Hung
2/2 SDL



Double Hung
2/2 SDL
w/ Shutters



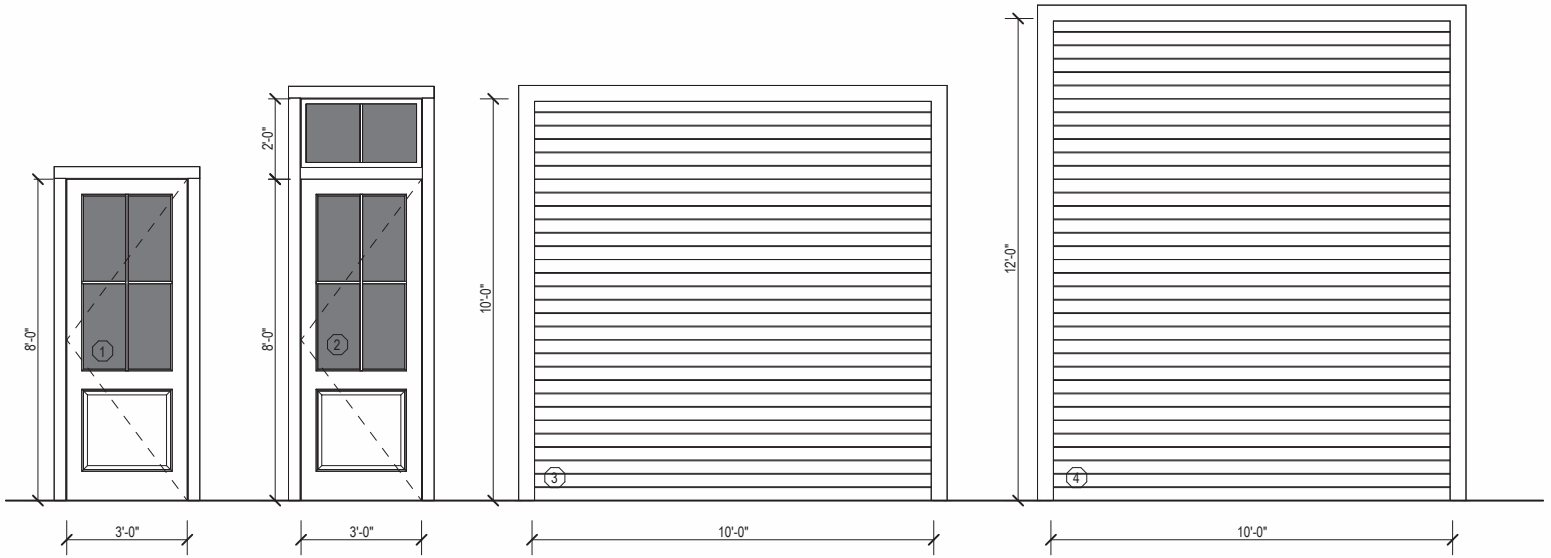
Double Hung
2/2 SDL



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
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68 381
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68 380
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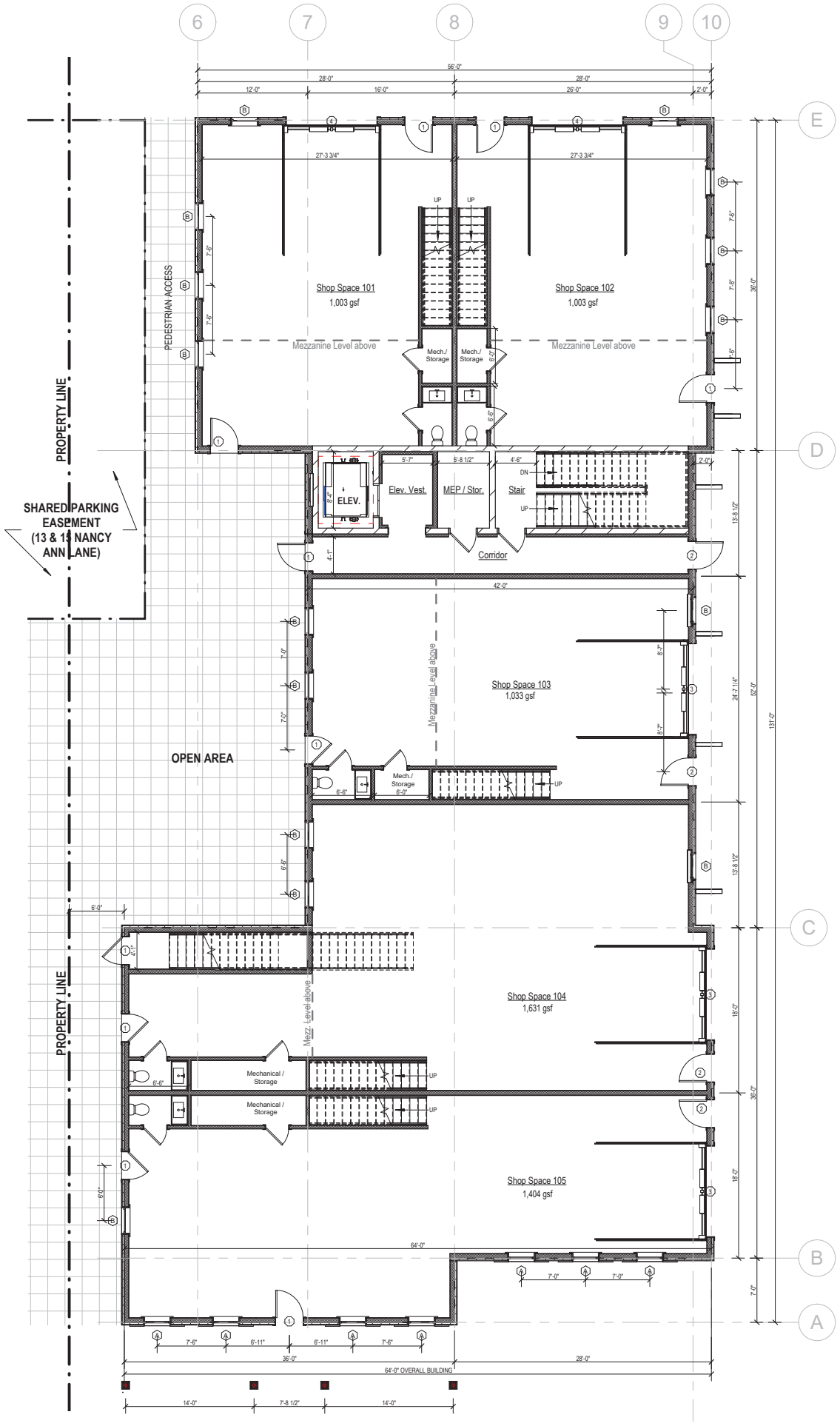
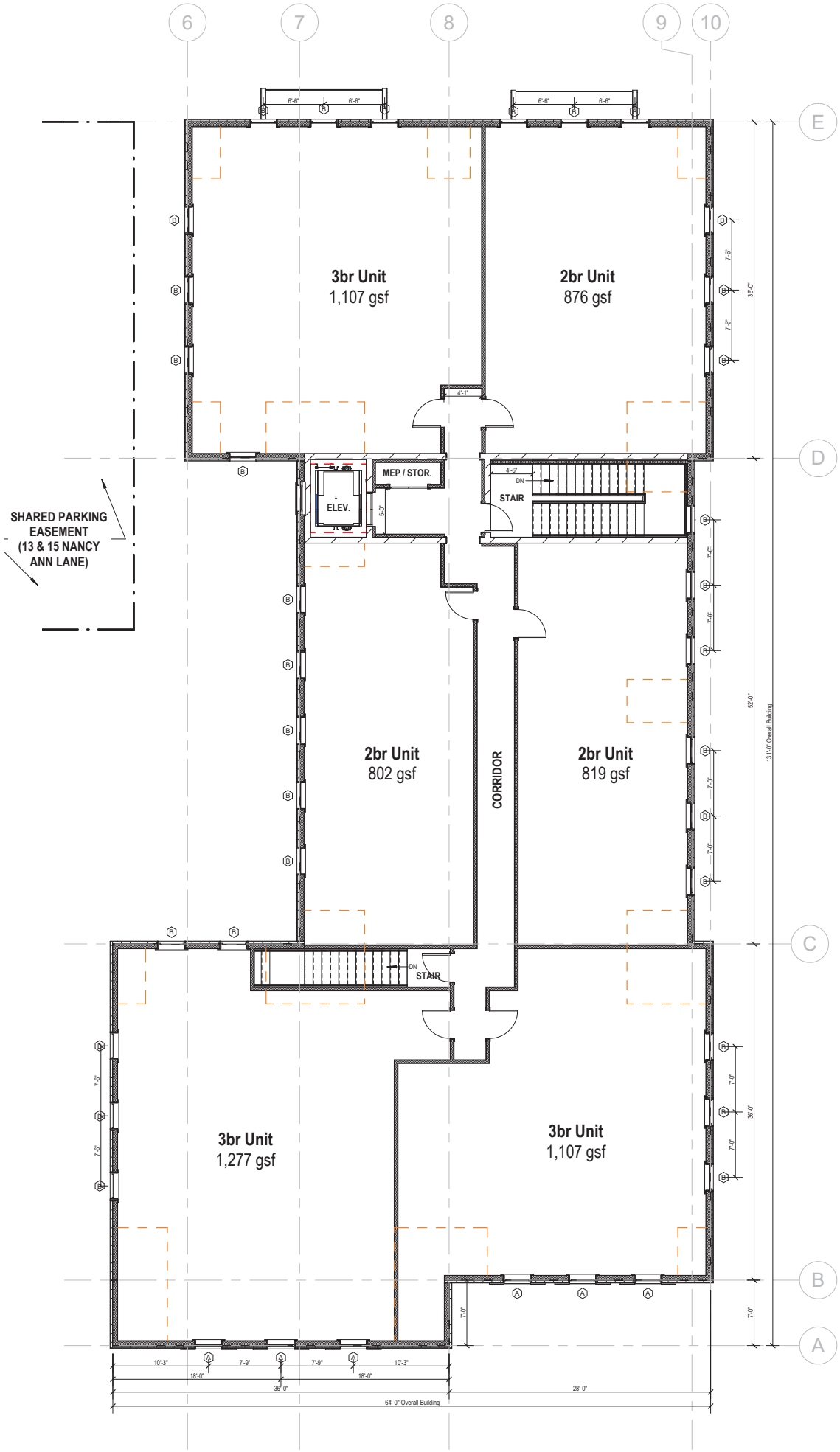
68 358
43

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"



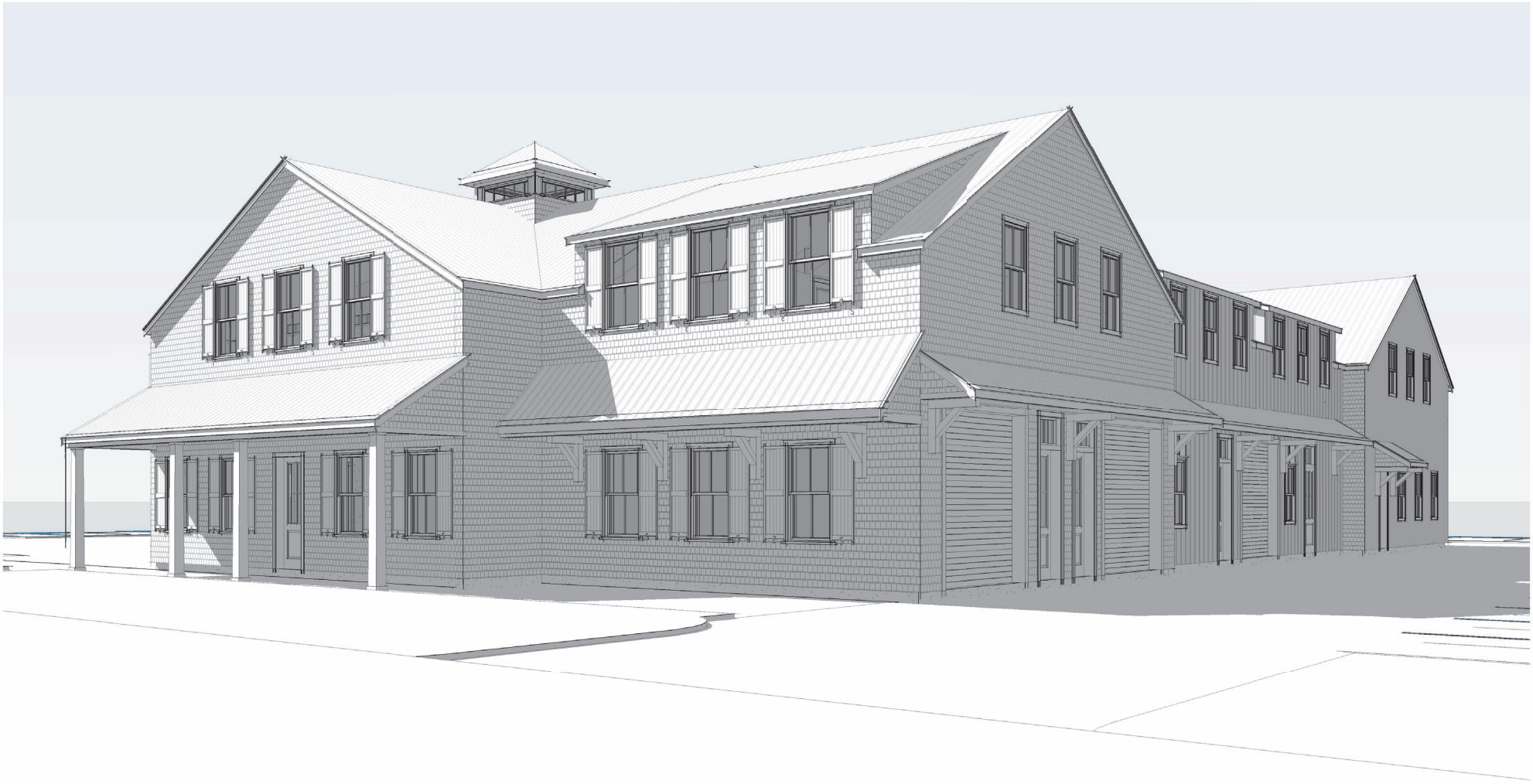
North Elevation - Proposed - 13 Nancy Ann Lane

3/16" = 1'-0"

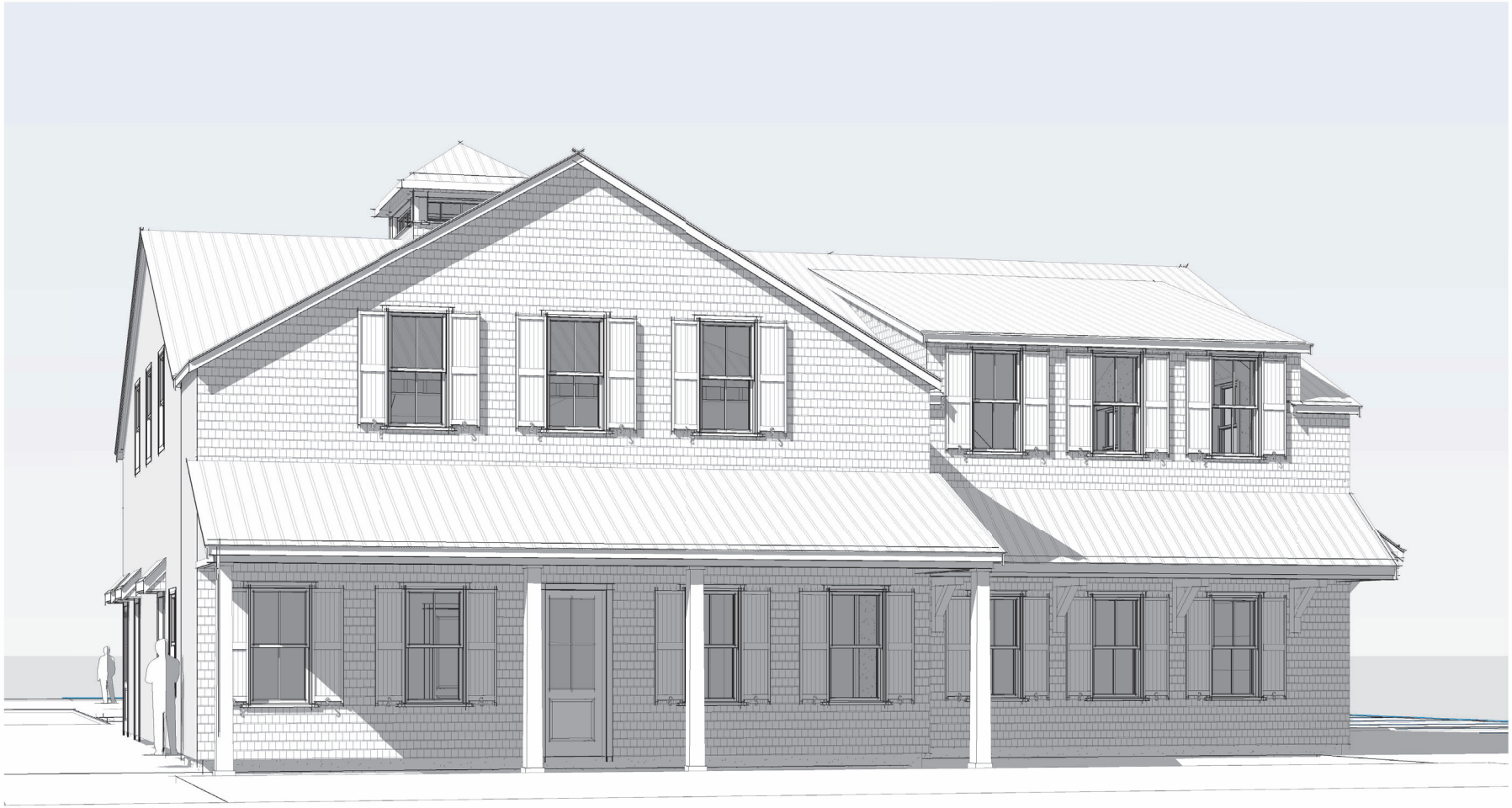


West Elevation - Proposed - 13 Nancy Ann Lane

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°: 68 PARCEL N°. 138

Street & Number of Proposed Work: 15 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 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 Mixed Use Building

Size of Structure or Addition: Length: 131' Sq. Footage 1st floor: 6,840 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 64' Sq. footage 2nd floor: 6,840 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

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 7 /12 Secondary Mass 6 /12 Dormer 4.5 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) 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 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) _____ Roof Dove grey
Trim Natural Sash Black Doors Dove grey
Deck _____ Foundation Natural Fence _____ 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 10/7/24 Signature of owner of record _____ Signed under penalties of perjury

15 Nancy Ann Lane 68/138 Mixed-Use Building

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
n/a	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

n/a	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
n/a	3.	**As-Built Plans (1 copy):** of existing elevations
n/a	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
n/a	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
X (mc) (initial to indicate read and understand)	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
n/a	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

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)

Timothy Mackie _____

Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus LTD

AS AGENT FOR 13 and 15 Nancy Ann LLC

STREET ADDRESS 800 Boylston St. 30th Fl, Boston MA 02199

MAP/PARCEL 68 / 138

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 10.07.2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Michael Clancy — Signature

10.07.2024 — Date

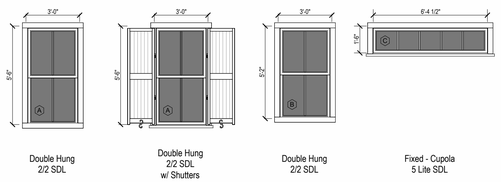
15 Nancy Ann Lane - Mixed Use Project

15 Nancy Ann Lane
Nantucket, MA 02554

HDC New Business Submission 10.07.2024

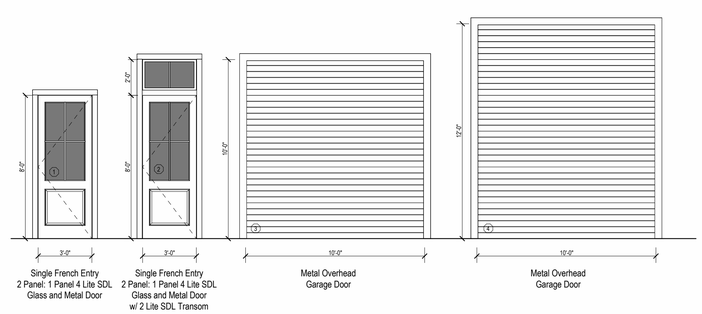


Locus Map_15 Nancy Ann Lane



Window Legend_15 Nancy Ann Lane

1/4" = 1'-0"



Door Legend_15 Nancy Ann Lane

1/4" = 1'-0"



West Elevation



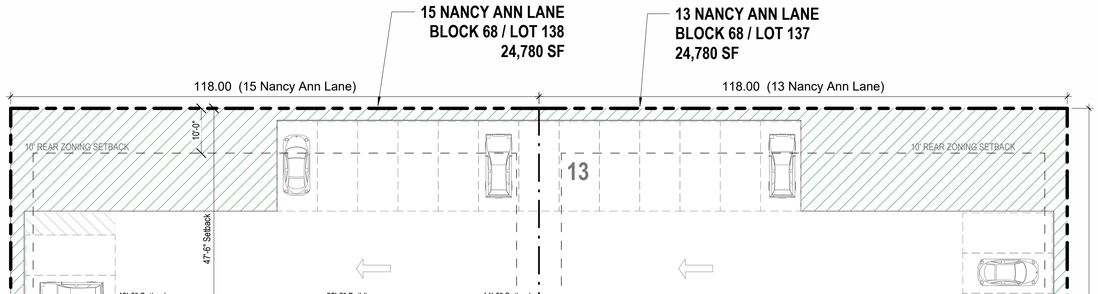
South Elevation



East Elevation



North Elevation



NANCY ANNE LANE
PRIVATE 50.00 WIDE

Site Plan - 15 Nancy Ann Lane

1/16" = 1'-0"

2329

15 Nancy Ann Lane - Mixed Use Project

15 Nancy Ann Lane
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet - 15 Nancy Ann Lane

Site Information

Map & Parcel:	68 / 138
Current Zoning:	CTEC
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5' / 10'
Lot Size:	24,780 SF (15 Nancy Ann)
Min. Lot Size:	10,000 SF
Allowable G.C.:	9,912 SF (40%)
Existing G.C.:	0 SF
Proposed G.C.:	6,840 SF (27.60%)
Total Proposed G.C.:	6,840 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 - 15 Nancy Ann Lane
A.101 Floor Plans - 15 Nancy Ann Lane
A.201 Exterior Elevations - 15 Nancy Ann Lane
A.202 Exterior Elevations - 15 Nancy Ann Lane
A.301 Exterior Perspectives - 15 Nancy Ann Lane

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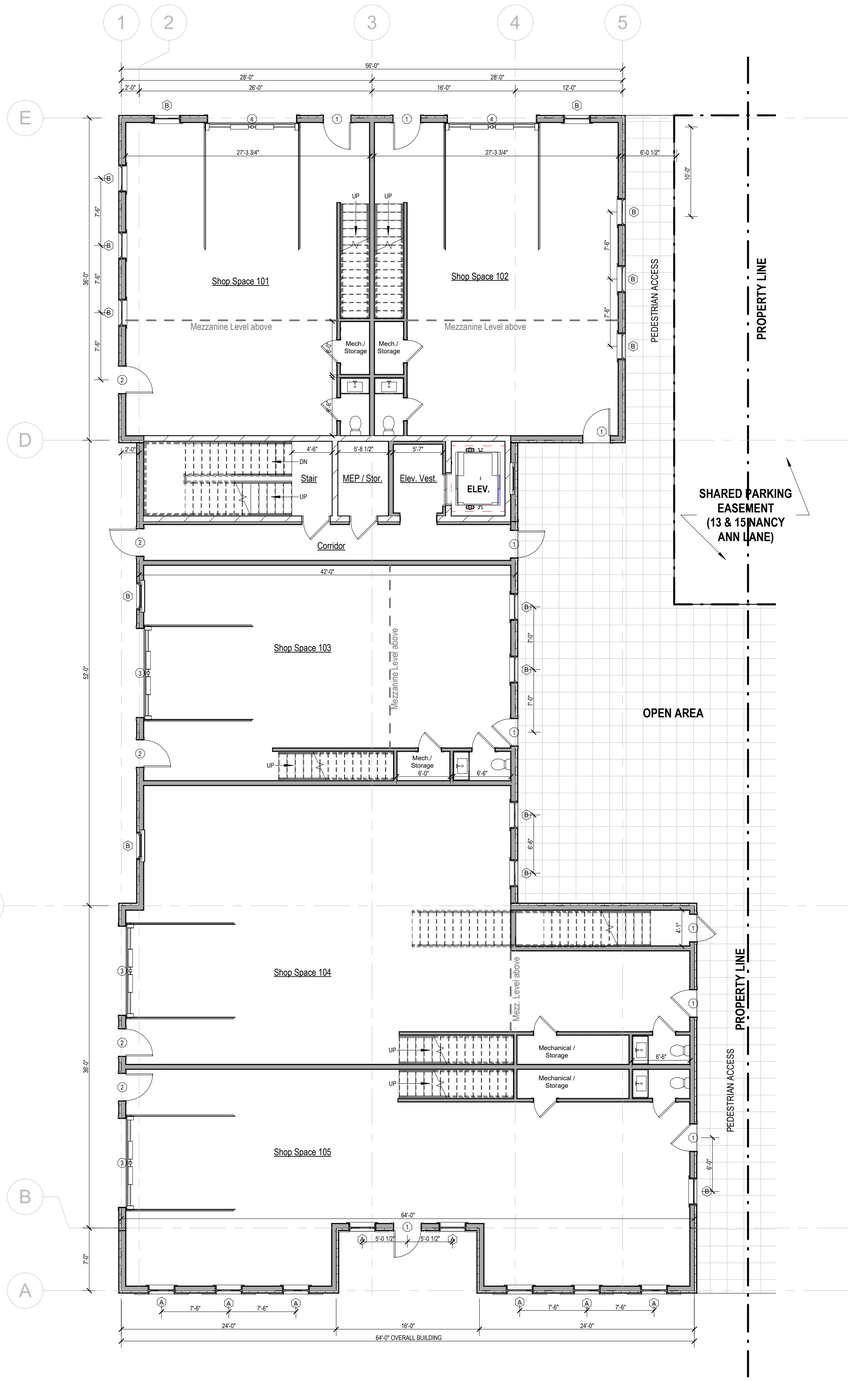
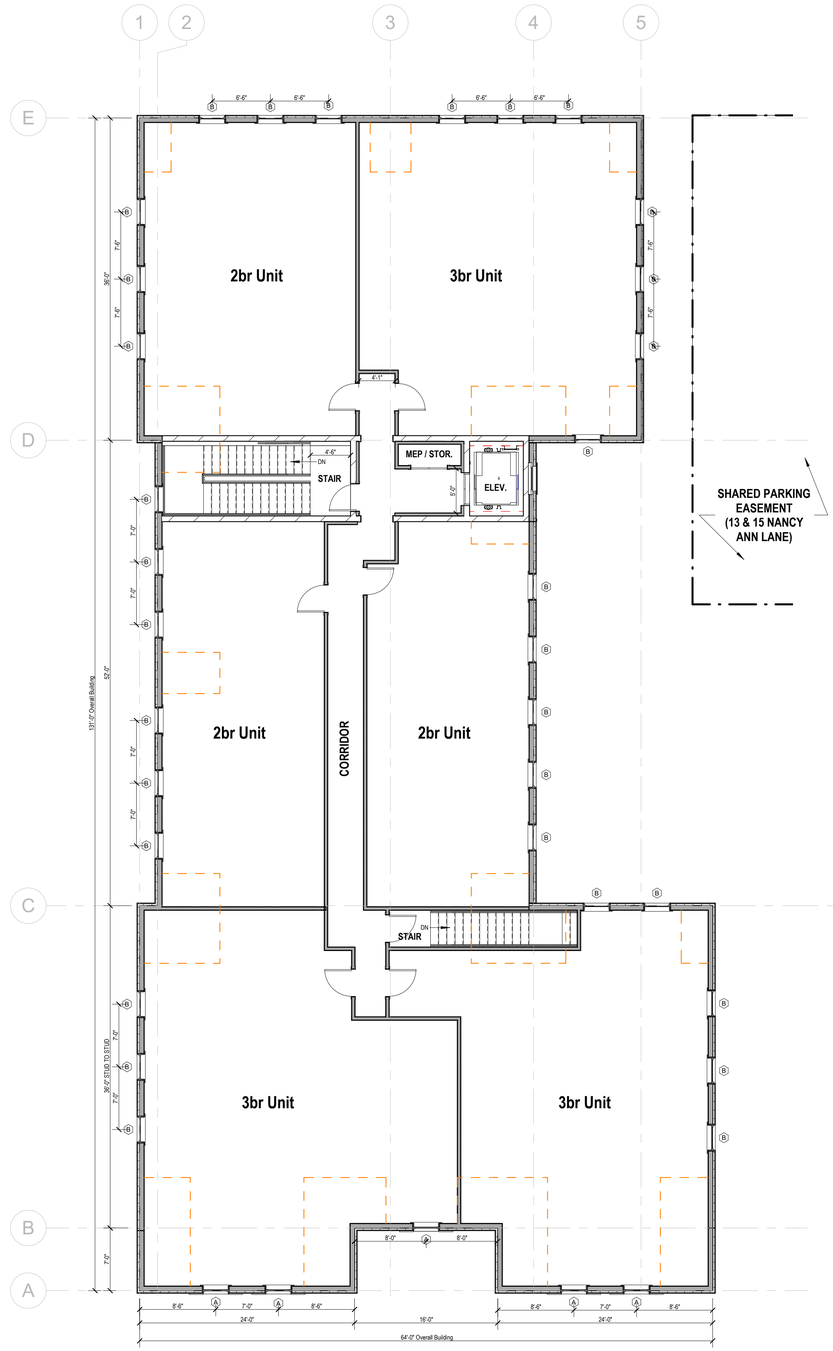
G.101
2329

HDC New Business Submission *10.07.2024*



First Floor Plan_15 Nancy Ann Lane
1/8" = 1'-0"



Second Floor Plan_15 Nancy Ann Lane
1/8" = 1'-0"

2329

15 Nancy Ann Lane - Mixed Use Project

15 Nancy Ann Lane
Nantucket, MA 02554

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8 Williams Lane
Nantucket, MA 02554
508.325.4995
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Floor Plans - 15 Nancy Ann Lane

Site Information

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A.101
2329

HDC New Business Submission 10.07.2024



South Elevation - Proposed - 15 Nancy Ann Lane
3/16" = 1'-0"



West Elevation - Proposed - 15 Nancy Ann Lane
3/16" = 1'-0"



PREVIOUS SOUTH ELEVATION



PREVIOUS WEST ELEVATION

2329

15 Nancy Ann Lane - Mixed Use Project

15 Nancy Ann Lane
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
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Exterior Elevations - 15 Nancy Ann Lane

Site Information

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A.201
2329

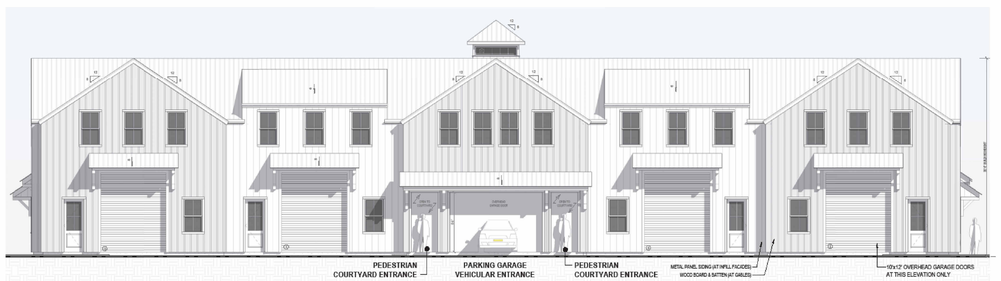
HDC New Business Submission 10.07.2024



North Elevation - Proposed - 15 Nancy Ann Lane
3/16" = 1'-0"



East Elevation - Proposed - 15 Nancy Ann Lane
3/16" = 1'-0"



PREVIOUS NORTH ELEVATION



PREVIOUS EAST ELEVATION

2329

15 Nancy Ann Lane - Mixed Use Project

15 Nancy Ann Lane
Nantucket, MA 02554

emeritus
8 Williams Lane
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Exterior Elevations - 15 Nancy Ann Lane

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A.202
2329

HDC New Business Submission 10.07.2024



View of 15 Nancy Ann Lane_01



View of 15 Nancy Ann Lane_02

2329

15 Nancy Ann Lane - Mixed Use Project

15 Nancy Ann Lane
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
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Exterior Perspectives - 15 Nancy Ann Lane

Site Information

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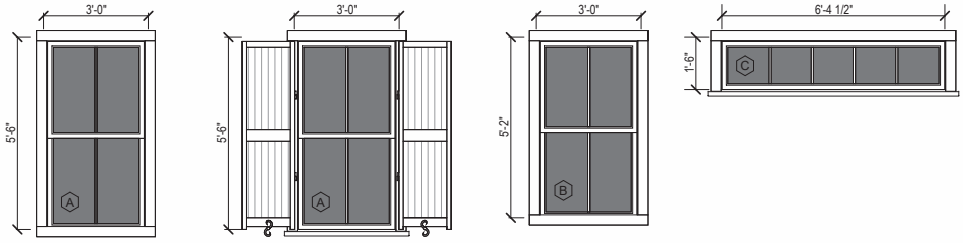
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.



Locus Map_15 Nancy Ann Lane



Double Hung
2/2 SDL

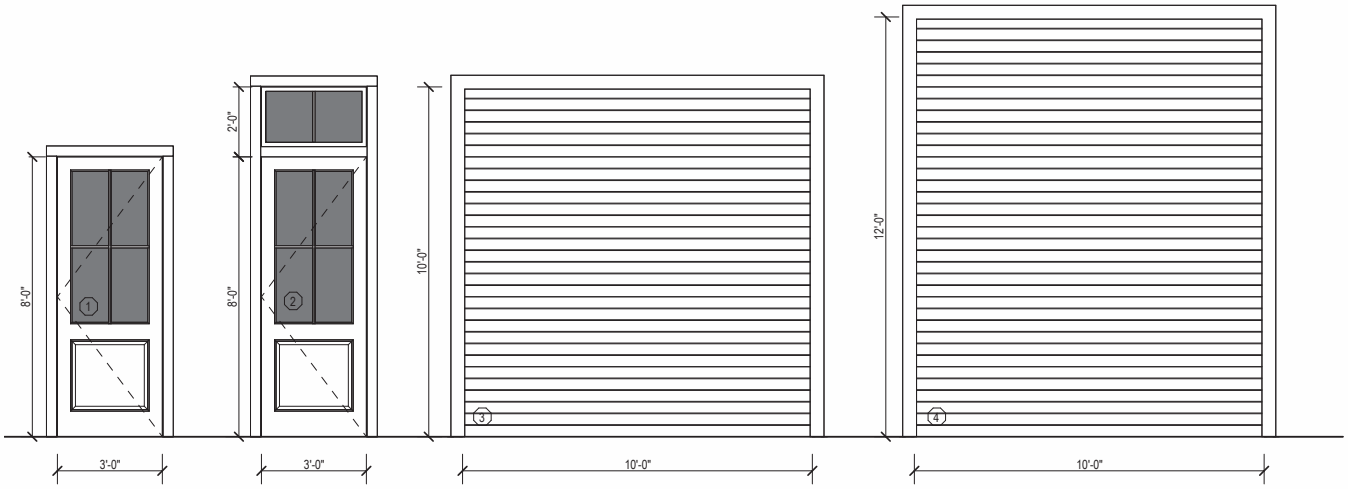
Double Hung
2/2 SDL
w/ Shutters

Double Hung
2/2 SDL

Fixed - Cupola
5 Lite SDL

Window Legend_15 Nancy Ann Lane

1/4" = 1'-0"



Single French Entry
2 Panel: 1 Panel 4 Lite SDL
Glass and Metal Door

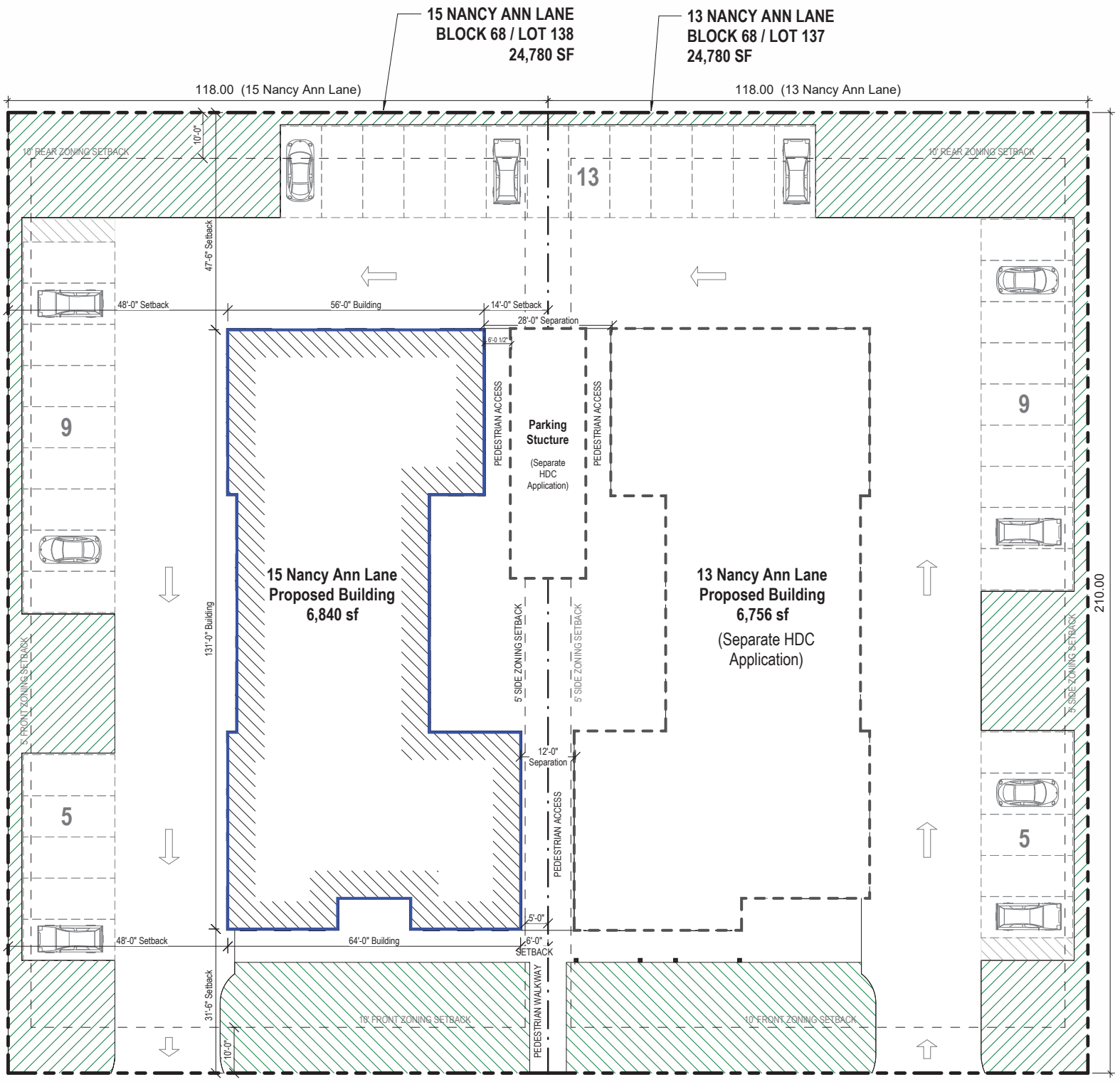
Single French Entry
2 Panel: 1 Panel 4 Lite SDL
Glass and Metal Door
w/ 2 Lite SDL Transom

Metal Overhead
Garage Door

Metal Overhead
Garage Door

Door Legend_15 Nancy Ann Lane

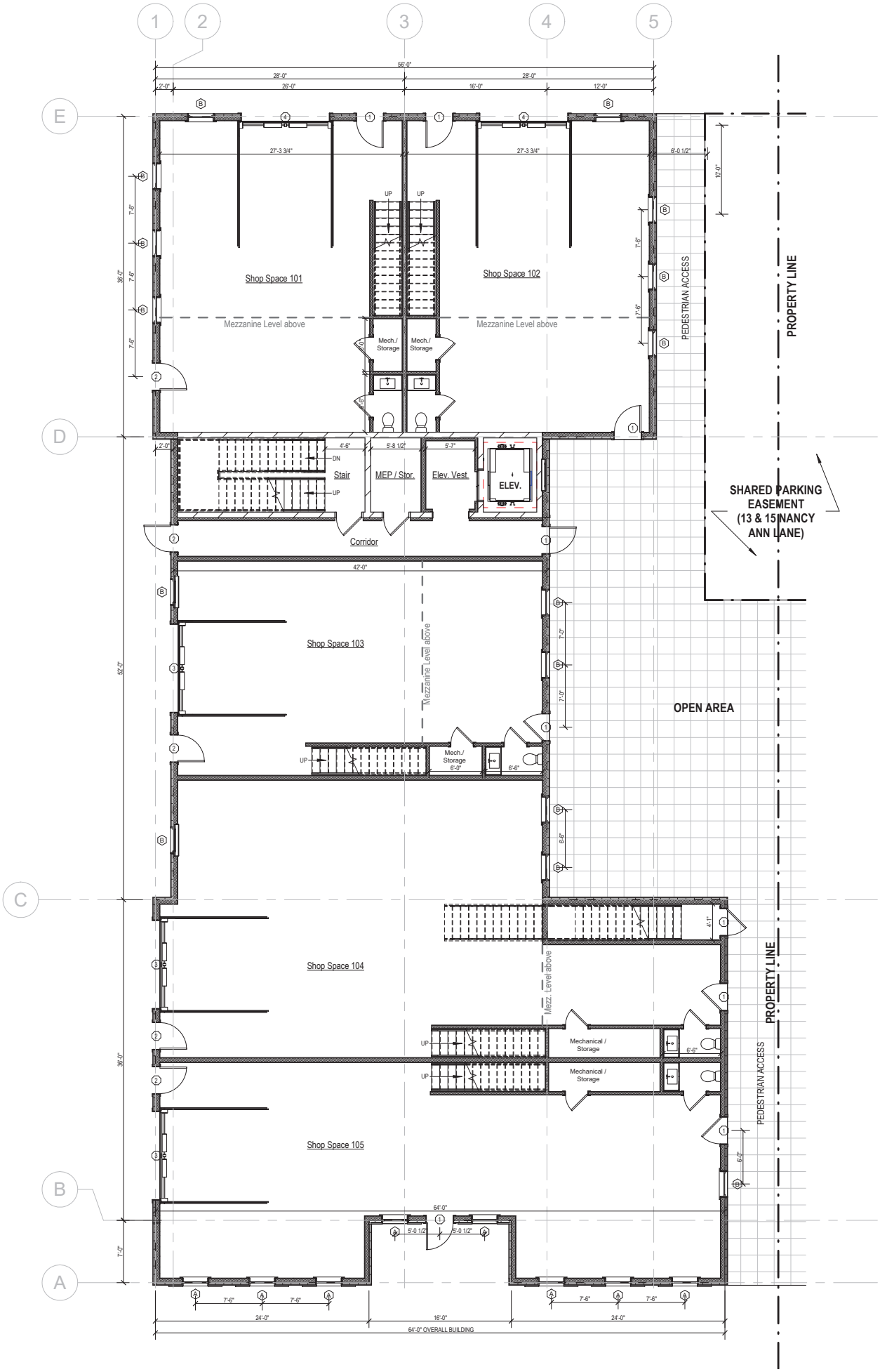
1/4" = 1'-0"



NANCY ANNE LANE
PRIVATE 50.00 WIDE

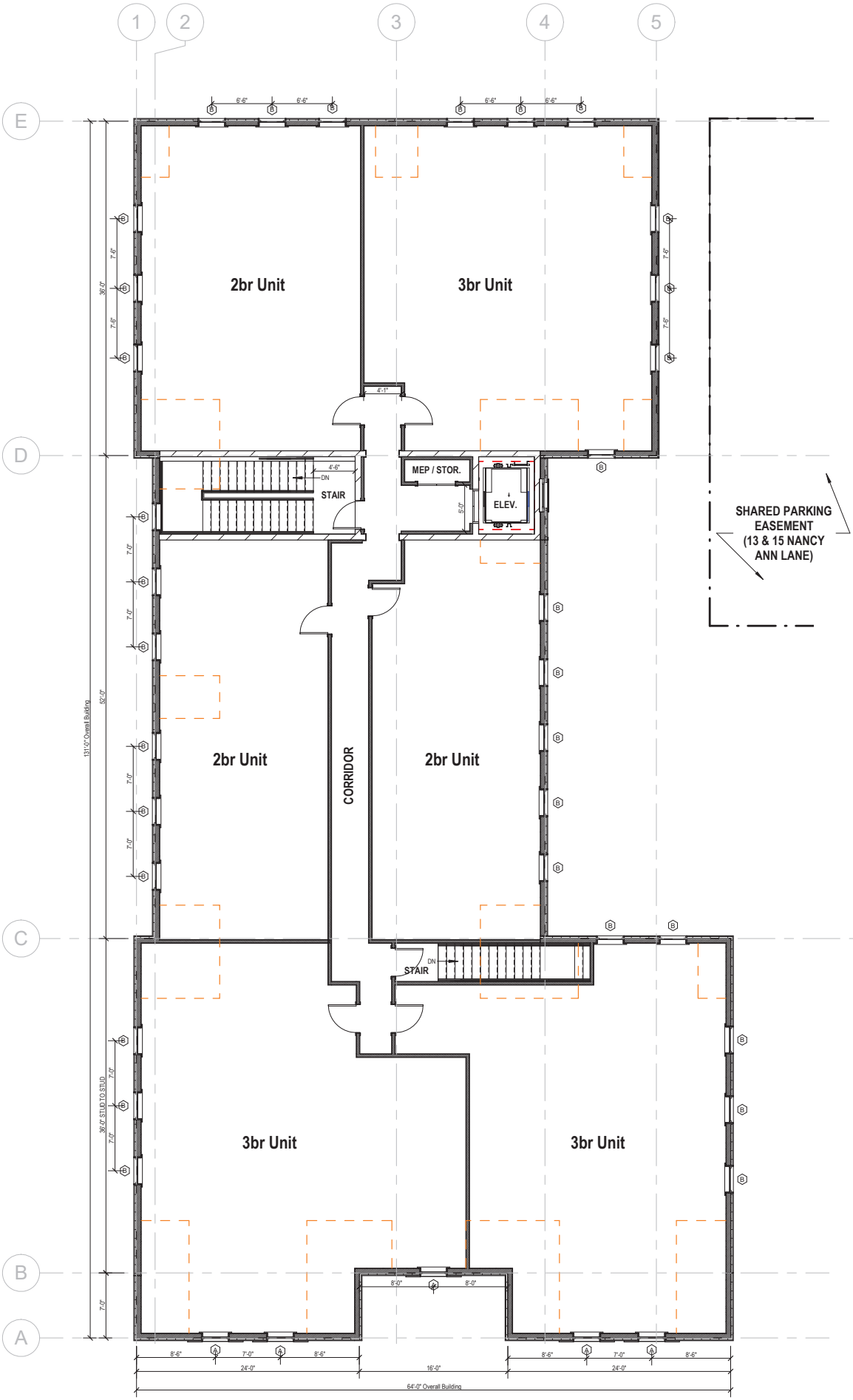
Site Plan - 15 Nancy Ann Lane

1/16" = 1'-0"



First Floor Plan_15 Nancy Ann Lane

1/8" = 1'-0"



Second Floor Plan_15 Nancy Ann Lane

1/8" = 1'-0"



South Elevation - Proposed - 15 Nancy Ann Lane

3/16" = 1'-0"



West Elevation - Proposed - 15 Nancy Ann Lane

3/16" = 1'-0"



North Elevation - Proposed - 15 Nancy Ann Lane

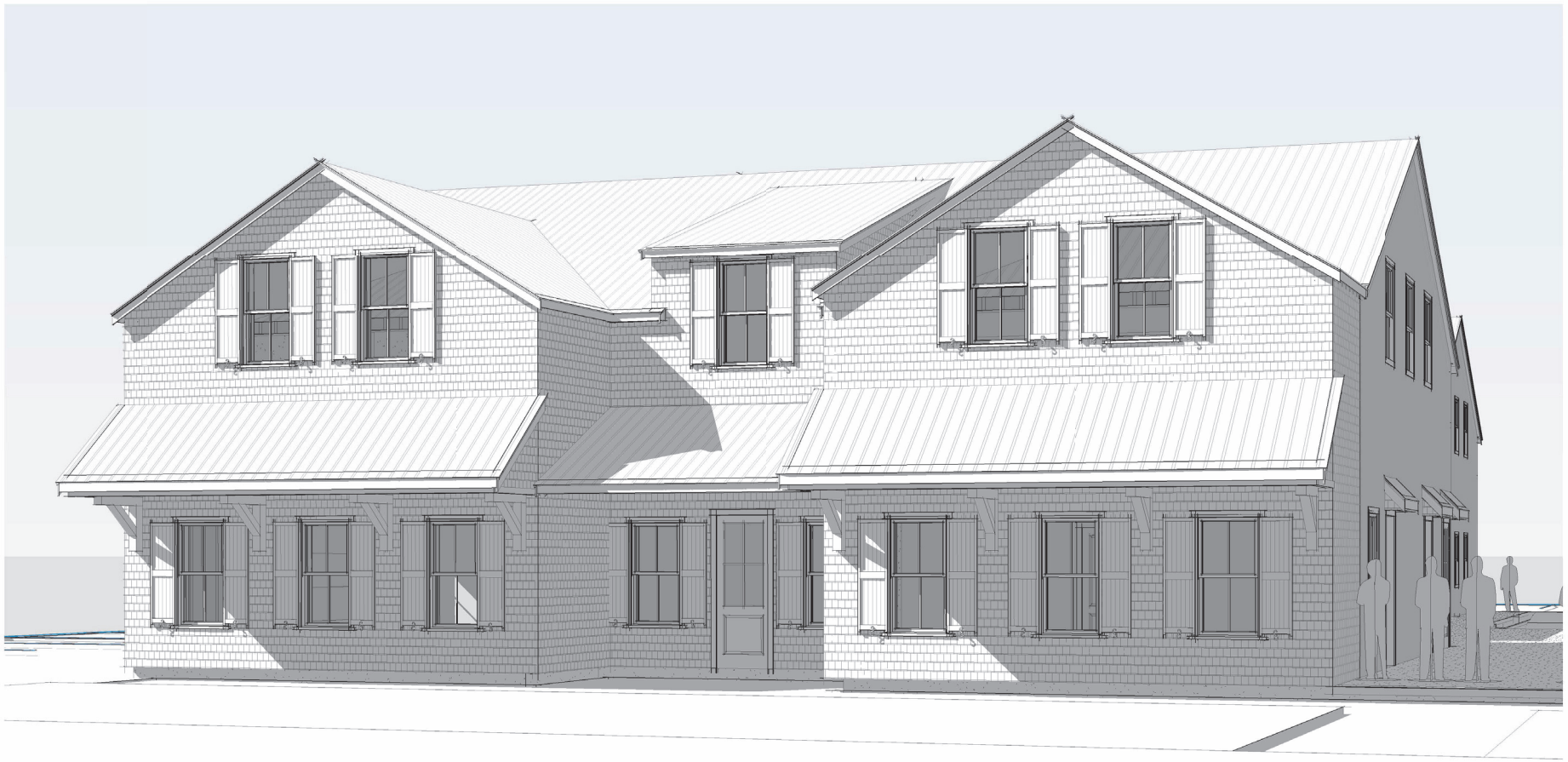
3/16" = 1'-0"



East Elevation - Proposed - 15 Nancy Ann Lane

3/16" = 1'-0"





HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 13 & 15 Nancy Ann Ln

Tax Map Number: 69 Parcel Number: 137 & 138

Owner of Record: Core Investments, LLC

Description of Proposal: New Mixed-Use Building

Anticipated HDC Submission Date: 05/20/2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... 13 and15 Nancy Ann LLC

MAILING ADDRESS..... 800 Boylston St 30th FL Boston, Ma 02199

PROPERTY LOCATION..... 13/15 Nancy Ann Lane

ASSESSORS MAP/PARCEL..... 68 / 137 & 138

SUBMITTED BY:..... Emeritus LTD

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

May 16, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.05.16 15:27:54 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
68	136		ACK ACQUISITION LLC		C/O BERNKOPF GOODMAN LLP	BOSTON	MA	02210	11 NANCY ANN LN
68	139		GLOWACKI KIM		20 GREGLEN AVE	NANTUCKET	MA	02554	17 NANCY ANN LN
68	182		HILLS AND VALLEYS LLC		28 LOVERS LN	NANTUCKET	MA	02554	14A GREGLEN AV
68	182	1	TRC NANTUCKET REALTY LLC		14B GREGLEN AVE	NANTUCKET	MA	02554	14B GREGLEN AV
68	183		16 GREGLEN AVENUE LLC		35 MILK STREET	NANTUCKET	MA	02554	16 GREGLEN AV
68	337		RICHMOND MEADOWS TWO ACK LLC		23 CONCORD ST	WILMINGTON	MA	01887	IRIS PL
Count:	**6**								

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City, State, Z

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GLOWACKI KIM
20 GREGLEN AVE
NANTUCKET, MA 02554

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ACK ACQUISITION LLC
C/O BERNKOPF GOODMAN LLP
BOSTON, MA 02210

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TRC NANTUCKET REALTY LLC
14B GREGLEN AVE
NANTUCKET, MA 02554

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HILLS AND VALLEYS LLC
28 LOVERS LN
NANTUCKET, MA 02554

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RICHMOND MEADOWS TWO ACK LLC
23 CONCORD ST
WILMINGTON, MA 01887

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16 GREGLEN AVENUE LLC
35 MILK STREET
NANTUCKET, MA 02554

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