1. OLD BUSINESS 10/15/2024 FROM LAST WEEK

    Documents:

    OB 3 POPS MH DEMO.PDF

2. 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

3. OLD BUSINESS 10/22/2024

    Documents:

    OB 8 MAPLE LN NEW DWELLING.PDF
    OB 1 OLD N WHARF.PDF
    OB 6B ARROWHEAD.PDF
    OB 26 POCOMO ROAD MAIN HOUSE ALTERATION.PDF
    OB 26 POCOMO ROAD GARAGE NEW CONSTRUCTION.PDF
    OB 35 CENTRE ST SOLAR HELD FOR VIEW.PDF
    OB 10 SILVER ST HARDSCAPE.PDF
    OB 92 WASHINGTON MAIN HOUSE.PDF
    OB 92 WASHINGTON GARAGE.PDF
    OB 332 MADAKET RD MH.PDF
    OB 76 PLEASANT ST.PDF
    76 PLEASANT REAR PREVIOUS SUBMISSION.PDF
    OB 69 HUMMOCK POND RD POOL HARDSCAPE.PDF
    OB 6 MARION POOL.PDF

4. NEW BUSINESS 09/03/2024

    Documents:

    32 HINSDALE RD SHED.PDF

5. NEW BUSINESS 09/17/2024

    Documents:

    75 FAREGROUNDS NEW DWELLING.PDF

6. NEW BUSINESS 10/01/2024

    Documents:

    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

7. NEW BUSINESS 10/15/2024

Documents:

9 NEW JERSEY REMOVE CHIMNEY.PDF
16 WALSH MOVE DEMO.PDF
23 NEW ST DEMO CHIMNEY.PDF
12 PLOVER LN ADDITION.PDF
5 SHAWKEMO HILLS REV 10161 FENESTRATION CHANGES.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
6 HOWARD ST COLOR CHANGE.PDF
6 FAIR STREET - DORMER REVS 10363.PDF
26 ARLINGTON POOL.PDF
6A SILVER ST SHED.PDF
10 NEW WHALE ST DEMO NATIONAL GRID.PDF
10 NEW WHALE BRICK BUILDING NATIONAL GRID.PDF
28 ORANGE PARAPET.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
1 RIDGE LN GARAGE.PDF
3 PRIMROSE GATE.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
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

# Historic District Commission

# OLD BUSINESS CHECKLIST

## Planning and Land Use Services

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

This checklist MUST be submitted with your application.

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

Failure to submit the required documents below for an Old Business meeting MAY result in delays.

| | |
|---|---|
| ✓ | Sign in submission at Front Desk |
| ✓ | HDC case number: (ex HDC2020-xx-xxxx), if applicable<br>05-0895 |
| ✓ | Copy of Minutes (application item circled)<br>SUMMARY FROM LIVE STREM |
| ✓ | Reduced (8 ½ x 11) copy of application |
| ✓ | Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps |
| ✓ | Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.) |
| | Four (4) Large sets of plans at 3/16" or ¼" scale (circle all that apply)<br>a. Site Plan<br>b. North Elevation<br>c. South Elevation<br>d. East Elevation<br>e. West Elevation<br>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. |
| ✓ | Signed Affidavit: see reverse side |

# Historic District Commission

# OLD BUSINESS CHECKLIST

** 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 Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: 10/17/2024

UPDATED MEETING POSTING

# MEETING POSTING

**ORIGINAL MEETING TIME: 2024 OCT 10 PM 02:03**

**ORIGINAL POSTING: T 925**

**TOWN OF NANTUCKET**

Pursuant to MGL Chapter 30A, § 18-25

All meeting notices & agenda must be filed, & time stamped with the Town Clerk's Office & posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays & Holidays)

**RECEIVED**
2024 OCT 15 PM 02:04
NANTUCKET TOWN CLERK
Posting Number:T 944

| | |
|---|---|
| **Committee/Board/s** | Historic District Commission (HDC) –NEW Business |
| **Day, Date, & Time** | Tuesday October 15, 2024, at 4:00pm *HYBRID |
| **Location / Address** | COMMUNITY ROOM, 4 FAIRGROUNDS ROAD & REMOTE PARTICIPATION VIA ZOOM<br>Information on viewing the meeting can be found at:<br>https://www.nantucket-ma.gov/138/Boards-Commissions-Committees |
| **Please note:** | IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD. |

# HISTORIC DISTRICT COMMISSION

**Signature of Chair/Authorized Person: Stephen Welch, Chairman**

**To join the Historic District Commission meeting click on the Zoom Link below**:
https://us06web.zoom.us/webinar/register/WN_pYyMcIycTPi2vPtGd0Dibw

**To watch live meeting, click here**:
https://youtube.com/live/mdQLwORioVc

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

**Building with Nantucket in Mind (1992) & Building with Sconset in Mind-Sconset Trust:**
www.nantucket-ma.gov/537/Building-With-Nantucket-In-Mind
Nantucket Historic District Commission ACTS, 1970. Chapter 395
https://ecode360.com/15338755

## AGENDA

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

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

| | | | | | |
|---|---|---|---|---|---|
| 7. | NIR Retail LLC | Zero Main St | PROJECTING SIGN (ATM) | 42.3.1/481 | POYANT SIGNS |
| | **SAC recommends approval through staff subject to sign being made of wood** | | | | |
| 8. | NIR Retail LLC | Zero Main St | WALL SIGN (HOURS) | 42.3.1/481 | POYANT SIGNS |
| | **SAC recommends hold for revisions** | | | | |

## IV. OLD BUSINESS 10/08/2024 HEARD LAST WEEK

| Property owner name | Street Address | Scope of work | Map/Parcel | Agent | |
|---|---|---|---|---|---|
| LM Kelly | 81 Cliff Rd | Hardscape arbor | 30/165 | R. Newman | JP |

- *Commissioners: **Welch,** Pohl, Oliver, MacLeod and Thornewill; Alt: Patten, Paul -- **Last heard October 08, 2024***

## V. NEW BUSINESS 09/03/2024

| | Property owner name | Street Address | Scope of work | Map/Parcel | Agent | |
|---|---|---|---|---|---|---|
| 1. | E Foley | 76 Orange St | Relocate parking | 55.1.4/25 | R. Newman | JP |
| 2. | Laura Lorio | 12 New St | New Fence | 55/340 | Self | VO |
| 3. | Robert Jepson | 32 Hinsdale Rd | As-Built Shed | 68/19.2 | Ryan Jepson | VO |
| 4. | Krupp Est Trust | 134 Miacomet Rd | New Cabana | 81/6.4 | Jeff Morash | AM |
| 5. | 7 Brewster Rd LLC | 7 Brewster Rd | New Dwelling | 54/286 | LFW | AC |

## VI. NEW BUSINESS 09/17/2024

| | Property owner name | Street Address | Scope of work | Map/Parcel | Agent | |
|---|---|---|---|---|---|---|
| 1. | Carl & Sharon Nielson | 50 Wanoma Way | New Dwelling | 92.4/244 | Thornewill | RP |
| 2. | Tic T'ACK Toe | 2 Fawn Ln | Rev To Chimney | 68/972 | Shouldice | SW |
| 4. | 3 Pops Lane Trust | 3 Pops Ln | Demo MH | 60.2.4/64.1 | MCA+ | JP |
| 6. | 3 Pops Lane Trust | 3 Pops Ln | New Garage | 60.2.4/64.1 | MCA+ | JP |
| 7. | 3 Pops Lane Trust | 3 Pops Ln | New Guest House | 60.2.4/64.1 | MCA+ | JP |
| 8. | 3 Pops Lane Trust | 3 Pops Ln | Pool | 60.2.4/64.1 | MCA+ | JP |
| 9. | Dave & Avery Keller | 6 Plainfield Rd | Pool Spa Pergola | 49/173 | Ben Champoux | VO |
| 10. | Pixie Hollow LLC | 109 Tom Nevers Rd | Alterations | 91/27 | MCA+ | VO |
| 11. | John Murray | 75 Fairgrounds Rd | New Dwelling | 67/180.1 | J Martinez | VO |
| 12. | Brendan Swords | 10 Marion Ave | Deck Alterations | 82/409 | Val Oliver | AM |
| 13. | The Whole Spread LLC | 332 Madaket Rd | Rev COA 7660 MH | 60/100 | Emeritus LTD | CT |
| 14. | The Whole Spread LLC | 332 Madaket Rd | New 2nd Dwelling | 60/100 | Emeritus LTD | CT |
| 15. | Herlihy | 3 Rudder Ln | Color Change | 66/361 | LINK | CT |
| 16. | Nantucket Development | 8 Sconset Ave | MH Rev's | 49.3.2/28 | LINK | CT |
| 17. | Nantucket Development | 8 Sconset Ave | Pool | 49.3.2/28 | LINK | CT |
| 18. | Gerwirtz | 4 Starbuck Rd | Replace garage roof | 59.3/66 | LINK | AC |
| 19. | Wallace | 65 Polpis Rd | Move on | 43/13 | LINK | AC |
| 20. | Tracy Root | 20 Broad St | Fenestration Add Lift | 42.4.2/33 | Emeritus LTD | AC |
| 21. | Stephen Frohwein | 32 N Liberty St | Rev 6873 | 41/159 | Emeritus LTD | CP |
| 22. | Clay Street Dev | 44 Skyline Dr | Move on dwelling | 79/990 | LFW | CP |
| 23. | Kim Glowacki | 20 Greglen Ave | Move off dwelling | 68/141 | LFW | CP |

## VII. NEW BUSINESS 10/01/2024

| | Property owner name | Street Address | Scope of work | Map/Parcel | Agent | |
|---|---|---|---|---|---|---|
| 1. | Nancy Waterhouse Tr | 15 Liberty St | Access Ramp | 42.3.4/67 | Brook Meerbergen | RP |
| 2. | McAuley, Kenneth | 24 Derrymore Rd | Dormer | 41/610 | NAG/WMM | SW |
| 3. | 88 Pocomo Trust | 88 Pocomo Rd | Demo | 15/42 | Emeritus LTD | SW |
| 4. | VBDC, LLC | 116 Polpis Rd | Pickleball Court | 44/4 | Ahern LLC | SW |
| 5. | Hanson, Peter | 27 Osprey Wy | Replace deck | 83/9 | Self | SW |
| 6. | NT Property Owner | 1 Beach Grass Rd | Hardscape | 68/885 | LFW | JP |
| 7. | NT Property Owner | 5 Beach Grass Rd | Hardscape | 68/883 | LFW | VO |
| 8. | NT Property Owner | 17 Honeysuckle Dr | Hardscape | 68/398 | LFW | VO |
| 9. | NT Property Owner | 19 Honeysuckle Dr | Hardscape | 68/397 | LFW | VO |
| 10. | NT Property Owner | 21 Honeysuckle Dr | Hardscape | 68/396 | LFW | VO |
| 11. | Flaster, Michele | 7 N Pasture Ln | Move house on-site | 44/67 | LFW | VO |
| 12. | Flaster, Michele | 7 N Pasture Ln | Patio/ walls | 44/67 | LFW | VO |
| 13. | 5 Surfside Rd LLC | 5 Surfside Rd | Rev Doors/ ac | 55/253 | LFW | VO |
| 14. | Red Mill Lane LLC | 8 Red Mill Ln | New dwelling | 55/928 | LFW | VO |
| 15. | Red Mill Lane LLC | 8 Red Mill Ln | Hardscape pool | 55/928 | LFW | VO |
| 16. | Red Mill Lane LLC | 8 Red Mill Ln | Cabana | 55/928 | LFW | VO |
| 17. | Dustin Murray | 32 Cannonbury Ln | New dwelling | 73/24 | Reid Yenor | VO |
| 18. | 450 Green Park LLC | 2 Stone Alley | Alterations/rev COA 8882 | 42.3.1/102 | Self | AM |

**Summary of HDC Minutes**

*3 Pops Ln. Existing Main House Move-off/Demo*

Mark Cutone Architecture +

Reference to October 15, 2024, Nantucket HDC Live Stream

Time of Discussion: 1:06:00 / 4:07:10

A request for additional information, imagery and evidence in response to the date that the main house was originally built. Without physical evidence it is hard to consider demolition as an option, however they did not have issues with the potential relocation of the structure elsewhere. A decision cannot be made based on the lack of evidence contrary to the verbal statements being made by abutters. Please submit additional information, images and evidence on Thursday (October 17, 2024), so that this discussion can resume and be cycled into next Tuesday's meeting (October 22, 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: 1960's

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

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

OFFICIAL USE

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

Postage
Total Postage and

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

Postage $0.72
Total Postage and Fees $5.58

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

Postage $0.72
Total Postage and Fees $5.58

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

7021 0350 0000 0871 2008

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

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

OFFICIAL USE

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

Postage $0.72
Total Postage and Fees $5.58

Sent To
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

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Registered No. RF217983119US

Date Stamp

NANTUCKET MA AUG 27 2024

To Be Completed By Post Office

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

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

OFFICIAL USE

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

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

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

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

---

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

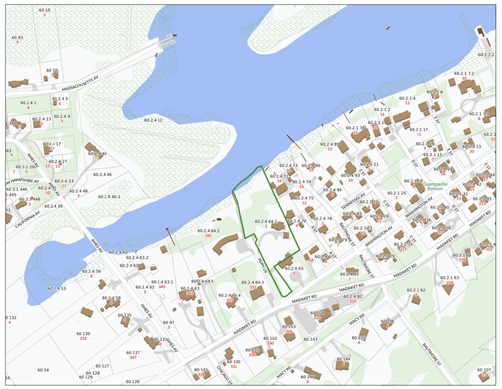
Postage $0.72
Total Postage and Fees $5.58

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

7021 0350 0000 0871 2053

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

# 3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS



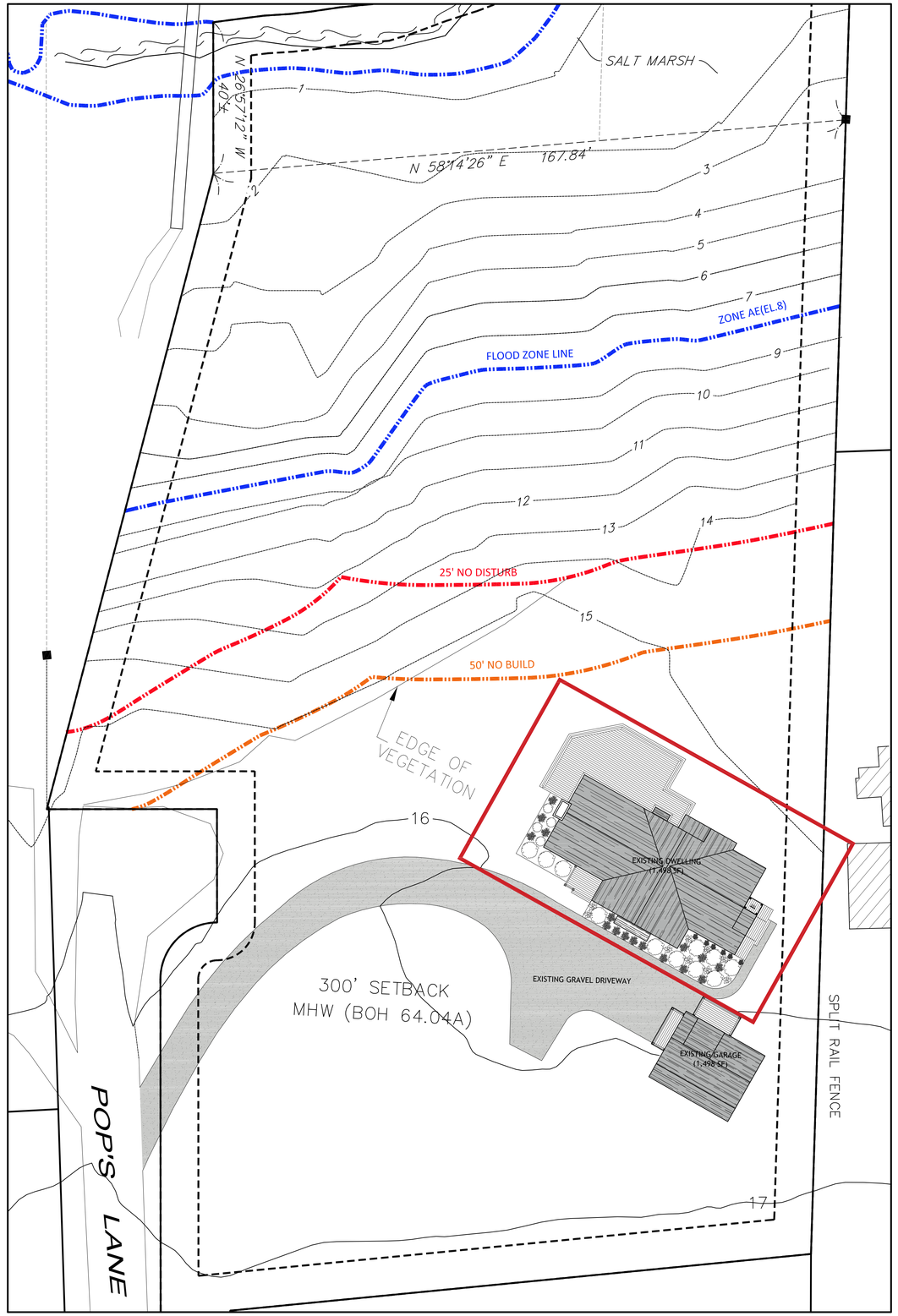
AERIAL VIEW: NTS

DRAWING LIST:

C1.1 EXISTING SITE PLAN
C1.2 EXISTING PHOTOS

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

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




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


MARK CUTONE ARCHITECTURE

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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

STRUCTURAL DESIGN

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


EXISTING SITE PLAN

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

COVER SHEET

C1.1

29 AUGUST 2024













MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
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SURVEYOR

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

STRUCTURAL DESIGN

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

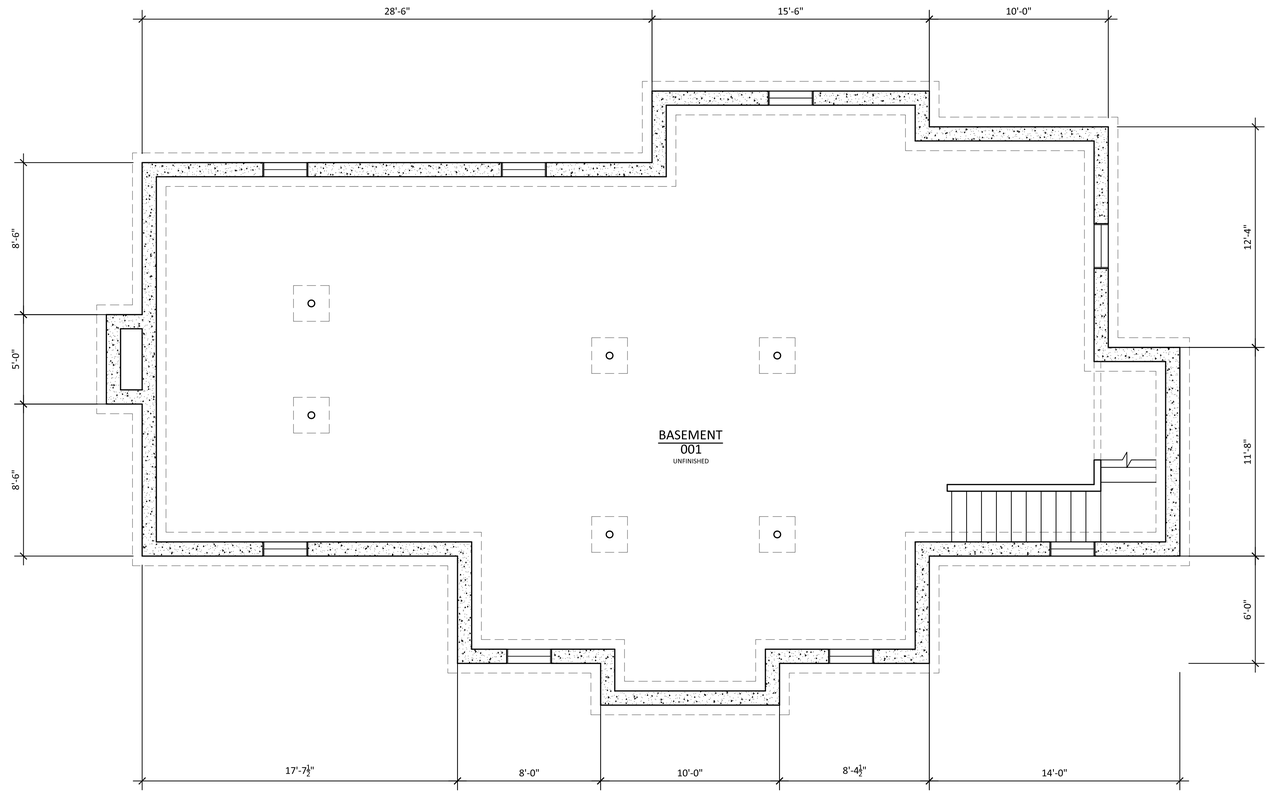
# EXISTING CONDITIONS PHOTOS

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

COVER SHEET

C1.2

29 AUGUST 2024




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


MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

## SURVEYOR

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

## STRUCTURAL DESIGN

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

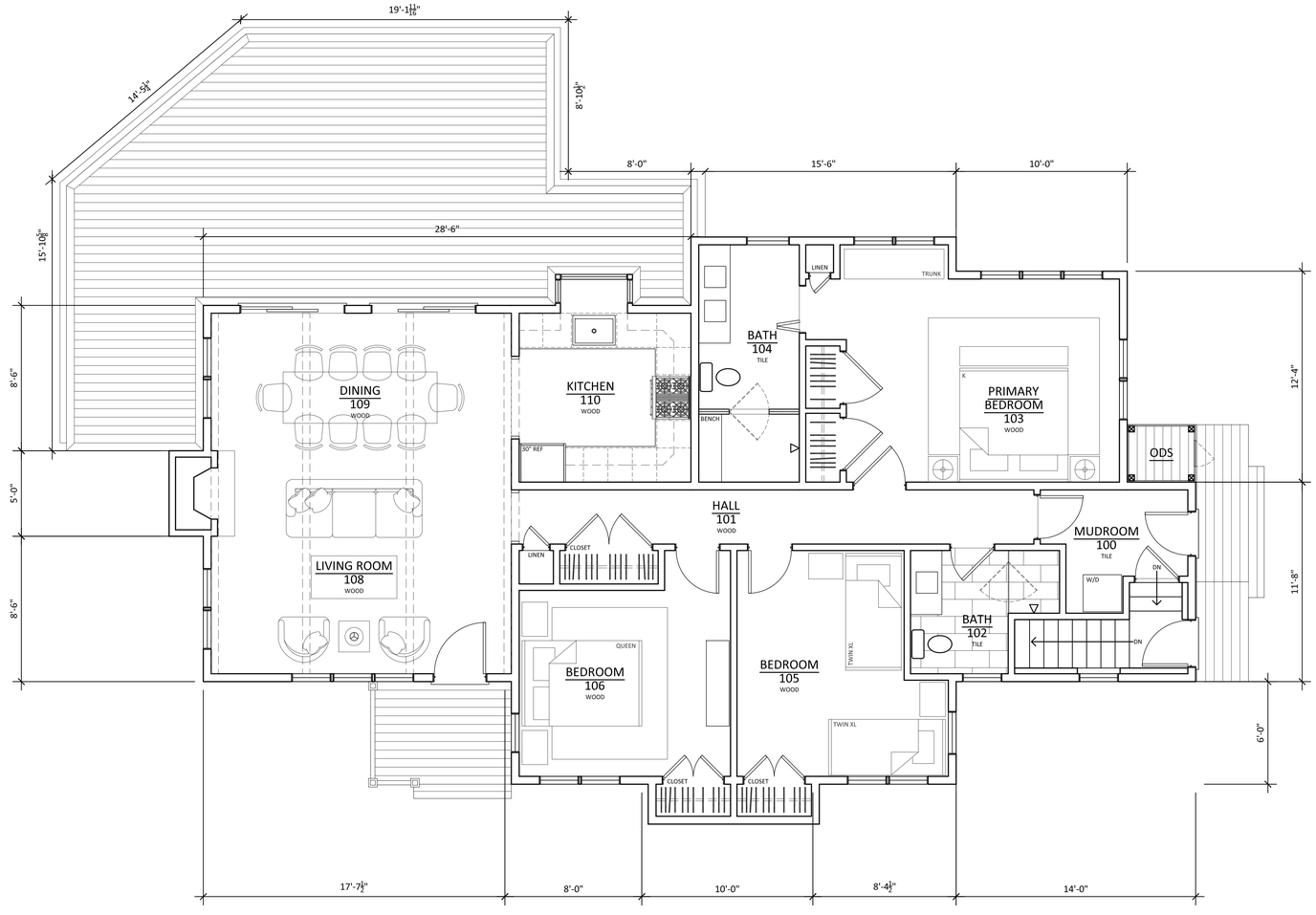

EXISTING MAIN HOUSE

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

# 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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## SURVEYOR

BRACKEN ENGINEERING
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
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

## FIRST FLOOR PLAN

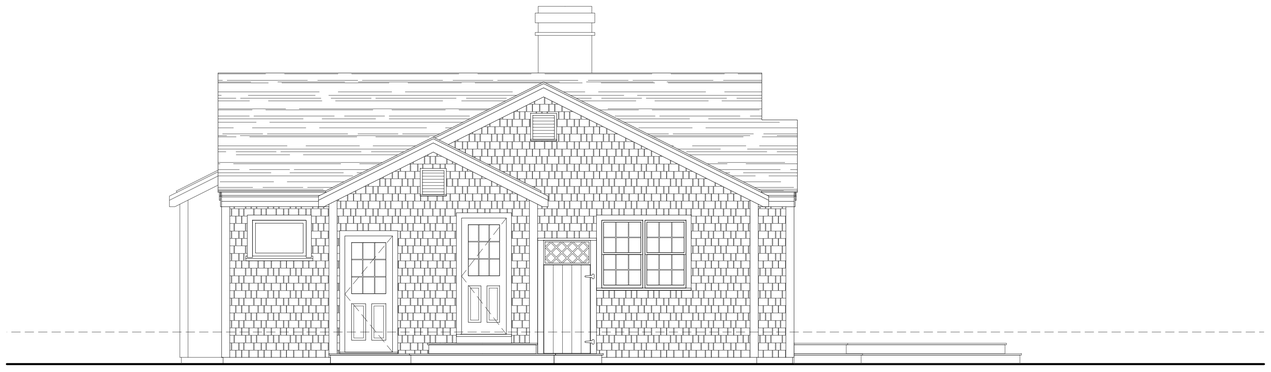
A1.1

29 AUGUST 2024




EXISTING SOUTH ELEVATION

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



EXISTING EAST ELEVATION

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

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ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
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MARKCUTONE.COM

SURVEYOR

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

STRUCTURAL DESIGN

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

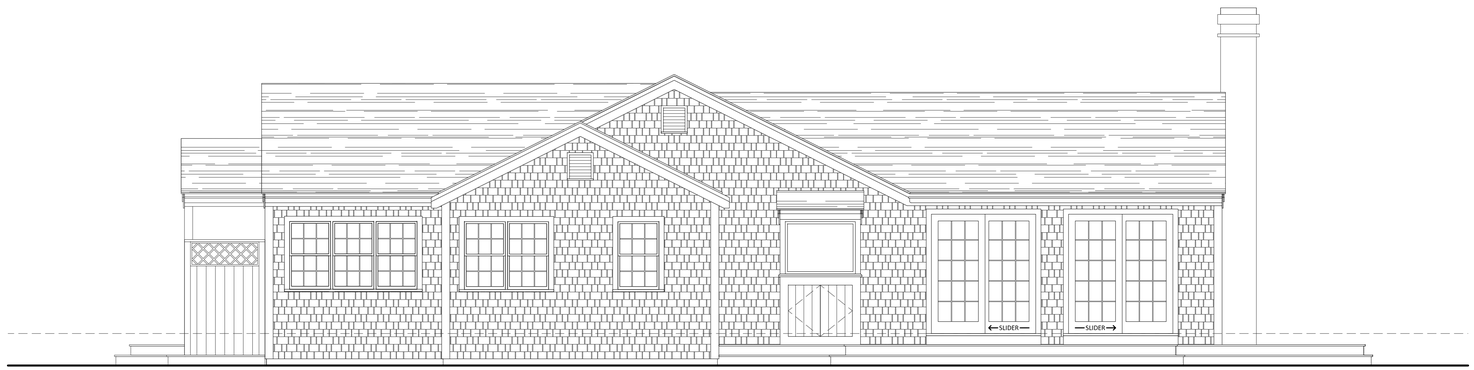
# EXISTING MAIN HOUSE

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

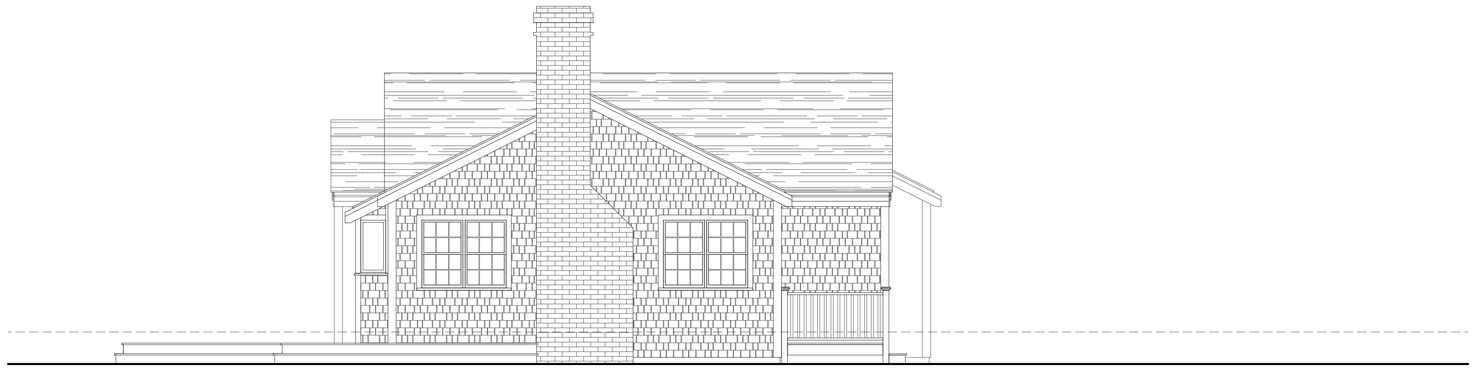
ELEVATIONS

A2.1

29 AUGUST 2024




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



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

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

## SURVEYOR

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

## STRUCTURAL DESIGN

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

# EXISTING MAIN HOUSE

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

ELEVATIONS

A2.2

29 AUGUST 2024

# 3 POPS LANE HOLDING TRUST

PROVIDED EVIDENCE FOR MAIN HOUSE MOVE-OFF / DEMO

AERIAL 1938

NO EVIDENCE OF COTTAGES AT 343 MADAKET RD. PLEASE SEE HIGHLIGHTED AREA.



AERIAL 1969

PROOF OF COTTAGES LOCATED AT 343 MADAKET RD. PLEASE SEE HIGHLIGHTED AREA



AERIAL 1985

NO EVIDENCE OF BUILDINGS LOCATED AT 3 POPS LN. PLEASE SEE HIGHLIGHTED AREA.



AERIAL 1994

PROOF OF BUILDINGS BEING CONSTRUCTED AT 3 POPS LN. PLEASE SEE HIGHLIGHTED AREA.



HISTORIC AERIALS

# RECEIPT OF SALE

Order #: **62356**
Order Date: **2024-10-17 06:27:32**
Payment: **XXXX4719**
Contact: **Charles Duce**
**(508) 228-2728**
**mduce@markcutone.com**
Notes:

## ORDER DETAIL

| Product | Description | Qty | Price | Extended |
|---|---|---|---|---|
| Aerial 1800x1800 JPG | 1969 aerial photograph (343 Madaket Rd. 1969) | 1 | 10.00 | 10.00 |
| Aerial 1800x1800 JPG | 1938 aerial photograph (343 Madaket Rd. 1938) | 1 | 10.00 | 10.00 |
| | | | Order total... | **$ 20.00** |

## ORDER DETAIL

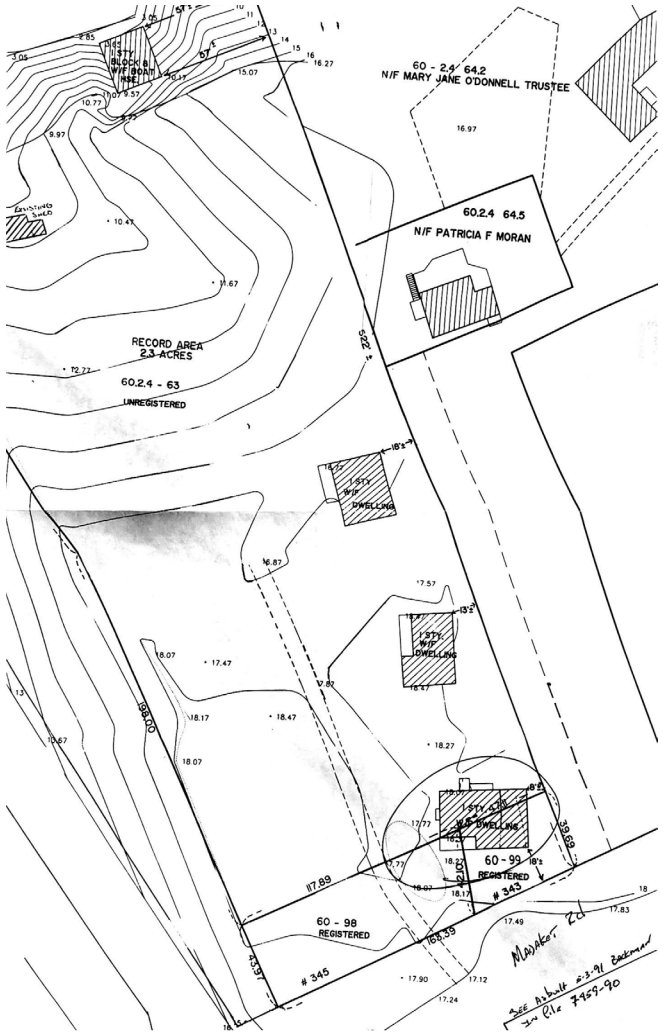
| Product | Description | Qty | Price | Extended |
|---|---|---|---|---|
| Aerial 1800x1800 JPG | 1985 aerial photograph (3 Pops Ln. Aerial 1985) | 1 | 10.00 | 10.00 |
| Aerial 1800x1800 JPG | 1994 aerial photograph (3 Pops Ln Aerial 1994) | 1 | 10.00 | 10.00 |
| | | | Order total... | **$ 20.00** |

AERIAL IMAGERY RECEIPTS

PROOF OF PAYMENT FOR SOURCED AERIAL IMAGERY. ALL IMAGES WERE FOUND AT historicalaerials.com

## SITE PLAN

THE CIRCLED BUILDING IS THE ORIGINAL COTTAGE LOCATED AT 343 MADAKET RD. BEFORE IT WAS MOVED TO 3 POPS LANE. PLEASE REFER TO BUILDING APPLICATION 11024-94 FOR PROOF OF MOVE-OFF.




## BUILDING APP. #11024-94

PROOF OF HOUSE MOVE FROM 343 MADAKET RD. TO 3 POPS LN. DURING THE YEAR 1994.

Moved from

**RECEIVED** 6-29-94
**APPLICATION WILL NOT BE DEEMED COMPLETE UNTIL REVIEWED BY BUILDING INSPECTOR**

11024-94
BUILDING APPLICATION NUMBER

**APPLICATION FOR PLAN EXAMINATION AND BUILDING PERMIT**

**IMPORTANT - Applicant to complete all items in Sections: 1,2,3,4, and 5**

**1. LOCATION OF BUILDING**

OWNERS NAME: Last MORAN First RITA Middle Initial
No. 343 Street MADAKET RD Village
Assessor's Map No. 60.2.4 Assessor's Parcel No. ~~64~~ 3 63

**2. TYPE AND COST OF BUILDING** - All applicants complete Parts A-D

A. TYPE OF IMPROVEMENT
- ☐ New Building
- ☐ Addition (If residential, enter number of new housing units added, if any, in Part D, 13)
- ☐ Alteration (See 2 above)
- ☐ Repair, replacement
- ☐ Demolition (If multifamily residential, enter number of units in building in Part D, 13)
- ☑ Moving (relocation)
- ☐ Foundation only

B. OWNERSHIP
- ☐ Private (individual, corporation, nonprofit institution, etc.)
- ☐ Public (Federal, State, or local government)

D. PROPOSED USE - (For "Demolition" most recent use)

Residential
- ☐ One Family
- ☐ Two or more family - Enter number of units
- ☐ Transient Hotel, Motel or dormitory; or INTERVAL OWNERSHIP - enter number of units
- ☐ Garage
- ☐ Carport
- ☐ Other - Specify MOVE 2 bz dwelling TO 60.2.4-64.1

Nonresidential
- ☐ Amusement, recreational
- ☐ Church, other religious
- ☐ Industrial
- ☐ Parking garage
- ☐ Service station, repair garage
- ☐ Hospital, institutional
- ☐ Office, bank, professional
- ☐ Public utility
- ☐ School, library, other educational
- ☐ Stores, mercantile
- ☐ Tanks, towers
- ☐ Other - Specify

MOVE HOUSE

C. COST — omit cents

| | $ |
|---|---|
| Cost of: a. Structure | |
| b. Electrical | |
| c. Plumbing | |
| d. Heating | |
| e. Other | |
| TOTAL COST OF IMPROVEMENT | 25000. |
| BUILDING INSPECTOR'S ESTIMATE | |

E. DIMENSIONS

| Dimensions (New) of Dwelling or Addition: | | Dimensions of Additional Structures: | |
|---|---|---|---|
| No. of Stories: | | Garage: | |
| First Floor Area: | 1456 | Accessory Bldg. | |
| Second Floor Area: | | Swimming Pool: | |
| Third Floor Area: | | Other: | |
| Total Floor Area: | | | |
| Full Cellar Area: | | | |

**3. SELECTED CHARACTERISTICS OF BUILDING** — For new buildings and additions, complete Parts E-N for Demolition, complete only Part 1., for all others skip to 4.

F. PRINCIPLE TYPE OF FRAME
- ☐ Masonry (wall bearing)
- ☐ Wood frame
- ☐ Structural steel
- ☐ Reinforced concrete
- ☐ Other - Specify

H. TYPE OF SEWAGE DISPOSAL
- ☐ Public or private company
- ☐ Private (septic tank, etc.)

I. TYPE OF WATER SUPPLY
- ☐ Public or private company
- ☐ Private (well, cistern)

G. PRINCIPLE TYPE OF HEATING
- ☐ Gas
- ☐ Oil
- ☐ Electricity
- ☐ Coal
- ☐ Other - Specify

J. SPECIAL CHARACTERISTICS
- ☐ Air Conditioning
- ☐ Heat Pump
- ☐ Central Vacuum
- ☐ Other

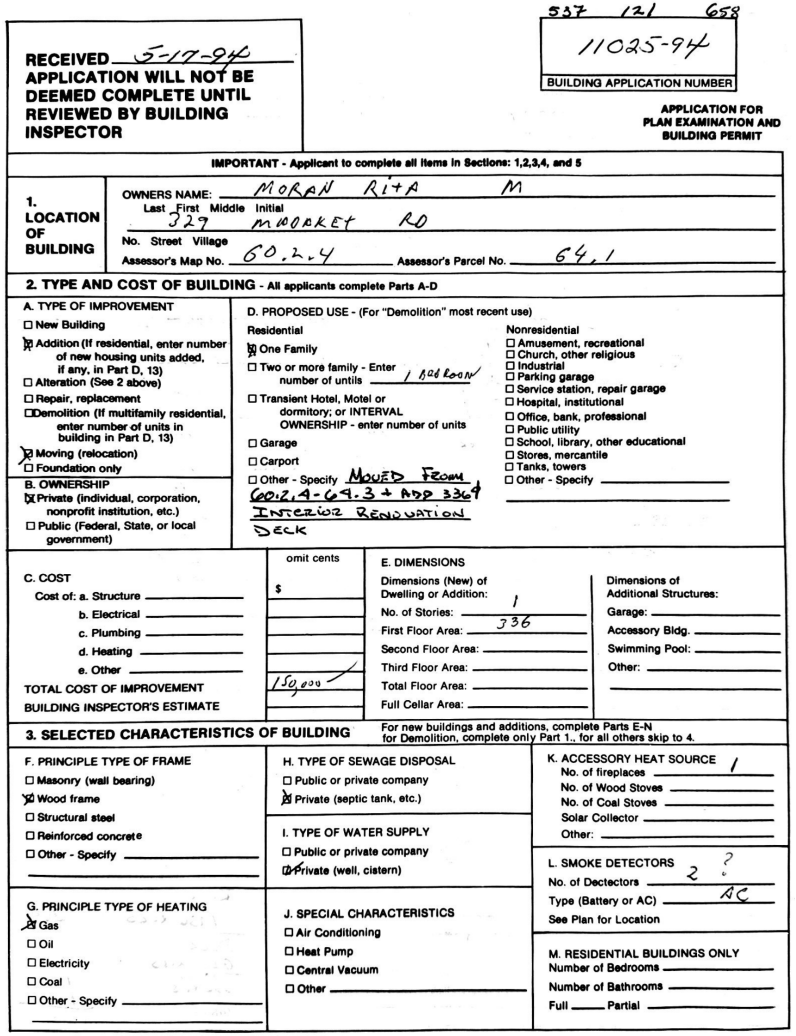
K. ACCESSORY HEAT SOURCE
- No. of fireplaces
- No. of Wood Stoves
- No. of Coal Stoves
- Solar Collector
- Other:

L. SMOKE DETECTORS
- No. of Dectectors
- Type (Battery or AC)
- See Plan for Location

M. RESIDENTIAL BUILDINGS ONLY
- Number of Bedrooms
- Number of Bathrooms
- Full ____ Partial ____

BUILDING APP. #11025-94

THE CIRCLED BUILDING IS THE ORIGINAL COTTAGE LOCATED AT 343 MADAKET RD. BEFORE IT WAS MOVED TO 3 POPS LANE. PLEASE REFER TO BUILDING APPLICATION 11024-94 FOR PROOF OF MOVE-OFF.



537 121 658

11025-94

BUILDING APPLICATION NUMBER

RECEIVED 5-17-94
APPLICATION WILL NOT BE DEEMED COMPLETE UNTIL REVIEWED BY BUILDING INSPECTOR

APPLICATION FOR PLAN EXAMINATION AND BUILDING PERMIT

IMPORTANT - Applicant to complete all items in Sections: 1,2,3,4, and 5

1. LOCATION OF BUILDING

OWNERS NAME: Last MORAN First RITA Middle Initial M

No. 343 Street MADAKET RD Village

Assessor's Map No. 60.2.4 Assessor's Parcel No. 64.1

2. TYPE AND COST OF BUILDING - All applicants complete Parts A-D

A. TYPE OF IMPROVEMENT
- ☐ New Building
- ☒ Addition (If residential, enter number of new housing units added, if any, in Part D, 13)
- ☐ Alteration (See 2 above)
- ☐ Repair, replacement
- ☐ Demolition (If multifamily residential, enter number of units in building in Part D, 13)
- ☒ Moving (relocation)
- ☐ Foundation only

B. OWNERSHIP
- ☒ Private (individual, corporation, nonprofit institution, etc.)
- ☐ Public (Federal, State, or local government)

D. PROPOSED USE - (For "Demolition" most recent use)

Residential
- ☒ One Family
- ☐ Two or more family - Enter number of units 1 BEDROOM
- ☐ Transient Hotel, Motel or dormitory; or INTERVAL OWNERSHIP - enter number of units
- ☐ Garage
- ☐ Carport
- ☐ Other - Specify MOVED FROM 60.2.4-69.3 + ADD 336 INTERIOR RENOVATION DECK

Nonresidential
- ☐ Amusement, recreational
- ☐ Church, other religious
- ☐ Industrial
- ☐ Parking garage
- ☐ Service station, repair garage
- ☐ Hospital, institutional
- ☐ Office, bank, professional
- ☐ Public utility
- ☐ School, library, other educational
- ☐ Stores, mercantile
- ☐ Tanks, towers
- ☐ Other - Specify

C. COST (omit cents)

| | $ |
|---|---|
| Cost of: a. Structure | |
| b. Electrical | |
| c. Plumbing | |
| d. Heating | |
| e. Other | |
| TOTAL COST OF IMPROVEMENT | 150,000 |
| BUILDING INSPECTOR'S ESTIMATE | |

E. DIMENSIONS

| Dimensions (New) of Dwelling or Addition: | | Dimensions of Additional Structures: | |
|---|---|---|---|
| No. of Stories: | 1 | Garage: | |
| First Floor Area: | 336 | Accessory Bldg. | |
| Second Floor Area: | | Swimming Pool: | |
| Third Floor Area: | | Other: | |
| Total Floor Area: | | | |
| Full Cellar Area: | | | |

3. SELECTED CHARACTERISTICS OF BUILDING

For new buildings and additions, complete Parts E-N for Demolition, complete only Part 1., for all others skip to 4.

F. PRINCIPLE TYPE OF FRAME
- ☐ Masonry (wall bearing)
- ☒ Wood frame
- ☐ Structural steel
- ☐ Reinforced concrete
- ☐ Other - Specify

G. PRINCIPLE TYPE OF HEATING
- ☒ Gas
- ☐ Oil
- ☐ Electricity
- ☐ Coal
- ☐ Other - Specify

H. TYPE OF SEWAGE DISPOSAL
- ☐ Public or private company
- ☒ Private (septic tank, etc.)

I. TYPE OF WATER SUPPLY
- ☐ Public or private company
- ☒ Private (well, cistern)

J. SPECIAL CHARACTERISTICS
- ☐ Air Conditioning
- ☐ Heat Pump
- ☐ Central Vacuum
- ☐ Other

K. ACCESSORY HEAT SOURCE
- No. of fireplaces 1
- No. of Wood Stoves
- No. of Coal Stoves
- Solar Collector
- Other:

L. SMOKE DETECTORS
- No. of Dectectors 2 ?
- Type (Battery or AC) AC
- See Plan for Location

M. RESIDENTIAL BUILDINGS ONLY
- Number of Bedrooms
- Number of Bathrooms
- Full ____ Partial ____

MOVE-OFF RECIPIENT

PROOF THAT WE HAVE A PERSON WITH PURCHASED LAND INTERESTED IN RE-LOCATING THE HOUSE TO THEIR PROPERTY ONCE THE MOVE-OFF PROCESS BEGINS. PLEASE SEE COMMUNICATION VIA EMAIL BELOW.

Re: 3 Pops Ln.

KH

Katie Holdgate <kholdgate36@gmail.com>
To Max Duce

You replied to this message on 9/30/2024 12:57 PM.

Reply | Reply All | Forward

Mon 9/30/2024 12:22 PM

I talked with Warren Ard whose been a contact for me trying to move houses. He said the main house would be possible to move and would still need to measure the garage.

Just wanted to reach out and let you know it's still an option on my side if it works out on yours!

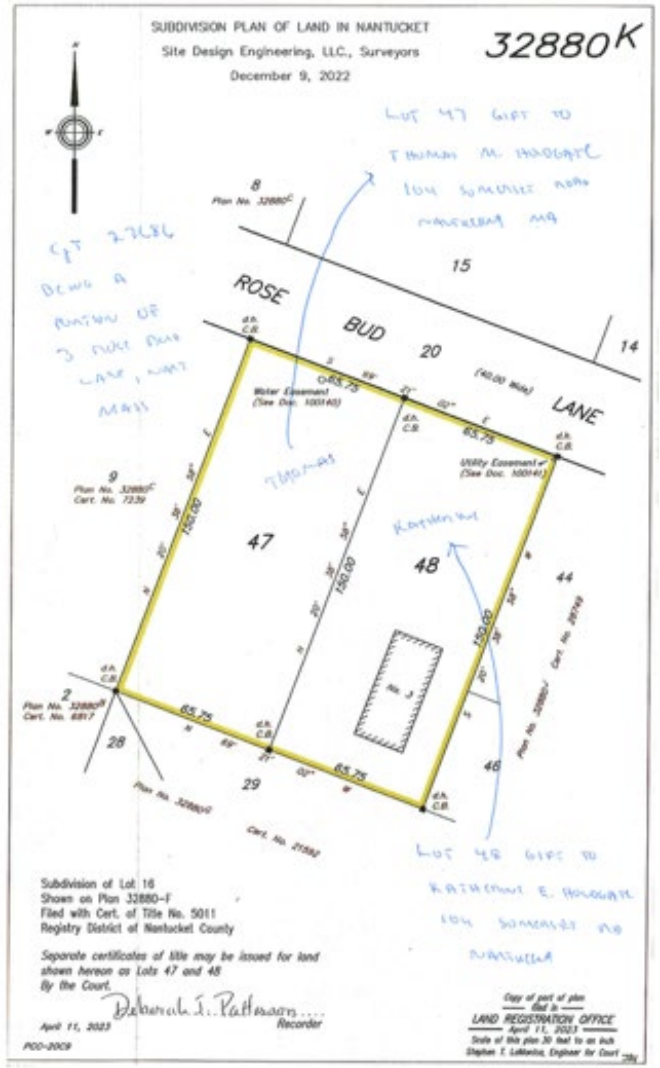
Thanks Max!
Katie

## DESTINATION FOR MOVE

.

THE HIGHLIGHTED LOT NUMBERED 48 IS THE PURCHASED LAND OFF OF ROSE BUD LANE, THAT THE HOUSE IS BEING MOVED TO.

.




## PHOTO OF 3A ROSE BUD LN.

OWNERSHIP: HOLDGATE KATHERINE E.
AREA: 0.23 AC | ZONE: RC2

.



# 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)<br>a. Site Plan<br>b. North Elevation<br>c. South Elevation<br>d. East Elevation<br>e. West Elevation<br>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"**<br>A. HDC case number: 2024 03 10176<br>B. Copy of Minutes (application item circled)<br>C. ONE SET OF PICTURES<br>REMINDER- in order to appear on the Agenda, applicants must:<br>1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov<br>2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road.<br>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"**<br>A. HDC case number:2024 03 10176<br>B. Copy of Minutes (application item circled)<br>REMINDER- in order to appear on the Agenda, applicants must:<br>1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov<br>2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road.<br>Failure to submit and email the required documents for an Old Business meeting MAY result in review delays. |

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

**Affidavit Certifying Completeness of Old Business submission**

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

Signature: _____ Date: 9.12.2024

CERTIFICATE NO: _____ DATE ISSUED: _____

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

# CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1972, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

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

## PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°: 20

Street & Number of Proposed Work: 12.5 PEQUOT ST.

Owner of record: 869 WORCESTER ST

Mailing Address: Wellesley, MA 02482

RIVERVIEW Crossing LLC

Contact Phone #: 781-254-7640 E-mail: [illegible] Net

## AGENT INFORMATION (if applicable)

Name: MICHAEL McKAY

Mailing Address: 35 BRYANT ST

DEDHAM, MA 02026

Contact Phone #: 617-966-6850 E-mail: MIKE@MCKAY ARCHITECTS.Net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

GARAGE

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 30' Sq. Footage 1st floor: 840 Decks/Patio: Size: 5'x14' ☐ 1st floor ☑ 2nd floor

Width: 28' Sq. footage 2nd floor: 840 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 10" South 10" East 10" West 10"

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

## DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

Leaders (material and size): 3" COPPER

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

☐ Other _____

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

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

C. Dimensions: Fascia 10" Rake 8/6" Soffit (Overhang) 18" Corner boards 5/4x6" Frieze 10"

Window Casing 5/4x5 Door Frame 5/4x5 Columns/Posts: Round ____ Square ____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other VINYL CLAD WOOD

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

Doors* (type and material): ☐ TDL ☑ SDL Front WOOD/SLEEP Rear _____ Side _____

Garage Door(s): Type WOOD Material WOOD

Hardscape materials: Driveways STONE Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL

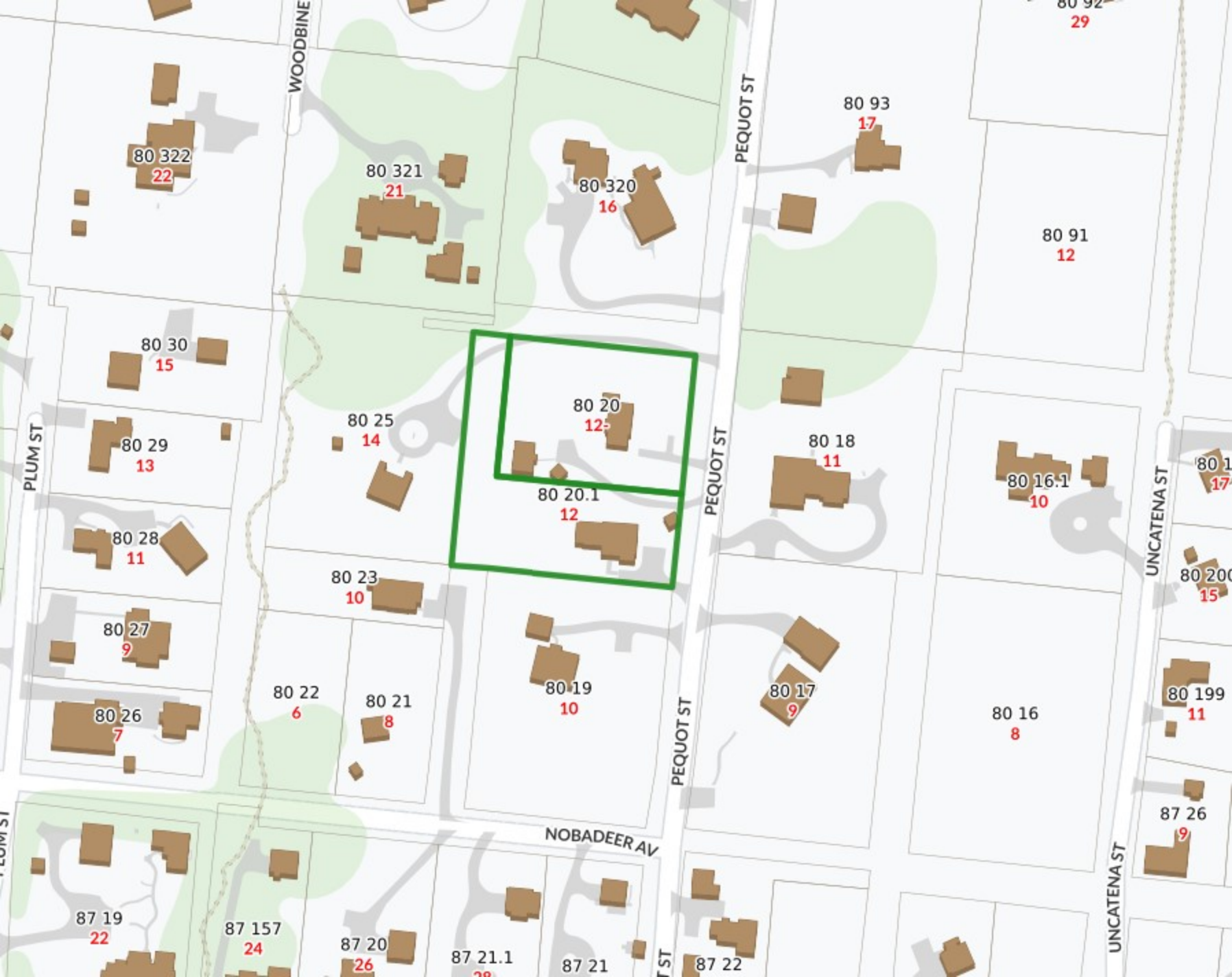
Trim WHITE Sash WHITE Doors WHITE

Deck _____ Foundation CONC Fence _____ Shutters _____

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

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

Date 3/14/2024 Signature of owner of record D Pelmont Signed under penalties of perjury


WOODBINE
PEQUOT ST
PLUM ST
UNCATENA ST
NOBADEER AV
80 322
22
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80 199
11
87 26
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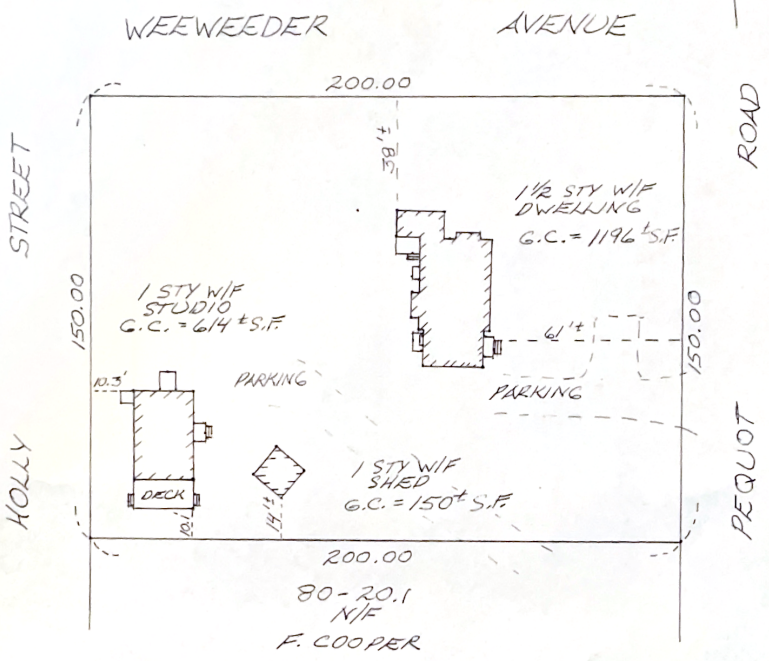
87 19
22
87 157
24
87 20
26
87 21.1
87 21
87 22

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

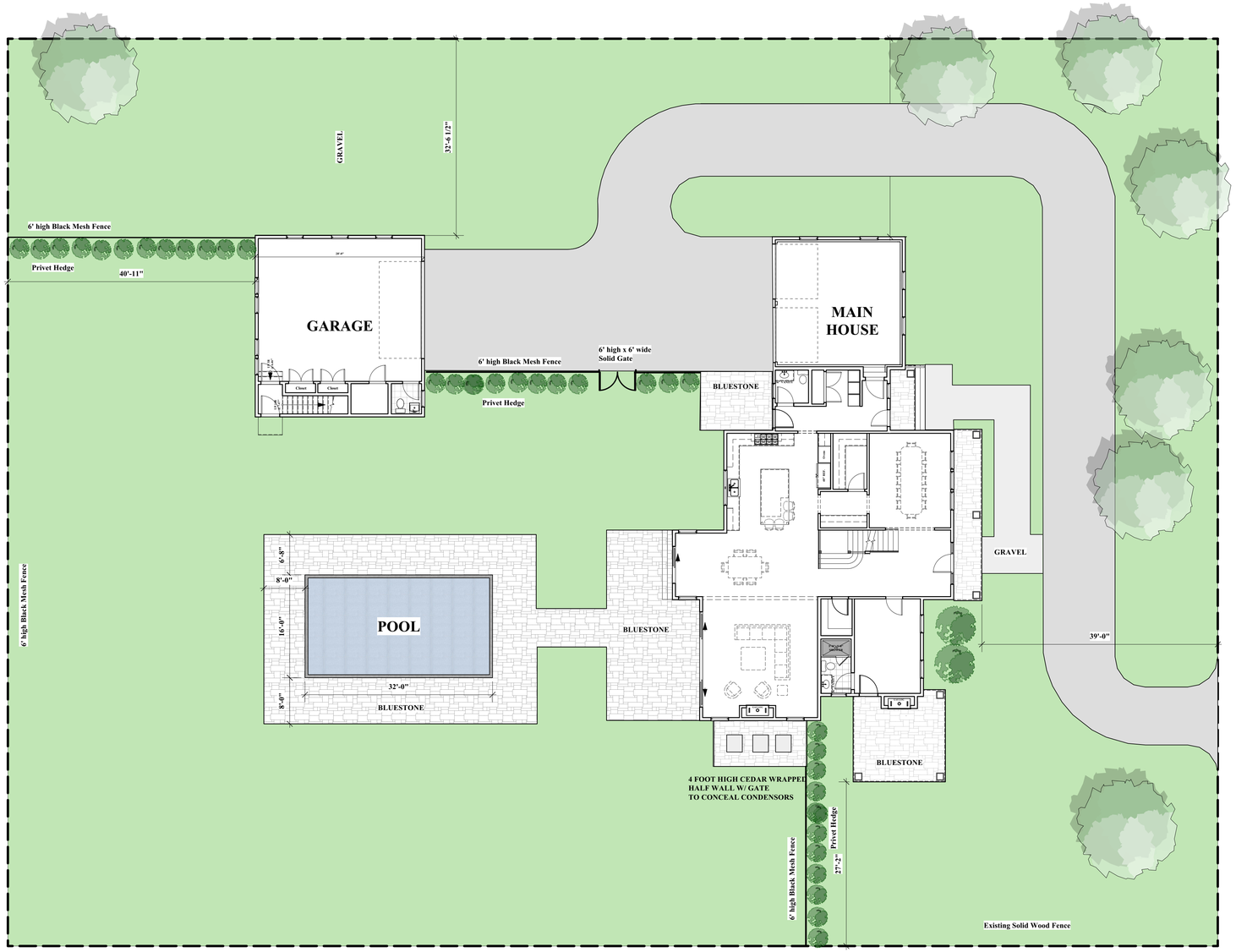
C:\JOBS\CWH\BLP

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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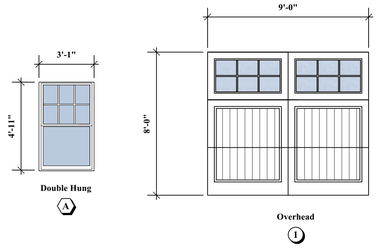
Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

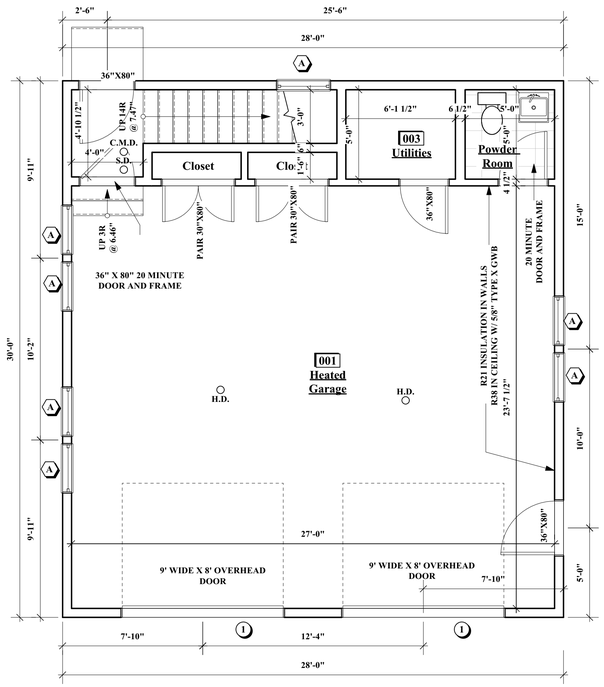

**Architectural Site Plan**

| | |
|---|---|
| JOB NO | |
| DATE | 11/13/2023 |
| DWG BY | JB |
| CKD BY | MLM |
| SCALE | AS NOTED |

**L-1.1**

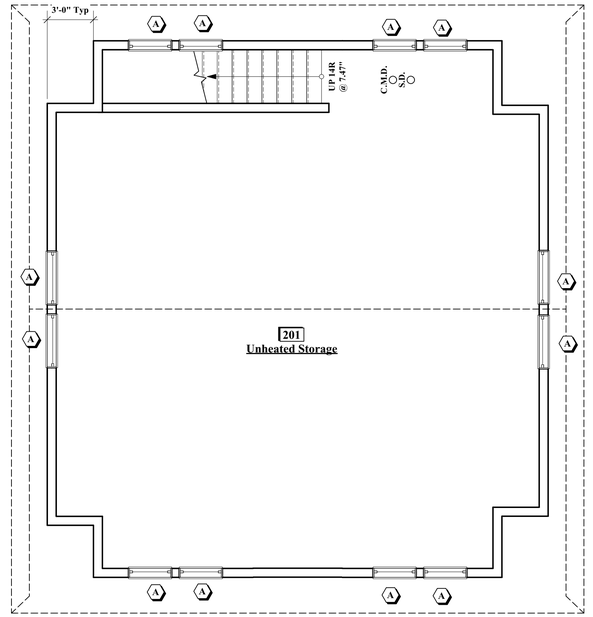



North




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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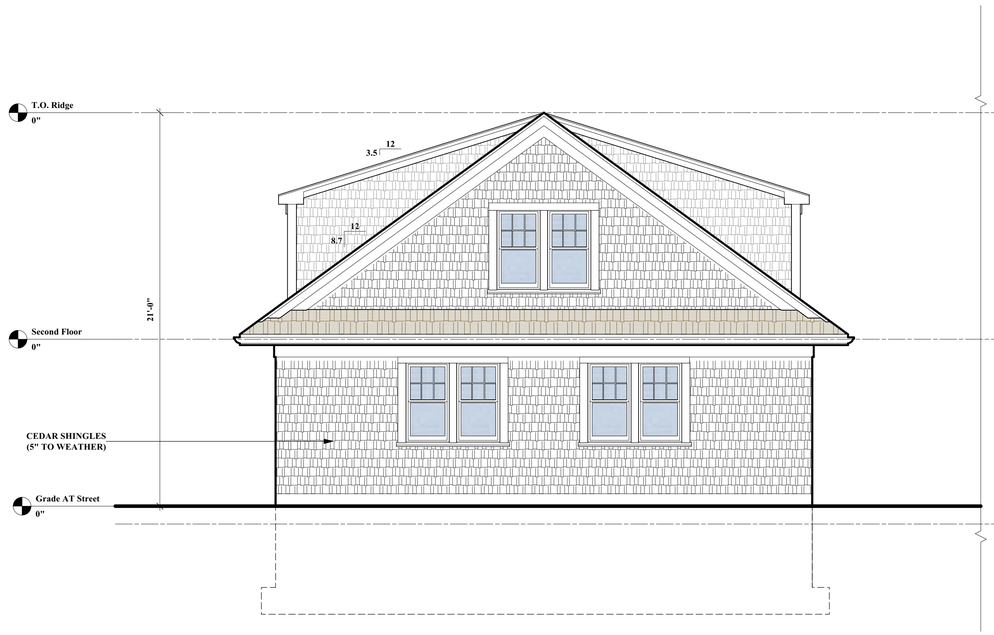
**Detached Garage Floor Plans**

| | |
|---|---|
| JOB NO | |
| DATE | 09.12.2024 |
| DWG BY | RJM |
| CKD BY | MLM |
| SCALE | 1/4"=1'-0" |

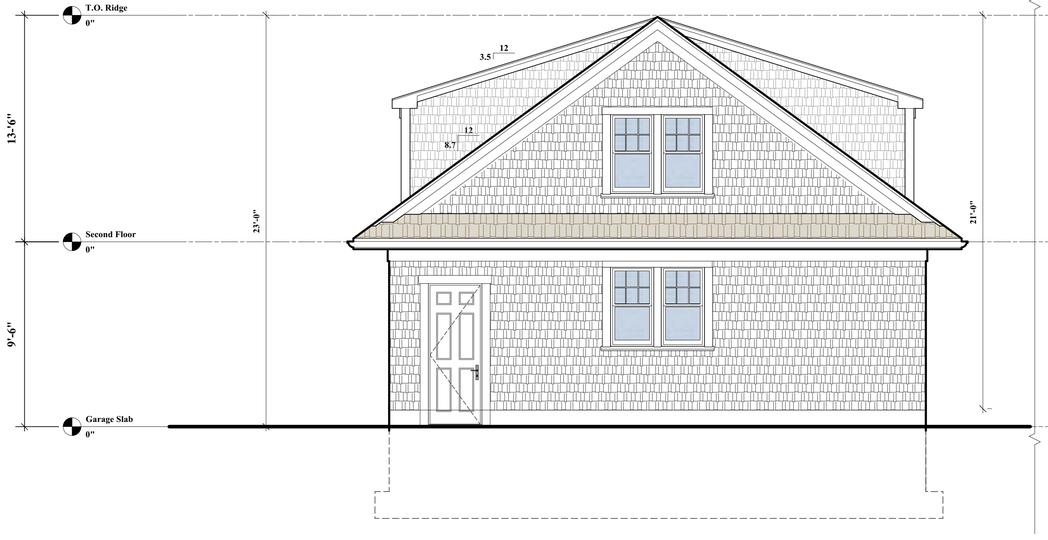
**A-1.1**



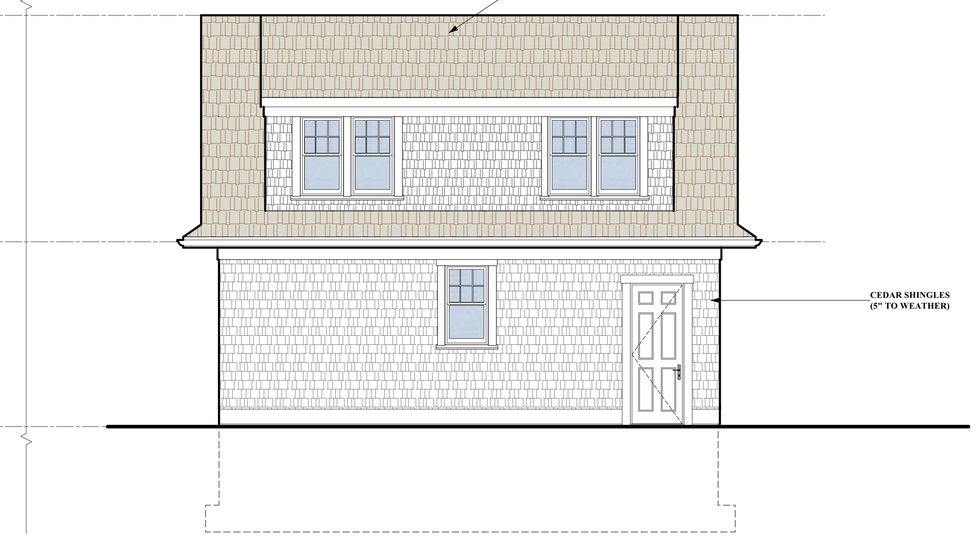

1 A-2.1 **South Elevation**
1/4" = 1'-0"




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**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Dedham, MA 02026

ph:781.326.5400
www.mckayarchitects.net


REGISTERED ARCHITECT
MICHAEL L. McKAY
NO. AR 6947
COMMONWEALTH OF MASSACHUSETTS

| REV # | DATE | ISSUANCE |
|---|---|---|
| | | |


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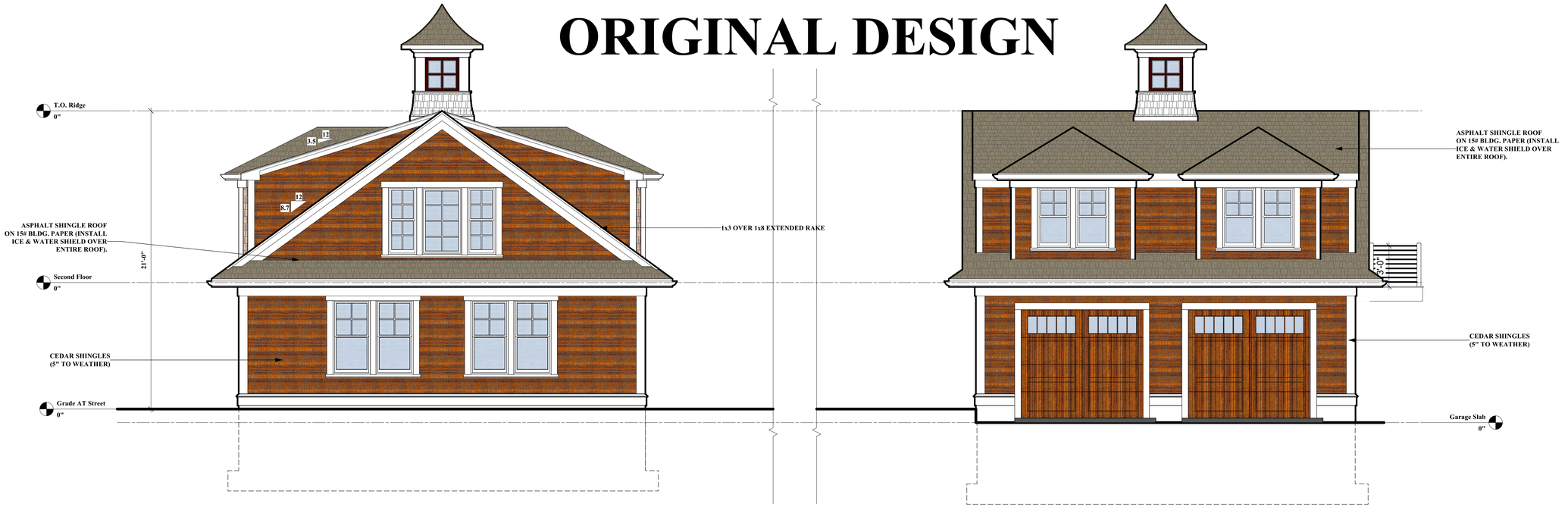
## Detached Garage Elevations

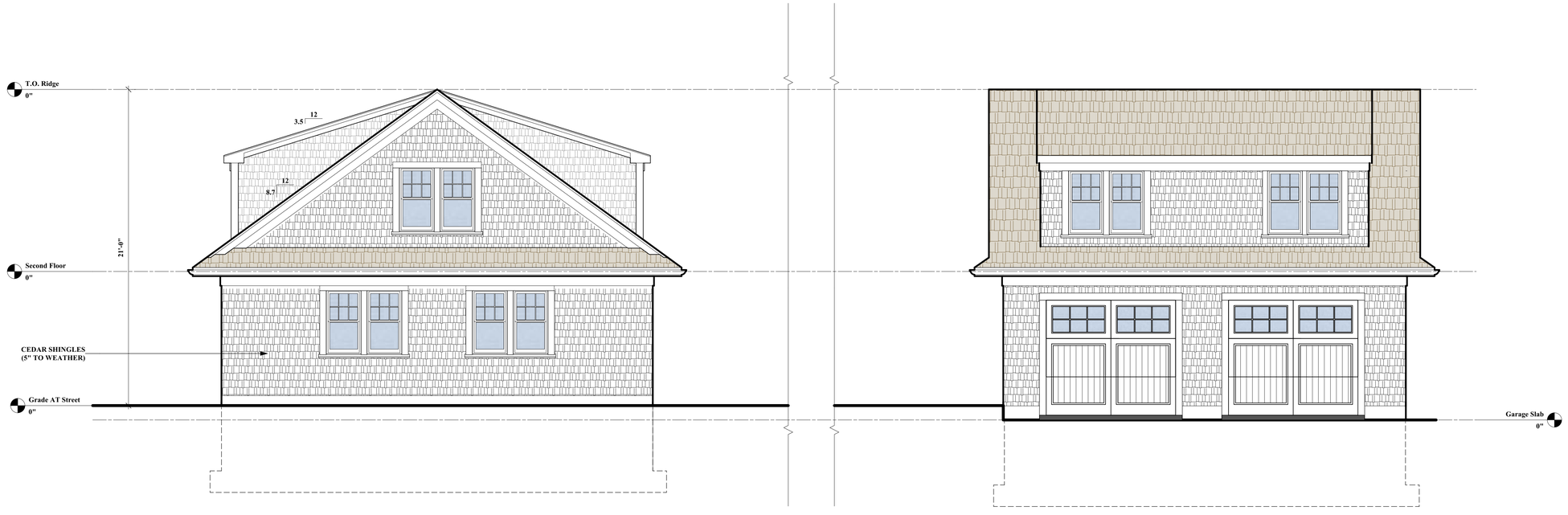
| | |
|---|---|
| JOB NO | |
| DATE | 09.12.2024 |
| DWG BY | RJM |
| CKD BY | MLM |
| SCALE | 1/4"=1'-0" |

**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**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Dedham, MA 02026

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REGISTERED ARCHITECT
MICHAEL L. McKAY
NO. AR 6947
COMMONWEALTH OF MASSACHUSETTS

| REV # | DATE | ISSUANCE |
|---|---|---|
| | | |


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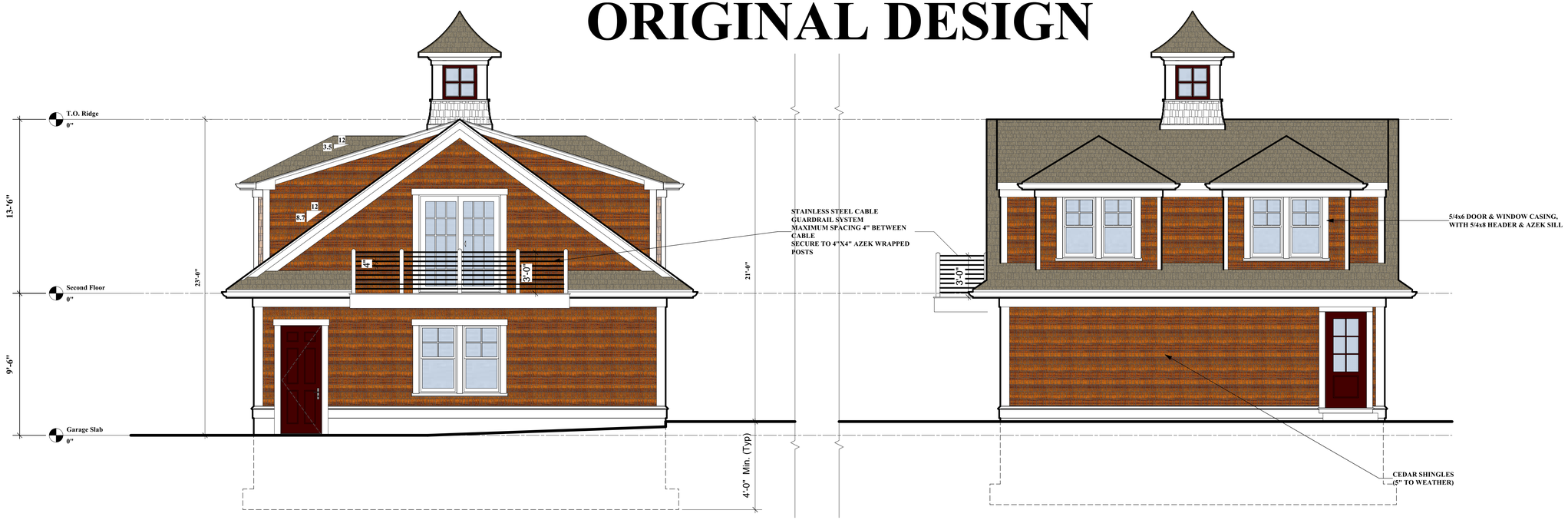
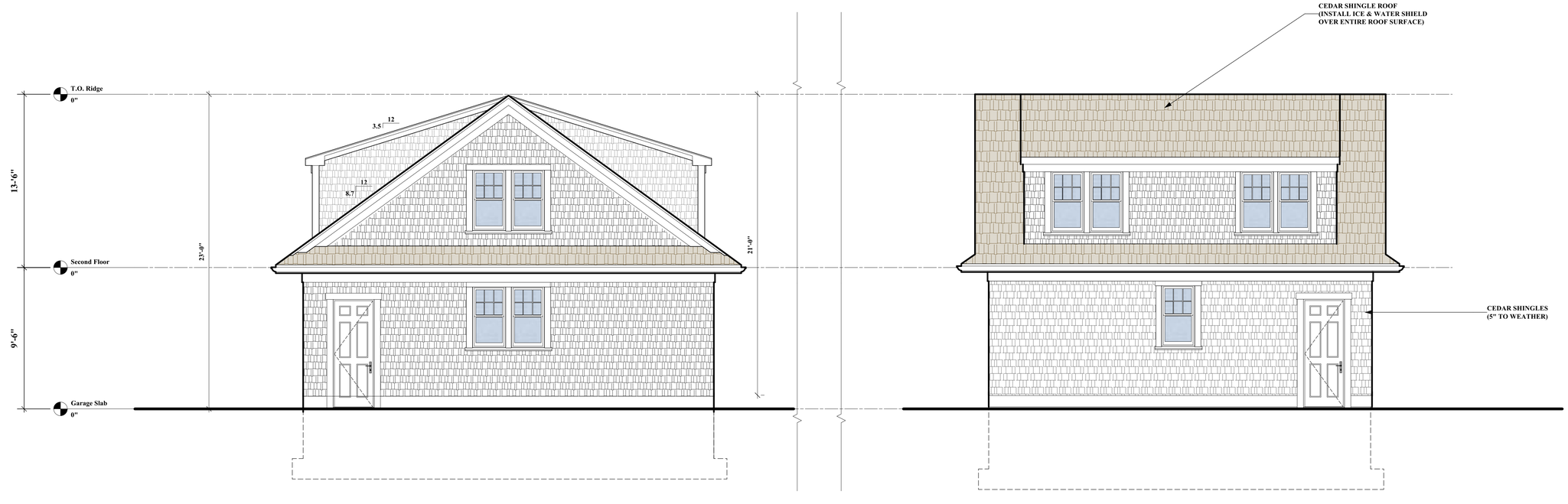
**Comparison 1**

| | |
|---|---|
| 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)<br>a. Site Plan<br>b. North Elevation<br>c. South Elevation<br>d. East Elevation<br>e. West Elevation<br>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"**<br>A. HDC case number: HDC2023-XX-XXXX<br>B. Copy of Minutes (application item circled)<br>C. ONE SET OF PICTURES<br><br>REMINDER- in order to appear on the Agenda, applicants must:<br>1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov<br>2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road.<br>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"**<br>A. HDC case number: HDC2023-XX-XXXX<br>B. Copy of Minutes (application item circled)<br><br>REMINDER- in order to appear on the Agenda, applicants must:<br>1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov<br>2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road.<br>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*

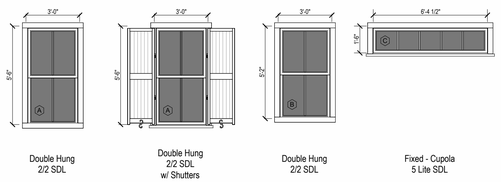
## 13 Nancy Ann Lane
## Nantucket, MA 02554

*10.03.2024*

*HDC Old Business Submission*




Locus Map




Double Hung 2/2 SDL

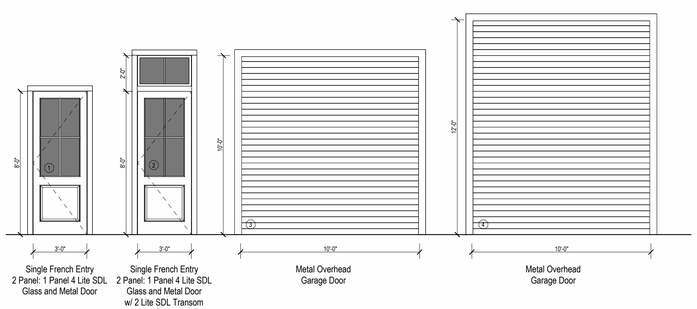
Double Hung 2/2 SDL w/ Shutters

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



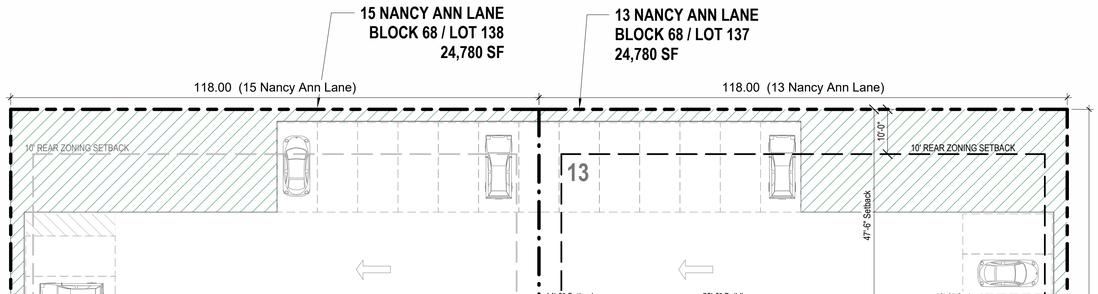
South Elevation



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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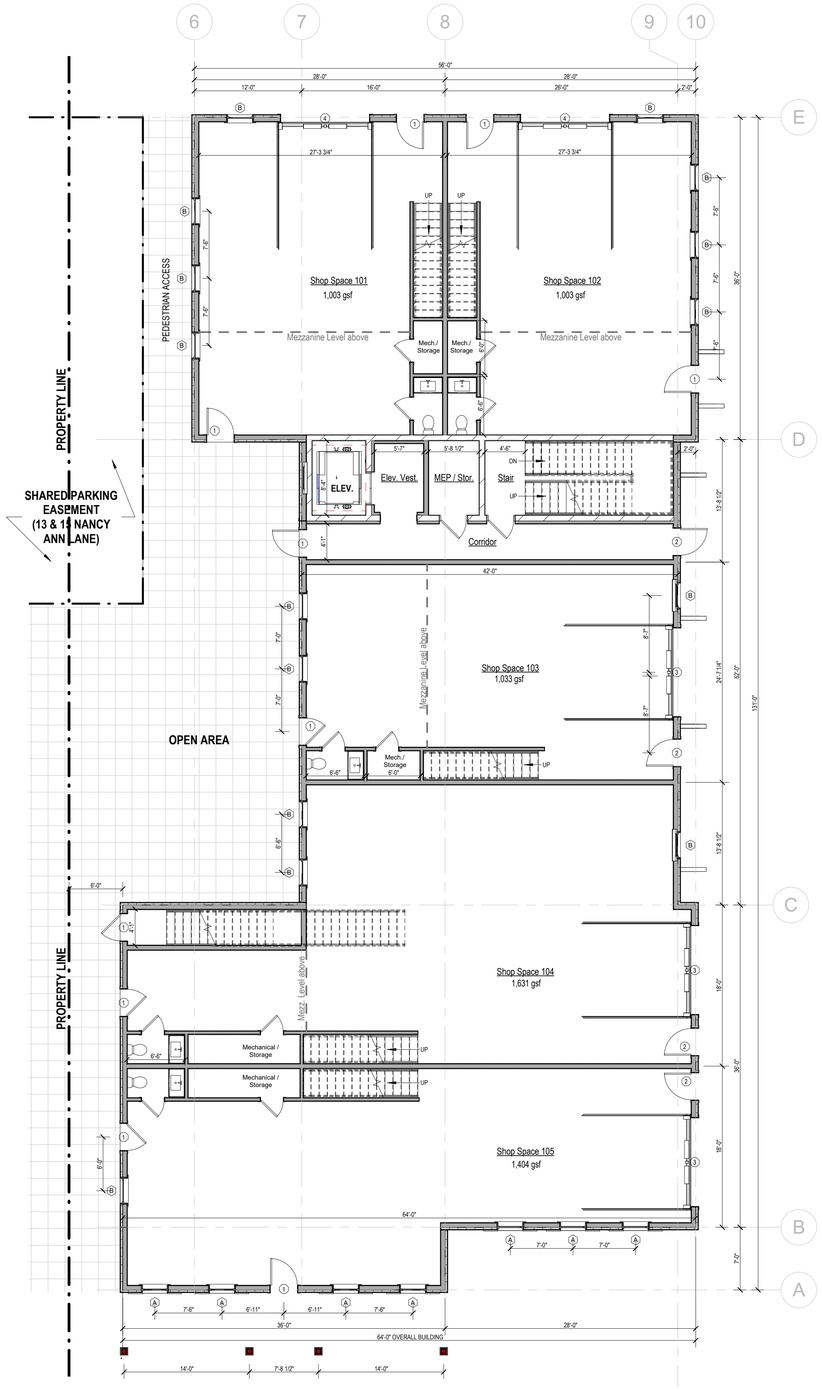
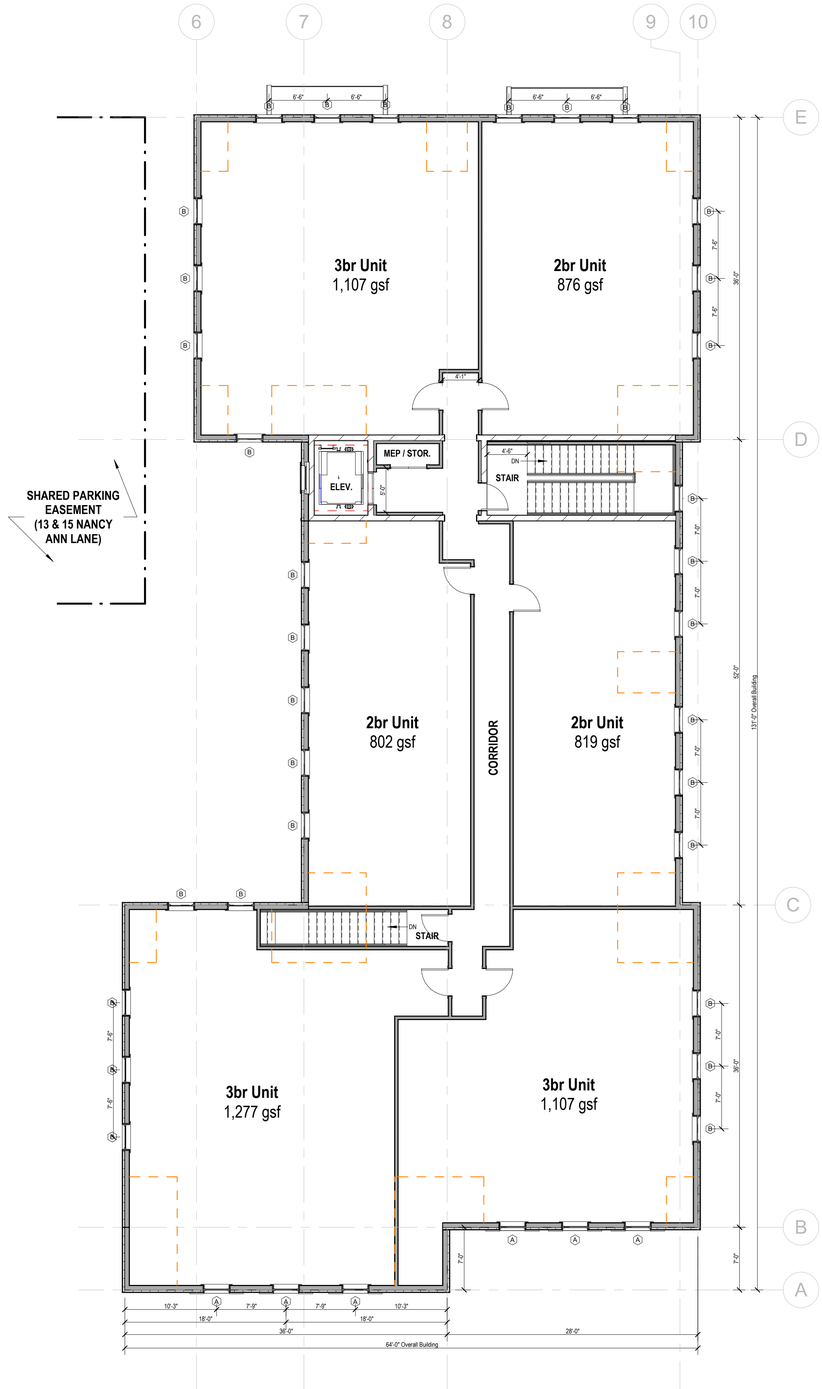
**G.101**
**2329**

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


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


## Floor Plans - 13 Nancy Ann Lane

### Site Information

| | |
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**A.101**

**2329**

10.03.2024

HDC Old Business Submission




South Elevation - Proposed - 13 Nancy Ann Lane

3/16" = 1'-0"




East Elevation - Proposed - 13 Nancy Ann Lane

3/16" = 1'-0"




PREVIOUS SOUTH ELEVATION




FORMER EAST ELEVATION

# 2329

*13 Nancy Ann Lane - Mixed Use Project*

13 Nancy Ann Lane
Nantucket, MA 02554


emeritus

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


## Exterior Elevations - 13 Nancy Ann Lane

### Site Information

| | |
|---|---|
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**A.201**

**2329**

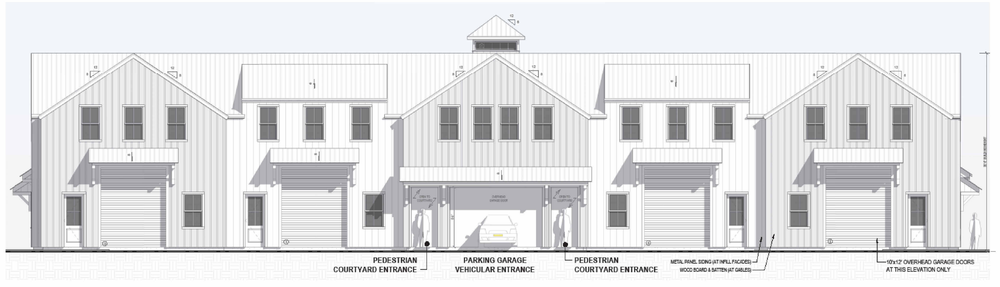
HDC Old Business Submission 10.03.2024




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
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com


## Exterior Elevations - 13 Nancy Ann Lane

### Site Information

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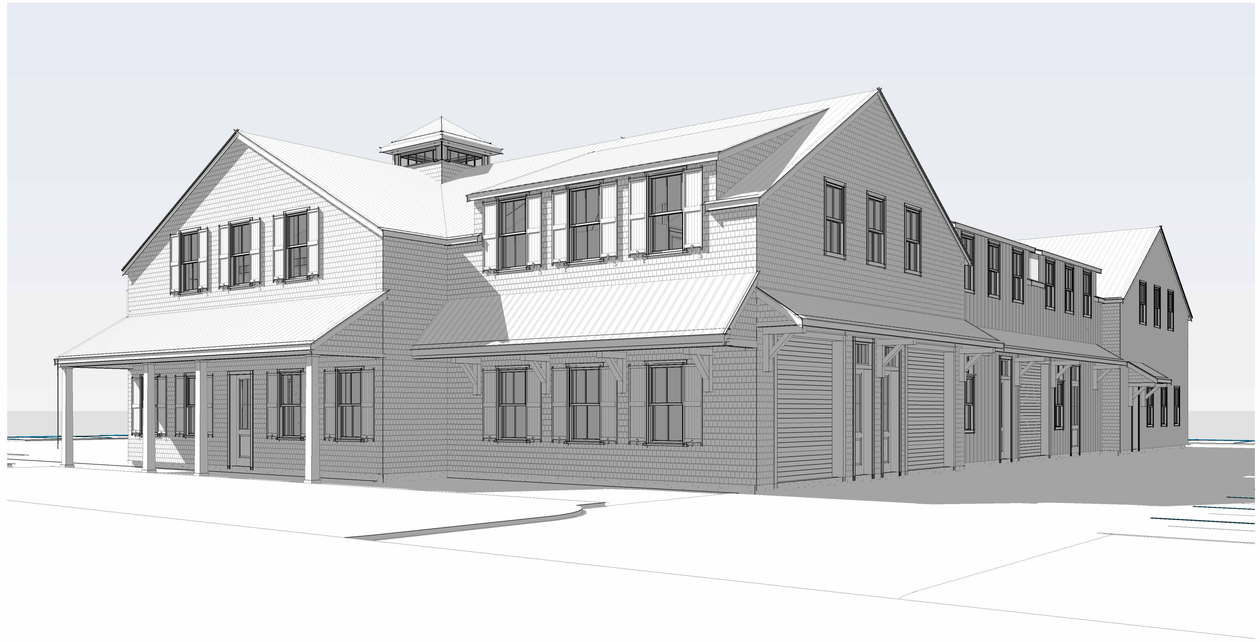
A.202

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
Nantucket, MA 02554
508.325.4995
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## Exterior Perspectives - 13 Nancy Ann Lane

### Site Information

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|---|---|
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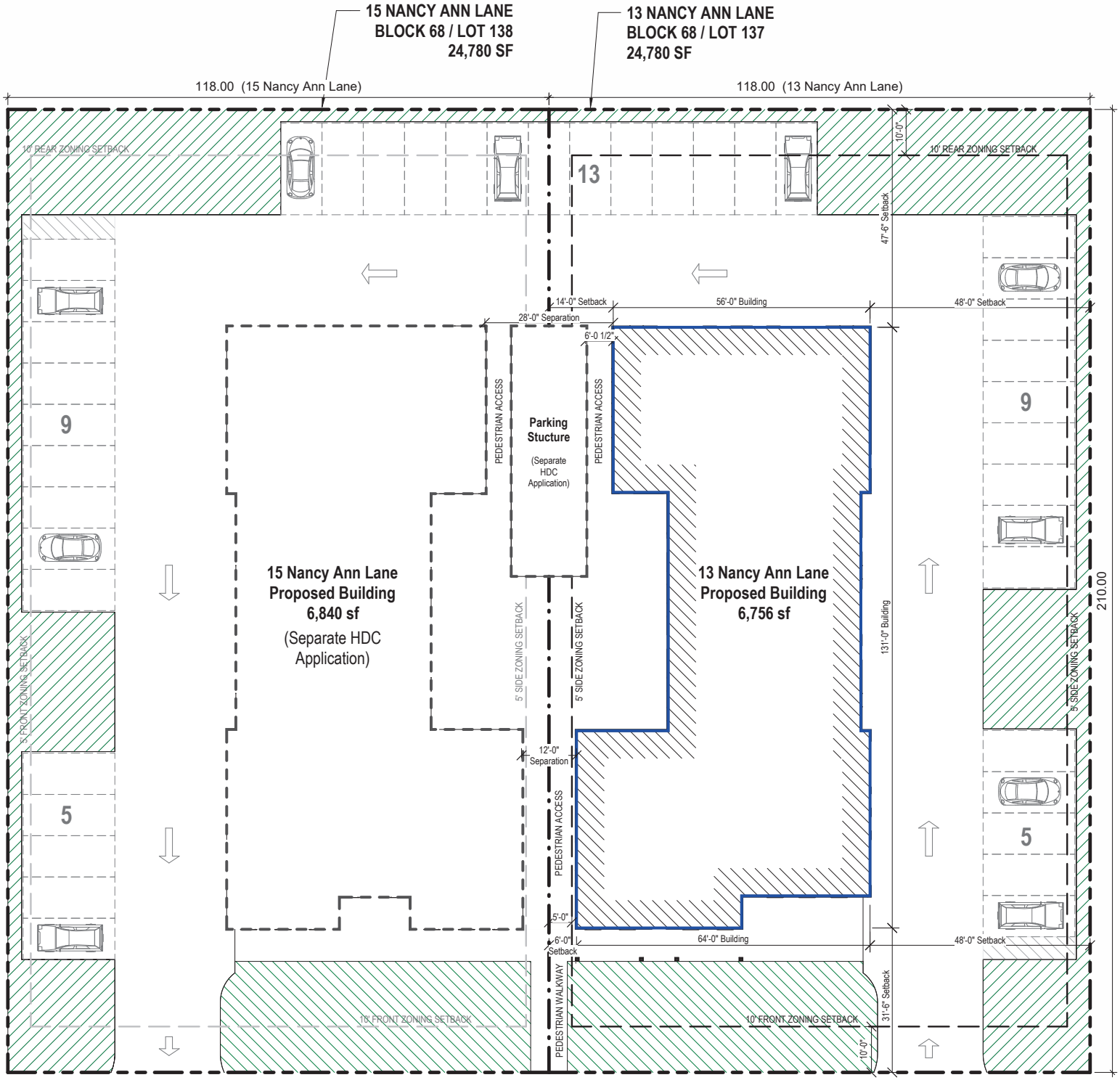
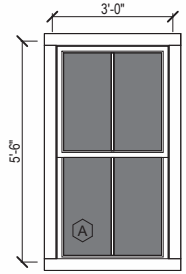
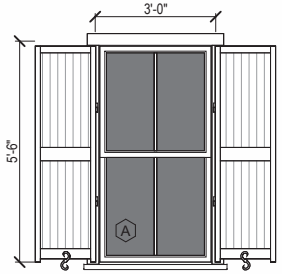



**NANCY ANNE LANE**
**PRIVATE 50.00 WIDE**

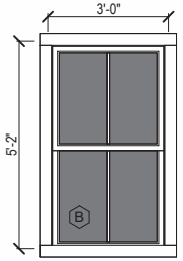
Site Plan - 13 Nancy Ann Lane
1/16" = 1'-0"



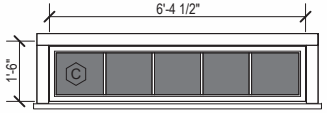

Double Hung
2/2 SDL




Double Hung
2/2 SDL
w/ Shutters



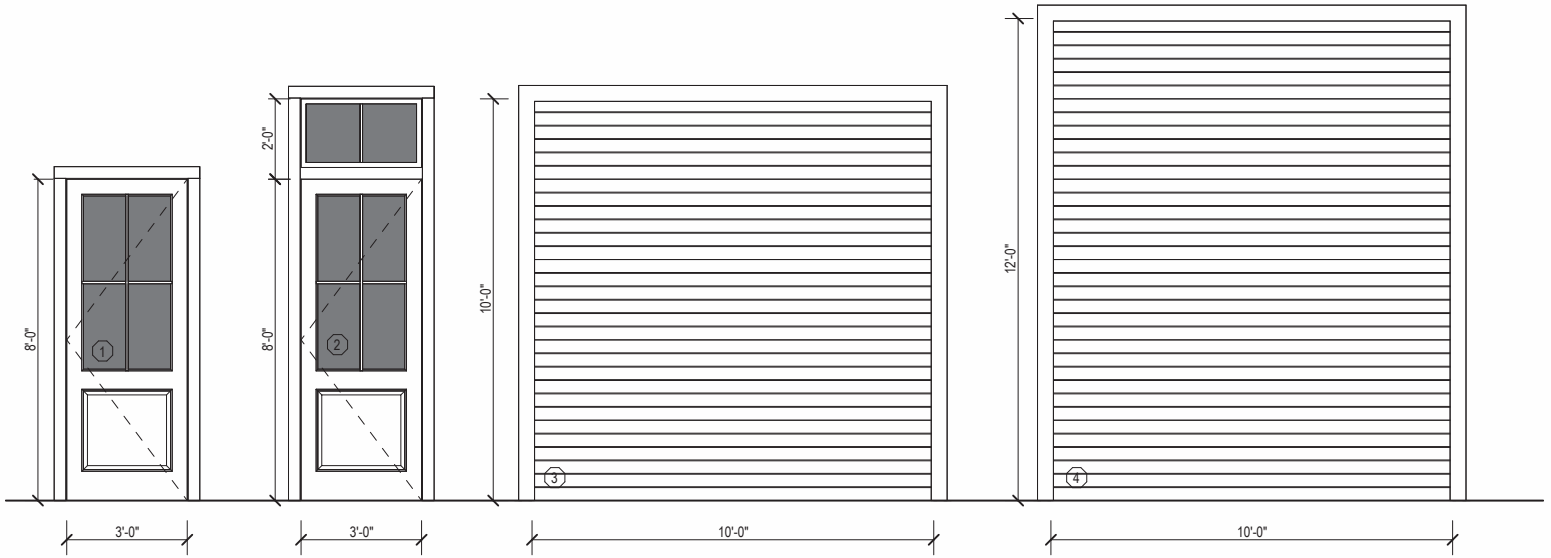

Double Hung
2/2 SDL




Fixed - Cupola
5 Lite SDL

## Window Legend

1/4" = 1'-0"




Single French Entry
2 Panel: 1 Panel 4 Lite SDL
Glass and Metal Door

Single French Entry
2 Panel: 1 Panel 4 Lite SDL
Glass and Metal Door
w/ 2 Lite SDL Transom

Metal Overhead
Garage Door

Metal Overhead
Garage Door

## Door Legend

1/4" = 1'-0"


68 187.2
3
68 187.1
15
68 186.3
8
MILES CT
68 186.2
2
68 186.1
4
GREGLEN AV
68 185
19
68 181
12A
68 181.1
12B
68 182
14A
68 182.1
14B
68 183
16
68 184
18A
68 184.1
18B
68 141
20
DAVKIM LN
68 139
17
68 140
19
68 136
11
68 137
13
68 138
15
NANCY ANN LN
68 336
2-4-6-8
ORCHID PL
68 337
IRIS PL
68 338
68 382
23
68 381
25
68 380
27
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68 369
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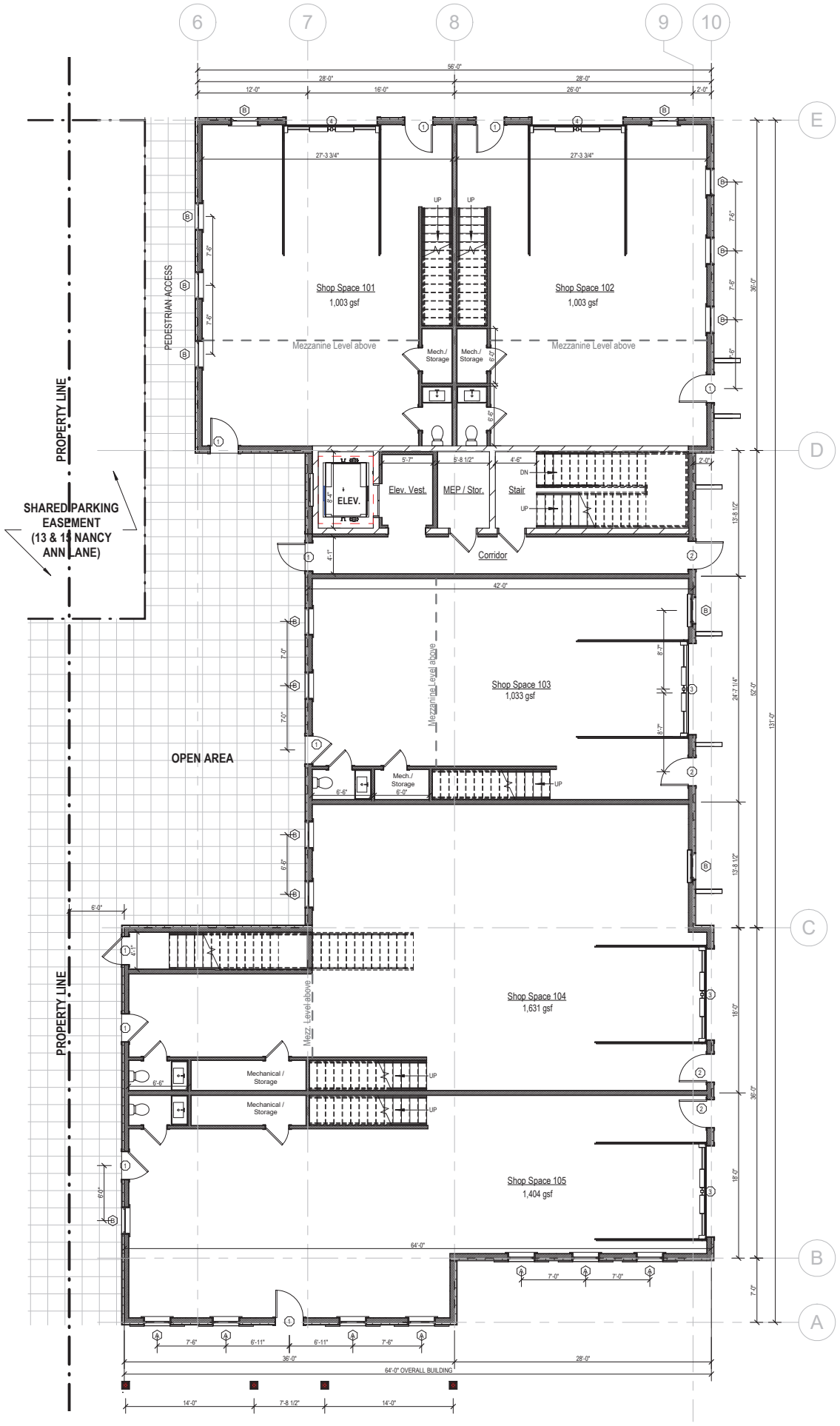
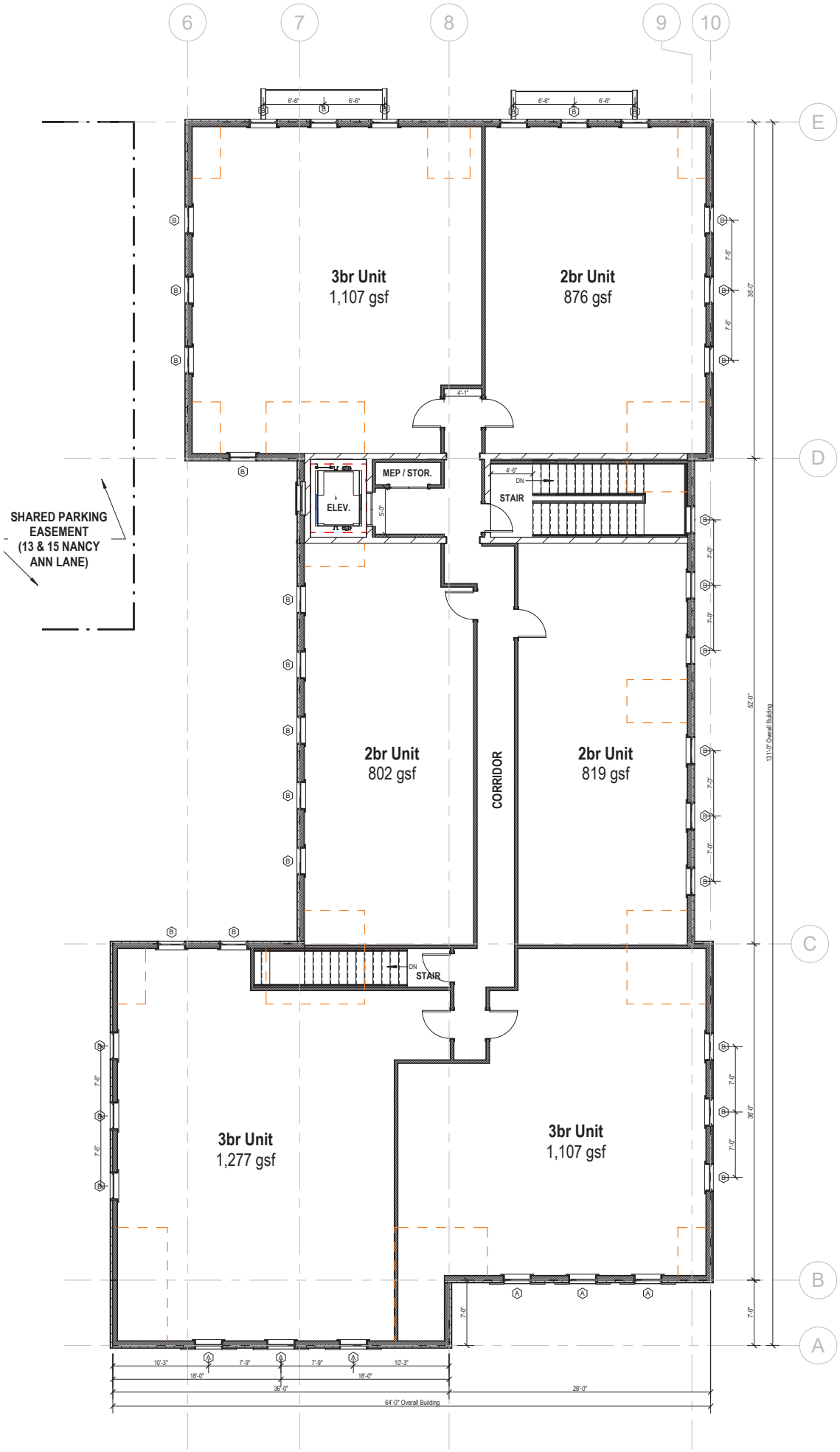
68 368
39
68 367
41
68 358
43

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"



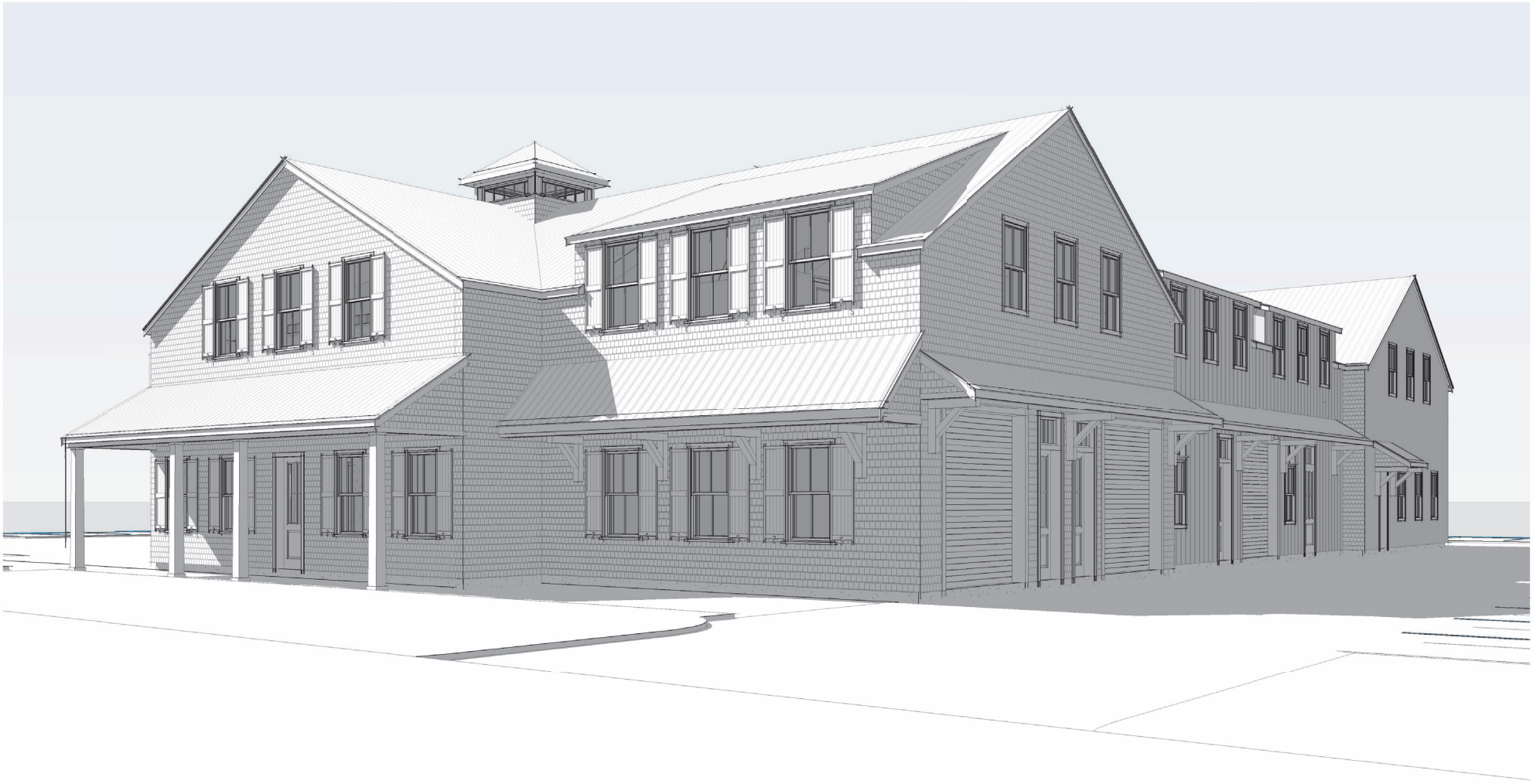

North Elevation - Proposed - 13 Nancy Ann Lane

3/16" = 1'-0"

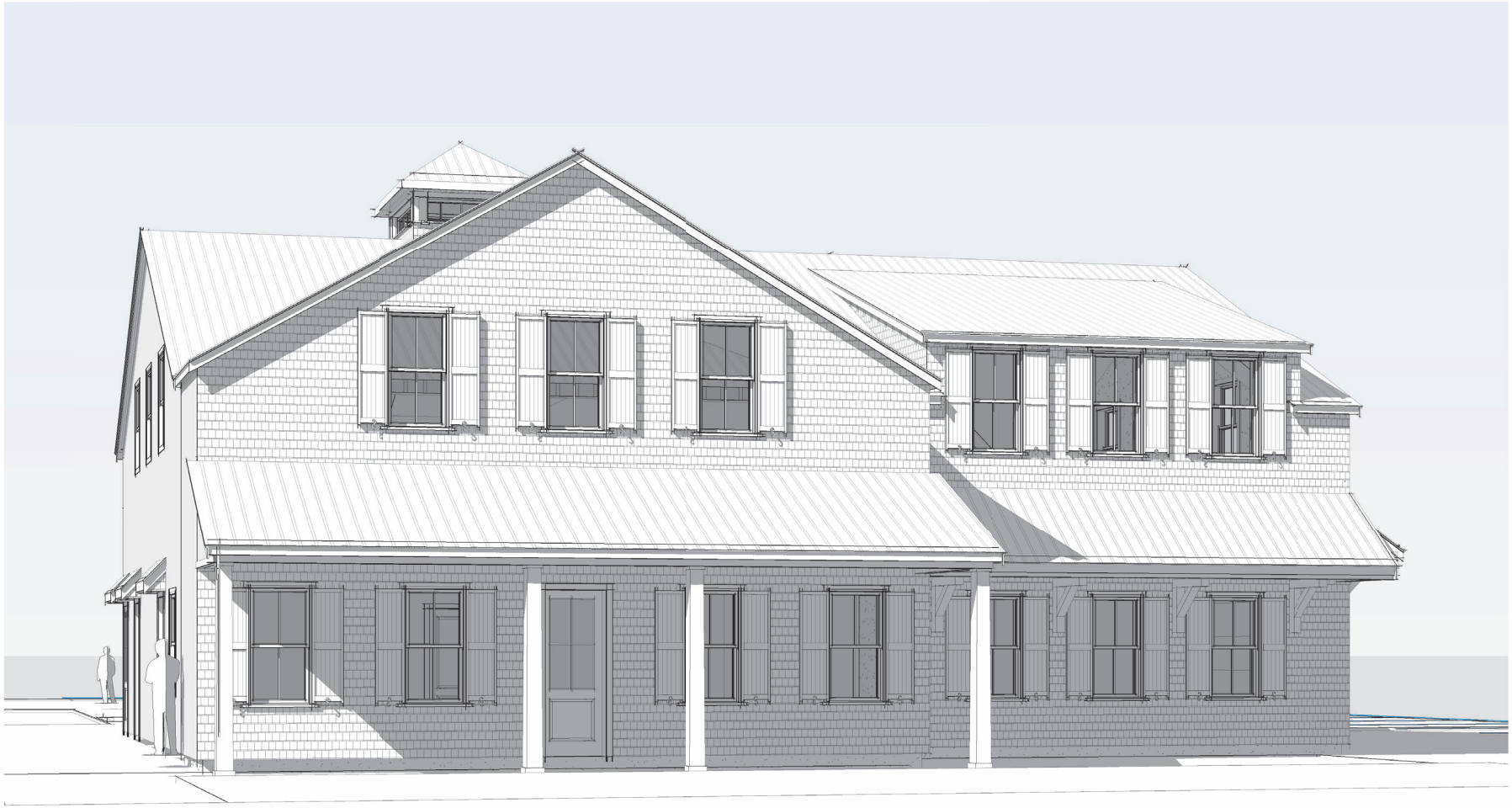



West Elevation - Proposed - 13 Nancy Ann Lane

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

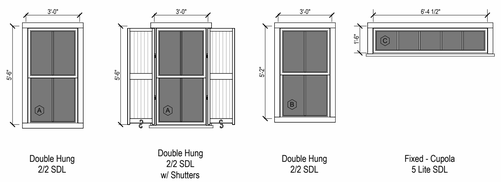
# *15 Nancy Ann Lane - Mixed Use Project*

## 15 Nancy Ann Lane
## Nantucket, MA 02554

*HDC New Business Submission 10.07.2024*

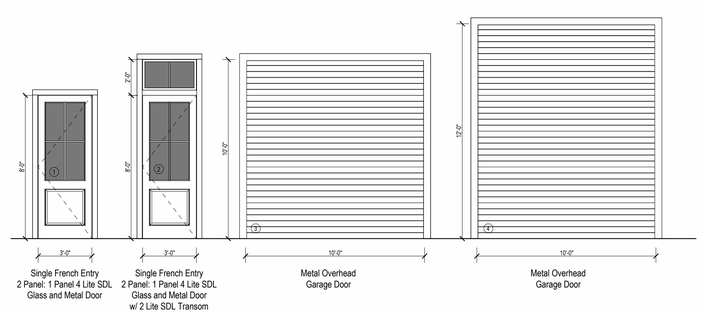



Locus Map_15 Nancy Ann Lane




Window Legend_15 Nancy Ann Lane

1/4" = 1'-0"




Door Legend_15 Nancy Ann Lane

1/4" = 1'-0"



West Elevation



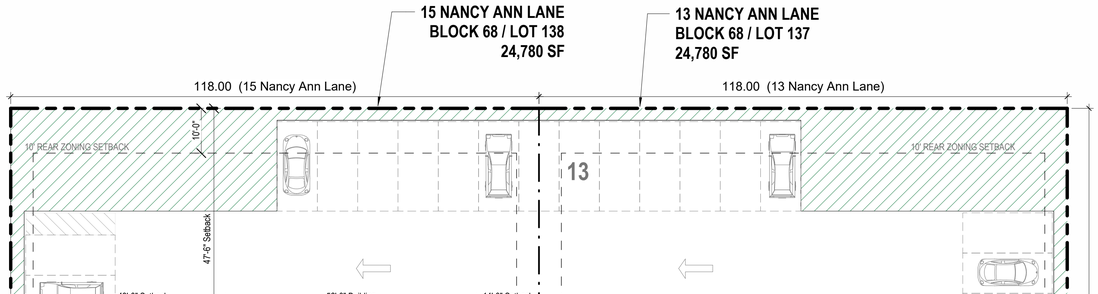
South Elevation



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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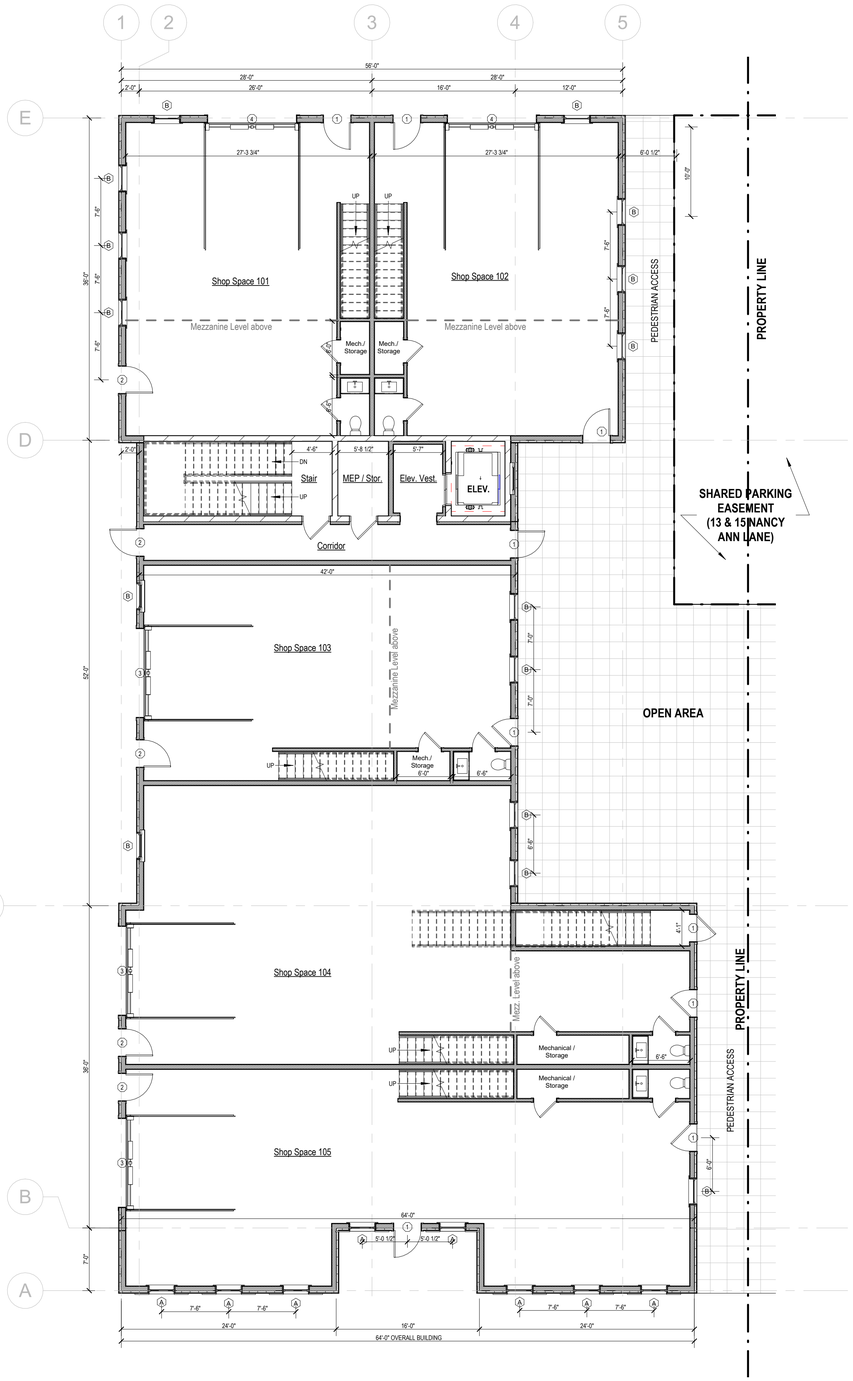
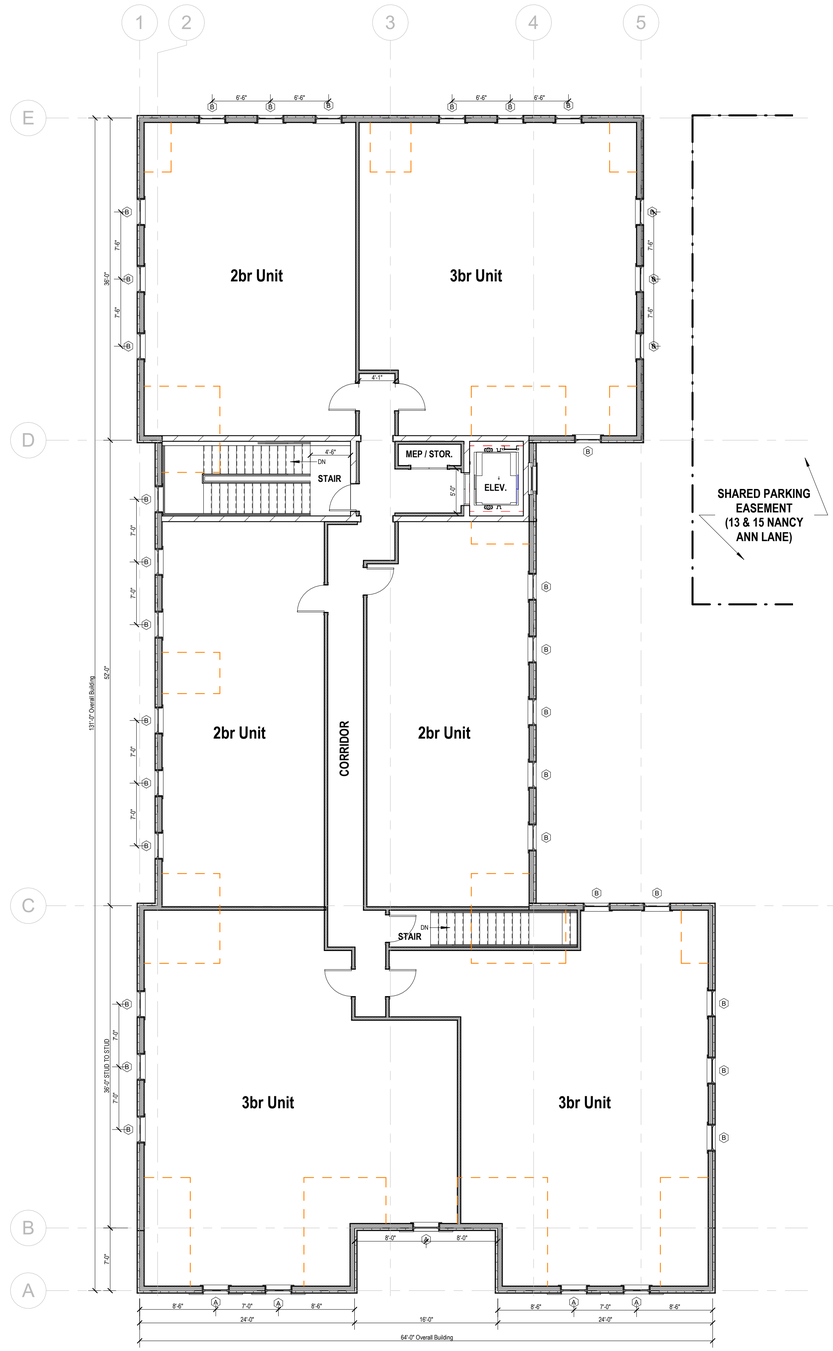
**G.101**
**2329**

*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


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


## Floor Plans - 15 Nancy Ann Lane

### Site Information

| | |
|---|---|
| Map & Parcel: | 68 / 138 |
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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
508.325.4995
www.emeritusltd.com


## Exterior Elevations - 15 Nancy Ann Lane

### Site Information

| | |
|---|---|
| Map & Parcel: | 68 / 138 |
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**A.201**
**2329**

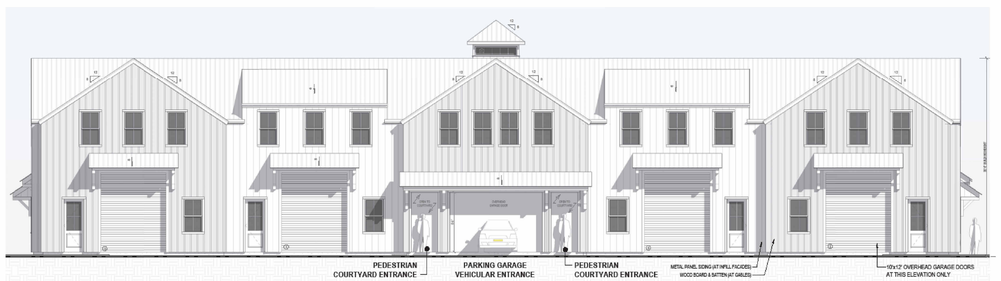
HDC New Business Submission 10.07.2024




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
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com


## Exterior Elevations - 15 Nancy Ann Lane

### Site Information

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|---|---|
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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
508.325.4995
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## Exterior Perspectives - 15 Nancy Ann Lane

### Site Information

| | |
|---|---|
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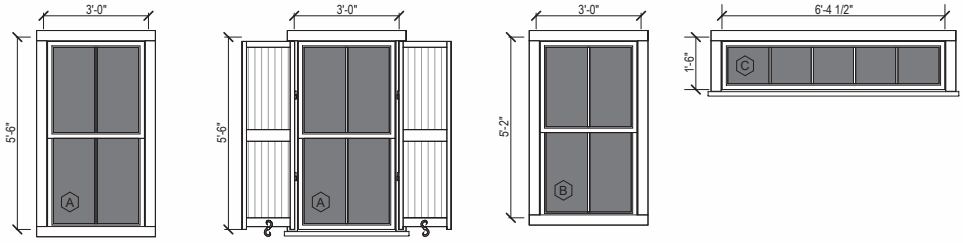
Locus Map_15 Nancy Ann Lane




Double Hung
2/2 SDL

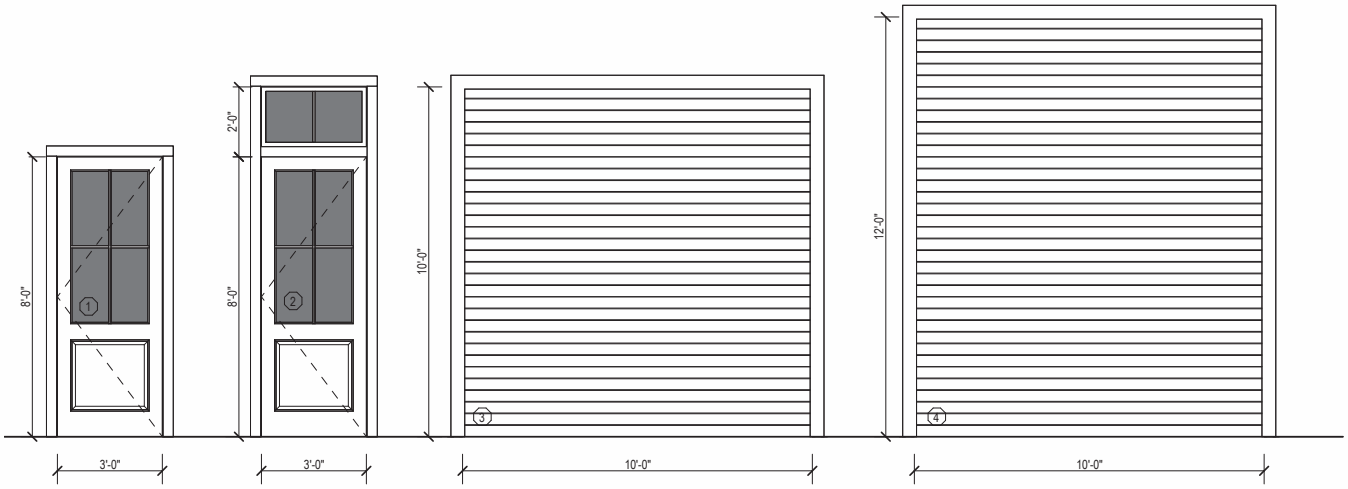
Double Hung
2/2 SDL
w/ Shutters

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

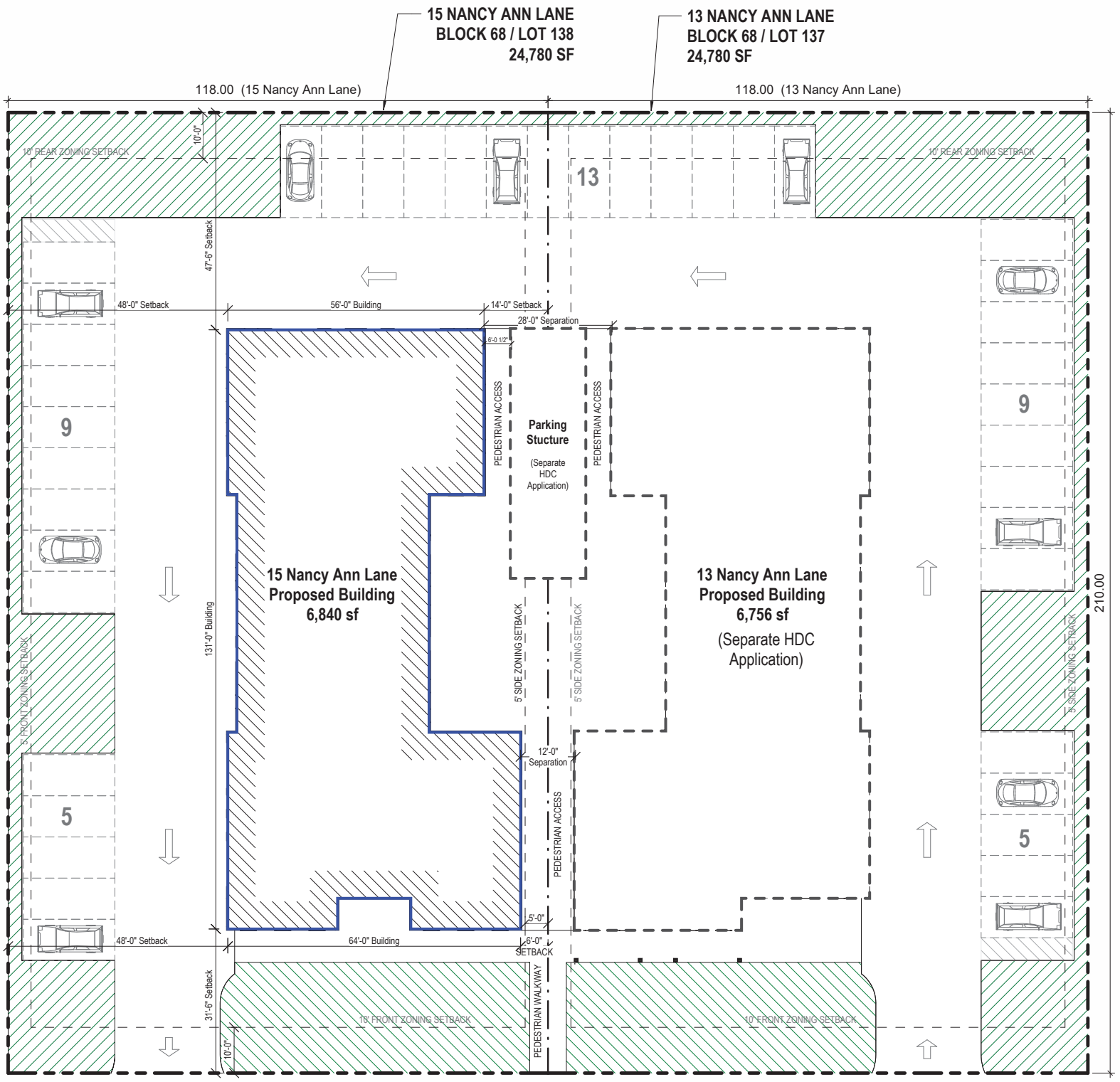
Single French Entry
2 Panel: 1 Panel 4 Lite SDL
Glass and Metal Door
w/ 2 Lite SDL Transom

Metal Overhead
Garage Door

Metal Overhead
Garage Door

## Door Legend_15 Nancy Ann Lane

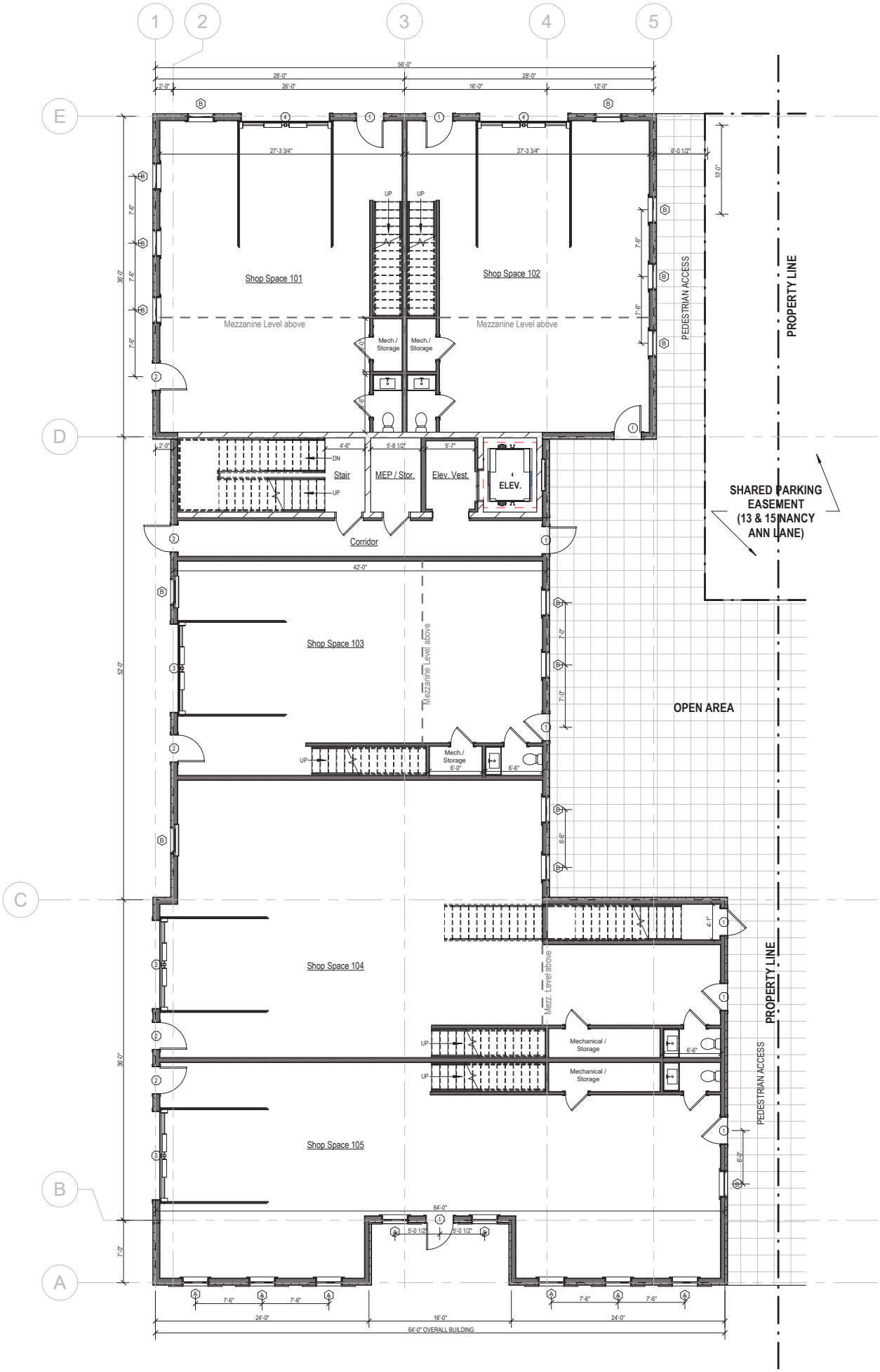
1/4" = 1'-0"




# NANCY ANNE LANE
# PRIVATE 50.00 WIDE

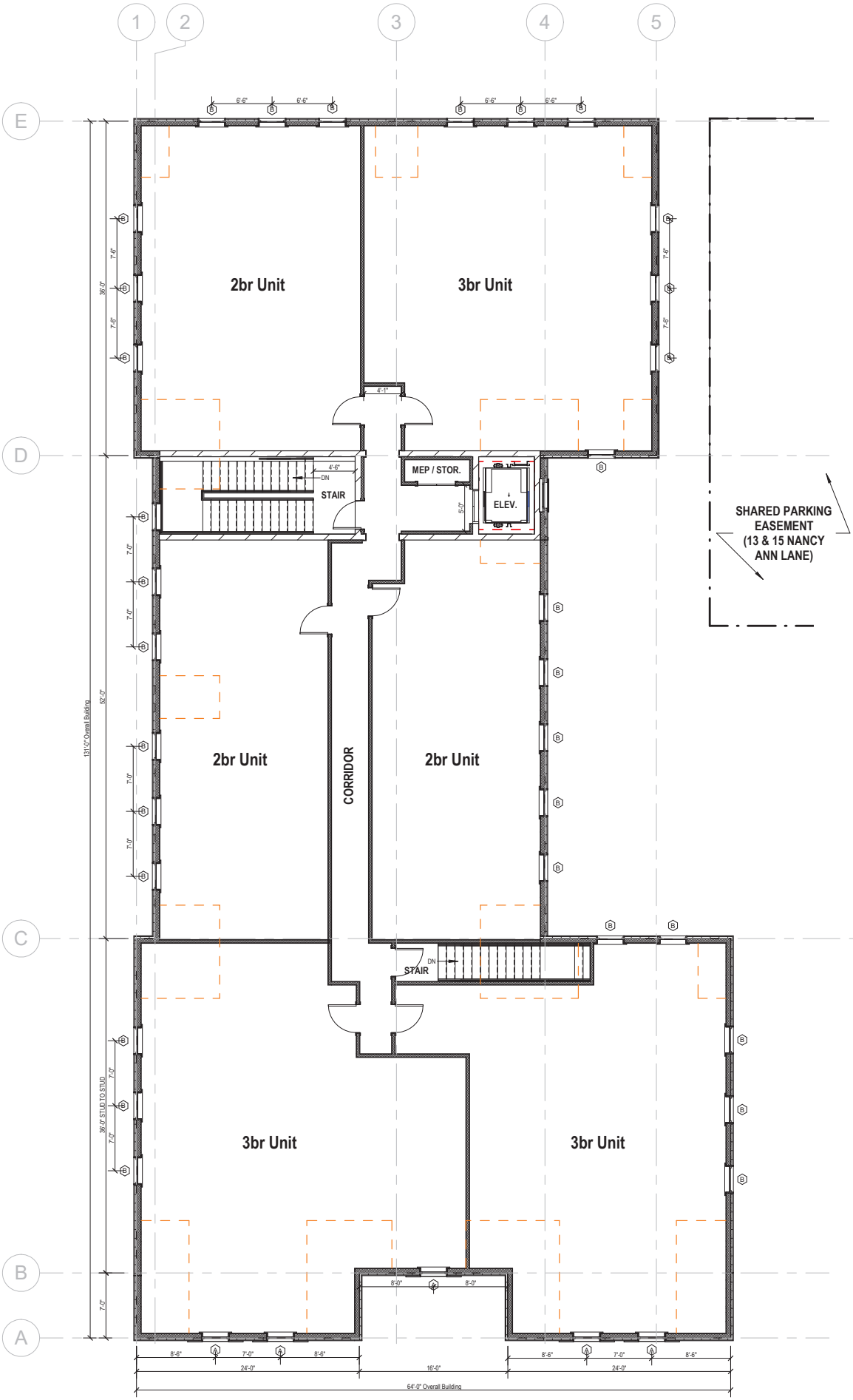
Site Plan - 15 Nancy Ann Lane

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

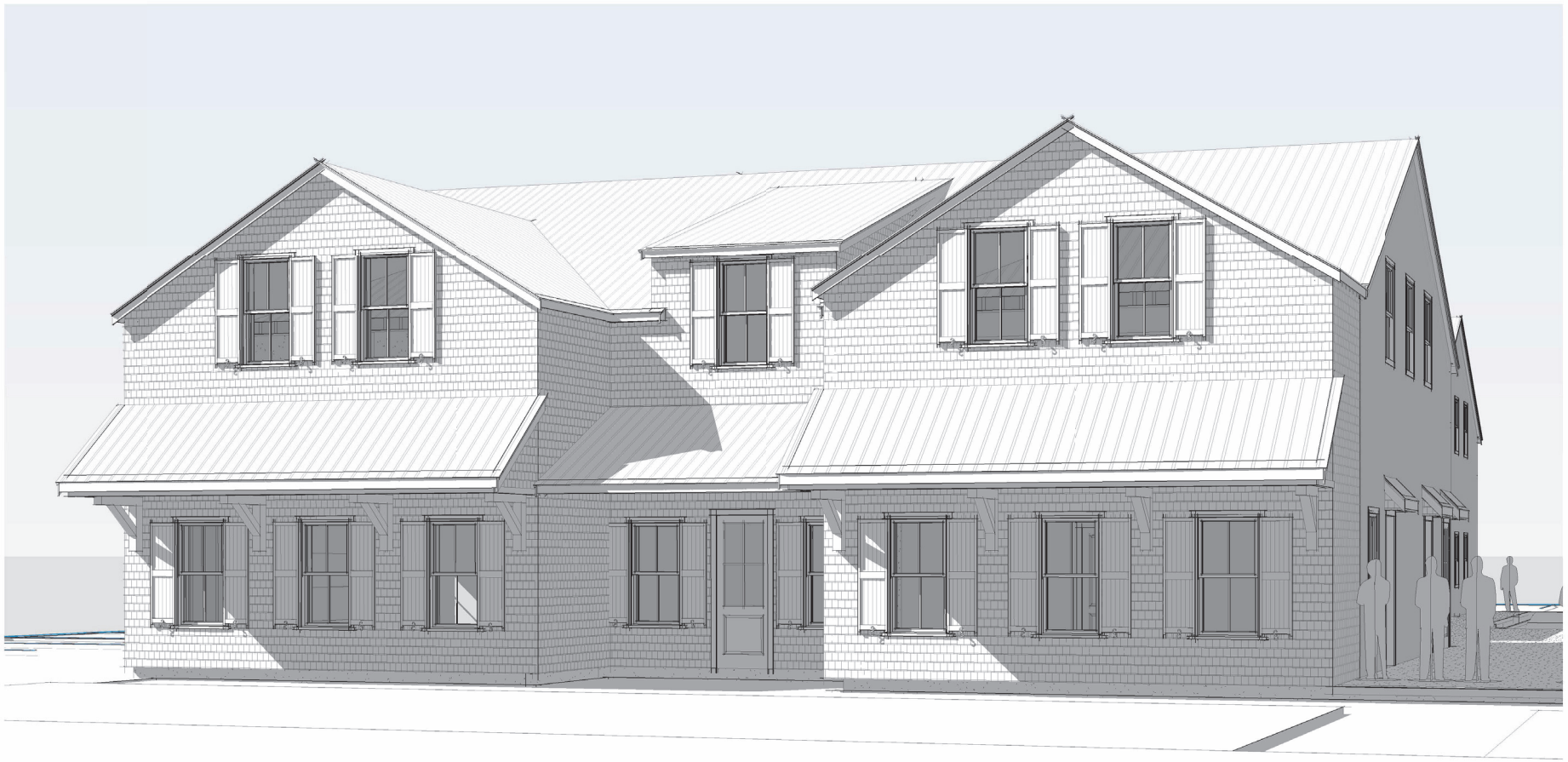
3/16" = 1'-0"




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** | | | | | | | | |

9589 0710 5270 0324 7578 92

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GLOWACKI KIM
20 GREGLEN AVE
NANTUCKET, MA 02554

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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ACK ACQUISITION LLC
C/O BERNKOPF GOODMAN LLP
BOSTON, MA 02210

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Total Postag
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Sent To
Street and A
City, State, Z

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TRC NANTUCKET REALTY LLC
14B GREGLEN AVE
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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HILLS AND VALLEYS LLC
28 LOVERS LN
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (electronic) $
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Street
City, S

Postmark Here

RICHMOND MEADOWS TWO ACK LLC
23 CONCORD ST
WILMINGTON, MA 01887

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0324 7578 54

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☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
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Total Postag
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Sent To
Street and A
City, State, Z

Postmark Here

16 GREGLEN AVENUE LLC
35 MILK STREET
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

ADDRESS: 8 MAPLE LANE
DATE HEARD: 10.1.2024

# Historic District Commission

SITTING BOARD: Pohl, Camp, Macleod, Patten, Welch

# 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: 10/7/2024 |
| ✔ | Address & HDC Case Number (ie HDC2020-05-0265): 8 MAPLE LANE \| HDC2024-08-10997 |
| ✔ | 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.) |
| ✔ | Three (3) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply)<br>☑ a. Site Plan<br>☑ b. North Elevation<br>☑ c. South Elevation<br>☑ d. East Elevation<br>☑ e. West Elevation<br>☑ 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"**<br>A. HDC case number:<br>B. Copy of Minutes (application item circled)<br>C. ONE SET OF PICTURES<br><br>REMINDER- in order to appear on the Agenda, applicants must:<br>1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov<br>2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road.<br>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"**<br>A. HDC case number:<br>B. Copy of Minutes (application item circled)<br><br>REMINDER- in order to appear on the Agenda, applicants must:<br>1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov<br>2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road.<br>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: 10/7/2024

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°: 67 PARCEL N°. 303/4

Street & Number of Proposed Work: 8 Maple Lane

Owner of record: Stephen + Kathy Lasota

Mailing Address: 610 Fairway Terrace
Naples, FL 34103

Contact Phone #: 203 257 2610 E-mail: LasotaK4@gmail.com

## AGENT INFORMATION (if applicable)

Name: Khristopher Meyer

Mailing Address: 2A Blueberry Lane
Nantucket MA 02554

Contact Phone #: 508 525 5500 E-mail: KrisMeyer@dreamhomemidlife.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $677.20

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 71 Sq. Footage 1st floor: 2052
Width: 54 Sq. footage 2nd floor: 1334
Sq. footage 3rd floor: _____

Decks/Patio: Size: 8x37 ☒ 1st floor ☐ 2nd floor
Size: 17x30 ☒ 1st floor ☐ 2nd floor

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

*Cloud on drawings and submit photographs of existing elevations.

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

## DETAIL OF WORK TO BE PERFORMED

**Foundation**: Height Exposed 9-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

**Roof Pitch**: Main Mass 9 /12 Secondary Mass 6+9 /12 Dormer 5 /12 + 4/12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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

**Leaders (material and size)**: _____

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

**Trim**: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other White
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other white
C. Dimensions: Fascia 8 Rake 4/8 Soffit (Overhang) 8 Corner boards 6" Frieze 8
Window Casing 5 1/4 Door Frame 10/6 Columns/Posts: Round _____ Square 8

**Windows***: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other And 400
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer And. 400

**Doors*** (type and material): ☐ TDL ☒ SDL Front Millikan Millwork Rear Millikan Millwork Side Millikan Millwork/And 400

Garage Door(s): Type _____ Material _____

**Hardscape materials**: Driveways Shell Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall WT W Cedar Shingles
Trim White
Deck Mahogany
Clapboard (if applicable) —
Sash White
Foundation Grey
Roof Red Cedar
Doors White
Fence —
Shutters —

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

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

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

**HDC MEETING DATE: 10.01.2024**

**8 MAPLE LANE/ KATHY AND STEVE LASOTA**

**67/303.4**

**NEW DWELLING**

**SITTING BOARD: Pohl, Camp, Macleod, Patten, Welch**

**Pohl:** I have no concerns.

**Camp:** The left-hand mass overwhelms the building. I wish it could be dropped a couple of feet. The front is a little to close to being flush with the front. If it can be pushed back a little, it will help read as an additive mass. Those are my main concerns and a chimney.

**MacLeod:** I have the same concerns. The flush dormer can be softened by the extension of the porch coming across. I have a concern with the front doors matching. I would like the one on the right to read as a 4 half lite. It is coming across as a French door. The front main door I would prefer a 4 or 6 panel door.

**Patten:** I agree with what has been said. I was going to mention the chimney as well.

**Welch:** I am in general agreement with what has been said. More specifically, On the secondary mass, needs to be moved back and lowered a couple of feet off of the Main ridge line. I have no concerns about it turning a corner and going back so you don't lose the SF. The right side is longish and that may change depending on what happens with the left, but I think it is going to be a little too low slung. It doesn't need to be symmetrical, but just better balance. The left side is the main concern.

Motion to hold for revisions ( MacLeod)
**Carried 5-0 MacLeod, Camp, Patten, Pohl, Welch (aye)**




LOCUS MAP SCALE: NOT TO SCALE

## PLAN NOTES

1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING, LLC ON MAY 17, 2021 AND AUGUST 11, 2021 AND SUPPLEMENTED WITH RECORD PLAN INFORMATION.
2. ELEVATIONS ARE REFERENCED TO NAVD88.
3. THE SITE IS NOT LOCATED WITHIN ANY KNOWN FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF NANTUCKET FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 250230 0089 G (MAP EFFECTIVE DATE JUNE 9, 2014).
4. THIS PLAN IS FOR HDC PERMITTING PURPOSES ONLY AND SHOULD NOT BE UTILIZED FOR CONSTRUCTION PERMITS.

N/F
46 FAIRGROUNDS ROAD CONDOMINIUM

MASTER DEED BK.967/PG.258
PLAN BK.18/PG.57
PLAN NO. 2005–46

MAP 67 LOT 297

N/F
SUSAN D. MILLER LIFE ESTATE

DEED BK.1928/PG.212
PLAN BK.18/PG.57

MAP 67 LOT 296

LAND COURT PLAN 40995–C

LOT 6

LOT 5

LOT 7

11.0'
30.0'
STEPS TO BASEMENT
22.0'
30.0'
17.0'
30.0'
DECK
18.9'
23.0'
5.0'
10.0'
SHOWER ADDITION
13.8'
24.8'
23.0'
DECK
13.0'
5.0'
PROPOSED DWELLING
(2,030± S.F.)
21.0'
22.3'
30.5'
PROPOSED GARAGE
24.8'
3.8'
22.0'
PORCH
10.3'
PORCH
37.3'
9.47'
14.00'
12.87'
33.56'
R26'
R12'
WHITE CRUSHED SHELL DRIVEWAY
EXISTING CURB CUT & SIDEWALK TO REMAIN UNCHANGED

MAPLE LANE

SCALE: 1" = 10'
0 5 10 20 40

ZONE: SR–20

| CATEGORY | REQUIRED |
|---|---|
| MINIMUM LOT AREA | 20,000 S.F. |
| MINIMUM LOT FRONTAGE | 75 FT. |
| FRONT YARD SETBACK | 30 FT. |
| SIDE YARD SETBACK | 10 FT. |
| REAR YARD SETBACK | 10 FT. |
| MAX. GROUND COVER RATIO | 12.5% (2,500 S.F.) |

**HENDERSON CONSULTING SERVICES**
Professional Civil Engineering & Land Planning
P.O. Box 626, Lexington, MA 02420
(774) 993-9903 hcscivil@gmail.com

PROJECT:

# HDC SITE PLAN
# 8 MAPLE LANE
# ASSESSOR'S ID 67-3034
# NANTUCKET, MASSACHUSETTS

OWNER:

| | |
|---|---|
| DRAWN BY: SCOTT P. HENDERSON, PE | PROJECT: 8 MAPLE |
| SCALE: 1"=10' | ISSUE DATE: 8/16/2024 |
| REVISION: | |
| REVISION: | |

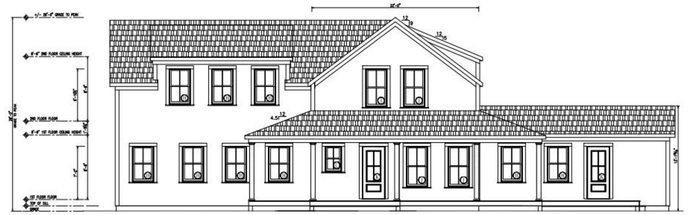
DRAWING TITLE: Site Layout Plan

SHEET #: 1 of 1

## SOUTHEAST (NEW)
## FRONT ELEVATION



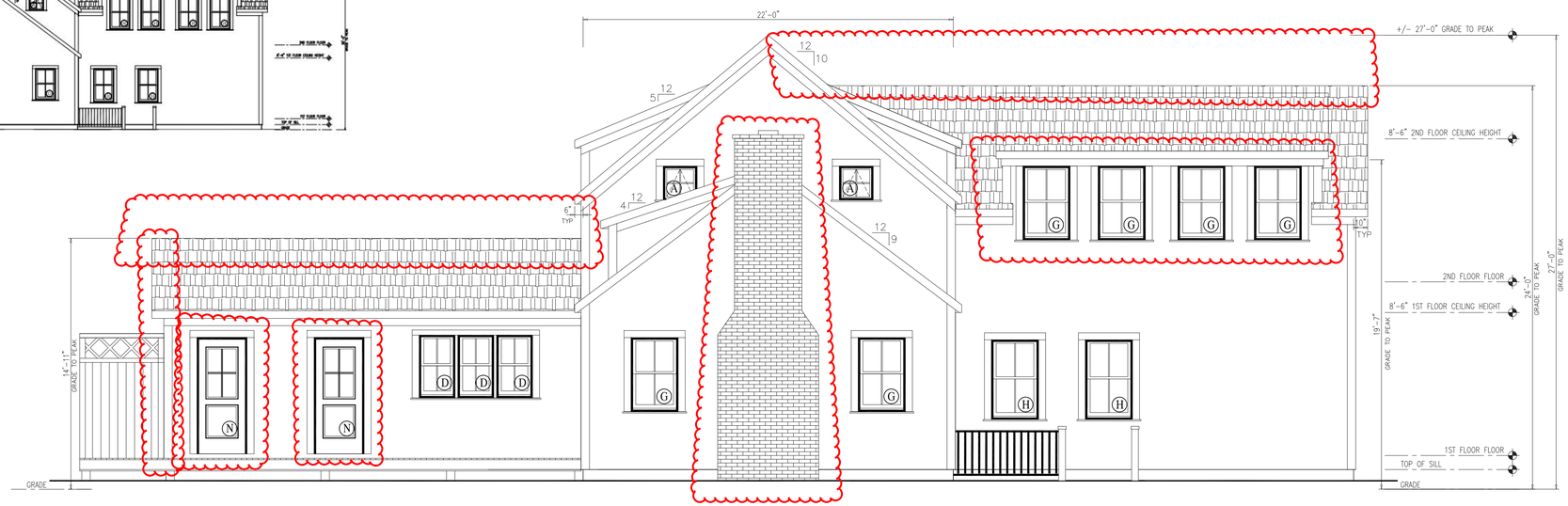

FRONT ELEVATION SOUTHEAST



REAR ELEVATION NORTHWEST



## NORTHWEST
## REAR ELEVATION (NEW)




NOTES:
1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

8 MAPLE LANE
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE

CUSTOMER/PROJECT:
LASOTA

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45283
2-STORY

TITLE:
ELEVATIONS

DRAWN BY:
DATE: 8/13/24
SCALE: 1/4"=1'-0"
FILENAME: 45283 FN2

SHEET:
ELEV-

## SOUTHWEST
## LEFT ELEVATION (NEW)



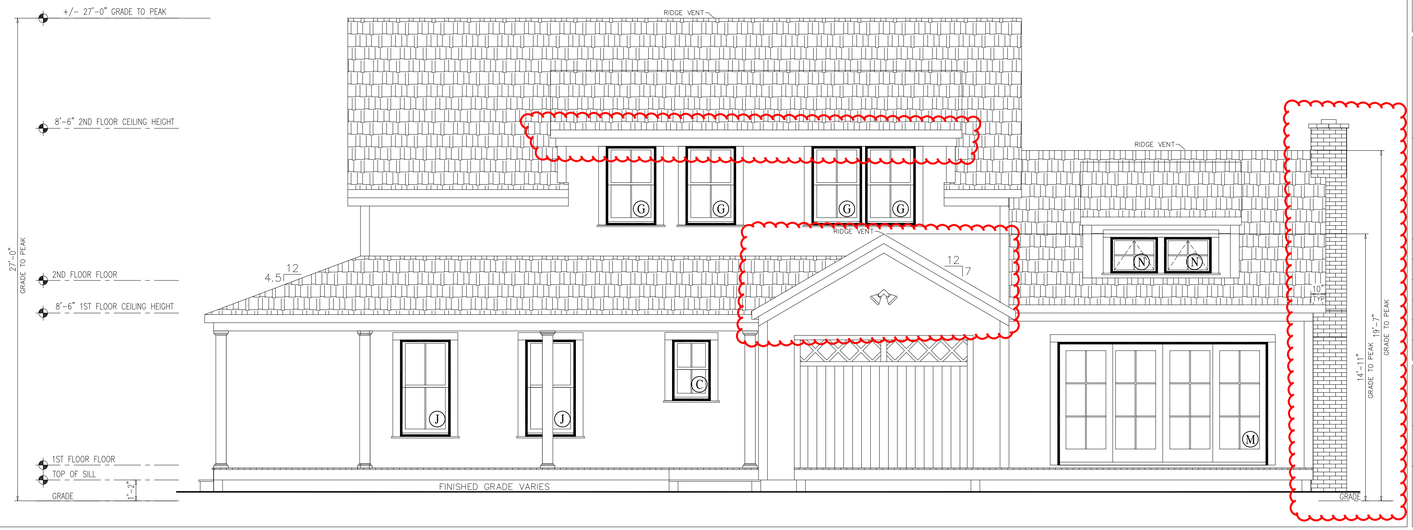

LEFT ELEVATION SOUTHWEST



RIGHT ELEVATION NORTHEAST



## NORTHEAST
## RIGHT ELEVATION (NEW)




NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

8 MAPLE LANE
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE

CUSTOMER/PROJECT:
LASOTA

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

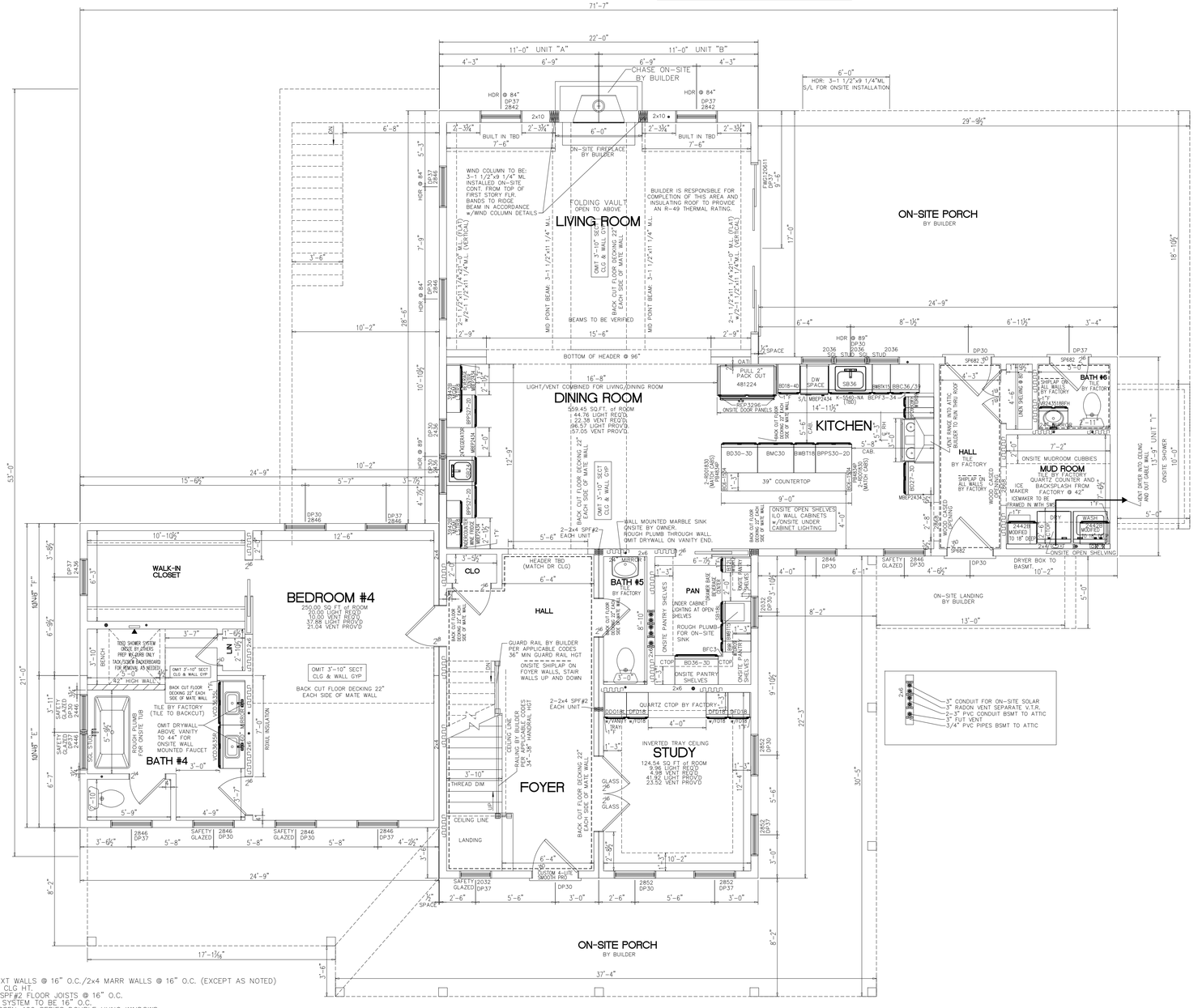
PROJECT:
45283
2-STORY

TITLE:
ELEVATIONS

DRAWN BY:
DATE: 8/13/24
SCALE: 1/4"=1'-0"
FILENAME: 45283 FN2

SHEET:
ELEV- (2)

# FIRST FLOOR PLAN




NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 8'-6" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6. BASED ON 140 VULT MPH WIND LOAD & EXPOSURE "C"
7. SITE LOCATION: NANTUCKET, MA; NANTUCKET COUNTY; 25 PSF GROUND SNOW LOAD

-PREP FLOORS, SET STAIRS, CABINETS ETC FOR ONSITE 5/8" ENGINEERED FLOORING ON ALL FLOORS EXCEPT WHERE NOTED "TILE BY FACTORY".

8 MAPLE LANE
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE

CUSTOMER/PROJECT:
LASOTA

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

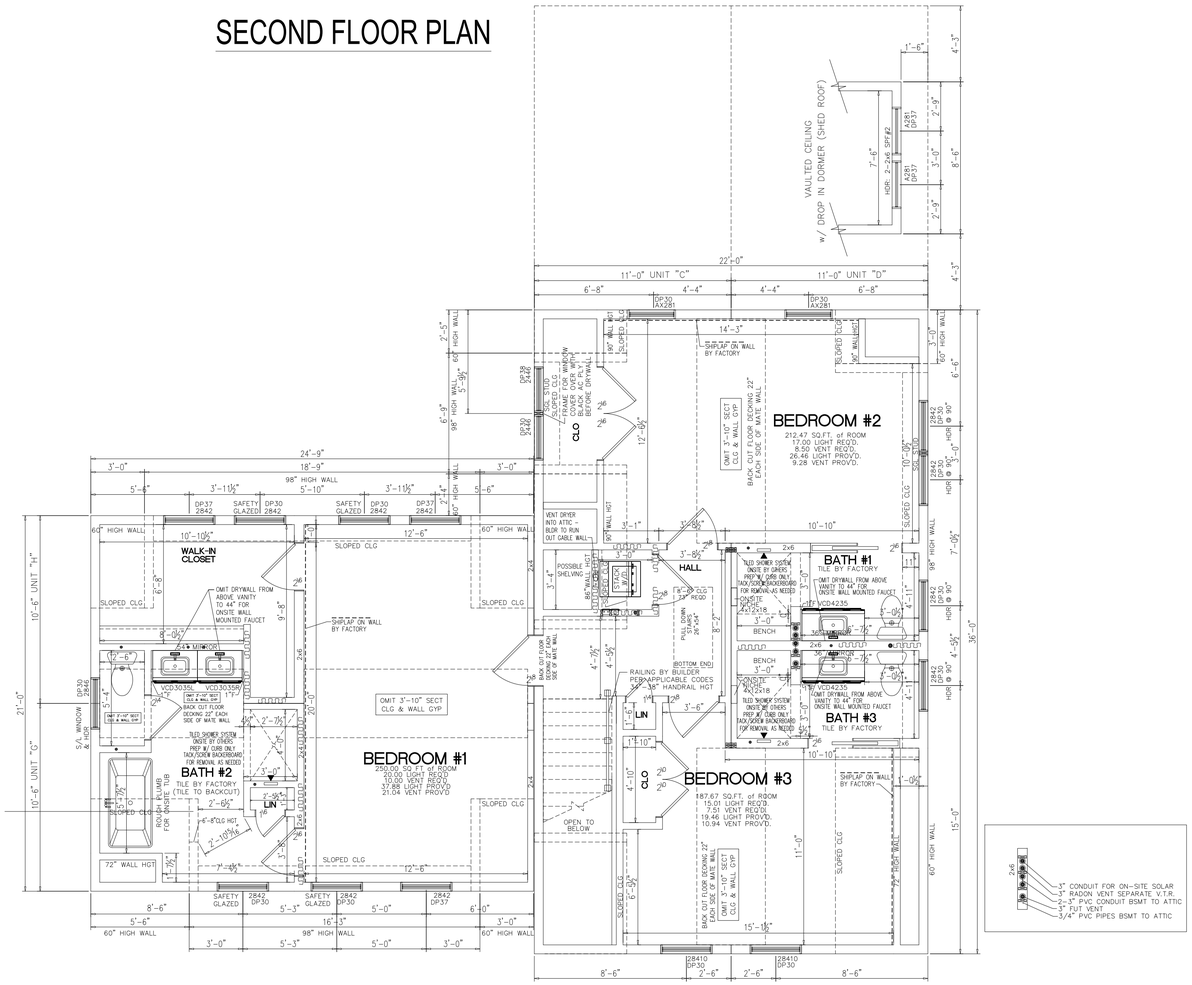
PROJECT:
45283
2-STORY

TITLE:
1ST FLOOR PLAN

DRAWN BY:
DATE: 8/13/24
SCALE: 1/4"=1'-0"
FILENAME: 45283 FN2

SHEET:
PLAN -

# SECOND FLOOR PLAN

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2. 8'-6" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS

8 MAPLE LANE
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE

CUSTOMER/PROJECT:
LASOTA

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

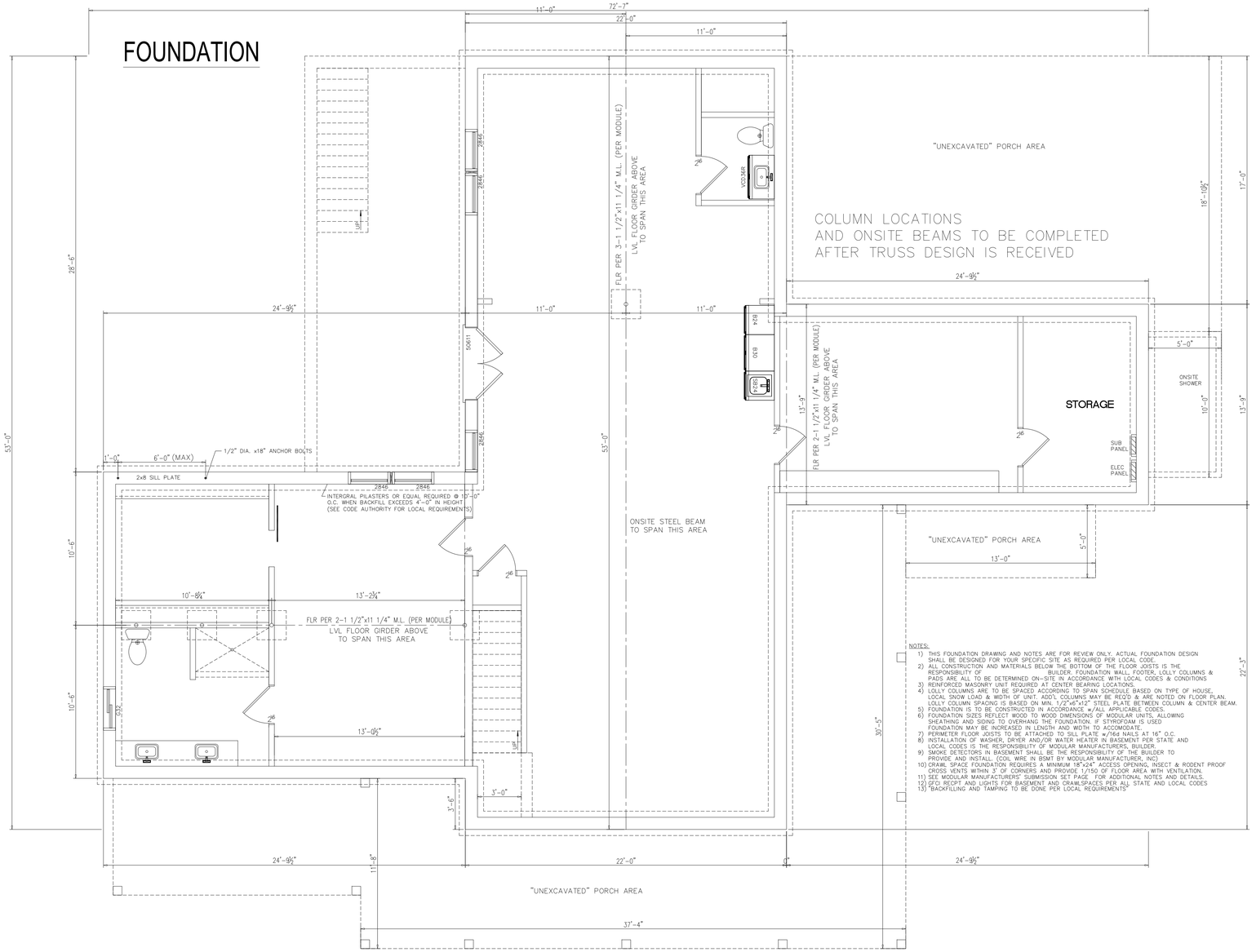
PROJECT:
45283
2-STORY

TITLE:
2ND FLOOR PLAN
DOOR/WINDOW SCH

DRAWN BY:
DATE: 8/13/24
SCALE: 1/4"=1'-0"
FILENAME: 45283 FN2

SHEET:
PLAN - (2)

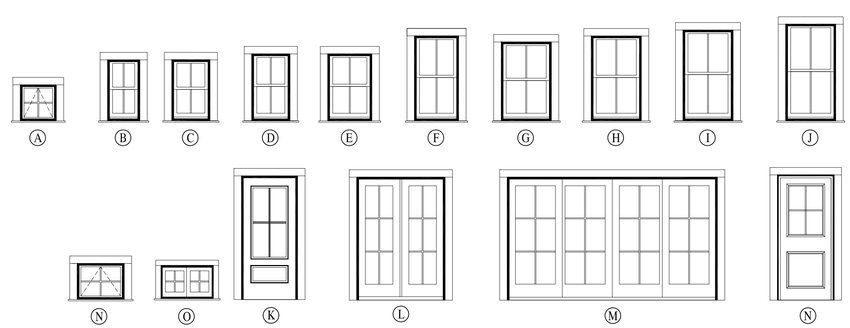
# FOUNDATION




NOTES:
1) THIS FOUNDATION DRAWING AND NOTES ARE FOR REVIEW ONLY. ACTUAL FOUNDATION DESIGN SHALL BE DESIGNED FOR YOUR SPECIFIC SITE AS REQUIRED PER LOCAL CODE.
2) ALL CONSTRUCTION AND MATERIALS BELOW THE BOTTOM OF THE FLOOR JOISTS IS THE RESPONSIBILITY OF BUILDER. FOUNDATION WALL, FOOTER, LOLLY COLUMNS & PADS ARE ALL TO BE DETERMINED ON-SITE IN ACCORDANCE WITH LOCAL CODES & CONDITIONS
3) REINFORCED MASONRY UNIT REQUIRED AT CENTER BEARING LOCATIONS.
4) LOLLY COLUMNS ARE TO BE SPACED ACCORDING TO SPAN SCHEDULE BASED ON TYPE OF HOUSE, LOCAL SNOW LOAD & WIDTH OF UNIT. ADD'L COLUMNS MAY BE REQ'D & ARE NOTED ON FLOOR PLAN. LOLLY COLUMN SPACING IS BASED ON MIN. 1/2"x6"x12" STEEL PLATE BETWEEN COLUMN & CENTER BEAM.
5) FOUNDATION IS TO BE CONSTRUCTED IN ACCORDANCE w/ALL APPLICABLE CODES.
6) FOUNDATION SIZES REFLECT WOOD TO WOOD DIMENSIONS OF MODULAR UNITS, ALLOWING SHEATHING AND SIDING TO OVERHANG THE FOUNDATION. IF STYROFOAM IS USED FOUNDATION MAY BE INCREASED IN LENGTH AND WIDTH TO ACCOMODATE.
7) PERIMETER FLOOR JOISTS TO BE ATTACHED TO SILL PLATE w/16d NAILS AT 16" O.C.
8) INSTALLATION OF WASHER, DRYER AND/OR WATER HEATER IN BASEMENT PER STATE AND LOCAL CODES IS THE RESPONSIBILITY OF MODULAR MANUFACTURERS, BUILDER.
9) SMOKE DETECTORS IN BASEMENT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO PROVIDE AND INSTALL. (COIL WIRE IN BSMT BY MODULAR MANUFACTURER, INC)
10) CRAWL SPACE FOUNDATION REQUIRES A MINIMUM 18"x24" ACCESS OPENING, INSECT & RODENT PROOF CROSS VENTS WITHIN 3' OF CORNERS AND PROVIDE 1/150 OF FLOOR AREA WITH VENTILATION.
11) SEE MODULAR MANUFACTURERS' SUBMISSION SET PAGE FOR ADDITIONAL NOTES AND DETAILS.
12) GFCI RECPT AND LIGHTS FOR BASEMENT AND CRAWLSPACES PER ALL STATE AND LOCAL CODES
13) "BACKFILLING AND TAMPING TO BE DONE PER LOCAL REQUIREMENTS"

# DOOR/WINDOW SCHEDULE

| DOOR/WINDOW SCHEDULE | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| WINDOWS - ANDERSEN 400 SERIES | | | | | | | | | |
| MANUF. CODE | LOCATION | ROUGH OPENING | MANUFACTURER | TYPE | "U" | AREA | SQ. FT. LIGHT | SQ. FT. VENT |
| A21 | A | 24 5/8" x 24 5/8" | ANDERSEN 400 | AWNING | .30 | 4.0 | 2.6 | .09 |
| 1832 | B | 22 1/8" x 40 7/8" | ANDERSEN 400 | DH WINDOW | .30 | 6.14 | 3.32 | 2.03 |
| 2032 | C | 26 1/8" x 40 7/8" | ANDERSEN 400 | DH WINDOW | .31 | 7.27 | 4.21 | 2.45 |
| 2036 | D | 26 1/8" x 44 7/8" | ANDERSEN 400 | DH WINDOW | .31 | 7.98 | 4.73 | 2.69 |
| 2436 | E | 30 1/8" x 44 7/8" | ANDERSEN 400 | DH WINDOW | .30 | 9.23 | 5.73 | 3.18 |
| 2446 | F | 30 1/8" x 56 7/8" | ANDERSEN 400 | DH WINDOW | .31 | 11.70 | 7.65 | 4.39 |
| 2842 | G | 34 1/8" x 52 7/8" | ANDERSEN 400 | DH WINDOW | .31 | 12.34 | 8.23 | 4.64 |
| 2846 | H | 34 1/8" x 56 7/8" | ANDERSEN 400 | DH WINDOW | .30 | 13.28 | 8.98 | 5.07 |
| 28410 | I | 34 1/8" x 60 7/8" | ANDERSEN 400 | DH WINDOW | .30 | 14.21 | 9.73 | 5.47 |
| 2852 | J | 34 1/8" x 64 7/8" | ANDERSEN 400 | DH WINDOW | .30 | 15.14 | 10.48 | 5.88 |
| A281 | N | 32" x 24 5/8" | ANDERSEN 400 | AWNING | .30 | 5.3 | 3.7 | 1.2 |
| G32 | O | 36" x 23" | ANDERSEN 400 | GLIDING | .30 | 5.45 | 2.5 | 1.7 |
| DOORS | | | | | | | | |
| 3/0 CUSTOM | K | 38 3/4"x82 3/4" | MILLIKEN MILLWORK | 36" 4-LITE DOOR | .16 | 22.3 | 5.16 | 19.26 |
| FWH50611 | L | 60" x 83" | ANDERSEN | EGRESS | .30 | 33.89 | 17.38 | 13.48 |
| FWG120611-4 | M | 141 3/4" x 83" | ANDERSEN | GLIDING PATIO DOOR | .31 | 80.66 | 49.71 | 30.89 |




8 MAPLE LANE
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
LASOTA

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45283
2-STORY

TITLE:
FOUNDATION
DOOR/WINDOW SCH

DRAWN BY:
DATE: 8/13/24
SCALE: 1/4"=1'-0"
FILENAME: 45283 FN2

SHEET:
FDN


existing lot


Home across the street 2nd massing
closer to main mass ridge height

Homes to the left of the property




home to right under construction

ADDRESS: 1 OLD NORTH WHARF
DATE HEARD: 9/24/24
SITTING BOARD: RAY, CARRIE, ABBY, ANGUS, STEPHEN-CHAIR

## 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:

| | |
|---|---|
| X | Date submitted to 2 Fairgrounds Road: |
| X | Address & HDC Case Number (ie HDC2020-05-0265): HDC 2024-04-10413 |
| | 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)<br>a. Site Plan<br>b. North Elevation<br>c. South Elevation<br>d. East Elevation<br>e. West Elevation<br>f. Window/Door Schedule |
| X | One set reduced plans: 8 ½ x11 |
| X | Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov. |
| X | Submit documents to PLUS at 2 Fairgrounds Road |
| X | Signed Affidavit: see below |

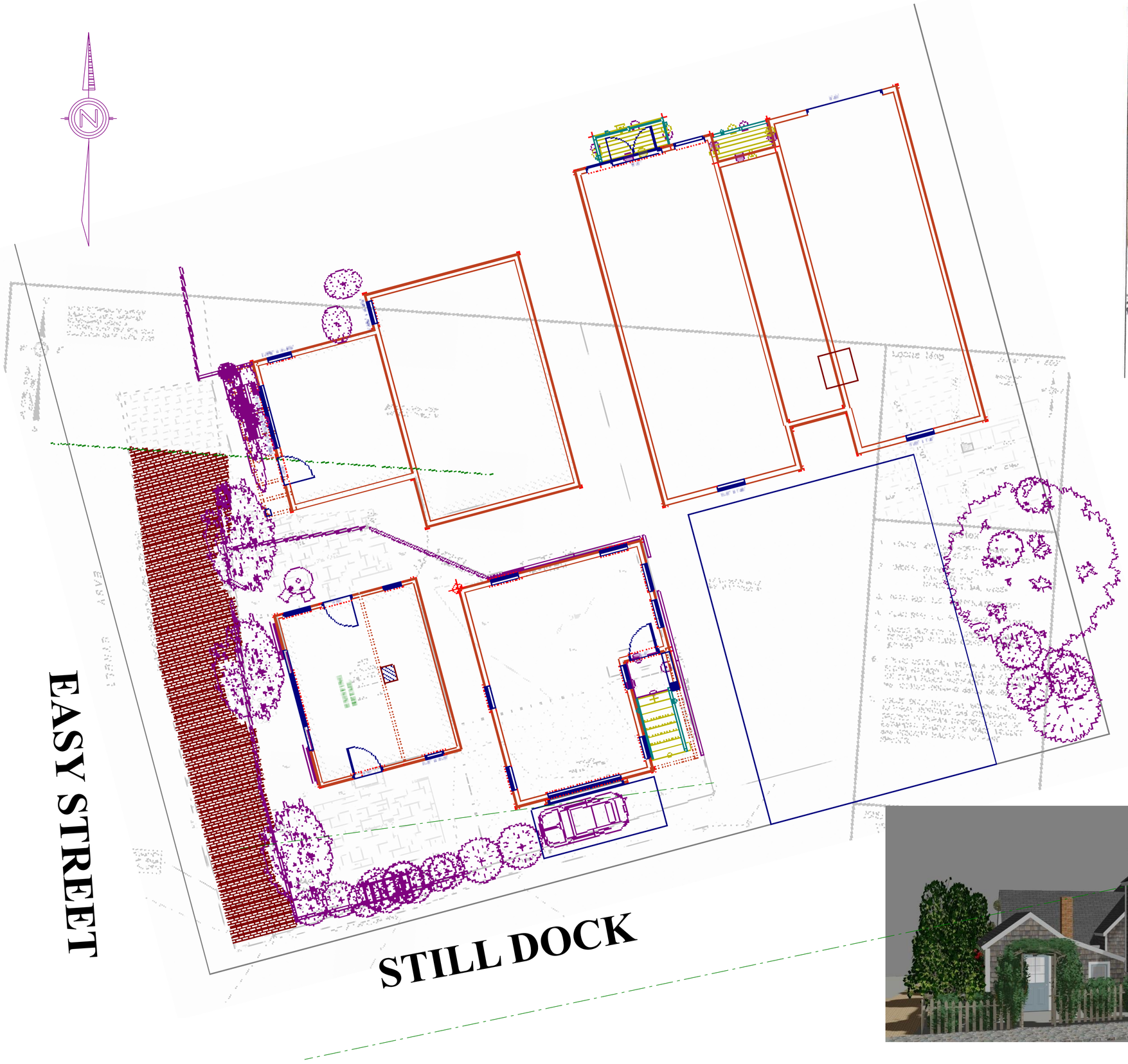
| | |
|---|---|
| HOLD FOR A VIEW | IF YOUR APPLICATION WAS "HOLD FOR A VIEW"<br>A. HDC case number:<br>B. Copy of Minutes (application item circled)<br>C. ONE SET OF PICTURES<br>REMINDER- in order to appear on the Agenda, applicants must:<br>1. Each of the foregoing documents (including this checklist)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

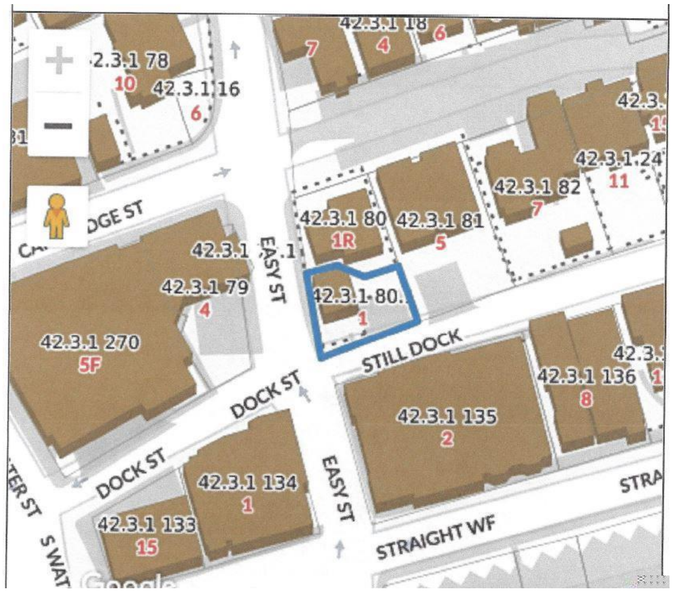
** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

**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: _____




**MAP 42.3.1 PARCEL 79**



**1 OLD NORTH WHARF- KILLEN**
**NEW DWELLING**
**9-26-24**






1 OLD NORTH WHARF - MOVE OR DEMO SHED

WEST ELEVATION



EAST ELEVATION



# AREA ON SITE FOR BUILDING LOCATION




EXISTING RETAIL BLDG ON LOT




SITE FOR NEW
BUILDING






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

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



# 11. 15. 21. OLD NORTH WHARF




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



# 1R. 4.4. 7. 11 OLD NORTH WHARF

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

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



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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

# CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

## PROPERTY DESCRIPTION

TAX MAP N°: 42.31 PARCEL N°. 80

Street & Number of Proposed Work: 1040 NORTH WAUF

Owner of record: PATIENCE KILLEN

Mailing Address: PO BOX 1040
NANTUCKET, MA. 02554

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

## AGENT INFORMATION (if applicable)

Name: VAN OMMEN DESIGN INC.

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

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

FOR OFFICE USE ONLY

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

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

(CHANGED TO)

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

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

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

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name: BUILDING ON SITE

Original Date: IS C 1940'S

Original Builder:

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

REVISIONS* (describe)

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

CHANGE FROM ADDITION TO EXISTING BLDG TO SEPERATE STRUCTURE

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: EXISTING

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

**Leaders (material and size)**: _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

**Hardscape materials**: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

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

Trim WHITE Sash HAMILTON BLUE Doors HAMILTON BLUE

Deck NTW Foundation 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 7/10/24 Signature of owner of record _____ Signed under penalties of perjury

September 24, 2024 **HDC meeting**

Sitting Board- Stephen Welch (chair); Ray Pohl, Abby Camp, Angus Macleod, Carrie Thornewill

**Val -**presents project at meeting on Zoom from laptop (last heard June) Initially presented the project as an addition to the small existing building which was not well received. This new proposal is as a separate structure. New proposal as a "boat building" style building. Showed context thru slides of area….general overview of building styles. We are trying to fit into the context but want to point out that we are starting off with the disadvantage of adding 6' to get to the first floor where none of the existing have done that and remain at water level or below water. They are all simple and only a few have dormers. They are mostly two floors. In spite of the fact that we are going up 6'-2" to the first floor, we are still in scale with the buildings behind us. I think that is important to note, this is not a large building. We went with the idea of making it look like a boar building that was suggested by Carrie. We tried to keep it as simple as possible. There were a couple of comments that I didn't understand from HSAG but I am sure Mickey will explain next. This building is only 420 sf in footprint and 300 sf on the second floor. I don't believe we can make this any smaller and make it a viable project. It is commercial property and is allowed a much bigger footprint, but we didn't want to do that.

**Patience Killen** – owner on Zoom- thanks for reviewing this again and we did take your suggestions. There are big challenges here because it's a small lot and I'm dealing with an existing structure that you denied being moved off and we have the huge challenge of the flood regs. I believe that as time goes on because of sea rise, keep in mind the future of what that means with these floor regs and I would like to use 14 Easy Street as an example, building next to Killen real estate. It used to be the Lobster Pot Gallery. They had a larger lot, and they were allowed to have a design which according to the rest of Easy St and my historical knowledge, which is not great…but the design is more of what we would see in Sconset. It was very effective in camouflaging the 6.2' they has to rise with grasses and the long steps they were able to put in. The design was not typical of Easy St and it was passed. Val has created something that is in character, although it compromises my original goals of wanting more retail space, which I am allowed to do there. I hope you are open to approving this design. Thank you.

**Holly Backus- preservation planner-** for the record, the existing structure on the lot is a circa 1923-1925 with a 1949 addition within the OHD. Happy to see this go from an addition to a separate new dwelling. Appreciate the changes in the program and reducing the height by 2' that is appropriate to the wharf area. The streetscape shows this new building fits in with the Old North Wharf was helpful- thank you. A few things to note, yes it has to be elevated 6'-2" due to FEMA flood but I note that the structure is at 24'-9" and if there is anyway to reduce that is possible that would be appreciated. Also note that this is within our resilient Nantucket design guidelines, so we would need and elevation certificate which I did not see yet and will need before your approval.

**Holly-** The Mitchell Andres Fish House building at 4 ONW is the most authentic in the area and could be an inspiration for this structure. The new stair entry is a little out of character and should be internal, not external to the program. Appreciate the use of the barn door and the shingled balcony but I will note that it is not appropriate to the have a balcony facing easy street, it should face east toward the harbor, which is consistent with the architecture in the area.

**Mickey Rowland (HSAG)** group that advises HDC in the OHD- We have no issues with the massing and the height or general form of the proposal. Our concerns more detail oriented. The doors on the front are too tall. Should have strap or barrel hinges instead of a barn slide track. Most ONW are hinged. Shingled balcony is too heavy nd would be more appropriate as open balusters, but it should not face Easy St. This is not ONW in the cluster of vernaculars which has its own thing. The shingle line is dropped below normal floor height and there is too much shingle below the windows. It should be moved up to the normal height and add lattice or vertical skirt below. Railing on stairs is unusual as horizontal. Lots of windows are varying sizes…more consistency to those and keep panes consistent.

**Carrie Thornewill-** I really appreciate the separate buildings. I am also concerned about the location of the second-floor deck and have you thought about flipping the building so the deck is on the east? I think then you might have a slot to see the harbor. Railing is heavy and there are some horizontal (probably no to code) second floor decks in that area. That would work visually. I agree with Mickey that the doors could be shorter and change the shingle line.

**Ray Pohl-** Congratulations, vastly improved from what we were reviewing before. Some points that Mickey already brought up, too much variety in windows and pane sizes etc. could be slightly more homogenous. To Carries point on the railing, the horizontal or diagonal boards are more of a theme down in the wharf area than vertical balusters. You could use 1x6 5" apart and simplify the railing. Agree with Carrie about the deck flipping…otherwise, I'm great. This looks good.

**Abby Camp-** I like this iteration better Val…much more North Wharf. I agree with what's been said. Hoop hinges instead of the barn track which is too heavy. The two windows above the doors, could they be transom? Agrees about shingled balcony and like the boards going across which seems to be a detail down there on ONW. I appreciate the changes.

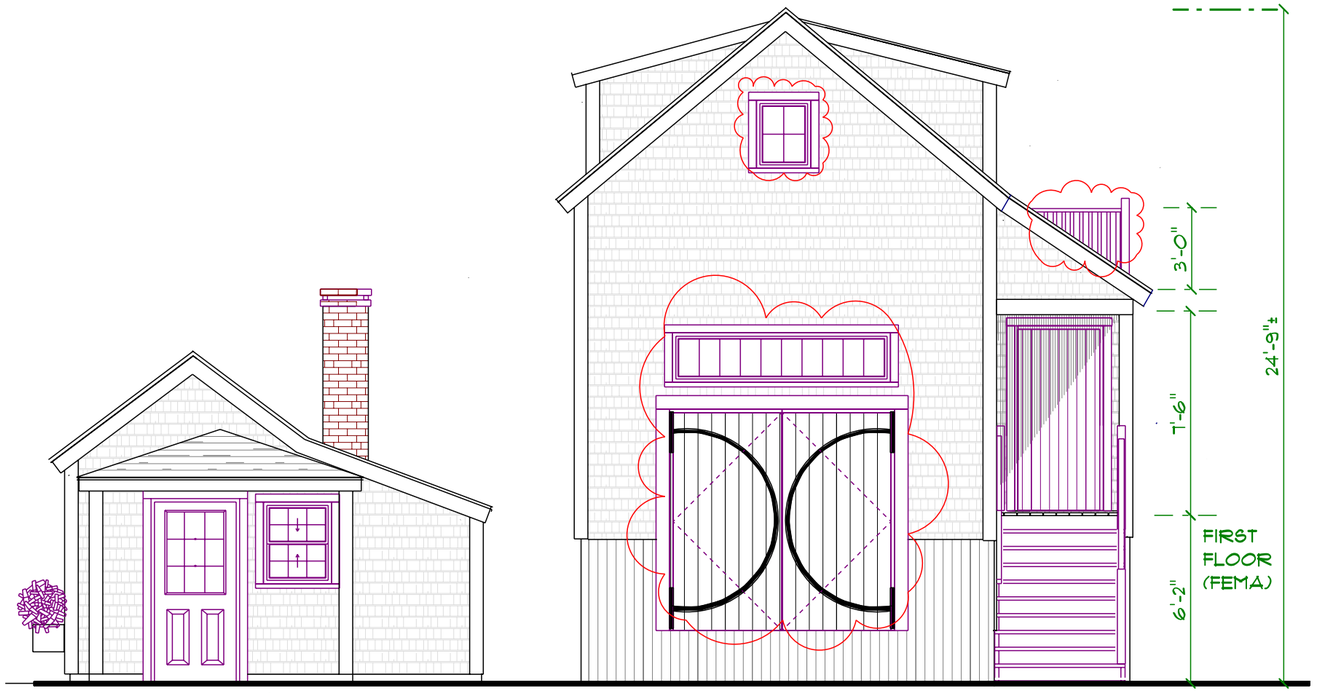
**Angus Macleod**- I appreciate the changes that have been made and I actually think the shingled balcony is less obvious and helps make the doors and windows appear smaller that are behind it. IN this area, there doesn't seem to be any "broken" rooves they all seem pretty pure and so my issue would be with the dormers an not having them at all. I like the idea of the balcony moving to another side other than Easy St. I think the quirkier these buildings are in this area the more they sort of fit in so I don't have an issue with different sizes and shapes and window panes. Good suggestion about the barn doors being hinges. Shorter doors and a transom that makes it feel like less aberrant.

**Stephen Welch**- eliminating track cover and hinge doors and lowering it 9" or so would be fine. Eliminate cross braces, not common detail and becomes a focal point that's unnecessary. The dormers are necessary or you need to change the structure significantly that it wont be beneficial to the structure overall. Railing on balcony would be a 3 strip rail but the shingled is the best approach. In terms of windows, homogenization can lead to sterilization. I agree and Angus made that point, it is not Madaket quirky but its still quirky here. Let me say it a different way, the fenestration here is not that far off or problematic.

Ray Pohl- Hold for minor revisions.

Ray-aye, Carrie- aye, Abby-aye, Angus-aye and Stephen- Im an aye.

# SOUTH- FACING STILL DOCK
# (FRONT)




SEPERATE APPLICATION

**REVERSE BUILDING ON SITE EAST TO WEST**

**SOUTH- FACING STILL DOCK**
**(FRONT)**




**PREVIOUS SOUTH- FACING STILL DOCK**

**EAST- RIGHT ELEVATION**




**PREVIOUS EAST**




**1 OLD NORTH WHARF- KILLEN**
**PROPOSED NEW DWELLING**
**9-26-24**

**OPTION A**

**1 OLD NORTH WHARF- KILLEN**
**DWELLING UNIT**
**9-26-24**

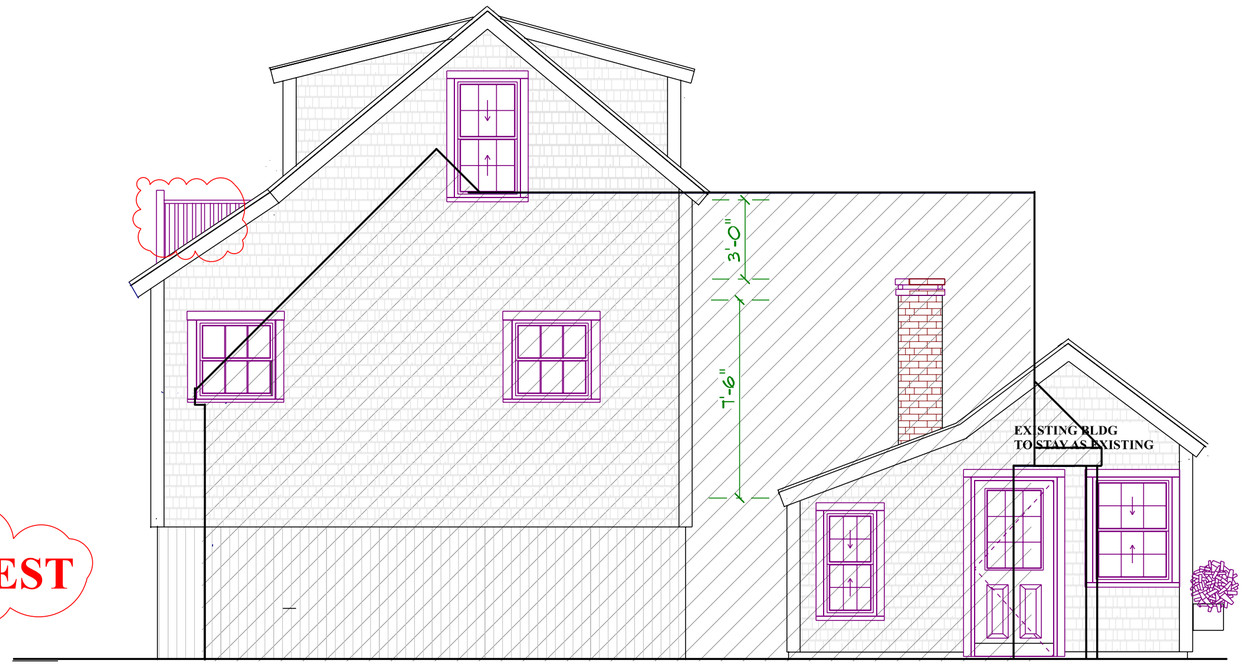

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584




NORTH- REAR

PREVIOUS NORTH- REAR

**REVERSE BUILDING ON SITE EAST TO WEST**

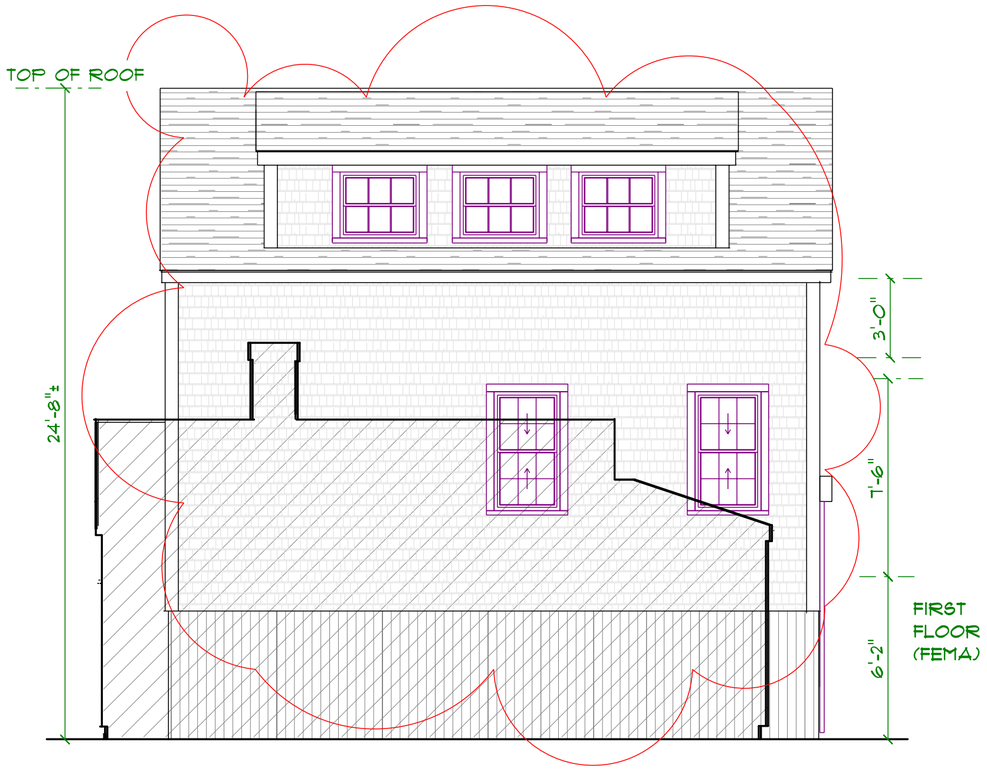



NORTH- REAR

# OPTION A

1 OLD NORTH WHARF- KILLEN
DWELLING UNIT
9-26-24

PREVIOUS WEST



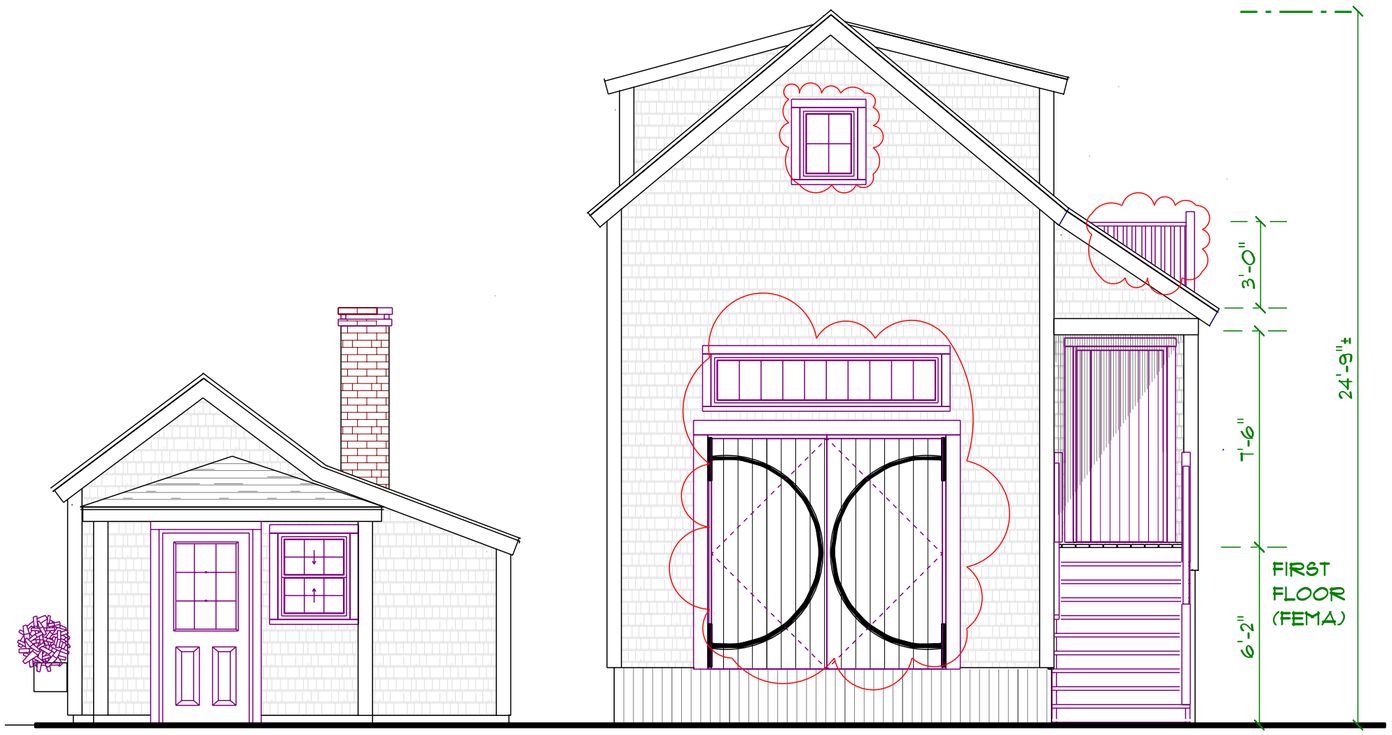

WEST-LEFT (FACING EASY STREET)

WEST- FACING EASY STREET




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

# SOUTH- FACING STILL DOCK
# (FRONT)




SEPERATE APPLICATION

**REVERSE BUILDING ON SITE EAST TO WEST**

**SOUTH- FACING STILL DOCK**
**(FRONT)**




**PREVIOUS SOUTH- FACING STILL DOCK**

**OPTION B**

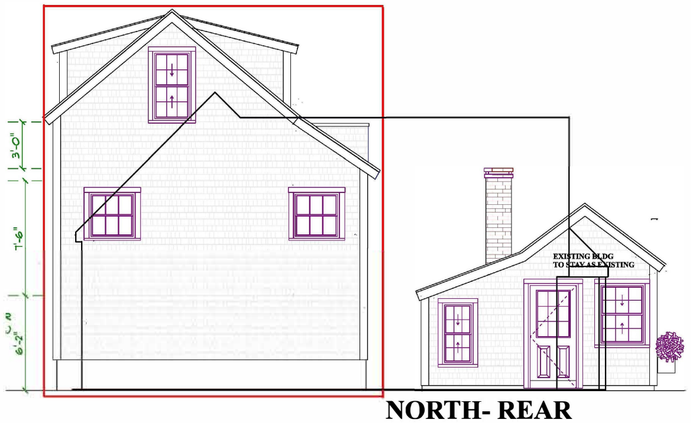
**EAST- RIGHT ELEVATION**




**PREVIOUS EAST**



**1 OLD NORTH WHARF- KILLEN**
**PROPOSED NEW DWELLING**
**9-26-24**




NORTH- REAR

PREVIOUS NORTH- REAR

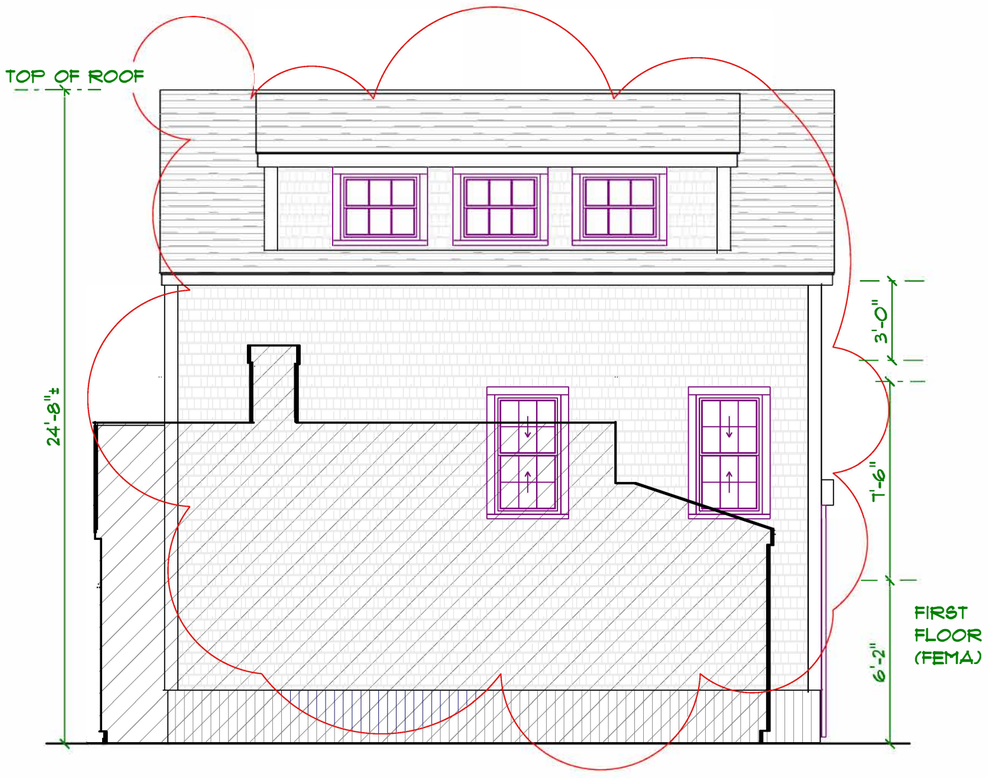
**REVERSE BUILDING ON SITE EAST TO WEST**

# OPTION B




NORTH- REAR

PREVIOUS WEST




WEST-LEFT (FACING EASY STREET)

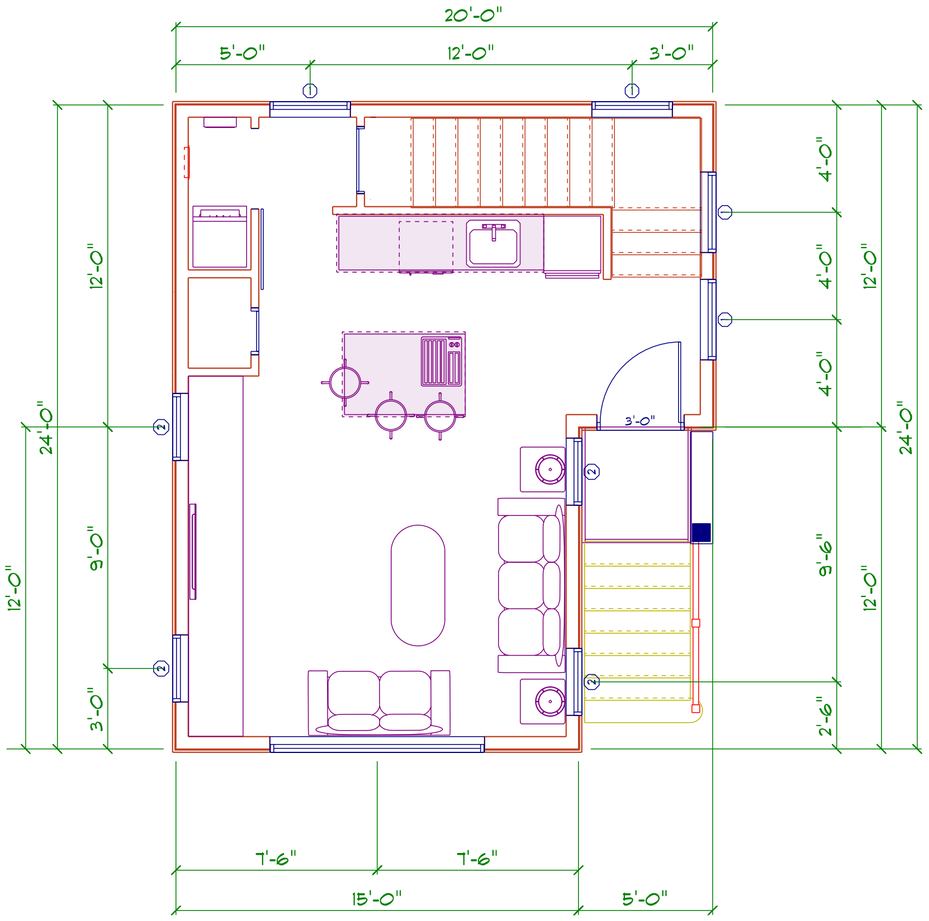
WEST- FACING EASY STREET



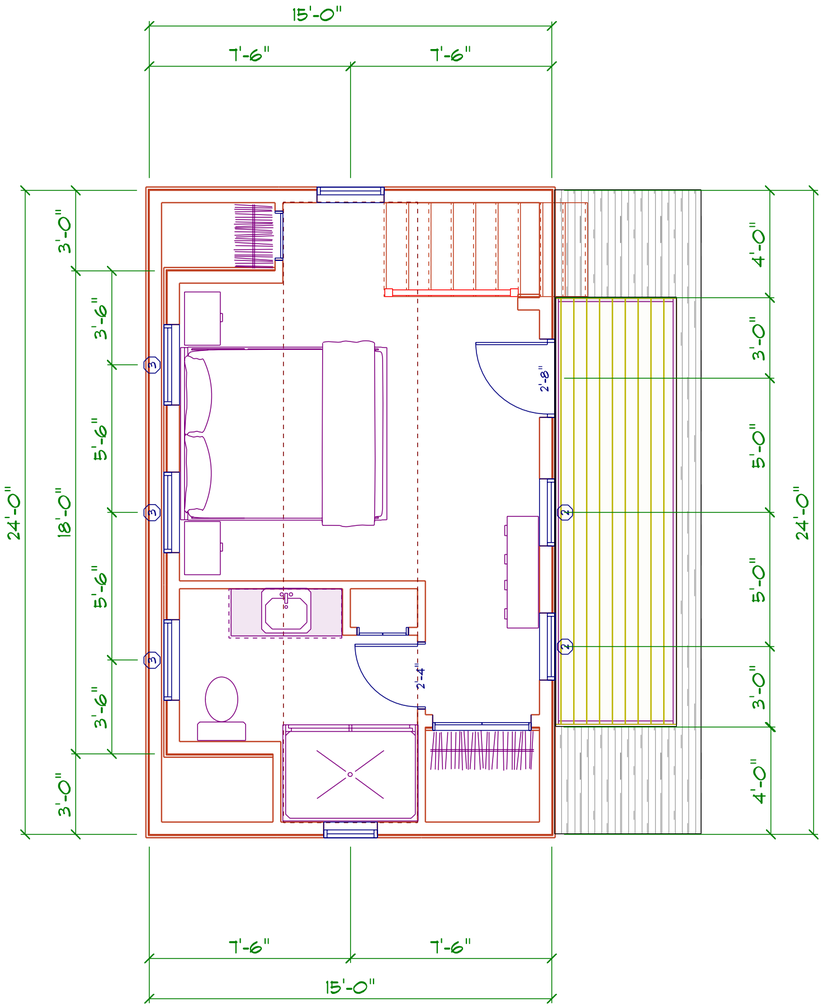

1 OLD NORTH WHARF- KILLEN
DWELLING UNIT
9-26-24

VAL OLIVER DESIGN, INC
PO BOX 3037
NANTUCKET, MA 02584

## FIRST FLOOR PLAN: 420SF




## SECOND FLOOR PLAN: @ 300SF




WINDOWS AND DOORS:
BOSTON SASH OR GREEN MOUNTAIN SDL
(W/ NANTUCKET PROFILE)

1. 30"X54" 6/6 D HUNG
2. 36"X36" 3/3 D HUNG
3. 36"X30" 3/3 D HUNG
4. 24"X 96" TRANSOM 10 LT
5. 24"X 30" 4 LT

DOORS:
WOOD BATTEN- CUSTOM
A. BARN DOORS HINGED 8'-4"X 8'-0"
B. 3'-0"X 6'-8"
C. 2'-8" X 6'-8"

**1 OLD NORTH WHARF- KILLEN**
**PROPOSED NEW DWELLING**
**9-26-24**


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









# ADDRESS:
# DATE HEARD:
# SITTING BOARD:

## Historic District Commission

# OLD BUSINESS CHECKLIST

## Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

| | |
|---|---|
| | Date submitted to 2 Fairgrounds Road: |
| | Address & HDC Case Number (ie HDC2020-05-0265): |
| | Copy of Minutes (application item circled) |
| | 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)<br>a. Site Plan<br>b. North Elevation<br>c. South Elevation<br>d. East Elevation<br>e. West Elevation<br>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"**<br>A. HDC case number:<br>B. Copy of Minutes (application item circled)<br>C. ONE SET OF PICTURES<br><br>REMINDER- in order to appear on the Agenda, applicants must:<br>1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov<br>2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road.<br>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"**<br>A. HDC case number:<br>B. Copy of Minutes (application item circled)<br><br>REMINDER- in order to appear on the Agenda, applicants must:<br>1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov<br>2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road.<br>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: Nahomi S. Garcia _____ Date: _____

*HDC MEETING MINUTES NOT AVAILABLE*

HDC Meeting Date:10/01/24

Dex Dog LLC / 6B Arrowhead

Emeritus LTD

69 / 58.1

Addition

Sitting Board: MacLeod, Pohl, Paul, Camp
Chair: Welch

**MacLeod: Concerned with the street facing balcony**

**Pohl: Suggests reducing roof pitch on addition and adding some exposed railing**

**Paul: Agrees with Joe but suggests seeing this as an option since the current design may be preferable once we see them side by side**

**Camp: Agrees with what has been said**

**Welch: Agrees with what has been said**

**Motion to Hold for Minor Revisions (Paul)**

**Carried 5-0**

CERTIFICATE NO: _____ DATE ISSUED: _____

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

# CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

## PROPERTY DESCRIPTION

TAX MAP N°: 69 PARCEL N°. 58.1

Street & Number of Proposed Work: 6B Arrowhead Dr.

Owner of record: Dex Dog LLC

Mailing Address: 6A Arrowhead Dr.
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: Emeritus Ltd.

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 508 3254995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 16'-0" Sq. Footage 1st floor: 300 sf Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 20'-4" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

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

## DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

**Leaders (material and size)**: _____

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

☐ Other _____

**Trim**: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other TME

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

**Hardscape materials**: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

**COLORS** ALL TO MATCH EXISTING

Sidewall Natural Clapboard (if applicable) N/A Roof Natural

Trim White Sash White Doors Cobblestone

Deck N/A Foundation Natural Fence _____ Shutters _____

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

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

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

# *Addition & Alteration*

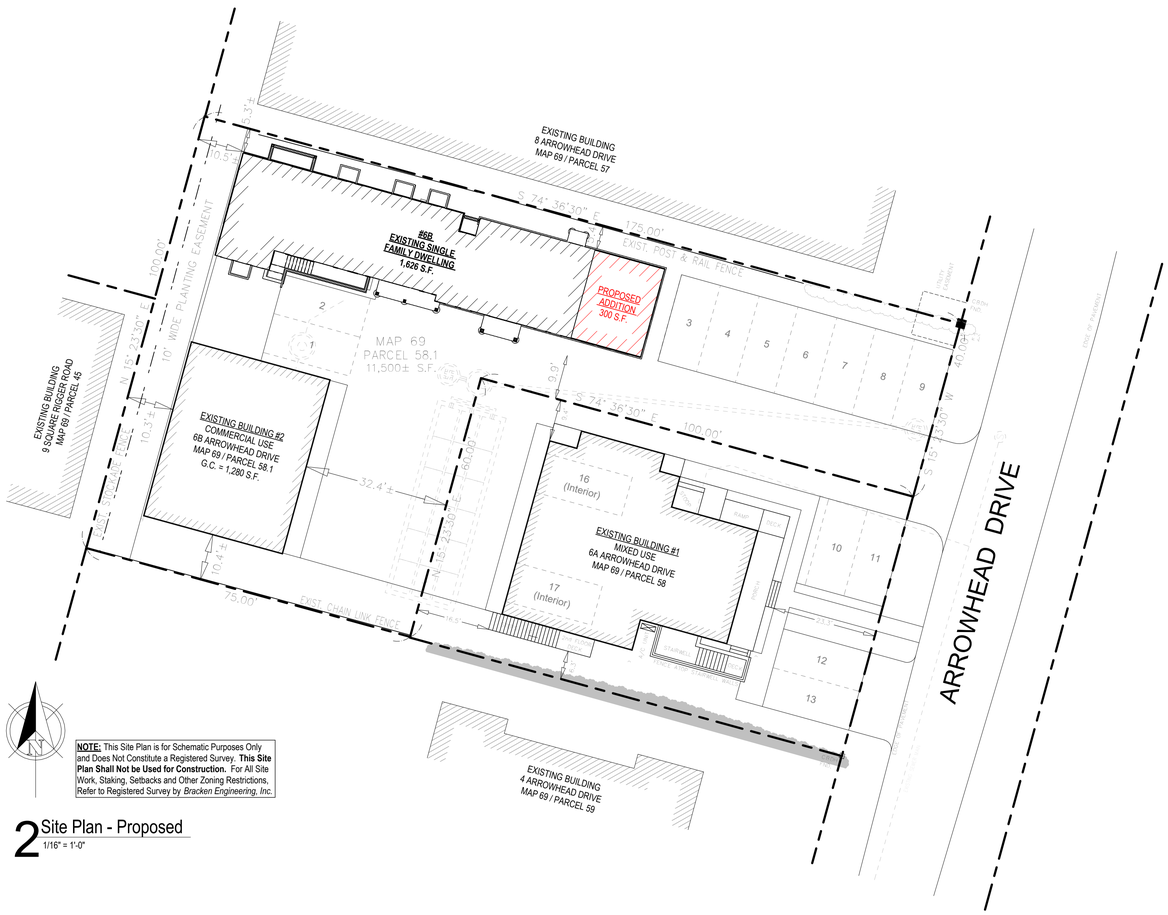
## 6B Arrowhead Drive
## Nantucket, MA 02554

10.17.24

H.D.C. Submission

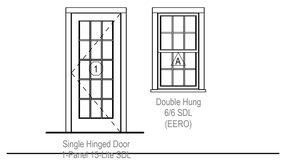



1 Locus Map
Not to Scale




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

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




3 Exterior Door & Window Legend
1/4" = 1'-0"

| EXTERIOR DOOR SCHEDULE | | | | | |
|---|---|---|---|---|---|
| DOOR | QUANTITY | UNIT WIDTH | UNIT HEIGHT | MANUFACTURER | MODEL |
| 1 | 1 | 2'-9" | 6'-8" | Andersen | "A-Series" FWHID2968 |

| WINDOW SCHEDULE | | | | | |
|---|---|---|---|---|---|
| WINDOW | QUANTITY | UNIT WIDTH | UNIT HEIGHT | MANUFACTURER | MODEL |
| A | 6 | 2'-6" | 4'-4" | Andersen | "A-Series" ADH2644 |

# 1409

*Addition & Alteration*

6B Arrowhead Drive
Nantucket, MA 02554


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

**DWD ENGINEERING, INC.**
5 MICHAEL ROAD EAST BRIDGEWATER, MA 02333
(508) 378-9602
domdean@aol.com


### Site Information

| | |
|---|---|
| Map & Parcel: | 69/58.1 |
| Current Zoning: | RC-2 |
| Minimum Frontage: | 40' |
| Front Setback: | 10' |
| Side/Rear Setback: | 5' |
| Lot Size: | 11,500 s.f. |
| Min. Lot Size: | 5,000 s.f. |
| Allowable G.C.: | 50.0% \| 5,750 s.f. |
| Existing G.C.: | 22.9% \| 2,638 s.f. |
| Proposed G.C.: | 02.3% \| 268 s.f. |
| Total Proposed G.C.: | 25.3% \| 2,906 s.f. |

### Sheet Index - Architectural & Structural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A.0.1 Cover Sheet
A.1.0 Basement Plan
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Elevations
A.2.5 Photo
P.1 Perspective A
P.2 Perspective B
S.1.1 Structural Plans
S.1.2 Structural Plans
S.2.1 Building Sections
S.2.2 Building Sections


**Revisions**

**Cover Sheet**


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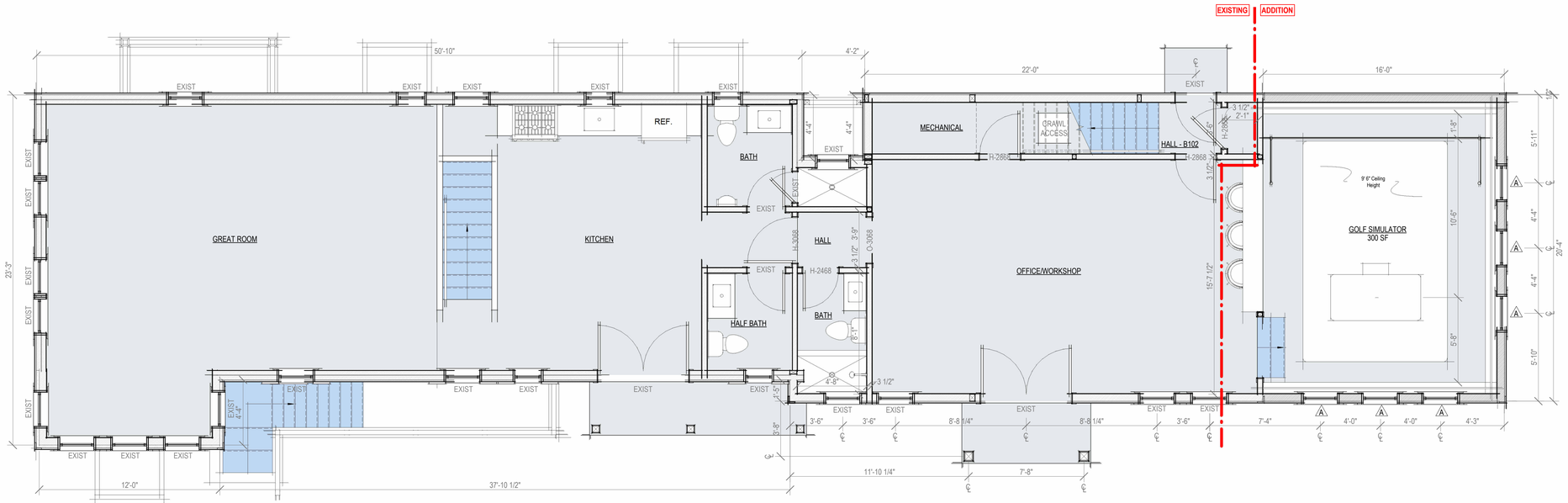
**A.0.1**
**1409**

10.17.24

H.D.C. Submission




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

# 1409

*Addition & Alteration*

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A.2.5 Photo
P.1 Perspective A
P.2 Perspective B
S.1.1 Structural Plans
S.1.2 Structural Plans
S.2.1 Building Sections
S.2.2 Building Sections


**Revisions**

**First Floor Plan**


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**1409**

10.17.24

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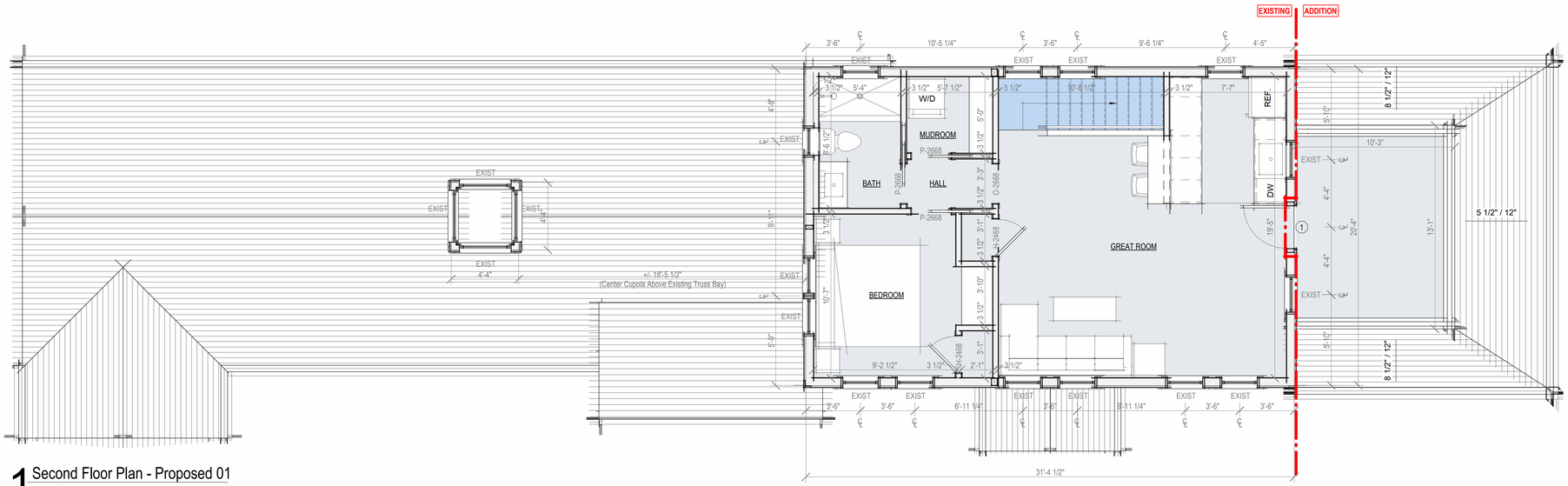
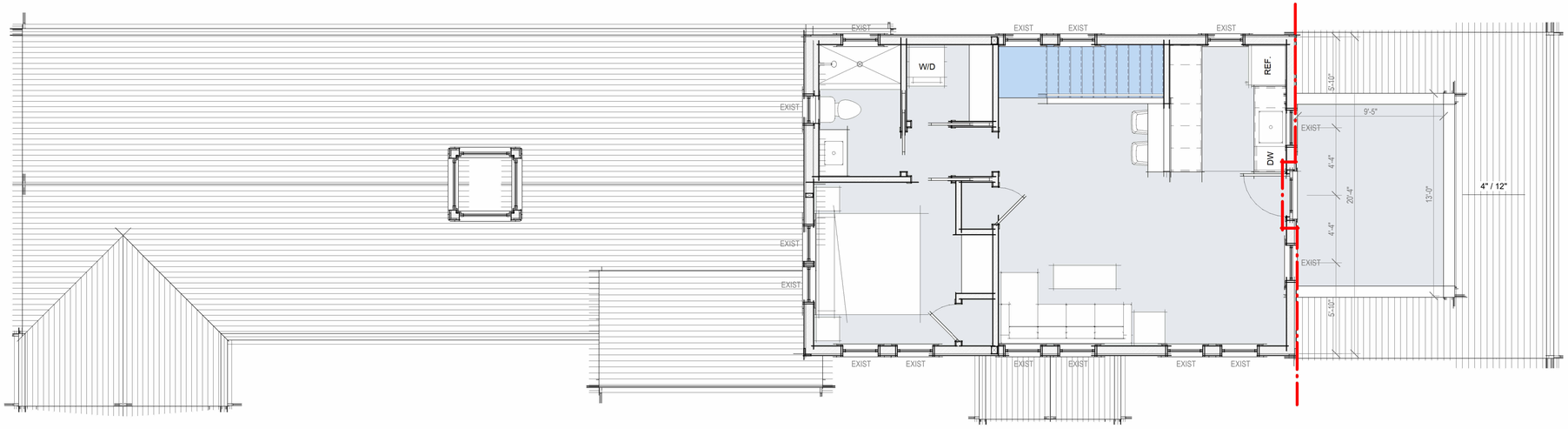
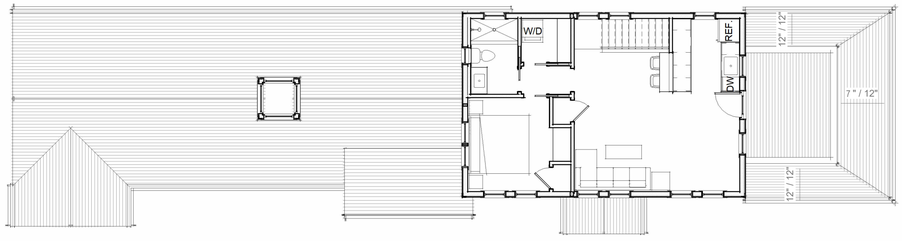



1 Second Floor Plan - Proposed 01
1/4" = 1'-0"




2 Second Floor Plan - Proposed 02
1/4" = 1'-0"




Prev. HDC Second Floor Plan
1/8" = 1'-0"

# 1409

*Addition & Alteration*

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| S.1.2 | Structural Plans |
| S.2.1 | Building Sections |
| S.2.2 | Building Sections |


**Revisions**

**Second Floor Plan**


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**A.1.2**

**1409**

10.17.24

H.D.C. Submission




1 South Elevation - Proposed 01
1/4" = 1'-0"




2 South Elevation - Proposed 02
1/4" = 1'-0"




Prev. HDC South Elevation
1/8" = 1'-0"

# 1409

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| S.1.2 | Structural Plans |
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**Revisions**

**Exterior Elevations**


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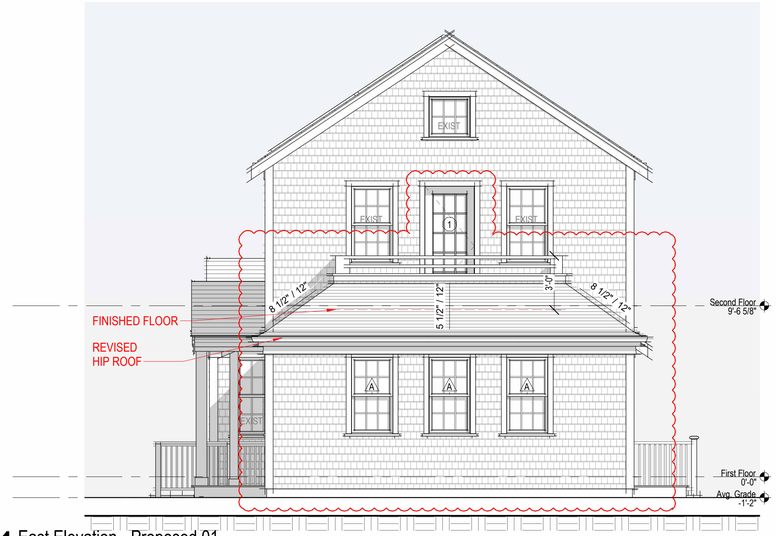
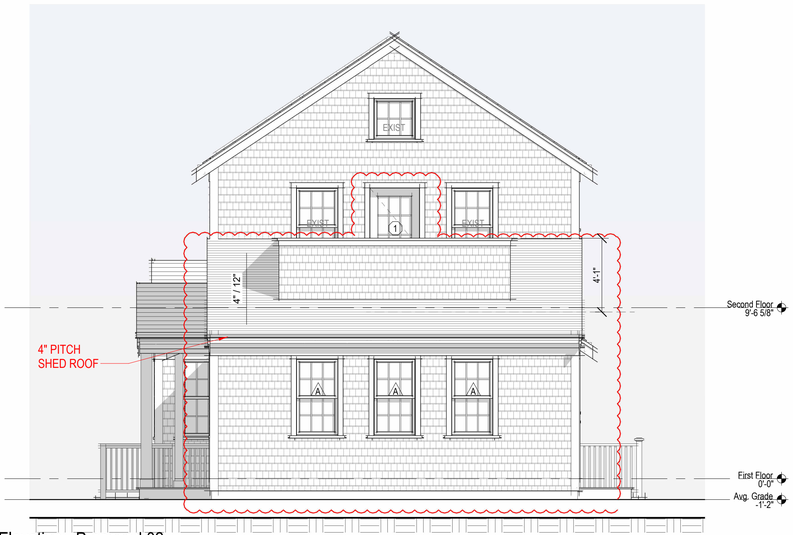



1 East Elevation - Proposed 01
1/4" = 1'-0"




2 West Elevation - Proposed 01
1/4" = 1'-0"
NO CHANGE THIS ELEVATION




3 East Elevation - Proposed 02
1/4" = 1'-0"




4 West Elevation - Proposed 02
1/4" = 1'-0"
NO CHANGE THIS ELEVATION




Prev. HDC East Elevation
1/8" = 1'-0"




Prev. HDC West Elevation
1/8" = 1'-0"

# 1409

*Addition & Alteration*

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| A.0.1 | Cover Sheet |
| A.1.0 | Basement Plan |
| A.1.1 | First Floor Plan |
| A.1.2 | Second Floor Plan |
| A.2.1 | Exterior Elevations |
| A.2.2 | Exterior Elevations |
| A.2.3 | Exterior Elevations |
| A.2.5 | Photo |
| P.1 | Perspective A |
| P.2 | Perspective B |
| S.1.1 | Structural Plans |
| S.1.2 | Structural Plans |
| S.2.1 | Building Sections |
| S.2.2 | Building Sections |


**Revisions**

**Exterior Elevations**


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**A.2.2**

**1409**

10.17.24




1 North Elevation - Proposed 01
1/4" = 1'-0"

H.D.C. Submission




2 North Elevation - Proposed 02
1/4" = 1'-0"




Prev. HDC North Elevation
1/8" = 1'-0"

# 1409

*Addition & Alteration*

6B Arrowhead Drive
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4095
www.emeritusltd.com

DWD ENGINEERING, INC.
5 MICHAEL ROAD EAST BRIDGEWATER, MA 02333
(508) 378-9602
domdean@aol.com

## Site Information

| | |
|---|---|
| Map & Parcel: | 69/58.1 |
| Current Zoning: | RC-2 |
| Minimum Frontage: | 40' |
| Front Setback: | 10' |
| Side/Rear Setback: | 5' |
| Lot Size: | 11,500 s.f. |
| Min. Lot Size: | 5,000 s.f. |
| Allowable G.C.: | 50.0% \| 5,750 s.f. |
| Existing G.C.: | 22.9% \| 2,638 s.f. |
| Proposed G.C.: | 02.3% \| 268 s.f. |
| Total Proposed G.C.: | 25.3% \| 2,906 s.f. |

**Sheet Index - Architectural & Structural**

**Revisions**

**Exterior Elevations**

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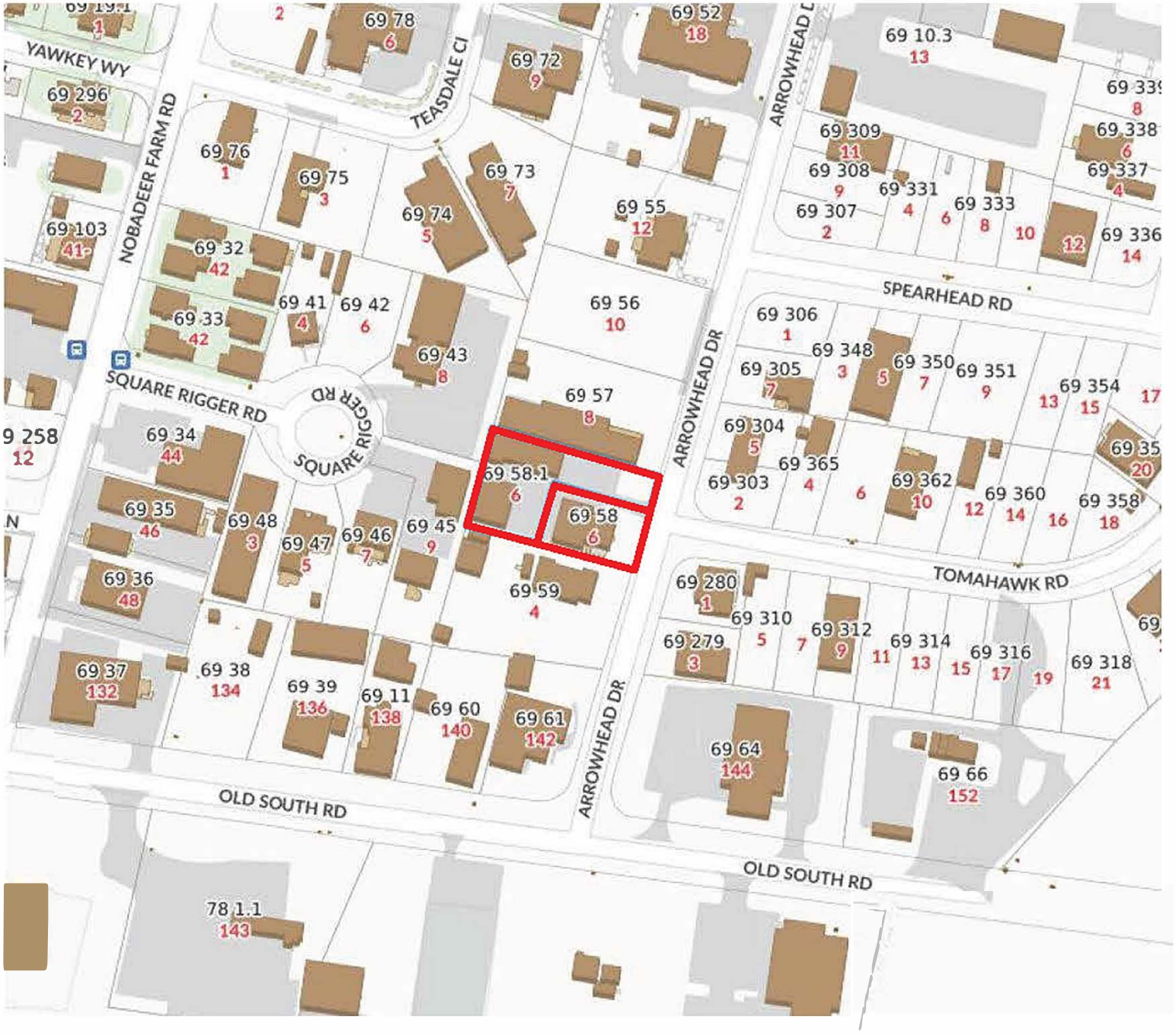
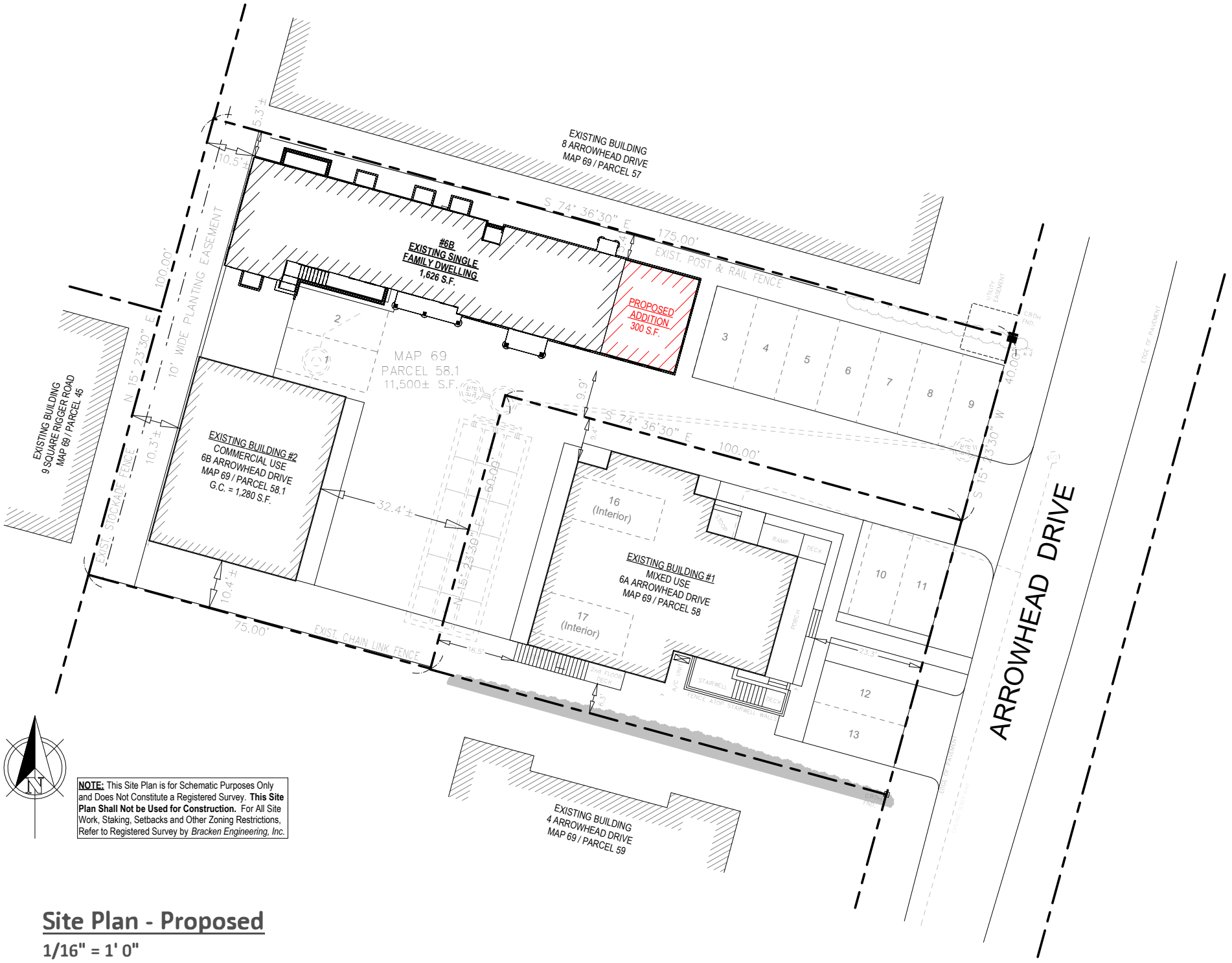
A.2.3

1409

6B Arrowhead Drive Nantucket, MA 02554



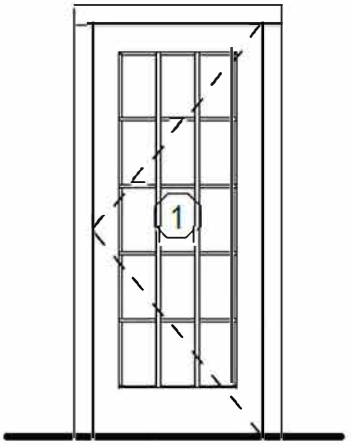

## Locus Map



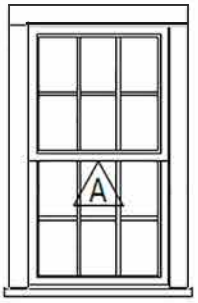

**NOTE:** This Site Plan is for Schematic Purposes Only and Does Not Constitute a Registered Survey. **This Site Plan Shall Not be Used for Construction.** For All Site Work, Staking, Setbacks and Other Zoning Restrictions, Refer to Registered Survey by *Bracken Engineering, Inc.*

## Site Plan - Proposed

**1/16" = 1' 0"**



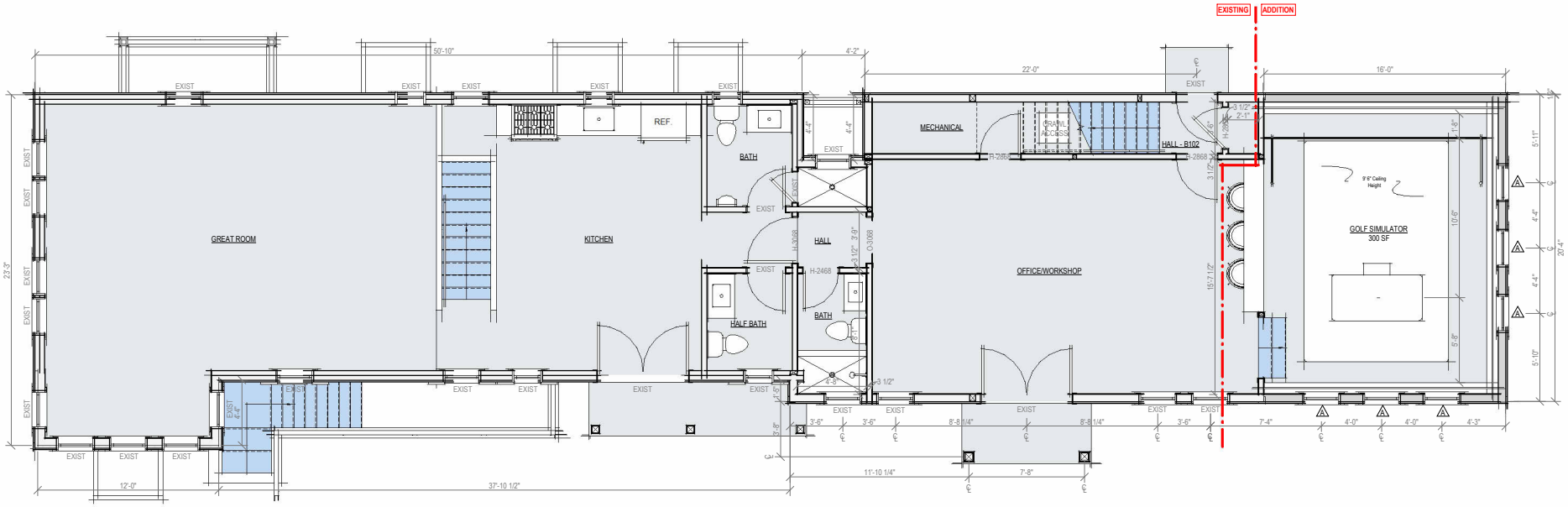

Single Hinged Door
1-Panel 15-Lite SDL




Double Hung
6/6 SDL
(EERO)

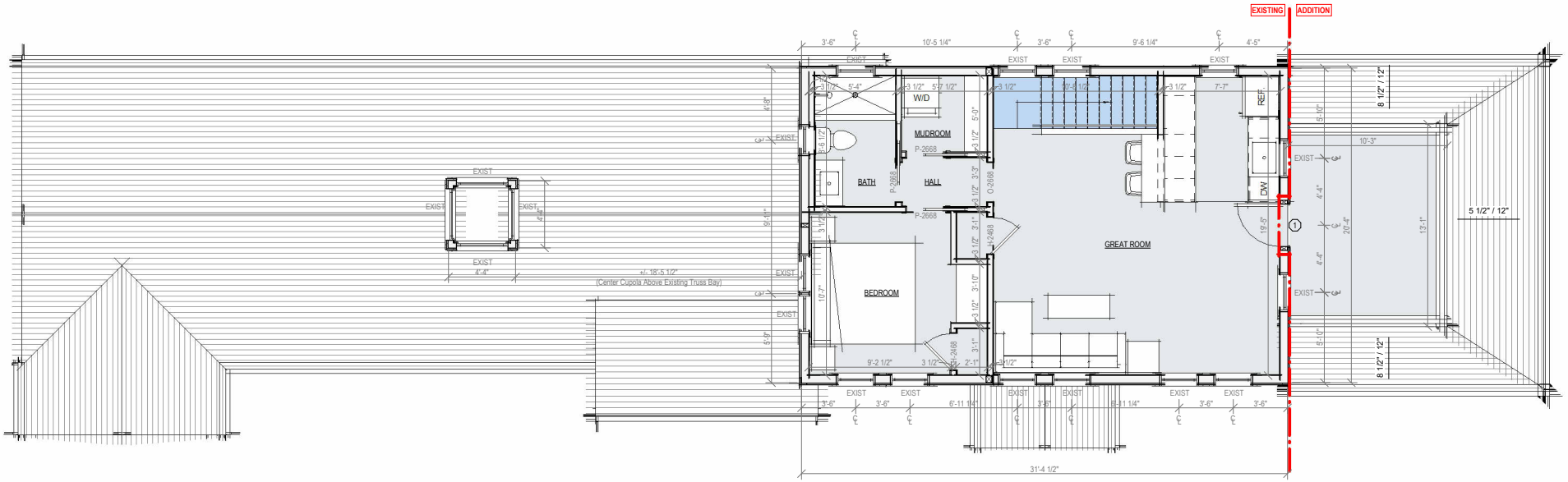
## Exterior Door & Window Legend

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



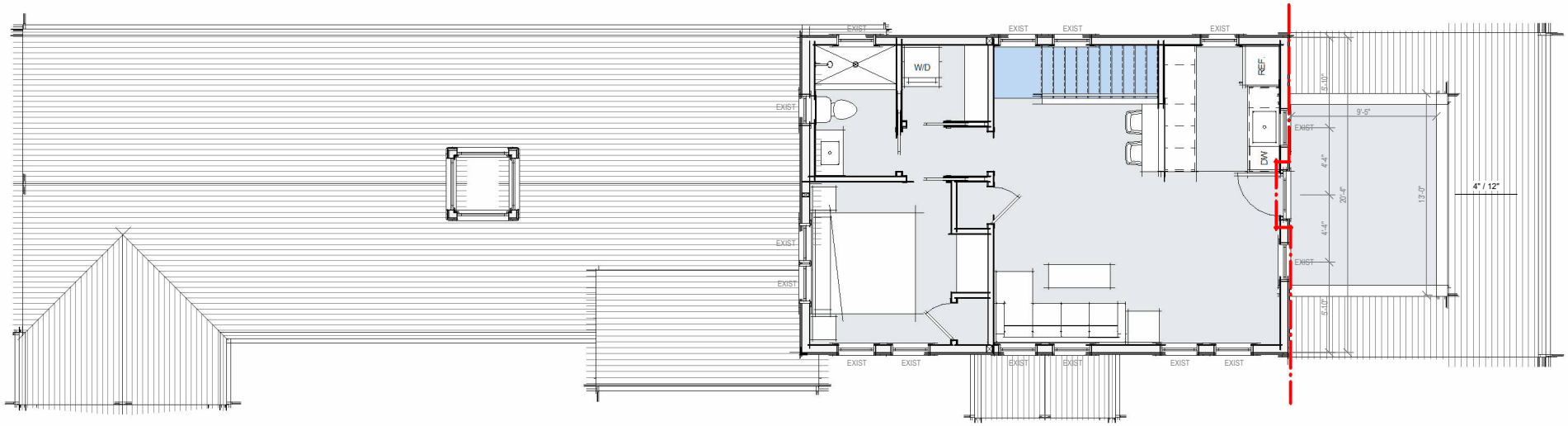

# First Floor Plan - Proposed

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



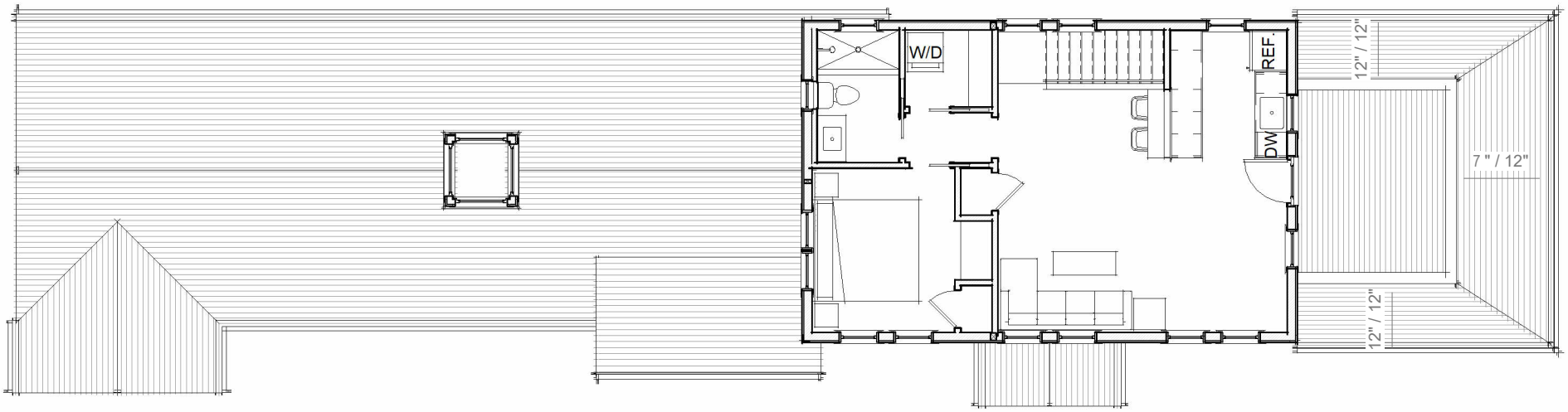

## Second Floor Plan - Proposed 01

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



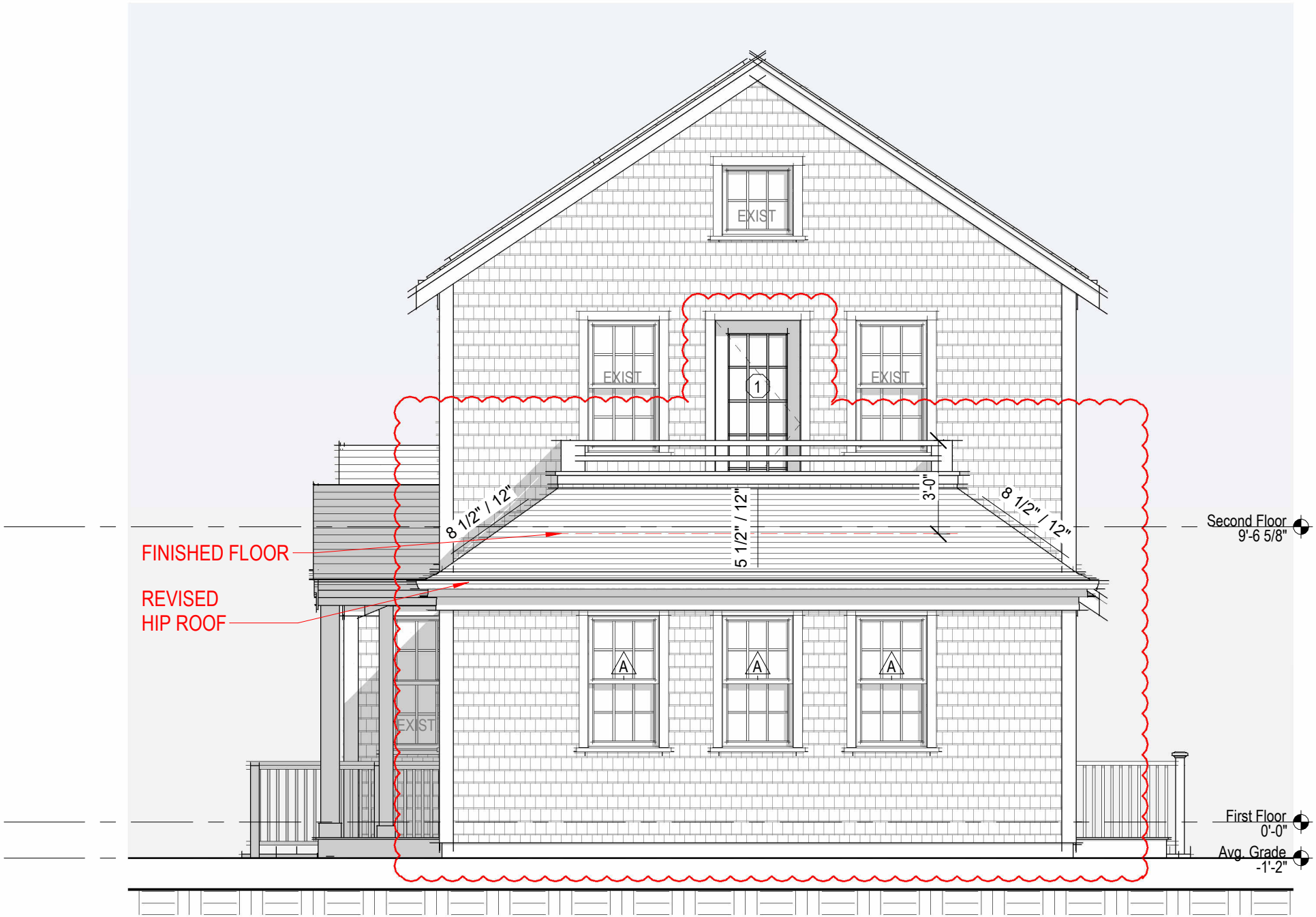

## Second Floor Plan - Proposed 02

1/4" = 1' 0"



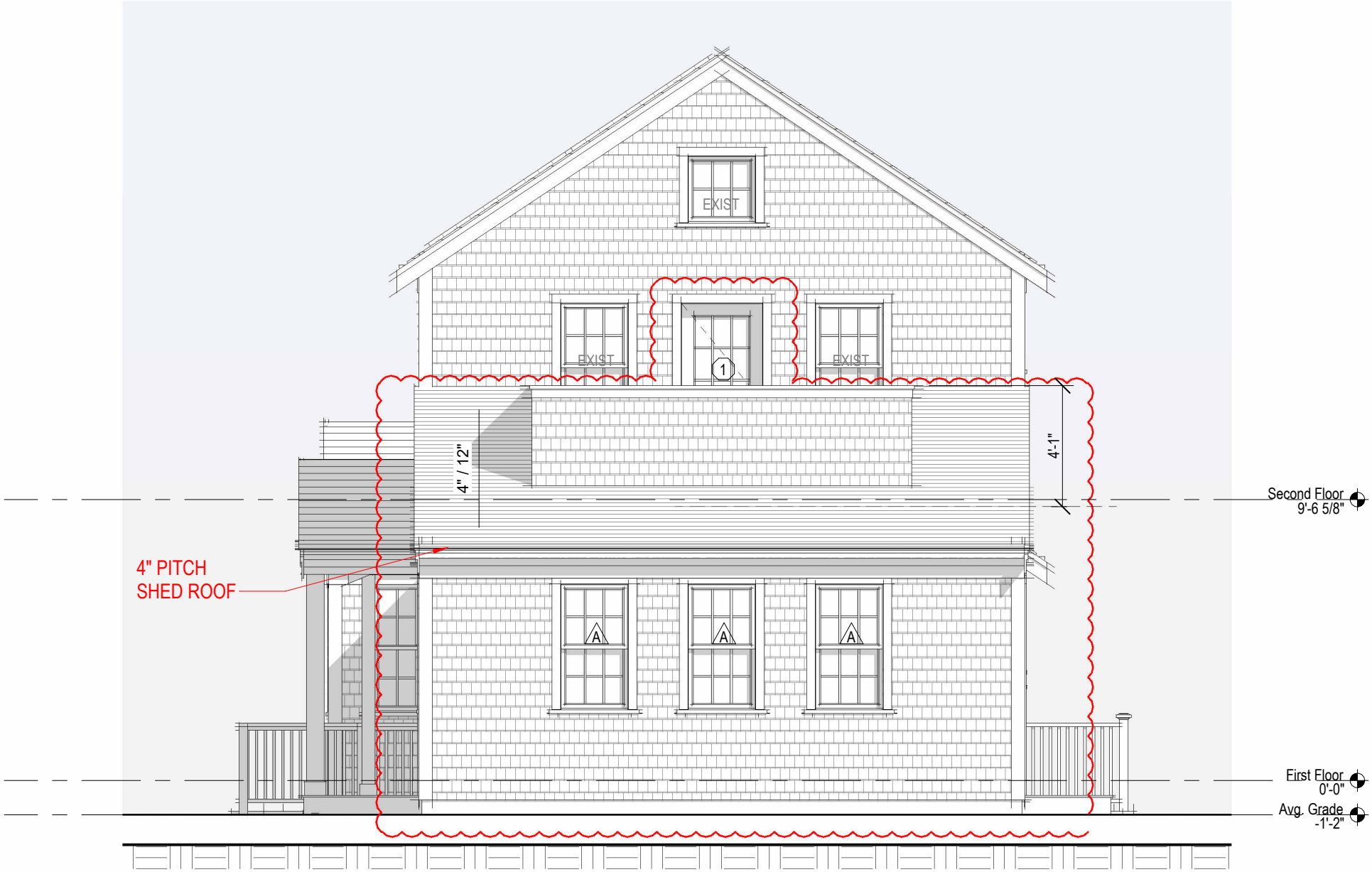

## Prev. HDC Second Floor Plan

**1/8" = 1' 0"**




## East Elevation - Proposed 01

1/4" = 1' 0"




## East Elevation - Proposed 02

1/4" = 1' 0"




## Prev. HDC East Elevation

1/8" = 1' 0"




## North Elevation - Proposed 01

1/4" = 1' 0"




## North Elevation - Proposed 02

1/4" = 1' 0"




## Prev. HDC North Elevation

**1/8" = 1' 0"**




## Prev. HDC West Elevation (NO CHANGE)

1/8" = 1' 0"




## South Elevation - Proposed 01

1/4" = 1' 0"




## South Elevation - Proposed 02

1/4" = 1' 0"




## Prev. HDC South Elevation

1/8" = 1' 0"



1 North Driveway Entry



2 Northeast Elevation From Road



3 Northeast Elevation From Site



4 Northwest Elevation From Driveway



5 North Elevation



6 Northeast Elevation



7 Southeast Elevation



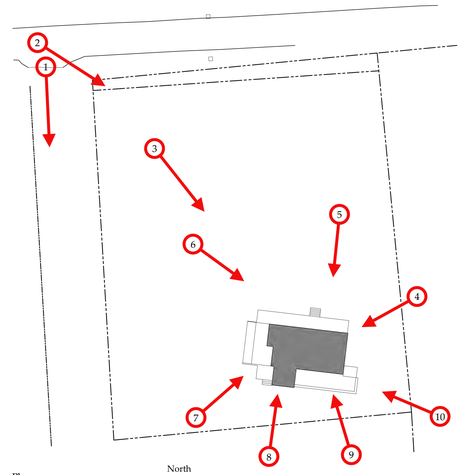
8 South Elevation



9 South Elevation



10 Southeast Elevation




11 Key Plan — North

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# Pocomo Residence

26 Pocomo Road
Nantucket, MA 02554

## Existing Photos

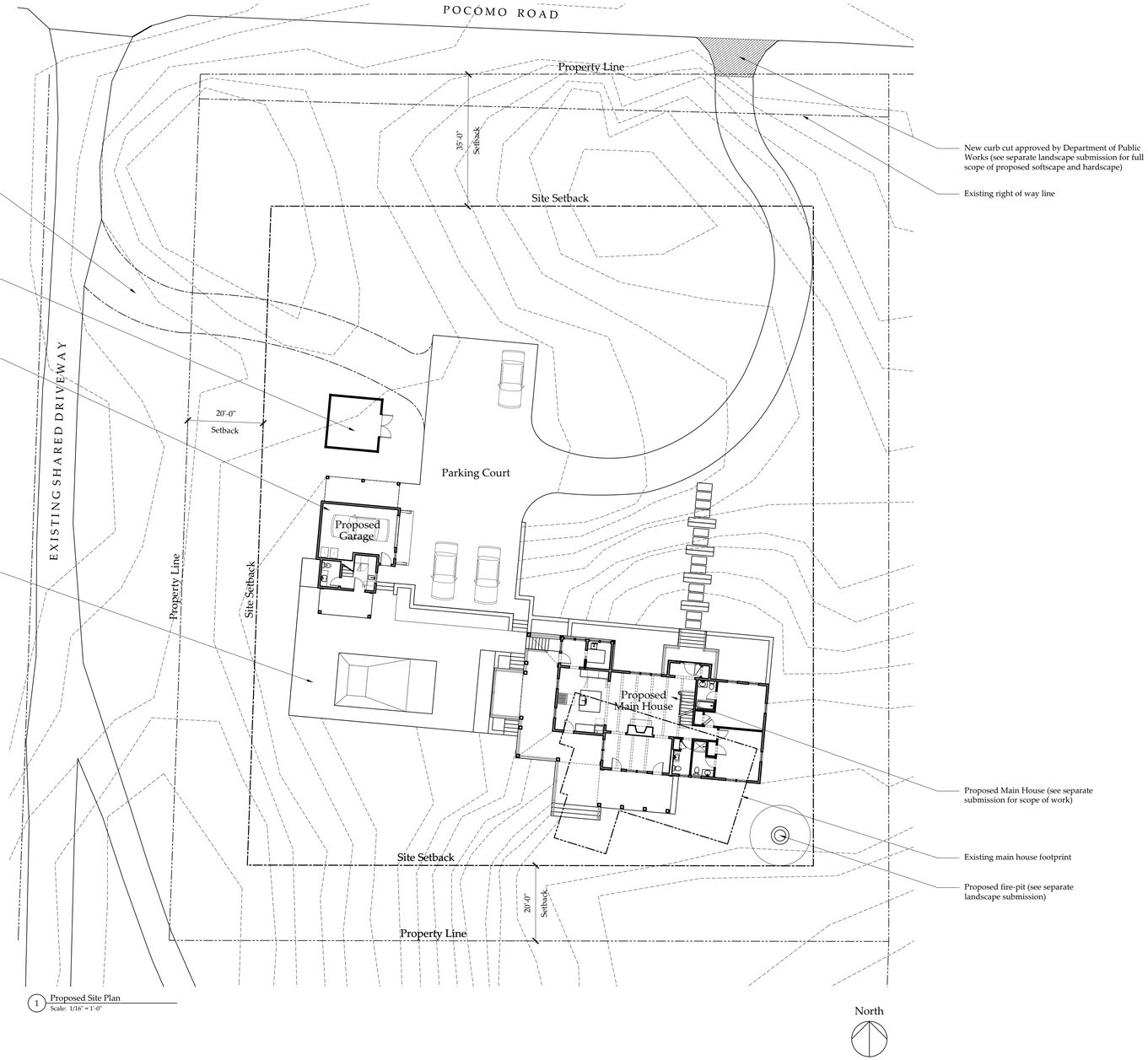
MAIN HOUSE ALTERATION
HDC SUBMISSION
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
07/24/2024 New Business Meeting
10/08/2024 Old Business Meeting

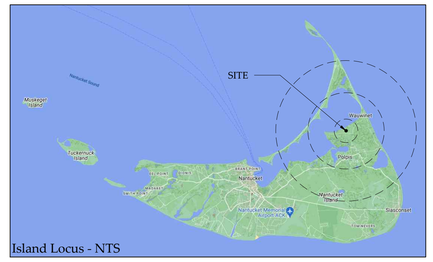
Project number: 23-62

A0.0

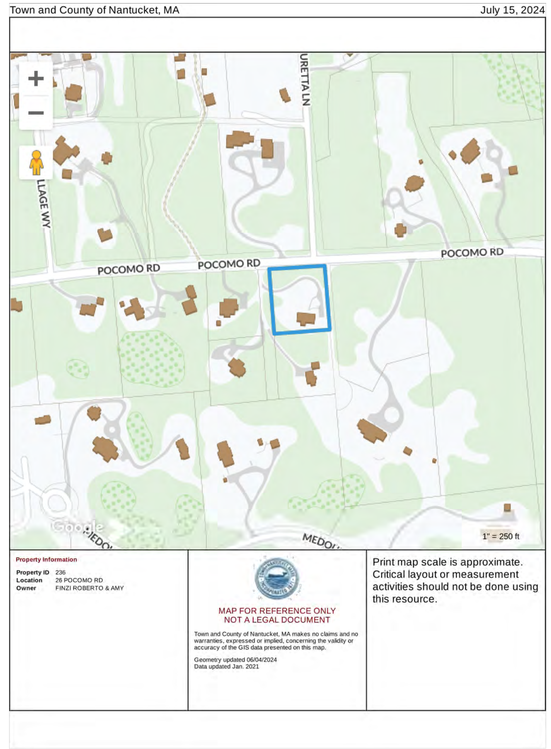
# PROPOSED




1 Proposed Site Plan
Scale: 1/16" = 1'-0"




Locus Map




## Main House Drawing List

| | |
|---|---|
| A1.1 | Proposed Site Plan; Locus; Zoning Information |
| EX2.1 | Existing First Floor Plan |
| EX2.2 | Existing Second Floor Plan |
| A2.0 | Proposed Lower Level |
| A2.1 | Proposed First Floor Plan |
| A2.2 | Proposed Second Floor Plan |
| A3.1 | Existing/Proposed Exterior North Elevation |
| A3.2 | Existing/Proposed Exterior East Elevation |
| A3.3 | Existing/Proposed Exterior South Elevation |
| A3.4 | Existing/Proposed Exterior West Elevation |
| A5.1 | Proposed Window and Door Schedule |

## Zoning Information

| | |
|---|---|
| Assessor's Map and Parcel Number | 14 74 |
| Zone | Limited Use General 3 - LUG3 |
| Minimum lot size | 120,000 S.F. |
| Current Lot Size | 42,688 S.F. |
| Front Setback | 35 ft. |
| Side and Rear Setback | 20 ft. |
| Allowable ground cover ratio | 3% |
| Allowable ground cover | 2,000 S.F. * |
| Existing Main House ground coverage | 1,428 S.F. |
| Total Existing ground cover | 1,428 S.F. |
| Proposed Main House ground coverage | 1,505 S.F. |
| Proposed Garage ground coverage | 440 S.F. |
| Total Proposed ground coverage | 1,945 S.F. |
| Minimum Frontage | 200 ft. |
| Existing Frontage | 125 ft. * |

*Note: Allowable ground coverage and frontage modified per zoning code subdivision and deed allowances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# Pocomo Residence
26 Pocomo Road
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Main House
Proposed Site Plan
Locus
Zoning Information

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*Notify architect of any discrepancies

Issue Date:
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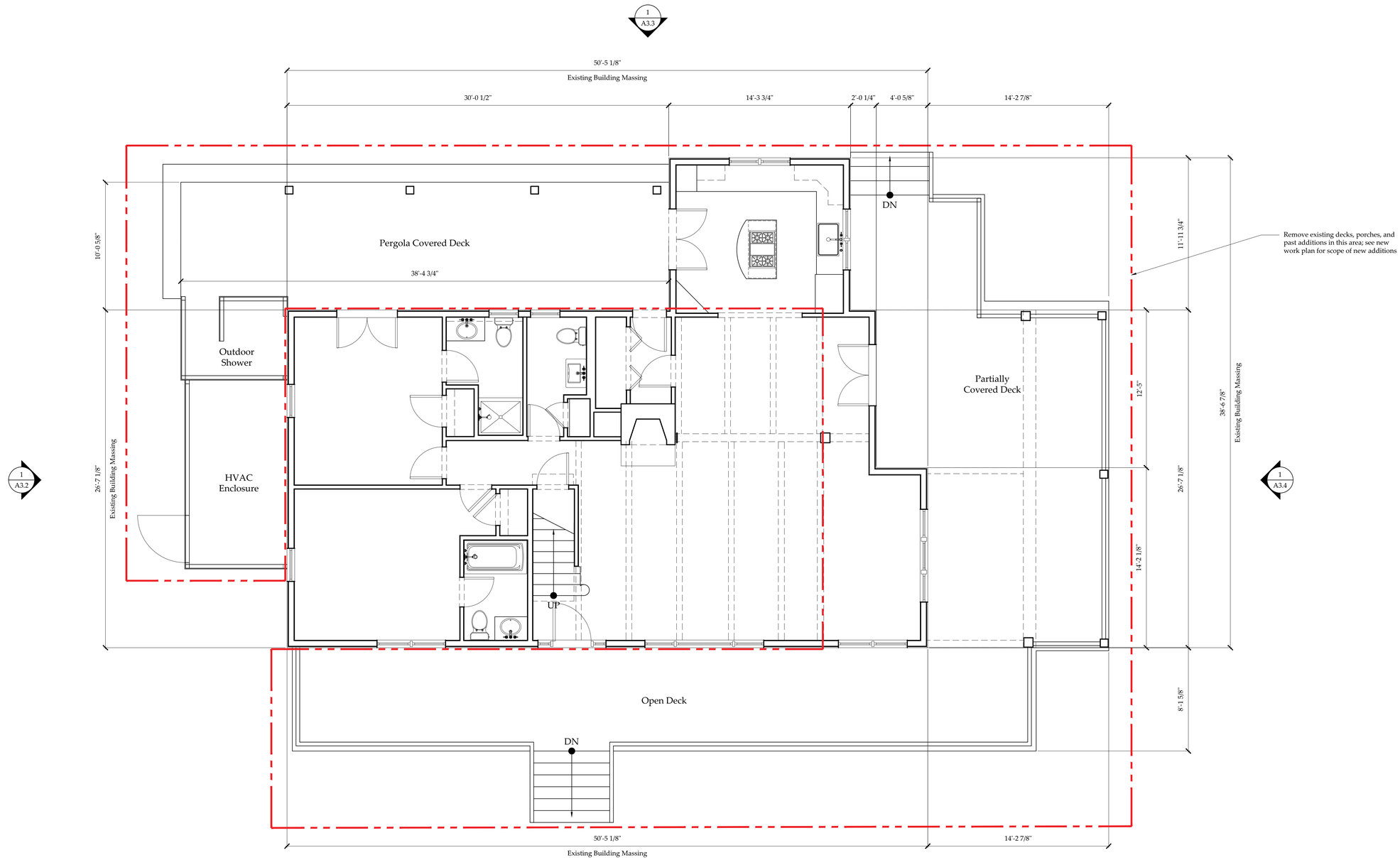
10/08/2024 Old Business Meeting

Project number: 23-62

A1.1

EXISTING




1 Existing First Floor Plan
Scale: 1/4" = 1'-0"

North

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# Pocomo Residence
26 Pocomo Road
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## Main House
Existing
First Floor Plan

MAIN HOUSE ALTERATION
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*Not For Construction
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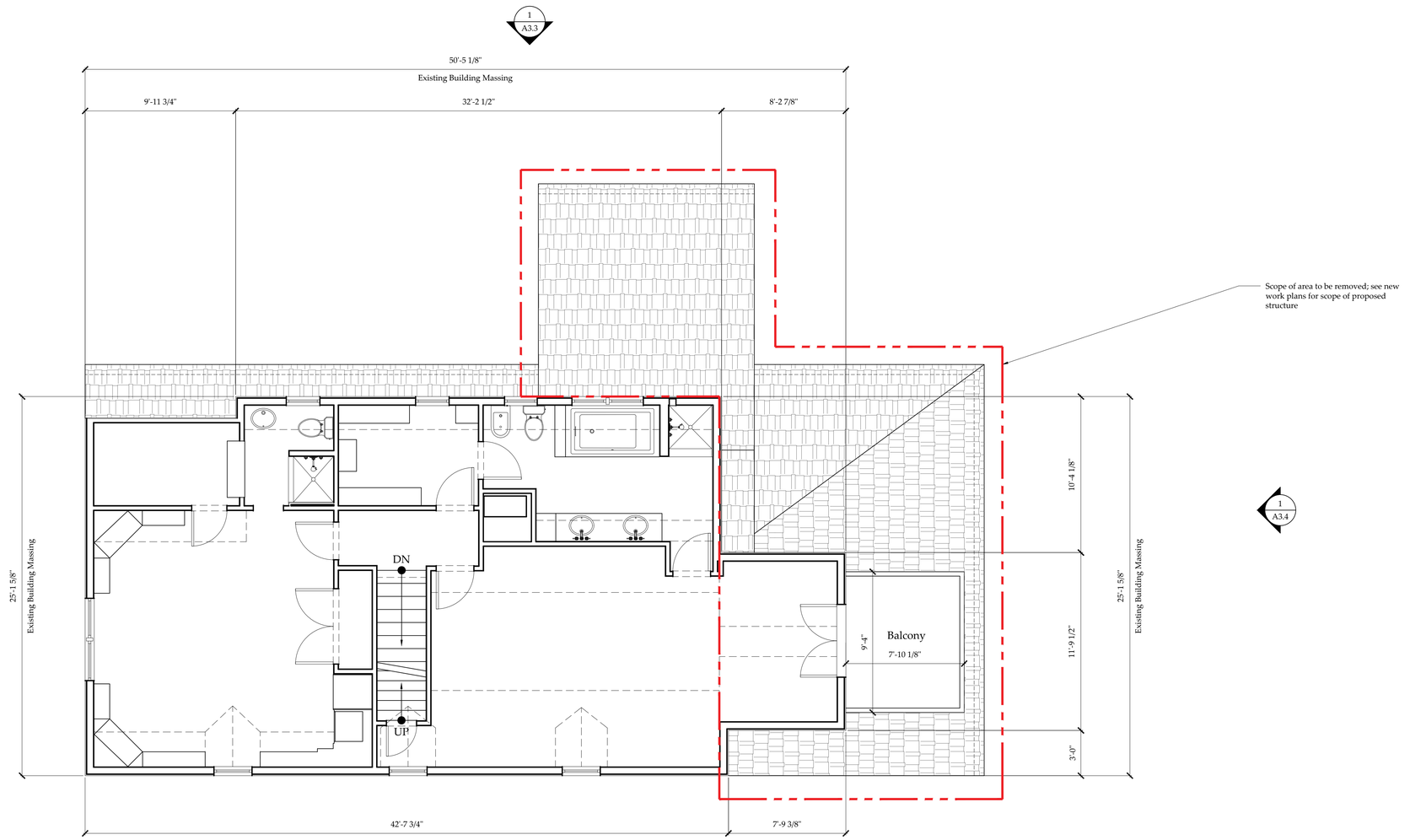
*Notify architect of any discrepancies

Issue Date:
07/24/2024 New Business Meeting
10/08/2024 Old Business Meeting

Project number: 23-62

EX2.1

EXISTING




1 Existing Second Floor Plan
Scale: 1/4" = 1'-0"

1
A3.1

North

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# Pocomo Residence
26 Pocomo Road
Nantucket, MA 02554

## Main House
Existing
Second Floor Plan

MAIN HOUSE ALTERATION
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07/24/2024 New Business Meeting
10/08/2024 Old Business Meeting

Project number: 23-62

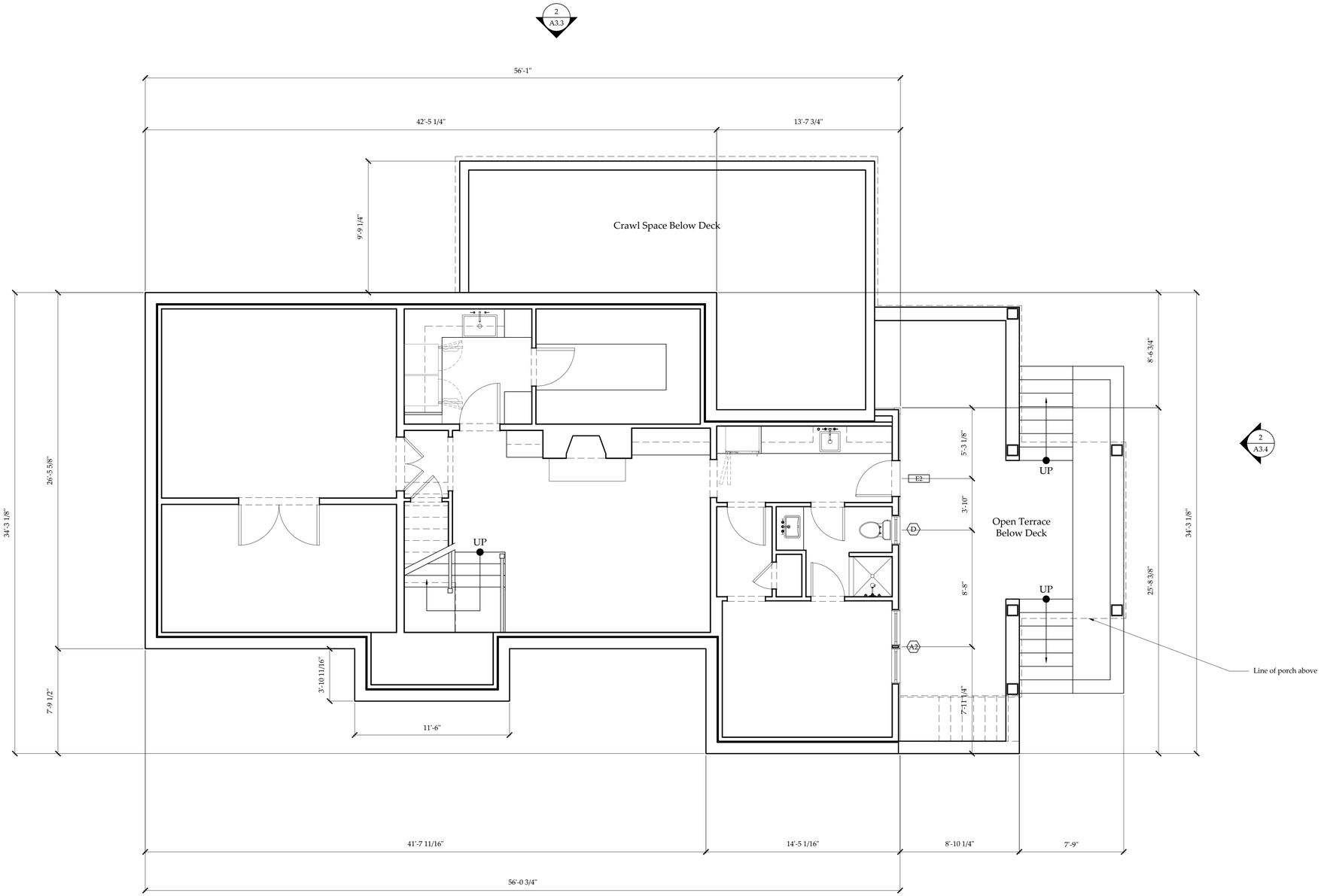
EX2.2

PROPOSED

General HDC Notes:

- New double hung wood windows and doors to be painted white, see A5.1 window and door schedule

Note: Existing structure has crawl space basement; proposed work includes relocation of existing main house with new full basement




1 Proposed Lower Level
Scale: 1/4" = 1'-0"

North

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# Pocomo Residence
26 Pocomo Road
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## Main House
## Proposed
## Lower Level

MAIN HOUSE ALTERATION
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*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
07/24/2024 New Business Meeting
10/08/2024 Old Business Meeting

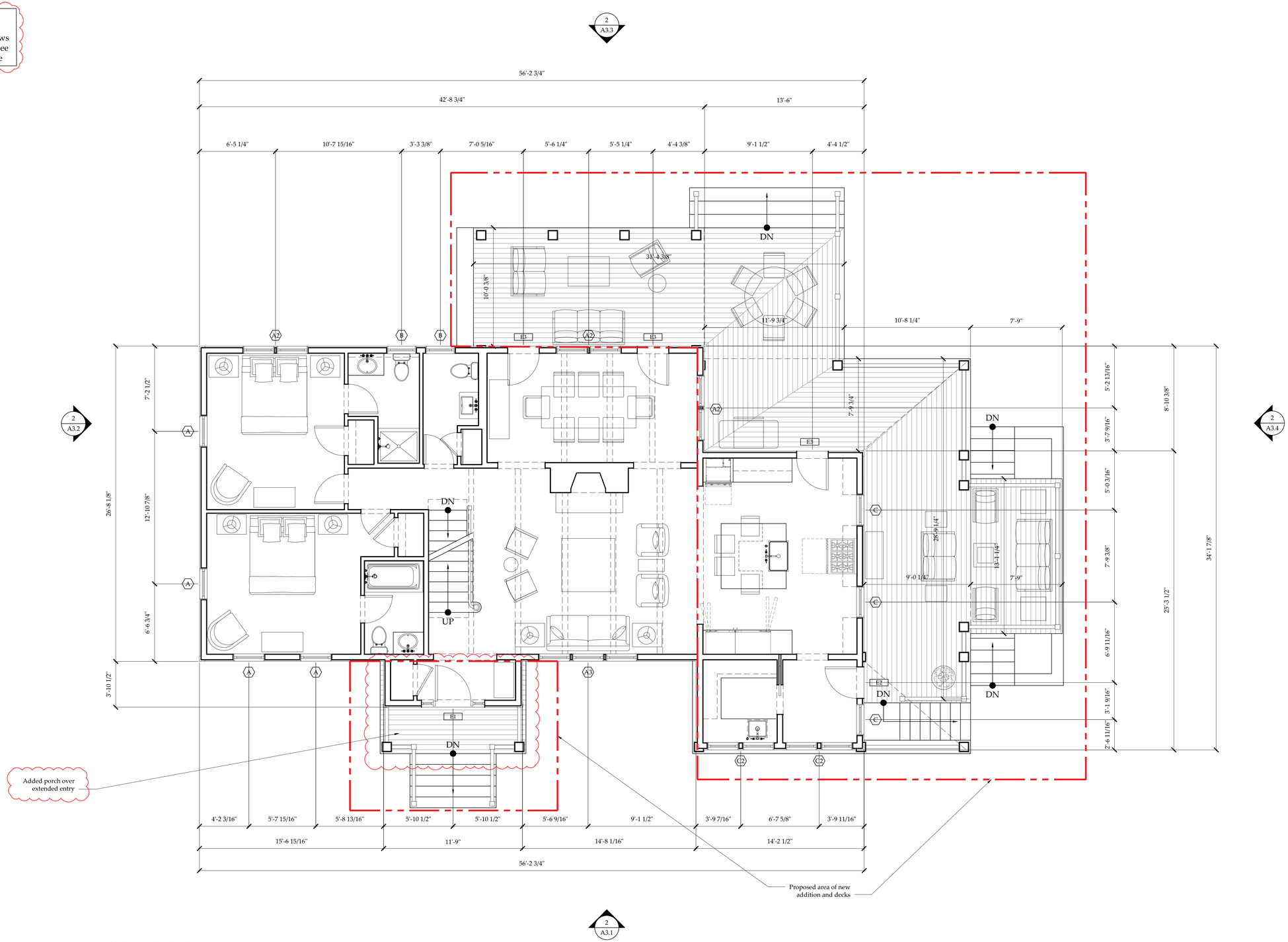
Project number: 23-62

A2.0

PROPOSED

General HDC Notes:

- New double hung wood windows and doors to be painted white, see A5.1 window and door schedule




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

North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# Pocomo Residence
26 Pocomo Road
Nantucket, MA 02554

## Main House
Proposed
First Floor Plan

MAIN HOUSE ALTERATION
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Issue Date:
07/24/2024 New Business Meeting
10/08/2024 Old Business Meeting

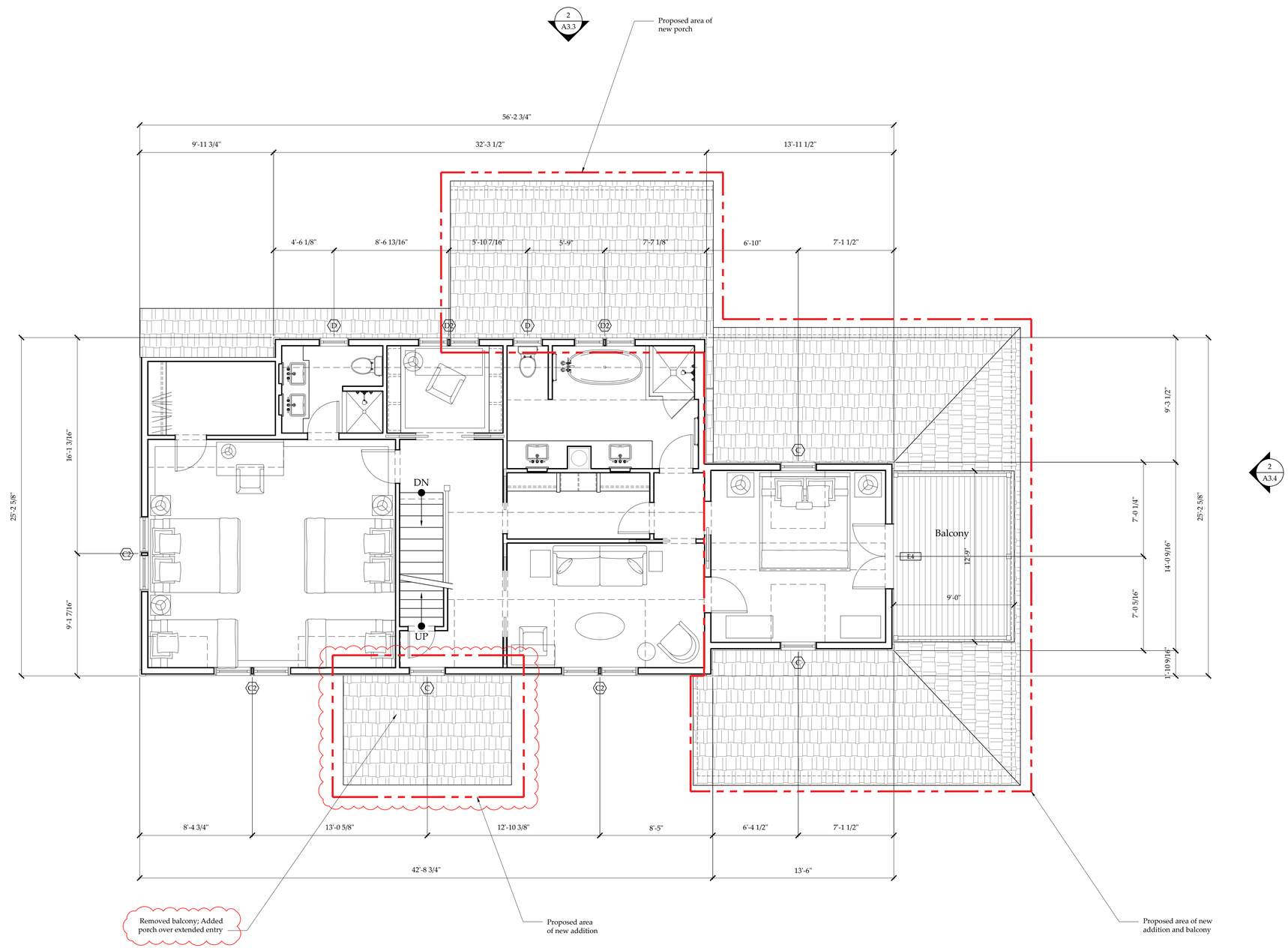
Project number: 23-62

A2.1

# PROPOSED

General HDC Notes:

- New double hung wood windows and doors to be painted white, see A5.1 window and door schedule




2
A3.1

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

North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# Pocomo Residence
26 Pocomo Road
Nantucket, MA 02554

## Main House
Proposed
Second Floor Plan

MAIN HOUSE ALTERATION
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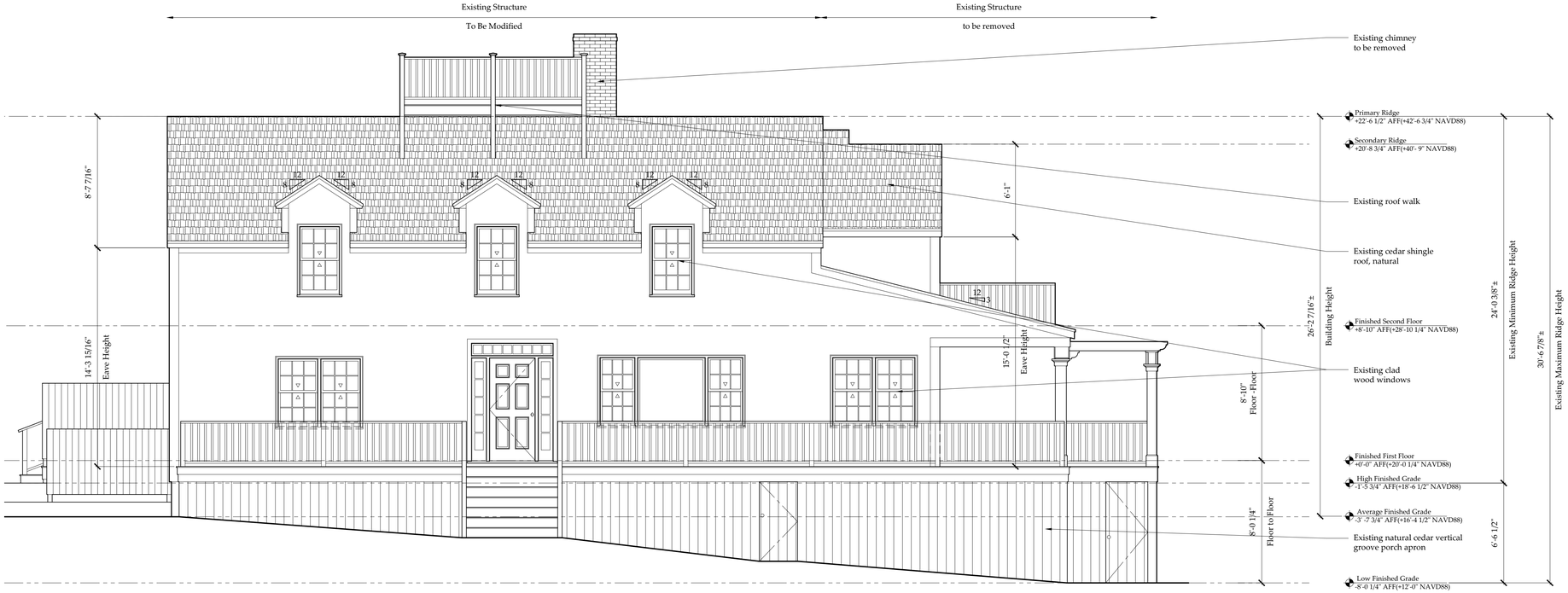
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
07/24/2024 New Business Meeting
10/08/2024 Old Business Meeting

Project number: 23-62

A2.2

# EXISTING

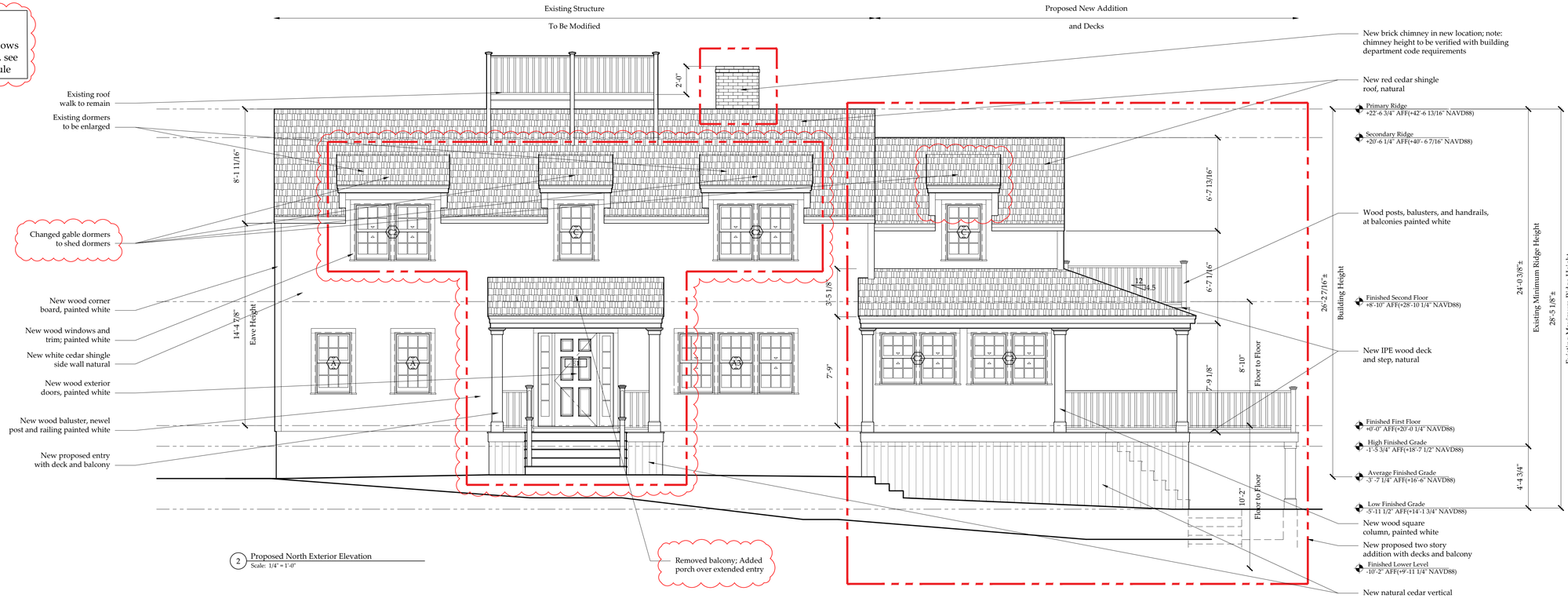



1 Existing North Exterior Elevation
Scale: 1/4" = 1'-0"

# PROPOSED

General HDC Notes:

- New double hung wood windows and doors to be painted white, see A5.1 window and door schedule




2 Proposed North Exterior Elevation
Scale: 1/4" = 1'-0"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# Pocomo Residence
26 Pocomo Road
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## Main House
## Existing/Proposed North Elevation

GARAGE NEW CONSTRUCTION
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*Notify architect of any discrepancies

Issue Date:
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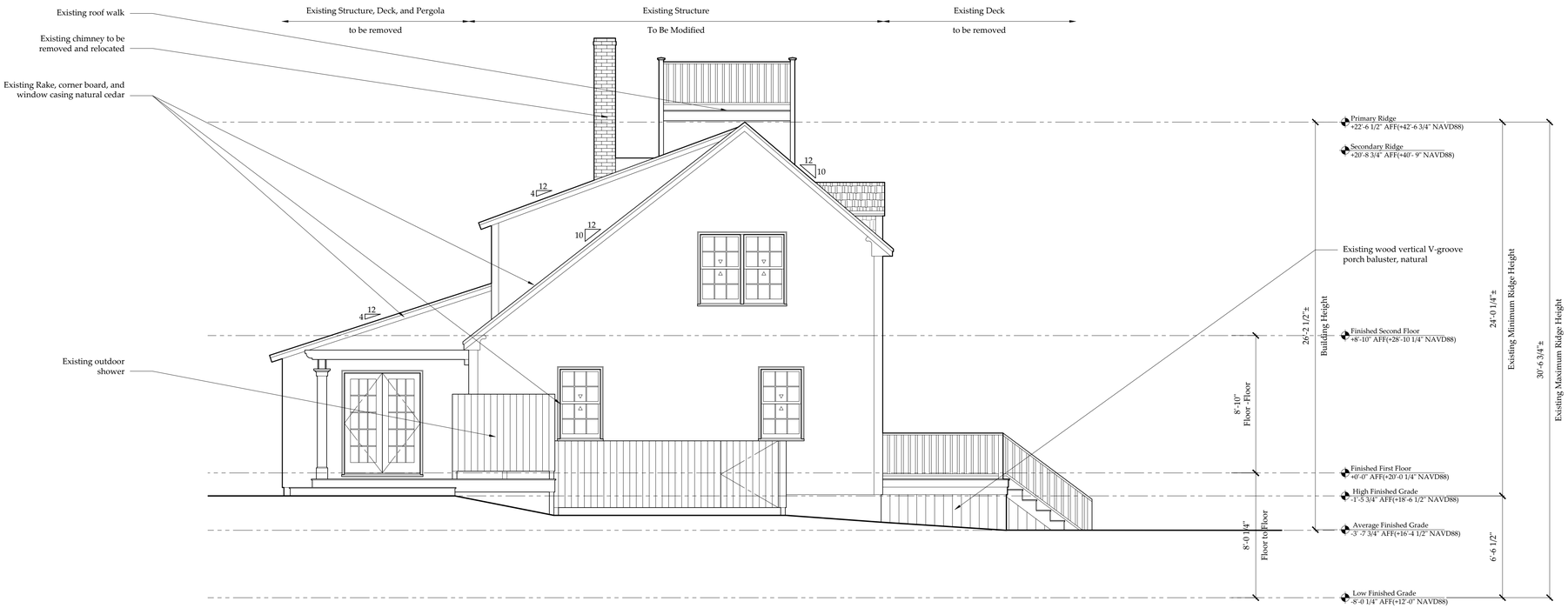
10/08/2024 Old Business Meeting

Project number: 23-62

A3.1

# EXISTING

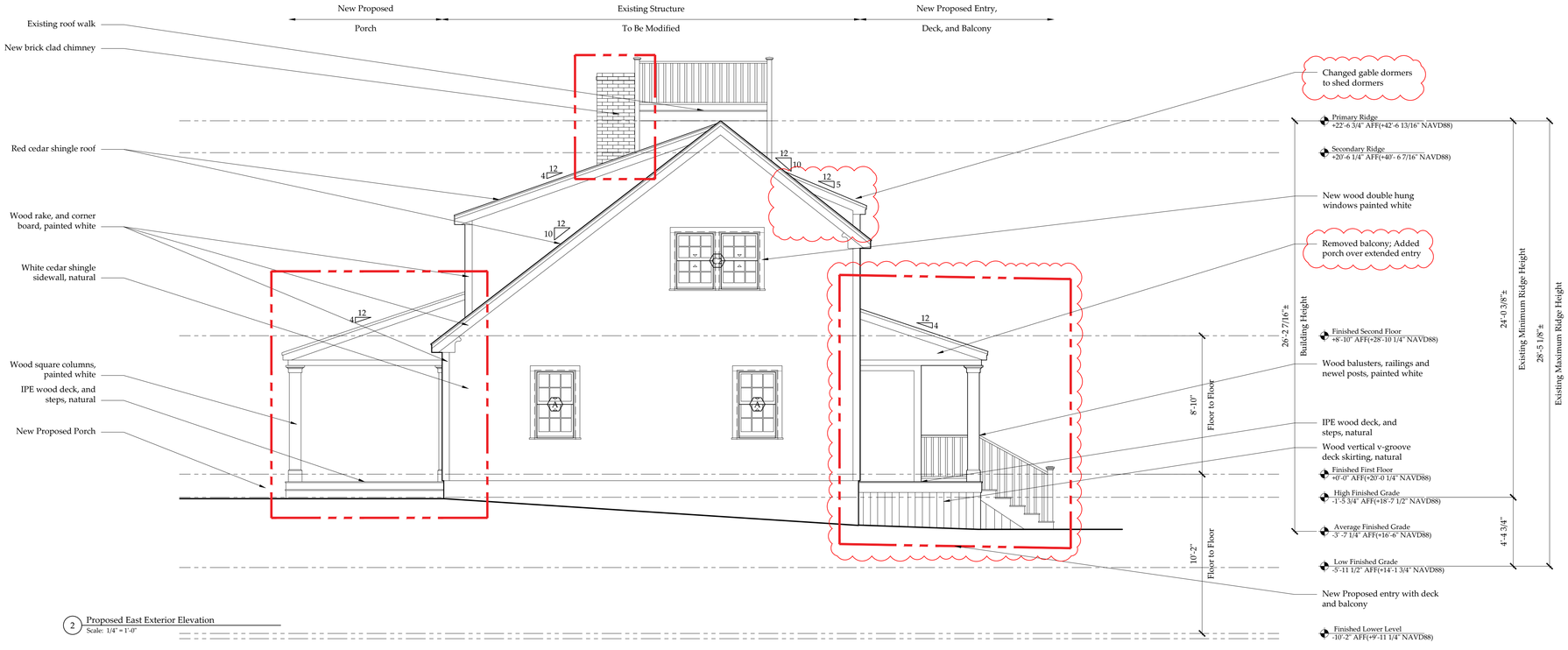



1 Existing East Exterior Elevation
Scale: 1/4" = 1'-0"

# PROPOSED

General HDC Notes:

- New double hung wood windows and doors to be painted white, see A5.1 window and door schedule




2 Proposed East Exterior Elevation
Scale: 1/4" = 1'-0"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# Pocomo Residence
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## Main House
## Existing/Proposed East Elevation

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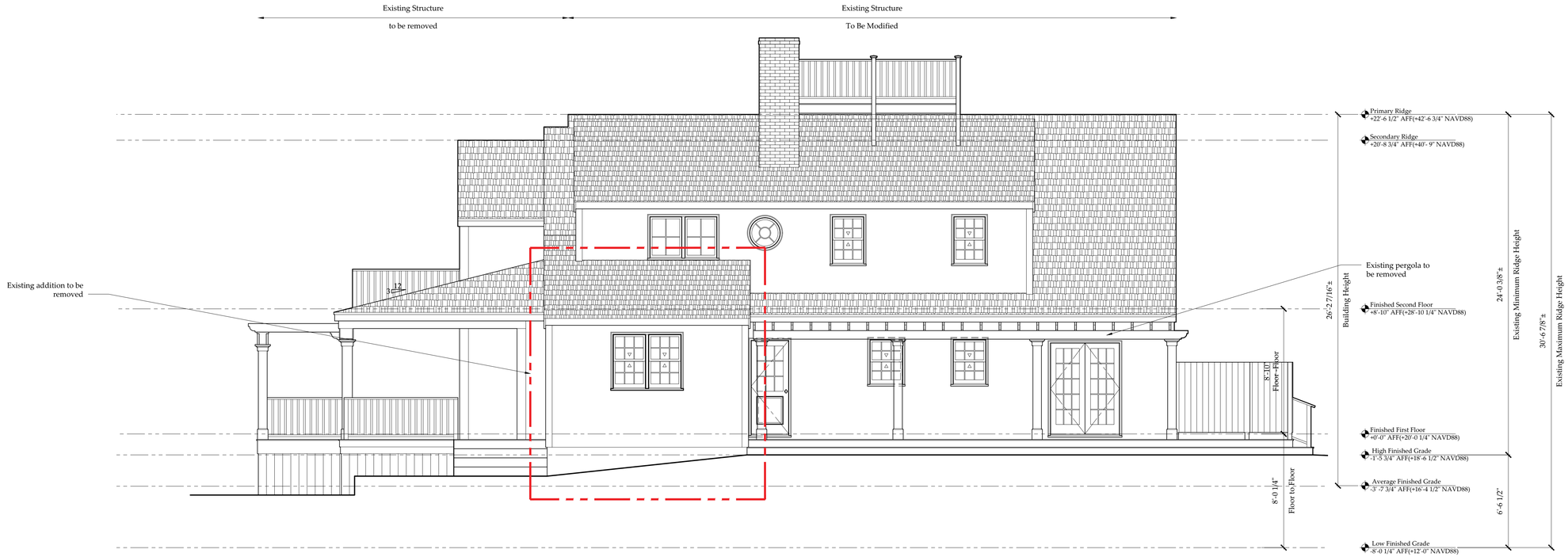
Issue Date:
07/24/2024 New Business Meeting
10/08/2024 Old Business Meeting

Project number: 23-62

A3.2

# EXISTING

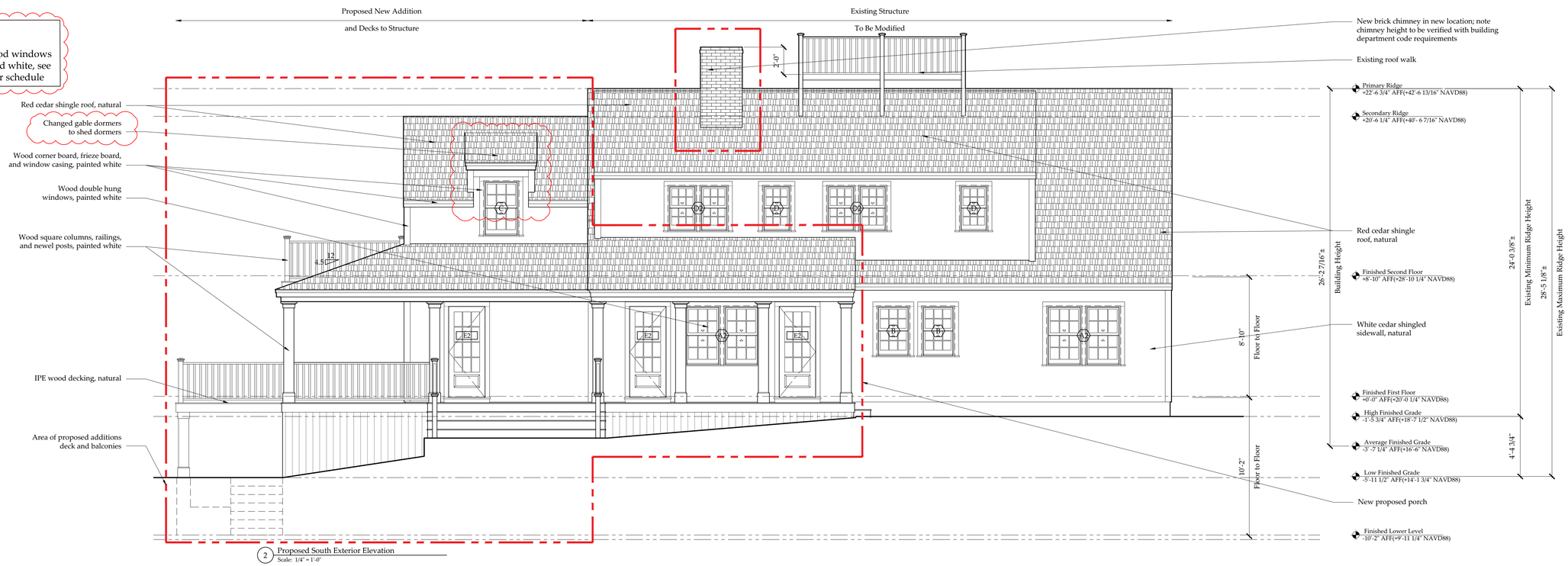



1 Existing South Exterior Elevation
Scale: 1/4" = 1'-0"

# PROPOSED

General HDC Notes:

- New double hung wood windows and doors to be painted white, see A5.1 window and door schedule




2 Proposed South Exterior Elevation
Scale: 1/4" = 1'-0"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# Pocomo Residence
26 Pocomo Road
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## Main House
## Existing/Proposed South Elevation

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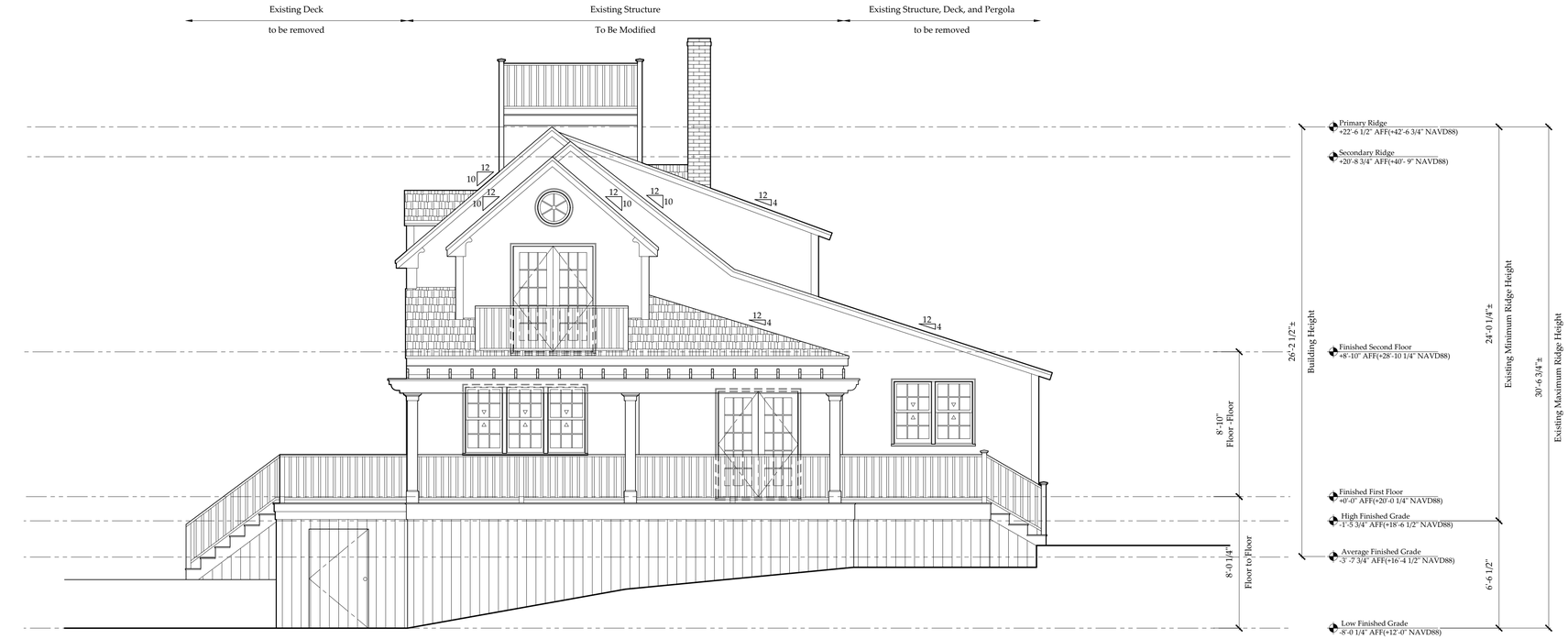
Issue Date:
07/24/2024 New Business Meeting
10/08/2024 Old Business Meeting

Project number: 23-62

A3.3

# EXISTING

Note: Demolition scope includes existing additions, decks, and balcony in this elevation to be removed; Main structure to remain beyond



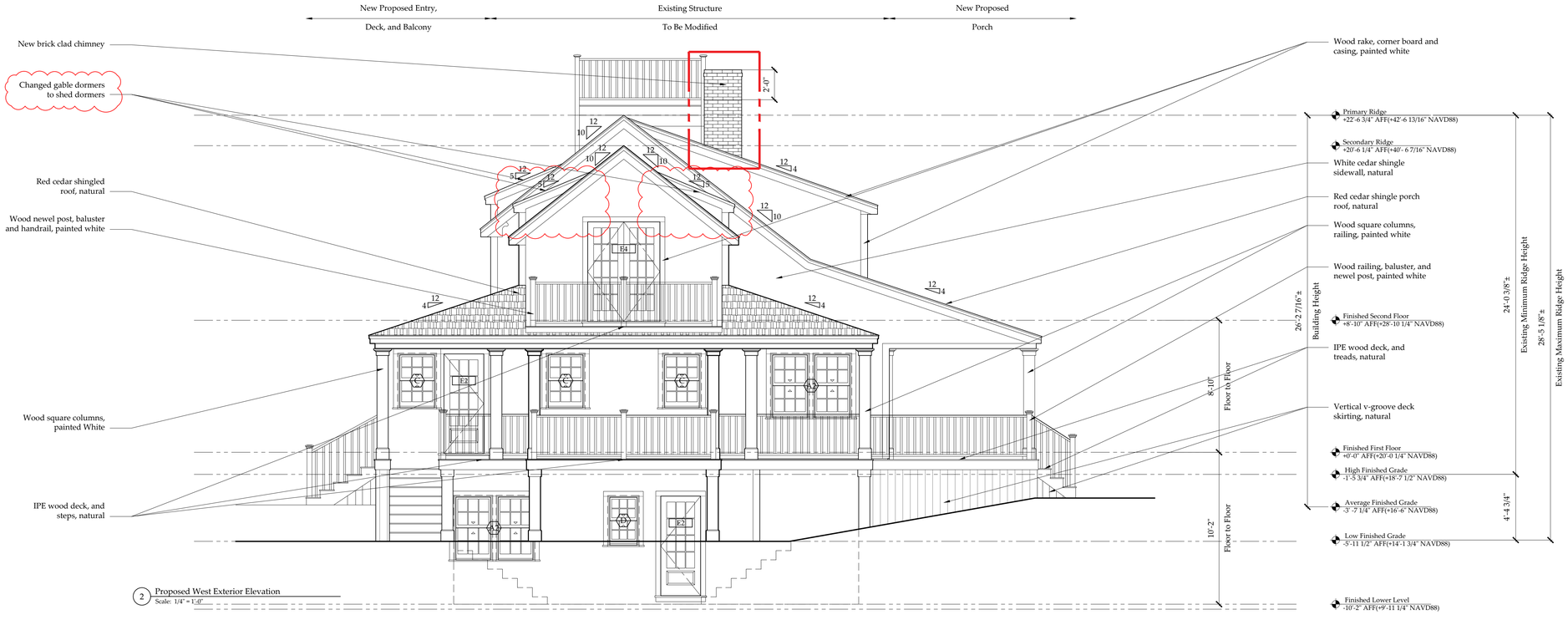

1 Existing West Exterior Elevation
Scale: 1/4" = 1'-0"

# PROPOSED

General HDC Notes:

- New double hung wood windows and doors to be painted white, see A5.1 window and door schedule

Note: New work scope includes proposed additions, decks, and balcony in this elevation; Existing structure to remain beyond




2 Proposed West Exterior Elevation
Scale: 1/4" = 1'-0"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architecture • interior design

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610.644.4400

*New England Studio*
5 Woodbury Lane
Nantucket, Massachusetts 02554
508.202.4587

*www.smithhutton.com*


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Pocomo Residence
26 Pocomo Road
Nantucket, MA 02554

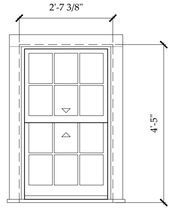
Main House
Existing/Proposed
West Elevation

GARAGE NEW CONSTRUCTION
HDC SUBMISSION
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
07/24/2024 New Business Meeting
10/08/2024 Old Business Meeting

Project number: 23-62

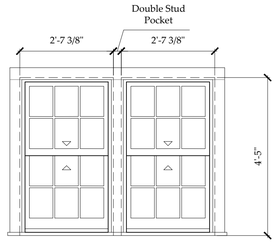
A3.4




A

Unit Specifications

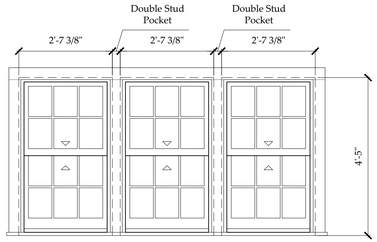
| | |
|---|---|
| Manufacturer - | Marvin Windows & Doors |
| Unit Type - | Signature Ultimate Wood Double Hung<br>6/6 Lite Window |
| Unit Code - | UWDH2622 |
| RO Size - | 2'-8 3/8"w x 4'-5 1/2"h |
| Unit Size - | 2'-7 3/8"w x 4'-5"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" Simulated Divided Light with Spacer |
| Screen - | Wood Framed Insect Screen |
| Notes - | Meets Massachusetts requirements for egress |




A2

Unit Specifications

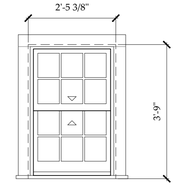
| | |
|---|---|
| Manufacturer - | Marvin Windows & Doors |
| Unit Type - | Signature Ultimate Wood Double Hung<br>6/6 Lite Window |
| Unit Code - | (2) UWDH2622 |
| RO Size - | (2) 3'-0 3/8"w x 5'-5 1/2"h |
| Unit Size - | (2) 2'-11 3/8"w x 5'-5"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" Simulated Divided Light with Spacer |
| Screen - | (2) Wood Framed Insect Screen |
| Notes - | Meets Massachusetts requirements for egress |




A3

Unit Specifications

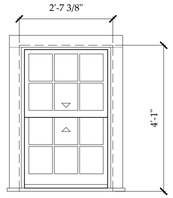
| | |
|---|---|
| Manufacturer - | Marvin Windows & Doors |
| Unit Type - | Signature Ultimate Wood Double Hung<br>6/6 Lite Window |
| Unit Code - | (3) UWDH2622 |
| RO Size - | (3) 3'-0 3/8"w x 5'-5 1/2"h |
| Unit Size - | (3) 2'-11 3/8"w x 5'-5"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" Simulated Divided Light with Spacer |
| Screen - | (3) Wood Framed Insect Screen |
| Notes - | Meets Massachusetts requirements for egress |




B

Unit Specifications

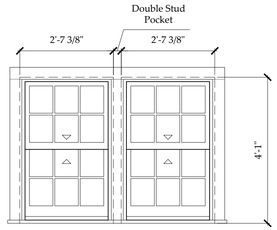
| | |
|---|---|
| Manufacturer - | Marvin Windows & Doors |
| Unit Type - | Signature Ultimate Wood Double Hung<br>6/6 Lite Window |
| Unit Code - | UWDH2418 |
| RO Size - | 2'-6 3/8"w x 3'-9 1/2"h |
| Unit Size - | 2'-5 3/8"w x 3'-9"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" Simulated Divided Light with Spacer |
| Screen - | Wood Framed Insect Screen |
| Notes - | Meets Massachusetts requirements for egress |




C

Unit Specifications

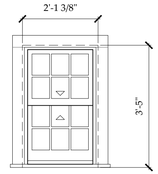
| | |
|---|---|
| Manufacturer - | Marvin Windows & Doors |
| Unit Type - | Signature Ultimate Wood Double Hung<br>6/6 Lite Window |
| Unit Code - | UWDH2620 |
| RO Size - | 2'-8 3/8"w x 4'-1 1/2"h |
| Unit Size - | 2'-7 3/8"w x 4'-1"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" Simulated Divided Light with Spacer |
| Screen - | Wood Framed Insect Screen |
| Notes - | Meets Massachusetts requirements for egress |




C2

Unit Specifications

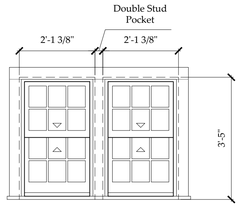
| | |
|---|---|
| Manufacturer - | Marvin Windows & Doors |
| Unit Type - | Signature Ultimate Wood Double Hung<br>6/6 Lite Window |
| Unit Code - | (2) UWDH2620 |
| RO Size - | (2) 2'-8 3/8"w x 4'-1 1/2"h |
| Unit Size - | (2) 2'-7 3/8"w x 4'-1"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" Simulated Divided Light with Spacer |
| Screen - | (2) Wood Framed Insect Screen |
| Notes - | Meets Massachusetts requirements for egress |




D

Unit Specifications

| | |
|---|---|
| Manufacturer - | Marvin Windows & Doors |
| Unit Type - | Signature Ultimate Wood Double Hung<br>6/6 Lite Window |
| Unit Code - | UWDH2016 |
| RO Size - | 2'-2 3/8"w x 3'-5 1/2"h |
| Unit Size - | 2'-1 3/8"w x 3'-5"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" Simulated Divided Light with Spacer |
| Screen - | Wood Framed Insect Screen |
| Notes - | - |

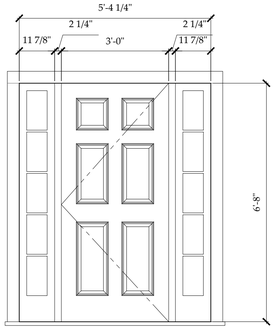



D2

Unit Specifications

| | |
|---|---|
| Manufacturer - | Marvin Windows & Doors |
| Unit Type - | Signature Ultimate Wood Double Hung<br>6/6 Lite Window |
| Unit Code - | (2) UWDH2016 |
| RO Size - | (2) 2'-2 3/8"w x 3'-5 1/2"h |
| Unit Size - | (2) 2'-1 3/8"w x 3'-5"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" Simulated Divided Light with Spacer |
| Screen - | (2) Wood Framed Insect Screen |
| Notes - | - |

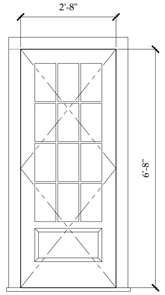
1 Proposed Window Types
Scale: 1/2" = 1'-0"




E1

Unit Specifications

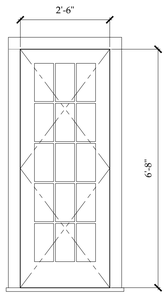
| | |
|---|---|
| Manufacturer - | Nantucket Millworks |
| Unit Type - | 6 Panel Wood Door with (2) 5 Lite Side Lights |
| Unit Code - | Custom |
| RO Size - | n/a |
| Unit Size - | 5'-4 1/4"W x 6'-8"H |
| Glazing - | Double Glazed Insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" True Divided Light |
| Screen - | Wood Frame, Exterior Swing |
| Notes - | |




E2

Unit Specifications

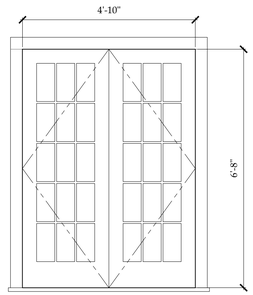
| | |
|---|---|
| Manufacturer - | Nantucket Millworks |
| Unit Type - | 12 Lite and 1 Panel Wood Door |
| Unit Code - | Custom |
| RO Size - | n/a |
| Unit Size - | 2'-8"W x 6'-8"H nominal |
| Glazing - | Double Glazed Insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" True Divided Light |
| Screen - | Wood Frame Exterior Swing |
| Notes - | Provide multipoint lock body; see elevation/plans for swing direction |




E3

Unit Specifications

| | |
|---|---|
| Manufacturer - | Nantucket Millworks |
| Unit Type - | 15 Lite Wood French Door |
| Unit Code - | Custom |
| RO Size - | n/a |
| Unit Size - | 2'-6"W x 6'-8"H nominal |
| Glazing - | Double Glazed Insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" True Divided Light |
| Screen - | Wood Frame Exterior Swing |
| Notes - | Provide multipoint lock body; see elevation/plans for swing direction |




E4

Unit Specifications

| | |
|---|---|
| Manufacturer - | Nantucket Millworks |
| Unit Type - | 15 Lite Pair of French Doors |
| Unit Code - | Custom |
| RO Size - | n/a |
| Unit Size - | 4'-10"W x 6'-8"H nominal |
| Glazing - | Double Glazed Insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" True Divided Light |
| Screen - | Wood Frame Exterior Swing |
| Notes - | Provide multipoint lock body |

2 Proposed Door Types
Scale: 1/2" = 1'-0"

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*www.smithhutton.com*

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# Pocomo Residence
26 Pocomo Road
Nantucket, MA 02554

## Main House
## Proposed Window & Door Schedule

MAIN HOUSE ALTERATION
HDC SUBMISSION
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
07/24/2024 New Business Meeting
10/08/2024 Old Business Meeting

Project number: 23-62

A5.1

ADDRESS: 26 POCOMO RD
DATE HEARD: 09/03/24
SITTING BOARD: WELCH, POHL, CAMP, OLIVER, MACLEOD

## Historic District Commission

# OLD BUSINESS CHECKLIST

### Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.
*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: 07/26/2024 |
| | Address & HDC Case Number (ie HDC2020-05-0265): 26 POCOMO RD |
| ✓ | Copy of Minutes (application item circled) |
| ✓ | Reduced (8 ½ x 11) copy of application |
| ✓ | Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps |
| N/A | One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.) |
| ✓ | Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply)<br>(a.) Site Plan<br>(b.) North Elevation<br>(c.) South Elevation<br>(d.) East Elevation<br>(e.) West Elevation<br>(f.) Window/Door Schedule |
| ✓ | One set reduced plans: 8 ½ x11 |
| ✓ | Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov. |
| ✓ | Submit documents to PLUS at 2 Fairgrounds Road |
| ✓ | Signed Affidavit: see below |

| | |
|---|---|
| HOLD<br><br>FOR<br>A<br><br>VIEW | IF YOUR APPLICATION WAS "HOLD FOR A VIEW"<br>A. HDC case number:<br>B. Copy of Minutes (application item circled)<br>C. ONE SET OF PICTURES<br>REMINDER- in order to appear on the Agenda, applicants must:<br>1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov<br>2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road.<br>Failure to submit and email the required documents for an Old Business meeting MAY result in review delays. |
| HOLD<br><br>TO<br><br>TRACK | IF YOUR APPLICATION WAS "HOLD TO TRACK"<br>A. HDC case number:<br>B. Copy of Minutes (application item circled)<br><br>REMINDER- in order to appear on the Agenda, applicants must:<br>1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov<br>2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road.<br>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: 09|30|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°: 14-74 PARCEL N°. 26

Street & Number of Proposed Work: 26 POCOMO RD

Owner of record: ROBERTO & AMY FINZI

Mailing Address: 75 BANK ST, APT 5F
NEW YORK, NY 10014

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: SMITH & HUTTON

Mailing Address: 91 CHESTNUT RD, STE. B
PAOLI, PA 19301

Contact Phone #: 610.644.4400 E-mail: jennifer@smithhutton.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

☐ Pool (Zoning District _____) ☐ Roof ☐ Other MH FENESTRATION CHANGES, PARTIAL DEMOLITION

Size of Structure or Addition: Length: 56'-2 1/2" Sq. Footage 1st floor: 1,505.75 ft² Decks/Patio: Size: 14'-7 1/2" x 3'-11" ☒ 1st floor ☐ 2nd floor
Width: 34'-1 1/2" Sq. footage 2nd floor: 1,226 ft² Size: 16'-9" x 29'-1" ☒ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____ 31'-4" x 10'-1" ☒ 1st Floor 9' x 12'-9 ☒ 2nd Floor
12'-5 1/2" x 4'-6 1/2" ☒ 1st Floor

Difference between existing grade and proposed finish grade: North ± 2' South ± 2' East ± 2 1/2" West ± 2'

Height of ridge above final finish grade: North 26'-2 1/2" South 26'-2 1/2" East 22'-1/2 West 28'-5"

Additional Remarks

Historic Name:

Original Date: 1970

Original Builder:

REVISIONS (describe)

1. East Elevation NEW FENESTRATIONS
2. South Elevation NEW FENESTRATIONS; 2-STORY ADDITION WITH DECKS & BALCONY; NEW PORCH
3. West Elevation NEW FENESTRATIONS; 2-STORY ADDITION WITH DECKS & BALCONY
4. North Elevation NEW MAIN ENTRY; ENLARGED DORMERS; 2-STORY ADDITION WITH DECKS & BALCONY

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

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

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

**Roof Pitch**: Main Mass 10 /12 Secondary Mass 10 /12 Dormer 8 /12 Other PORCH 4/12

**Roofing material**: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR; MATCH EXISTING

Fence: Height: _____
Type: _____
Length: _____

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

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

**Leaders (material and size)**: _____

**Sidewall**: ☒ White cedar shingles NATURAL TO WEATHER; MATCH EXISTING ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

**Trim**: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 8 1/2" Soffit (Overhang) 6 1/2" Corner boards 5 1/2" Frieze 4"
Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 9"

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

**Doors*** (type and material): ☒ TDL ☐ SDL Front 6 PANEL & (2) 5 LITE SIDE LIGHTS, WD. Rear 12 LITE & PANEL WD. Side 15 LITE WD; 15 LITE PAIR WD.
Garage Door(s): Type _____ Material _____

**Hardscape materials**: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall WHITE CEDAR, NATURAL Clapboard (if applicable) _____ Roof RED CEDAR, NATURAL
Trim WHITE, PAINTED Sash WHITE, PAINTED Doors WHITE, PAINTED
Deck IPE, NATURAL Foundation _____ Fence _____ Shutters _____

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

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

Date 7/23/2024 Signature of owner of record _____ Signed under penalties of perjury

# MEETING POSTING

**TOWN OF NANTUCKET**

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

**RECEIVED**
2024 AUG 29 PM 02:44
NANTUCKET TOWN CLERK
Posting Number:T 793

| | |
|---|---|
| **Committee/Board/s** | Historic District Commission (HDC) – NEW Business |
| **Day, Date, & Time** | Tuesday, September 3, 2024, at 4:00 pm *HYBRID |
| **Location / Address** | COMMUNITY ROOM, 4 FAIRGROUNDS ROAD & REMOTE PARTICIPATION VIA ZOOM<br>Information on viewing the meeting can be found at:<br>https://www.nantucket-ma.gov/138/Boards-Commissions-Committees |
| **Please note:** | IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF THE MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD. |

# HISTORIC DISTRICT COMMISSION

**Signature of Chair/Authorized Person: Stephen Welch, Chairman**

**To join the Historic District Commission meeting click on the Zoom Registration Link below**:
https://us06web.zoom.us/webinar/register/WN_cMmiQKgkRH2lRas22PJkQA

**To watch the live meeting, click here:**
https://youtube.com/live/T4SPbm2sBLQ

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

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

## AGENDA

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

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

## I. COMMISSIONER DISCUSSION

1. "Value of Written Submission & Submission Deadlines"

## II. CONSENT

1. TBD

## III. CONSENT WITH CONDITIONS

1. TBD

## IV. SIGNS

| | | | | | |
|---|---|---|---|---|---|
| 1. | 3 Step Lane LLC | 3 Step Ln (Veranda House) | Projecting Sign (2) Revision | 42 4.2/44 | Plymouth Sign Co |

## VI. OLD BUSINESS 08/27/2024

| | | | | | |
|---|---|---|---|---|---|
| 1. | K22S LLC | 126R Main St | New Cottage | 42.3.3/ 98.1 | LFW |

- *Commissioners: Pohl, Welch, Camp, Oliver, Paul – **Last heard August 13, 2024***

| | | | | | |
|---|---|---|---|---|---|
| 2. | K22S LLC | 126R Main St | New Shed | 42.3.3/98.1 | LFW |

- *Commissioners: Pohl, Welch, Camp, Oliver, Paul – **Last heard August 13, 2024***

## VII. NEW BUSINESS 07/23/2024

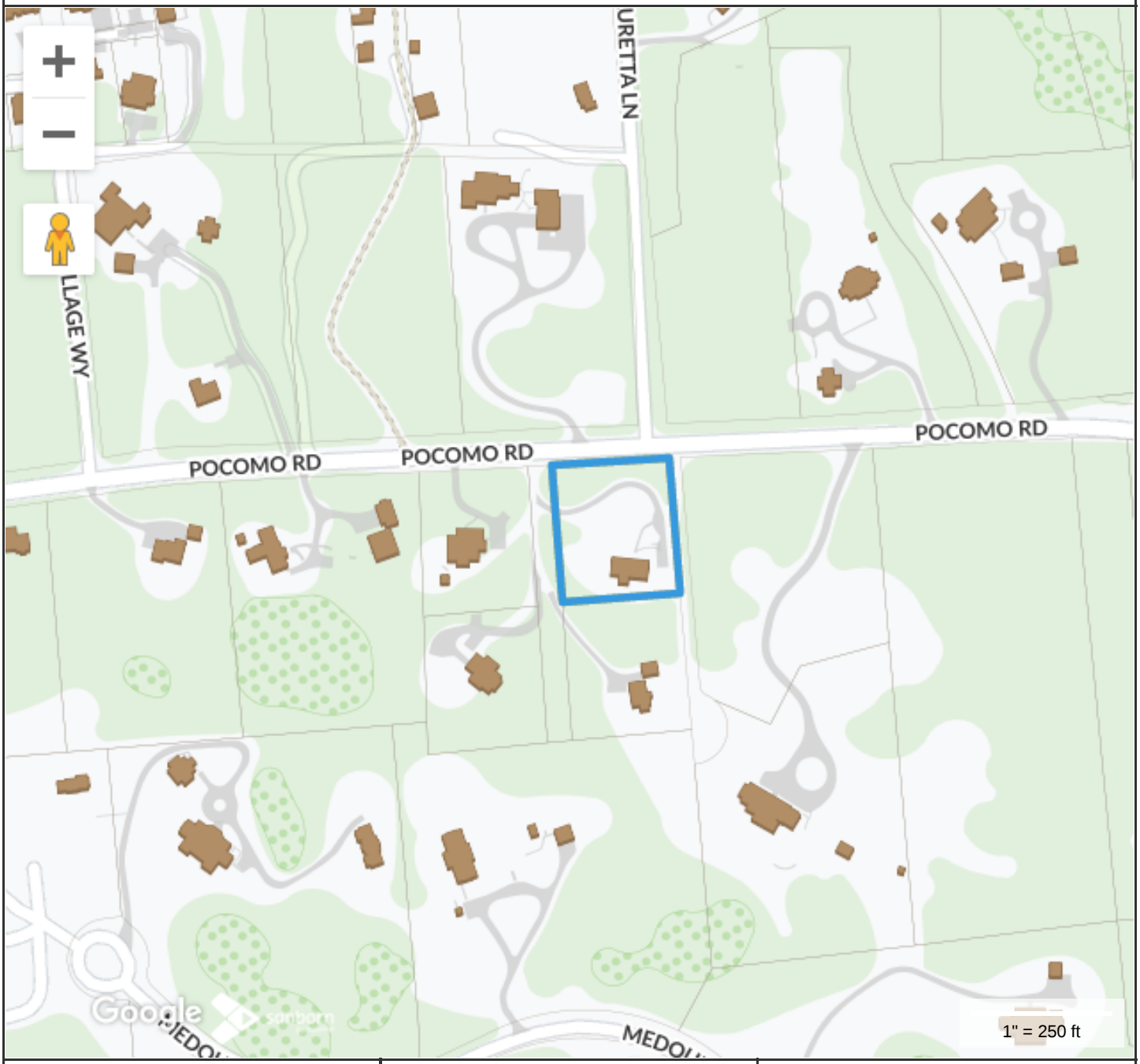
| | | | | | |
|---|---|---|---|---|---|
| 1. | Jeffery Ackseizer | 14 Moors End Ln | New Garage | 43/216 | EMDA |
| 2. | Dalibor & Liliana Kovacevic | 3 Aster Ct | Solar Roof | 68/373 | Ack Smart |
| 3. | Garret Roberts | 1 South Mill St | Rev change roof | 55.4.1/61 | EMDA |

## VIII. NEW BUSINESS 08/06/2024

| | | | | | |
|---|---|---|---|---|---|
| 1. | Brandon Eldridge | 26 Arlington St | Solar Roof | 76.1.3/281 | Isaksen Solar RP |
| 2. | Suzanne & Thomas Albani | 39 Wanoma Way | Replace beach stairs | 92.4/318 | EMDA AM |
| 3. | Roberto & Amy Finzi | 26 Pocomo Rd | Addition | 14/74 | Smith & Hutton AM |
| 4. | Roberto & Amy Finzi | 26 Pocomo Rd | New Garage | 14/74 | Smith & Hutton AM |
| 5. | Marrett Victor | 3 Baily Rd | Egress window | 56/426 | Self AM |
| 6. | Big Batch LLC | 69 Hummock Pond | Renovate – Rev #8733 | 56/320 | Emeritus LTD CT |
| 7. | Stark Point LLC | 16 Easton St | Hardscape | 42.1.4/11 | Botticelli & Pohl CT |
| 8. | Nantucket Electric Co | 32 Bunker Rd | New Commercial Bldg | 78/2.7 | LFW AC |
| 9. | Terry Anne Vigil Trst | 26 Somerset Ln | New main house | 66/10 | JBStudio CP |
| 10. | Terry Anne Vigil Trst | 26 Somerset Ln | New pool | 66/10 | JBStudio CP |

## IX. NEW BUSINESS 8/20/2024

| | | | | | |
|---|---|---|---|---|---|
| 1. | Malony, Rosalie Grennan | 15 Old N Wharf | Renewal 72026 | 42.3.1/26 | Val Oliver RP |
| 2. | Hubbell, Peter | 87 Main St | Onsite parking | 42.3.4/30 | Permit Plus JP |
| 3. | Verizon | 215 Cliff Rd | T-Mobile cell site modification | 40/62 | Adam Wolfrey RP |
| 4. | Ruddick, Girrard | 6 Bayberry/ Sconset | Rev's to9023 | 49/92 | Thornewill RP |
| 5. | Lightus Coop Inc | 7 Crooked Ln | New Carriage House | 41/80 | S Metz VO |
| 6. | Paige Mary Yates Trust | 4 Coffin Sias | New Dwelling | 73.1.4/18 | Val Oliver JP |
| 7. | Sulzer Jim Elder Barbara | 12 Back St | Fence asbuilt | 55/352 | Thornewill VO |
| 8. | Cameron Gammill | 87 Somerset Rd | Solar rooftop | 66/79 | AckSmart VO |
| 9. | 100 Wauwinet Trust | 100 Wauwinet Rd | New Dwelling | 11/24.1 | Botticelli & Pohl JP |
| 10. | 100 Wauwinet Trust | 100 Wauwinet Rd | New Garage GH | 11/24.1 | Botticelli & Pohl JP |
| 11. | Beth Maier | 5A Field Ave | Renew fence | 80/415 | Self JP |
| 12. | Keegan Hodges | 35 India St | Colors change door shutter | 42.3.4/128 | Thornewill JP |
| 13. | Nick Ray | 37 Somerset Rd | Rev 2024-05-10545 | 56/108 | Val Oliver AM |
| 14. | Pocomo LLC | 61 Pocomo Rd | Move bldg | 15/15 | Alexander Zara AM |
| 15. | Pocomo LLC | 61 Pocomo Rd | hardscape | 15/15 | Alexander Zara AM |
| 16. | Pocomo LLC | 61 Pocomo Rd | Egress window basement | 15/15 | Alexander Zara AM |
| 17. | Azima Farhood | 20 Liberty St | Patio reno | 42.3.4/143 | SMRD AM |
| 18. | Azima Farhood | 20 Liberty St | Garage door & overhang ALT | 42.3.4/143 | SMRD AM |
| 19. | Bill Jennings | 2 Marion Ave | Pool hardscape | 82/402 | Jesse Dutra JP |
| 20. | 116 Baxter Rd B H Trust | 116 Baxter Rd | Alterations to fenestration | 48/34 | LFW VO |
| 21. | Fred Kudish | 13 Meadow Ln | Hardscape pool | 56/87 | LFW CT |




**Property Information**

| | |
|---|---|
| **Property ID** | 236 |
| **Location** | 26 POCOMO RD |
| **Owner** | FINZI ROBERTO & AMY |

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

| Main House Drawing List | |
|---|---|
| A1.1 | Proposed Site Plan; Locus; Zoning Information |
| EX2.1 | Existing First Floor Plan |
| EX2.2 | Existing Second Floor Plan |
| A2.0 | Proposed Lower Level |
| A2.1 | Proposed First Floor Plan |
| A2.2 | Proposed Second Floor Plan |
| A3.1 | Existing/Proposed Exterior North Elevation |
| A3.2 | Existing/Proposed Exterior East Elevation |
| A3.3 | Existing/Proposed Exterior South Elevation |
| A3.4 | Existing/Proposed Exterior West Elevation |
| A5.1 | Proposed Window and Door Schedule |

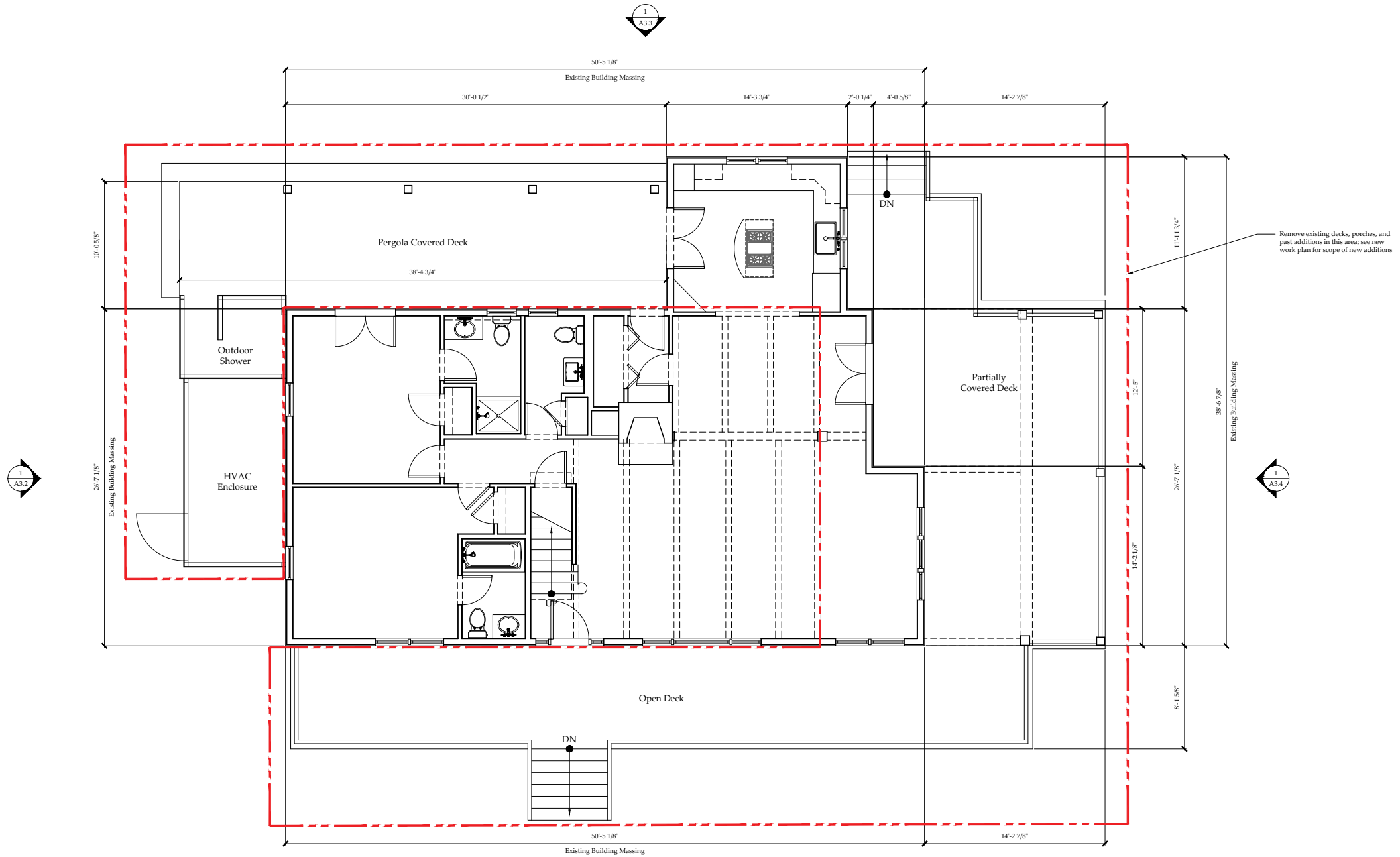
| Zoning Information | |
|---|---|
| Assessor's Map and Parcel Number | 14 74 |
| Zone | Limited Use General 3 - LUG3 |
| Minimum lot size | 120,000 S.F. |
| Current Lot Size | 42,688 S.F. |
| Front Setback | 35 ft. |
| Side and Rear Setback | 20 ft. |
| Allowable ground cover ratio | 3% |
| Allowable ground cover | 2,000 S.F. * |
| Existing Main House ground coverage | 1,428 S.F. |
| Total Existing ground cover | 1,428 S.F. |
| Proposed Main House ground coverage | 1,505 S.F. |
| Proposed Garage ground coverage | 440 S.F. |
| Total Proposed ground coverage | 1,945 S.F. |
| Minimum Frontage | 200 ft. |
| Existing Frontage | 125 ft. * |

*Note: Allowable ground coverage and frontage modified per zoning code subdivision and deed allowances

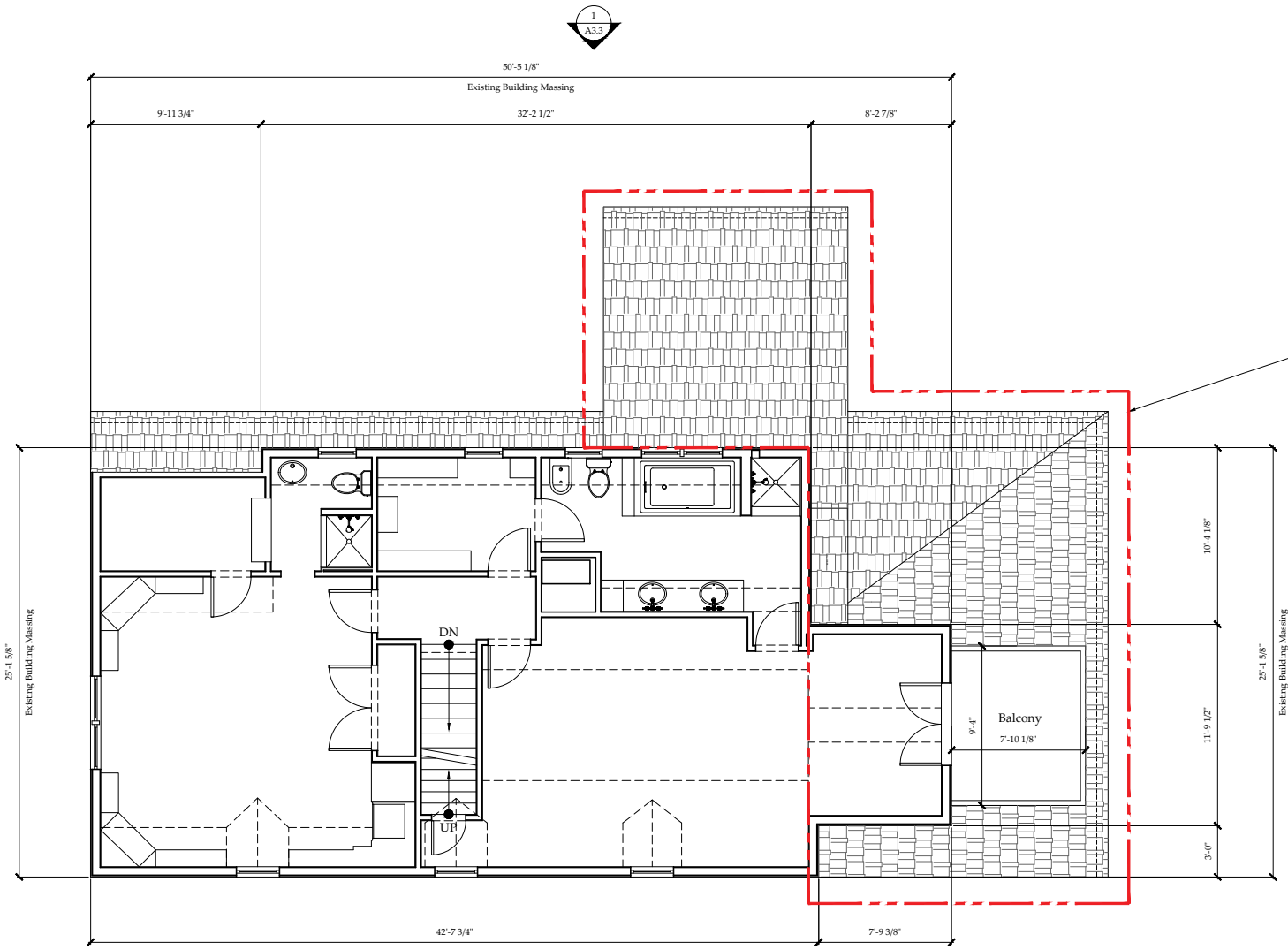
PROPOSED



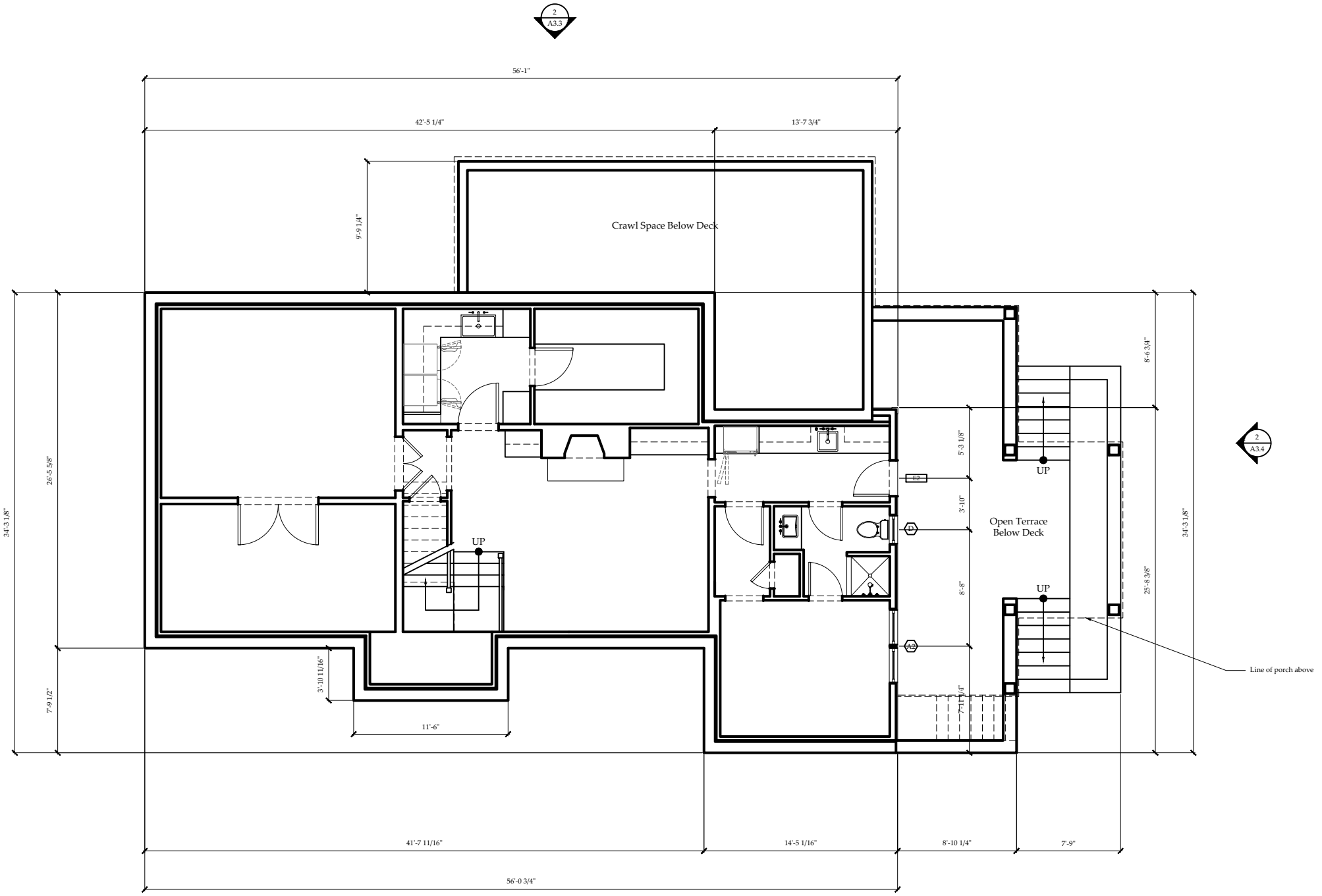

1 Proposed Site Plan
Scale: 1/16" = 1'-0"



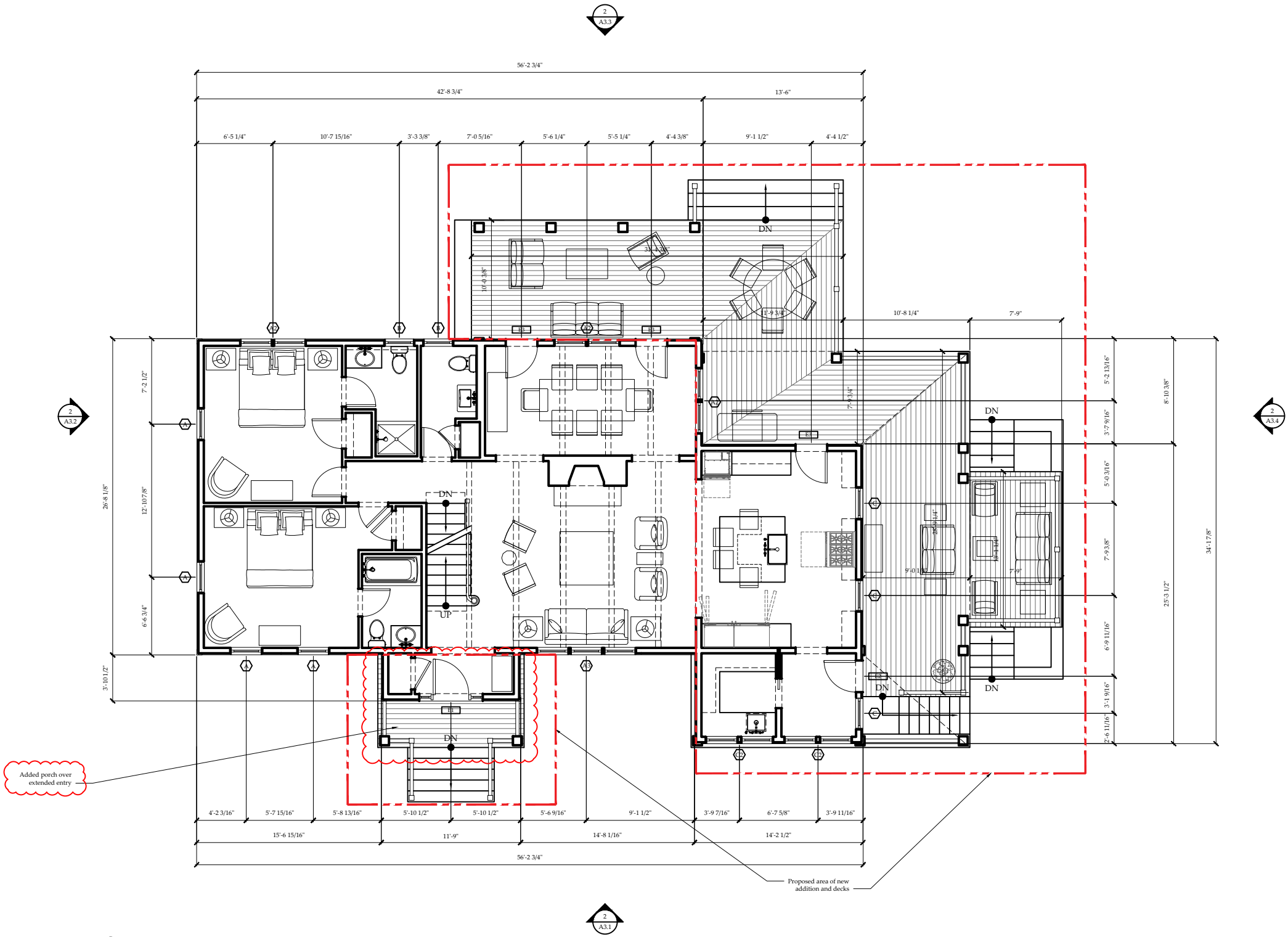

1 Existing First Floor Plan
Scale: 1/4" = 1'-0"



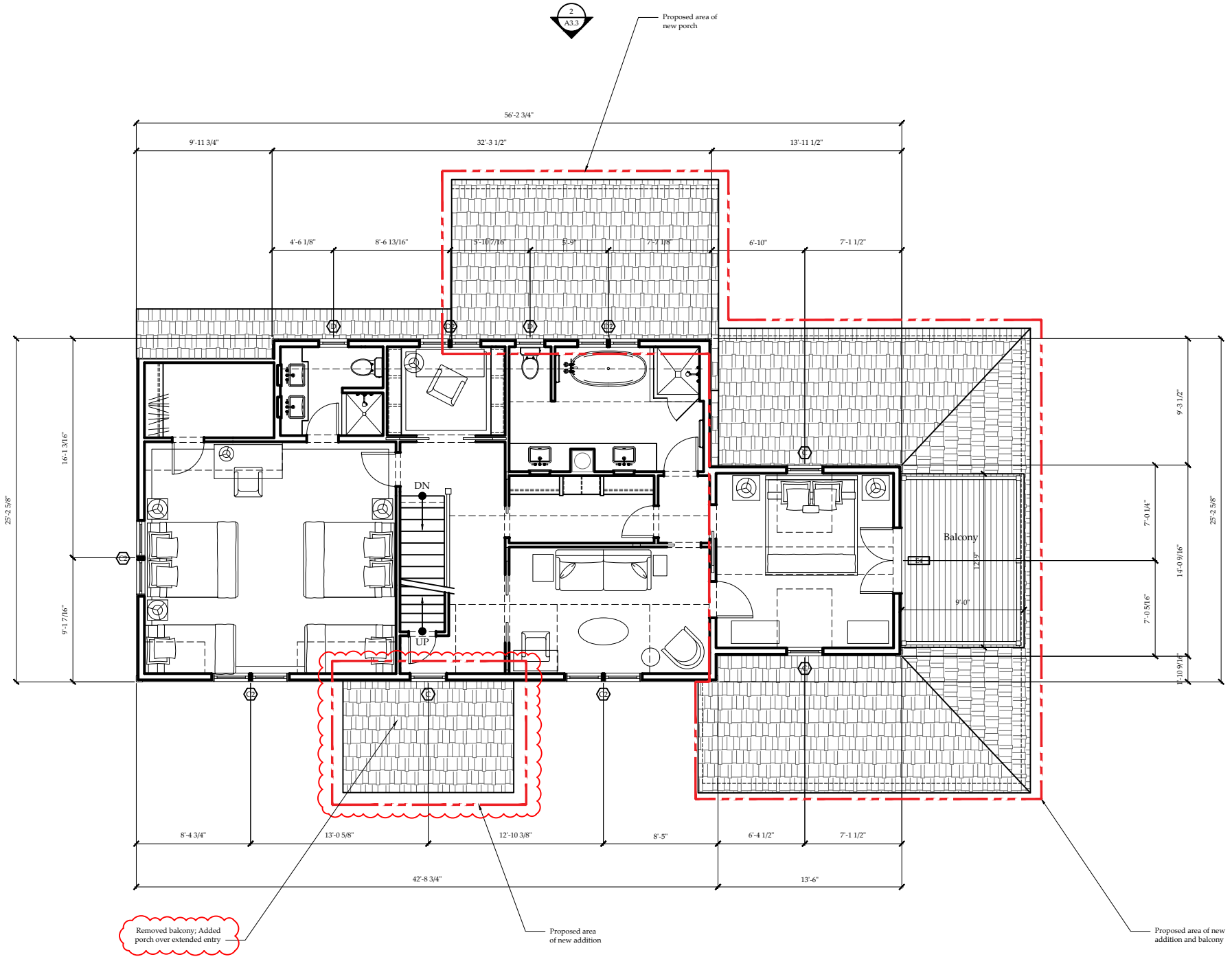

1 Existing Second Floor Plan
Scale: 1/4" = 1'-0"



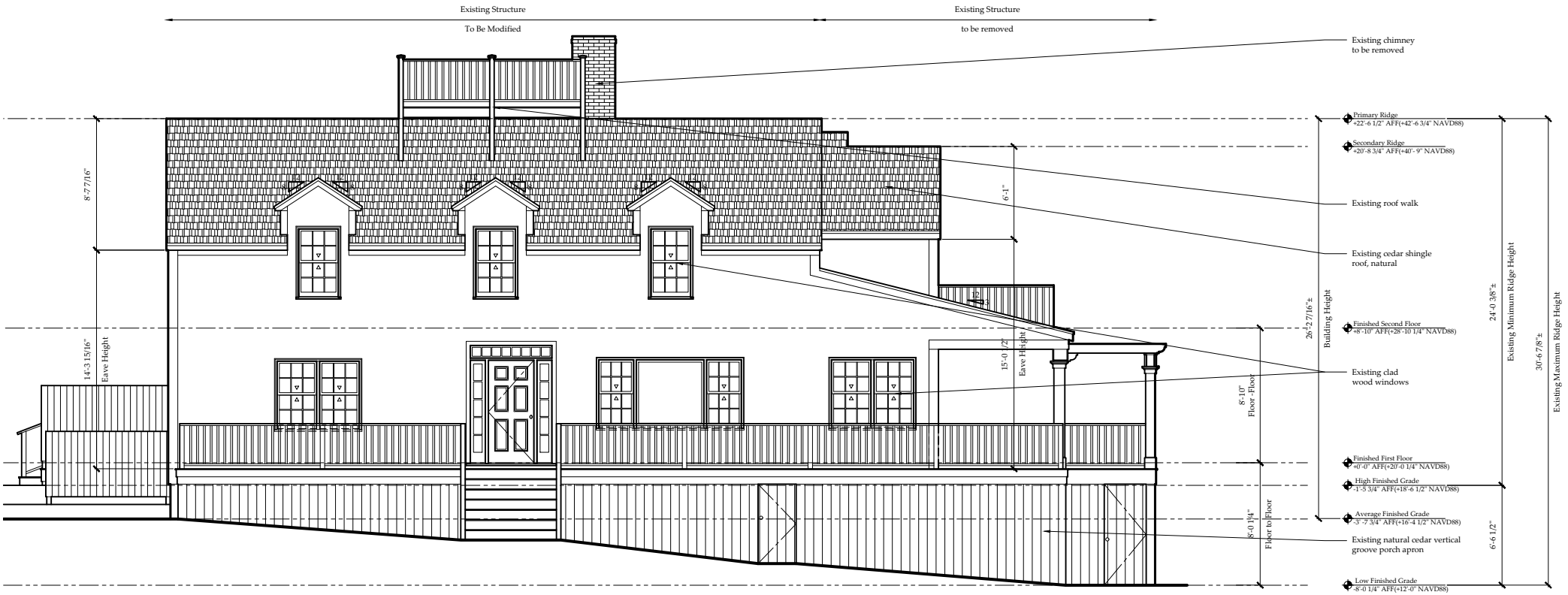

1 Proposed Lower Level
Scale: 1/4" = 1'-0"



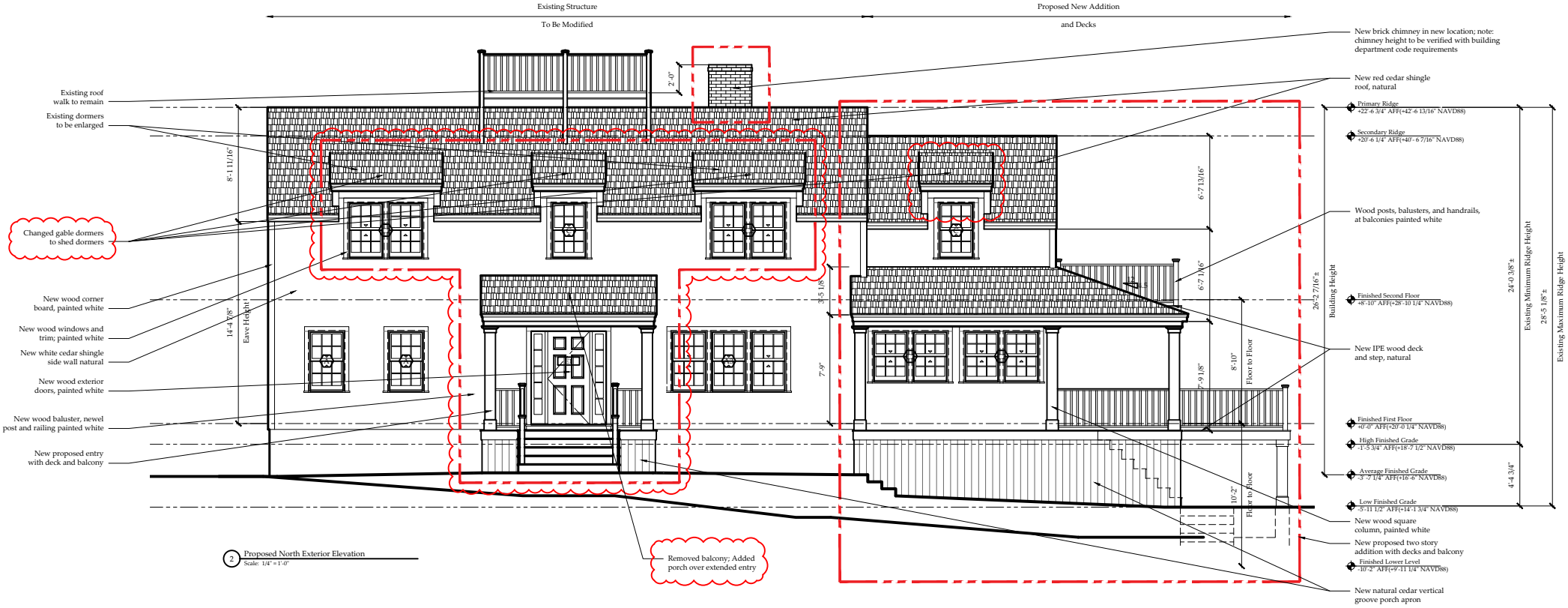

1 Proposed First Floor Plan
Scale: 1/4" = 1'-0"



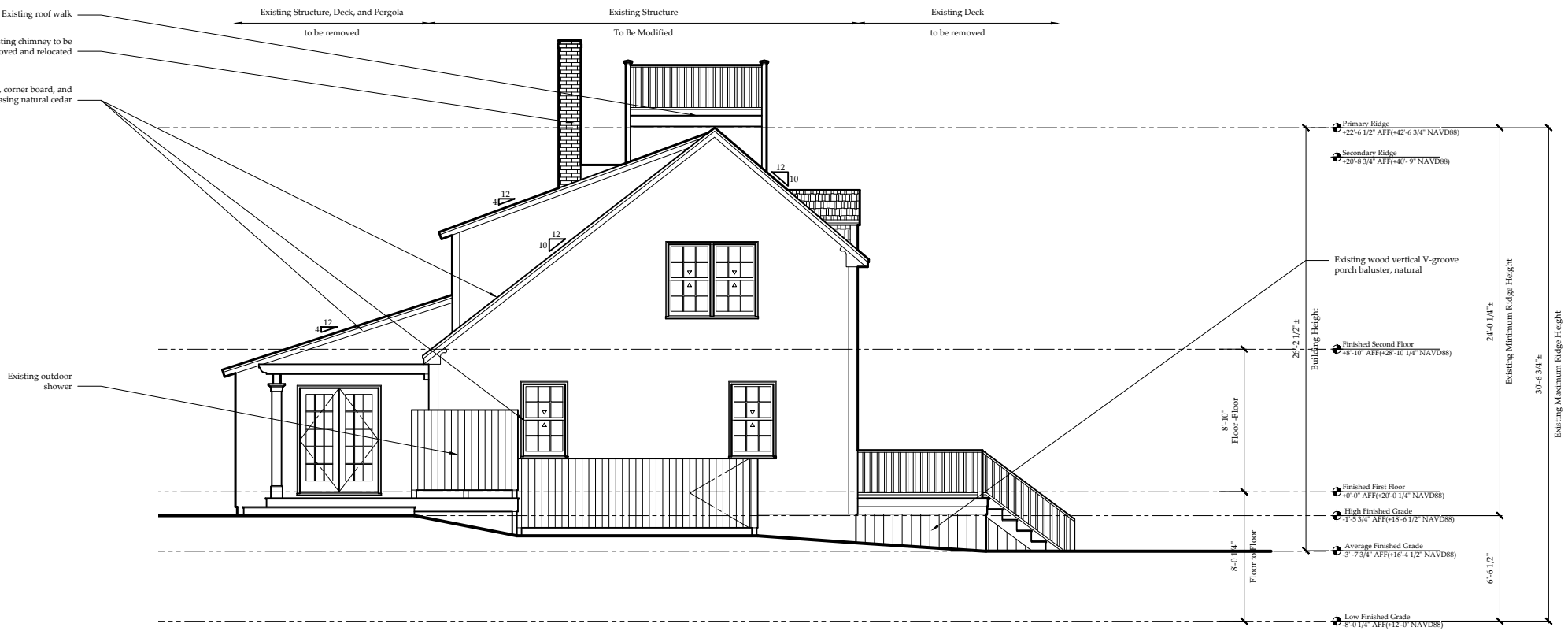

1 Proposed Second Floor Plan
Scale: 1/4" = 1'-0"



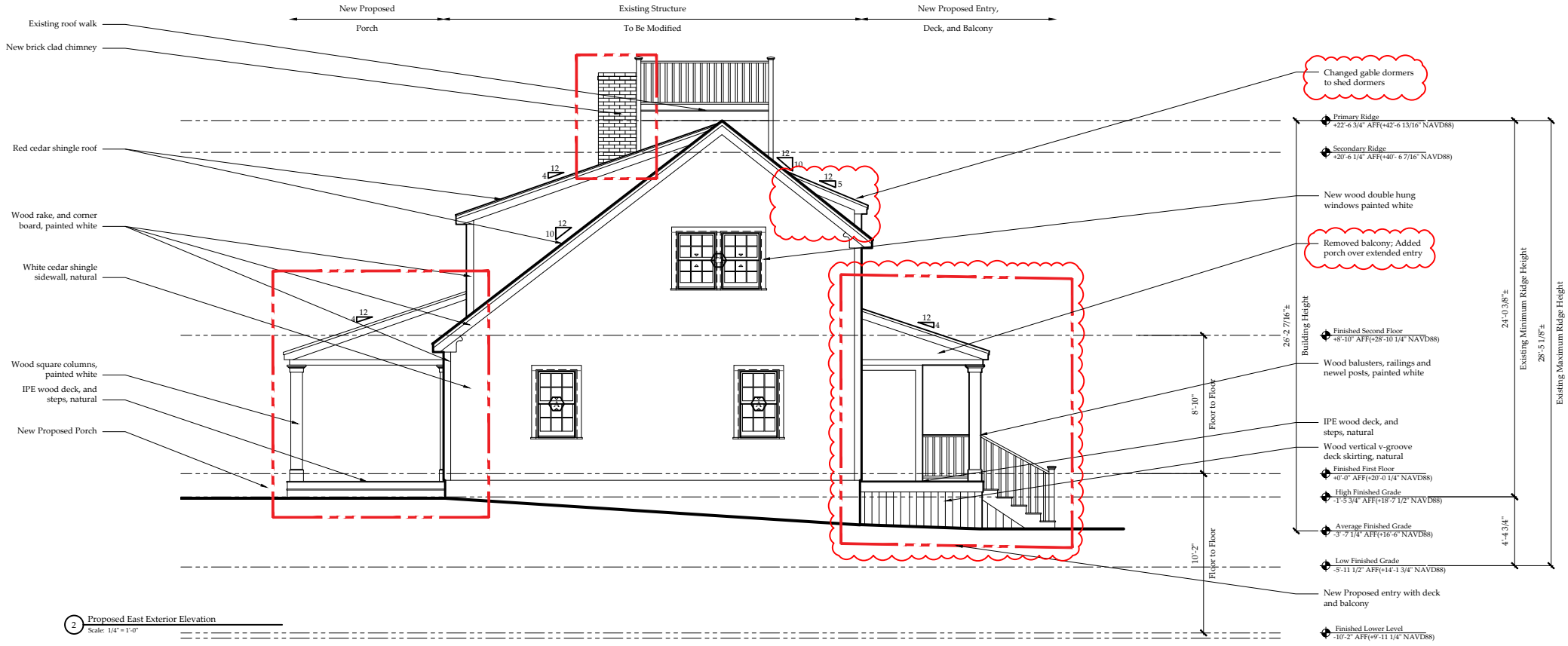

1 Existing North Exterior Elevation
Scale: 1/4" = 1'-0"



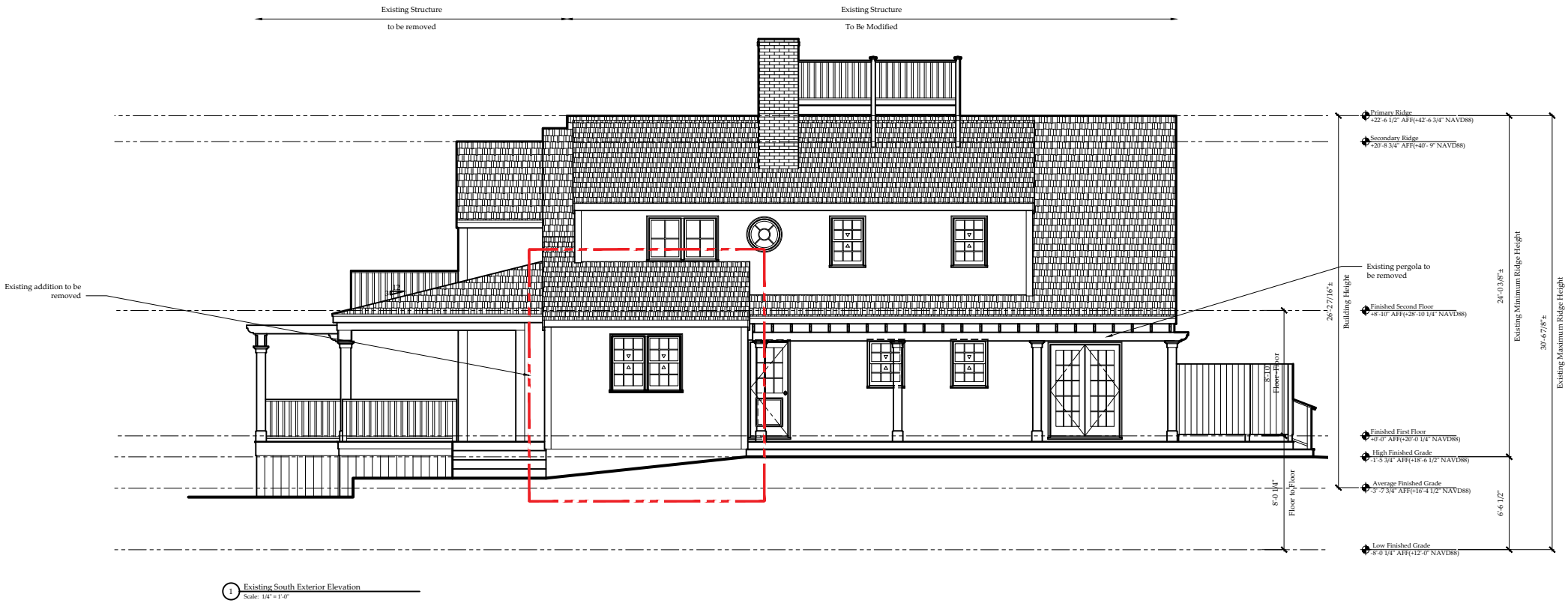

2 Proposed North Exterior Elevation
Scale: 1/4" = 1'-0"



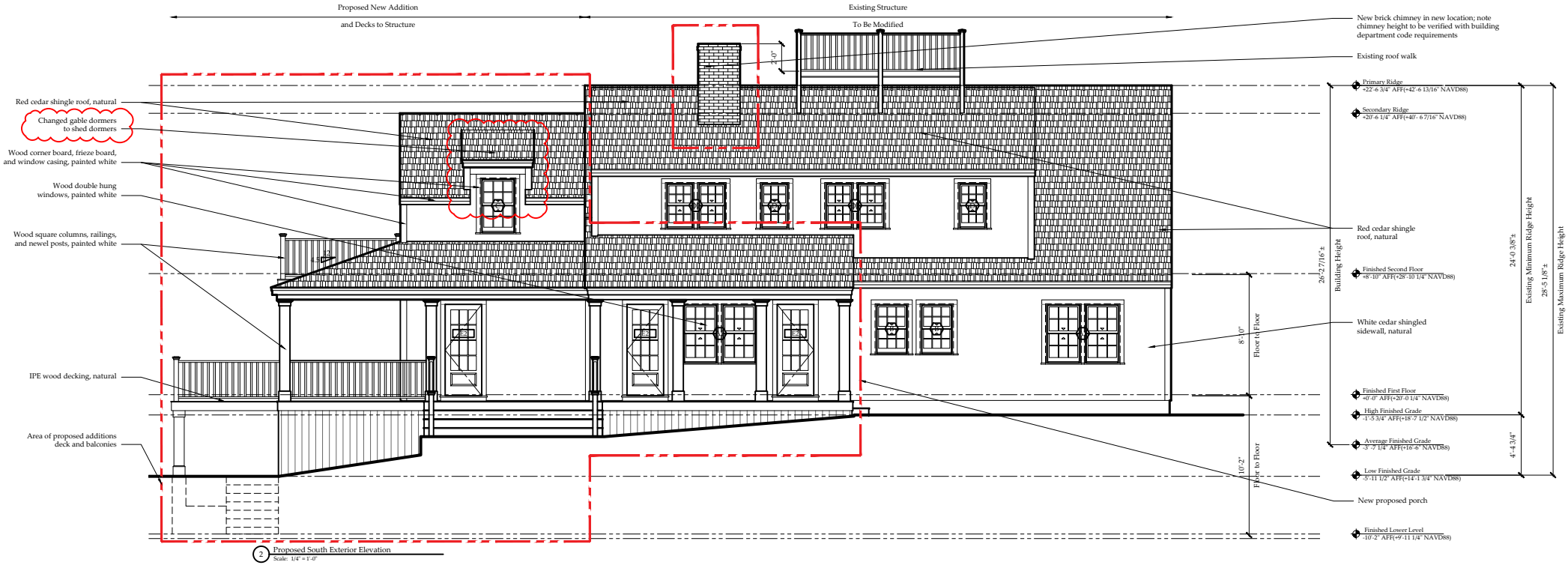

1 Existing East Exterior Elevation
Scale: 1/4" = 1'-0"



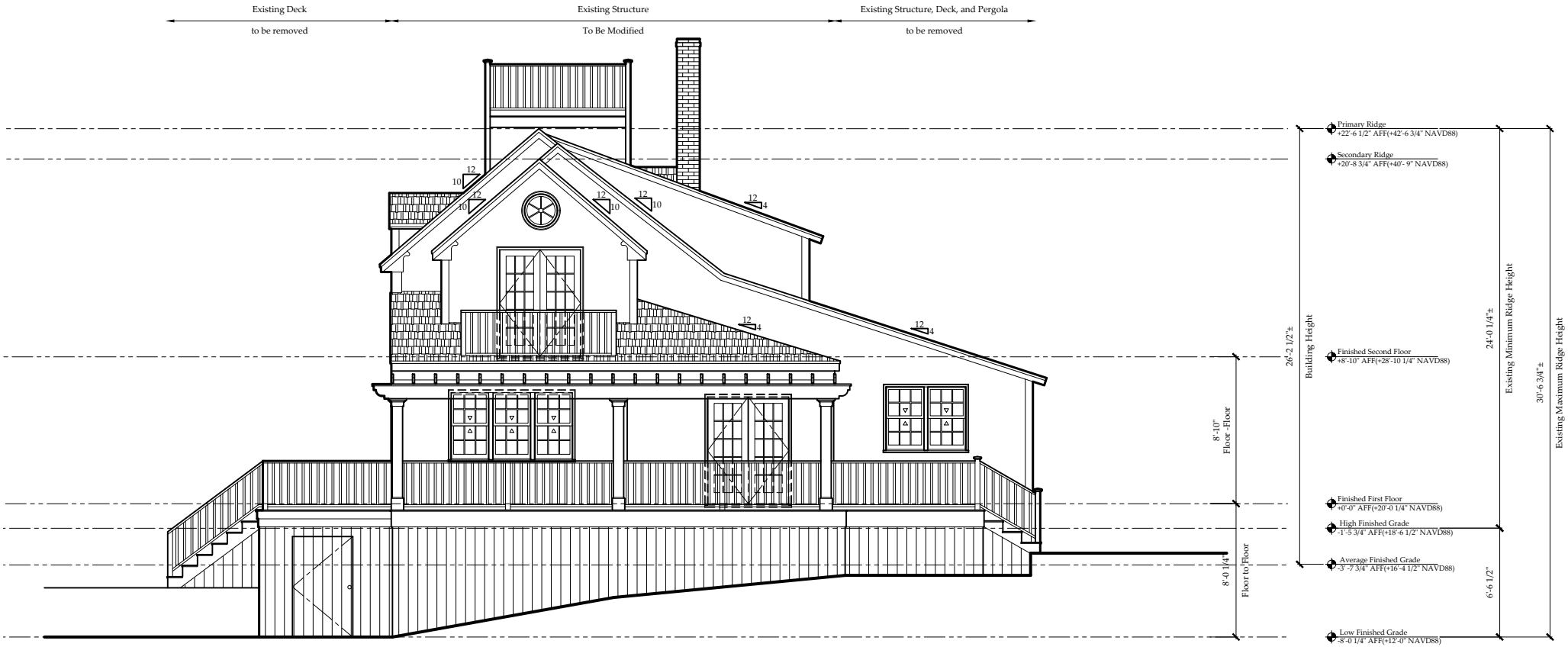

2 Proposed East Exterior Elevation
Scale: 1/4" = 1'-0"



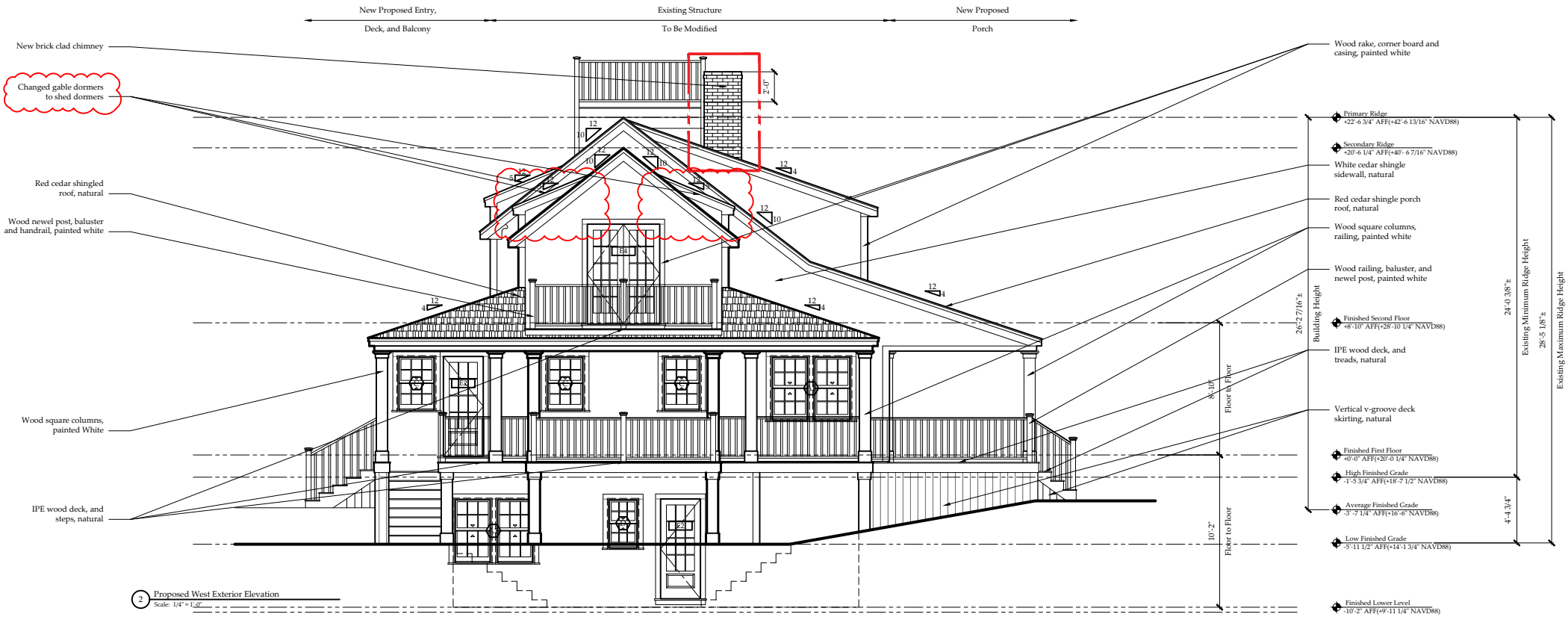

1 Existing South Exterior Elevation
Scale: 1/4" = 1'-0"



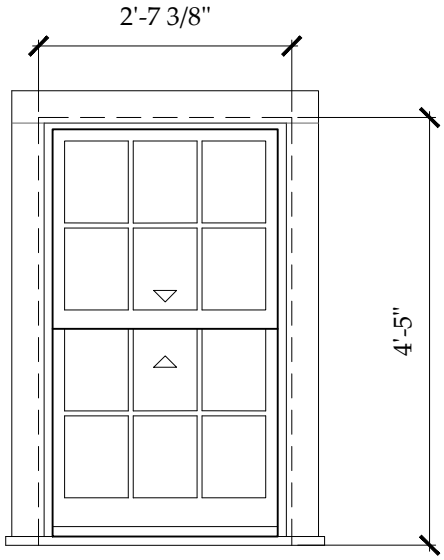

2 Proposed South Exterior Elevation
Scale: 1/4" = 1'-0"




1 Existing West Exterior Elevation
Scale: 1/4" = 1'-0"



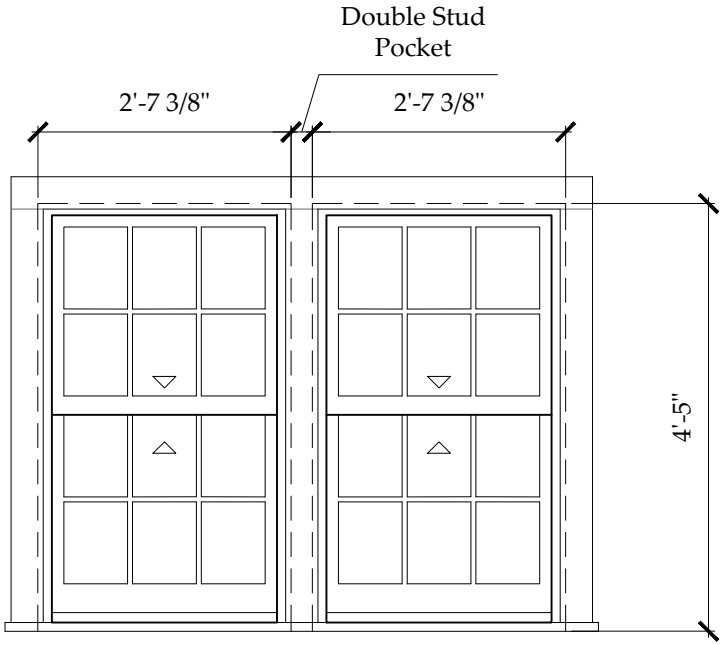

2 Proposed West Exterior Elevation
Scale: 1/4" = 1'-0"




A

Unit Specifications

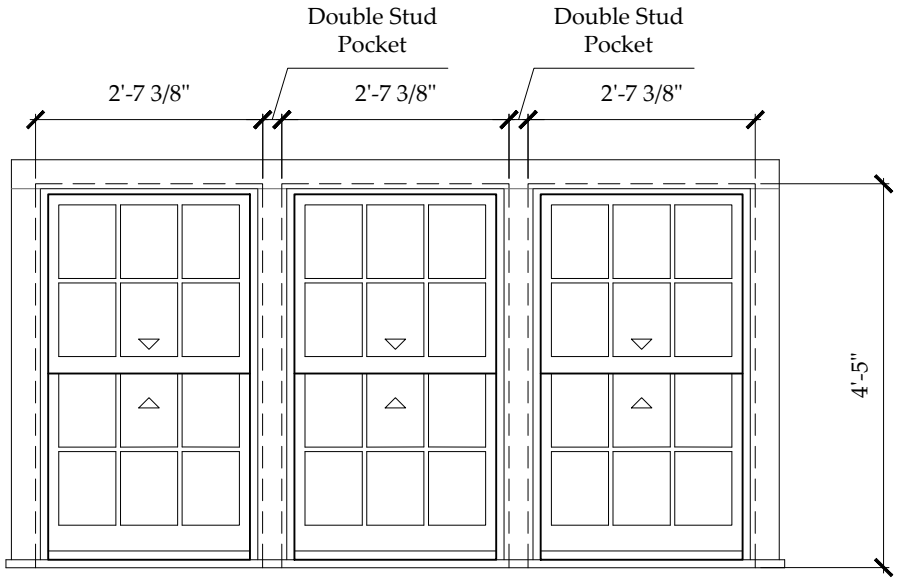
| | |
|---|---|
| Manufacturer - | Marvin Windows & Doors |
| Unit Type - | Signature Ultimate Wood Double Hung<br>6/6 Lite Window |
| Unit Code - | UWDH2622 |
| RO Size - | 2'-8 3/8"w x 4'-5 1/2"h |
| Unit Size - | 2'-7 3/8"w x 4'-5"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" Simulated Divided Light with Spacer |
| Screen - | Wood Framed Insect Screen |
| Notes - | Meets Massachusetts requirements for egress |




A2

Unit Specifications

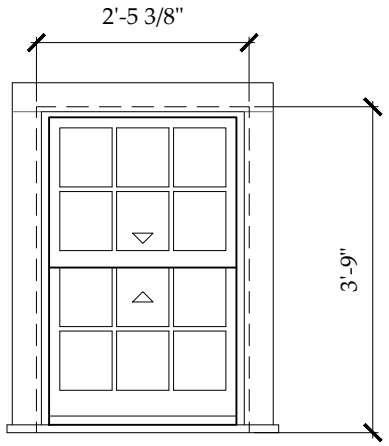
| | |
|---|---|
| Manufacturer - | Marvin Windows & Doors |
| Unit Type - | Signature Ultimate Wood Double Hung<br>6/6 Lite Window |
| Unit Code - | (2) UWDH2622 |
| RO Size - | (2) 3'-0 3/8"w x 5'-5 1/2"h |
| Unit Size - | (2) 2'-11 3/8"w x 5'-5"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" Simulated Divided Light with Spacer |
| Screen - | (2) Wood Framed Insect Screen |
| Notes - | Meets Massachusetts requirements for egress |




A3

Unit Specifications

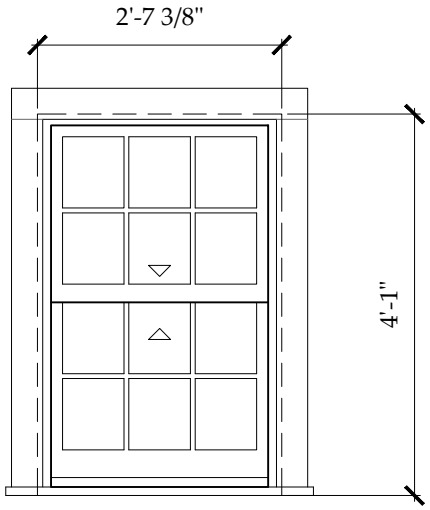
| | |
|---|---|
| Manufacturer - | Marvin Windows & Doors |
| Unit Type - | Signature Ultimate Wood Double Hung 6/6 Lite Window |
| Unit Code - | (3) UWDH2622 |
| RO Size - | (3) 3'-0 3/8"w x 5'-5 1/2"h |
| Unit Size - | (3) 2'-11 3/8"w x 5'-5"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" Simulated Divided Light with Spacer |
| Screen - | (3) Wood Framed Insect Screen |
| Notes - | Meets Massachusetts requirements for egress |




B

Unit Specifications

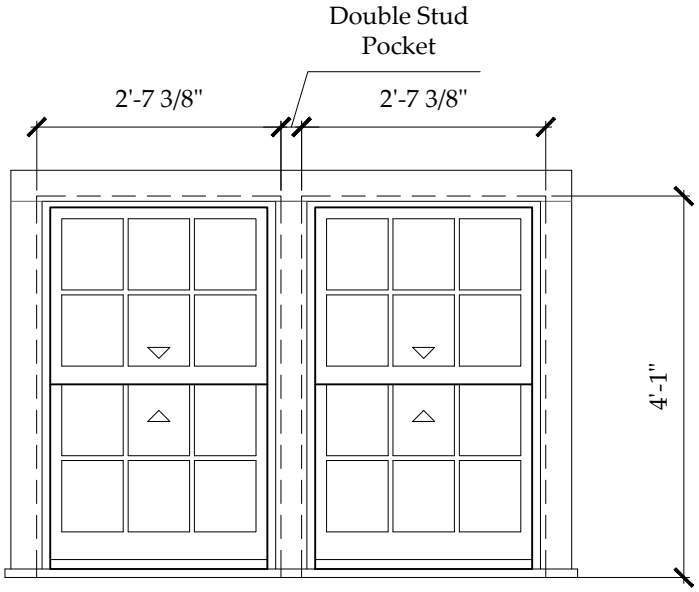
| | |
|---|---|
| Manufacturer - | Marvin Windows & Doors |
| Unit Type - | Signature Ultimate Wood Double Hung 6/6 Lite Window |
| Unit Code - | UWDH2418 |
| RO Size - | 2'-6 3/8"w x 3'-9 1/2"h |
| Unit Size - | 2'-5 3/8"w x 3'-9"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" Simulated Divided Light with Spacer |
| Screen - | Wood Framed Insect Screen |
| Notes - | Meets Massachusetts requirements for egress |




C

Unit Specifications

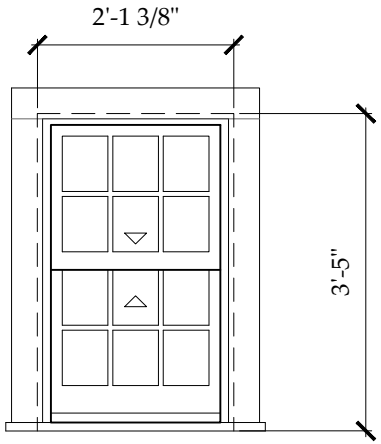
| | |
|---|---|
| Manufacturer - | Marvin Windows & Doors |
| Unit Type - | Signature Ultimate Wood Double Hung 6/6 Lite Window |
| Unit Code - | UWDH2620 |
| RO Size - | 2'-8 3/8"w x 4'-1 1/2"h |
| Unit Size - | 2'-7 3/8"w x 4'-1"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" Simulated Divided Light with Spacer |
| Screen - | Wood Framed Insect Screen |
| Notes - | Meets Massachusetts requirements for egress |




C2

Unit Specifications

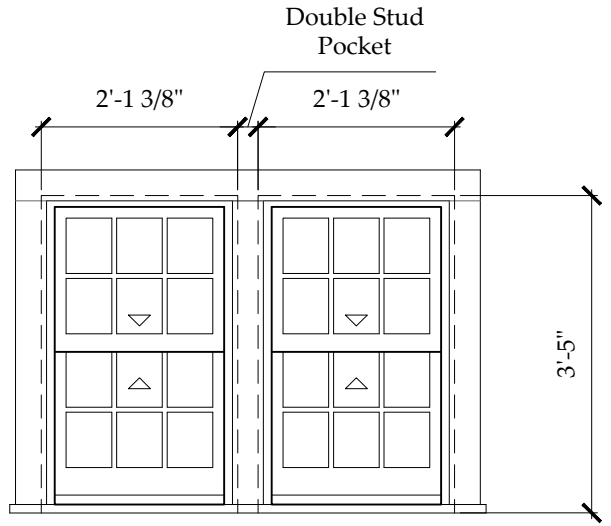
| | |
|---|---|
| Manufacturer - | Marvin Windows & Doors |
| Unit Type - | Signature Ultimate Wood Double Hung 6/6 Lite Window |
| Unit Code - | (2) UWDH2620 |
| RO Size - | (2) 2'-8 3/8"w x 4'-1 1/2"h |
| Unit Size - | (2) 2'-7 3/8"w x 4'-1"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" Simulated Divided Light with Spacer |
| Screen - | (2) Wood Framed Insect Screen |
| Notes - | Meets Massachusetts requirements for egress |




D

Unit Specifications

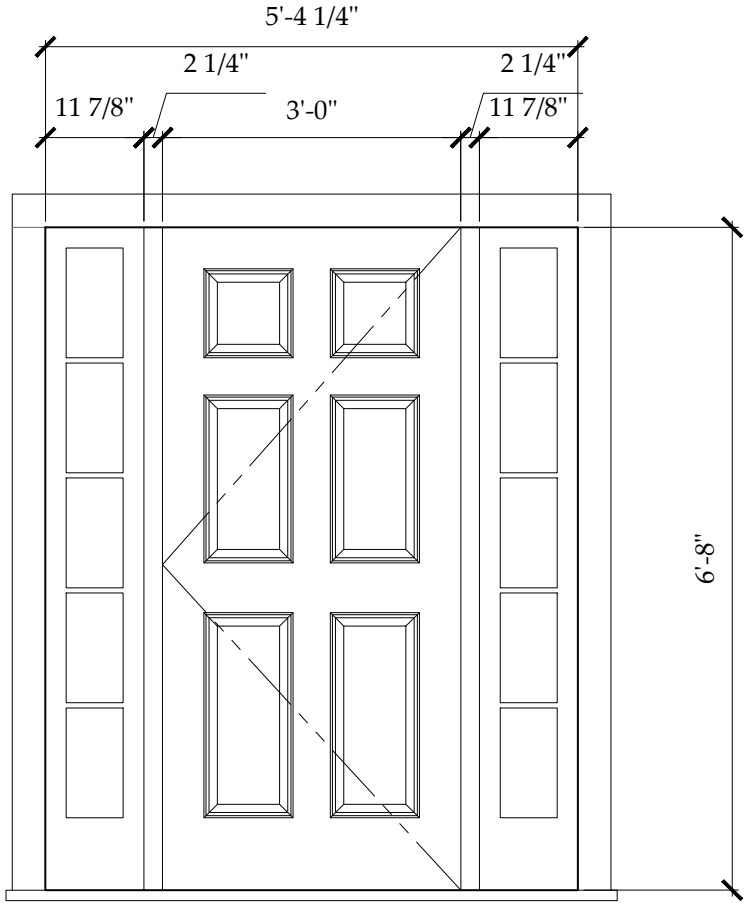
| | |
|---|---|
| Manufacturer - | Marvin Windows & Doors |
| Unit Type - | Signature Ultimate Wood Double Hung 6/6 Lite Window |
| Unit Code - | UWDH2016 |
| RO Size - | 2'-2 3/8"w x 3'-5 1/2"h |
| Unit Size - | 2'-1 3/8"w x 3'-5"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" Simulated Divided Light with Spacer |
| Screen - | Wood Framed Insect Screen |
| Notes - | - |




D2

Unit Specifications

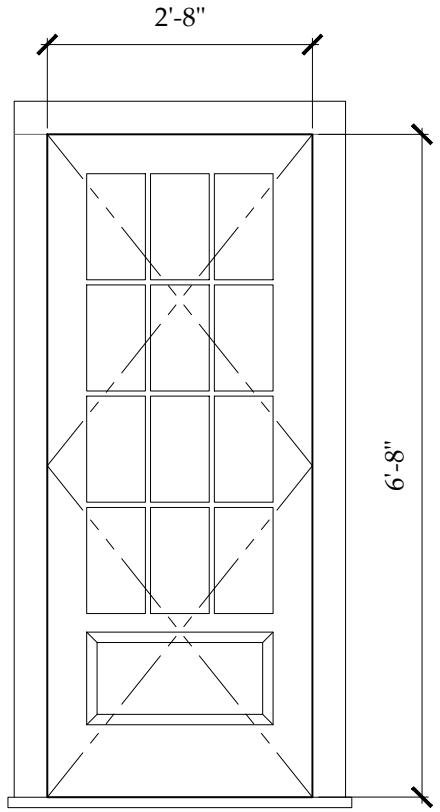
| | |
|---|---|
| Manufacturer - | Marvin Windows & Doors |
| Unit Type - | Signature Ultimate Wood Double Hung 6/6 Lite Window |
| Unit Code - | (2) UWDH2016 |
| RO Size - | (2) 2'-2 3/8"w x 3'-5 1/2"h |
| Unit Size - | (2) 2'-1 3/8"w x 3'-5"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" Simulated Divided Light with Spacer |
| Screen - | (2) Wood Framed Insect Screen |
| Notes - | - |




E1

Unit Specifications

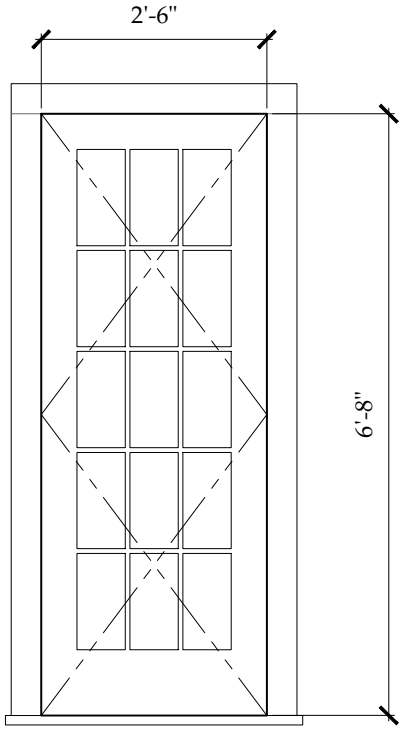
| | |
|---|---|
| Manufacturer - | Nantucket Millworks |
| Unit Type - | 6 Panel Wood Door with (2) 5 Lite Side Lights |
| Unit Code - | Custom |
| RO Size - | n/a |
| Unit Size - | 5'-4 1/4"W x 6'-8"H |
| Glazing - | Double Glazed Insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" True Divided Light |
| Screen - | Wood Frame, Exterior Swing |
| Notes - | |




E2

Unit Specifications

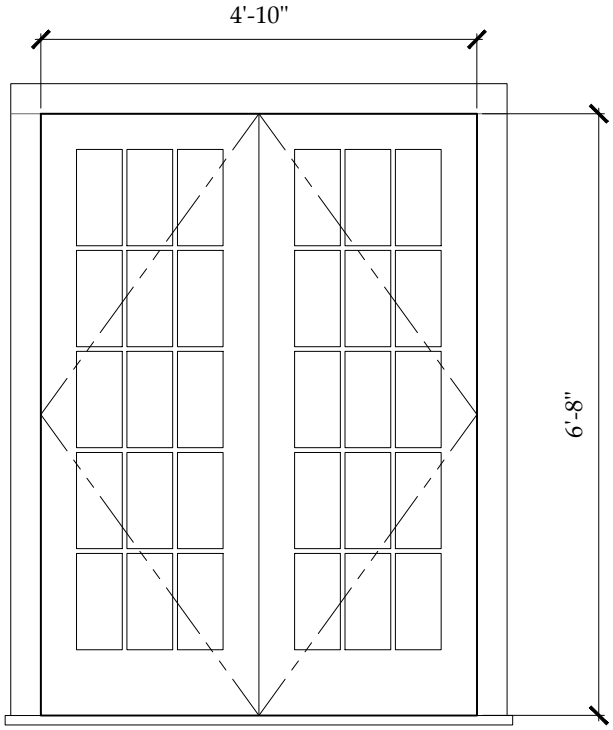
| | |
|---|---|
| Manufacturer - | Nantucket Millworks |
| Unit Type - | 12 Lite and 1 Panel Wood Door |
| Unit Code - | Custom |
| RO Size - | n/a |
| Unit Size - | 2'-8"W x 6'-8"H nominal |
| Glazing - | Double Glazed Insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" True Divided Light |
| Screen - | Wood Frame Exterior Swing |
| Notes - | Provide multipoint lock body; see elevation/plans for swing direction |




E3

Unit Specifications

| | |
|---|---|
| Manufacturer - | Nantucket Millworks |
| Unit Type - | 15 Lite Wood French Door |
| Unit Code - | Custom |
| RO Size - | n/a |
| Unit Size - | 2'-6"W x 6'-8"H nominal |
| Glazing - | Double Glazed Insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" True Divided Light |
| Screen - | Wood Frame Exterior Swing |
| Notes - | Provide multipoint lock body; see elevation/plans for swing direction |



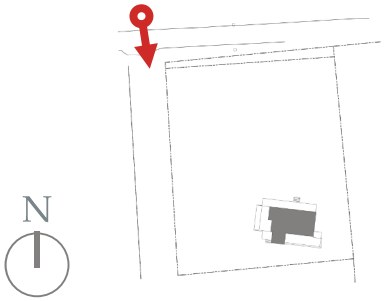

E4

Unit Specifications

| | |
|---|---|
| Manufacturer - | Nantucket Millworks |
| Unit Type - | 15 Lite Pair of French Doors |
| Unit Code - | Custom |
| RO Size - | n/a |
| Unit Size - | 4'-10"W x 6'-8"H nominal |
| Glazing - | Double Glazed Insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" True Divided Light |
| Screen - | Wood Frame Exterior Swing |
| Notes - | Provide multipoint lock body |



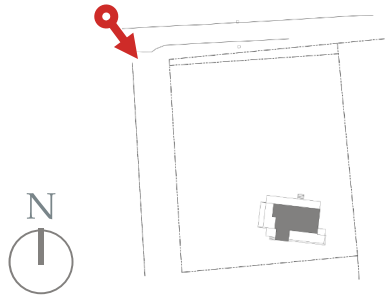
**EXISTING** North Driveway Entry




**Finzi Residence**
Existing Conditions Photographs
*Application for Main House Alteration*

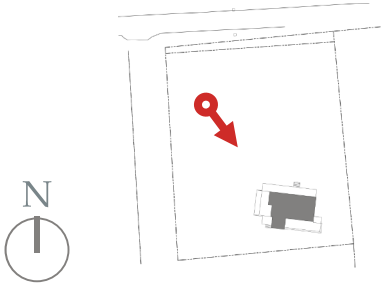


**EXISTING** Northeast Elevation From Road



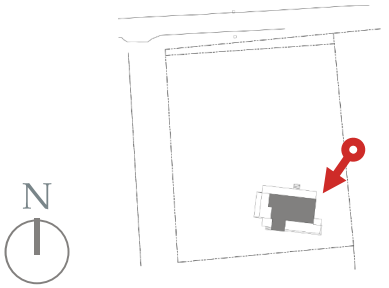


**EXISTING** Northeast Elevation From Site



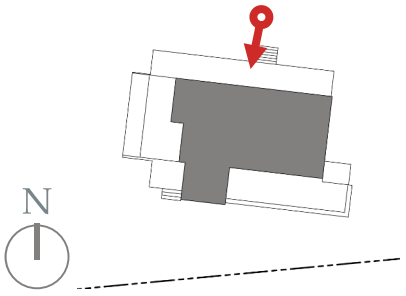


**EXISTING** Northwest Elevation From Driveway



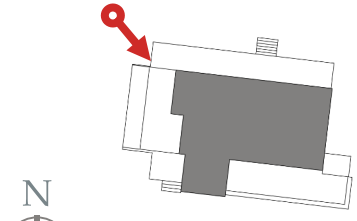


**EXISTING** North Elevation



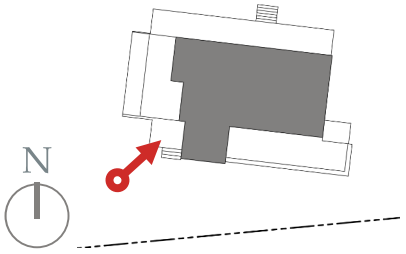


**EXISTING** Northeast Elevation



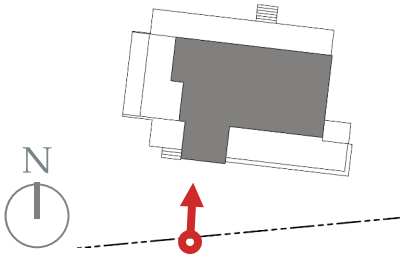


**EXISTING** Southeast Elevation



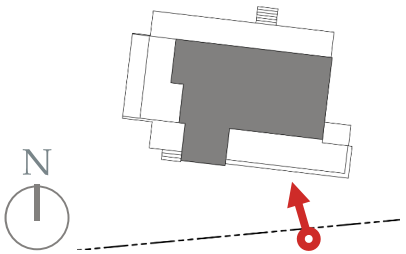


**EXISTING** South Elevation



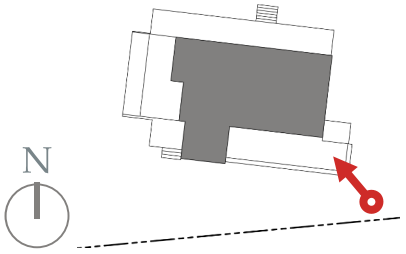


**EXISTING** South Elevation





**EXISTING** Southeast Elevation





1 North Driveway Entry



2 Northeast Elevation From Road



3 Northeast Elevation From Site



4 Northwest Elevation From Driveway



5 North Elevation



6 Northeast Elevation



7 Southeast Elevation



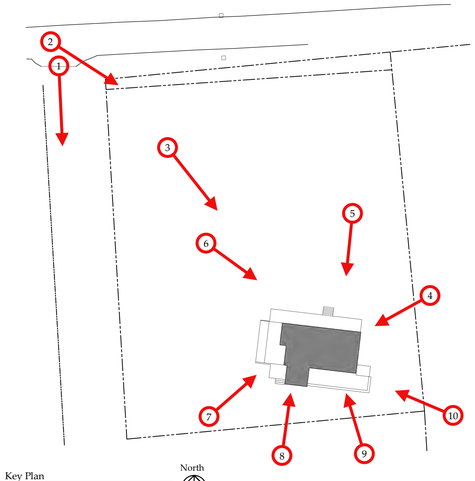
8 South Elevation



9 South Elevation



10 Southeast Elevation




11 Key Plan North

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# Pocomo Residence

26 Pocomo Road
Nantucket, MA 02554

## Existing Photos

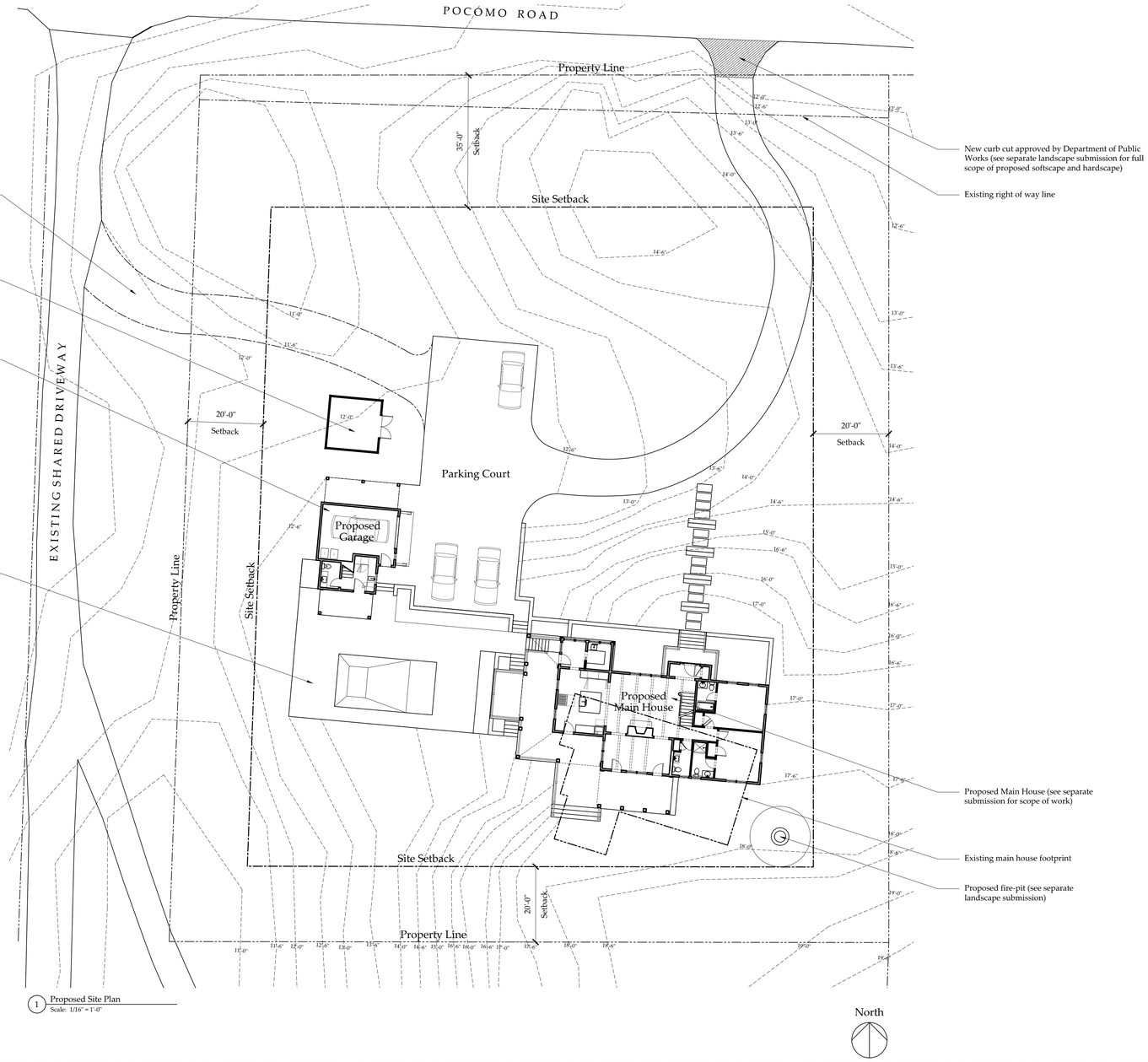
GARAGE NEW CONSTRUCTION
HDC SUBMISSION
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
07/24/2024 New Business Meeting
10/08/2024 Old Business Meeting

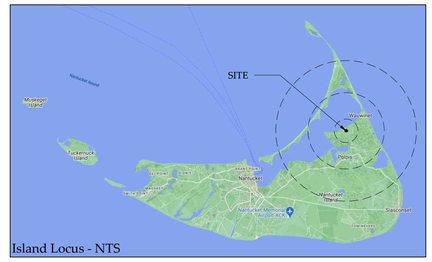
Project number: 23-62

AG0.0

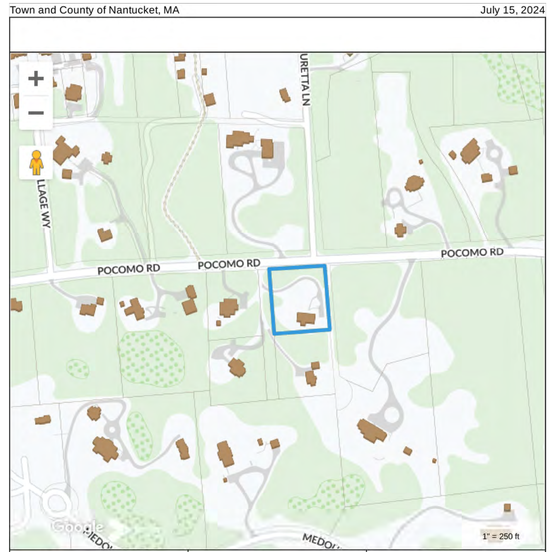
PROPOSED




1 Proposed Site Plan
Scale: 1/16" = 1'-0"




Locus Map




| Garage Drawing List | |
|---|---|
| AG1.1 | Proposed Site Plan; Locus; Zoning Information |
| AG2.1 | Proposed Floor Plans |
| AG3.1 | Proposed Exterior Elevations |
| AG5.1 | Proposed Window and Door Schedule |

| Zoning Information | |
|---|---|
| Assessor's Map and Parcel Number | 14 74 |
| Zone | Limited Use General 3 - LUG3 |
| Minimum lot size | 120,000 S.F. |
| Current Lot Size | 42,688 S.F. |
| Front Setback | 35 ft. |
| Side and Rear Setback | 20 ft. |
| Allowable ground cover ratio | 3% |
| Allowable ground cover | 2,000 S.F. * |
| Existing Main House ground coverage | 1,428 S.F. |
| Total Existing ground cover | 1,428 S.F. |
| Proposed Main House ground coverage | 1,505 S.F. |
| Proposed Garage ground coverage | 440 S.F. |
| Total Proposed ground coverage | 1,945 S.F. |
| Minimum Frontage | 200 ft. |
| Existing Frontage | 125 ft. * |

*Note: Allowable ground coverage and frontage modified per zoning code subdivision and deed allowances

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# Pocomo Residence
26 Pocomo Road
Nantucket, MA 02554

## Garage
## Proposed Site Plan
## Locus
## Zoning Information

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Issue Date:
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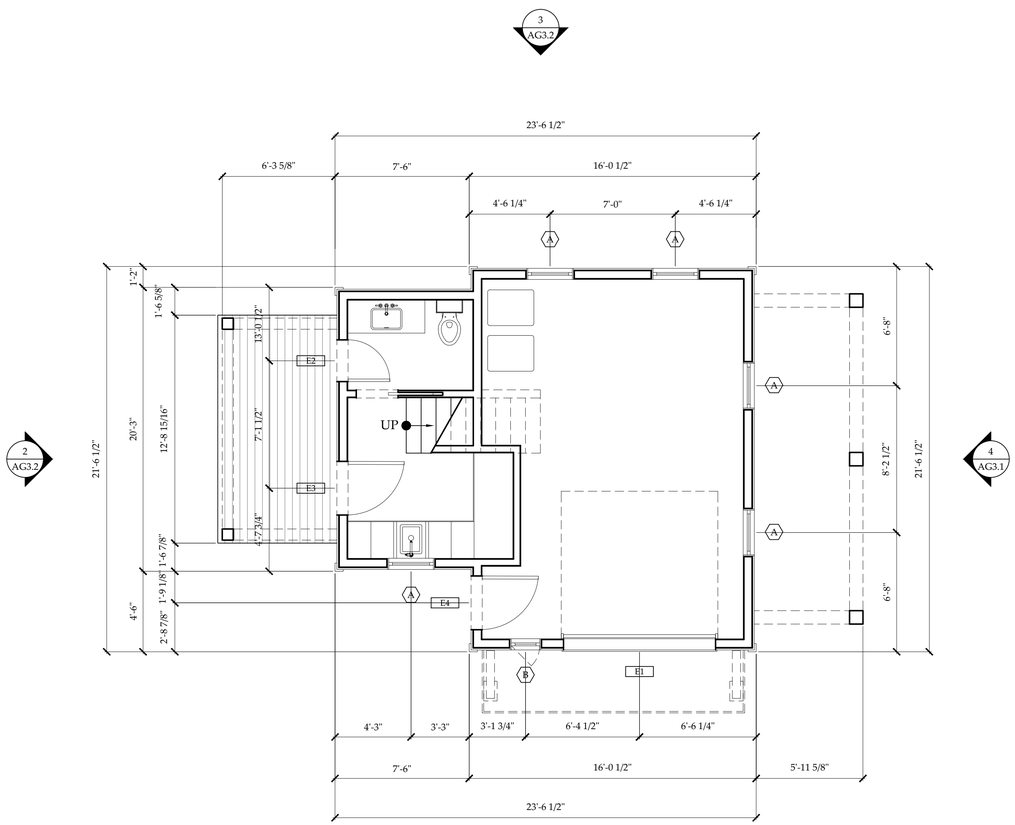
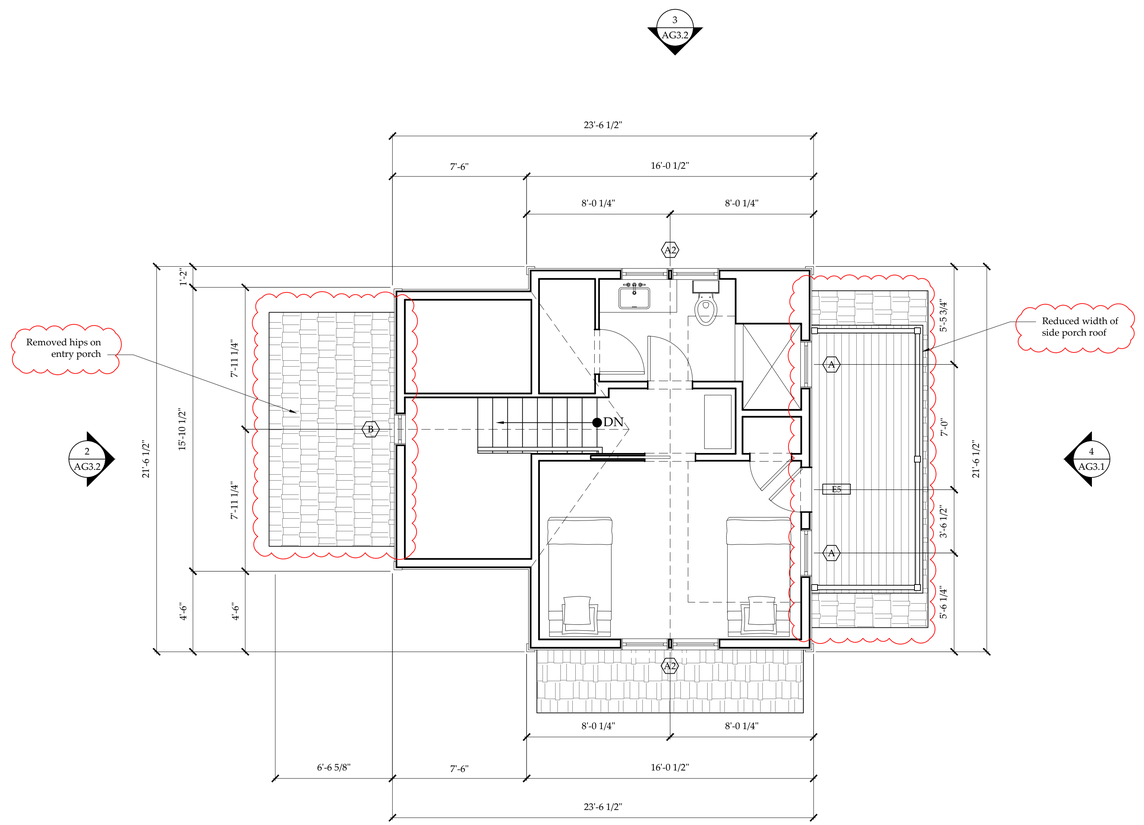
Project number: 23-62

AG1.1

PROPOSED




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




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

Project North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# Pocomo Residence
26 Pocomo Road
Nantucket, MA 02554

## Garage
## Proposed
## Floor Plans

GARAGE NEW CONSTRUCTION
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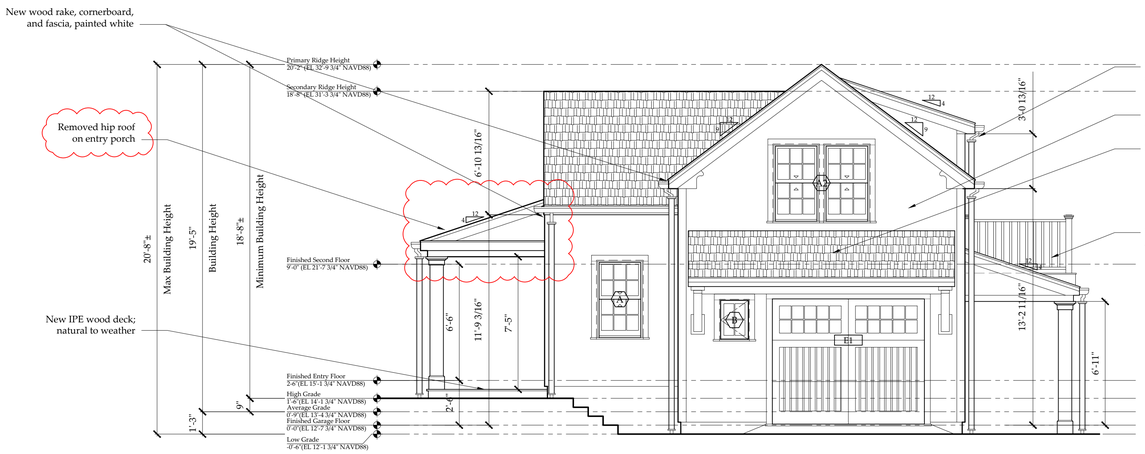
10/08/2024 Old Business Meeting

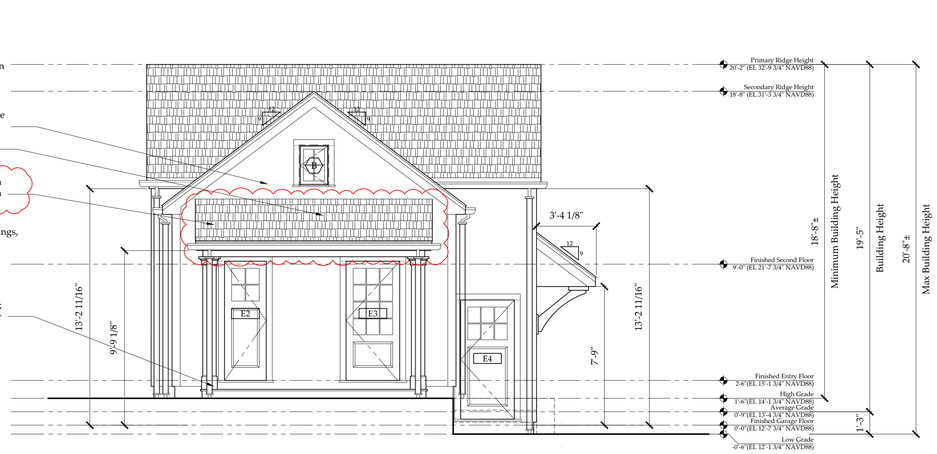
Project number: 23-62

AG2.1

PROPOSED



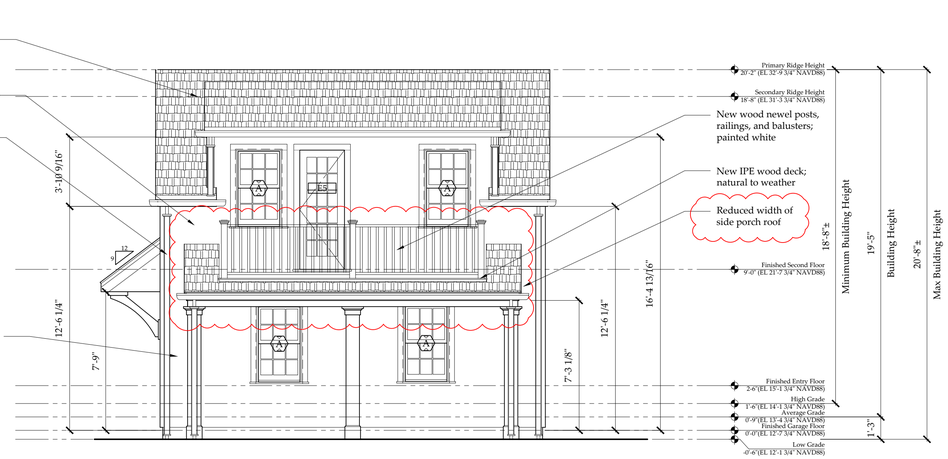

1 Proposed Garage East Elevation
Scale: 1/4" = 1'-0"




2 Proposed Garage South Elevation
Scale: 1/4" = 1'-0"




3 Proposed Garage West Elevation
Scale: 1/4" = 1'-0"




4 Proposed Garage North Elevation
Scale: 1/4" = 1'-0"

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# Pocomo Residence
26 Pocomo Road
Nantucket, MA 02554

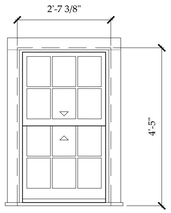
## Garage
## Proposed Exterior Elevations

GARAGE NEW CONSTRUCTION
HDC SUBMISSION
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
07/24/2024 New Business Meeting
10/08/2024 Old Business Meeting

Project number: 23-62

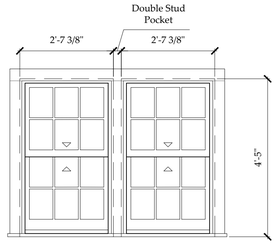
AG3.1




A

Unit Specifications

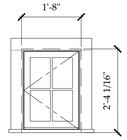
| | |
|---|---|
| Manufacturer - | Marvin Windows & Doors |
| Unit Type - | Signature Ultimate Wood Double Hung 6/6 Lite Window |
| Unit Code - | UWDH2622 |
| RO Size - | 2'-8 3/8"w x 4'-5 1/2"h |
| Unit Size - | 2'-7 3/8"w x 4'-5"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" Simulated Divided Light with Spacer |
| Screen - | Wood Framed Insect Screen |
| Notes - | Meets Massachusetts requirements for egress |




A2

Unit Specifications

| | |
|---|---|
| Manufacturer - | Marvin Windows & Doors |
| Unit Type - | Signature Ultimate Wood Double Hung 6/6 Lite Window |
| Unit Code - | (2) UWDH2622 |
| RO Size - | (2) 3'-0 3/8"w x 5'-5 1/2"h |
| Unit Size - | (2) 2'-11 3/8"w x 5'-5"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" Simulated Divided Light with Spacer |
| Screen - | (2) Wood Framed Insect Screen |
| Notes - | Meets Massachusetts requirements for egress |

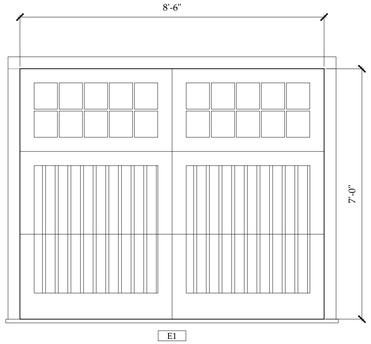



B

Unit Specifications

| | |
|---|---|
| Manufacturer - | Marvin Windows & Doors |
| Unit Type - | Signature Ultimate Wood Casement 4 Lite Window |
| Unit Code - | UWCA2028 |
| RO Size - | 1'-9"w x 2'-4 9/16"h |
| Unit Size - | 1'-8"w x 2'-4 1/16"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" Simulated Divided Light with Spacer |
| Screen - | Wood Framed Insect Screen |
| Notes - | - |

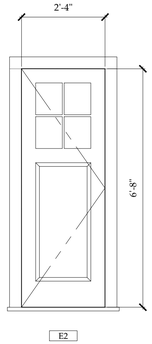
1 Proposed Window Types
Scale: 1/2" = 1'-0"




E1

Unit Specifications

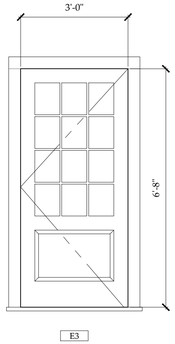
| | |
|---|---|
| Manufacturer - | Nantucket Millworks |
| Unit Type - | Overhead Wood Garage Door with (2) 10 Lite transom windows |
| Unit Code - | Custom |
| RO Size - | n/a |
| Unit Size - | 8'-6"W x 7"H |
| Glazing - | Double Glazed Insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" True Divided Light |
| Screen - | N/A |
| Notes - | - |




E2

Unit Specifications

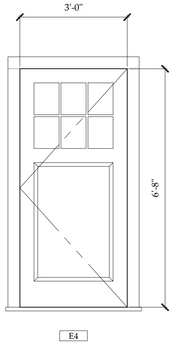
| | |
|---|---|
| Manufacturer - | Nantucket Millworks |
| Unit Type - | 4 Lite and 1 Panel Wood Door |
| Unit Code - | Custom |
| RO Size - | n/a |
| Unit Size - | 2'-4"W x 6'-8"H nominal |
| Glazing - | Double Glazed Insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" True Divided Light |
| Screen - | Wood Frame Exterior Swing |
| Notes - | Provide multipoint lock body |




E3

Unit Specifications

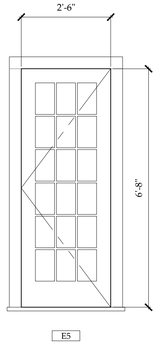
| | |
|---|---|
| Manufacturer - | Nantucket Millworks |
| Unit Type - | 12 Lite and 1 Panel Wood Door |
| Unit Code - | Custom |
| RO Size - | n/a |
| Unit Size - | 3'-0"W x 6'-8"H nominal |
| Glazing - | Double Glazed Insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" True Divided Light |
| Screen - | Wood Frame Exterior Swing |
| Notes - | Provide multipoint lock body |




E4

Unit Specifications

| | |
|---|---|
| Manufacturer - | Nantucket Millworks |
| Unit Type - | 6 Lite and 1 Panel Wood Door |
| Unit Code - | Custom |
| RO Size - | n/a |
| Unit Size - | 3'-0"W x 6'-8"H nominal |
| Glazing - | Double Glazed Insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" True Divided Light |
| Screen - | Wood Frame Exterior Swing |
| Notes - | Provide multipoint lock body |




E5

Unit Specifications

| | |
|---|---|
| Manufacturer - | Nantucket Millworks |
| Unit Type - | 18 Lite Wood French Door |
| Unit Code - | Custom |
| RO Size - | n/a |
| Unit Size - | 2'-6"W x 6'-8"H nominal |
| Glazing - | Double Glazed Insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" True Divided Light |
| Screen - | Wood Frame Exterior Swing |
| Notes - | Provide multipoint lock body |

2 Proposed Door Types
Scale: 1/2" = 1'-0"

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# Pocomo Residence
26 Pocomo Road
Nantucket, MA 02554

## Garage Proposed Window & Door Schedule

GARAGE NEW CONSTRUCTION
HDC SUBMISSION
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*Not For Construction
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Issue Date:
07/24/2024 New Business Meeting
10/08/2024 Old Business Meeting

Project number: 23-62

AG5.1

ADDRESS: 26 POCOMO RD
DATE HEARD: 09/03/24
SITTING BOARD: WELCH, POHL, CAMP, OLIVER, MACLEOD

## Historic District Commission

# OLD BUSINESS CHECKLIST

### Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.
*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: 07/26/2024 |
| | Address & HDC Case Number (ie HDC2020-05-0265): 26 POCOMO RD |
| ✓ | Copy of Minutes (application item circled) |
| ✓ | Reduced (8 ½ x 11) copy of application |
| ✓ | Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps |
| N/A | One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.) |
| ✓ | Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply)<br>(a.) Site Plan<br>(b.) North Elevation<br>(c.) South Elevation<br>(d.) East Elevation<br>(e.) West Elevation<br>(f.) Window/Door Schedule |
| ✓ | One set reduced plans: 8 ½ x11 |
| ✓ | Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov. |
| ✓ | Submit documents to PLUS at 2 Fairgrounds Road |
| ✓ | Signed Affidavit: see below |

| | |
|---|---|
| HOLD<br><br>FOR<br>A<br><br>VIEW | IF YOUR APPLICATION WAS "HOLD FOR A VIEW"<br>A. HDC case number:<br>B. Copy of Minutes (application item circled)<br>C. ONE SET OF PICTURES<br>REMINDER- in order to appear on the Agenda, applicants must:<br>1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov<br>2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road.<br>Failure to submit and email the required documents for an Old Business meeting MAY result in review delays. |
| HOLD<br><br>TO<br><br>TRACK | IF YOUR APPLICATION WAS "HOLD TO TRACK"<br>A. HDC case number:<br>B. Copy of Minutes (application item circled)<br><br>REMINDER- in order to appear on the Agenda, applicants must:<br>1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov<br>2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road.<br>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: 09|30|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°: 14-74 PARCEL N°. 26

Street & Number of Proposed Work: 26 POCOMO RD

Owner of record: ROBERTO & AMY FINZI

Mailing Address: 75 BANK ST, APT 5F
NEW YORK, NY 10014

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: SMITH & HUTTON

Mailing Address: 91 CHESTNUT RD, STE B
PAOLI, PA 19301

Contact Phone #: 610.644.4400 E-mail: jennifer@smithnutton.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 23'-6 1/2" Sq. Footage 1st floor: 444 ft²
Width: 21'-6 1/2" Sq. footage 2nd floor: 328.5 ft²
Sq. footage 3rd floor: _____

Decks/Patio: Size: 6'-8" x 14'-1" ☒ 1st floor ☐ 2nd floor
Size: 2'-2 1/2" x 16'-7 1/2" ☐ 1st floor ☒ 2nd floor

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

Height of ridge above final finish grade: North 20'-8" South 18'-8" East 18'-8" West 20'-8"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

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

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

**Roof Pitch**: Main Mass 9 /12 Secondary Mass 9 /12 Dormer 4 /12 Other PORCH 4/12; PENT EAVE 9/12

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

Fence: Height: _____
Type: _____
Length: _____

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

**Gutters**: ☒ Wood ☐ Aluminum ☐ Copper ☒ Leaders (material) 4" WOOD BOXED LEADERS, PTD.

**Leaders (material and size)**: _____

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

**Trim**: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 8 1/2" Soffit (Overhang) 6 1/2" Corner boards 5 1/2" Frieze 4"
Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 9"

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

**Doors*** (type and material): ☒ TDL ☐ SDL Front _____ Rear 15 LITE WD. Side 4 LITE & PANEL WD.; 12 LITE & PANEL WD.; 6 LITE & PANEL WD.
Garage Door(s): Type OVERHEAD Material WOOD, PAINTED WHITE

**Hardscape materials**: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall WHITE CEDAR, NATURAL Clapboard (if applicable) _____ Roof RED CEDAR, NATURAL
Trim WHITE, PAINTED Sash WHITE, PAINTED Doors WHITE, PAINTED
Deck IPE, NATURAL Foundation _____ Fence _____ Shutters _____

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

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

Date 7/23/2024 Signature of owner of record _____ Signed under penalties of perjury

# MEETING POSTING

**TOWN OF NANTUCKET**

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

**RECEIVED**
2024 AUG 29 PM 02:44
NANTUCKET TOWN CLERK
Posting Number:T 793

| | |
|---|---|
| **Committee/Board/s** | Historic District Commission (HDC) – NEW Business |
| **Day, Date, & Time** | Tuesday, September 3, 2024, at 4:00 pm *HYBRID |
| **Location / Address** | COMMUNITY ROOM, 4 FAIRGROUNDS ROAD & REMOTE PARTICIPATION VIA ZOOM<br>Information on viewing the meeting can be found at:<br>https://www.nantucket-ma.gov/138/Boards-Commissions-Committees |
| **Please note:** | IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF THE MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD. |

# HISTORIC DISTRICT COMMISSION

**Signature of Chair/Authorized Person: Stephen Welch, Chairman**

**To join the Historic District Commission meeting click on the Zoom Registration Link below**:
https://us06web.zoom.us/webinar/register/WN_cMmiQKgkRH2lRas22PJkQA

**To watch the live meeting, click here:**
https://youtube.com/live/T4SPbm2sBLQ

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

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

## AGENDA

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

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

## I. COMMISSIONER DISCUSSION

1. "Value of Written Submission & Submission Deadlines"

## II. CONSENT

1. TBD

## III. CONSENT WITH CONDITIONS

1. TBD

## IV. SIGNS

| | | | | | |
|---|---|---|---|---|---|
| 1. | 3 Step Lane LLC | 3 Step Ln (Veranda House) | Projecting Sign (2) Revision | 42 4.2/44 | Plymouth Sign Co |

## VI. OLD BUSINESS 08/27/2024

| | | | | | |
|---|---|---|---|---|---|
| 1. | K22S LLC | 126R Main St | New Cottage | 42.3.3/ 98.1 | LFW |

- *Commissioners: Pohl, Welch, Camp, Oliver, Paul – **Last heard August 13, 2024***

| | | | | | |
|---|---|---|---|---|---|
| 2. | K22S LLC | 126R Main St | New Shed | 42.3.3/98.1 | LFW |

- *Commissioners: Pohl, Welch, Camp, Oliver, Paul – **Last heard August 13, 2024***

## VII. NEW BUSINESS 07/23/2024

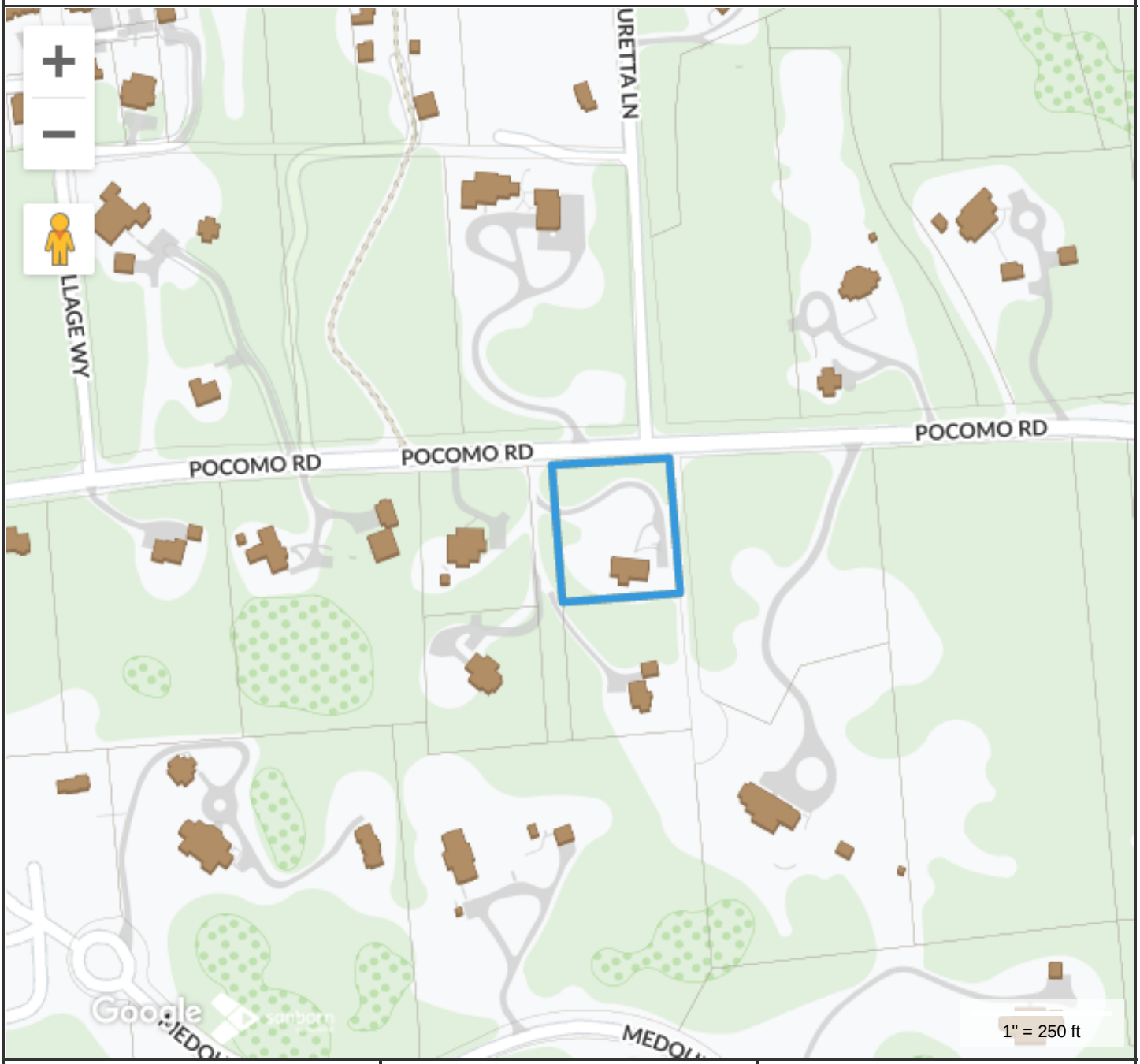
| | | | | | |
|---|---|---|---|---|---|
| 1. | Jeffery Ackseizer | 14 Moors End Ln | New Garage | 43/216 | EMDA |
| 2. | Dalibor & Liliana Kovacevic | 3 Aster Ct | Solar Roof | 68/373 | Ack Smart |
| 3. | Garret Roberts | 1 South Mill St | Rev change roof | 55.4.1/61 | EMDA |

## VIII. NEW BUSINESS 08/06/2024

| | | | | | |
|---|---|---|---|---|---|
| 1. | Brandon Eldridge | 26 Arlington St | Solar Roof | 76.1.3/281 | Isaksen Solar RP |
| 2. | Suzanne & Thomas Albani | 39 Wanoma Way | Replace beach stairs | 92.4/318 | EMDA AM |
| 3. | Roberto & Amy Finzi | 26 Pocomo Rd | Addition | 14/74 | Smith & Hutton AM |
| 4. | Roberto & Amy Finzi | 26 Pocomo Rd | New Garage | 14/74 | Smith & Hutton AM |
| 5. | Marrett Victor | 3 Baily Rd | Egress window | 56/426 | Self AM |
| 6. | Big Batch LLC | 69 Hummock Pond | Renovate – Rev #8733 | 56/320 | Emeritus LTD CT |
| 7. | Stark Point LLC | 16 Easton St | Hardscape | 42.1.4/11 | Botticelli & Pohl CT |
| 8. | Nantucket Electric Co | 32 Bunker Rd | New Commercial Bldg | 78/2.7 | LFW AC |
| 9. | Terry Anne Vigil Trst | 26 Somerset Ln | New main house | 66/10 | JBStudio CP |
| 10. | Terry Anne Vigil Trst | 26 Somerset Ln | New pool | 66/10 | JBStudio CP |

## IX. NEW BUSINESS 8/20/2024

| | | | | | |
|---|---|---|---|---|---|
| 1. | Malony, Rosalie Grennan | 15 Old N Wharf | Renewal 72026 | 42.3.1/26 | Val Oliver RP |
| 2. | Hubbell, Peter | 87 Main St | Onsite parking | 42.3.4/30 | Permit Plus JP |
| 3. | Verizon | 215 Cliff Rd | T-Mobile cell site modification | 40/62 | Adam Wolfrey RP |
| 4. | Ruddick, Girrard | 6 Bayberry/ Sconset | Rev's to9023 | 49/92 | Thornewill RP |
| 5. | Lightus Coop Inc | 7 Crooked Ln | New Carriage House | 41/80 | S Metz VO |
| 6. | Paige Mary Yates Trust | 4 Coffin Sias | New Dwelling | 73.1.4/18 | Val Oliver JP |
| 7. | Sulzer Jim Elder Barbara | 12 Back St | Fence asbuilt | 55/352 | Thornewill VO |
| 8. | Cameron Gammill | 87 Somerset Rd | Solar rooftop | 66/79 | AckSmart VO |
| 9. | 100 Wauwinet Trust | 100 Wauwinet Rd | New Dwelling | 11/24.1 | Botticelli & Pohl JP |
| 10. | 100 Wauwinet Trust | 100 Wauwinet Rd | New Garage GH | 11/24.1 | Botticelli & Pohl JP |
| 11. | Beth Maier | 5A Field Ave | Renew fence | 80/415 | Self JP |
| 12. | Keegan Hodges | 35 India St | Colors change door shutter | 42.3.4/128 | Thornewill JP |
| 13. | Nick Ray | 37 Somerset Rd | Rev 2024-05-10545 | 56/108 | Val Oliver AM |
| 14. | Pocomo LLC | 61 Pocomo Rd | Move bldg | 15/15 | Alexander Zara AM |
| 15. | Pocomo LLC | 61 Pocomo Rd | hardscape | 15/15 | Alexander Zara AM |
| 16. | Pocomo LLC | 61 Pocomo Rd | Egress window basement | 15/15 | Alexander Zara AM |
| 17. | Azima Farhood | 20 Liberty St | Patio reno | 42.3.4/143 | SMRD AM |
| 18. | Azima Farhood | 20 Liberty St | Garage door & overhang ALT | 42.3.4/143 | SMRD AM |
| 19. | Bill Jennings | 2 Marion Ave | Pool hardscape | 82/402 | Jesse Dutra JP |
| 20. | 116 Baxter Rd B H Trust | 116 Baxter Rd | Alterations to fenestration | 48/34 | LFW VO |
| 21. | Fred Kudish | 13 Meadow Ln | Hardscape pool | 56/87 | LFW CT |




**Property Information**

| | |
|---|---|
| **Property ID** | 236 |
| **Location** | 26 POCOMO RD |
| **Owner** | FINZI ROBERTO & AMY |

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

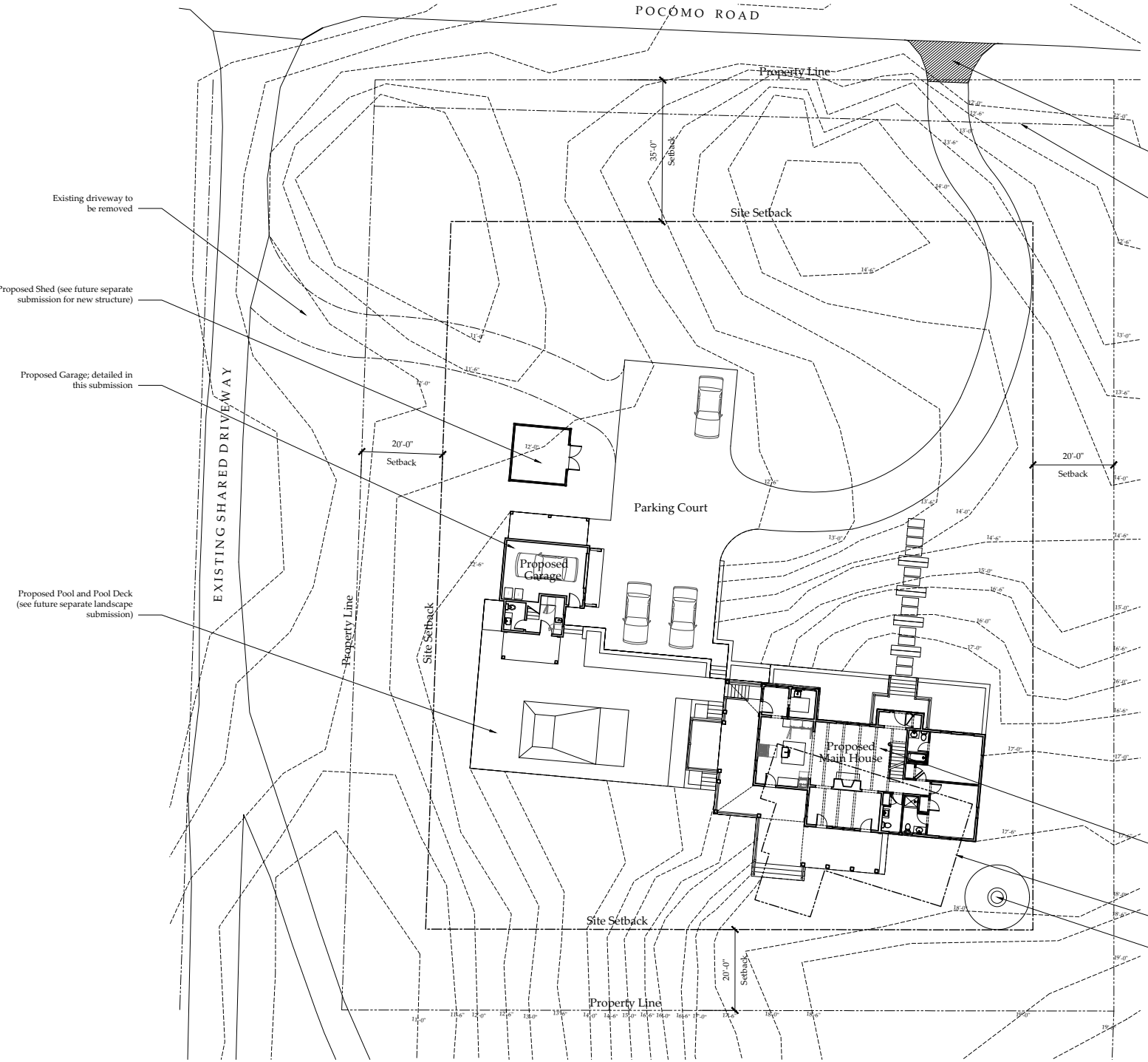
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

| Garage Drawing List | |
|---|---|
| AG1.1 | Proposed Site Plan; Locus; Zoning Information |
| AG2.1 | Proposed Floor Plans |
| AG3.1 | Proposed Exterior Elevations |
| AG5.1 | Proposed Window and Door Schedule |

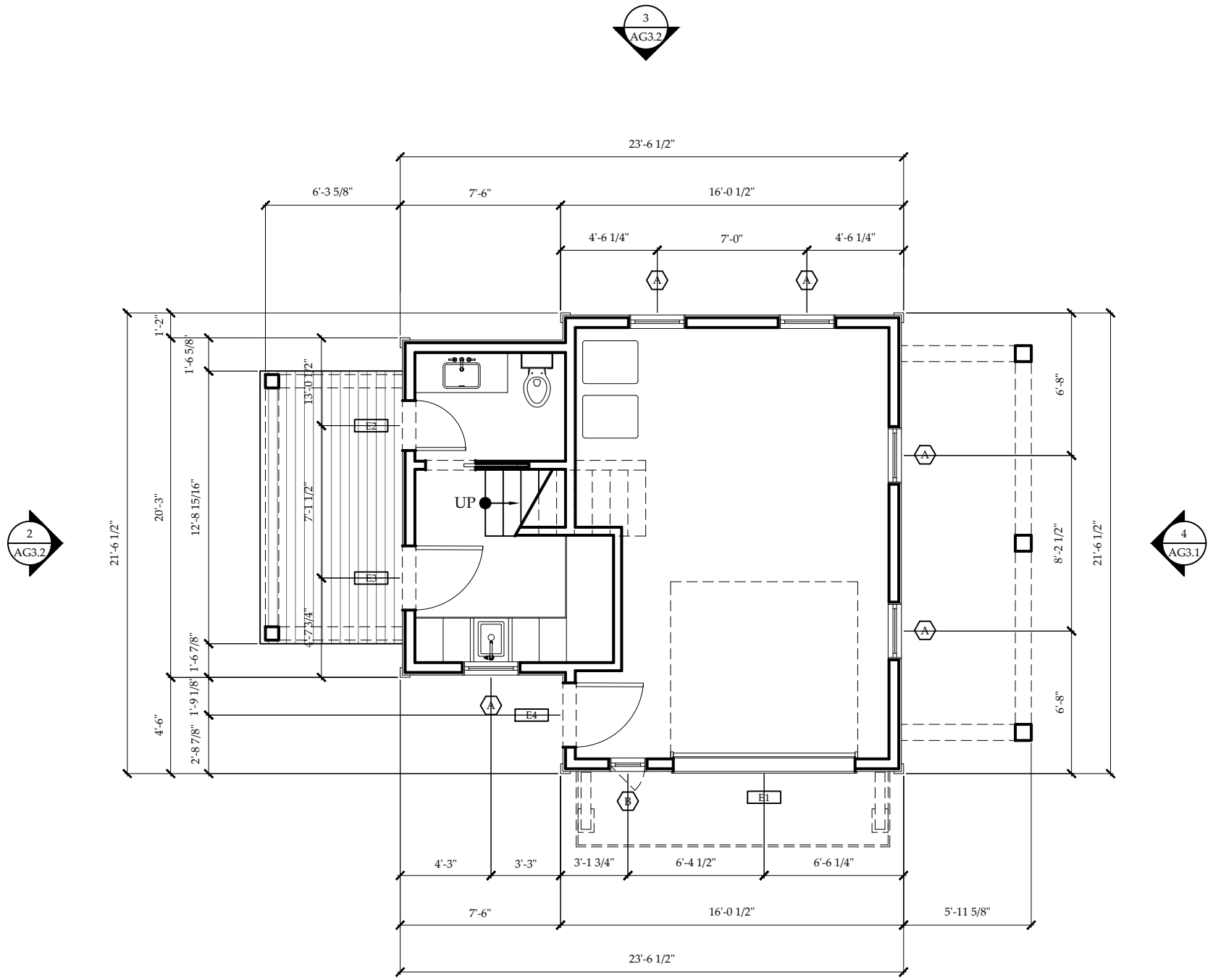
| Zoning Information | |
|---|---|
| Assessor's Map and Parcel Number | 14 74 |
| Zone | Limited Use General 3 - LUG3 |
| Minimum lot size | 120,000 S.F. |
| Current Lot Size | 42,688 S.F. |
| Front Setback | 35 ft. |
| Side and Rear Setback | 20 ft. |
| Allowable ground cover ratio | 3% |
| Allowable ground cover | 2,000 S.F. * |
| Existing Main House ground coverage | 1,428 S.F. |
| Total Existing ground cover | 1,428 S.F. |
| Proposed Main House ground coverage | 1,505 S.F. |
| Proposed Garage ground coverage | 440 S.F. |
| Total Proposed ground coverage | 1,945 S.F. |
| Minimum Frontage | 200 ft. |
| Existing Frontage | 125 ft. * |

*Note: Allowable ground coverage and frontage modified per zoning code subdivision and deed allowances

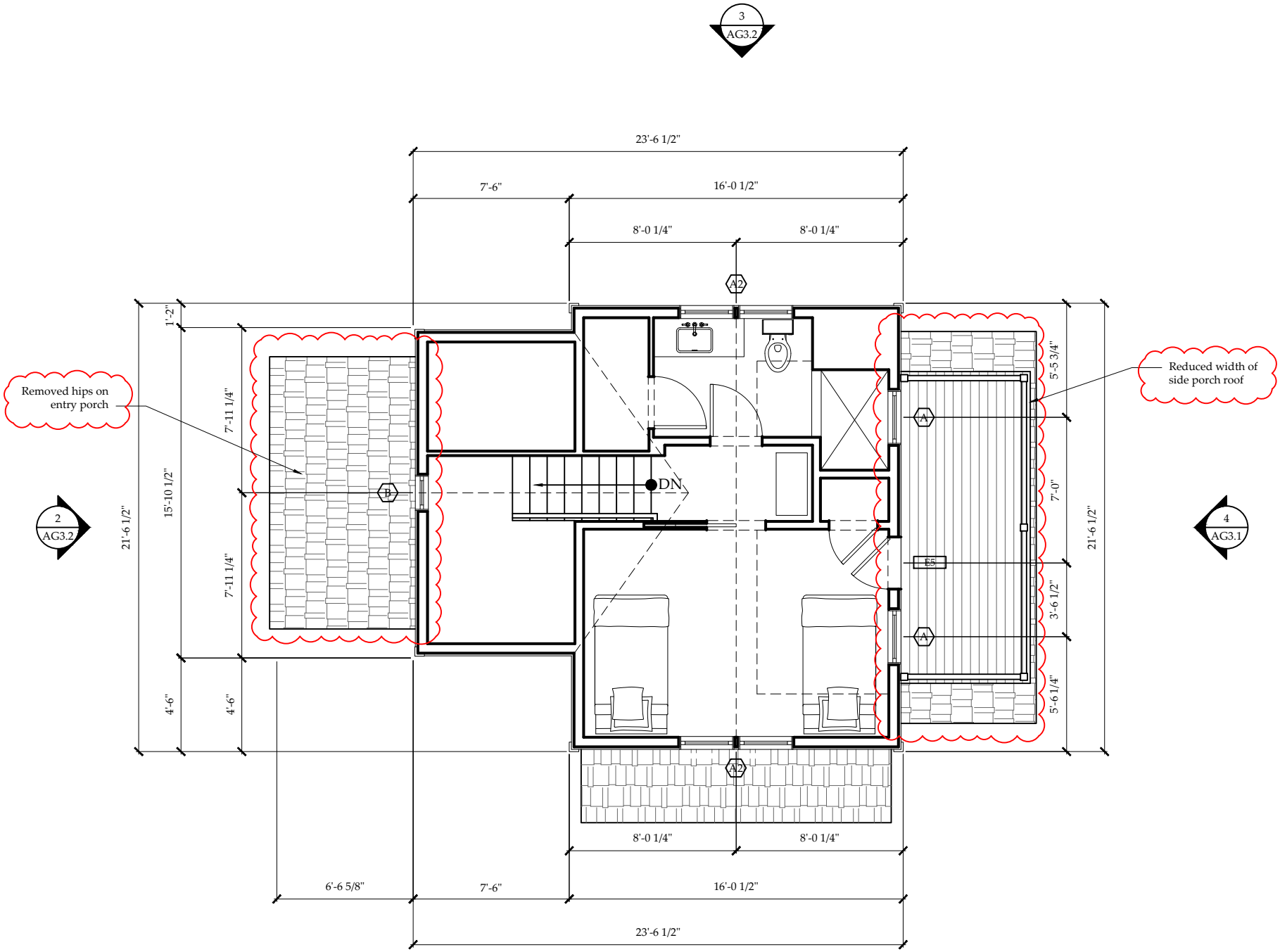
PROPOSED




1 Proposed Site Plan
Scale: 1/16" = 1'-0"




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



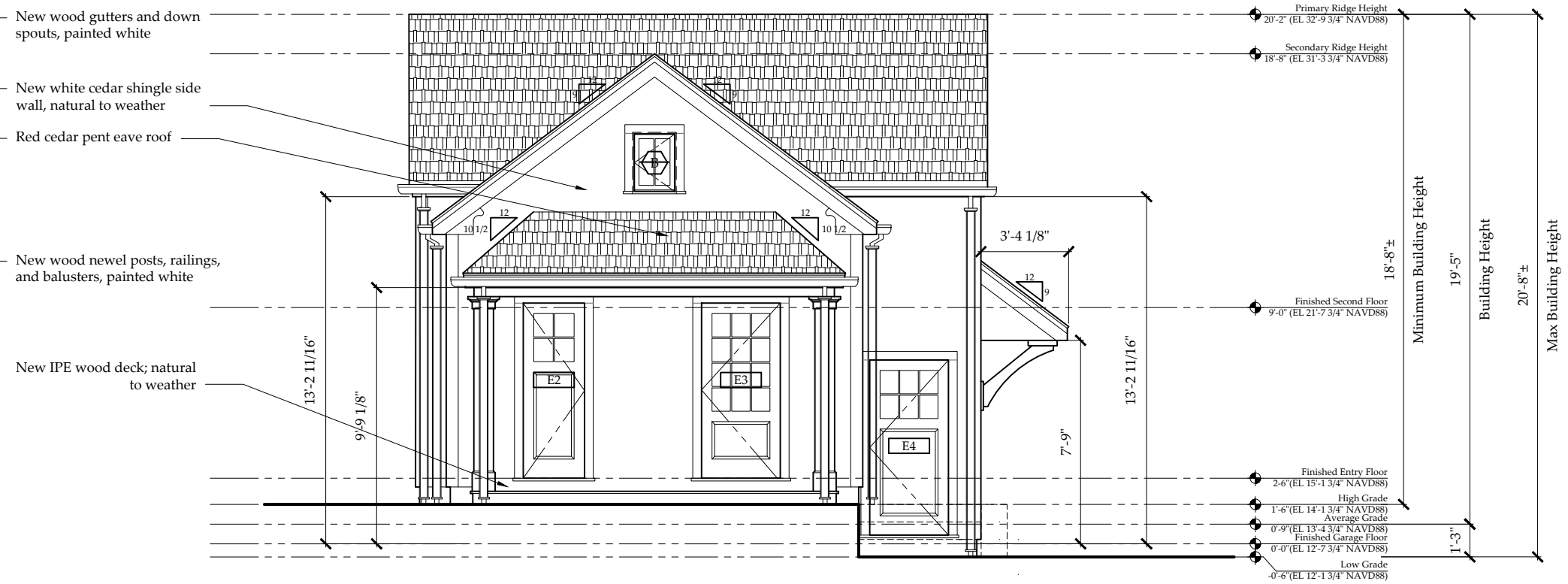

2 Proposed Garage Second Floor Plan
Scale: 1/4" = 1'-0"

1
AG3.1



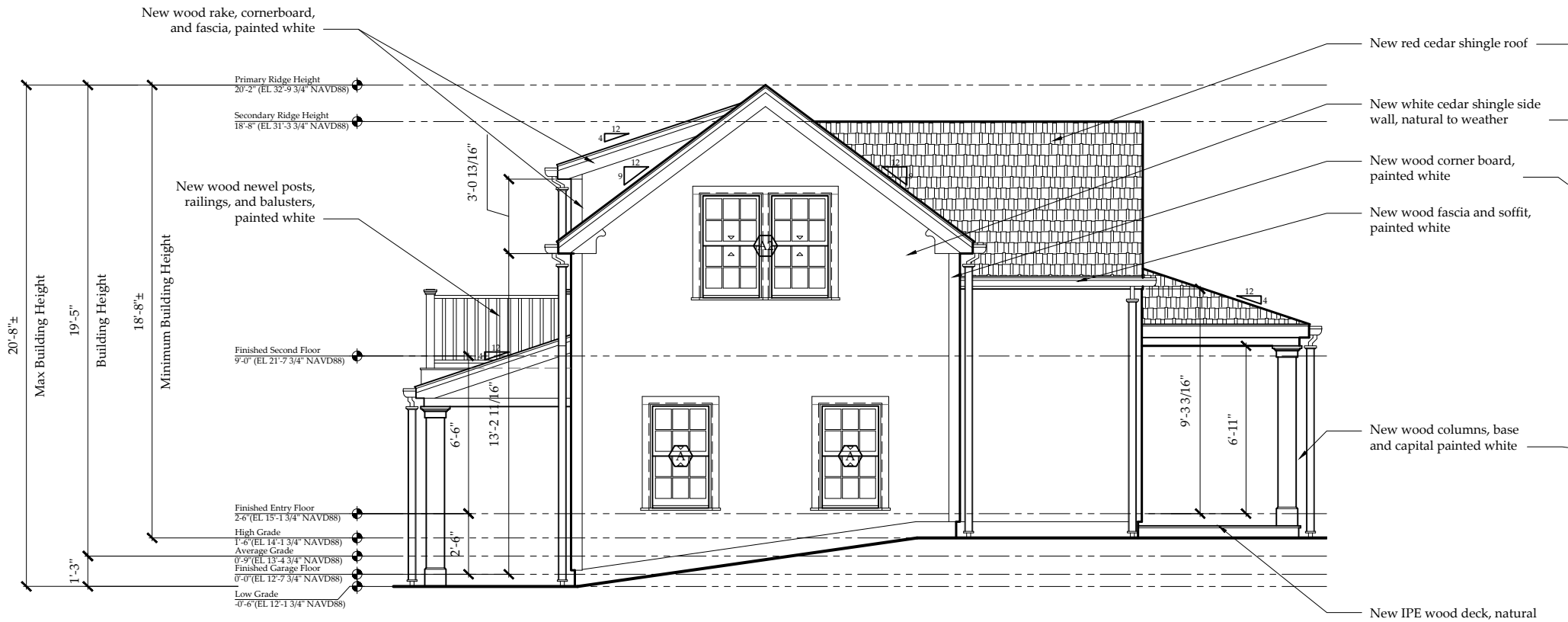

1 Proposed Garage East Elevation

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




2 Proposed Garage South Elevation

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



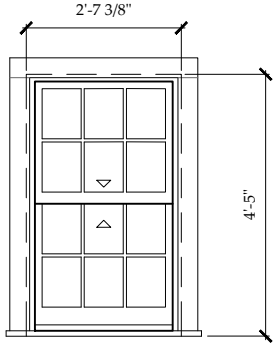

3 Proposed Garage West Elevation

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




4 Proposed Garage North Elevation

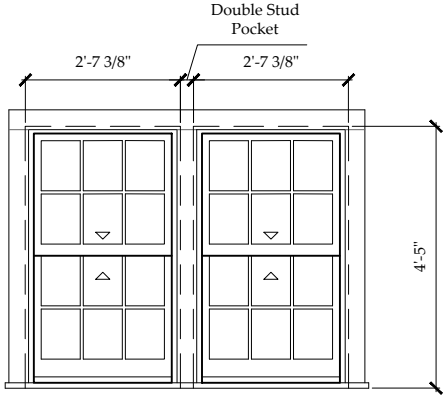
Scale: 1/4" = 1'-0"




A

Unit Specifications

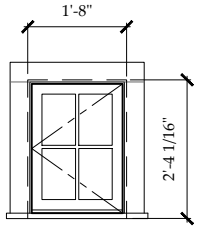
| | |
|---|---|
| Manufacturer - | Marvin Windows & Doors |
| Unit Type - | Signature Ultimate Wood Double Hung<br>6/6 Lite Window |
| Unit Code - | UWDH2622 |
| RO Size - | 2'-8 3/8"w x 4'-5 1/2"h |
| Unit Size - | 2'-7 3/8"w x 4'-5"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" Simulated Divided Light with Spacer |
| Screen - | Wood Framed Insect Screen |
| Notes - | Meets Massachusetts requirements for egress |




A2

Unit Specifications

| | |
|---|---|
| Manufacturer - | Marvin Windows & Doors |
| Unit Type - | Signature Ultimate Wood Double Hung<br>6/6 Lite Window |
| Unit Code - | (2) UWDH2622 |
| RO Size - | (2) 3'-0 3/8"w x 5'-5 1/2"h |
| Unit Size - | (2) 2'-11 3/8"w x 5'-5"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" Simulated Divided Light with Spacer |
| Screen - | (2) Wood Framed Insect Screen |
| Notes - | Meets Massachusetts requirements for egress |



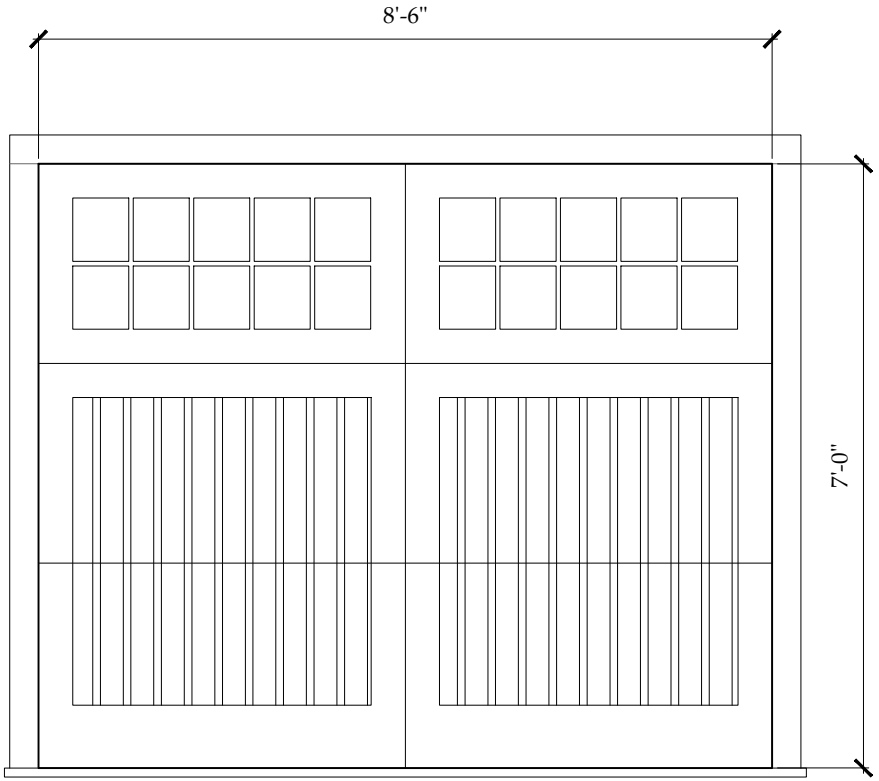

B

Unit Specifications

| | |
|---|---|
| Manufacturer - | Marvin Windows & Doors |
| Unit Type - | Signature Ultimate Wood Casement<br>4 Lite Window |
| Unit Code - | UWCA2028 |
| RO Size - | 1'-9"w x 2'-4 9/16"h |
| Unit Size - | 1'-8"w x 2'-4 1/16"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" Simulated Divided Light with Spacer |
| Screen - | Wood Framed Insect Screen |
| Notes - | - |

1 Proposed Window Types

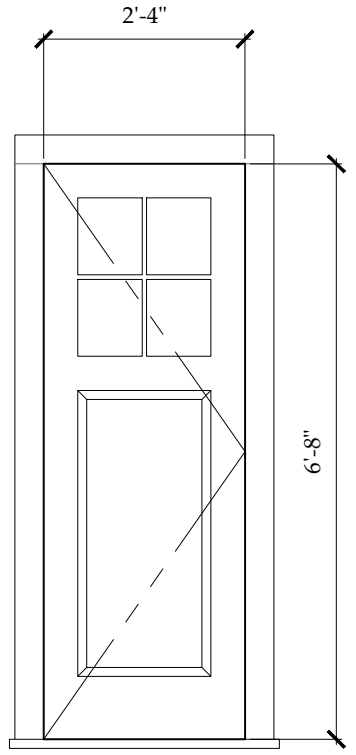
Scale: 1/2" = 1'-0"




E1

Unit Specifications

| | |
|---|---|
| Manufacturer - | Nantucket Millworks |
| Unit Type - | Overhead Wood Garage Door with (2) 10 Lite transom windows |
| Unit Code - | Custom |
| RO Size - | n/a |
| Unit Size - | 8'-6"W x 7"H |
| Glazing - | Double Glazed Insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" True Divided Light |
| Screen - | N/A |
| Notes - | - |



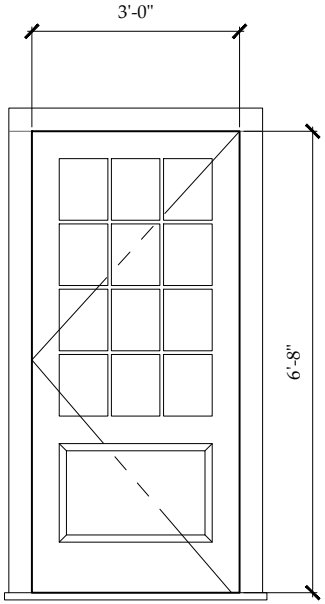

E2

Unit Specifications

| | |
|---|---|
| Manufacturer - | Nantucket Millworks |
| Unit Type - | 4 Lite and 1 Panel Wood Door |
| Unit Code - | Custom |
| RO Size - | n/a |
| Unit Size - | 2'-4'W x 6'-8"H nominal |
| Glazing - | Double Glazed Insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" True Divided Light |
| Screen - | Wood Frame Exterior Swing |
| Notes - | Provide multipoint lock body |

2 Proposed Door Types

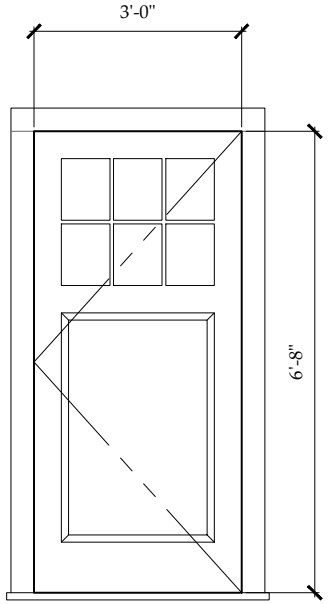
Scale: 1/2" = 1'-0"




E3

Unit Specifications

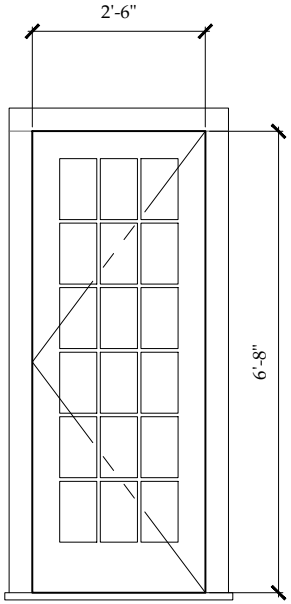
| | |
|---|---|
| Manufacturer - | Nantucket Millworks |
| Unit Type - | 12 Lite and 1 Panel Wood Door |
| Unit Code - | Custom |
| RO Size - | n/a |
| Unit Size - | 3'-0"W x 6'-8"H nominal |
| Glazing - | Double Glazed Insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" True Divided Light |
| Screen - | Wood Frame Exterior Swing |
| Notes - | Provide multipoint lock body |




E4

Unit Specifications

| | |
|---|---|
| Manufacturer - | Nantucket Millworks |
| Unit Type - | 6 Lite and 1 Panel Wood Door |
| Unit Code - | Custom |
| RO Size - | n/a |
| Unit Size - | 3'-0"W x 6'-8"H nominal |
| Glazing - | Double Glazed Insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" True Divided Light |
| Screen - | Wood Frame Exterior Swing |
| Notes - | Provide multipoint lock body |



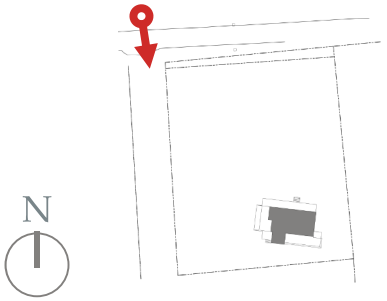

E5

Unit Specifications

| | |
|---|---|
| Manufacturer - | Nantucket Millworks |
| Unit Type - | 18 Lite Wood French Door |
| Unit Code - | Custom |
| RO Size - | n/a |
| Unit Size - | 2'-6"W x 6'-8"H nominal |
| Glazing - | Double Glazed Insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" True Divided Light |
| Screen - | Wood Frame Exterior Swing |
| Notes - | Provide multipoint lock body |



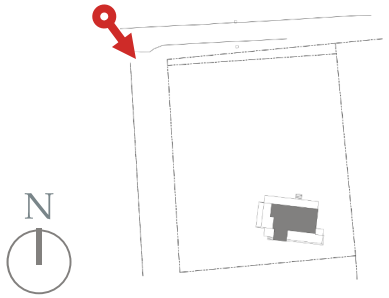
**EXISTING** North Driveway Entry




**Pocomo Residence**
Existing Conditions Photographs
*Application for Garage New Construction*



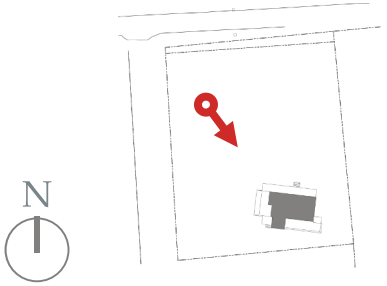
**EXISTING** Northeast Elevation From Road




**Pocomo Residence**
Existing Conditions Photographs
*Application for Garage New Construction*



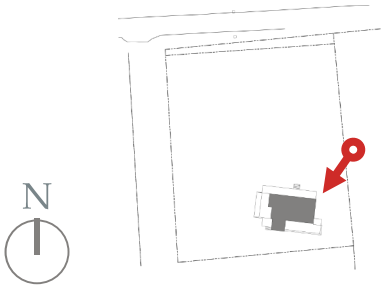
**EXISTING** Northeast Elevation From Site




**Pocomo Residence**
Existing Conditions Photographs
*Application for Garage New Construction*



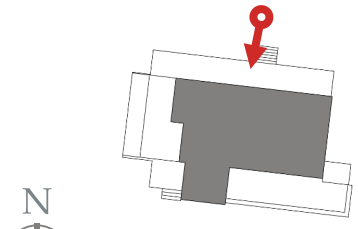
**EXISTING** Northwest Elevation From Driveway




**Finzi Residence**
Existing Conditions Photographs
*Application for Garage New Construction*

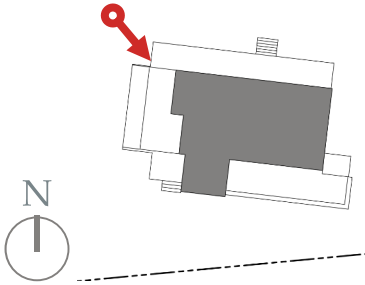


**EXISTING** North Elevation



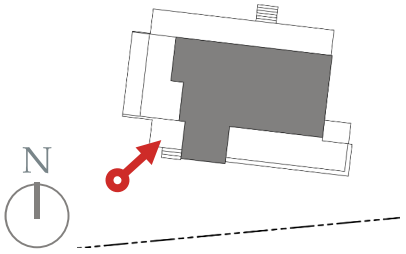


**EXISTING** Northeast Elevation



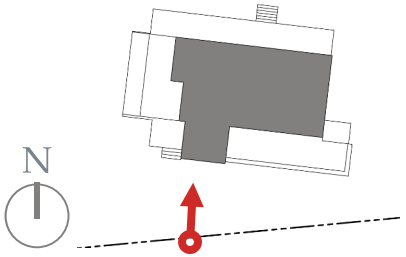


**EXISTING** Southeast Elevation



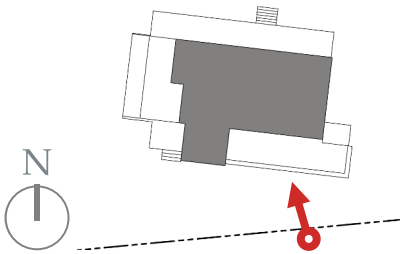


**EXISTING** South Elevation



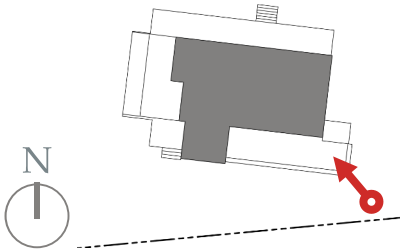


**EXISTING** South Elevation





**EXISTING** Southeast Elevation




**Pocomo Residence**
Existing Conditions Photographs
*Application for Garage New Construction*

**ADDRESS:** 35 Centre St

**DATE HEARD:** August 27, 2024

**SITTING BOARD:** Stephen Welch (Chair), Ray Pohl (Vice-Chair), Abby Camp, Val Oliver, Angus MacLeod

## Historic District Commission

# OLD BUSINESS CHECKLIST

## Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

*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: 10/10/24 |
| ✓ | Address & HDC Case Number (ie HDC2020-05-0265): 35 Centre St |
| | Copy of Minutes (application item circled) |
| ✓ | Reduced (8 ½ x 11) copy of application |
| ✓ | Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps |
| ✓ | One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.) |
| ✓ | Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply)<br>a. Site Plan<br>b. North Elevation<br>c. South Elevation<br>d. East Elevation<br>e. West Elevation<br>f. Window/Door Schedule |
| ✓ | One set reduced plans: 8 ½ x11 |
| ✓ | Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov. |
| ✓ | Submit documents to PLUS at 2 Fairgrounds Road |
| ✓ | Signed Affidavit: see below |

| | |
|---|---|
| HOLD<br><br>FOR<br>A<br><br>VIEW | IF YOUR APPLICATION WAS "HOLD FOR A VIEW"<br>A. HDC case number:<br>B. Copy of Minutes (application item circled)<br>C. ONE SET OF PICTURES<br>REMINDER- in order to appear on the Agenda, applicants must:<br>1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov<br>2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road.<br>Failure to submit and email the required documents for an Old Business meeting MAY result in review delays. |
| HOLD<br><br>TO<br><br>TRACK | **IF YOUR APPLICATION WAS "HOLD TO TRACK"**<br>A. HDC case number:<br>B. Copy of Minutes (application item circled)<br><br>REMINDER- in order to appear on the Agenda, applicants must:<br>1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov<br>2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road.<br>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: October 10, 2024

hdcsubmissions@nantucket-ma.gov

The Historic District Commission (HDC), PLUS
2 Fairgrounds Rd
Nantucket, MA 02554

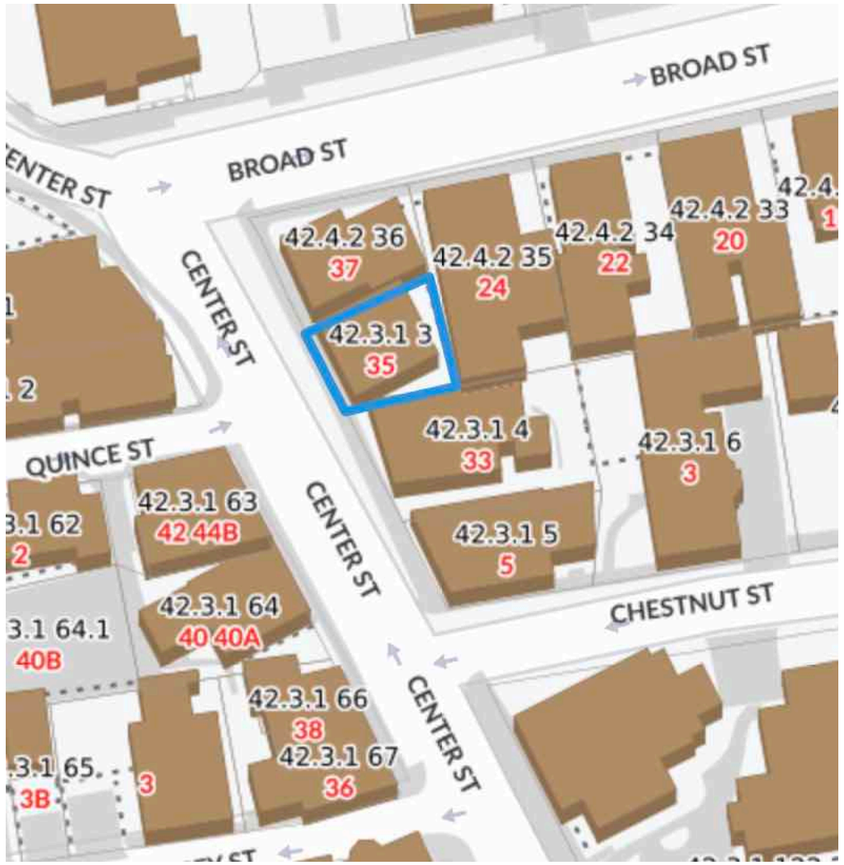
Dear Historic District Commission,

I am the owner of the property located at: 35 Center St, 54 Main St, 5 Amelia

Please accept this letter as my written authorization for ACK Smart Energy to act as my limited agent for the purpose of signing, submitting the application, and taking other required actions before the HDC for the approval(s) required to install a solar array and perform related electrical work on the above referenced property. ACK Smart Energy is authorized to perform such work on my property as the HDC approves.

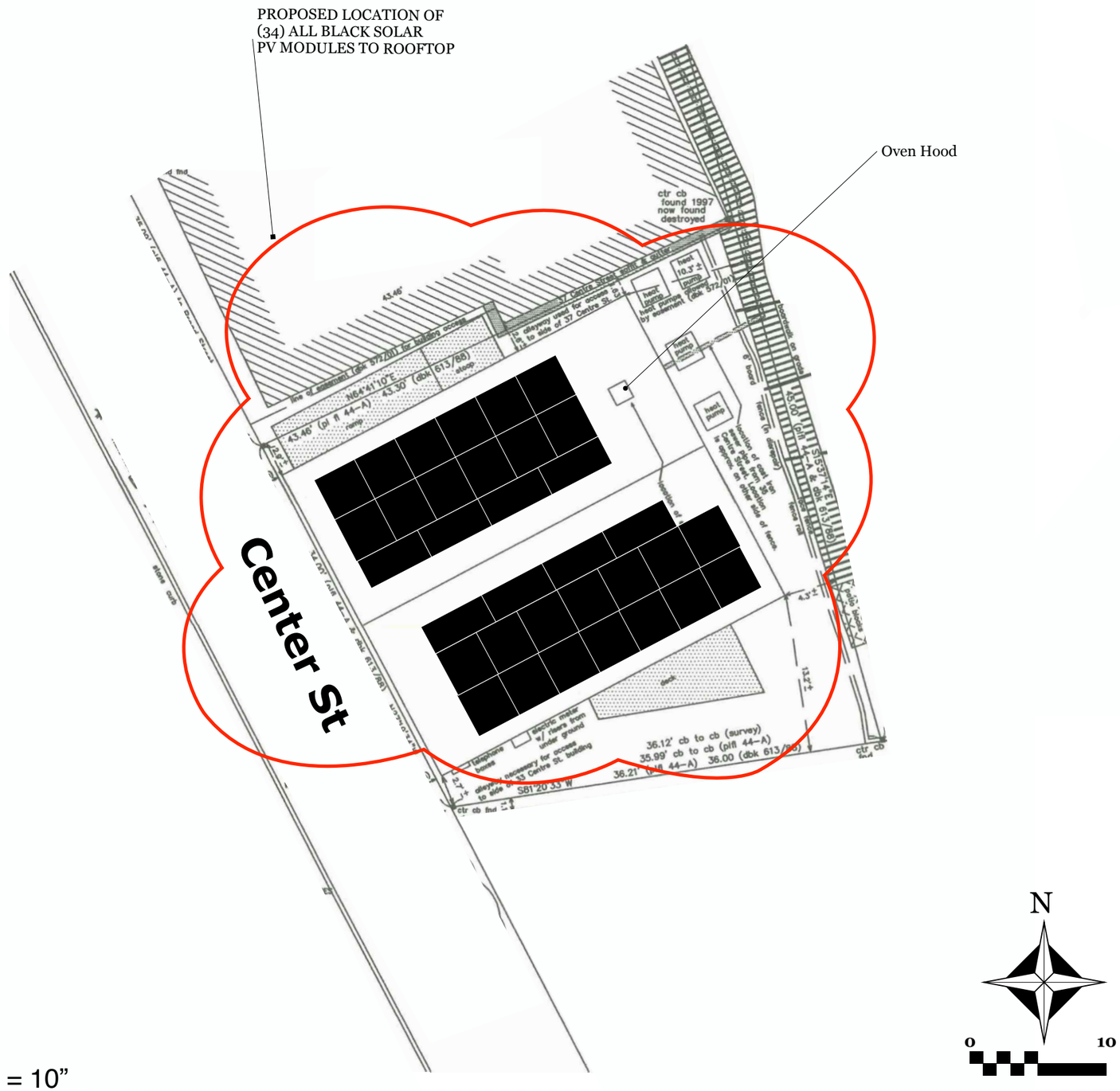
Sincerely,

Signature
Name Jenn King
Date 4-10-24




Locus Map
Scale: Not to scale

Zoning Class: CDT
Front Setback: 0ft
Side/Rear Setback: 0ft/5 ft




Site Plan
Scale: 1" = 10”

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

# GIS & SITE PLAN

ROOFTOP SOLAR ARRAY
15.72kW DC, 10.00kW AC

| | |
|---|---|
| Owner: | Centre of Town LLC |
| Site Address: | 35 Centre St |
| City, State, Zip: | Nantucket, MA 02554 |
| Map: 42.3.1 | Parcel: 3 |

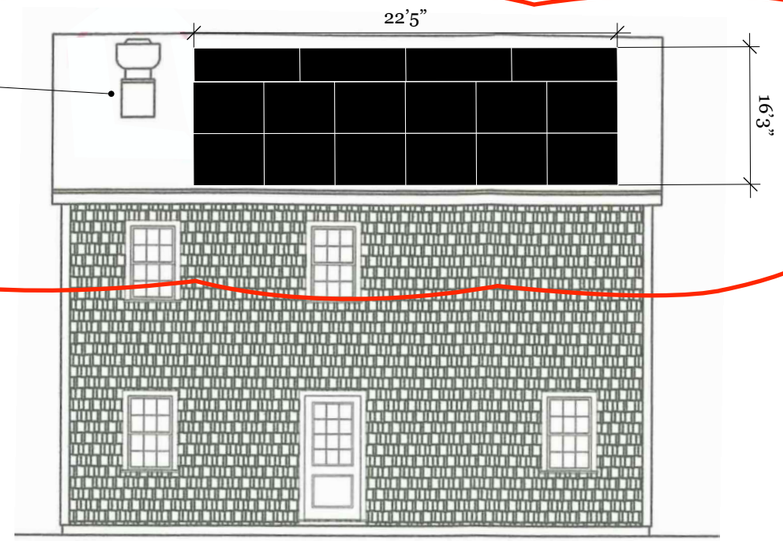
REVISIONS

| | MM/DD/YY | REMARKS |
|---|---|---|
| 1 | 4/30/24 | Submitted for HDC & permitting review. |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |

PV 01

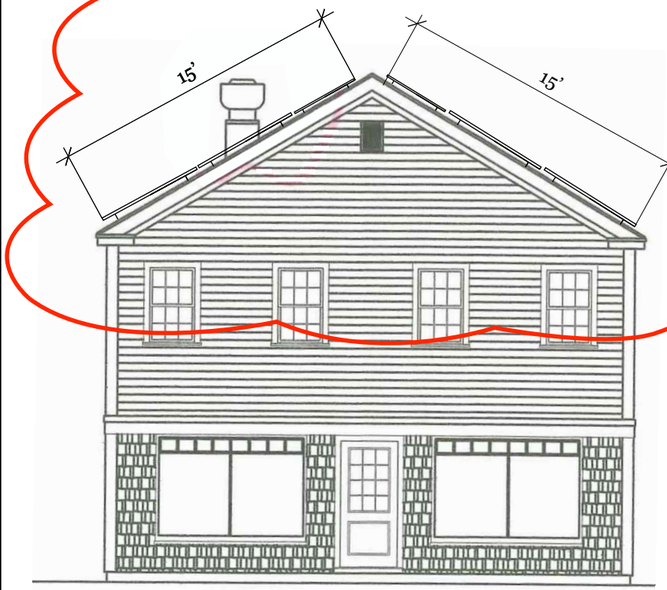
Oven Hood

PROPOSED LOCATION OF (16 OF 34) ALL BLACK PV MODULES TO MAINHOUSE ROOFTOP

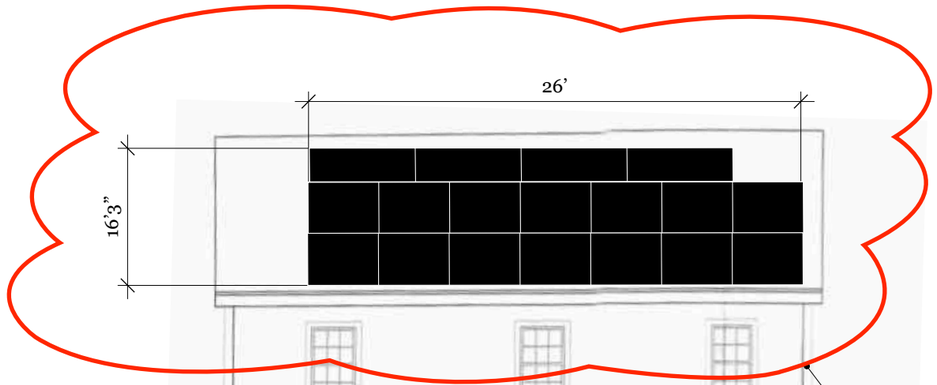



**NORTH ELEVATION**

PROPOSED LOCATION OF (34) ALL BLACK PV MODULES TO MAINHOUSE ROOFTOP

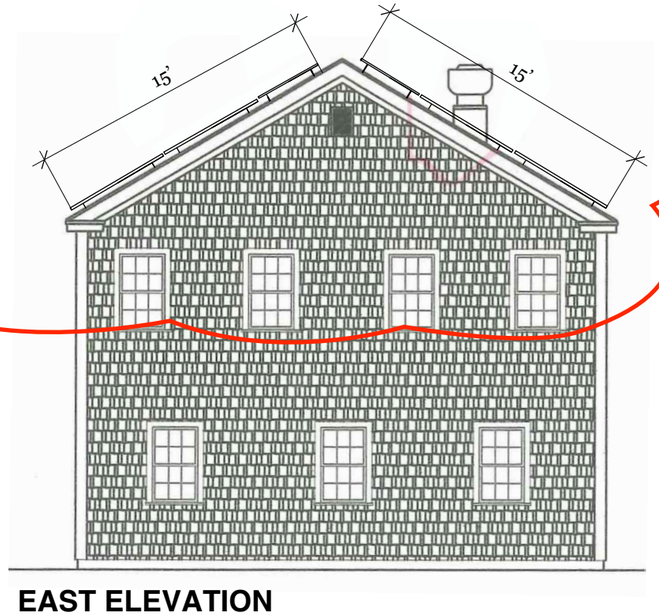



**WEST ELEVATION**




**SOUTH ELEVATION**

PROPOSED LOCATION OF (34) ALL BLACK PV MODULES TO MAINHOUSE ROOFTOP




**EAST ELEVATION**

PROPOSED LOCATION OF (18 OF 34) ALL BLACK PV MODULES TO MAINHOUSE ROOFTOP

Scale: 1/8” = 1’ 0”

0 4’ 8’

ACK SMART
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www.ACKsmart.com

# ELEVATIONS

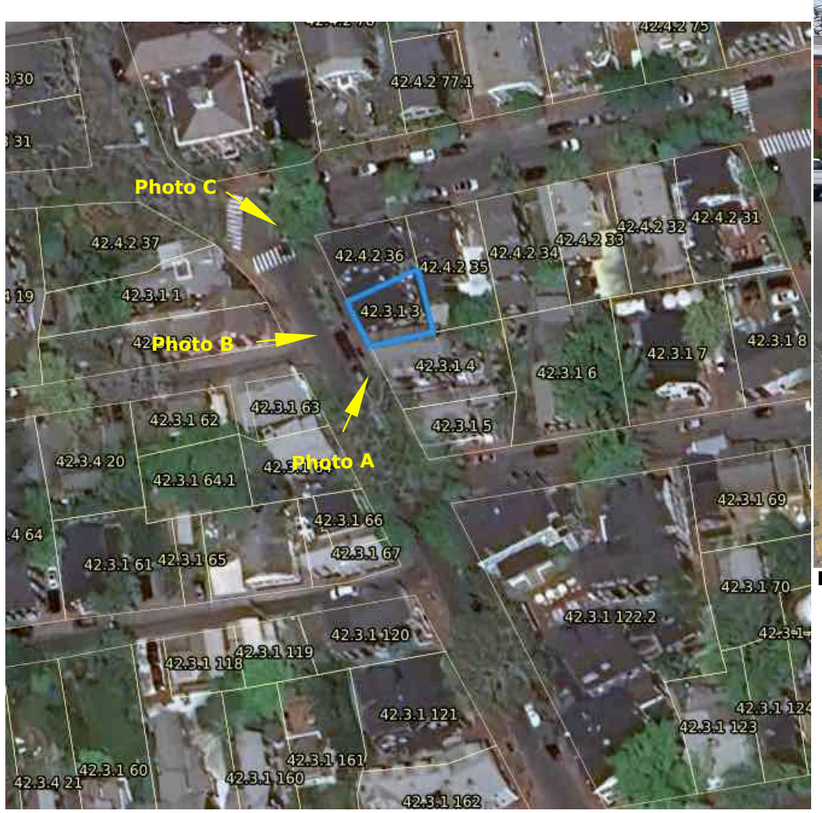
ROOFTOP SOLAR ARRAY
15.72kW DC, 10.00kW AC

| | |
|---|---|
| Owner: | Centre of Town LLC |
| Site Address: | 35 Centre St |
| City, State, Zip: | Nantucket, MA 02554 |
| Map: 42.3.1 | Parcel: 3 |

REVISIONS

| | | |
|---|---|---|
| 1 | 4/30/24 | Submitted for HDC & permitting review. |
| 2 | | |
| 3 | | |
| 4 | | |

PV 02




**The proposed panels are all black on a black roof.**



**PHOTO A**



**PHOTO B**



**PHOTO C**

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

# PHOTOS

ROOFTOP SOLAR ARRAY
15.72kW DC, 10.00kW AC

| | |
|---|---|
| Owner: | Centre of Town LLC |
| Site Address: | 35 Centre St |
| City, State, Zip: | Nantucket, MA 02554 |
| Map: 42.3.1 | Parcel: 3 |

REVISIONS

| | | |
|---|---|---|
| 1 | 4/30/24 | Submitted for HDC & permitting review. |
| 2 | | |
| 3 | | |
| 4 | | |

PV 03




**The proposed panels are all black on a black roof.**



**PHOTO A**



**PHOTO B**

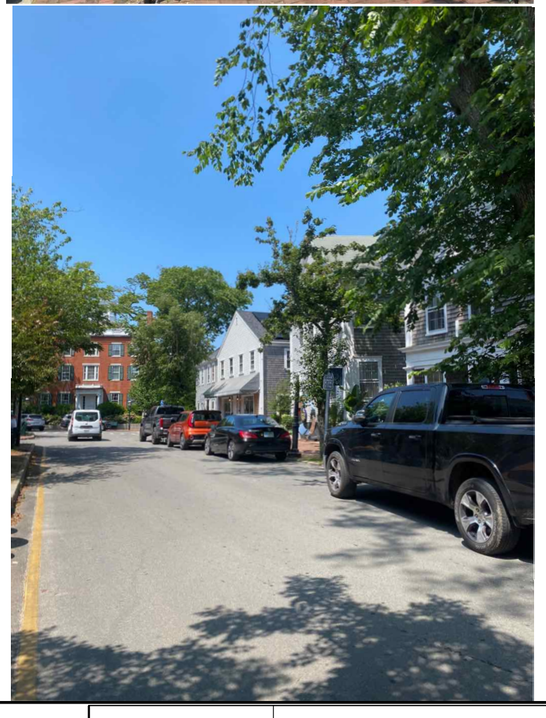


**PHOTO C**



**PHOTO D**

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

# PHOTOS

ROOFTOP SOLAR ARRAY
15.72kW DC, 10.00kW AC

| | |
|---|---|
| Owner: | Centre of Town LLC |
| Site Address: | 35 Centre St |
| City, State, Zip: | Nantucket, MA 02554 |
| Map: 42.3.1 | Parcel: 3 |

REVISIONS

| | | |
|---|---|---|
| 1 | 4/30/24 | Submitted for HDC & permitting review. |
| 2 | | |
| 3 | | |
| 4 | | |

PV 04






PHOTO A



PHOTO B

# PHOTOS

ROOFTOP SOLAR ARRAY
15.72kW DC, 10.00kW AC

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

| | |
|---|---|
| Owner: | Centre of Town LLC |
| Site Address: | 35 Centre St |
| City, State, Zip: | Nantucket, MA 02554 |
| Map: 42.3.1 | Parcel: 3 |

REVISIONS

| | | |
|---|---|---|
| 1 | 4/30/24 | Submitted for HDC & permitting review. |
| 2 | | |
| 3 | | |
| 4 | | |

PV 05

# Q.TRON BLK M-G2+ SERIES

**405-430 Wp | 108 Cells**
**22.0 % Maximum Module Efficiency**

MODEL Q.TRON BLK M-G2+



### High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.0 %.

### A reliable investment

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

### Enduring high performance

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

### Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (8100 Pa) and wind loads (3600 Pa).

### Innovative all-weather technology

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

### The most thorough testing programme in the industry

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

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

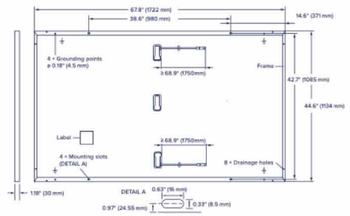
**The ideal solution for:**

Rooftop arrays on residential buildings

## Q.TRON BLK M-G2+ SERIES

### Mechanical Specification

| | |
|---|---|
| Format | 67.8 in × 44.6 in × 1.18 in (including frame) (1722 mm × 1134 mm × 30 mm) |
| Weight | 46.7 lbs (21.2 kg) |
| Front Cover | 0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology |
| Back Cover | Composite film |
| Frame | Black anodised aluminium |
| Cell | 6 × 18 monocrystalline Q.ANTUM NEO solar half cells |
| Junction box | 2.09-3.98 in × 1.26-2.36 in× 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), Protection class IP67, with bypass diodes |
| Cable | 4 mm² Solar cable; (+) ≥ 68.9 in (1750 mm), (−) ≥ 68.9 in (1750 mm) |
| Connector | Stäubli MC4; IP68 |

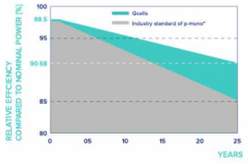



### Electrical Characteristics

| POWER CLASS | | | | 405 | 410 | 415 | 420 | 425 | 430 |
|---|---|---|---|---|---|---|---|---|---|
| MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / −0 W) | | | | | | | | | |
| Minimum | Power at MPP[1] | $P_{MPP}$ | [W] | 405 | 410 | 415 | 420 | 425 | 430 |
| Minimum | Short Circuit Current[1] | $I_{SC}$ | [A] | 13.33 | 13.41 | 13.49 | 13.58 | 13.66 | 13.74 |
| Minimum | Open Circuit Voltage[1] | $V_{OC}$ | [V] | 37.91 | 38.19 | 38.47 | 38.75 | 39.03 | 39.32 |
| Minimum | Current at MPP | $I_{MPP}$ | [A] | 12.69 | 12.76 | 12.83 | 12.91 | 12.98 | 13.05 |
| Minimum | Voltage at MPP | $V_{MPP}$ | [V] | 31.93 | 32.13 | 32.34 | 32.54 | 32.74 | 32.94 |
| Minimum | Efficiency[1] | η | [%] | ≥20.7 | ≥21.0 | ≥21.3 | ≥21.5 | ≥21.8 | ≥22.0 |
| MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2] | | | | | | | | | |
| Minimum | Power at MPP | $P_{MPP}$ | [W] | 306.1 | 309.9 | 313.7 | 317.5 | 321.2 | 325.0 |
| Minimum | Short Circuit Current | $I_{SC}$ | [A] | 10.74 | 10.81 | 10.87 | 10.94 | 11.00 | 11.07 |
| Minimum | Open Circuit Voltage | $V_{OC}$ | [V] | 35.96 | 36.23 | 36.50 | 36.77 | 37.04 | 37.31 |
| Minimum | Current at MPP | $I_{MPP}$ | [A] | 9.98 | 10.04 | 10.10 | 10.15 | 10.21 | 10.27 |
| Minimum | Voltage at MPP | $V_{MPP}$ | [V] | 30.66 | 30.87 | 31.07 | 31.26 | 31.46 | 31.65 |

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

**Qcells PERFORMANCE WARRANTY**

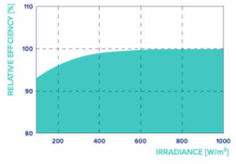



At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

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

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

**PERFORMANCE AT LOW IRRADIANCE**




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

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

### Properties for System Design

| | | | | | |
|---|---|---|---|---|---|
| Maximum System Voltage | $V_{SYS}$ | [V] | 1000 (IEC) / 1000 (UL) | PV module classification | Class II |
| Maximum Series Fuse Rating | | [A DC] | 25 | Fire Rating based on ANSI / UL 61730 | C / TYPE 2 |
| Max. Design Load, Push / Pull[3] | | [lbs / ft²] | 113 (5400 Pa) / 50 (2400 Pa) | Permitted Module Temperature on Continuous Duty | −40 °F up to +185 °F (−40 °C up to +85 °C) |
| Max. Test Load, Push / Pull[3] | | [lbs / ft²] | 169 (8100 Pa) / 75 (3600 Pa) | | |

[3] See Installation Manual

### Qualifications and Certificates

UL61730-1 & UL61730-2, CE-compliant, Quality Controlled PV - TÜV Rheinland, IEC 61215:2016, IEC 61730:2016, U.S. Patent No. 9,893,215 (solar cells).

*Contact your Qcells Sales Representative for details regarding the module's eligibility to be Buy American Act (BAA) compliant.

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

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_415-430_DA_2023-12_Rev02_NA

---

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

# PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
15.72kW DC, 10.00kW AC

| | |
|---|---|
| Owner: | Centre of Town LLC |
| Site Address: | 35 Centre St |
| City, State, Zip: | Nantucket, MA 02554 |
| Map: 42.3.1 | Parcel: 3 |

REVISIONS

| | | |
|---|---|---|
| 1 | 4/30/24 | Submitted for HDC & permitting review. |
| 2 | | |
| 3 | | |
| 4 | | |

PV 05

# Historic District Commission

# OLD BUSINESS CHECKLIST **Rev Jan.2021**

ADDRESS: 10 SILVER ST
DATE HEARD: 10/08/2024
SITTING BOARD: WELCH, PATTEN, MACLEOD, PAUL, THORNEWILL

## 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: 10/16/2024 |
| | HDC Case Number (ie HDC2020-05-0265): |
| ✓ | Copy of Minutes (application item circled) |
| ✓ | Reduced (8 ½ x 11) copy of application |
| ✓ | Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps |
| | One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.) |
| ✓ | Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply)<br>a. Site Plan<br>b. North Elevation<br>c. South Elevation<br>d. East Elevation<br>(e.) West Elevation<br>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"**<br>A. HDC case number:<br>B. Copy of Minutes (application item circled)<br>C. ONE SET OF PICTURES<br><br>REMINDER- in order to appear on the Agenda, applicants must:<br>1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov<br>2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road.<br>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"**<br>A. HDC case number:<br>B. Copy of Minutes (application item circled)<br><br>REMINDER- in order to appear on the Agenda, applicants must:<br>1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov<br>2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road.<br>Failure to submit and email the required documents for an Old Business meeting MAY result in review delays. |

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

**Affidavit Certifying Completeness of Old Business submission**

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

Signature: Miroslava Ahern Date: 10/15/2024

CERTIFICATE NO: _____ DATE ISSUED: _____

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

# CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

## PROPERTY DESCRIPTION

TAX MAP N°: 55.4.1 PARCEL N°. 187

Street & Number of Proposed Work: 10 SILVER ST

Owner of record: DOBER RICHARD P TRUST

Mailing Address: 82 OXFORD RD, NEWTON, MA 02459

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: MIROSLAVA AHERN LLC

Mailing Address: 6 WINDY WAY NANTUCKET, MA 02554

Contact Phone #: 508-333-5138 E-mail: design@ahernllc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 258 SF ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: 128 SF ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

**Leaders (material and size)**: _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

**Hardscape materials**: Driveways GRAVEL Walkways GOSHEN STONE Walls NE STONE VENEER

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

## COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 08/12/2024 Signature of owner of record Miroslava Ahern Signed under penalties of perjury

MIROSLAVA AHERN
LANDSCAPE DESIGN STUDIO

# Memo

To: Nantucket Historic District Commission

From: Miroslava Ahern, LLC

cc: Holly Backus, Preservation Planner

Date: 10/10/2024

Re: HDC COA Application for 10 Silver Street [55.4.1/187]
Dober Richard P Trust

*Minutes from HDC Meeting 10/08/2024 not available

---

Dear Mr. Chairman and HDC Board Members:

This COA application was heard 10/08/2024. The attached meeting minutes have been generated by this office, as they are not available at the time of this submittal. The changes to the enclosed plans are reflective of Exhibit A, to be provided by the Board.

Thank you.

Miroslava Ahern, LLC

**HISTORIC DISTRICT COMMISSION**
**Meeting Date: 10/08/2024**
*Informal Minutes*

Start: 1:51

**10 Silver Street [55.4.1/187]**

*Commissioners: **WELCH (Chair), PATTEN, MACLEOD, PAUL** & CAMP;*
*Alternates: **THORNEWILL,***
*Absent: CAMP*

MIRKA: Most of the conversa was focused around the front and the parking. Believe there was more support to keep the car parking as small as possible. Keeping the exis g trees and having a small parking area simpli ed and a li le retaining wall to create a beau ul arrival and tran on to the rest of the house. Create a small hedge to screen the house from the road. The remainder of the hardscape was simpli ed. The irregular pavers are spread apart more. Irregular stone in sunken pa with small retaining due to the dip in grading. NE Stone walls will not be visible as they are facing away from the street.

HOLLY: This site is in the sh lots. Was part of 8 Silver Street. This site has a 2% chance of ooding per FEMA; there is a dip in the eleva Appreciate the revisions provided and the redu n of the parking as discussed. Thinks the parking width could be reduced slightly although looks as though submission is mee g requirements for parking by Zoning. Brick is appropriate within the OHD, especially in this area. The walkway Goshen isn't appropriate but maybe if it wasn't so rigid it's a possibility. Had a concern with the Goshen below in the pa , again it is not the concern of the commission as far as the runo but knows that has been a concern of the area.

MICKY: A narrower front and back driveway would be more trad onal for the OHD. Leveling out the front yard for parking space would be unnatural and it would be preferable to have the grade stay as close to the exis g grade as possible. It would reduce the height of the retaining wall or eliminate it en ely. Agree with Holly's comment regarding the front walkway, preferably brick.

PAUL: Appreciate the revisions. It is a challenging property, and this itera on looks the most organic. Agree with the comments re: the front walkway changing to brick from Goshen stone. No further concerns.

THORNEWILL: Retaining wall material seems very large, monolithic and heavy for an in-town property that isn't that big of a property; Incongruous.

MACLEOD: Agree with comments from Holly, Micky and some commissioners. Eastern and western plan gs on either side of the house are a concern. Agree with parking re: front to back making more sense. Design of the house painted landscape into a corner, leaving an inappropriate space for parking. Following closer to the grade and having a lower retaining wall to prevent the car from being suspended, it would be bene cial to see it front to back. Visually o to the side would make more sense.

PATTEN: Appreciate the changes. Echo concern as Angus. The trees and shrubbery is not what Silver Street is all about; lining the house. Would be in favor of brick instead of Goshen Stone. The visibility of the retaining wall would be a concern. Would be in favor of m ga g the parking.

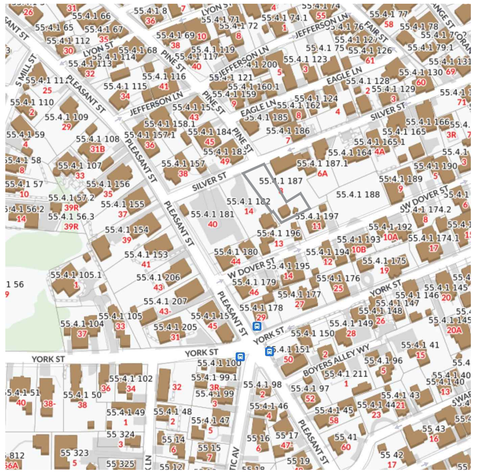
WELCH: Parking needs to be within the retainage on the right side as you're pulling in; overplanted as in looking as if it's been there forever: So ly covered berm vs. a retaining wall. The front yard needs to be grass. Plan gs are wonderful but overplanted for this loca Scaled out a 2 car 7' x 17' can be pulled in front of the larger one, which might necessitate the retaining wall moving over. Two ways to solve that are either raise the grade all the way back which isn't appropriate, or maybe move the retainage over to what is the le side of the currently proposed driveway, and the sloping could m gate the height of the necessity of the retaining wall. Agrees with comments re: Brick. Tran on the stacked driveway with the retainage of the front as it needs to not be a focal point and be something that blends in. Typically, a hedge goes on the property line; this would give le space for the parking area. Suggested holding for revisions.

MACLEOD: Mo on to hold for revisions.

5/0 - UNANIMOUS

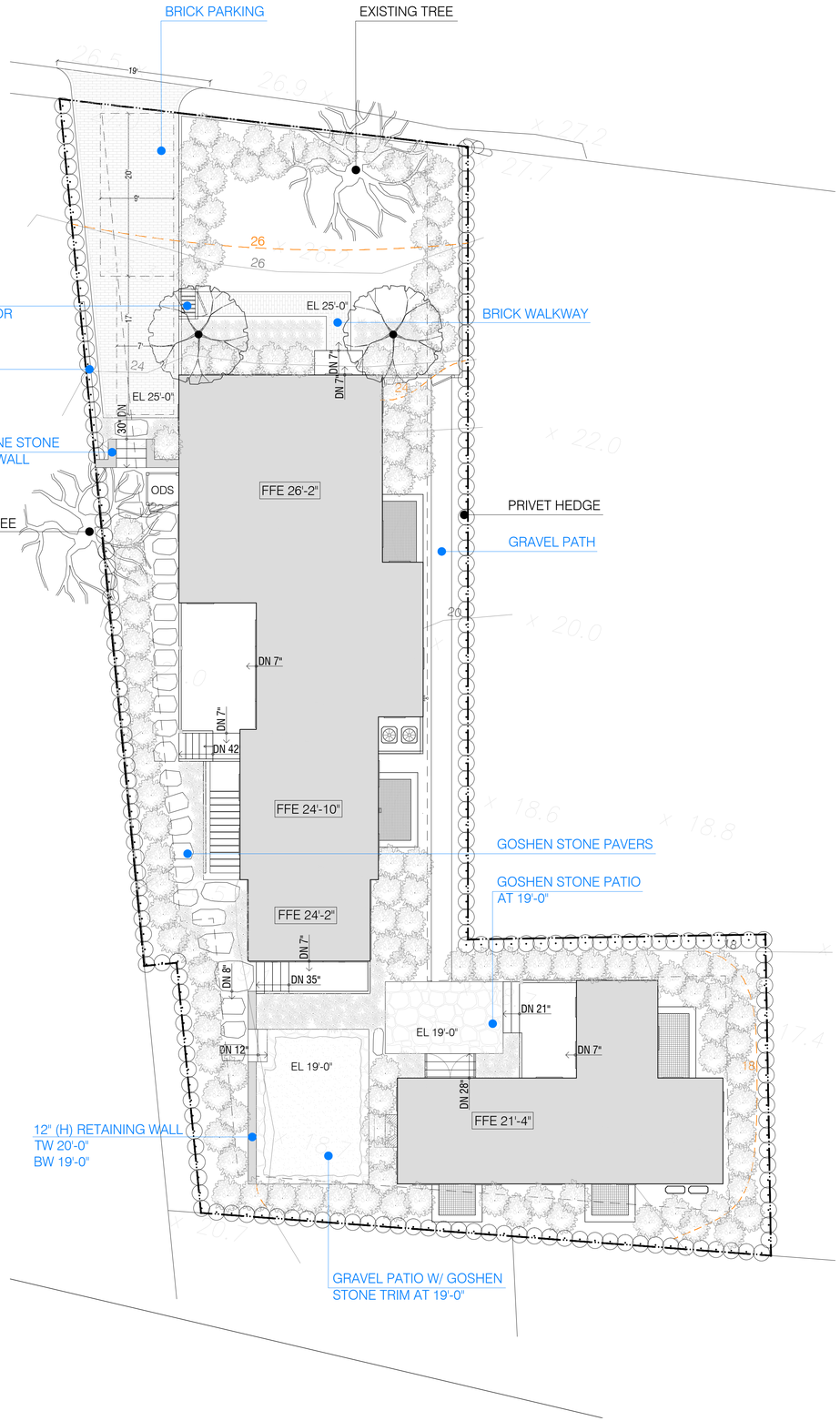
END: 2:07

GIS MAP: 55.4.1/187




AERIAL MAP: 55.4.1/187




EXISTING CONDITIONS









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

**PROJECT**

# MURRAY RESIDENCE

10 SILVER ST, NANTUCKET

**OWNER**

ACK MWG LLC
100 A MAIN STREET,
TUCKAHOE, NY 10707

**ARCHITECT**

ETHAN McMORROW
DESIGNS

**SURVEYOR**

**PROPERTY INFO**

ZONE:
MAP / PARCEL:
LOT SIZE:
MIN. LOT SIZE:

FRONTAGE:
FRONT SETBACK:
SIDE SETBACK:

GROUND COVER:
MAX G.C.:

**REVISIONS**

| NO. | DATE | PROJECT PHASE |
|---|---|---|
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**PROJECT PHASE**

**HDC SUBMISSION**

***NOTES***

**DRAWING INFO**

| | |
|---|---|
| DATE | OCTOBER 15, 2024 |
| SCALE | 1/8"=1'-0" |
| DRAWN BY | VS |

**ISSUES**

| DATE | SET NAME |
|---|---|
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**HDC-01**



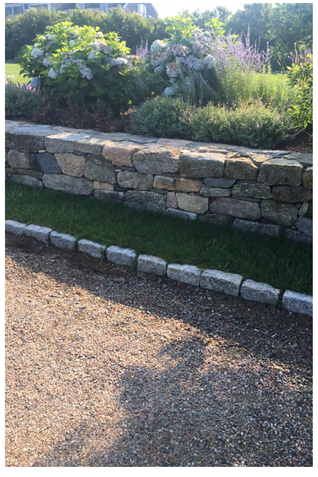

1 WEST ELEVATION

Scale: 3/16" = 1'-0"

BRICK PARKING



NE STONE WALL



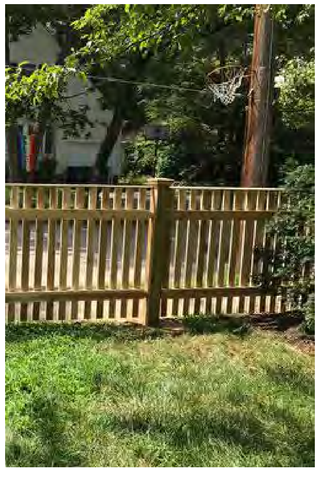
GOSHEN PAVERS



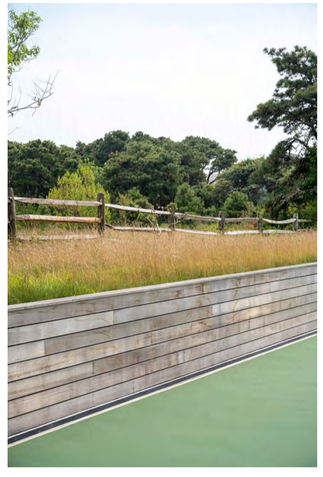
GRAVEL PATIO W/ GOSHEN STONE TRIM



PICKET FENCE



PT WALL



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**ARCHITECT**

ETHAN McMORROW
DESIGNS

**SURVEYOR**

**PROPERTY INFO**

ZONE:
MAP / PARCEL:
LOT SIZE:
MIN. LOT SIZE:

FRONTAGE:
FRONT SETBACK:
SIDE SETBACK:

GROUND COVER:
MAX G.C.:

**REVISIONS**

| NO. | DATE | PROJECT PHASE |
|---|---|---|
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**PROJECT PHASE**

**HDC SUBMISSION**

***NOTES***

**DRAWING INFO**

| | |
|---|---|
| DATE | OCTOBER 15, 2024 |
| SCALE | 3/16"=1'-0" |
| DRAWN BY | VS |

**ISSUES**

| DATE | SET NAME |
|---|---|
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**HDC-02**

CERTIFICATE NO: _____ DATE ISSUED: _____

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

# CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

## PROPERTY DESCRIPTION

TAX MAP N°: 4223 PARCEL N°. 22

Street & Number of Proposed Work: 92 Washington St.

Owner of record: Alexandra Ripley and Thomas Ripley

Mailing Address: 29 Islands Drive
Key Largo, FL, 33037

Contact Phone #: 410-703-6607 E-mail: rip86542gmail.com

## AGENT INFORMATION (if applicable)

Name: Marshall Harris

Mailing Address: 430 Fourth St.
Annapolis, MD, 21403

Contact Phone #: 410-267-6041 E-mail: mharris@hammondwilson.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 52'-11" Sq. Footage 1st floor: 1770
Width: 54'-1" Sq. footage 2nd floor: 1722
Sq. footage 3rd floor: _____

Decks/Patio: Size: 876 sq.ft. ☒ 1st floor ☐ 2nd floor
Size: 140 sq.ft. ☐ 1st floor ☒ 2nd floor

Difference between existing grade and proposed finish grade: North .73' South .7' East .6' West .9'

Height of ridge above final finish grade: North 32'9" South 32'9" East 32'9" West 32'9"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

See revised elevation drawings for description of changes.

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

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

**Foundation**: Height Exposed 54" ☐ Block ☐ Block Parged ☒ Brick (type) Natural Brick ☐ Poured Concrete ☒ Piers

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

**Roof Pitch**: Main Mass 8 /12+ 28/12 Secondary Mass 8 /12 28/12 Dormer 4.5 /12 _____ Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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

**Leaders (material and size)**: Copper - 3" Diameter

**Sidewall**: ☒ White cedar shingles 5" Exposure ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

**Trim**: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 5/4 x 6" + 4.5" Rake 5/4 x 4 Soffit (Overhang) 10" and 17" Corner boards 5/4 x 6 Frieze N/A
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round N/A Square 10"

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

**Doors*** (type and material): ☒ TDL ☒ SDL Front 6 panel wood w/side lites Rear 12 Lite (3w/4H) Clad WD Side 12 Lite (3w/4H) Clad WD
Garage Door(s): Type _____ Material _____

**Hardscape materials**: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall Natural
Trim White
Deck Natural
Clapboard (if applicable) _____
Sash White
Foundation Brick/Quaker Gray Vertical 5/4 x 6 Boards
Roof GAF - "Weathered Wood"
Doors White / Essex Green (Front door only)
Fence Natural
Shutters N/A

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

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

Date 10/17/2024 Signature of owner of record _____ (AGENT) Signed under penalties of perjury

# Historic District Commission

# OLD BUSINESS CHECKLIST Rev Jan.2021

## Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

| | |
|---|---|
| ✓ | Date submitted to 2 Fairgrounds Road: 10.17.2024 |
| ✓ | HDC Case Number (ie HDC2020-05-0265): Address : 92 Washington Street |
| ✓ | Copy of Minutes (application item circled) a copy of Hammond Wilson minute notes are included |
| ✓ | Reduced (8 ½ x 11) copy of application |
| ✓ | Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps |
| N/A | One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.) |
| ✓ | Three (3) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply)<br>a. Site Plan<br>b. North Elevation<br>c. South Elevation<br>d. East Elevation<br>e. West Elevation<br>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"**<br>A. HDC case number:<br>B. Copy of Minutes (application item circled)<br>C. ONE SET OF PICTURES<br><br>REMINDER- in order to appear on the Agenda, applicants must:<br>1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov<br>2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road.<br>Failure to submit and email the required documents for an Old Business meeting MAY result in review delays. |
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** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

**Affidavit Certifying Completeness of Old Business submission**

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

Signature: _____ Date: 10.17.2024

**Leo Wilson – Hammond Wilson Architects** **10.08.2024**
**Tom Ripley – Property Owner**

**Board Attendees**
Stephen Welch (Chair)
Raymond Pohl (Vice Chair)
Vallorie Oliver
Angus MacLeod
Mickey Rowland

**Preservation Planner**
Holly Backus

**Online**
Carrie Thornewill

The below reflects the comments from the meeting:
**HOUSE COMMENTS**

**Holly Backus**

- For the record this proposal is to replace an existing 1960's structure on the lot
- Check when renewal is needed think it is coming up on expiration.
- I Appreciate the changes
    - The Windows have changed raised up in the fascia and size changes
- Still concerned about the glazing on the harbor side – brought up a couple of times
- Thank you for providing the kick panels on the French doors
- Overall my only main missing component is elevation certificate and firm map

**Mickey Rowland**

- Front Elevation
    - The dormer in the middle is nearly flush with the left gambrel pushing it back maybe a foot would help the congestion
    - The left gambrel the windows feel a little odd more consistent if 6 over 1
    - The little stair roof feels like it should cover the whole stair almost too small, peculiar that its see thru needs cheek walls
    - The door into the office is a little confusing should be changed to a window. Don't normally have a door so close to the front door
- Rear Elevation
    - The waterfront elevation still a triple French door suggest a change to pair of windows and door.
    - The bottom rail or style has been increased its really supposed to be a traditional panel.

**Raymond Pohl – Vice Chair**

- Mickeys comments are spot on with respect the front of the house the 4:1 vs 6:1.
- Would like the roof to cover the whole deck

- Less concerned about the water side given that this is very close to the great harbor.
- Kick panel idea is always a good idea. (minimizes glass) in places where you don't have to have the glass.
- Thanks for the changes its definitely looking much better.

**Angus MacLeod**

- I agree with what has been said.
- Stepping the front dormer back and could be reduced to trim and window two lites high instead of three lites could be a nice element above the door.
- I appreciate the rear elevation with the flanking shed dormer looking more in proportion
- The middle gambrel with thinking the handrail is 36″ above the deck. Looks disproportionately either rail is low. Something might need to happen
- That gambrel feels a little high maybe the break could come down to the eave height of the shed dormers.
- Maybe the eaves get reduced a little – less above the head casing of the shed windows
- 3 lites high with one panel below.

**Vallorie Oliver**

- I have nothing else to add I think the changes are really good and thank-you

**Carrie Thornewill**

- I totally appreciate the elimination of the curving on the end elevation helps simplify it and place it in the working neighborhood.
- I agree with Mickey on the front elevation and the two windows on the left Gambrel being 6 over 1 and setting back the middle dormer to reduce the appearance and get rid of the extra door into the office and is unusual
- Second floor on the east elevation maybe a single door with two flanking windows so you don't have a big expanse of French doors.
- I would like the French doors drawn with kick panel rather than the bottom rail being thicker.

**Stephen Welch - Chair**

- I appreciate the changes number one
- On the east elevation these floating cantilevered floating landings need to be addressed. They will be picked up.
- Lower the center gambrel upper cords to the eaves of the sheds. Maybe the doors need to come down to 7′-0″ or if the dormer top plate comes down to 80″ header so 6′-8″ then would be more proportionate to the railing.
- All that being said with reducing the Gambrel – definitely want to see this time with those changes.

**MOTION TO HOLD FOR MINOR REVISIONS**

**GARAGE COMMENTS**

**Holly Backus**

- I appreciate the gable form and the west elevation facing the street
- The pitch seems squat maybe reduced and fixed- brought down a little
- Glad to see as a gable

**Mickey Rowland**

- To me the garage is a very massive building. Feels like a real significant structure itself.
- The roof is very long – breaking up into two masses would be very helpful
- The repetitive dormers is just a little too much I think
- Simpler roof but smaller additive masses
- Negative mass we don't like to see
- The brackets for the balconies feel like they are not doing their job visually doesn't feel like it's supporting the balcony
- The pent roof over the garage I don't mind but it doesn't show up in the elevations would like to see the side view and details.

**Raymond Pohl – Vice Chair**

- I agree with Mickey on the brackets for the second floor deck that faces the water.
- Not seeing the Pent roof on the west and east elevations I like. So I don't really like it.
- Superfluous it just increases the bulk of the building

**Angus MacLeod**

- I agree with pretty much everything that has been said
- I would like to see the eave come down a foot
- It just feels a little too vertical
- In general I really appreciate the gable forms and appreciate the simplicity of the single gable.
- I would be heistant to break it up – Maybe one longer dormer
- I agree about the pent roof probably better without it.

**Vallorie Oliver**

- I think it looks smaller than the one that is presently there.
- I have nothing to say.

**Carrie Thornewill**

- I agree with everything Ray said
- It reads a little big with all the dormers up top and no additive massing
- Maybe do a second mass instead of the negative mass.
- Maybe rearrange the dormers maybe two instead of three.

**Stephen Welch - Chair**

- A little too ornate the arches, railings, etc.
- You can appropriately get a foot and half out of this height
- 8' ceiling is not required and is not appropriate
- I think a foot and half out of this is appropriate

**MOTION TO HOLD FOR REVISIONS**

**SHED COMMENTS - APPROVED**

**Holly Backus**

- I have no concerns on the Shed

**Mickey Rowland**

- Could be lower – doors out of the ground

**Vallorie Oliver**

- I have nothing.

**Raymond Pohl – Vice Chair**

- Agree on comment of roof pitch it should come down.
- Are trim colors the same as existing if so no concerns.

**Carrie Thornewill**

- I have no concern

**Angus MacLeod**

- I have nothing to add

**Stephen Welch – Chair**

**MOTION TO APPROVE**

# THE RIPLEY RESIDENCE

92 Washington Street Nantucket, Massachusetts

Project # 23-11

## HISTORIC DISTRICT COMMISSION SUBMISSION - NEW SINGLE FAMILY DWELLING

NOT FOR CONSTRUCTION

REVISED October 17, 2024

| SUBMITTAL | DATE |
|---|---|
| HDC SUBMISSION - DWELLING | 4.8.2024 |
| REVISED HDC SUBMISSION - DWELLING | 8.22.2024 |
| REVISED HDC SUBMISSION - DWELLING | 9.19.2024 |
| REVISED HDC SUBMISSION - DWELLING | 10.17.2024 |

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| ISSUE DATE | 10.17.2024 |
| SCALE | |
| PROJECT NO. | 23-11 |

COVER SHEET

CS

## SYMBOLS

- CONCRETE MASONRY UNIT
- CONCRETE
- GRAVEL, WASHED STONE
- EARTH
- PLYWOOD
- ROUGH LUMBER
- FINISH LUMBER
- STONE
- GYPSUM WALLBOARD
- RIGID INSULATION
- BATT INSULATION
- STEEL
- BRICK
- BUILDING SECTION
- WALL SECTION
- DETAIL
- INTERIOR ELEVATION
- DOOR SYMBOL
- WINDOW TYPES

## ABBREVIATIONS

| | |
|---|---|
| ACCES. | ACCESSORY |
| ACOUS. | ACOUSTICAL |
| A.C.T. | ACOUSTICAL CEILING TILE |
| A.F.F. | ABOVE FINISH FLOOR |
| ALUM | ALUMINUM |
| BLDG. | BUILDING |
| B.O.F. | BOTTOM OF FOOTING |
| CLG. | CEILING |
| CONC. | CONCRETE |
| CONST. | CONSTRUCTION |
| CONT. | CONTINUOUS |
| CMU | CONCRETE MASONRY UNIT |
| DN | DOWN |
| DWG | DRAWING |
| EL. ELEV. | ELEVATION |
| EX. EXIST. | EXISTING |
| FIN | FINISH |
| FL. FLR. | FLOOR |
| GWB | GYPSUM WALLBOARD |
| H.M. | HOLLOW METAL |
| HT. | HEIGHT |
| INSUL. | INSULATION |
| N.I.C. | NOT IN CONTRACT |
| O.C. | ON CENTER |
| PL. LAM. | PLASTIC LAMINATE |
| POLY. | POLYETHYLENE |
| PTD. PT. | PAINTED |
| P.T. | PRESSURE TREATED |
| Q.T. | QUARRY TILE |
| REF. | REFERENCE |
| REQ'D | REQUIRED |
| R.O. | ROUGH OPENING |
| S/S | STAINLESS STEEL |
| STL. | STEEL |
| SUSP | SUSPENDED |
| T&G | TONGUE AND GROOVE |
| T.O.M. | TOP OF MASONRY |
| T.O.P. | TOP OF PLATE |
| T.O.W. | TOP OF WALL |
| TYP. | TYPICAL |
| WP | WATERPROOF |
| W.W.F. | WOVEN WIRE FABRIC |

## VICINITY MAP




## PROJECT INFO.

**OWNERS:**
Mr. Thomas Ripley
Ms. Alexandra Ripley

**LOT LOCATION:**
92 Washington Street
Nantucket, MA 02554
Locus 42.2.3-22
N/F Ripley
Cert.# 28627
L.C.PL. 8254-F
Lot 15

**PROJECT DESCRIPTION:**
Construct a new two story wood frame dwelling on raised piling foundation, detached garage, and shed.

**SITE INFORMATION:**
ZONING: Commercial Neighborhood (CN)
Lot Size: 13,560 S.F.
Max. Ground Cover: 40%
Front Setback: 10'
Side Setback: 5'
Rear Setback: 10'
NOTE: Former RC Zoning District which required 0' front setback when shed was constructed.

## CONSULTANTS

**ARCHITECT**
HAMMOND WILSON ARCHITECTS, P.C.
430 Fourth Street
Annapolis, MD 21403
(410) 267-6041
hwa@hammondwilson.com

**CIVIL ENGINEER**
Blackwell & Associates, Inc.
20 Teasdale Circle
Nantucket, MA 02554
(508) 228-9026

## DRAWING LIST

CS Cover Sheet

ARCHITECTURAL

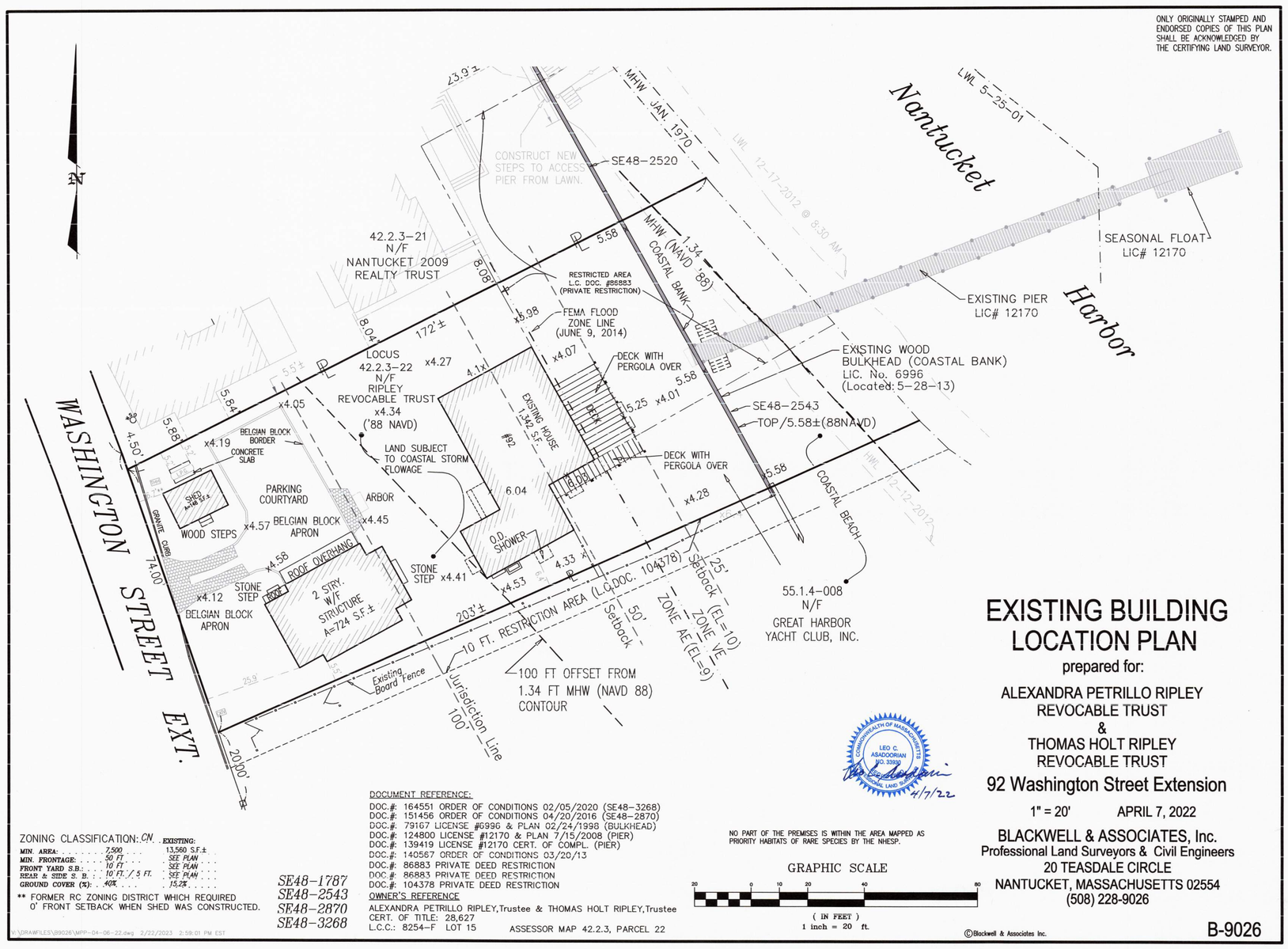
ESP1.1 Existing Site Plan
SP1.0 Locus Map
SP1.1 Proposed Architectural Site Plan

A1.1 Main Level Plan
A1.2 Upper Level Plan

A2.0 Elevations
A2.1 Elevations
A2.2 Elevations
A2.3 Elevations

A7.0 Window and Door Schedule - House

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




# EXISTING BUILDING LOCATION PLAN

prepared for:

ALEXANDRA PETRILLO RIPLEY
REVOCABLE TRUST
&
THOMAS HOLT RIPLEY
REVOCABLE TRUST

92 Washington Street Extension

1" = 20' APRIL 7, 2022

ZONING CLASSIFICATION: CN

| | REQUIRED: | EXISTING: |
|---|---|---|
| MIN. AREA: | 7,500 | 13,560 S.F.± |
| MIN. FRONTAGE: | 50 FT. | SEE PLAN |
| FRONT YARD S.B.: | 10 FT. | SEE PLAN |
| REAR & SIDE S. B. | 10 FT. / 5 FT. | SEE PLAN |
| GROUND COVER (%): | 40% | 15.2% |

** FORMER RC ZONING DISTRICT WHICH REQUIRED 0' FRONT SETBACK WHEN SHED WAS CONSTRUCTED.

SE48-1787
SE48-2543
SE48-2870
SE48-3268

DOCUMENT REFERENCE:
DOC.#: 164551 ORDER OF CONDITIONS 02/05/2020 (SE48-3268)
DOC.#: 151456 ORDER OF CONDITIONS 04/20/2016 (SE48-2870)
DOC.#: 79167 LICENSE #6936 & PLAN 02/24/1998 (BULKHEAD)
DOC.#: 124800 LICENSE #12170 & PLAN 7/15/2008 (PIER)
DOC.#: 139419 LICENSE #12170 CERT. OF COMPL. (PIER)
DOC.#: 140567 ORDER OF CONDITIONS 03/20/13
DOC.#: 86883 PRIVATE DEED RESTRICTION
DOC.#: 86883 PRIVATE DEED RESTRICTION
DOC.#: 104378 PRIVATE DEED RESTRICTION

OWNER'S REFERENCE
ALEXANDRA PETRILLO RIPLEY, Trustee & THOMAS HOLT RIPLEY, Trustee
CERT. OF TITLE: 28,627
L.C.C.: 8254-F LOT 15 ASSESSOR MAP 42.2.3, PARCEL 22

NO PART OF THE PREMISES IS WITHIN THE AREA MAPPED AS PRIORITY HABITATS OF RARE SPECIES BY THE NHESP.

GRAPHIC SCALE
20 0 10 20 40 80
( IN FEET )
1 inch = 20 ft.

COMMONWEALTH OF MASSACHUSETTS
LEO C. ABADOORIAN
NO. 33958
PROFESSIONAL LAND SURVEYOR
4/7/22

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B-9026

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors & Civil Engineers
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026

NOTE:
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(508) 228-9026
DATED FEBRUARY 23, 2023

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|---|---|
| ISSUE DATE | 10.17.2024 |
| SCALE | 1" = 20' |
| PROJECT NO. | 23-13 |

Existing
Site Plan

ESP1.1

Town and County of Nantucket, MA

April 5, 2024




**Property Information**

**Property ID** 9410

**Location** 92 WASHINGTON ST

**Owner** RIPLEY ALEXANDRA PETRILLO & THOMAS H TRS

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

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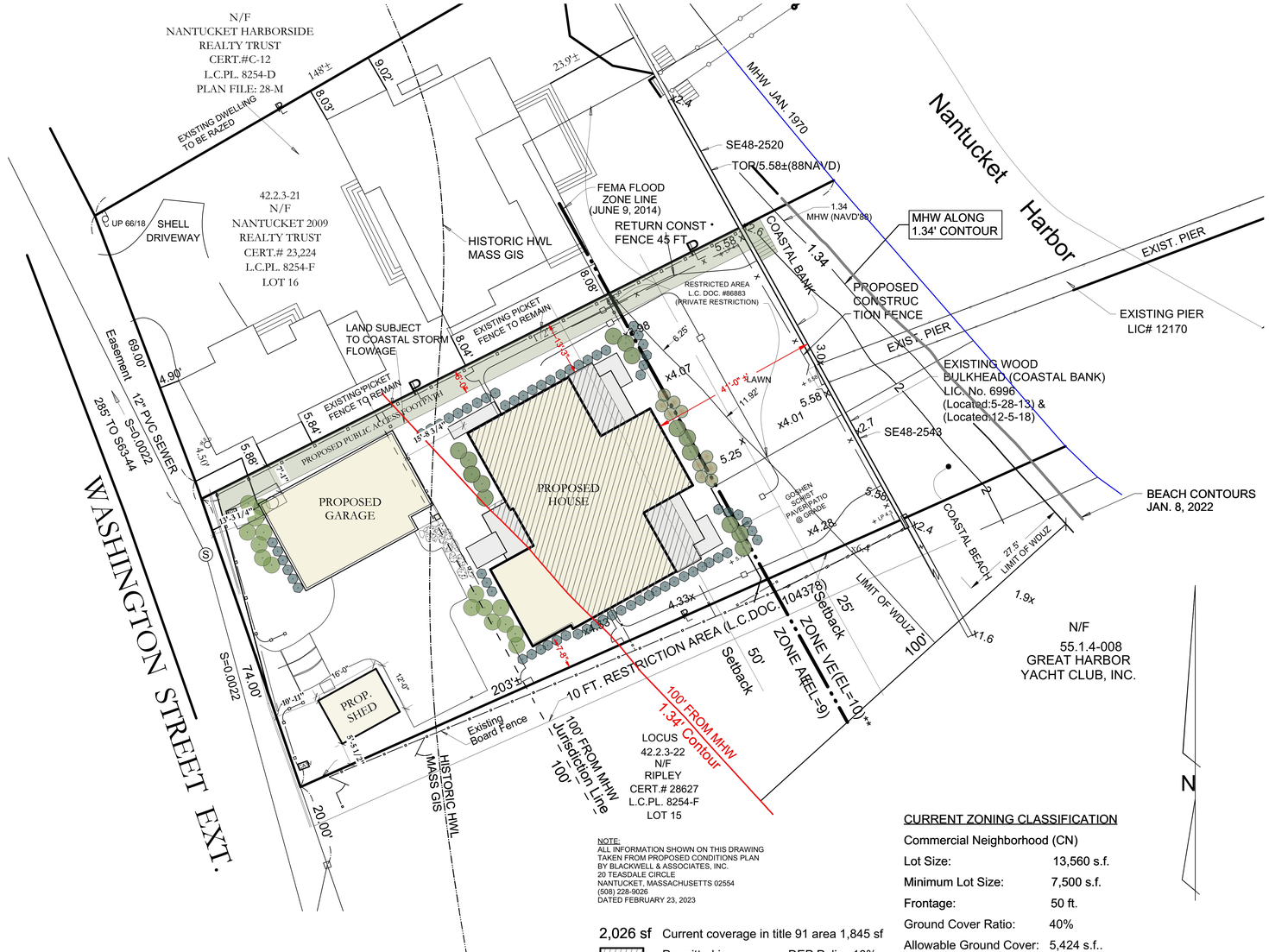
Locus Map

SP1.0




1 / SP1.1 Schematic Proposed Site Plan
Scale: 1" = 15'

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(508) 228-9026
DATED FEBRUARY 23, 2023

2,026 sf Current coverage in title 91 area 1,845 sf
Permitted increase per DEP Policy 10%
Maximum Permitted 2,029 sf

CURRENT ZONING CLASSIFICATION

Commercial Neighborhood (CN)

| | |
|---|---|
| Lot Size: | 13,560 s.f. |
| Minimum Lot Size: | 7,500 s.f. |
| Frontage: | 50 ft. |
| Ground Cover Ratio: | 40% |
| Allowable Ground Cover: | 5,424 s.f.. |
| Proposed Ground Cover: | 3,673 s.f. |
| Front Setback: | 10 ft. |
| Side/Rear Setback: | 5 ft. / 10 ft. |

| SUBMITTAL | DATE |
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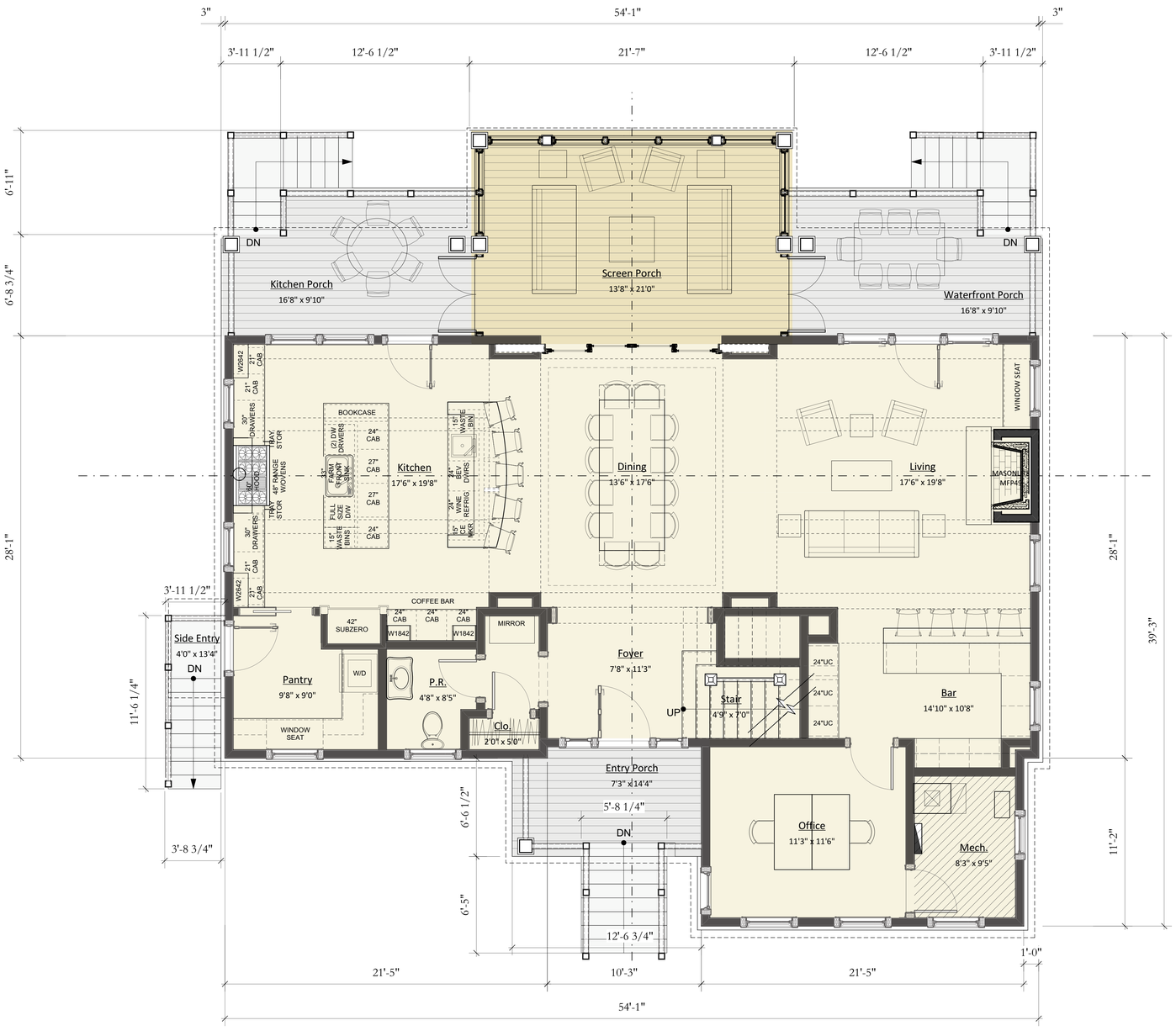
Proposed Architectural Site Plan

SP1.1




1 / A1.1 Main Level Plan
Scale: 1/4" = 1'-0"

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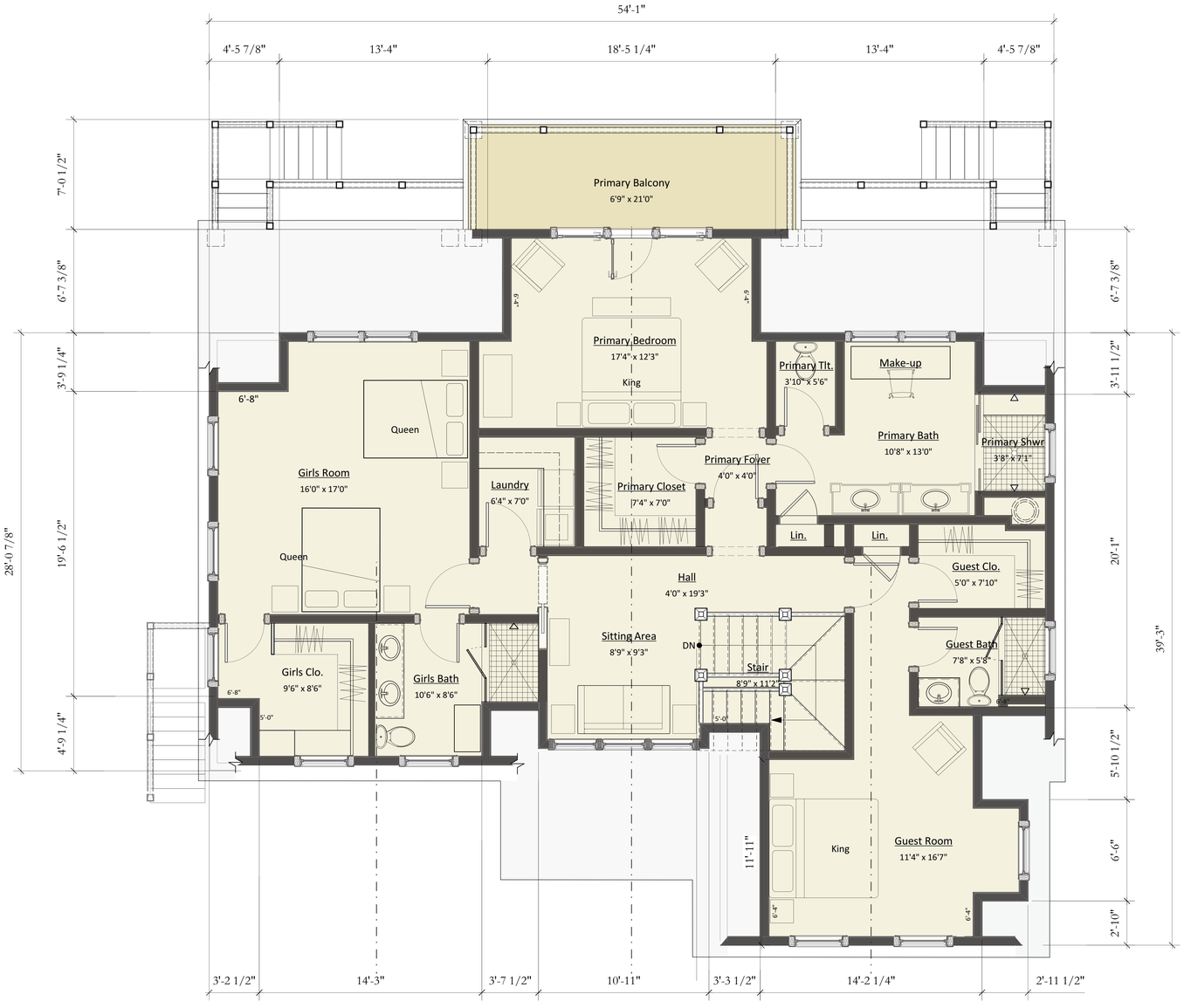
Main Level Plan

A1.1




1 / A1.2 Upper Level Plan
Scale: 1/4" = 1'-0"

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## Upper Level Plan

A1.2




1 / A2.0 East Elevation - First Revision
Scale: 1/4" = 1'-0"




2 / A2.0 East Elevation - New Revision
Scale: 1/4" = 1'-0"

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| PROJECT NO. | 23-13 |

Elevations

A2.0




1 / A2.1 West Elevation - First Revision
Scale: 1/4" = 1'-0"




2 / A2.1 West Elevation - New Revision
Scale: 1/4" = 1'-0"

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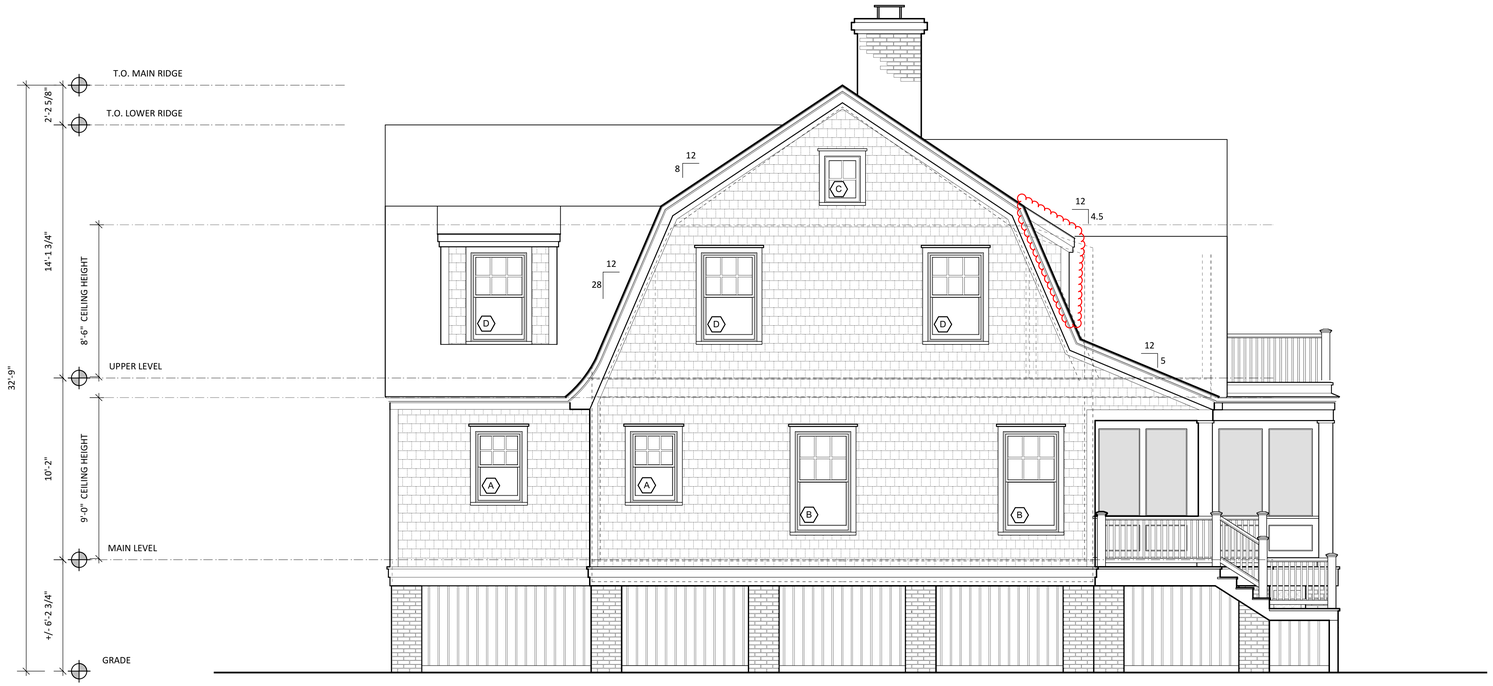
| PROJECT NO. | 23-13 |

Elevations

A2.1




1 / A2.2 South Elevation - First Revision
Scale: 1/4" = 1'-0"




2 / A2.2 South Elevation - New Revision
Scale: 1/4" = 1'-0"

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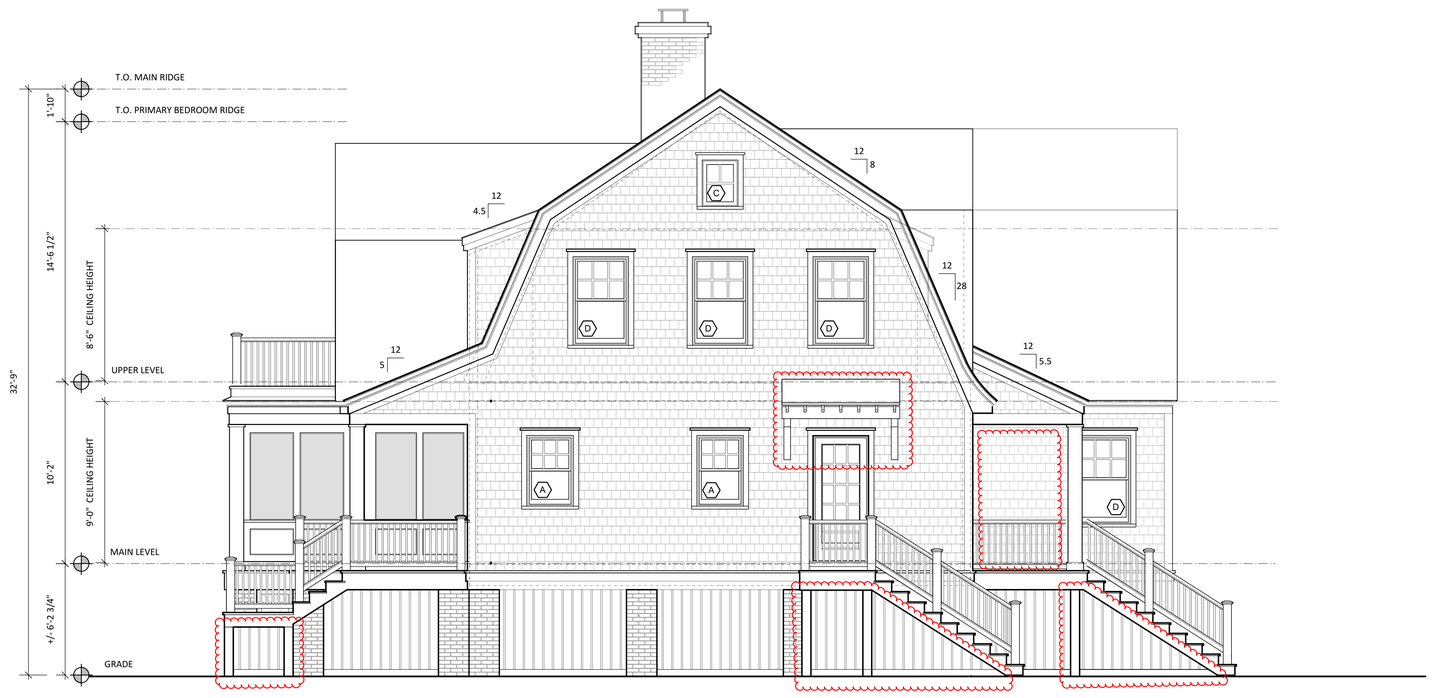
| PROJECT NO. | 23-13 |

Elevations

A2.2




1 / A2.3 North Elevation - First Revision
Scale: 1/4" = 1'-0"




2 / A2.3 North Elevation - New Revision
Scale: 1/4" = 1'-0"

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| HDC SUBMISSION - DWELLING | 4.8.2024 |
| REVISED HDC SUBMISSION - DWELLING | 8.22.2024 |
| REVISED HDC SUBMISSION - DWELLING | 9.19.2024 |
| REVISED HDC SUBMISSION - DWELLING | 10.17.2024 |

SEAL

HAMMOND WILSON

Timeless.
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430 Fourth Street
Annapolis, MD 21403
410 267 6041

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# RIPLEY RESIDENCE

92 Washington St. - Nantucket, MA

OWNERSHIP AND USE OF DRAWINGS

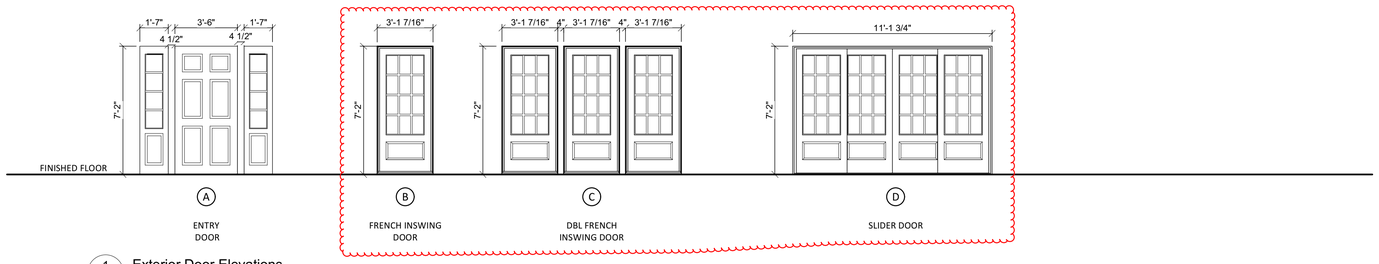
Drawings and Specifications "as instruments of professional service" are, and shall remain, the property of the architect. These documents are not to be used in whole, or in part, for any other projects or purposes, or by any other parties than those properly authorized by contract, without the specific written authorization of Hammond Wilson Architects, P.C.

© COPYRIGHT, 2024 HAMMOND WILSON ARCHITECTS, P.C.

| | |
|---|---|
| ISSUE DATE | 10.17.2024 |
| SCALE | 1/4"=1'-0" |
| PROJECT NO. | 23-13 |

Elevations

A2.3

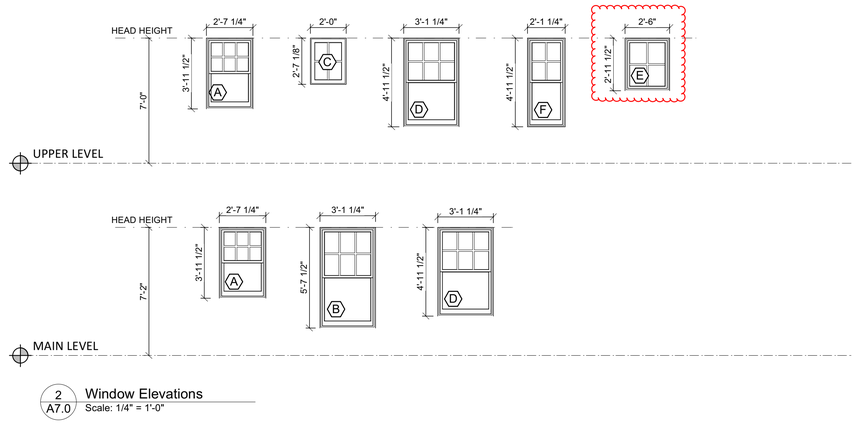



1 A7.0 Exterior Door Elevations
Scale: 1/4" = 1'-0"

**EXTERIOR DOOR SCHEDULE: RIPLEY RESIDENCE (23-13)**

| MARK | TYPE | MODEL NO. | FRAME SIZE (WxH) | S.D.L. | REMARKS |
|---|---|---|---|---|---|
| A | CUSTOM ENTRY DOOR | - | - | 1w4h | |
| B | CLAD FRENCH DOOR | UIFD3070 | 3'-1 7/16" x 7'-2 1/2" | 3w4h | |
| C | CLAD FRENCH DOOR | UIFD3070 | 3'-1 7/16" x 7'-2 1/2" | 3w4h | 3 INDIVIDUAL DOOR UNITS |
| D | CLAD SLIDING DOOR XOOX | UMSDPKT12070 | 11'-1 3/4" x 7'-2 1/2" | 3w4h | |
| | | | | | |

NOTES:
1. SEE SPECIFICATION DIVISION 8 FOR MORE INFORMATION.
2. TEMPERED GLAZING, STANDARD ON ALL EXTERIOR DOORS
3. SHOP DRAWINGS FOR ALL UNITS MUST BE PROVIDED TO ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT OF ANY DOOR ORDER.




2 A7.0 Window Elevations
Scale: 1/4" = 1'-0"

**WINDOW SCHEDULE: RIPLEY RESIDENCE HOUSE (23-13)**

| MARK | TYPE | MODEL NO. | FRAME SIZE (WxH) | S.D.L. | REMARKS |
|---|---|---|---|---|---|
| A | DOUBLE HUNG G2 | UDHG2 2620 | 2'-7 1/4" (w) x 3'-11 1/2" (h) | 3w2h | |
| B | DOUBLE HUNG G2 | UDHG2 3230 | 3'-1 1/4" (w) x 5'-7 1/2" (h) | 3w2h | |
| C | CASEMENT | UCA 2432 | 2'-0" (w) x 2'-7 1/8" (h) | 2w2h | |
| D | DOUBLE HUNG G2 | UDHG2 3226 | 3'-1 1/4" (w) x 4'-11 1/2" (h) | 3w2h | |
| E | PICTURE | CUSTOM | 2'-6" (w) x 2'-11 1/2" (h) | 2w3h | |
| F | DOUBLE HUNG G2 | UWFCA 2026 | 2'-1 1/4" (w) x 4'-11 1/2" (h) | 2w2h | |
| | | | | | |

NOTES:
1. SEE SPECIFICATION DIVISION 8 FOR MORE INFORMATION.
2. PROVIDE TEMPERED GLAZING AS REQUIRED PER IRC 2018 (I.E. AT TUBS,SHOWERS, STAIRWAYS, ETC...)
3. SHOP DRAWINGS FOR ALL UNITS MUST BE PROVIDED TO ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT OF ANY WINDOW ORDER.
* MEETS NATIONAL EGRESS CODES FOR FIRE EVACUATION.

| SUBMITTAL | DATE |
|---|---|
| HDC SUBMISSION - DWELLING | 4.8.2024 |
| REVISED HDC SUBMISSION - DWELLING | 8.22.2024 |
| REVISED HDC SUBMISSION - DWELLING | 9.19.2024 |
| REVISED HDC SUBMISSION - DWELLING | 10.17.2024 |

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# RIPLEY RESIDENCE

92 Washington St. - Nantucket, MA

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| | |
|---|---|
| ISSUE DATE: | 10.17.2024 |
| SCALE | |
| PROJECT NO. | 23-13 |

Window & Door Schedule- House

A7.0

CERTIFICATE NO: _____ DATE ISSUED: _____

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

# CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

## PROPERTY DESCRIPTION

TAX MAP N°: 4223 PARCEL N°. 22

Street & Number of Proposed Work: 92 Washington St.

Owner of record: Alexandra Ripley and Thomas Ripley

Mailing Address: 29 Islands Drive
Key Largo, FL, 33037

Contact Phone #: 410-703-6607 E-mail: rip86542gmail.com

## AGENT INFORMATION (if applicable)

Name: Marshall Harris

Mailing Address: 430 Fourth St.
Annapolis, MD, 21403

Contact Phone #: 410-267-6041 E-mail: mharris@hammondwilson.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 37'-1" Sq. Footage 1st floor: 893 Decks/Patio: Size: 91 ☐ 1st floor ☒ 2nd floor
Width: 24'-1" Sq. footage 2nd floor: 706 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

See revised elevation drawings for description of changes.

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

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

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

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

**Roof Pitch**: Main Mass 9.5 /12 Secondary Mass _____/12 Dormer 3.5 /12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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

**Leaders (material and size)**: Copper - 3" Diameter

**Sidewall**: ☒ White cedar shingles 5" Exposure ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

**Trim**: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 5/4 x 4 Rake 5/4 x 6 Soffit (Overhang) 12" Corner boards 5/4 x 6 Frieze 5/4 x 6
Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round N/A Square N/A

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

**Doors*** (type and material): ☐ TDL ☒ SDL Front 1/3 Lite (2w/2H) Clad WD Rear _____ Side 12 Lite (3w/4H) Clad WD
Garage Door(s): Type Carriage Style Overhead Door Material Wood

**Hardscape materials**: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof GAF - "Weathered Wood"
Trim White Sash White Doors White / Essex Green (Garage Door Only)
Deck Natural Foundation _____ Fence _____ Shutters _____

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

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

Date 10/17/2024 Signature of owner of record _____ (AGENT) Signed under penalties of perjury

# Historic District Commission

# OLD BUSINESS CHECKLIST Rev Jan.2021

## Planning and Land Use Services

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

This checklist MUST be included with your Old Business Submission.

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

If your application was HOLD FOR REVISIONS:

| | |
|---|---|
| ✓ | Date submitted to 2 Fairgrounds Road: 10.17.2024 |
| ✓ | HDC Case Number (ie HDC2020-05-0265): Address : 92 Washington Street |
| ✓ | Copy of Minutes (application item circled) a copy of Hammond Wilson minute notes are included |
| ✓ | Reduced (8 ½ x 11) copy of application |
| ✓ | Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps |
| N/A | One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.) |
| ✓ | Three (3) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply)<br>a. Site Plan<br>b. North Elevation<br>c. South Elevation<br>d. East Elevation<br>e. West Elevation<br>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"**<br>A. HDC case number:<br>B. Copy of Minutes (application item circled)<br>C. ONE SET OF PICTURES<br><br>REMINDER- in order to appear on the Agenda, applicants must:<br>1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov<br>2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road.<br>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"**<br>A. HDC case number:<br>B. Copy of Minutes (application item circled)<br><br>REMINDER- in order to appear on the Agenda, applicants must:<br>1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov<br>2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road.<br>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: 10.17.2024

**Leo Wilson – Hammond Wilson Architects** **10.08.2024**
**Tom Ripley – Property Owner**

**Board Attendees**
Stephen Welch (Chair)
Raymond Pohl (Vice Chair)
Vallorie Oliver
Angus MacLeod
Mickey Rowland

**Preservation Planner**
Holly Backus

**Online**
Carrie Thornewill

The below reflects the comments from the meeting:
**HOUSE COMMENTS**

**Holly Backus**

- For the record this proposal is to replace an existing 1960's structure on the lot
- Check when renewal is needed think it is coming up on expiration.
- I Appreciate the changes
    - The Windows have changed raised up in the fascia and size changes
- Still concerned about the glazing on the harbor side – brought up a couple of times
- Thank you for providing the kick panels on the French doors
- Overall my only main missing component is elevation certificate and firm map

**Mickey Rowland**

- Front Elevation
    - The dormer in the middle is nearly flush with the left gambrel pushing it back maybe a foot would help the congestion
    - The left gambrel the windows feel a little odd more consistent if 6 over 1
    - The little stair roof feels like it should cover the whole stair almost too small, peculiar that its see thru needs cheek walls
    - The door into the office is a little confusing should be changed to a window. Don't normally have a door so close to the front door
- Rear Elevation
    - The waterfront elevation still a triple French door suggest a change to pair of windows and door.
    - The bottom rail or style has been increased its really supposed to be a traditional panel.

**Raymond Pohl – Vice Chair**

- Mickeys comments are spot on with respect the front of the house the 4:1 vs 6:1.
- Would like the roof to cover the whole deck

- Less concerned about the water side given that this is very close to the great harbor.
- Kick panel idea is always a good idea. (minimizes glass) in places where you don't have to have the glass.
- Thanks for the changes its definitely looking much better.

**Angus MacLeod**

- I agree with what has been said.
- Stepping the front dormer back and could be reduced to trim and window two lites high instead of three lites could be a nice element above the door.
- I appreciate the rear elevation with the flanking shed dormer looking more in proportion
- The middle gambrel with thinking the handrail is 36″ above the deck. Looks disproportionately either rail is low. Something might need to happen
- That gambrel feels a little high maybe the break could come down to the eave height of the shed dormers.
- Maybe the eaves get reduced a little – less above the head casing of the shed windows
- 3 lites high with one panel below.

**Vallorie Oliver**

- I have nothing else to add I think the changes are really good and thank-you

**Carrie Thornewill**

- I totally appreciate the elimination of the curving on the end elevation helps simplify it and place it in the working neighborhood.
- I agree with Mickey on the front elevation and the two windows on the left Gambrel being 6 over 1 and setting back the middle dormer to reduce the appearance and get rid of the extra door into the office and is unusual
- Second floor on the east elevation maybe a single door with two flanking windows so you don't have a big expanse of French doors.
- I would like the French doors drawn with kick panel rather than the bottom rail being thicker.

**Stephen Welch - Chair**

- I appreciate the changes number one
- On the east elevation these floating cantilevered floating landings need to be addressed. They will be picked up.
- Lower the center gambrel upper cords to the eaves of the sheds. Maybe the doors need to come down to 7′-0″ or if the dormer top plate comes down to 80″ header so 6′-8″ then would be more proportionate to the railing.
- All that being said with reducing the Gambrel – definitely want to see this time with those changes.

**MOTION TO HOLD FOR MINOR REVISIONS**

**GARAGE COMMENTS**

**Holly Backus**

- I appreciate the gable form and the west elevation facing the street
- The pitch seems squat maybe reduced and fixed- brought down a little
- Glad to see as a gable

**Mickey Rowland**

- To me the garage is a very massive building. Feels like a real significant structure itself.
- The roof is very long – breaking up into two masses would be very helpful
- The repetitive dormers is just a little too much I think
- Simpler roof but smaller additive masses
- Negative mass we don't like to see
- The brackets for the balconies feel like they are not doing their job visually doesn't feel like it's supporting the balcony
- The pent roof over the garage I don't mind but it doesn't show up in the elevations would like to see the side view and details.

**Raymond Pohl – Vice Chair**

- I agree with Mickey on the brackets for the second floor deck that faces the water.
- Not seeing the Pent roof on the west and east elevations I like. So I don't really like it.
- Superfluous it just increases the bulk of the building

**Angus MacLeod**

- I agree with pretty much everything that has been said
- I would like to see the eave come down a foot
- It just feels a little too vertical
- In general I really appreciate the gable forms and appreciate the simplicity of the single gable.
- I would be heistant to break it up – Maybe one longer dormer
- I agree about the pent roof probably better without it.

**Vallorie Oliver**

- I think it looks smaller than the one that is presently there.
- I have nothing to say.

**Carrie Thornewill**

- I agree with everything Ray said
- It reads a little big with all the dormers up top and no additive massing
- Maybe do a second mass instead of the negative mass.
- Maybe rearrange the dormers maybe two instead of three.

**Stephen Welch - Chair**

- A little too ornate the arches, railings, etc.
- You can appropriately get a foot and half out of this height
- 8' ceiling is not required and is not appropriate
- I think a foot and half out of this is appropriate

**MOTION TO HOLD FOR REVISIONS**

**SHED COMMENTS - APPROVED**

**Holly Backus**

- I have no concerns on the Shed

**Mickey Rowland**

- Could be lower – doors out of the ground

**Vallorie Oliver**

- I have nothing.

**Raymond Pohl – Vice Chair**

- Agree on comment of roof pitch it should come down.
- Are trim colors the same as existing if so no concerns.

**Carrie Thornewill**

- I have no concern

**Angus MacLeod**

- I have nothing to add

**Stephen Welch – Chair**

**MOTION TO APPROVE**

# THE RIPLEY RESIDENCE

92 Washington Street  Nantucket, Massachusetts

Project # 23-11

## HISTORIC DISTRICT COMMISSION SUBMISSION - NEW GARAGE

NOT FOR CONSTRUCTION

REVISED October 17, 2024

## SYMBOLS

- CONCRETE MASONRY UNIT
- CONCRETE
- GRAVEL, WASHED STONE
- EARTH
- PLYWOOD
- ROUGH LUMBER
- FINISH LUMBER
- STONE
- GYPSUM WALLBOARD
- RIGID INSULATION
- BATT INSULATION
- STEEL
- BRICK
- BUILDING SECTION
- WALL SECTION
- DETAIL
- INTERIOR ELEVATION
- DOOR SYMBOL
- WINDOW TYPES

## ABBREVIATIONS

| | |
|---|---|
| ACCES. | ACCESSORY |
| ACOUS. | ACOUSTICAL |
| A.C.T. | ACOUSTICAL CEILING TILE |
| A.F.F. | ABOVE FINISH FLOOR |
| ALUM | ALUMINUM |
| BLDG. | BUILDING |
| B.O.F. | BOTTOM OF FOOTING |
| CLG. | CEILING |
| CONC. | CONCRETE |
| CONST. | CONSTRUCTION |
| CONT. | CONTINUOUS |
| CMU | CONCRETE MASONRY UNIT |
| DN | DOWN |
| DWG | DRAWING |
| EL. ELEV. | ELEVATION |
| EX. EXIST. | EXISTING |
| FIN | FINISH |
| FL. FLR. | FLOOR |
| GWB | GYPSUM WALLBOARD |
| H.M. | HOLLOW METAL |
| HT. | HEIGHT |
| INSUL. | INSULATION |
| N.I.C. | NOT IN CONTRACT |
| O.C. | ON CENTER |
| PL. LAM. | PLASTIC LAMINATE |
| POLY. | POLYETHYLENE |
| PTD. PT. | PAINTED |
| P.T. | PRESSURE TREATED |
| Q.T. | QUARRY TILE |
| REF. | REFERENCE |
| REQ'D | REQUIRED |
| R.O. | ROUGH OPENING |
| S/S | STAINLESS STEEL |
| STL. | STEEL |
| SUSP | SUSPENDED |
| T&G | TONGUE AND GROOVE |
| T.O.M. | TOP OF MASONRY |
| T.O.P. | TOP OF PLATE |
| T.O.W. | TOP OF WALL |
| TYP. | TYPICAL |
| WP | WATERPROOF |
| W.W.F. | WOVEN WIRE FABRIC |

## VICINITY MAP




## PROJECT INFO.

**OWNERS:**
Mr. Thomas Ripley
Ms. Alexandra Ripley

**LOT LOCATION:**
92 Washington Street
Nantucket, MA 02554
Locus 42.2.3-22
N/F Ripley
Cert.# 28627
L.C.PL. 8254-F
Lot 15

**PROJECT DESCRIPTION:**
Construct a new two story wood frame dwelling on raised piling foundation, detached garage, and shed.

**SITE INFORMATION:**
ZONING: Commercial Neighborhood (CN)
Lot Size: 13,560 S.F.
Max. Ground Cover: 40%
Front Setback: 10'
Side Setback: 5'
Rear Setback: 10'
NOTE: Former RC Zoning District which required 0' front setback when shed was constructed.

## CONSULTANTS

**ARCHITECT**
HAMMOND WILSON ARCHITECTS, P.C.
430 Fourth Street
Annapolis, MD 21403
(410) 267-6041
hwa@hammondwilson.com

**CIVIL ENGINEER**
Blackwell & Associates, Inc.
20 Teasdale Circle
Nantucket, MA 02554
(508) 228-9026

## DRAWING LIST


CS Cover Sheet

ARCHITECTURAL

ESP1.1 Existing Site Plan
SP1.0 Locus Map
SP1.1 Proposed Architectural Site Plan

A1.1 Garage Plans

A2.0 Garage Elevations

A7.0 Window and Door Schedule - Garage


| SUBMITTAL | DATE |
|---|---|
| HDC SUBMISSION - GARAGE | 4.8.2024 |
| REVISED HDC SUBMISSION - GARAGE | 8.22.2024 |
| REVISED HDC SUBMISSION - GARAGE | 9.19.2024 |
| REVISED HDC SUBMISSION - GARAGE | 10.17.2024 |

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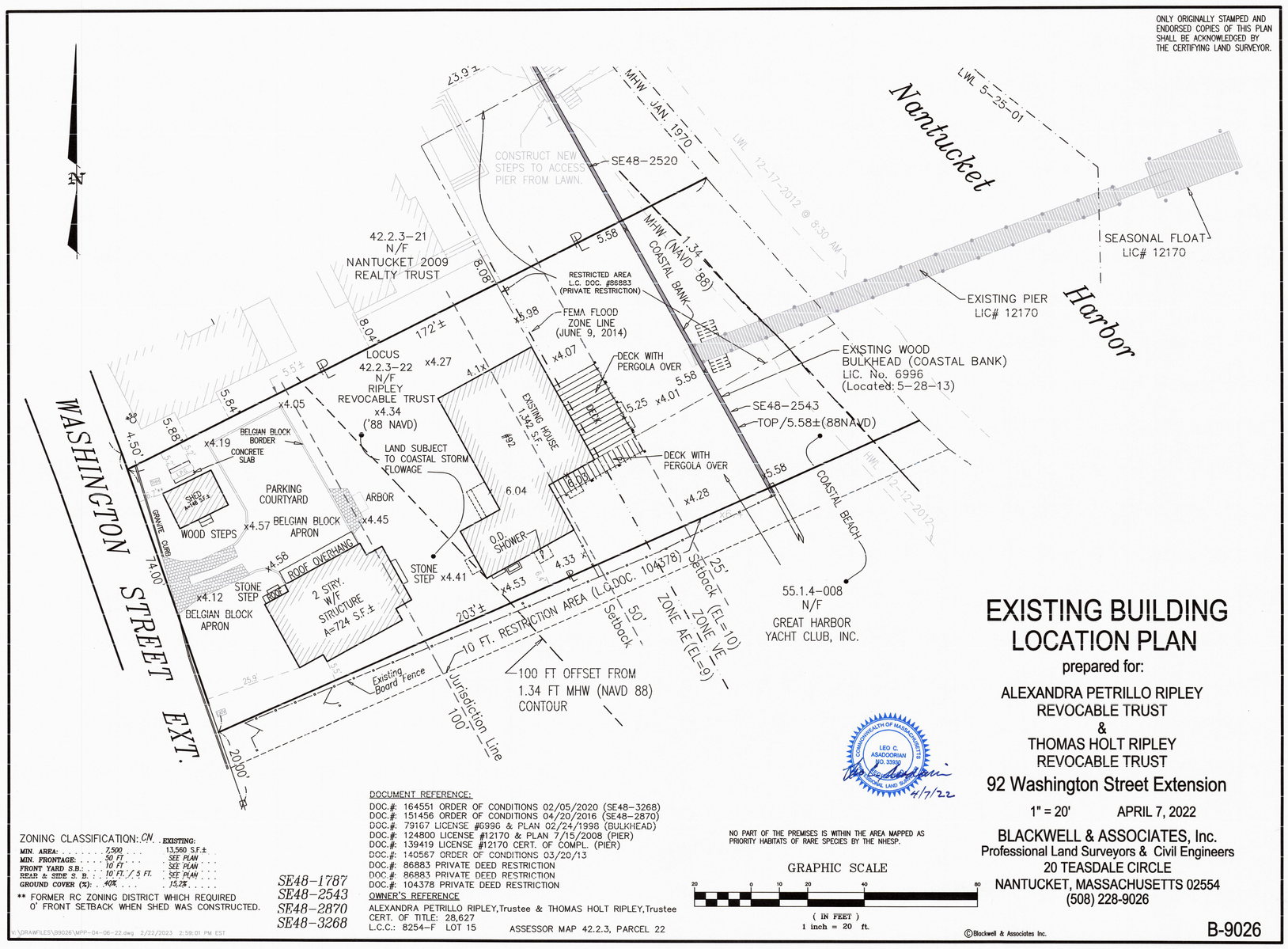
| | |
|---|---|
| ISSUE DATE | 10.17.2024 |
| SCALE | |
| PROJECT NO. | 23-11 |

COVER SHEET

CS

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




# EXISTING BUILDING LOCATION PLAN

prepared for:

ALEXANDRA PETRILLO RIPLEY
REVOCABLE TRUST
&
THOMAS HOLT RIPLEY
REVOCABLE TRUST

92 Washington Street Extension

1" = 20' APRIL 7, 2022

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors & Civil Engineers
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026

B-9026

ZONING CLASSIFICATION: CN

| | | EXISTING: |
|---|---|---|
| MIN. AREA: | 7,500 | 13,560 S.F.± |
| MIN. FRONTAGE: | 50 FT. | SEE PLAN |
| FRONT YARD S.B.: | 10 FT. | SEE PLAN |
| REAR & SIDE S. B. | 10 FT. / 5 FT. | SEE PLAN |
| GROUND COVER (%): | 40% | 15.2% |

** FORMER RC ZONING DISTRICT WHICH REQUIRED 0' FRONT SETBACK WHEN SHED WAS CONSTRUCTED.

SE48-1787
SE48-2543
SE48-2870
SE48-3268

DOCUMENT REFERENCE:
DOC.#: 164551 ORDER OF CONDITIONS 02/05/2020 (SE48-3268)
DOC.#: 151456 ORDER OF CONDITIONS 04/20/2016 (SE48-2870)
DOC.#: 79167 LICENSE #6936 & PLAN 02/24/1998 (BULKHEAD)
DOC.#: 124800 LICENSE #12170 & PLAN 7/15/2008 (PIER)
DOC.#: 139419 LICENSE #12170 CERT. OF COMPL. (PIER)
DOC.#: 140567 ORDER OF CONDITIONS 03/20/13
DOC.#: 86883 PRIVATE DEED RESTRICTION
DOC.#: 86883 PRIVATE DEED RESTRICTION
DOC.#: 104378 PRIVATE DEED RESTRICTION

OWNER'S REFERENCE
ALEXANDRA PETRILLO RIPLEY, Trustee & THOMAS HOLT RIPLEY, Trustee
CERT. OF TITLE: 28,627
L.C.C.: 8254-F LOT 15 ASSESSOR MAP 42.2.3, PARCEL 22

NO PART OF THE PREMISES IS WITHIN THE AREA MAPPED AS PRIORITY HABITATS OF RARE SPECIES BY THE NHESP.

GRAPHIC SCALE
20 0 10 20 40 80
( IN FEET )
1 inch = 20 ft.

LEO C. ABADOORIAN NO. 33958 COMMONWEALTH OF MASSACHUSETTS REGISTERED PROFESSIONAL LAND SURVEYOR
4/7/22

©Blackwell & Associates Inc.

C:\DRAWFILES\B9026\MPP-04-06-22.dwg, 2/22/2023 2:59:01 PM EST

NOTE:
ALL INFORMATION SHOWN ON THIS DRAWING TAKEN FROM PROPOSED CONDITIONS PLAN BY BLACKWELL & ASSOCIATES, INC.
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
DATED FEBRUARY 23, 2023

| SUBMITTAL | DATE |
|---|---|
| HDC SUBMISSION - GARAGE | 4.8.2024 |
| REVISED HDC SUBMISSION - GARAGE | 8.22.2024 |
| REVISED HDC SUBMISSION - GARAGE | 9.19.2024 |
| REVISED HDC SUBMISSION - GARAGE | 10.17.2024 |

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410 267 6041

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RIPLEY RESIDENCE

92 Washington St. - Nantucket, MA

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| | |
|---|---|
| ISSUE DATE | 10.17.2024 |
| SCALE | 1" = 20' |
| PROJECT NO. | 23-13 |

Existing
Site Plan

ESP1.1

Town and County of Nantucket, MA

April 5, 2024




**Property Information**

**Property ID** 9410

**Location** 92 WASHINGTON ST

**Owner** RIPLEY ALEXANDRA PETRILLO & THOMAS H TRS

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

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

| SUBMITTAL | DATE |
|---|---|
| HDC SUBMISSION - GARAGE | 4.8.2024 |
| REVISED HDC SUBMISSION - GARAGE | 8.22.2024 |
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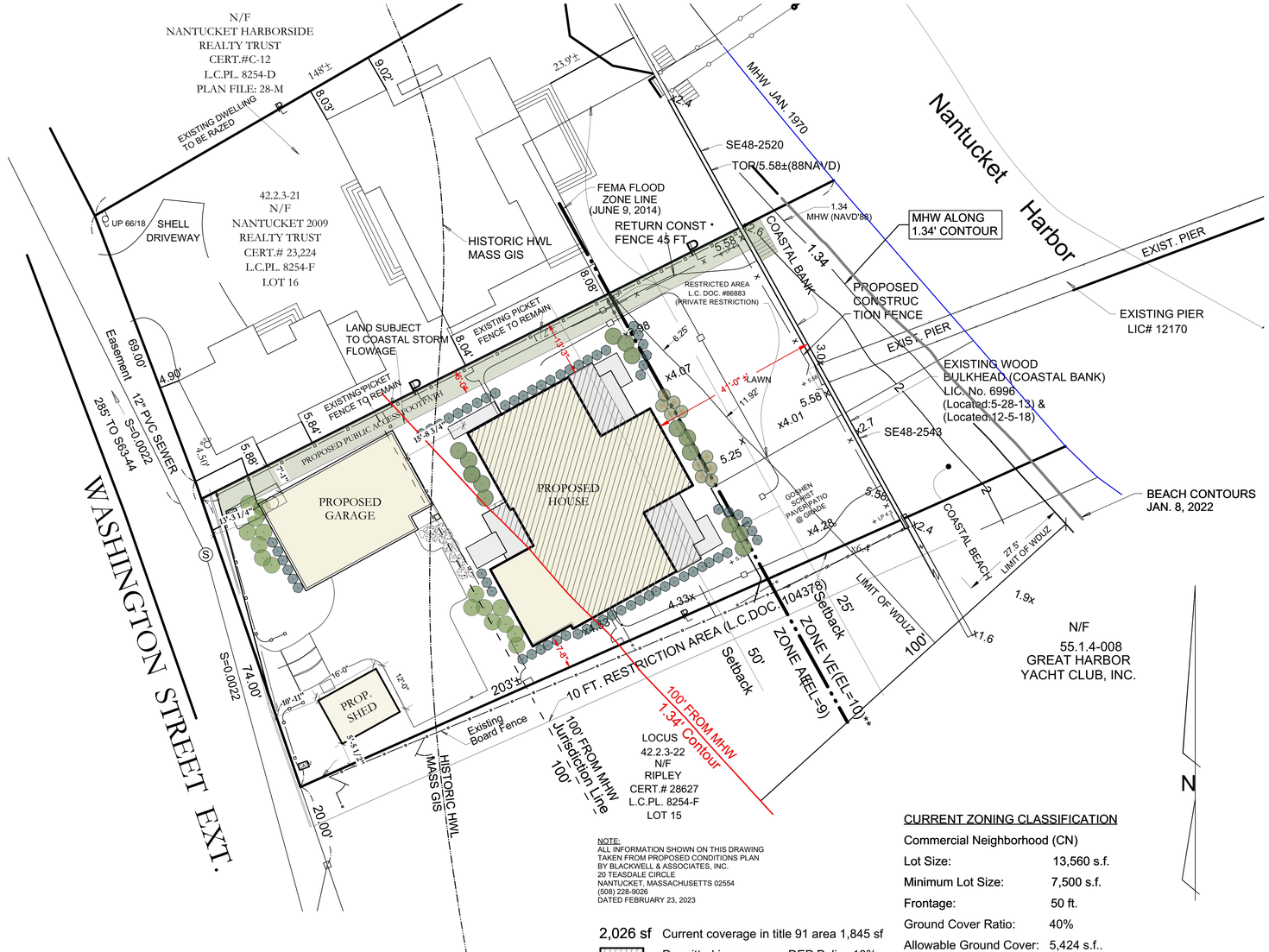
| | |
|---|---|
| ISSUE DATE | 10.17.2024 |
| SCALE | |
| PROJECT NO. | 23-13 |

Locus Map

SP1.0




1 / SP1.1 Schematic Proposed Site Plan
Scale: 1" = 15'

NOTE:
ALL INFORMATION SHOWN ON THIS DRAWING TAKEN FROM PROPOSED CONDITIONS PLAN BY BLACKWELL & ASSOCIATES, INC.
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
DATED FEBRUARY 23, 2023

2,026 sf Current coverage in title 91 area 1,845 sf
Permitted increase per DEP Policy 10%
Maximum Permitted 2,029 sf

CURRENT ZONING CLASSIFICATION

Commercial Neighborhood (CN)

| | |
|---|---|
| Lot Size: | 13,560 s.f. |
| Minimum Lot Size: | 7,500 s.f. |
| Frontage: | 50 ft. |
| Ground Cover Ratio: | 40% |
| Allowable Ground Cover: | 5,424 s.f.. |
| Proposed Ground Cover: | 3,673 s.f. |
| Front Setback: | 10 ft. |
| Side/Rear Setback: | 5 ft. / 10 ft. |

| SUBMITTAL | DATE |
|---|---|
| HDC SUBMISSION - GARAGE | 4.8.2024 |
| REVISED HDC SUBMISSION - GARAGE | 8.22.2024 |
| REVISED HDC SUBMISSION - GARAGE | 9.19.2024 |
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| | |
|---|---|
| ISSUE DATE | 10.17.2024 |
| SCALE | 1" = 15' |
| PROJECT NO. | 23-13 |

Proposed Architectural Site Plan

SP1.1




1 / A1.1 Main Level Plan - Garage
Scale: 1/4" = 1'-0"

2 / A1.1 Upper Level Plan - Garage
Scale: 1/4" = 1'-0"

| SUBMITTAL | DATE |
|---|---|
| HDC SUBMISSION - GARAGE | 4.8.2024 |
| REVISED HDC SUBMISSION - GARAGE | 8.22.2024 |
| REVISED HDC SUBMISSION - GARAGE | 9.19.2024 |
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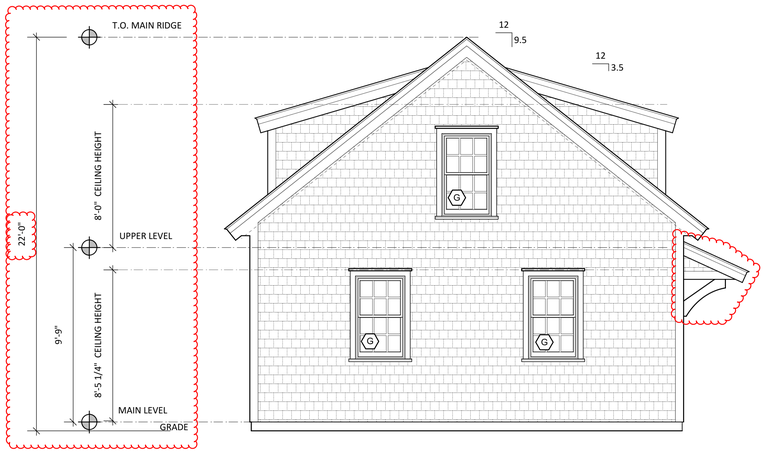
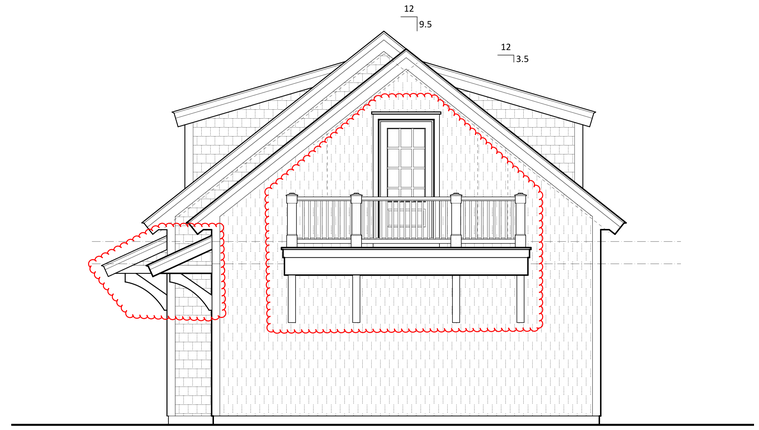
| | |
|---|---|
| ISSUE DATE | 10.17.2024 |
| SCALE | 1/4"=1'-0" |
| PROJECT NO. | 23-13 |

## Garage Plans

A1.1



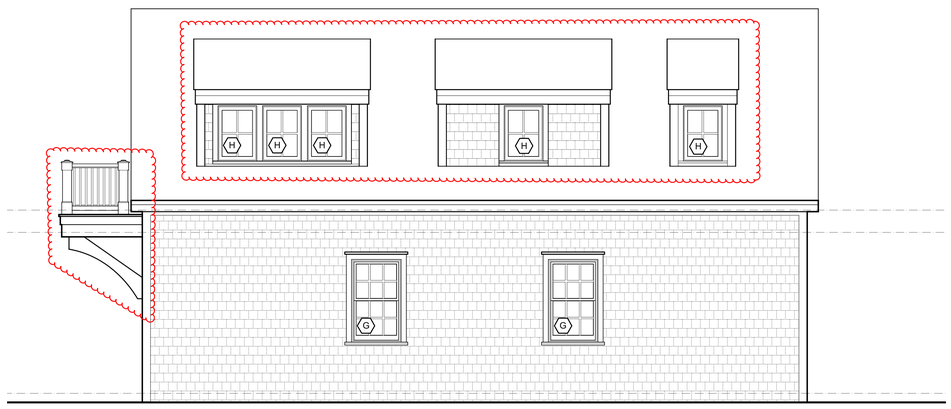

3 A2.0 West Garage Elevation
Scale: 1/4" = 1'-0"




4 A2.0 East Garage Elevation
Scale: 1/4" = 1'-0"




1 A2.0 South Garage Elevation
Scale: 1/4" = 1'-0"




2 A2.0 North Garage Elevation
Scale: 1/4" = 1'-0"

| SUBMITTAL | DATE |
|---|---|
| HDC SUBMISSION - GARAGE | 4.8.2024 |
| REVISED HDC SUBMISSION - GARAGE | 8.22.2024 |
| REVISED HDC SUBMISSION - GARAGE | 9.19.2024 |
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| | |
|---|---|
| ISSUE DATE | 10.17.2024 |
| SCALE | 1/4"=1'-0" |
| PROJECT NO. | 23-13 |

Garage Elevations

A2.0

| SUBMITTAL | DATE |
|---|---|
| HDC SUBMISSION - GARAGE | 4.8.2024 |
| REVISED HDC SUBMISSION - GARAGE | 8.22.2024 |
| REVISED HDC SUBMISSION - GARAGE | 9.19.2024 |
| REVISED HDC SUBMISSION - GARAGE | 10.17.2024 |
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# RIPLEY RESIDENCE

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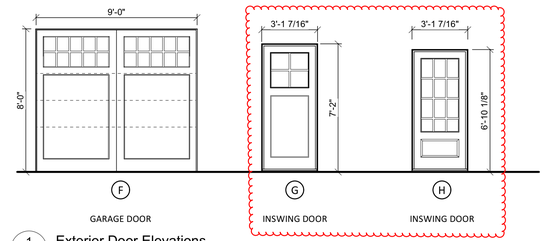
| ISSUE DATE | 10.17.2024 |
|---|---|
| SCALE | |
| PROJECT NO. | 23-13 |

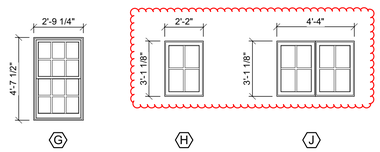
**EXTERIOR DOOR SCHEDULE: RIPLEY RESIDENCE GARAGE (23-13)**

| MARK | TYPE | MODEL NO. | FRAME SIZE (WxH) | S.D.L. | REMARKS |
|---|---|---|---|---|---|
| F | GARAGE DOOR | - | 9'-0" x 8'-0" | 5w2h | |
| G | INSWING DOOR | UIFD3080 | 3'-1 7/16" x 7'-2" | 3w2h | |
| H | CLAD FRENCH DOOR | UIFD3070 | 3'-1 7/16" x 6'-10" | 3w4h | |

NOTES:
1. SEE SPECIFICATION DIVISION 8 FOR MORE INFORMATION.
2. TEMPERED GLAZING, STANDARD ON ALL EXTERIOR DOORS
3. SHOP DRAWINGS FOR ALL UNITS MUST BE PROVIDED TO ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT OF ANY DOOR ORDER.




1 / A7.0 Exterior Door Elevations
Scale: 1/4" = 1'-0"




2 / A7.0 Window Elevations
Scale: 1/4" = 1'-0"

**WINDOW SCHEDULE: RIPLEY RESIDENCE GARAGE (23-13)**

| MARK | TYPE | MODEL NO. | FRAME SIZE (WxH) | S.D.L. | REMARKS |
|---|---|---|---|---|---|
| G | DOUBLE HUNG G2 | UDHG2 2824 | 2'-9 1/4" (w) x 4'-7 1/2" (h) | 3w2h | |
| H | CASEMENT | UCA 2636 | 2'-2" (w) x 3'-1 1/8" (h) | 2w2h | |
| J* | FRENCH CASEMENT | UWFCA 4836 E | 4'-4" (w) x 3'-1 1/8" (h) | 2w2h | |
| | | | | | |

NOTES:
1. SEE SPECIFICATION DIVISION 8 FOR MORE INFORMATION.
2. PROVIDE TEMPERED GLAZING AS REQUIRED PER IRC 2015 (I.E. AT TUBS,SHOWERS, STAIRWAYS, ETC...)
3. SHOP DRAWINGS FOR ALL UNITS MUST BE PROVIDED TO ARCHITECT FOR APPROVAL PRIOR TO PLACEMENT OF ANY WINDOW ORDER.
* MEETS NATIONAL EGRESS CODES FOR FIRE EVACUATION.

Window & Door Schedule- Garage

A7.0

# ADDRESS: 332 Madaket Rd Main House
# DATE HEARD: 10.15.2024
# SITTING BOARD: MacLeod, Oliver,Thornewill, Pohl, Welch

## Historic District Commission

# OLD BUSINESS CHECKLIST

## Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587
This checklist MUST be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

| | |
|---|---|
| ☑ | Date submitted to 2 Fairgrounds Road: 09.09.24 |
| ☐ | Address & HDC Case Number (ie HDC2020-05-0265): 332 Madaket Rd MH |
| ☑ | 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)<br>a. Site Plan<br>b. North Elevation<br>c. South Elevation<br>d. East Elevation<br>e. West Elevation<br>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"**<br>A. HDC case number:<br>B. Copy of Minutes (application item circled)<br>C. ONE SET OF PICTURES<br><br>REMINDER- in order to appear on the Agenda, applicants must:<br>1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov<br>2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road.<br>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"**<br>A. HDC case number:<br>B. Copy of Minutes (application item circled)<br><br>REMINDER- in order to appear on the Agenda, applicants must:<br>1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov<br>2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road.<br>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: 10.17.24

emeritus

# *HDC MEETING MINUTES NOT AVAILABLE*

HDC Meeting Date:10/15/24

The Whole Spread LLC / 332 Madaket Rd

Emeritus LTD

60 / 100

Rev COA 7660 MH

Sitting Board: MacLeod, Pohl, Oliver, Camp

Chair: Welch

**Backus: Feels the gazebo looks more symmetrical in the rear than the fascade. Would like to see windows stay at 6 over 6 like the original. Suggests moving gazebo over to be more symmetrical with the previously approved flanking addition.**

**MacLeod: Concerned with East elevation and proportion of addition. Feels larger than it really is**

**Oliver: Suggests changing to screened in porch.**

**Pohl: Suggests removing center post on South elevation.**

**Thornewill: Concerned with amount of decking and view from beach parking lot.**

**Welch: Agrees with Pohl on post. Suggests dropping the top plate on the gazebo to match hip roof covered porch to bring down height.**

**Motion to Hold for Revisions (Pohl)**

**Carried 5-0**

CERTIFICATE NO: _____ DATE ISSUED: _____

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

# CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

## PROPERTY DESCRIPTION

TAX MAP N°: 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: 0 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

# *The Whole Spread, LLC*

## 332 Madaket Rd.
## Nantucket, MA 02554

*10.17.24*

*HDC SUBMISSION*




Locus Map



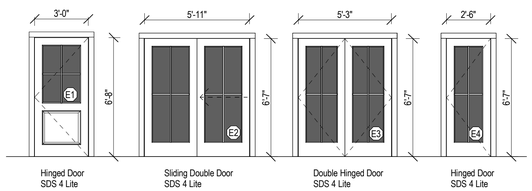

Satellite View




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

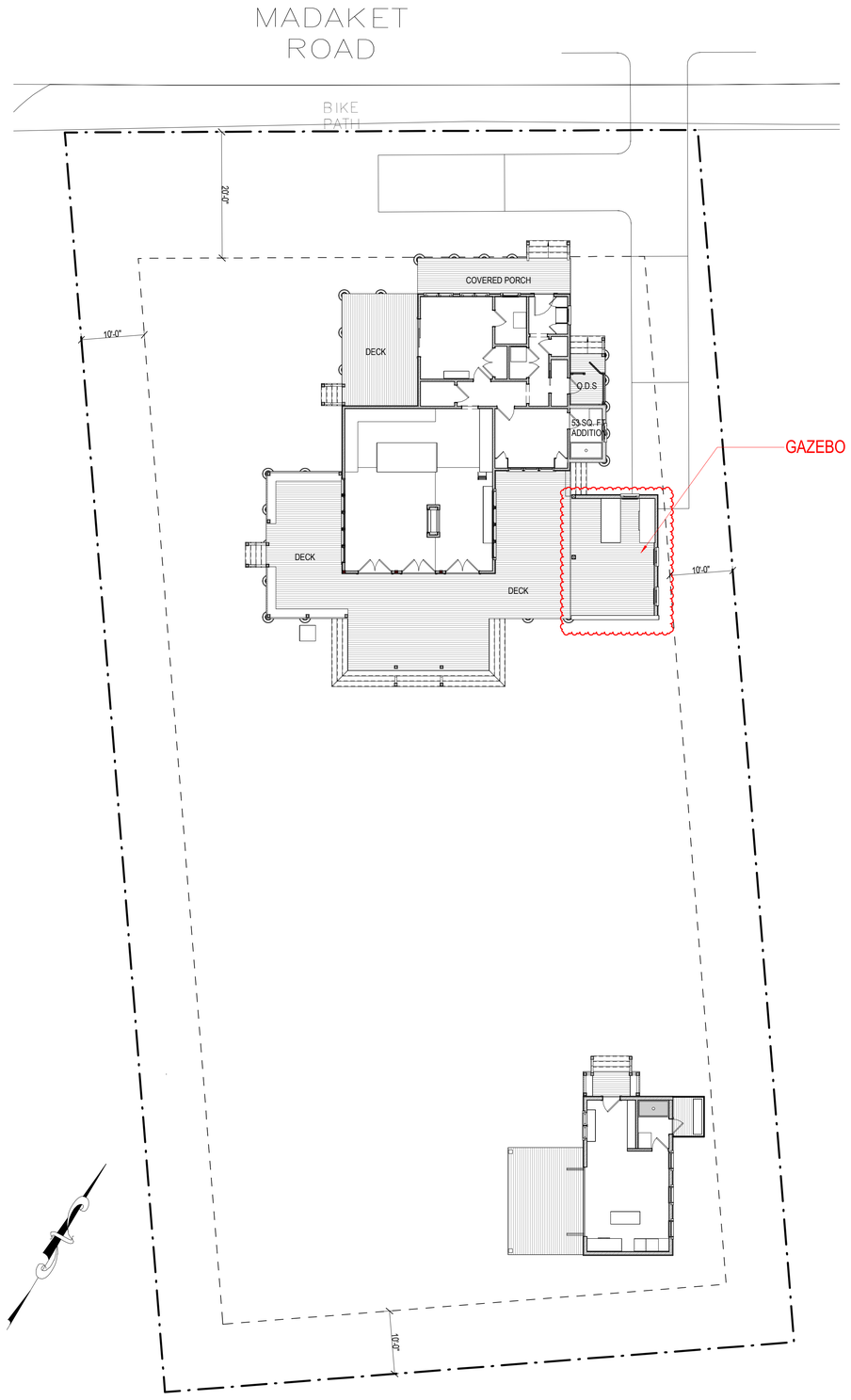
| WINDOW SCHEDULE | | | | | | | |
|---|---|---|---|---|---|---|---|
| WINDOW | QUANTITY | Rough Height | Rough Width | MANUFACTURER | MODEL | DESCRIPTION | DP RATING |
| A | 5 | 68 7/8 | 32 1/8 | ANDERSEN | 400 | White | ≥ 30 |
| B | 9 | 56 7/8 | 32 1/8 | ANDERSEN | 400 | White | ≥ 30 |
| C | 5 | 48 7/8 | 30 1/8 | ANDERSEN | 400 | White | ≥ 30 |
| D | 8 | 40 7/8 | 30 1/8 | ANDERSEN | 400 | White | ≥ 30 |
| E | 3 | 48 1/2 | 28 7/8 | ANDERSEN | 400 | White | ≥ 30 |
| F | 6 | 28 7/8 | 24 5/8 | ANDERSEN | 400 | White | ≥ 30 |
| G | 1 | 24 5/8 | 24 5/8 | ANDERSEN | 400 | White | ≥ 30 |




Hinged Door SDS 4 Lite — Sliding Double Door SDS 4 Lite — Double Hinged Door SDS 4 Lite — Hinged Door SDS 4 Lite

## Door Legend

| EXTERIOR DOOR SCHEDULE | | | | | | | |
|---|---|---|---|---|---|---|---|
| DOOR | QUANTITY | Rough Height | Rough Width | MANUFACTURER | MODEL | DESCRIPTION | DP RATING |
| E1 | 1 | 80 3/4 | 37 1/2 | TBD | TBD | Grey | ≥ 30 |
| E2 | 1 | 80 | 72 | Andersen | 400 Series | White | ≥ 30 |
| E3 | 3 | 80 | 64 | Andersen | 400 Series | White | ≥ 30 |
| E4 | 1 | 80 | 31 | Andersen | 400 Series | White | ≥ 30 |
| E53 | 1 | 80 3/4 | 145 1/2 | | | | |
| E54 | 1 | 80 3/4 | 33 1/2 | Andersen | 400 Series | White | ≥ 30 |




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

**2227**

*The Whole Spread, LLC*

332 Madaket Rd.
Nantucket, MA 02554


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


**Cover Sheet**

### Site Information

| | |
|---|---|
| Map & Parcel: | 60/100 |
| Current Zoning: | VR |
| Minimum Frontage: | 100 ft. |
| Front Setback: | 20 ft. |
| Side/Rear Setback: | 10 ft. |
| Lot Size: | 0.45 AC |
| Min. Lot Size: | 20,000 sq. ft. |
| Allowable G.C.: | 10% = 1,964 sq. ft |
| Existing G.C.: | 1,226 sq. ft. |
| Proposed G.C.: | 671 s.f. & 53 sq. ft. |
| Total Proposed G.C.: | 1,279 s.f., 685 s.f. avail. |

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

SHEET INDEX


| | |
|---|---|
| E.101 | LIGHTING PLAN |
| SK.1 | KITCHEN PLAN |
| G.1.1 | Cover Sheet |
| A.1.1 | First Floor Plan |
| A.1.2 | ROOF PLAN |
| A.2.1 | Exterior Elevations |
| A.2.2 | Exterior Elevations |
| A.2.3 | Perspective Views |
| D.101 | LIVING & DINING INT. ELEVATIONS |


**Revisions**

Revision 1 — Date 1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**G.1.1**

**2227**

HDC SUBMISSION

10.17.24

| 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" |
| 123 | 2'-6" | 6'-8" |




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

**EXISTING CONDITIONS NOTES:**

- Plan Dimensions and Building Heights Reflected in Existing/Demolition Plans are Based on Field Measurements Recorded by Architect and Surveyor. Contractor to Notify Architect Immediately of Any Major Discrepancy Discovered Between the Drawings and the Actual Existing Conditions, Especially Where Concerning the Existing Foundation and Structure.
- Existing Framing Sizes and Span Directions to be Verified by Contractor Prior to Beginning Construction. Architect to Provide Instructions Regarding Partial Exploratory Demolition.

# 2227

*The Whole Spread, LLC*

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Nantucket, MA 02554


emeritus
8 Williams Lane
Nantucket, MA 02554
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## First Floor Plan

### Site Information

| | |
|---|---|
| Map & Parcel: | 60/100 |
| Current Zoning: | VR |
| Minimum Frontage: | 100 ft. |
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**Revisions**


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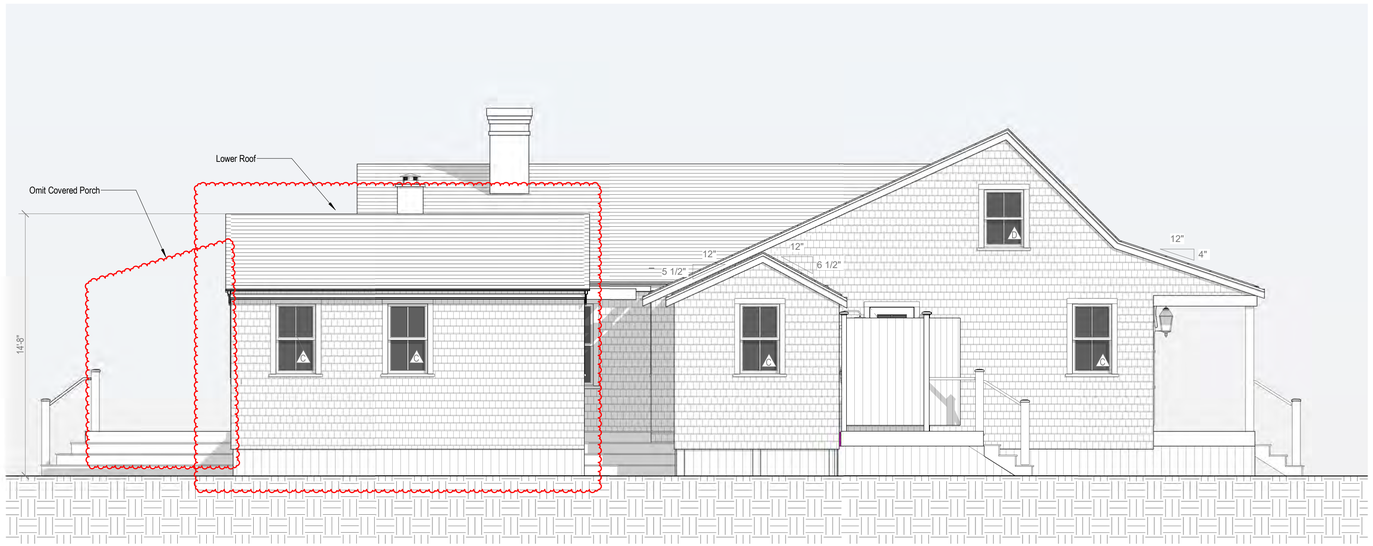
A.1.1

2227

10.17.24

HDC SUBMISSION




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



Prev. HDC East Elevation
1/8" = 1'-0"



Prev. HDC North Elevation
1/8" = 1'-0"




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

# 2227

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## Exterior Elevations

## Site Information

| | |
|---|---|
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**Revisions**

| Revision 1 | Date 1 |
|---|---|


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A.2.1

2227

10.17.24

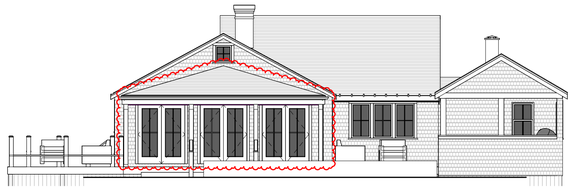
HDC SUBMISSION



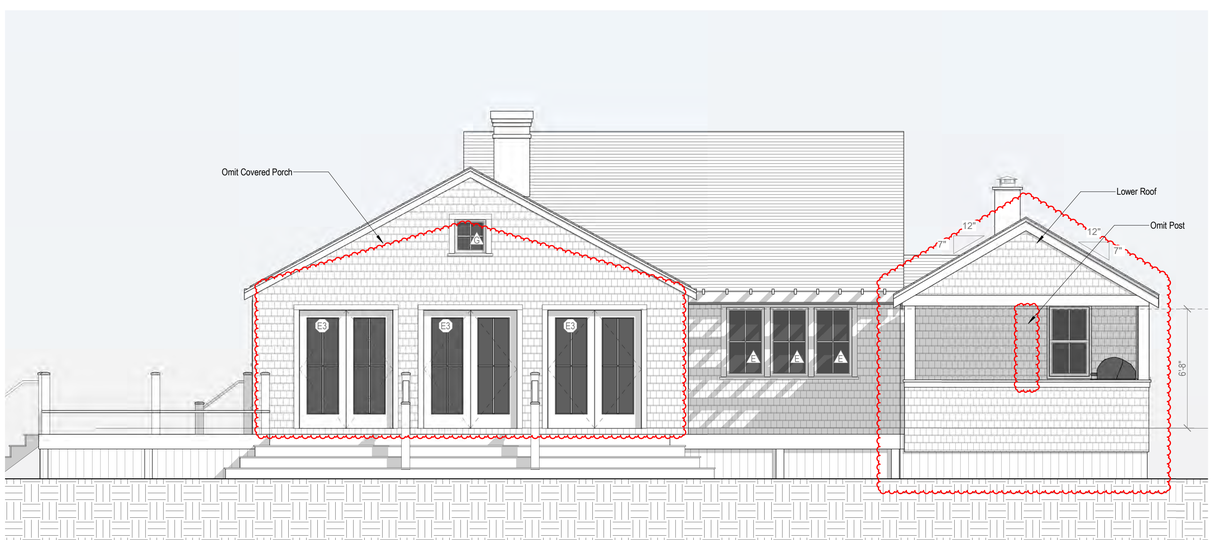

4 Proposed West Elevation
1/4" = 1'-0"



Prev. HDC West Elevation
1/8" = 1'-0"



Prev. HDC South Elevation
1/8" = 1'-0"




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

# 2227

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Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
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## Exterior Elevations

## Site Information

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**Revisions**

Revision 1 Date 1

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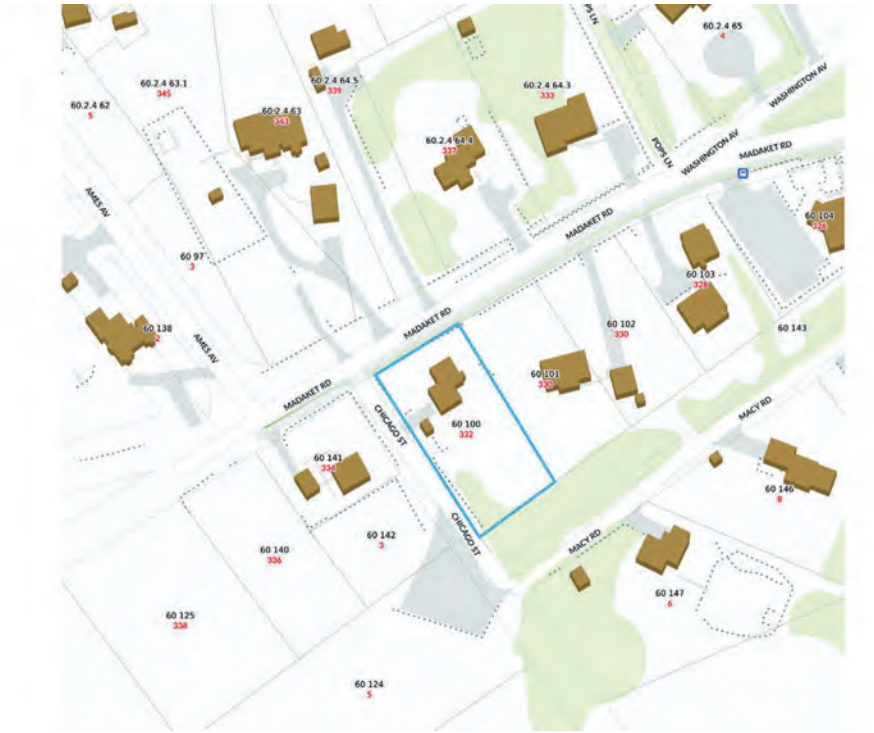
A.2.2

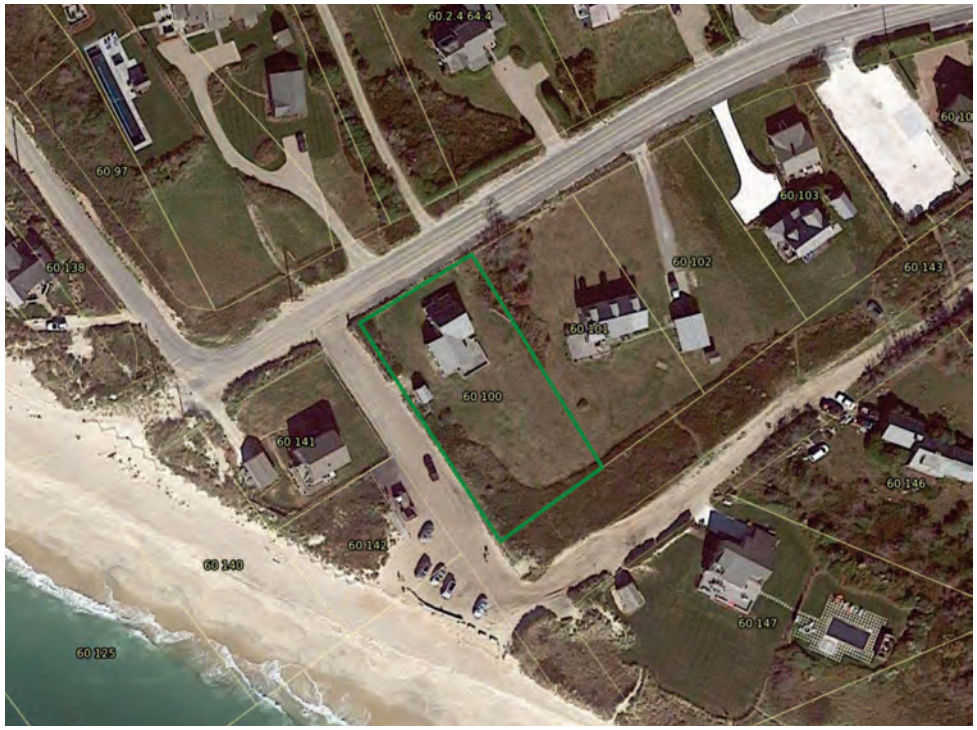
2227

# *The Whole Spread, LLC*

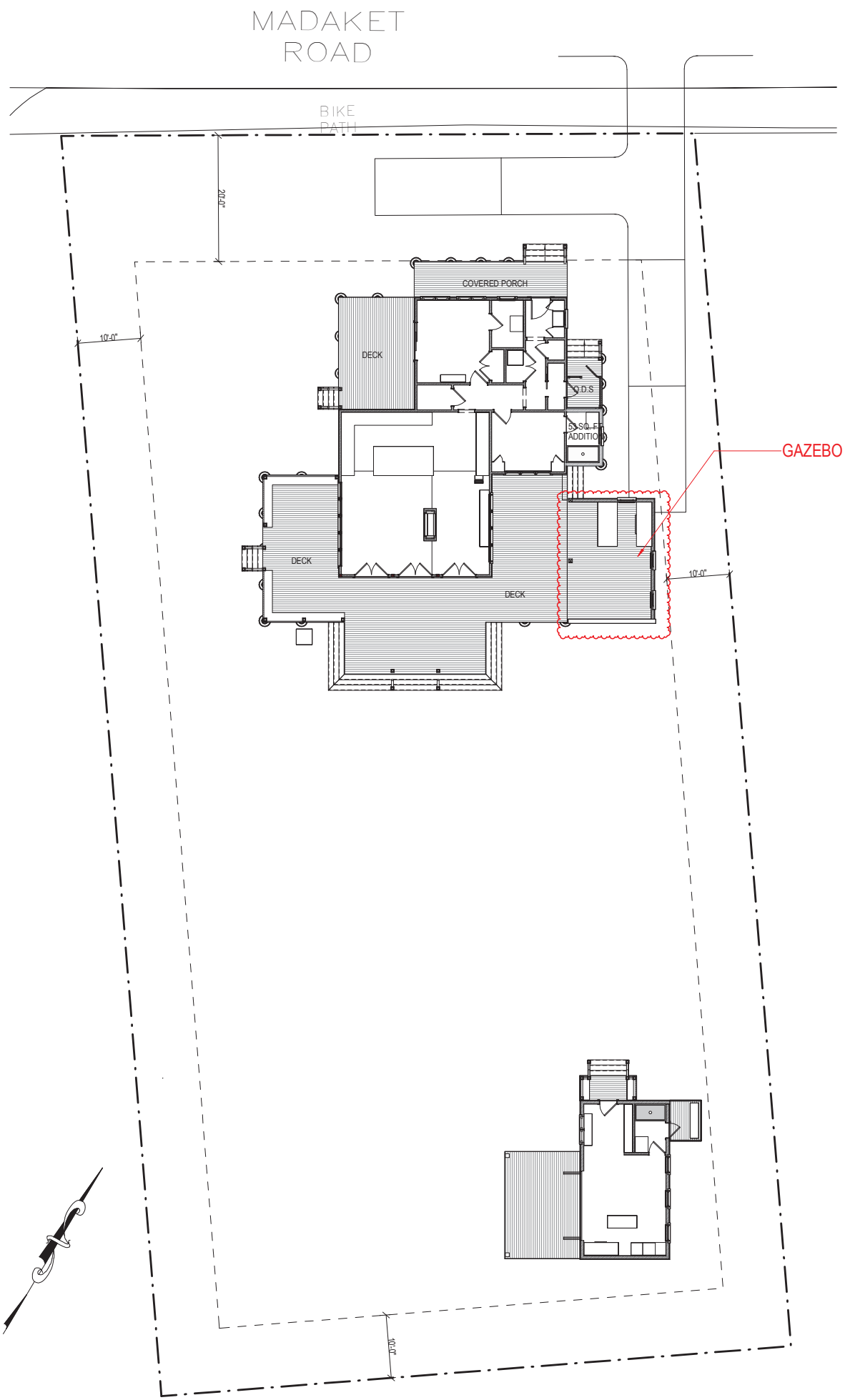
## 332 Madaket Rd.
## Nantucket, MA 02554




Locus Map

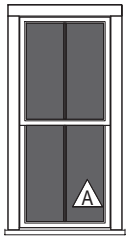



Satellite View

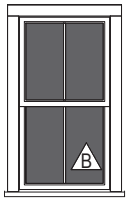



Site Plan

3/32" = 1'-0"




Double Hung
SDL
4 Lite

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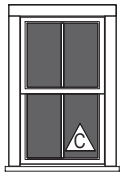
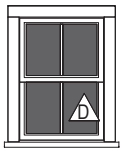
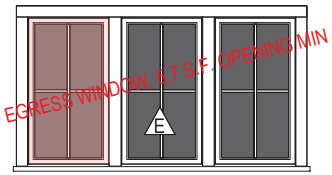


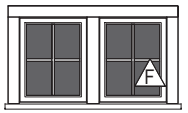

Double Hung
SDL
4 Lite




Double Hung
SDL
4 Lite




(3) Awning or Casement
SDL
4 Lite



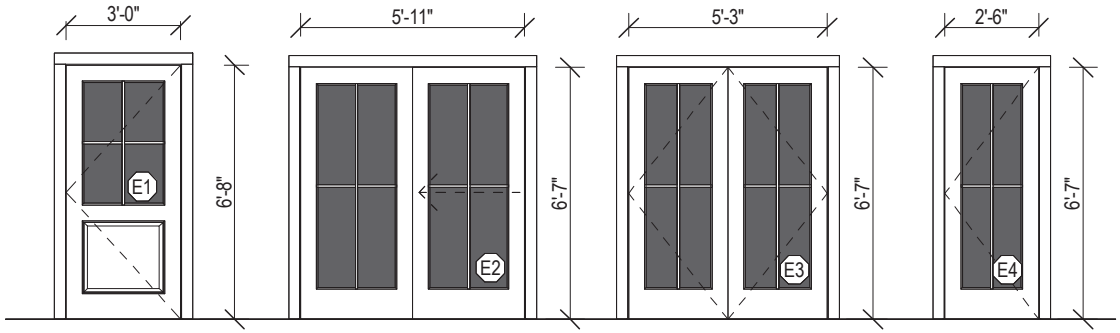

(2) Awning
SDL
4 Lite




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 | 5 | 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

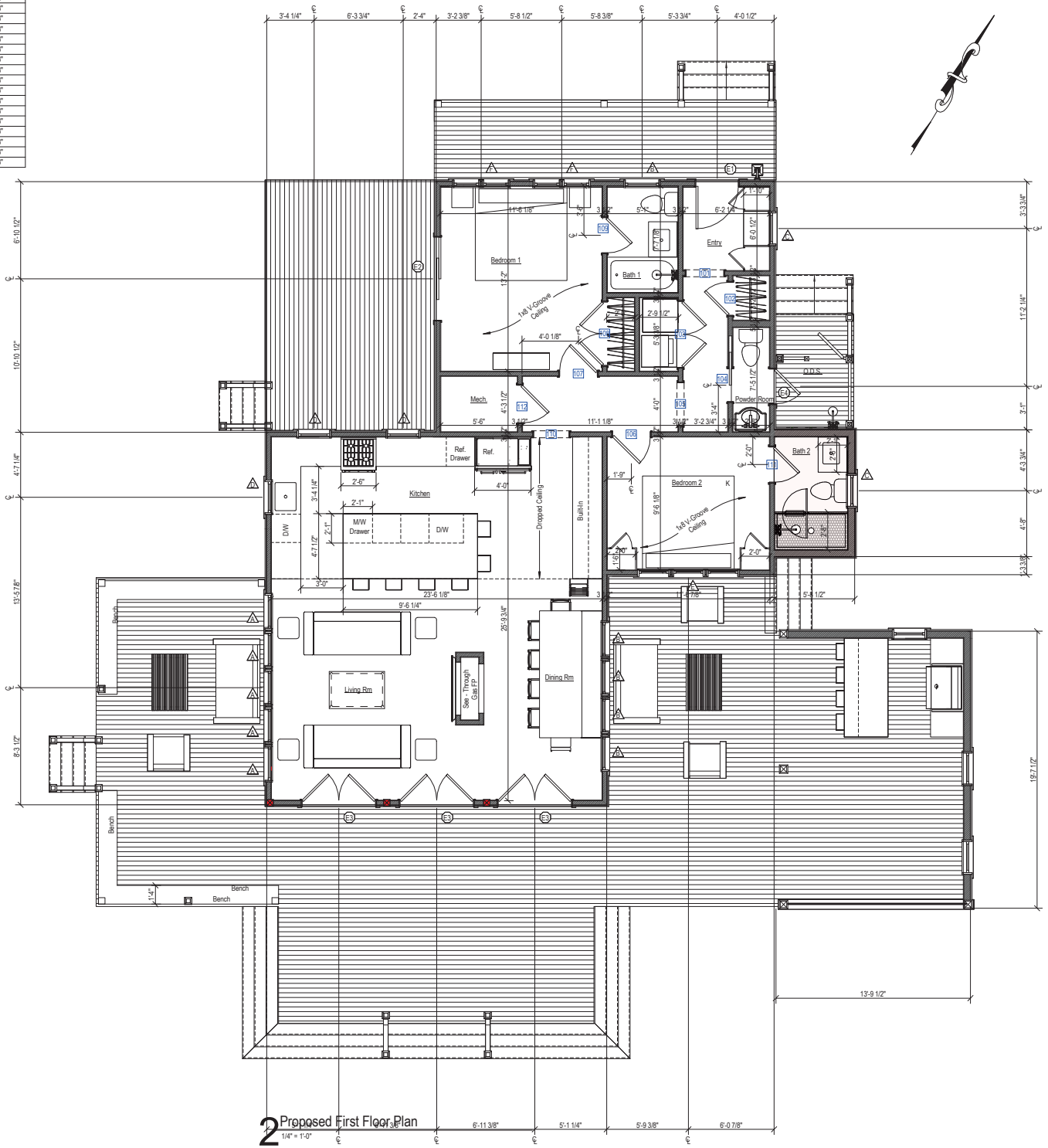
Double Hinged Door
SDS 4 Lite

Hinged Door
SDS 4 Lite

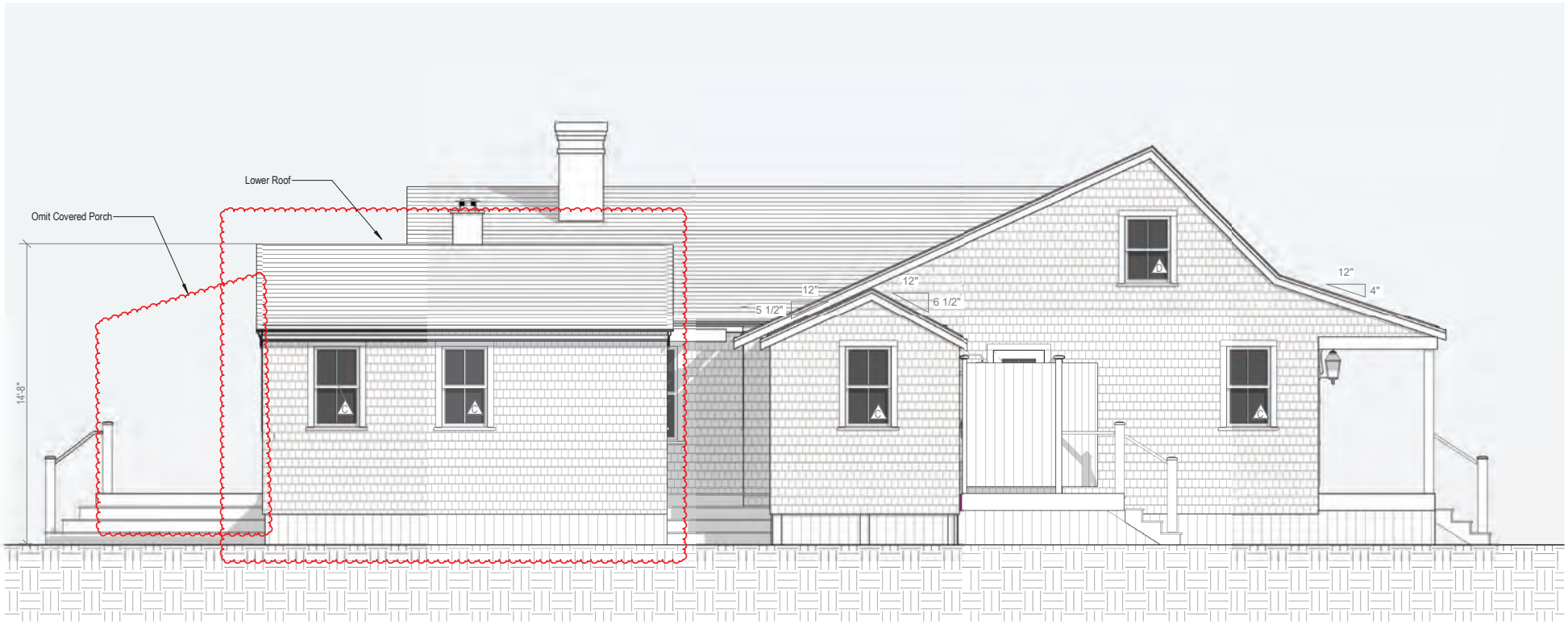
## Door Legend

| 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 |

| 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" |
| 123 | 2'-6" | 6'-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"

ADDRESS: 76 pleasant St. (rear Dwelling)
DATE HEARD: Submitted 7/9/24 - Heard 8/6/24
Submitted 8/8/24 - Heard 8/13/24
SITTING BOARD: Welch, Pohl, Camp, MacLeod, Patten

# Historic District Commission

# OLD BUSINESS CHECKLIST

## Planning and Land Use Services

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

RECEIVED
OCT 17 2024
By

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: 10.17.24 |
| ✓ | Address & HDC Case Number (ie HDC2020-05-0265): 76 pleasant St - rear Dwelling |
| | 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.) Basement, View from Street |
| ✓ | Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply)<br>a. Site Plan<br>b. North Elevation<br>c. South Elevation<br>d. East Elevation<br>e. West Elevation<br>f. Window/Door Schedule |
| ✓ | One set reduced plans: 8 ½ x11 |
| ✓ | Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov. |
| ✓ | Submit documents to PLUS at 2 Fairgrounds Road |
| ✓ | Signed Affidavit: see below |

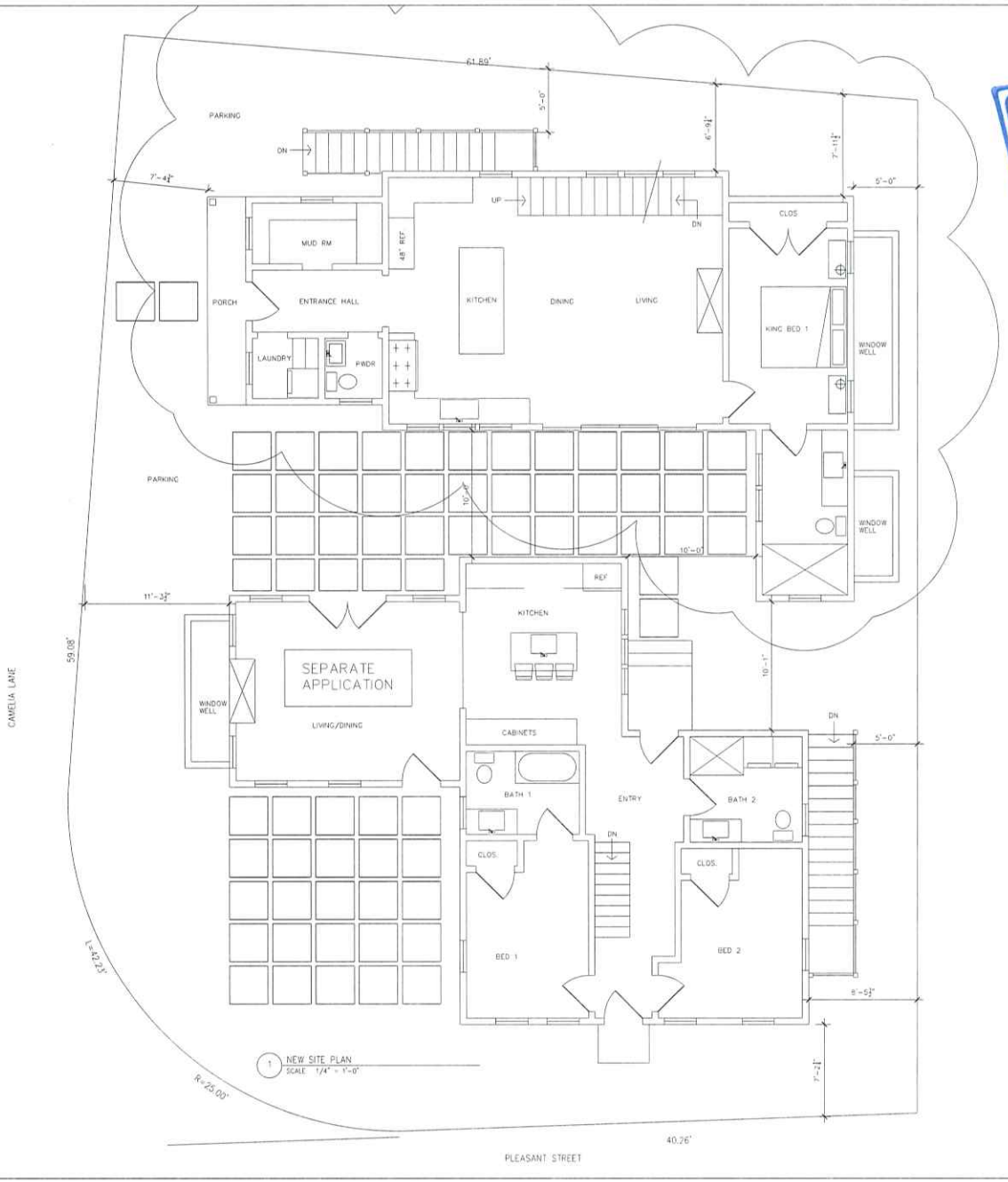
| | |
|---|---|
| HOLD<br><br>FOR<br>A<br><br>VIEW | IF YOUR APPLICATION WAS "HOLD FOR A VIEW"<br>A. HDC case number:<br>B. Copy of Minutes (application item circled)<br>C. ONE SET OF PICTURES<br>REMINDER- in order to appear on the Agenda, applicants must:<br>1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov<br>2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road.<br>Failure to submit and email the required documents for an Old Business meeting MAY result in review delays. |
| HOLD<br><br>TO<br><br>TRACK | **IF YOUR APPLICATION WAS "HOLD TO TRACK"**<br>A. HDC case number:<br>B. Copy of Minutes (application item circled)<br><br>REMINDER- in order to appear on the Agenda, applicants must:<br>1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov<br>2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road.<br>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: 10.17.24




RECEIVED
OCT 17 2024
By BSH

## SITE PLAN

PREPARED FOR:
SAMANTHA AND CRAIG CORDTS-PEARCE
585 MOUNTAIN LAUREL DR
ASPEN, CO 81611

ASSESSOR MAP # 55
TAX PARCEL # 367

### ZONING REQUIREMENTS

| | |
|---|---|
| ZONE: | RDH |
| MINIMUM FRONTAGE: | 50'-0" |
| MINIMUM LOT SIZE: | 5,000 S.F. |
| CURRENT FRONTAGE: | 40'-3 1/8" |
| CURRENT LOT SIZE: | 5,220 S.F. |
| FRONT YARD SETBACK: | 0'-0" |
| SIDE AND REAR YARD SETBACK: | 5'-0" |
| ALLOWABLE TOTAL GROUND COVERAGE RATIO: | 40% |
| ALLOWABLE TOTAL GROUND COVERAGE: | 2088 S.F. |
| CURRENT TOTAL GROUND COVERAGE: | 1078 +/- S.F. |
| CURRENT TOTAL GROUND COVERAGE RATIO: | 20.65% |
| PROPOSED TOTAL GROUND COVERAGE: | 2088 +/- S.F. |
| PROPOSED TOTAL GROUND COVERAGE RATIO: | 40% |

ALL SITE PLAN INFORMATION WAS TAKEN FROM A PLOT PLAN DRAWN BY:
NANTUCKET SURVEYORS, INC.
5 WINDY WAY
NANTUCKET, MA 02554

## DRAWING LIST

| | |
|---|---|
| A1.1 | SITE PLAN |
| A2.1 | FLOOR PLAN |
| A3.1 | ELEVATIONS |
| A3.2 | ELEVATIONS |

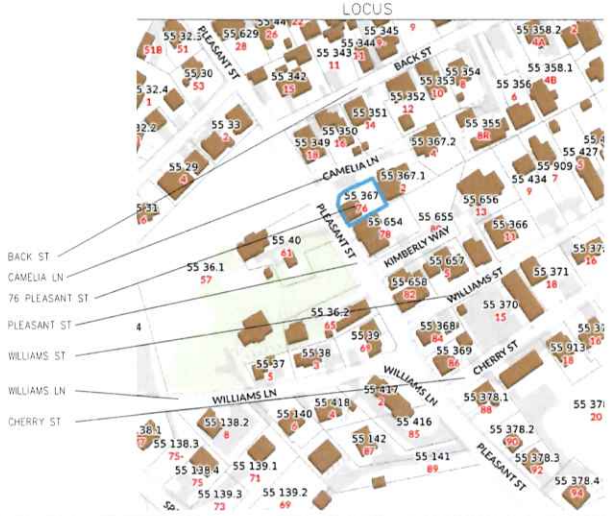
### DOOR SCHEDULE

| TYPE | DESCRIPTION | MANUFACTURER | PRODUCT # | FRAME SIZE (WxH) |
|---|---|---|---|---|
| 1 | 6 PANEL | CUSTOM | --- | 3'-0" x 8'-0" MATCH EXISTING DOOR |
| 2 | 6 LIGHT | BROSCO | --- | 3'-0" x 8'-0" |
| 3 | 6 LIGHT | CUSTOM | --- | 12'-0" x 8'-0" |

### WINDOW SCHEDULE

| TYPE | DESCRIPTION | MANUFACTURER | PRODUCT # | FRAME SIZE (WxH) |
|---|---|---|---|---|
| A | 2/2 LIGHT DH | BROSCO | --- | 2'-6" x 4'-8" |
| B | 2/2 LIGHT DH | BROSCO | --- | 5'-4" x 4'-8" DOUBLE WINDOW |
| C | 2/2 LIGHT DH | BROSCO | --- | 8'-2" x 4'-8" TRIPLE WINDOW |
| D | 2/2 LIGHT DH | BROSCO | --- | 5'-8" x 4'-8" TRIPLE WINDOW |

LOCUS



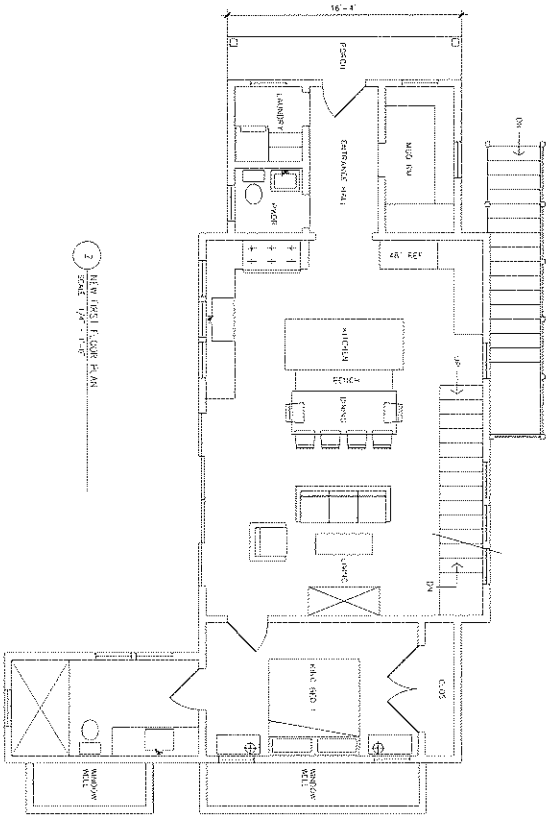

CORDTS-PEARCE
76 PLEASANT ST, BUILDING 2
NANTUCKET MA 02554

Date: 7.1.24 HDC SUBMITTAL
10.17.24 HDC SUBMITTAL
Revisions

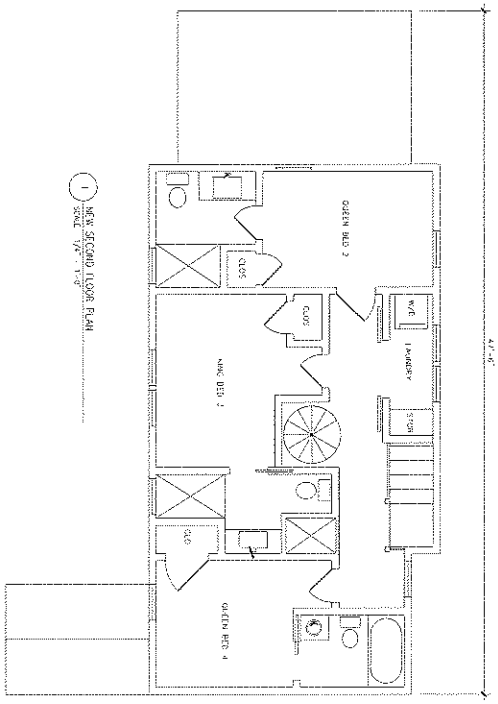
Drawn By: SP
Project No: cordts-PEARCE
Scale: 1/4"=1'-0"

SITE

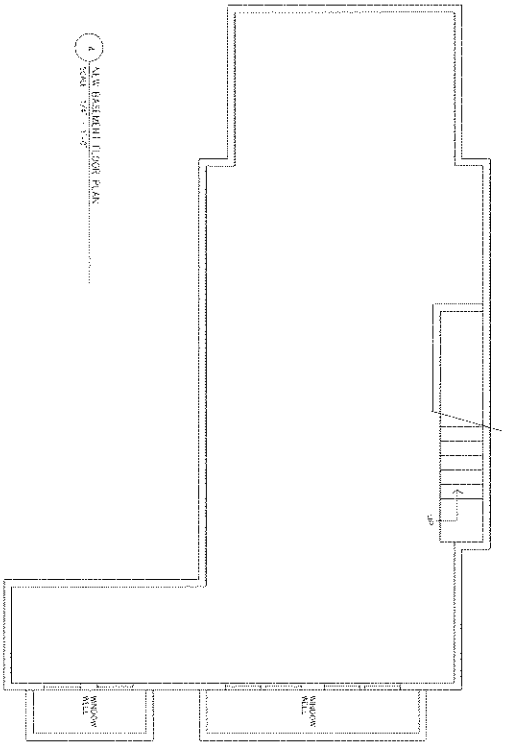
A1.1



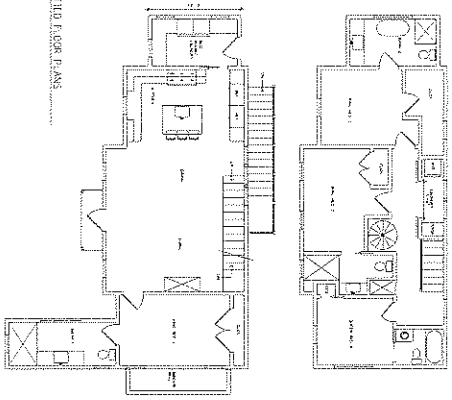

2 NEW FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"




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

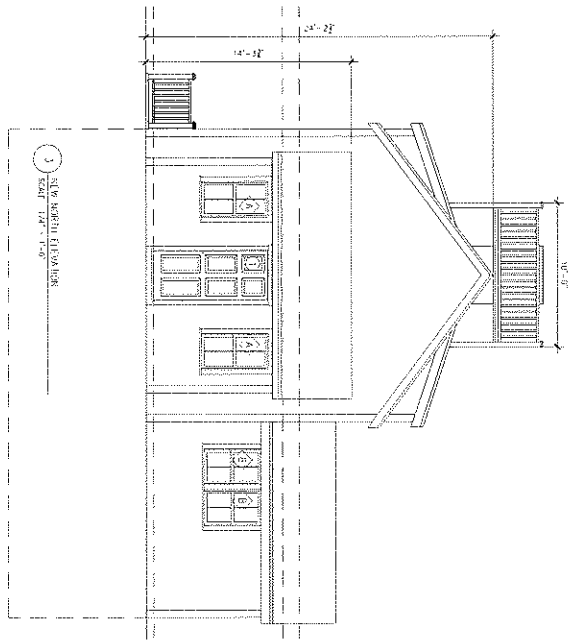


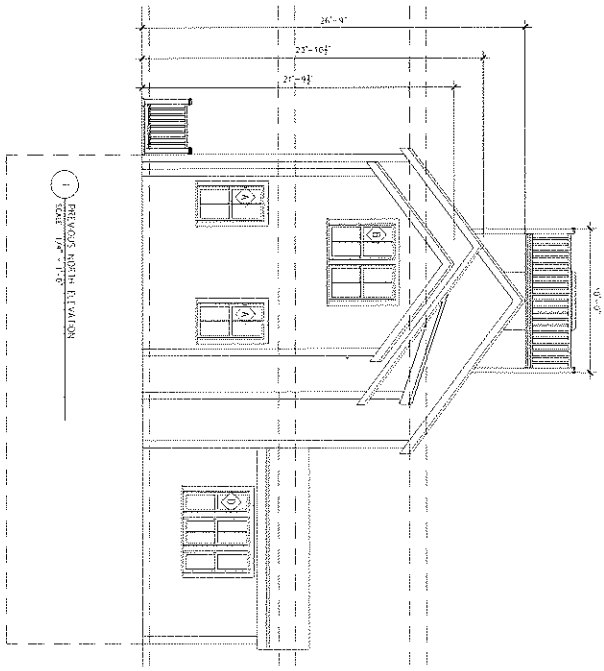

4 NEW BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

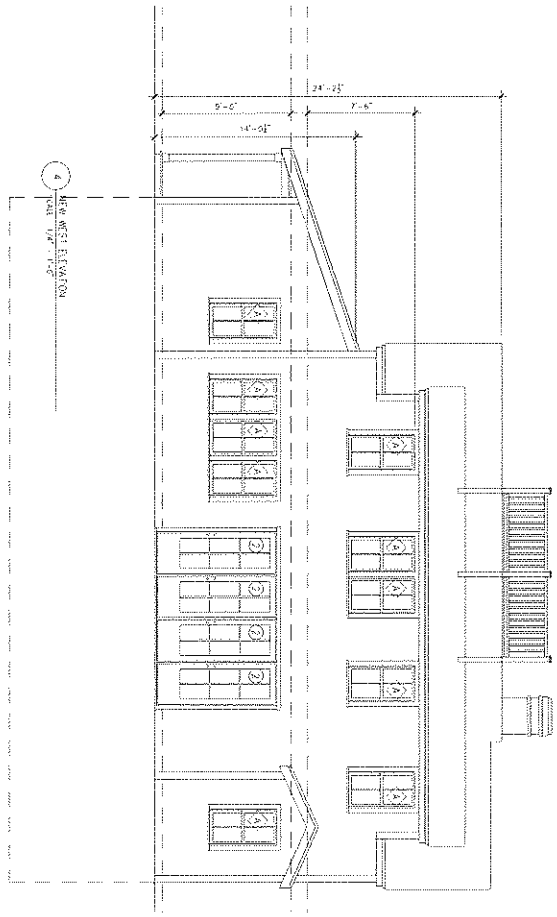


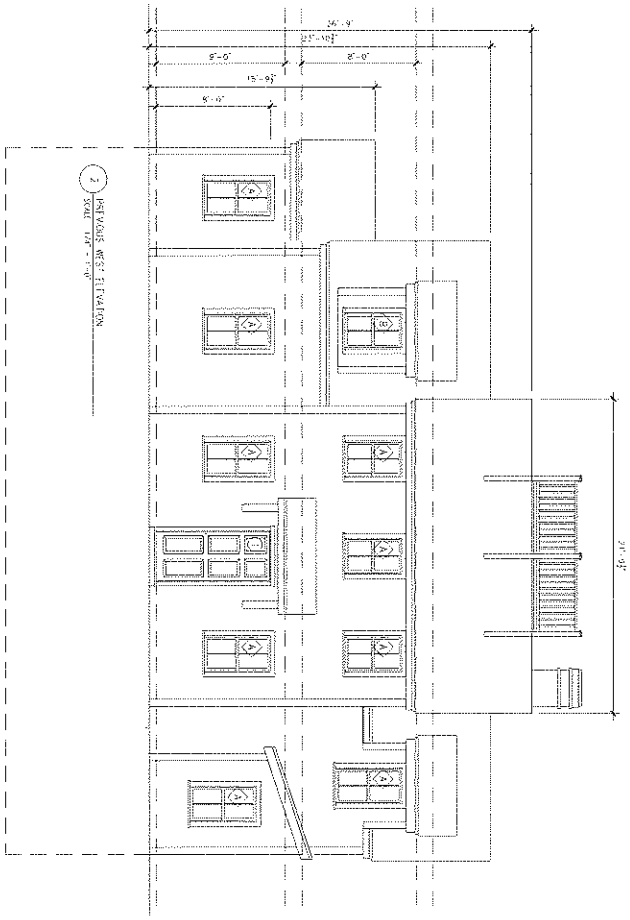
3 PREVIOUSLY SUBMITTED FLOOR PLANS
SCALE: 1/4" = 1'-0"

| | | | | |
|---|---|---|---|---|
| A2.1 | FLOOR PLAN | Drawn By: SP<br>Project No: CORDTS-PEARCE<br>Scale: NOTED | Date: 7.1.24 HDC SUBMITTAL<br>8.8.24 HDC SUBMITTAL<br>10.17.24 HDC SUBMITTAL<br>Revisions: | CORDTS-PEARCE<br>76 PLEASANT ST. BUILDING 2<br>NANTUCKET MA 02554 |

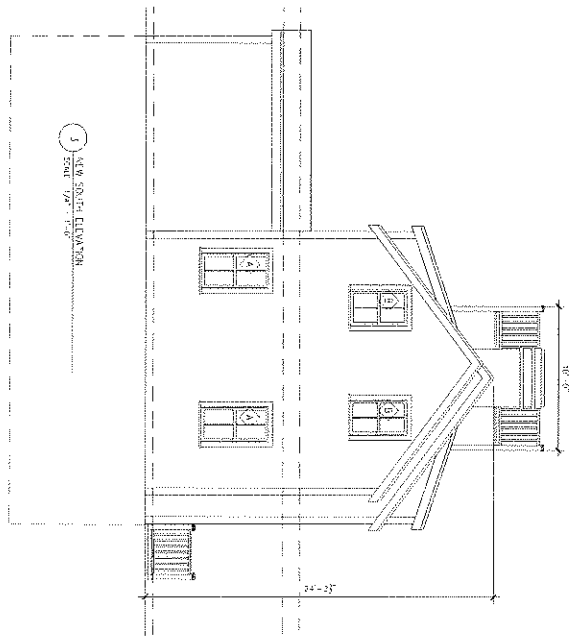


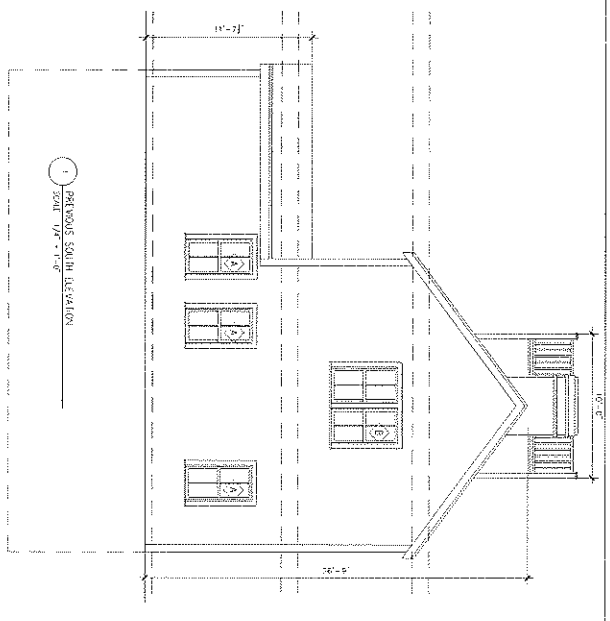



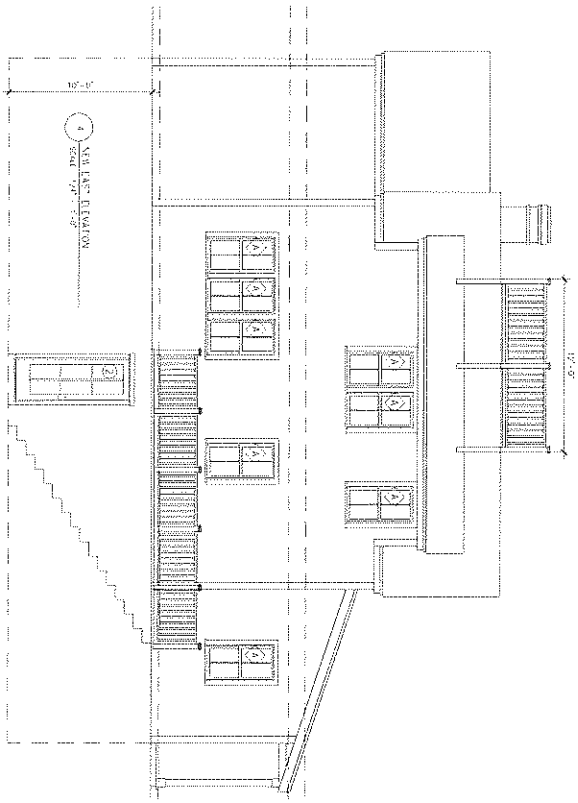



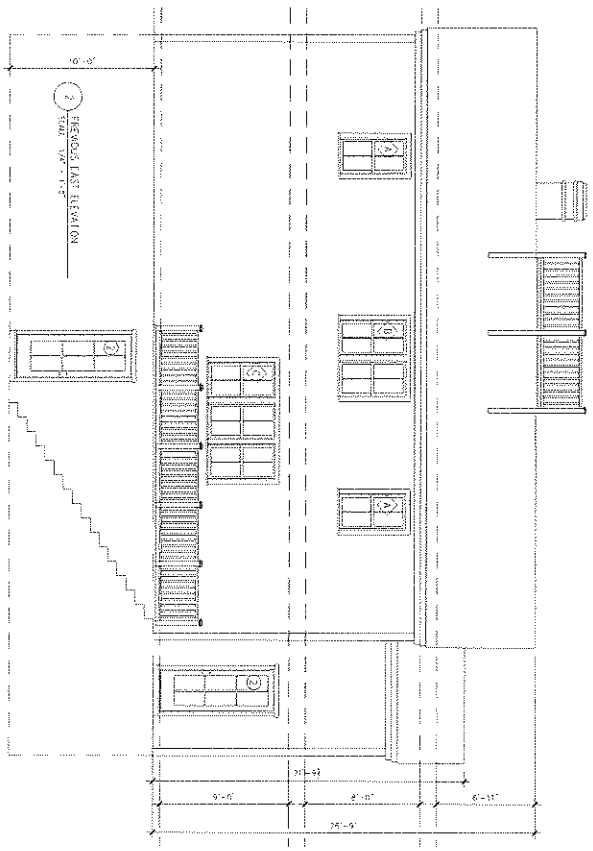




| | | | | |
|---|---|---|---|---|
| **A3.1** | ELEVATIONS | Drawn By: ss<br>Project No: CORDTS-PEARCE<br>Scale: noted | Date: 7.1.24 HDC SUBMITTAL<br>8.8.24 HDC SUBMITTAL<br>10.17.24 HDC SUBMITTAL<br>Revisions: | CORDTS-PEARCE<br>76 PLEASANT ST, BUILDING 2<br>NANTUCKET MA 02554 |

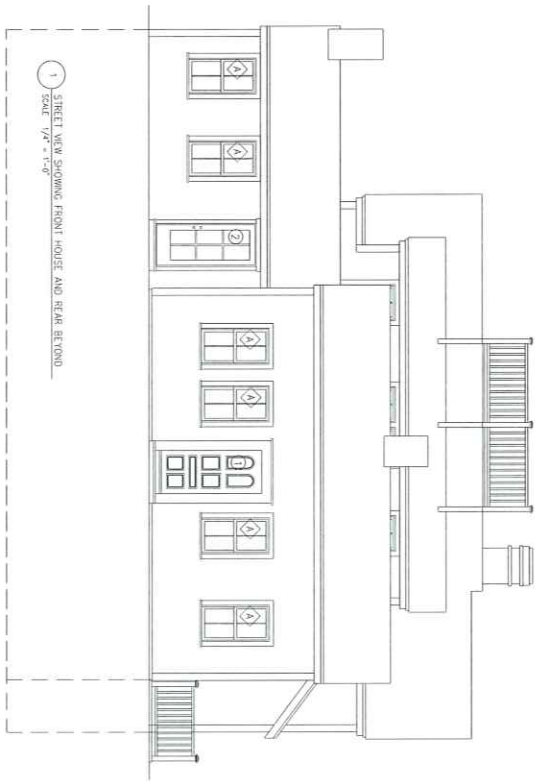


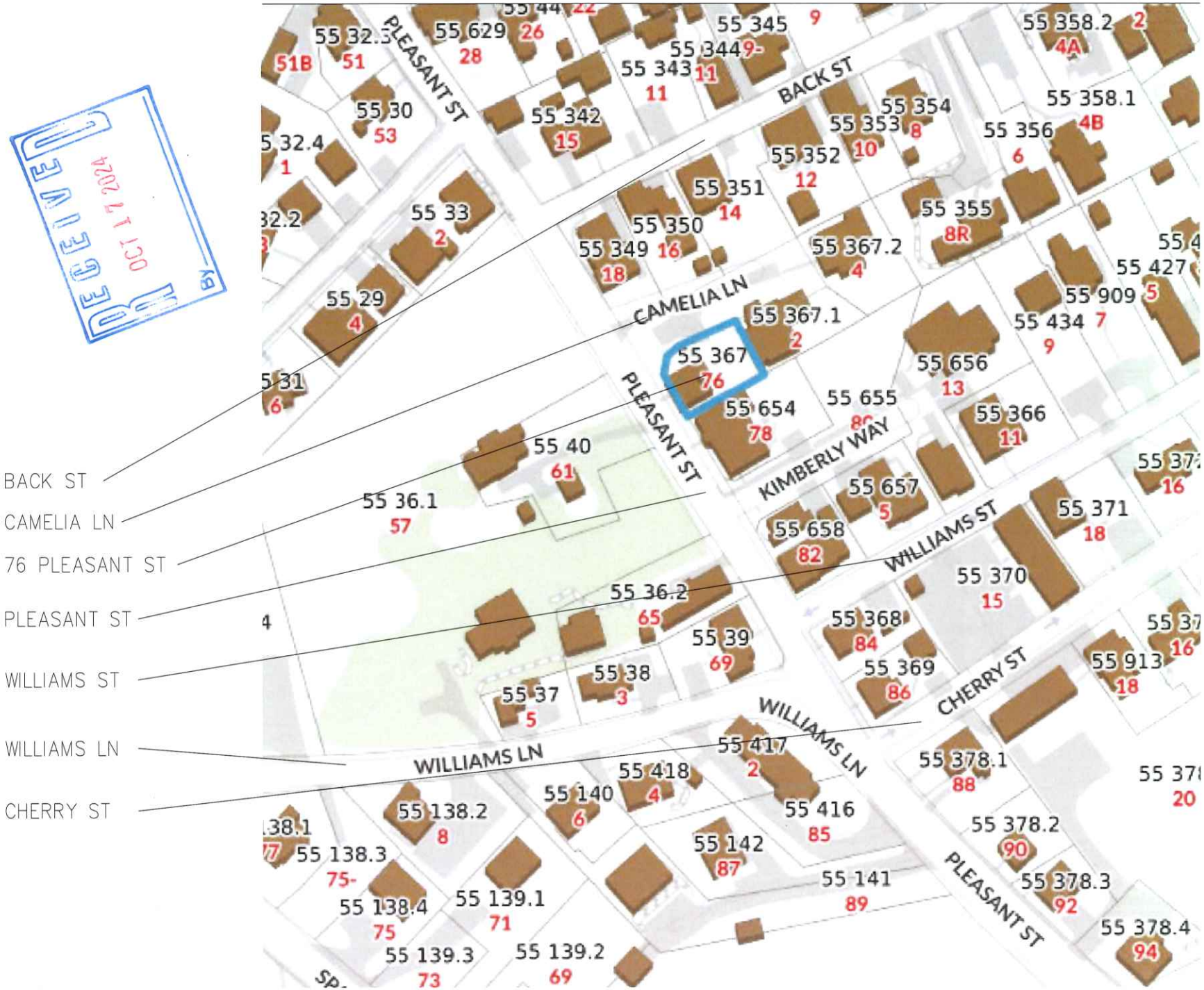

| A3.2 | ELEVATIONS | Drawn By: SP<br>Project No: CORDTS-PEARCE<br>Scale: 1/4"=1' | Date: 7.1.24 HDC SUBMITTAL<br>8.8.24 HDC SUBMITTAL<br>10.17.24 HDC SUBMITTAL<br>Revisions: | CORDTS-PEARCE<br>76 PLEASANT ST. BUILDING 2<br>NANTUCKET MA 02554 |
|---|---|---|---|---|




RECEIVED
OCT 17 2024
BY

| | | | | |
|---|---|---|---|---|
| A3.3 | ELEVATIONS | Drawn By: SP<br>Project No.: CORDTS-PEARCE<br>Scale: NOTED | Date: 7.1.24 HDC SUBMITTAL<br>8.8.24 HDC SUBMITTAL<br>10.17.24 HDC SUBMITTAL<br>Revisions: | CORDTS–PEARCE<br>76 PLEASANT ST. BUILDING 2<br>NANTUCKET MA 02554 |

# LOCUS

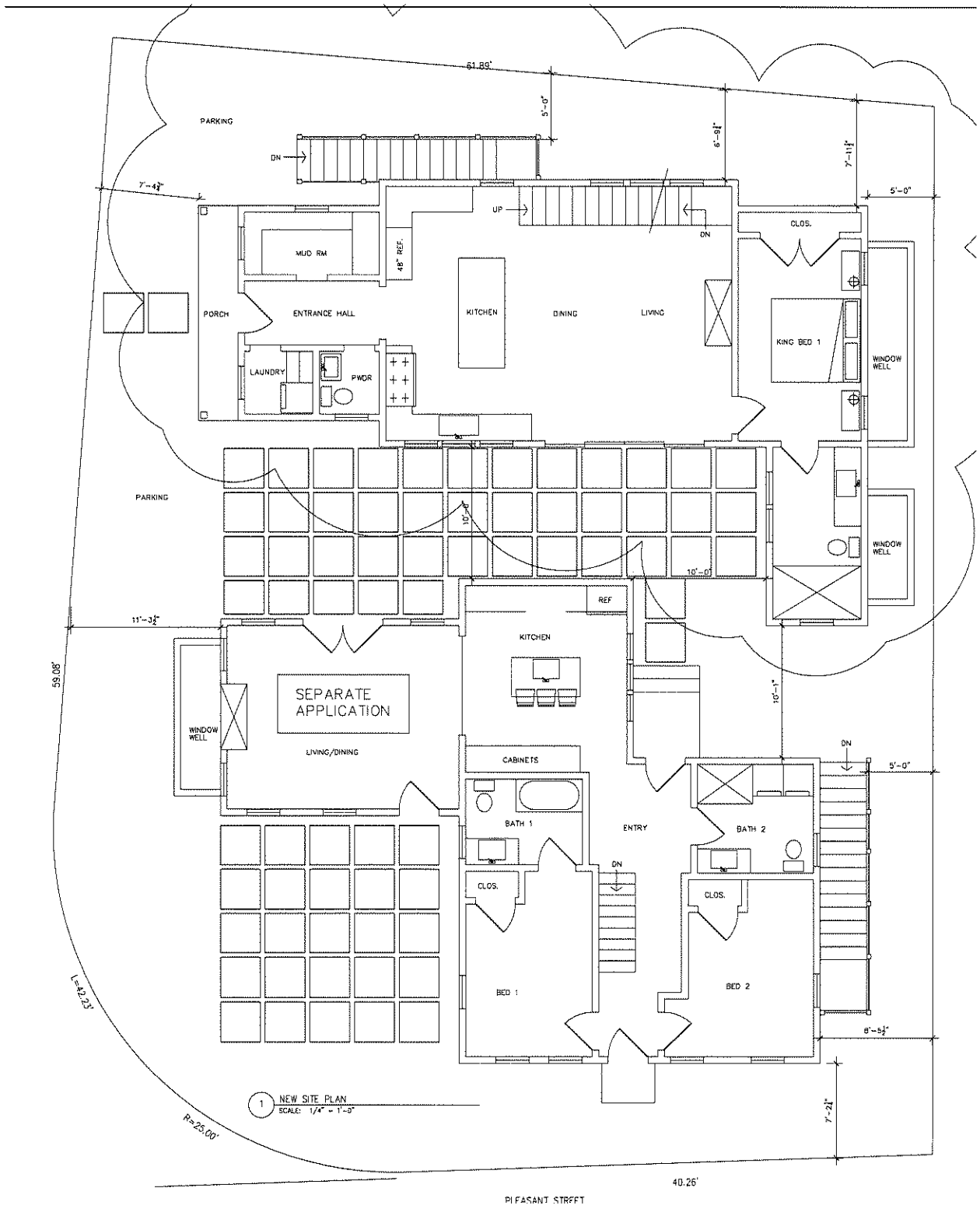

RECEIVED
OCT 17 2024
BY
BACK ST
CAMELIA LN
76 PLEASANT ST
PLEASANT ST
WILLIAMS ST
WILLIAMS LN
CHERRY ST
55 32.3 51B
51
55 629 28
55 345 9
55 344 9-
55 343 11
11
55 358.2 4A
55 30 53
55 342 15
PLEASANT ST
BACK ST
55 354 8
55 353 10
55 358.1 4B
55 356 6
55 352 12
55 351 14
55 350
55 349 16
18
55 355 8R
55 367.2 4
55 427
55 909 5
55 434 7
9
55 33 2
55 29 4
CAMELIA LN
55 367.1 2
55 367 76
55 656 13
55 655
55 654 78
55 366 11
55 40 61
KIMBERLY WAY
55 36.1 57
55 657 5
55 658 82
WILLIAMS ST
55 371 18
55 370 15
55 36.2 65
55 368 84
55 39 69
55 369 86
55 913 18
55 38 3
55 37 5
CHERRY ST
WILLIAMS LN
WILLIAMS LN
55 417 2
55 418 4
55 140 6
55 378.1 88
55 138.2 8
55 416 85
55 378.2 90
55 138.3 75-
55 142 87
55 141 89
PLEASANT ST
55 378.3 92
55 139.1 71
55 138.4 75
55 378.4 94
55 139.3 73
55 139.2 69

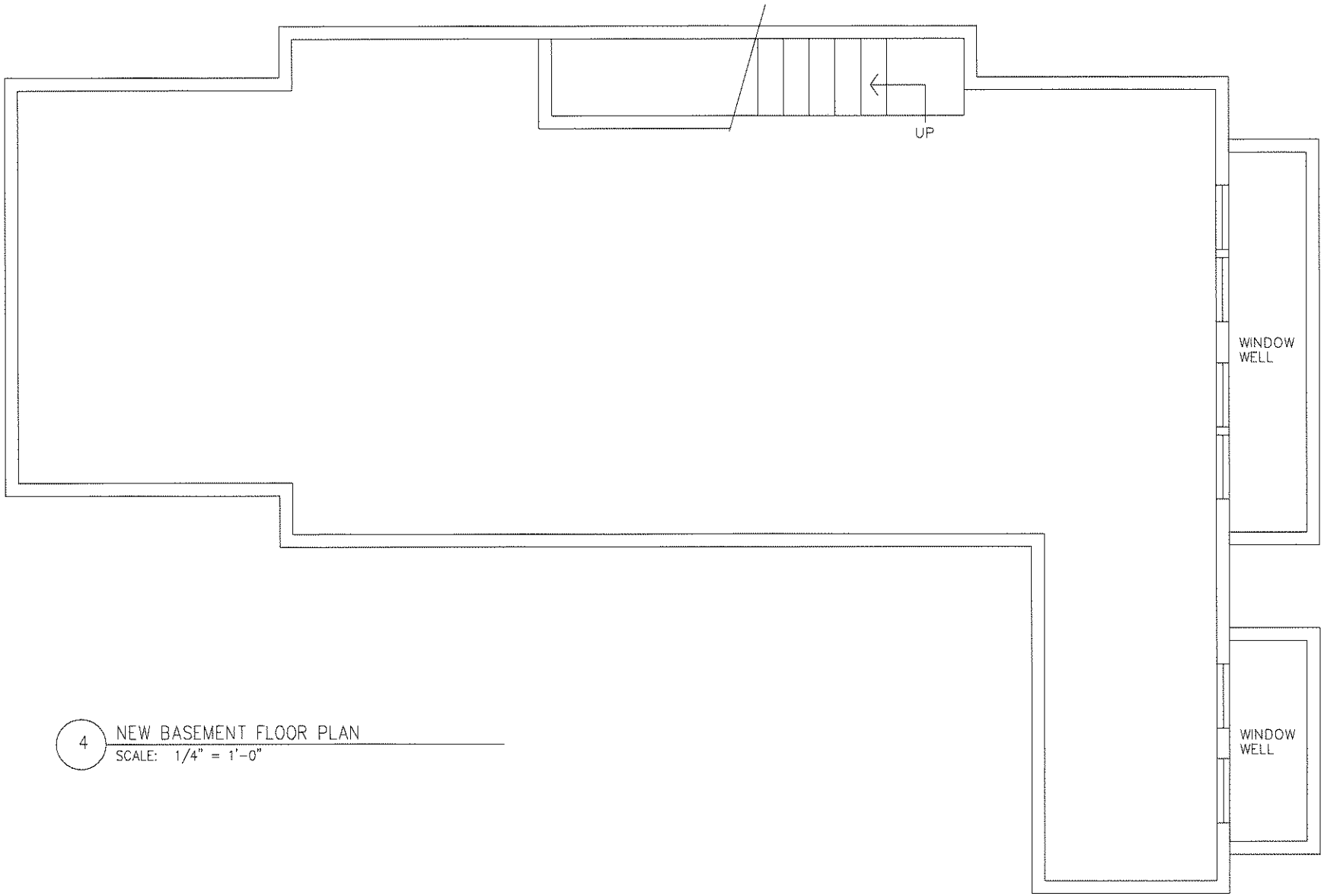
## DOOR SCHEDULE

| TYPE | DESCRIPTION | MANUFACTURER | PRODUCT # | FRAME SIZE (WxH) |
|---|---|---|---|---|
| 1 | 6 PANEL | CUSTOM | --- | 3'-0" x 8'-0" MATCH EXISTING DOOR |
| 2 | 6 LIGHT | BROSCO | --- | 3'-0" x 8'-0" |
| 3 | 6 LIGHT | CUSTOM | --- | 12'-0" x 8'-0" |
| | | | | |
| | | | | |

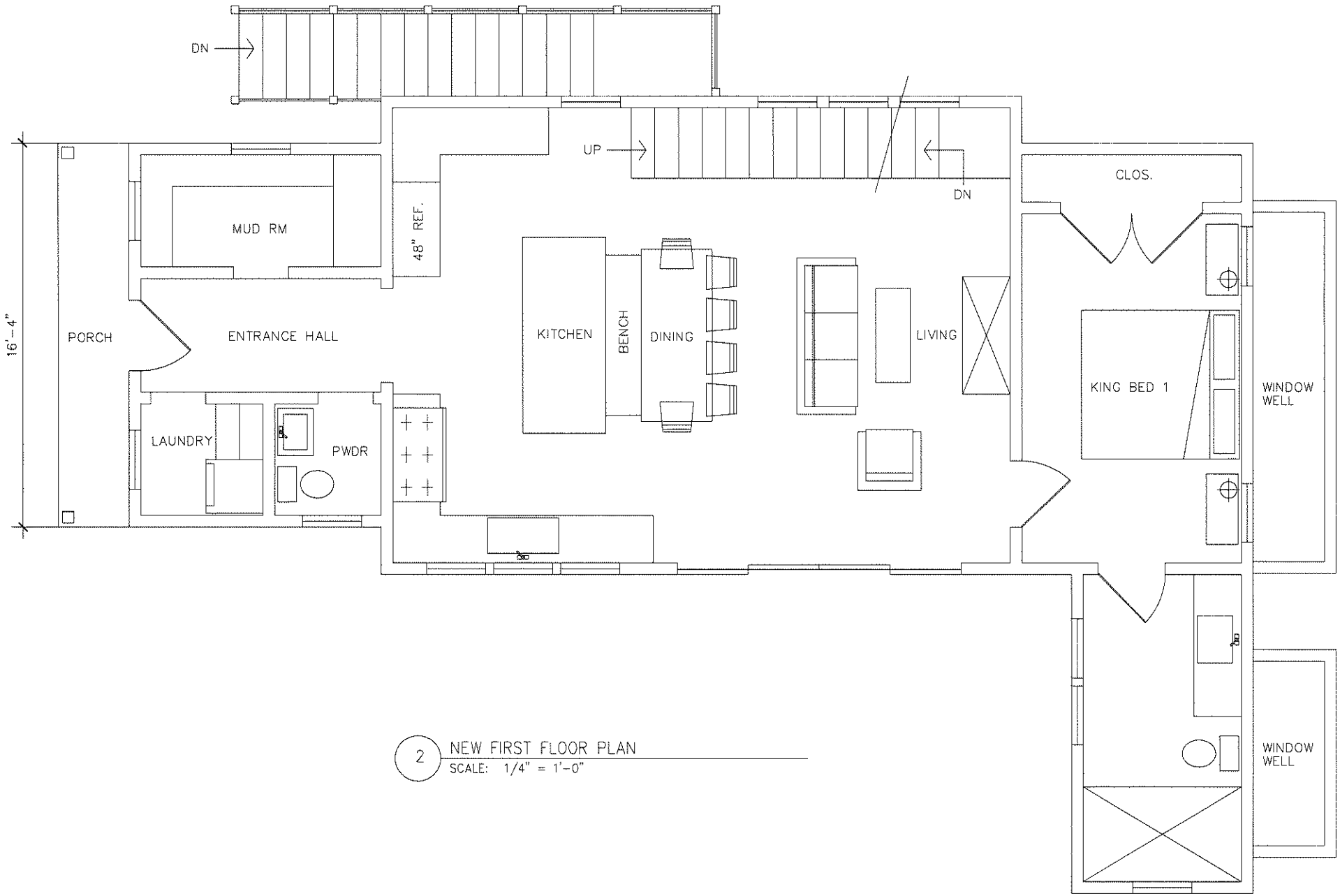
## WINDOW SCHEDULE

| TYPE | DESCRIPTION | MANUFACTURER | PRODUCT # | FRAME SIZE (WxH) |
|---|---|---|---|---|
| A | 2/2 LIGHT DH | BROSCO | --- | 2'-6" x 4'-8" |
| B | 2/2 LIGHT DH | BROSCO | --- | 5'-4" x 4'-8" DOUBLE WINDOW |
| C | 2/2 LIGHT DH | BROSCO | --- | 8'-2" x 4'-8" TRIPLE WINDOW |
| D | 2/2 LIGHT DH | BROSCO | --- | 5'-8" x 4'-8" TRIPLE WINDOW |
| | | | | |
| | | | | |

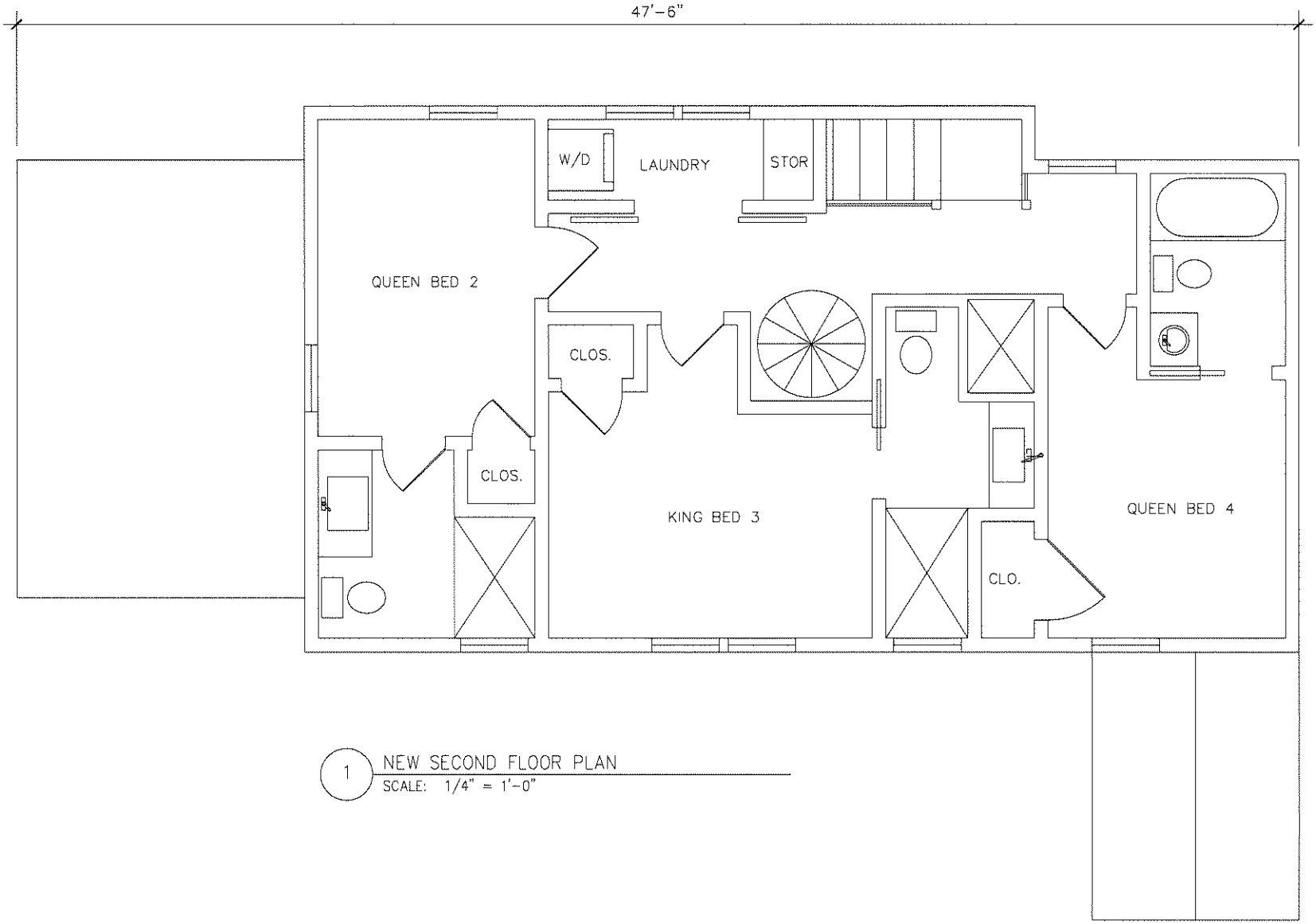

61.89'
5'-0"
6'-8½"
7'-11½"
5'-0"
PARKING
DN
7'-4½"
UP
DN
CLOS.
MUD RM
48" REF.
PORCH
ENTRANCE HALL
KITCHEN
DINING
LIVING
KING BED 1
WINDOW WELL
LAUNDRY
PWDR
PARKING
10'-0"
10'-0"
WINDOW WELL
REF
11'-3½"
KITCHEN
59.08'
SEPARATE APPLICATION
WINDOW WELL
LIVING/DINING
10'-1"
DN
5'-0"
CABINETS
BATH 1
ENTRY
BATH 2
DN
CLOS.
CLOS.
BED 1
BED 2
8'-5½"
7'-2½"
L=42.23'
R=25.00'
40.26'
PLEASANT STREET
1 NEW SITE PLAN
SCALE: 1/4" = 1'-0"




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




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

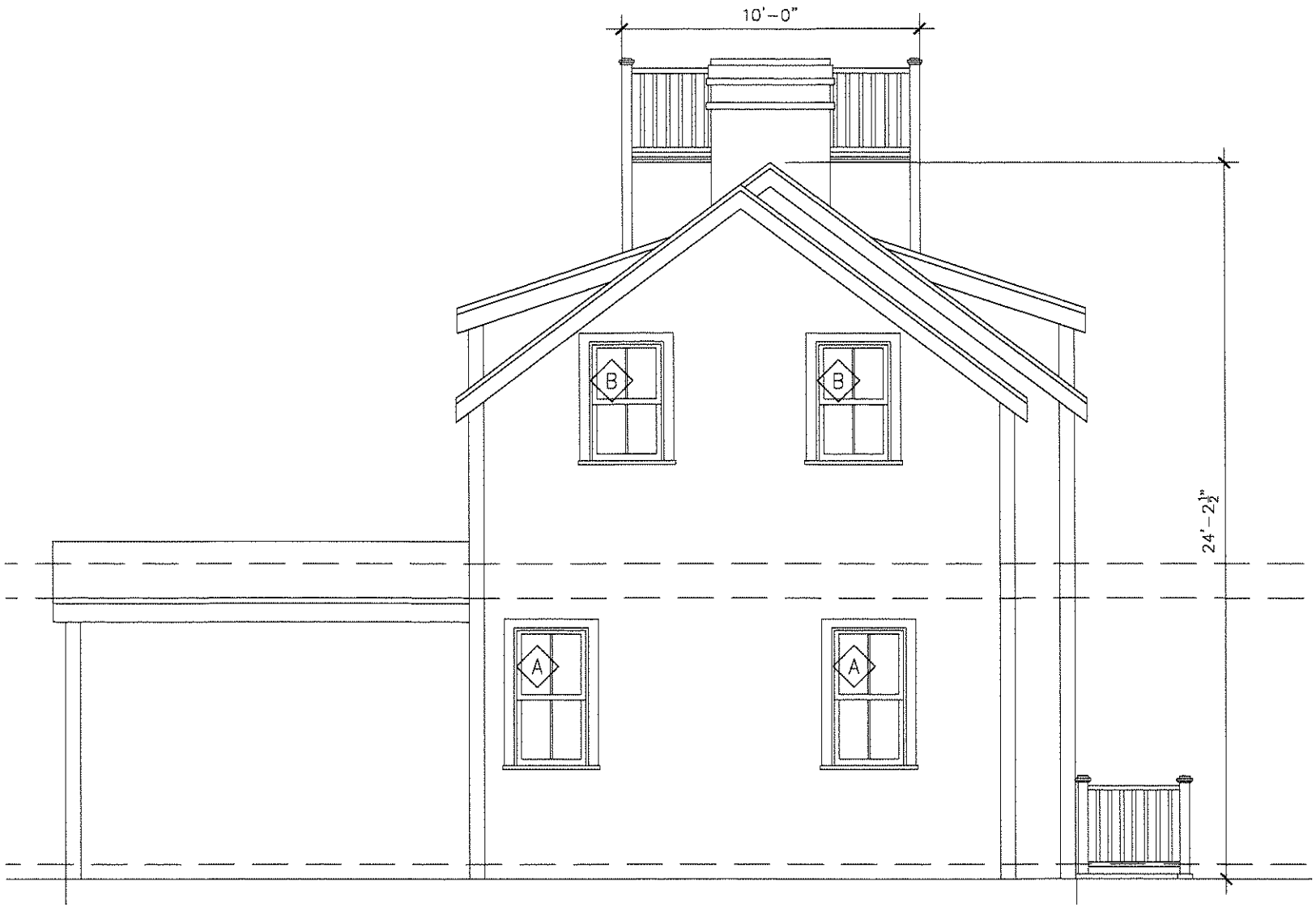



1 NEW SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"




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

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




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




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

previous submission

ADDRESS: 76 Pleasant St. (Rear Dwelling)

DATE HEARD: 8.6.24

SITTING BOARD:

## Historic District Commission

# OLD BUSINESS CHECKLIST

## Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:

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

If your application was HOLD FOR REVISIONS:

| | |
|---|---|
| ✓ | Date submitted to 2 Fairgrounds Road: 8.8.24 \| 7.1.24 |
| ✓ | Address & HDC Case Number (ie HDC2020-05-0265): 76 Pleasant St (Rear Dwelling) |
| | Copy of Minutes (application item circled) NA |
| ✓ | 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.) Photos |
| ✓ | Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply)<br>(a.) Site Plan<br>(b.) North Elevation<br>(c.) South Elevation<br>(d.) East Elevation<br>(e.) West Elevation<br>(f.) Window/Door Schedule |
| ✓ | One set reduced plans: 8 ½ x11 |
| ✓ | Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov. |
| ✓ | Submit documents to PLUS at 2 Fairgrounds Road |
| ✓ | Signed Affidavit: see below |

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

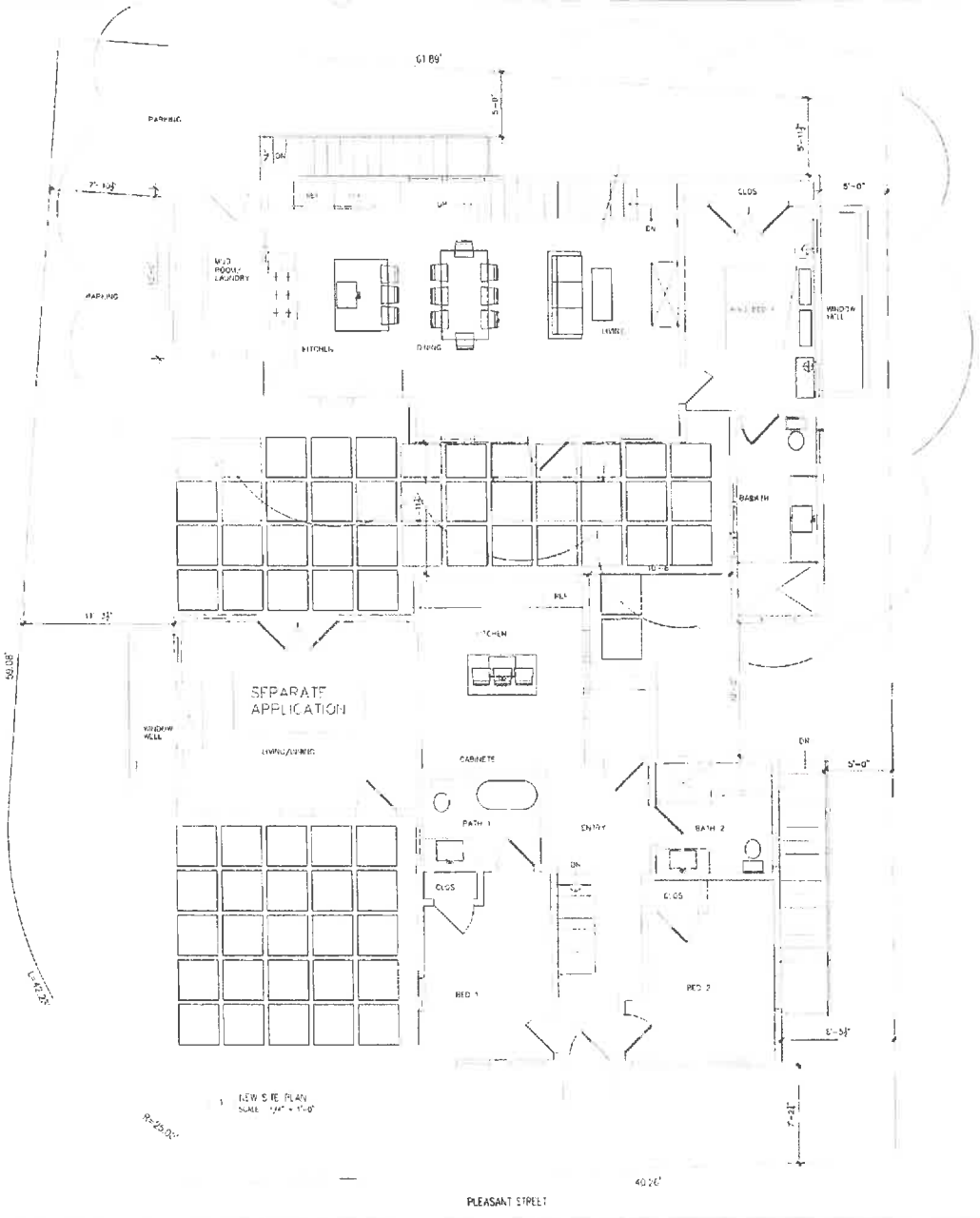
** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

**Affidavit Certifying Completeness of Old Business submission**

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

Signature: _____ Date: 8.8.24

* New Submission
Rear Dwelling




SITE PLAN

PREPARED FOR
SAMANTHA AND CRAIG CERUTI-PEARCE
595 MOUNTAIN LAUREL TRL
ASHEVILLE, NC 28611

ASSESSOR MAP # 55
TAX PARCEL # 357

ZONING REQUIREMENTS

| | |
|---|---|
| ZONE | NCM |
| MINIMUM FRONTAGE | 50'-0" |
| MINIMUM LOT SIZE | 5,000 S.F. |
| (CURRENT) FRONTAGE | 40'-3 1/8" |
| CURRENT LOT SIZE | 5,220 S.F. |
| FRONT YARD SETBACK | 0'-0" |
| SIDE AND REAR YARD SETBACK | 5'-0" |
| ALLOWABLE TOTAL GROUND COVERAGE RATIO | 40% |
| ALLOWABLE TOTAL GROUND COVERAGE | 2088 S.F. |
| CURRENT TOTAL GROUND COVERAGE | 1078 +/- S.F. |
| CURRENT TOTAL GROUND COVERAGE RATIO | 20.65% |
| PROPOSED TOTAL GROUND COVERAGE | 2088 +/- S.F. |
| PROPOSED TOTAL GROUND COVERAGE RATIO | 40% |

NANTUCKET SURVEYORS, INC
5 WINDY WAY
NANTUCKET, MA 02554

DRAWING LIST

| | |
|---|---|
| A1.1 | SITE PLAN |
| A2.1 | FLOOR PLAN |
| A3.1 | ELEVATIONS |
| A3.2 | ELEVATIONS |

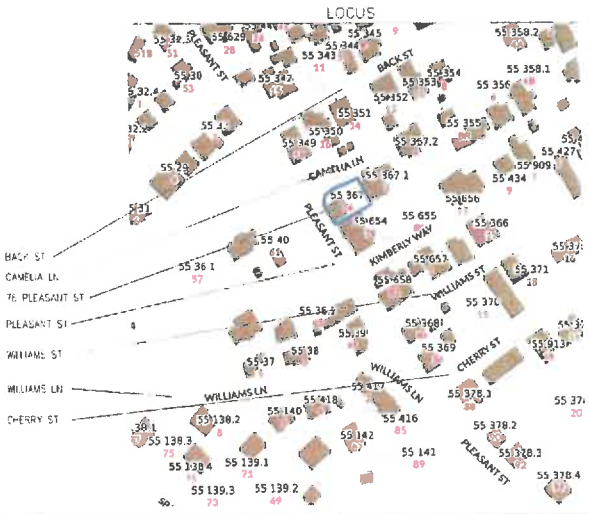
DOOR SCHEDULE

| TYPE | DESCRIPTION | MANUFACTURER | PRODUCT # | RAVE SIZE (WxH) | |
|---|---|---|---|---|---|
| 1 | 6 PANEL | ANDERSEN | | 3'-0" x 6'-8" | MATCH EXISTING DOOR |
| 2 | 6 LIGHT | ANDERSEN | | 3'-0" x 6'-8" | |
| 3 | 6 LIGHT | ANDERSEN | | 3'-0" x 6'-8" | |

WINDOW SCHEDULE

| TYPE | DESCRIPTION | MANUFACTURER | PRODUCT # | RAVE SIZE (WxH) | |
|---|---|---|---|---|---|
| A | 2/2 LIGHT DH | ANDERSEN | | 2'-6" x 4'-8" | |
| B | 2/2 LIGHT DH | ANDERSEN | | 5'-8" x 4'-8" | DOUBLE WINDOW |
| C | 2/2 LIGHT DH | ANDERSEN | | 8'-2" x 4'-8" | TRIPLE WINDOW |
| D | 2/2 LIGHT DH | ANDERSEN | | 5'-8" x 4'-8" | TRIPLE WINDOW |

LOCUS




CERUTI-PEARCE
76 PLEASANT ST. BUILDING
NANTUCKET MA 02554

Date 7.1.24 HDC SUBMITTA
Revisions

Drawn By: SP
Project No: CERUTI-PEARCE
Scale: NTS

SITE

A1.1

A2.1

FLOOR PLAN

Drawn By: SP
Project No.: CORDTS-PEARCE
Scale: AS NOTED

Date: 7.1.24 HDC SUBMITTAL
8.8.24 HDC SUBMITTAL
Revisions:

CORDTS - PEARCE
76 PLEASANT ST. BUILDING 1
NANTUCKET MA 02554

**A3.1**

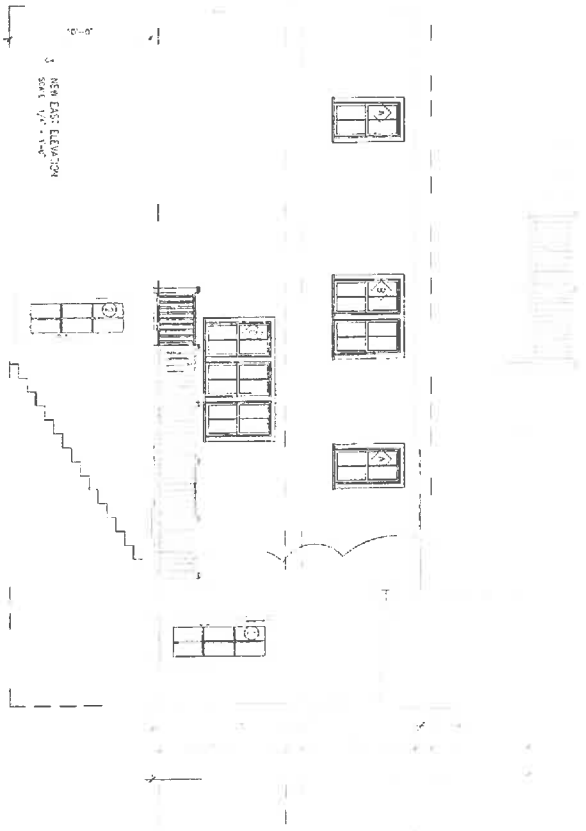
ELEVATIONS

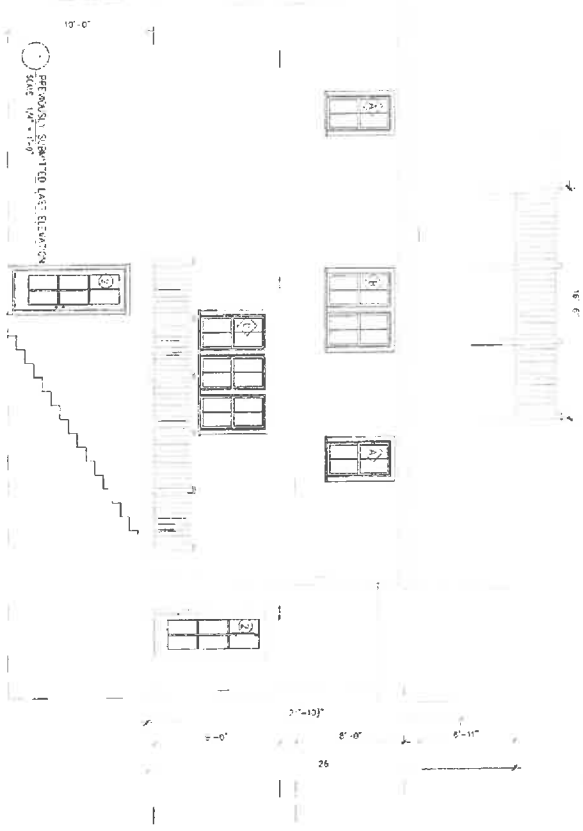
| | |
|---|---|
| Drawn By | SP |
| Project No | CORDTS PEARCE |
| Scale | NTS |

Date: 7.1.24 HDC SUBMITTAL
8.8.24 HDC SUBMITTAL

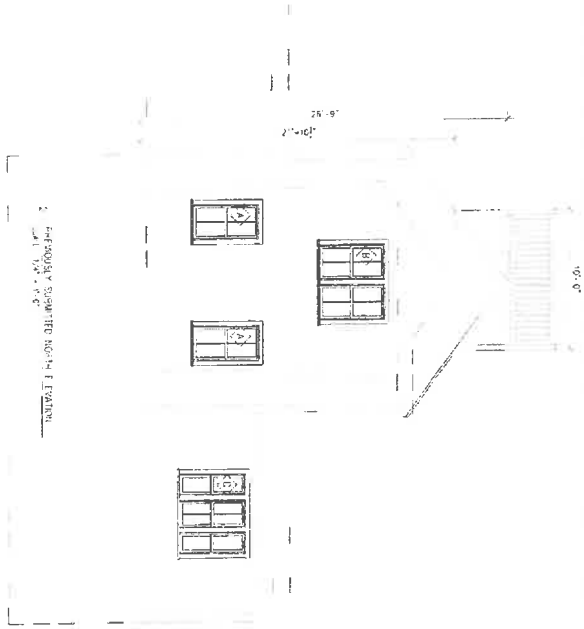
Revisions

CORDTS–PEARC
76 PLEASANT ST. BUILDING 1
NANTUCKET MA 02554









A3.2

ELEVATIONS

Drawn By: AP
Project No: CORDTS-PEARCE
Scale: NOTED

Date: 7.1.24 HDC SUBMITTAL
8.2.24 HDC SUBMITTAL
Revisions

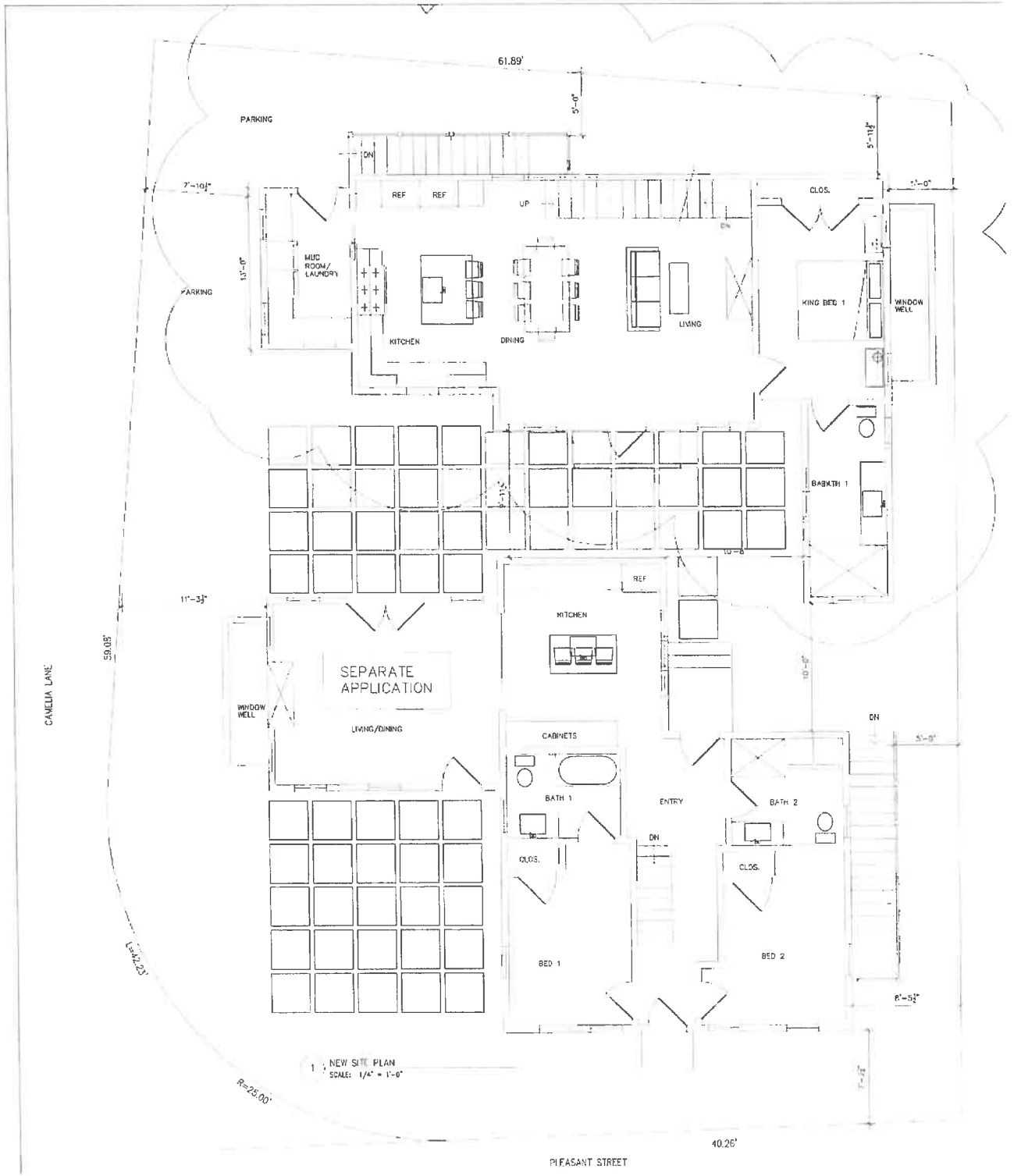
CORDTS - PEARCE
76 PLEASANT ST. BUILDING 1
NANTUCKET MA 02554

## DOOR SCHEDULE

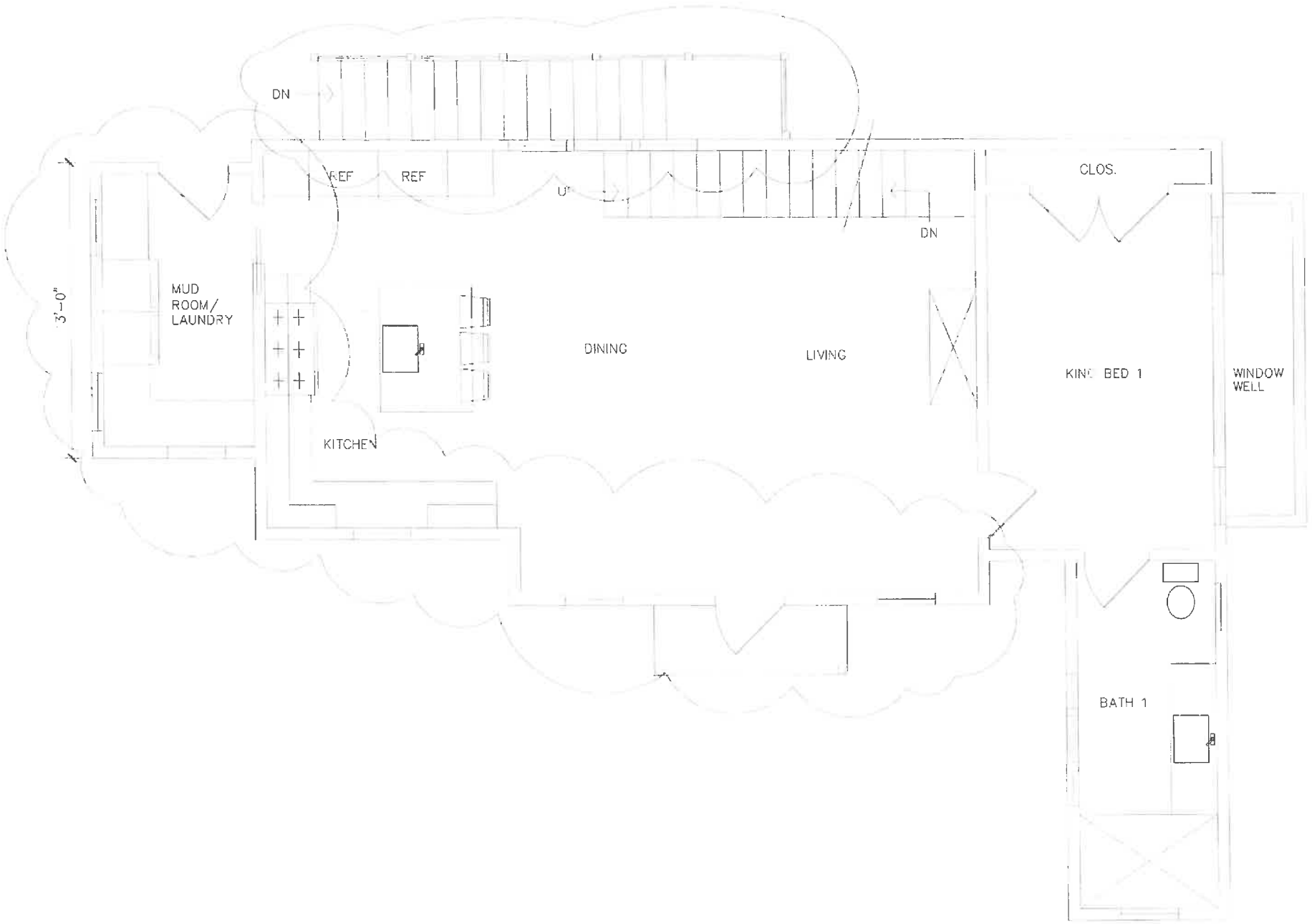
| TYPE | DESCRIPTION | MANUFACTURER | PRODUCT # | FRAME SIZE (WxH) |
|---|---|---|---|---|
| 1 | 6 PANEL | CUSTOM | --- | 3'-0" x 8'-0" MATCH EXISTING DOOR |
| 2 | 6 LIGHT | BROSCO | --- | 3'-0" x 8'-0" |
| 3 | 6 LIGHT | BROSCO | --- | 6'-0" x 8'-0" |

## WINDOW SCHEDULE

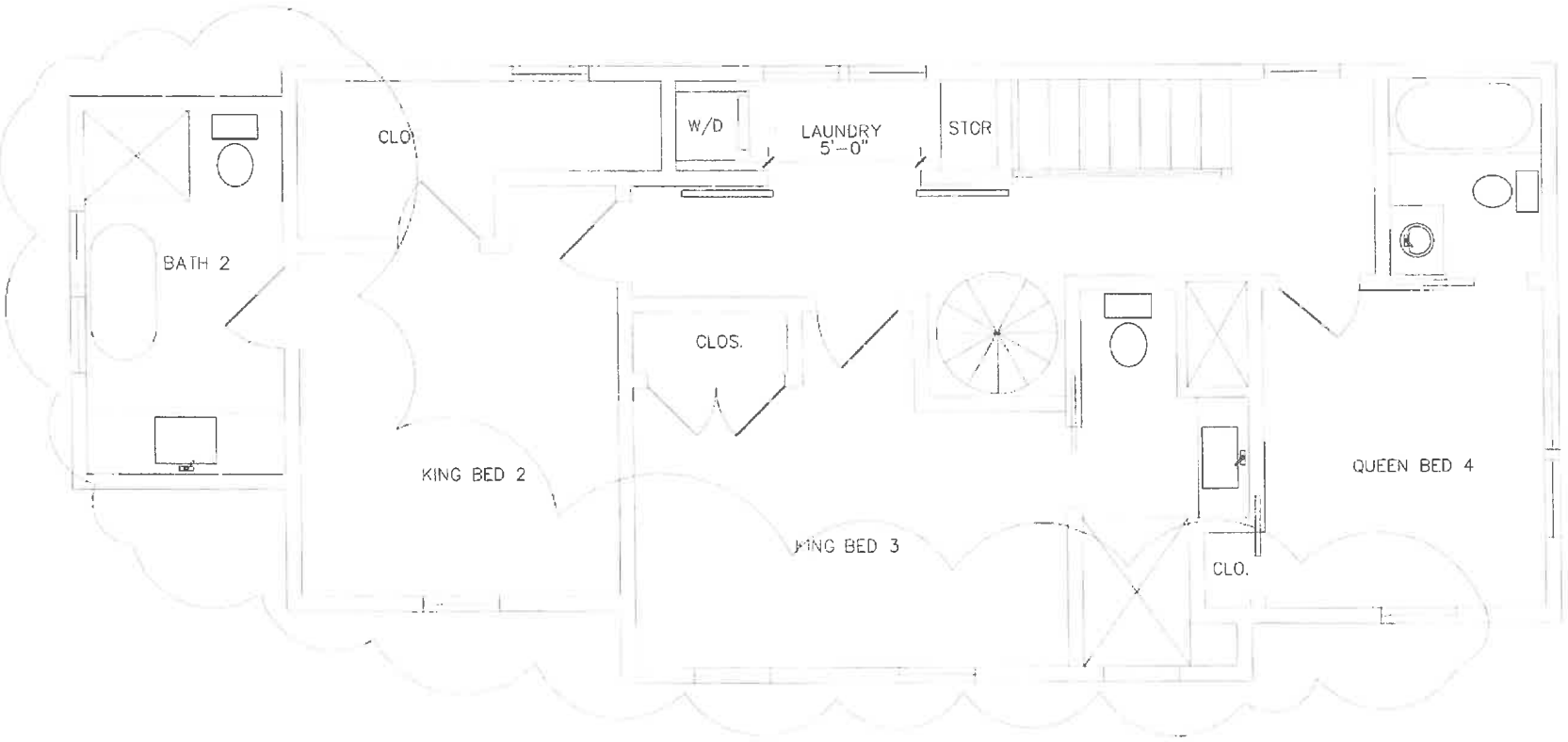
| TYPE | DESCRIPTION | MANUFACTURER | PRODUCT # | FRAME SIZE (WxH) |
|---|---|---|---|---|
| A | 2/2 LIGHT DH | BROSCO | --- | 2'-6" x 4'-8" |
| B | 2/2 LIGHT DH | BROSCO | --- | 5'-4" x 4'-8" DOUBLE WINDOW |
| C | 2/2 LIGHT DH | BROSCO | --- | 8'-2" x 4'-8" TRIPLE WINDOW |
| D | 2/2 LIGHT DH | BROSCO | --- | 5'-8" x 4'-8" TRIPLE WINDOW |




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




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

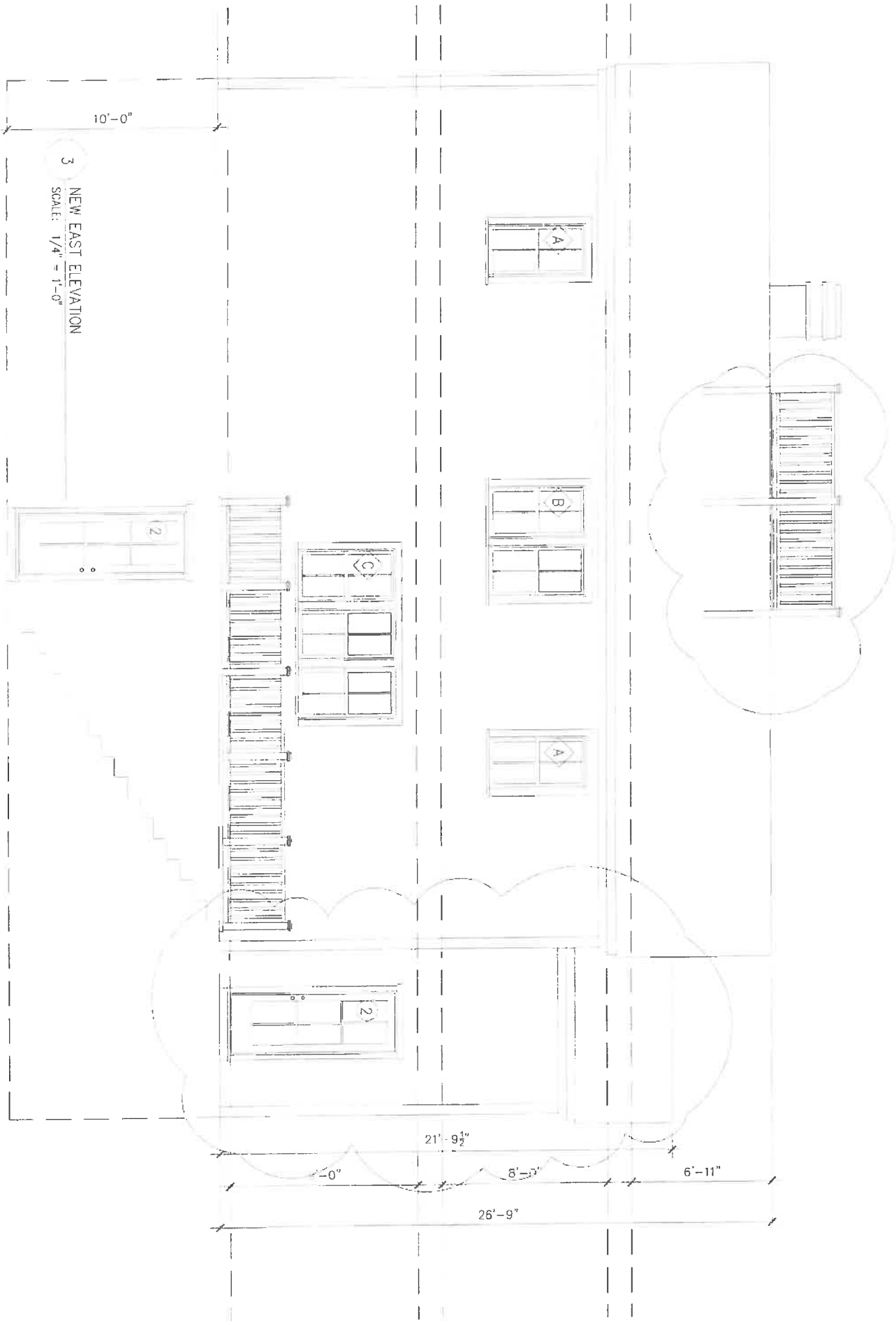



4 NEW SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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

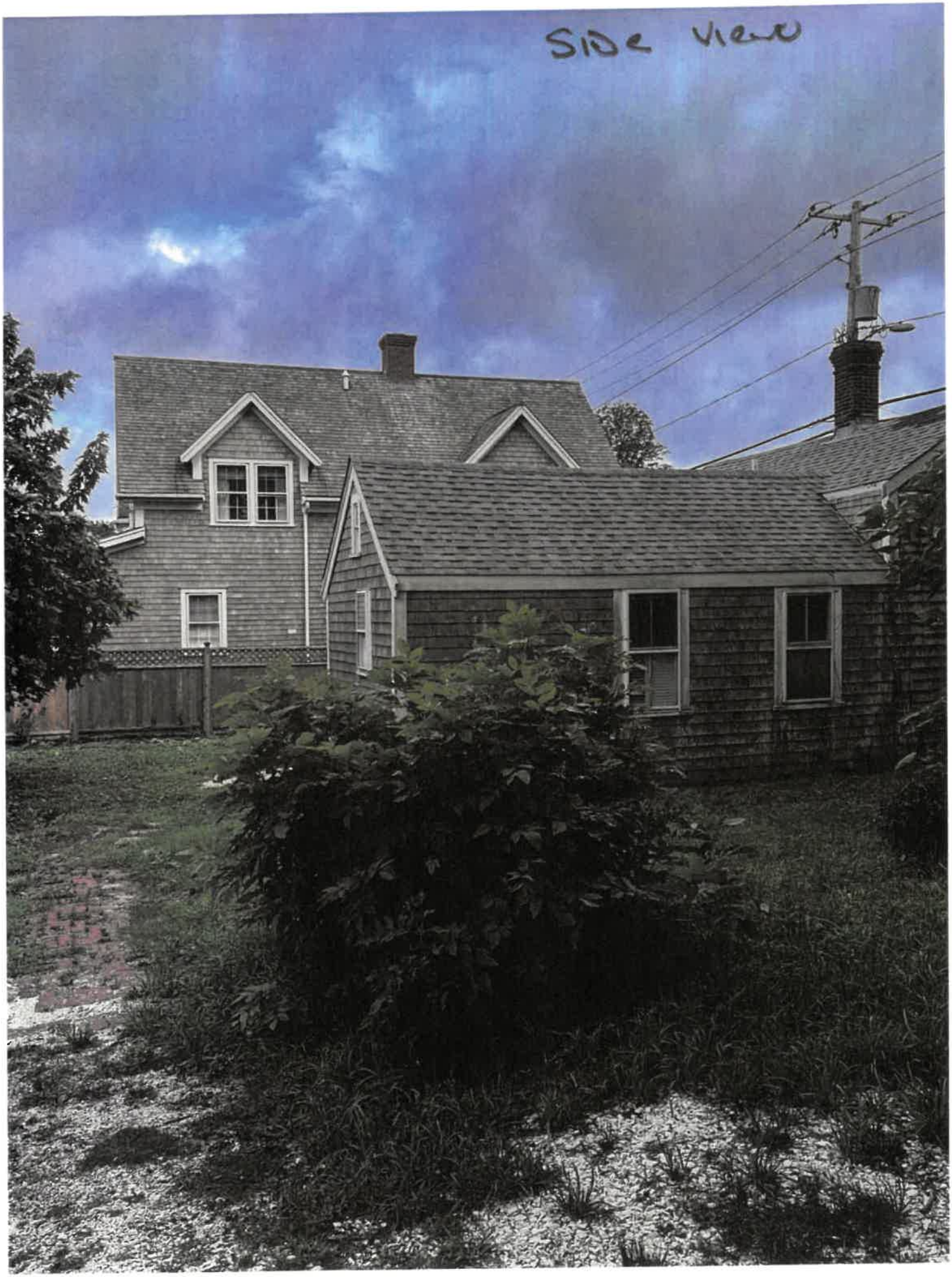
3 NEW WEST ELEVATION
SCALE: 1/4" = 1'-0"

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


10'-0"
3
NEW EAST ELEVATION
SCALE: 1/4" = 1'-0"
A
B
C
A
2
2
21'-9½"
-0"
8'-5"
6'-11"
26'-9"

Street view


ROOF WALK


Side View

Damaged

SIDE VIEW

# Historic District Commission

# OLD BUSINESS CHECKLIST **Rev Jan.2021**

## 69 HUMMOCK POND RD
## POOL AND HARDSCAPE

## 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: 10.17.2024 |
| ✅ | HDC Case Number (ie HDC2020-05-0265): N/A |
| ✅ | Copy of Minutes (application item circled) N/A |
| ✅ | Reduced (8 ½ x 11) copy of application |
| ✅ | Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps |
| ✅ | One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.) SITE SECTIONS AS REQUESTED |
| ✅ | Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply)<br>a. Site Plan<br>b. North Elevation<br>c. South Elevation SITE SECTIONS AS REQUESTED<br>d. East Elevation<br>e. West Elevation<br>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"**<br>A. HDC case number:<br>B. Copy of Minutes (application item circled)<br>C. ONE SET OF PICTURES<br><br>REMINDER- in order to appear on the Agenda, applicants must:<br>1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov<br>2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road.<br>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"**<br>A. HDC case number:<br>B. Copy of Minutes (application item circled)<br><br>REMINDER- in order to appear on the Agenda, applicants must:<br>1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov<br>2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road.<br>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: 2024.10.17

CERTIFICATE NO: _____ DATE ISSUED: _____

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

# CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

## PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°. 320

Street & Number of Proposed Work: 69 HUMMOCK POND RD.

Owner of record: BIG PATCH LLC.

Mailing Address: 12 AMELIA DR
NANTUCKET MA 02554

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING
6 MARBLE WAY NANTUCKET MA 02554

Contact Phone #: 508 367 3012 E-mail: _____
lindsay@atlanticlandscapinginc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☒ Pool (Zoning District RAO) ☐ Roof ☐ Other SPA, FIREPIT, PATIO, RETAINING WALL

Size of Structure or Addition: Length: 36-0 Sq. Footage 1st floor: _____ ~~Decks~~/Patio: Size: 1528 SF ☐ 1st floor ☐ 2nd floor

Width: 18-0 Sq. footage 2nd floor: _____ BLUESTONE ↑ Size: 198 SF ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

**Leaders (material and size)**: _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

**Hardscape materials**: Driveways PEASTONE Walkways BLUESTONE 2X3 Walls STONE

* Note: Complete door and window schedules are required.

## COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

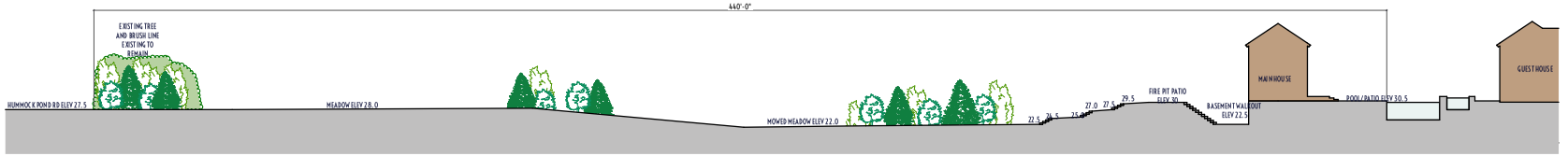
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

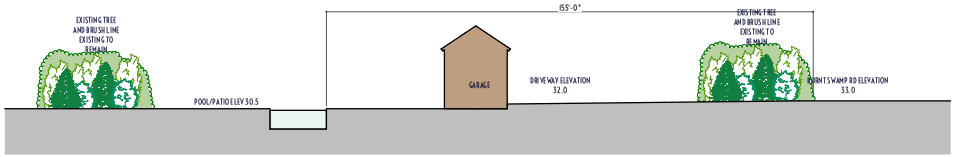
* Attach manufacturer's color samples if color is not from HDC approval list.

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

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




1 SITE SECTION LOOKING WEST thru POOL
SCALE: 1" = 20'




2 SITE SECTION looking NORTH THRU POOL
SCALE: 1" = 20'




3 HDC AERIAL VIEW
SCALE: 1" = 50'

atlantic LANDSCAPING, INC.

| MARK | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |

Site Sections thru Pool

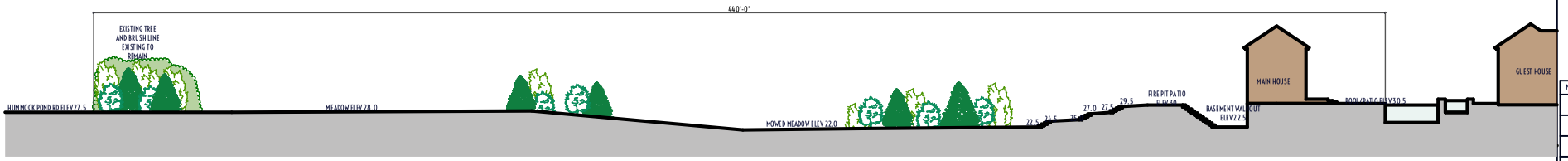
Landscape at
69 Hummock Pond Rd
Nantucket, Ma.
02554

M: 56
P: 320
Zoning: R40
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 10/17/24
Drawing No.:

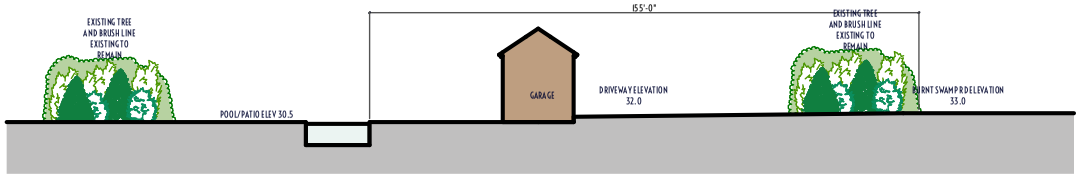
HDC-2

| 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.




1 SITE SECTION LOOKING WEST thru POOL




2 SITE SECTION looking NORTH THRU POOL

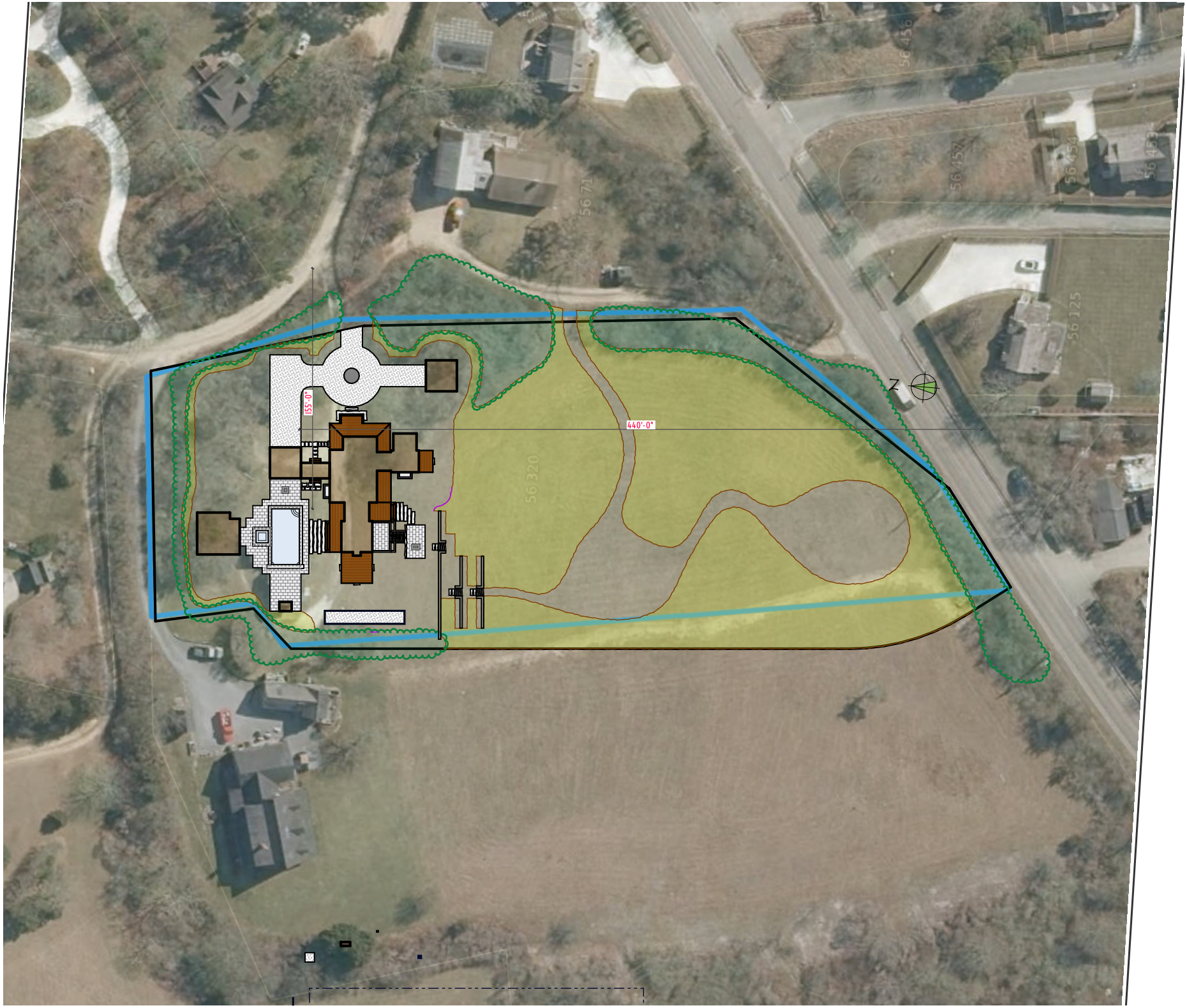
| MARK | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

HDC Site Sections

Landscape at
69 Hummock Pond Rd
Nantucket, Ma.
02554
M: 56
P: 320
Zoning: R40
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 10/17/24
Drawing No.:

HDC-E

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.




atlantic LANDSCAPING, INC

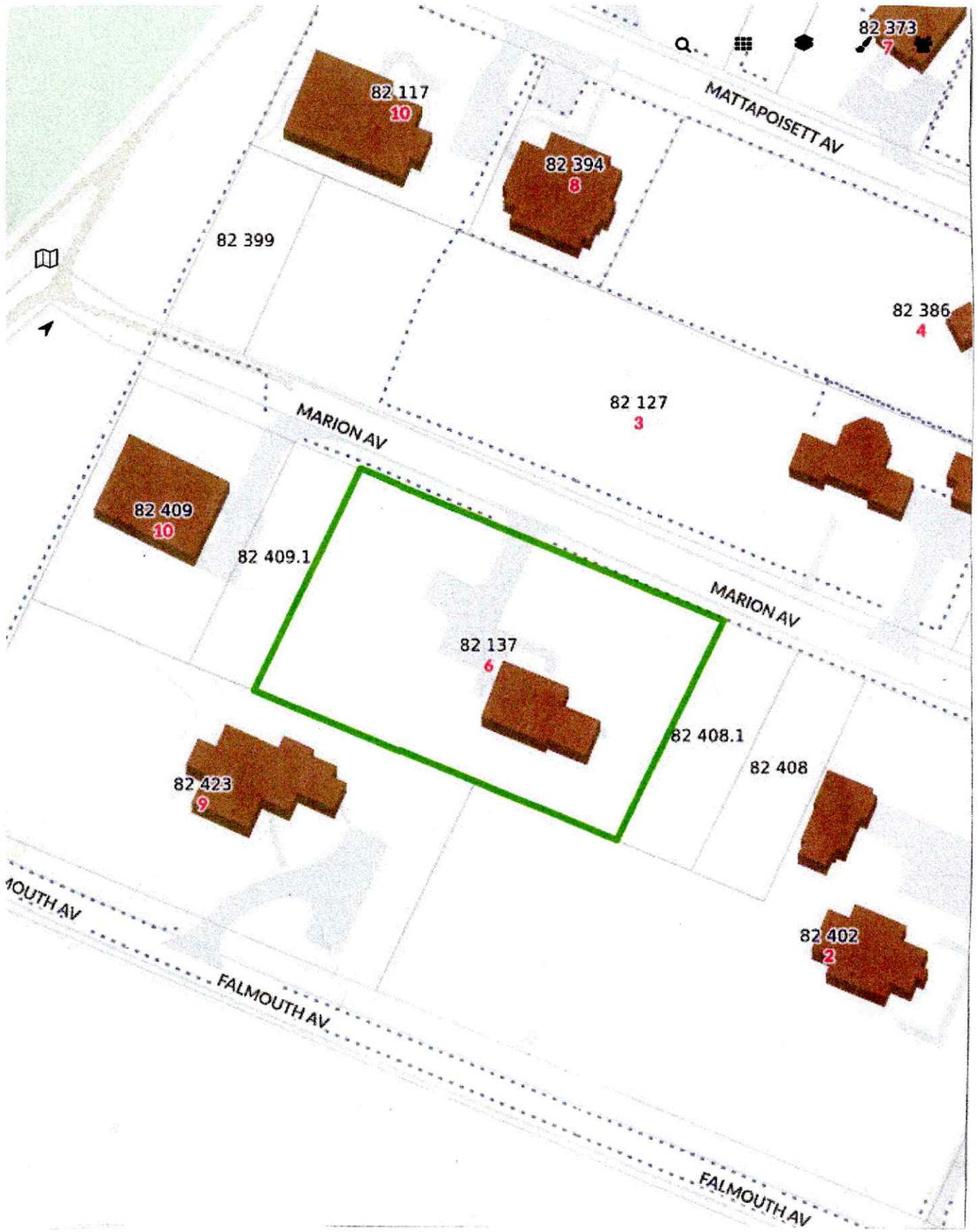
| MARK | DATE |
|---|---|
| | |
| | |
| | |
| | |
| | |

HDC Aerial View

Landscape at
69 Hummock Pond Rd
Nantucket, Ma.
02554
M: 56
P: 320
Zoning: R40
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 10/17/24
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.




# PROPOSED POOL AND SPA

## FOR:

## THE BLANEY RESIDENCE

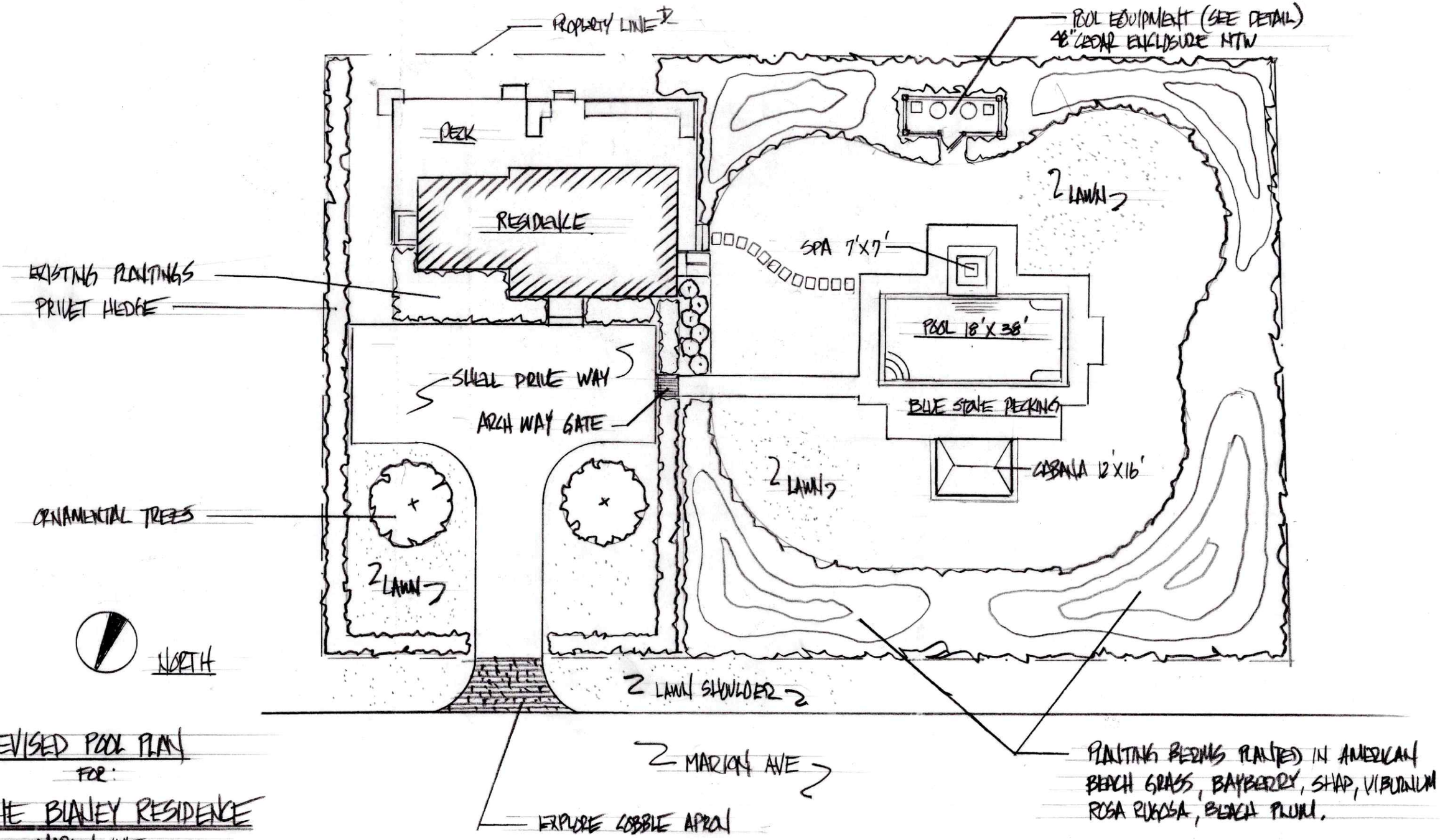
## 6 MARION LANE

## NANTUCKET ISLAND

## 82-137

PREPARED BY: MARK LOMBARDI 508-325 1695

REVISED 10-16-24




# REVISED POOL PLAN

FOR:

## THE BLAKEY RESIDENCE

MARION AVE.

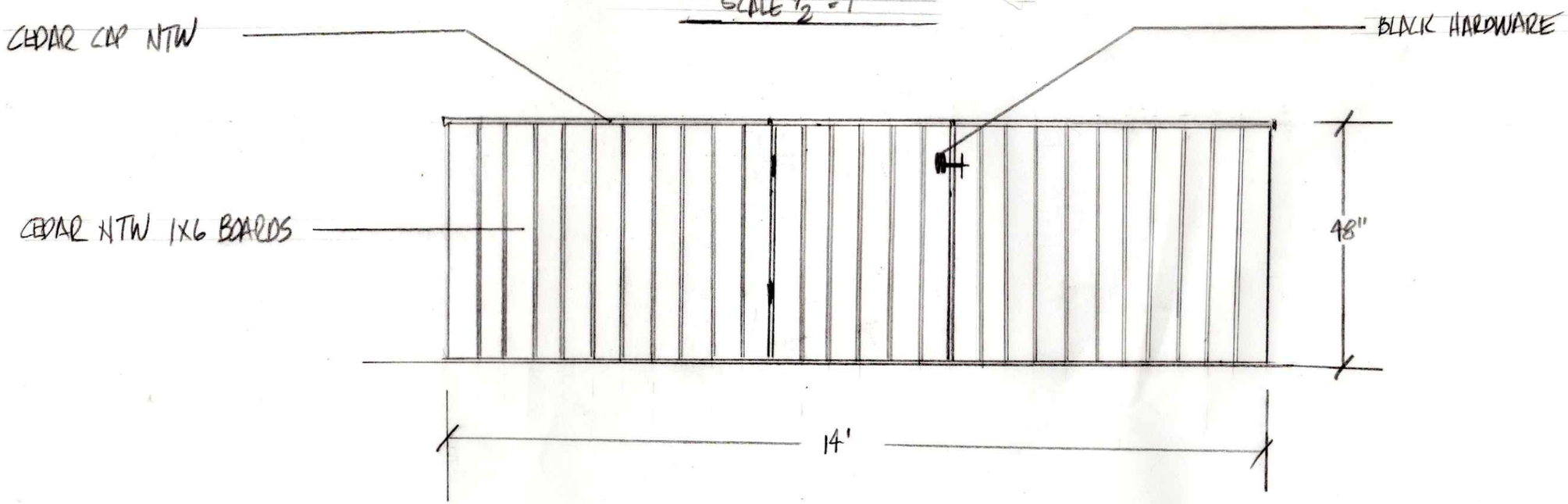
SCALE 1" = 20'

DRAWN BY: MARK LOMBARDI 508.325.1693

# PROPOSED POOL EQUIPMENT ENCLOSURE

## BLANEY RESIDENCE 6 MARION LANE

SCALE ½" = 1'




PREPARED BY MARK LOMBARDI 509.325.1695

CERTIFICATE NO: _____ DATE ISSUED: _____

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

# CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

## PROPERTY DESCRIPTION

TAX MAP N°: 82 PARCEL N°. 137

Street & Number of Proposed Work: 6 Marion Avenue

Owner of record: Bernard Blaney

Mailing Address: P.O. Box 3230 Nantucket MA 02554

Contact Phone #: 508 243 6011 E-mail: BernieBlaney@Comcast

## AGENT INFORMATION (if applicable)

Name: Ryan Blaney

Mailing Address: P.O. Box 3230 Nantucket MA 02554

Contact Phone #: 781 910 6470 E-mail: Ryan@MaryPeople.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

☑ Pool (Zoning District WG2) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 40' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks

Historic Name:

*Original Date:*

*Original Builder:*

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

***Leaders (material and size)***: _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

***Hardscape materials***: Driveways _____ Walkways Patio Blue Stone Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 6/18/24 Signature of owner of record _____ Signed under penalties of perjury

ADDRESS: 6 Marion
DATE HEARD: 10/8
SITTING BOARD: Welch, Camp, Macleod, Paul, Patton

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: 10/17 |
| ✓ | Address & HDC Case Number (ie HDC2020-05-0265): 2024-06-1022 6 Marion |
| ✓ | 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)<br>a. Site Plan<br>b. North Elevation<br>c. South Elevation<br>d. East Elevation<br>e. West Elevation<br>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 |

## I. COMMISSION ANNOUNCEMENT:

1. Surfside Crossing, Architectural Review Workshop (comments to ZBA by November 14th)
2. Organizational Meeting; Efficient/Effective Meetings (Use of Time, Preparedness, Related Matters)

## II. COMMISSION DISCUSION & POSSIBLE VOTE:

1. Commission's meeting/deadline schedule for October 2024 through December 2024

## III. CONSENTS

| | Property owner name | Street Address | Scope of work | Map/Parcel | Agent |
|---|---|---|---|---|---|
| 1. | TBD | | | | |

## IV. CONSENTS WITH CONDITIONS

| | Property owner name | Street Address | Scope of work | Map/Parcel | Agent |
|---|---|---|---|---|---|
| 1. | TBD | | | | |

## V. SIGNS

| | | | | | |
|---|---|---|---|---|---|
| 1. | 3 Step Lane LLC | 3 Step Ln (Veranda House) | Projecting Sign (2) Revision | 42.4.2/44 | Plymouth Sign Co |

- **SAC recommended approval with the omission of "Sign B Nantucket Resort Collection" based on the historic materials**
- **and the previous approval from 2003.**

## VI. NEW BUSINESS FROM 10/01/2024

| | | | | | | |
|---|---|---|---|---|---|---|
| 2. | 14 Meadow Ln LLC | 14 Meadow Ln | Change windows doors | 41/405 | Sanne Payne | AM |

- *Not Opened*

## VI. OLD BUSINESS 09/24/2024

| | Property owner name | Street Address | Scope of work | Map/Parcel | Agent |
|---|---|---|---|---|---|
| 1. | Monomoy Road LLC | 39 Monomoy Rd | Pool hardscape | 54/79 | Ahern LLC |
| | • *Commissioners: Pohl, Welch, Camp, Oliver and ~~Coombs~~ – Alt: Patten* ***- Last heard May 14, 2024*** | | | | |
| 2. | Doherty LLC | 4 Mariner Way | Pool | 55.1.4/72.2 | NSLLC |
| | • *Commissioners: Pohl, Welch, Camp, Oliver and Thornewill; Alt: Patten, Paul* ***-- Last heard September 24, 2024*** | | | | |
| | • ***Held for discussion*** | | | | |
| 3. | Doherty LLC | 6 Mariner Way | Pool | 55.1.4/72.2 | NSLLC |
| | • *Commissioners: Pohl, Welch, Camp, Oliver and Paul; Alt: Thornewill, Patten****-- Last heard August 27, 2024*** | | | | |
| 4. | Dober Richard P Trust | 10 Silver St | Hardscape | 55.4.1/187 | Ahern LLC |
| | • *Commissioners: Welch, Pohl, Oliver, MacLeod and Camp; Alt: Thornewill, Patten, Paul* ***-- Last heard July 30, 2024*** | | | | |
| 5. | Bernie Blaney | 6 Marion Ave | Pool Hardscape | 82/137 | Ryan Blaney |
| | • *Commissioners: Welch, Camp, MacLeod, Paul and Patten; Alt: Thornewill* ***-- Last heard July 30, 2024*** | | | | |
| 6. | Martin House LLC | 61 Center St | Rev Stairs Accessible Lift | 42.4.3/67 | Emeritus LTD |
| | • *Commissioners: Welch, Pohl, Oliver, MacLeod and Camp; Alt: Thornewill, Patten* ***-- Last heard August 27, 2024*** | | | | |
| 7. | Gregory Giles | 48 York St | Rev COA addition | 55.4.1/55 | LINK |
| | • *Commissioners: Pohl, Welch, MacLeod, Paul and Patten; Alt: Thornewill* ***-- Last heard July 30, 2024*** | | | | |

## VII. OLD BUSINESS 10/08/2024

| | Property owner name | Street Address | Scope of work | Map/Parcel | Agent |
|---|---|---|---|---|---|
| 1. | Alexandra Ripley | 92 Washington St | Shed | 42.2.3/22 | Marshall Harris |
| | • *Commissioners: Welch, Pohl, MacLeod, Oliver and Thornewill; Alt: Patten* ***-- Last heard August 27, 2024*** | | | | |
| 2. | Alexandra Ripley | 92 Washington St | Garage | 42.2.3/22 | Marshall Harris |
| | • *Commissioners: Welch, Pohl, MacLeod, Oliver and Thornewill; Alt: Patten* ***-- Last heard August 27, 2024*** | | | | |
| 3. | Alexandera Ripley | 92 Washington St | Main House | 42.2.3/22 | Marshall Harris |
| | • *Commissioners: Welch, Pohl, MacLeod, Oliver and Thornewill; Alt: Patten* ***-- Last heard August 27, 2024*** | | | | |
| 4. | Orange LLC | 85 Orange St | Addition reno Main House | 55.4.1/27 | Chris Anderson |
| | • *Commissioners: Welch, Pohl, MacLeod, Paul and Camp; Alt: Thornewill* ***-- Last heard July 16, 2024*** | | | | |
| 5. | Orange LLC TRACK | 85 Orange St | Hardscape Front | 55.4.1/27 | Chris Anderson |
| 6. | Orange LLC | 85 Orange St | Add Dormer reno Rear House | 55.4.1/27 | Chris Anderson |
| | • *Commissioners: Welch, MacLeod, Paul and Camp; Alt: No alternates* ***-- Last heard September 10, 2024*** | | | | |
| 7. | Orange LLC TRACK | 85 Orange St | Hardscape Rear | 55.4.1/27 | Chris Anderson |
| 8. | Orange LLC | 85 Orange St | Renovate Garage | 55.4.1/27 | Chris Anderson |
| | • *Commissioners: Welch, Pohl, MacLeod, Paul and Camp; Alt: Thornewill* ***-- Last heard July 16, 2024*** | | | | |

## VII. NEW BUSINESS 07/09/2024

| | | | | | |
|---|---|---|---|---|---|
| 1. | Off Shore Development | 6 Tautemo Way | New Dwelling | 85/19 | Concept Design |
| 2. | Off Shore Development | 6 Tautemo Way | Cabana | 85/19 | Concept Design |
| 3. | Off Shore Development | 6 Tautemo Way | Pool | 85/19 | Concept Design |
| 4. | Giles Gregory | 48 York St | addition | 55.4.1/55 | Link |
| 5. | Orenstein/ Amy Ted | 5 Crows Nest Way | Pool | 12/22.2 | Robert Newman |
| 6. | Blaney, Bernard | 6 Marion Ave | Pool hardscape | 82/137 | Ryan Blaney |
| 7. | NHA Properties Inc | 7C Surfside | Solar Rooftop | 55/254 | Ack Smart |
| 8. | NHA Properties Inc | 7D Surfside | Solar Rooftop | 55/254 | Ack Smart |
| 9. | 102 Wauwinet Road Trust | 102 Wauwinet Rd | Historic Determination | 11/24.2 | Botticelli & Pohl |
| 10. | 14 Hussey St LLC | 14 Hussey St | Front door color change | 42.3.4/132 | Olson Twombly |
| 11. | Family Ties Ack LLC | 11 Alliance Ln | Rev 8521 cottage | 39/24.1 | Studio Park |
| 12. | Carl Jelleme | 29 Quaise Rd | Add Roof inset deck | 26/8 | MCA |
| 13. | Mary Semjen | 39 Pilgrim Rd | Hardscape fence | 30/74.3 | self |
| 14. | Janice Ellsworth | 3 Dennis Dr | Fence | 67/369 | Drew Arent |
| 15. | 450 Green Park LLC | 2 Stone Alley | Deck change | 43.3.1/102 | Ahern LLC |
| 16. | Hristo Rashkov | 8 Lewis Ct | Color Change door | 67/37 | Hristo Rashkov |
| 17. | Holding Christopher & Megan | 25A Clifton St | New Dwelling | 73.4.1/3.1 | Emeritus LTD |
| 18. | Holding Christopher & Megan | 25A Clifton St | New Garage | 73.4.1/3.1 | Emeritus LTD |
| 19. | Jane & Phillip Corwin | 32 Flintlock Rd | Guest House Move rotate | 75/77 | Emeritus LTD |
| 20. | Jane & Phillip Corwin | 32 Flintlock Rd | Main House addition new porch | 75/77 | Emeritus LTD |
| 21. | Smiley 15 N water LLC | 15 N Water | Demo rebuild Chimney | 42.4.2/50 | Normand |
| 22. | 29 Jefferson LLC | 29 Jefferson Ave | Driveway, hardscape, gate | 30/125 | LINK |
| 23. | Katie Holohan Adam Kates | 12 Pilgrim | New dwelling | 41/476 | Emeritus LTD |
| 24. | John Manera | 15 Morey Ln | Rev Add Door | 73.3.1/38 | LFW |
| 25. | Elbow Lane Group | 7 Elbow Ln | Window replacement | 73.2.4/41 | Jared Rodgers |
| 26. | NiSHA | 1 Evergreen Lot 2 | New dwelling | 68/727 | Emeritus LTD |
| 27. | NiSHA | 1 Evergreen Lot 3 | New dwelling | 68/727 | Emeritus LTD |
| 28. | FP 4 N water | 4 N Water | Addition | 42.4.2/90 | Emeritus LTD |
| 29. | Sam & Craig Cordts Pearce | 76 Pleasant St | Front Dwelling addition | 55/367 | Sanne Payne |
| 30. | Sam & Craig Cordts Pearce | 76 Pleasant St | New Dwelling in rear | 55/367 | Sanne Payne |
| 31. | Terry Anne Vigil Trust | 26 Somerset Ln | Move Off Demo MH | 66/10 | LINK |
| 32. | FAE A Perlman LLC | 17 SherburneTpk | Cottage Shutters Color | 30/172.1 | LINK |
| 33. | Jeff Kaschluk | 86A/88 Old South Rd | New Commercial Bldg | 68/400&419.1 | LFW |
| 34. | Jeff Kaschluk | 86A/88 Old South Rd | Hardscape | 68/400&419.1 | LFW |
| 35. | Sharon Fruit | 14 Pond View | Entrance gate | 81/8 | Graham & Grah |

## VIII. OLD BUSINESS 07/16/2024 - VIEW

| | | | | | |
|---|---|---|---|---|---|
| 1. | Dan Driscoll | 15 Madaket Rd | Solar Roof | 41/299.3 | Ack Smart |

- *Commissioners: Pohl, Oliver, Welch, Macleod and Camp-* ***Last heard June 11, 2024***

## VIIII. OLD BUSINESS 07/16/2024

| | | | | | |
|---|---|---|---|---|---|
| | Barnes C Joan Trust | 12 Sunset Hill | Lowered Roof & Setback addition | 41/450 | NAG |

*Commissioners: Welch, Pohl, Oliver, MacLeod and Patten-* ***Last heard June 4, 2024***

| | | | | |
|---|---|---|---|---|
| Romano | 55 Easton St | Hardscape pergola | 42.4.1/86 | Julie Jordin |

*Commissioners: Welch, Pohl, Oliver, MacLeod and Camp-* ***Last heard June 25, 2024***

| | | | | |
|---|---|---|---|---|
| Killen, Patience | 1 Old N Wharf | Addition | 42.3.1/80 | Val Oliver |

*Commissioners: Welch, Pohl, Camp, MacLeod and Thornewill-* ***Last heard June 11, 2024***

| | | | | |
|---|---|---|---|---|
| 1 N Swift Rock Trust | 1 N Swift Rock | Garage | 40/2 | Emeritus |

*Commissioners: Pohl, Oliver, Coombs and Thornewill- Alt: Paul* ***Last heard April 30, 2024***

**WITHDRAWN PER APPLICANT 7/29/24**

| | | | | |
|---|---|---|---|---|
| Holby Elizabeth | 19 Low Beach Cottage | Solar Roof | | Ack Smart |

*Commissioners: Pohl, MacLeod, Camp, Paul and Patten-* ***Last heard June 25, 2024***

| | | | | |
|---|---|---|---|---|
| Candle House 2 LLC | 2 Candle House | Rev Hardscape | 55.4.1/1.1 | LFW |

*Commissioners: Welch, Paul, and Thornewill Alt: Patten-* ***Last heard July 2, 2024***

## X. NEW BUSINESS 07/23/2024

| | | | | |
|---|---|---|---|---|
| e Tirone | 25 Honey Suckle Dr | Roof top solar | 68/389 | Isaksen S |

CERTIFICATE NO: _____ DATE ISSUED: _____

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

# CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

## PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 19.2

Street & Number of Proposed Work: 32 Hinsdale Rd

Owner of record: Robert F. Jepson

Mailing Address: P.O. Box 836
Nantucket, Mass 02554

Contact Phone #: Ryan E-mail: robertfjepson@yahoo.com

## AGENT INFORMATION (if applicable)

Name: Ryan Jepson

Mailing Address: P.O. Box 836
Nantucket, MA, 02554

Contact Phone #: 508 317 2882 E-mail: BryanBepson@gmail

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 19'2" Sq. Footage 1st floor: 319.2ft² Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 16'10" Sq. footage 2nd floor: none Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: none

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

Height of ridge above final finish grade: North 12'8" South 12'8" East 12'8" West 12'8"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

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

## DETAIL OF WORK TO BE PERFORMED

**Foundation:** Height Exposed 4'3" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☑ Piers

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

**Leaders (material and size):** _____

**Sidewall:** ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☑ Other Batten board

**Trim:** A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☑ Other Mahogany
B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____
C. Dimensions: Fascia 3½" Rake 0 Soffit (Overhang) 0 Corner boards 3½" Frieze 0
Window Casing 3½" Door Frame 3½" Columns/Posts: Round 0 Square 0

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

**Doors*** (type and material): ☐ TDL ☐ SDL Front 4 Light Mahogany Rear None Side None
Garage Door(s): Type _____ Material _____

**Hardscape materials:** Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

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

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

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

Date 8/26/24 Signature of owner of record Robert F Jepson Signed under penalties of perju

# SHED CHECKLIST


## Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

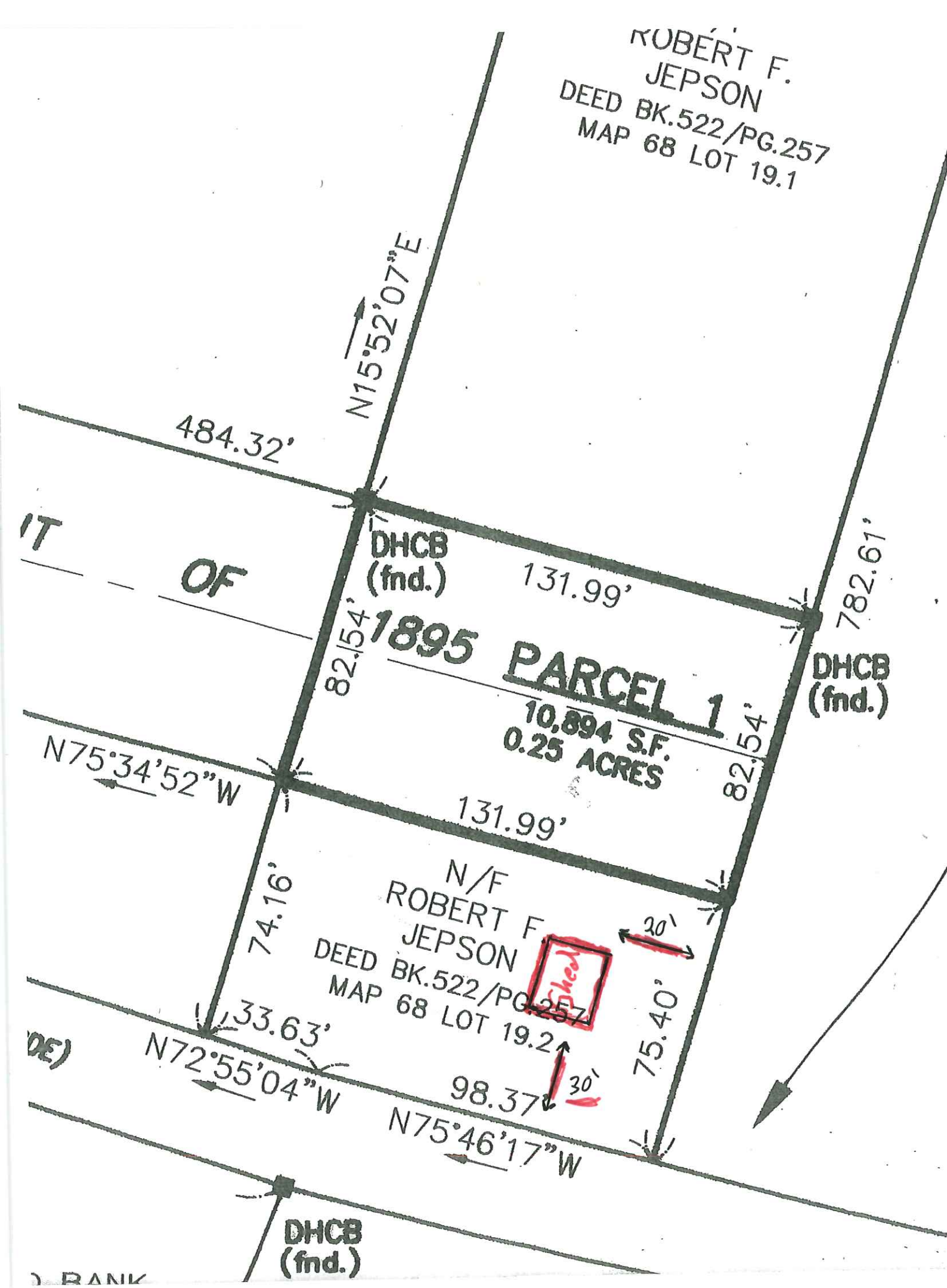

This checklist MUST be submitted with your application.

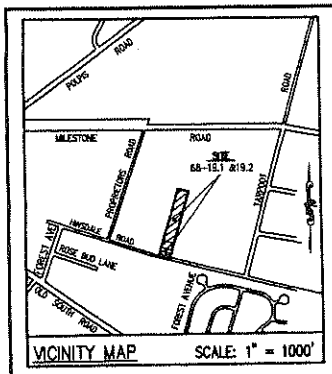
Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

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

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

| Y / N | |
|---|---|
| | REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete. |
| ✓ | Abutters Policy/Notification: Sheds over 100 sf in the Old Historic District/Sconset Old Historic District will require Abutters Notification:<br>https://www.nantucket-ma.gov/DocumentCenter/View/4840/Abutter-Policy-PDF<br>https://www.nantucket-ma.gov/DocumentCenter/View/4830/Abutter-Notification-PDF |
| | Completed Application |
| ✓ | Application Fee- Refer to Fee Schedule:<br>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.<br>• 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:<br>a. Existing structures on the property.<br>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

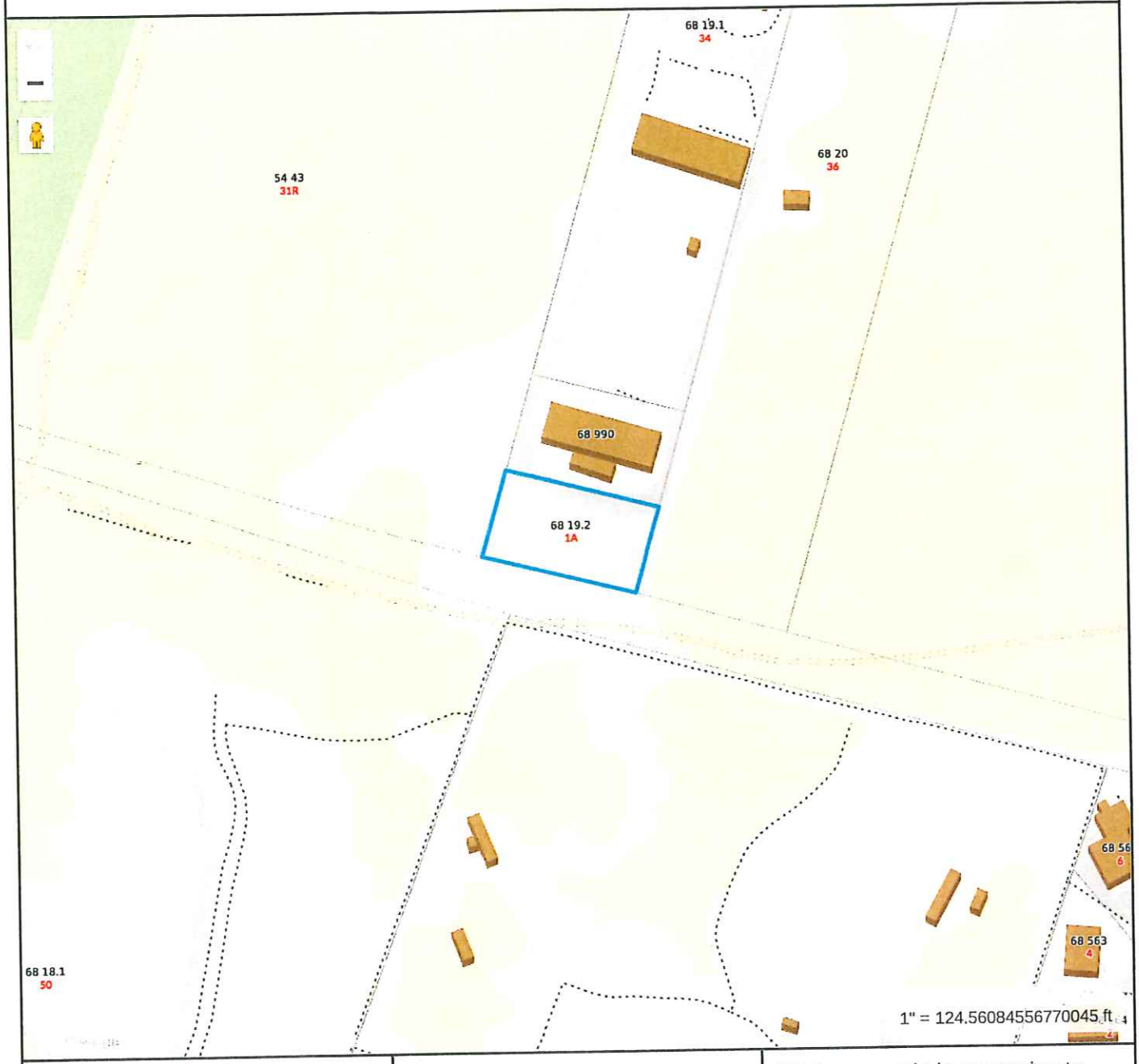
Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

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

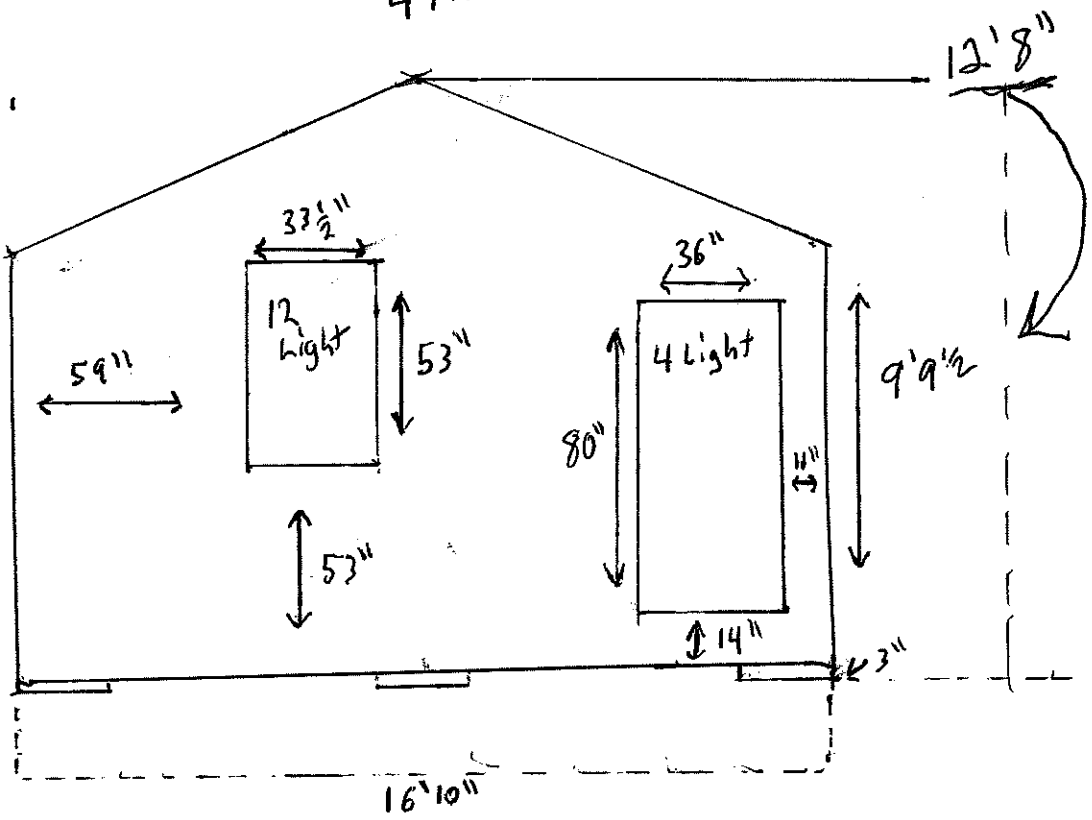
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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.

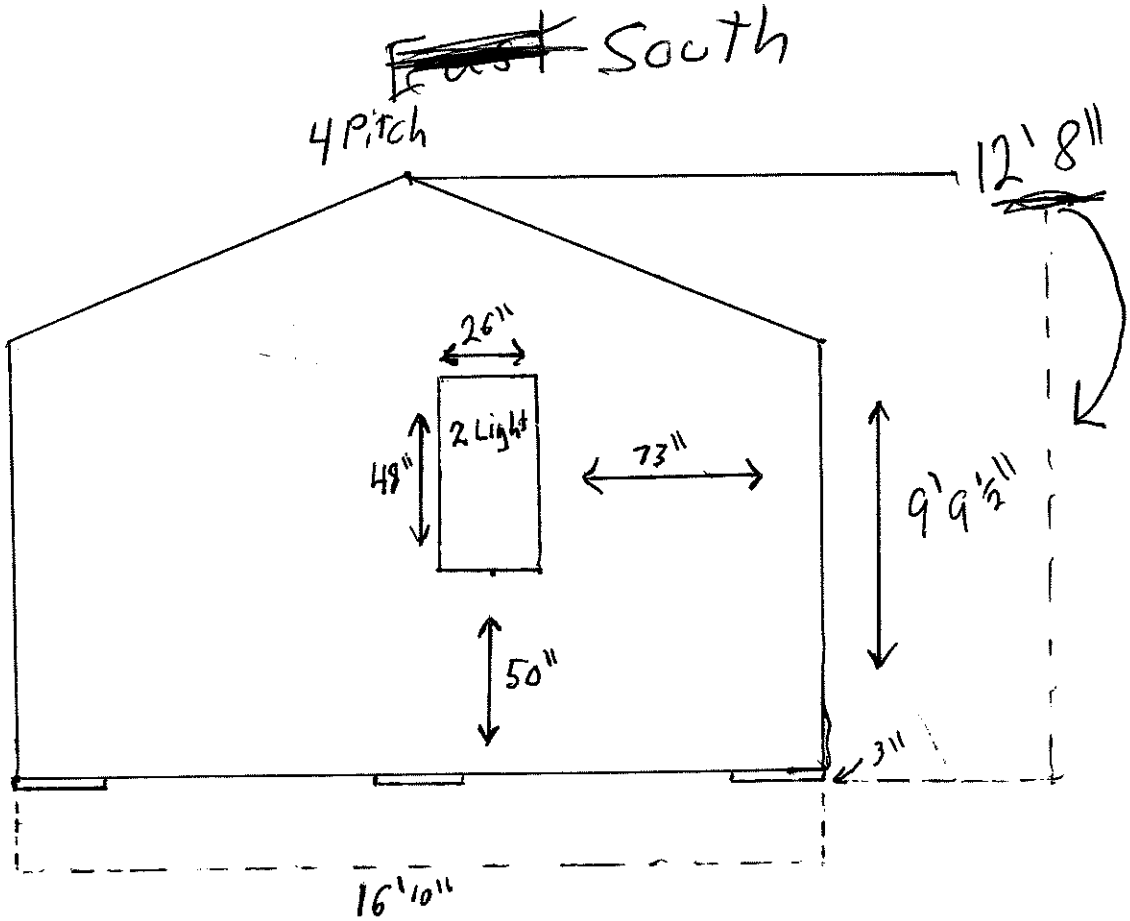
~~West~~ North

4 Pitch



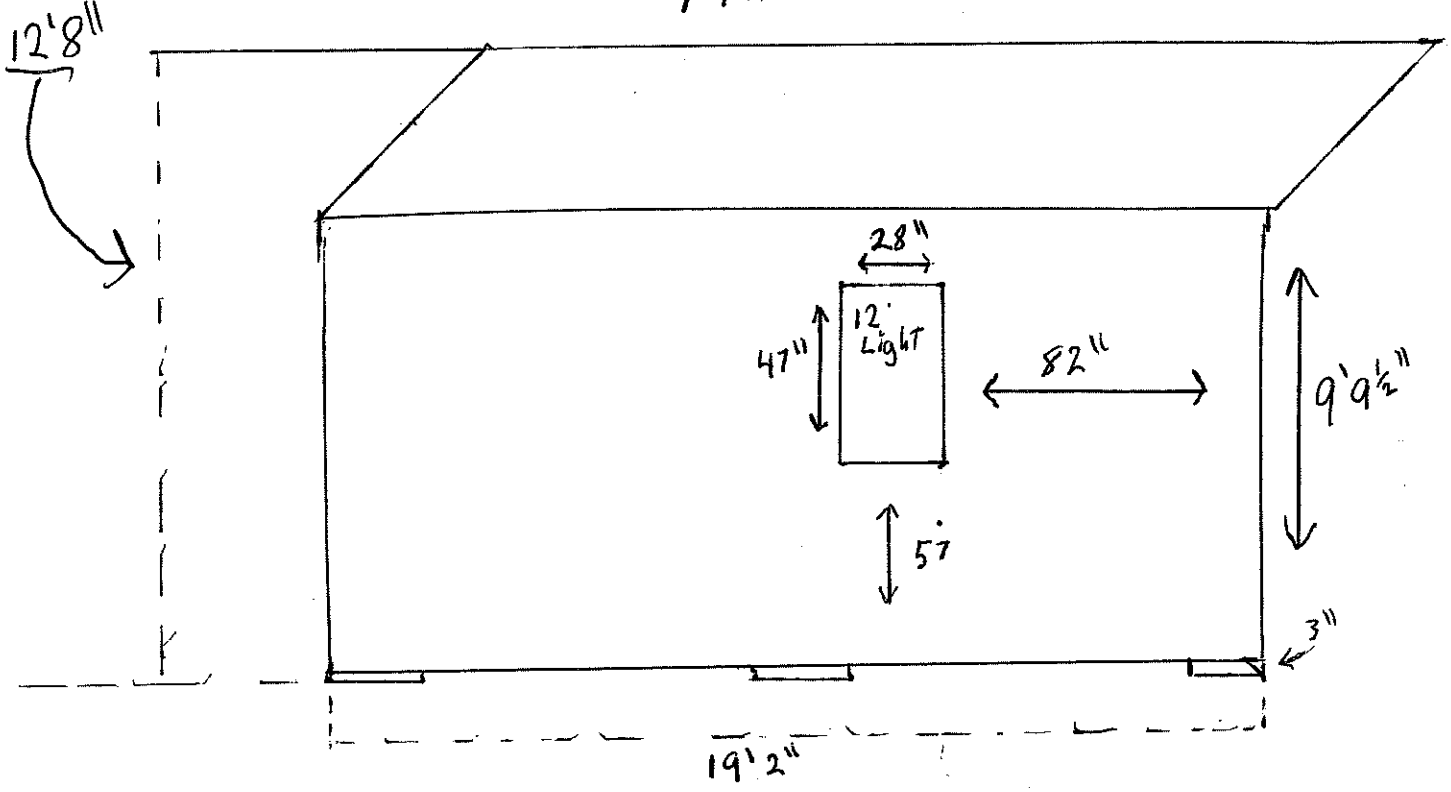

~~East~~ South

4 Pitch



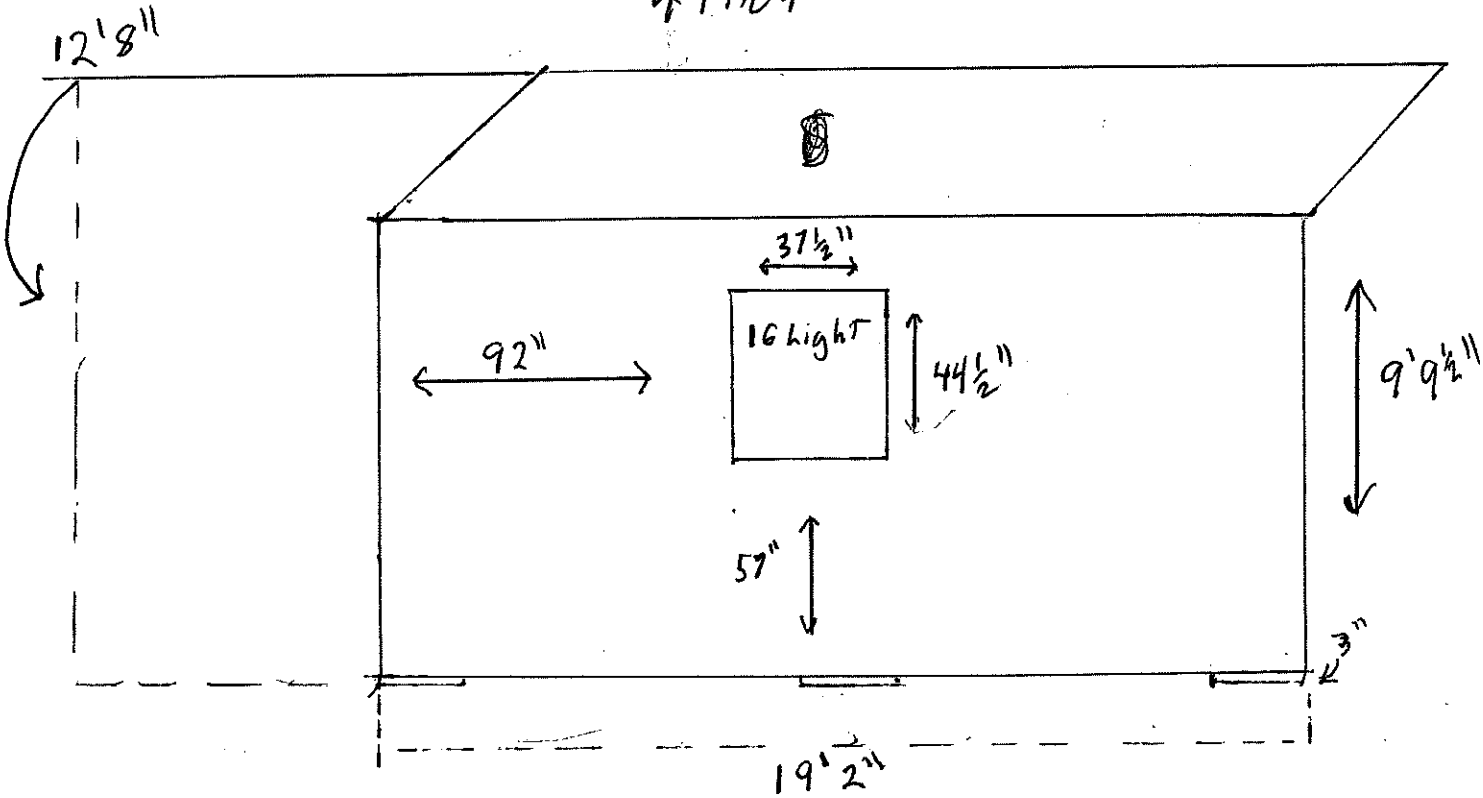
~~North~~ East

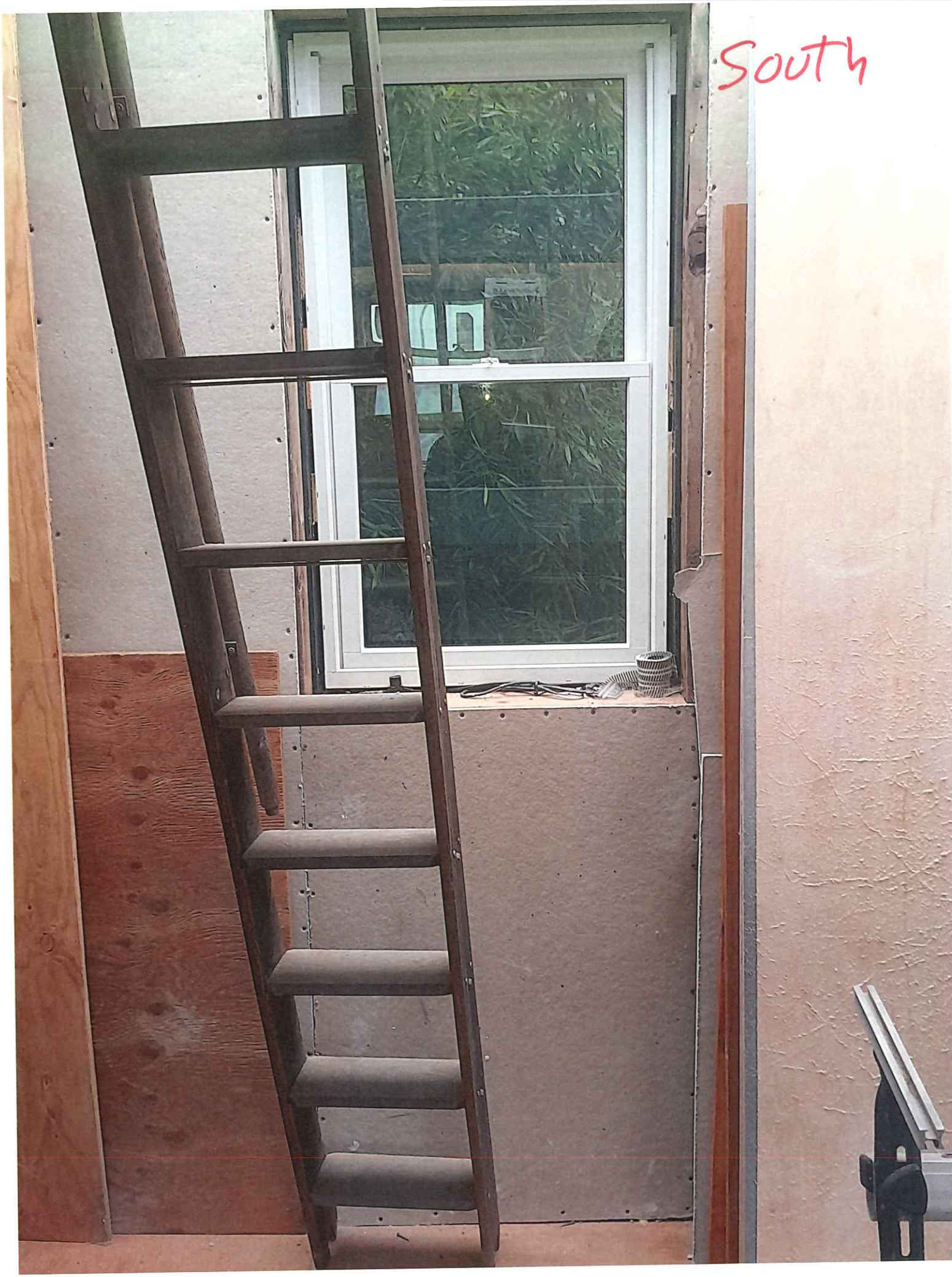
4 Pitch




~~South~~ West

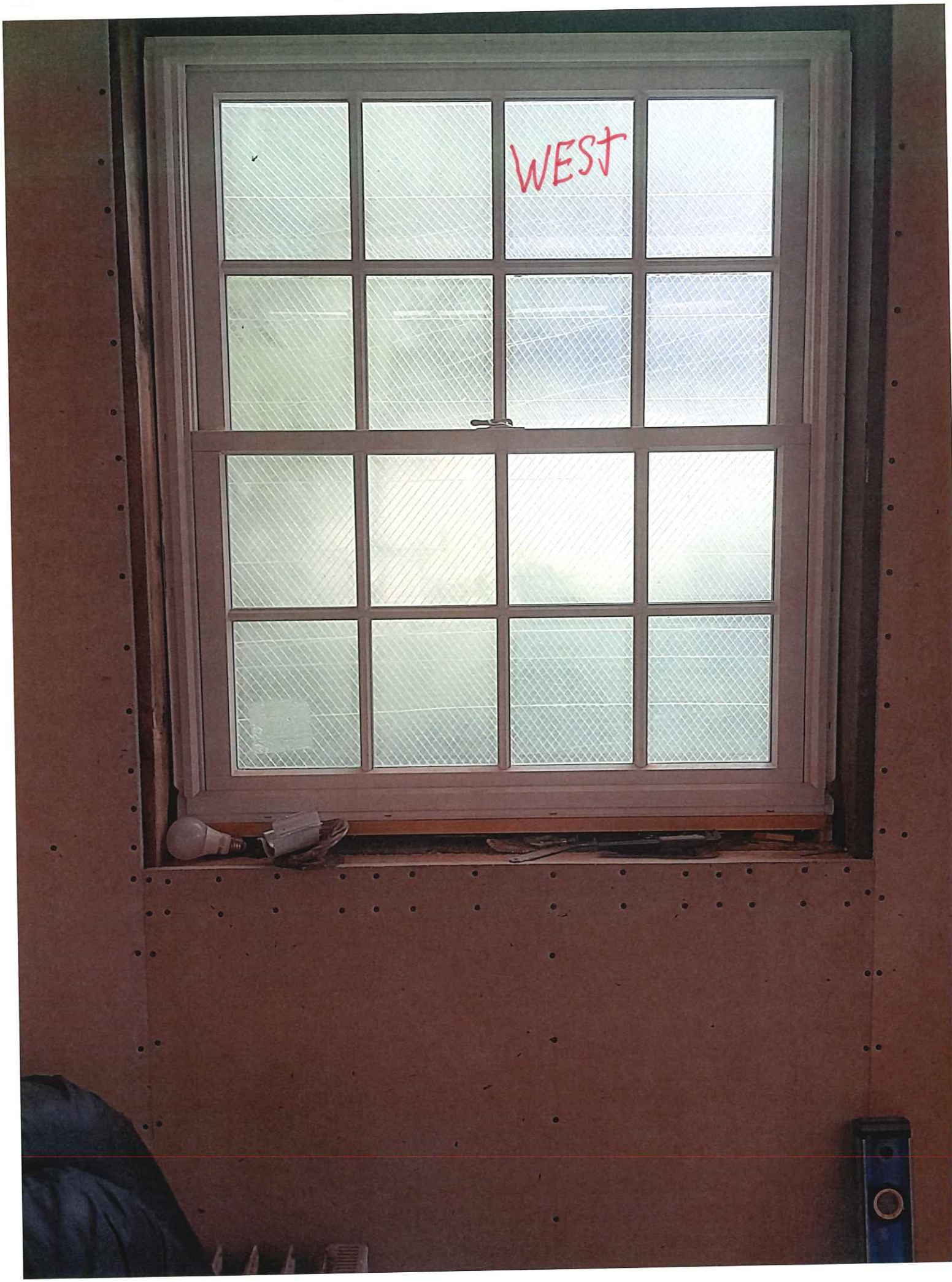
4 Pitch




South


EAST
EAST


300 LB LOAD CAPACITY
North


WEST


WEST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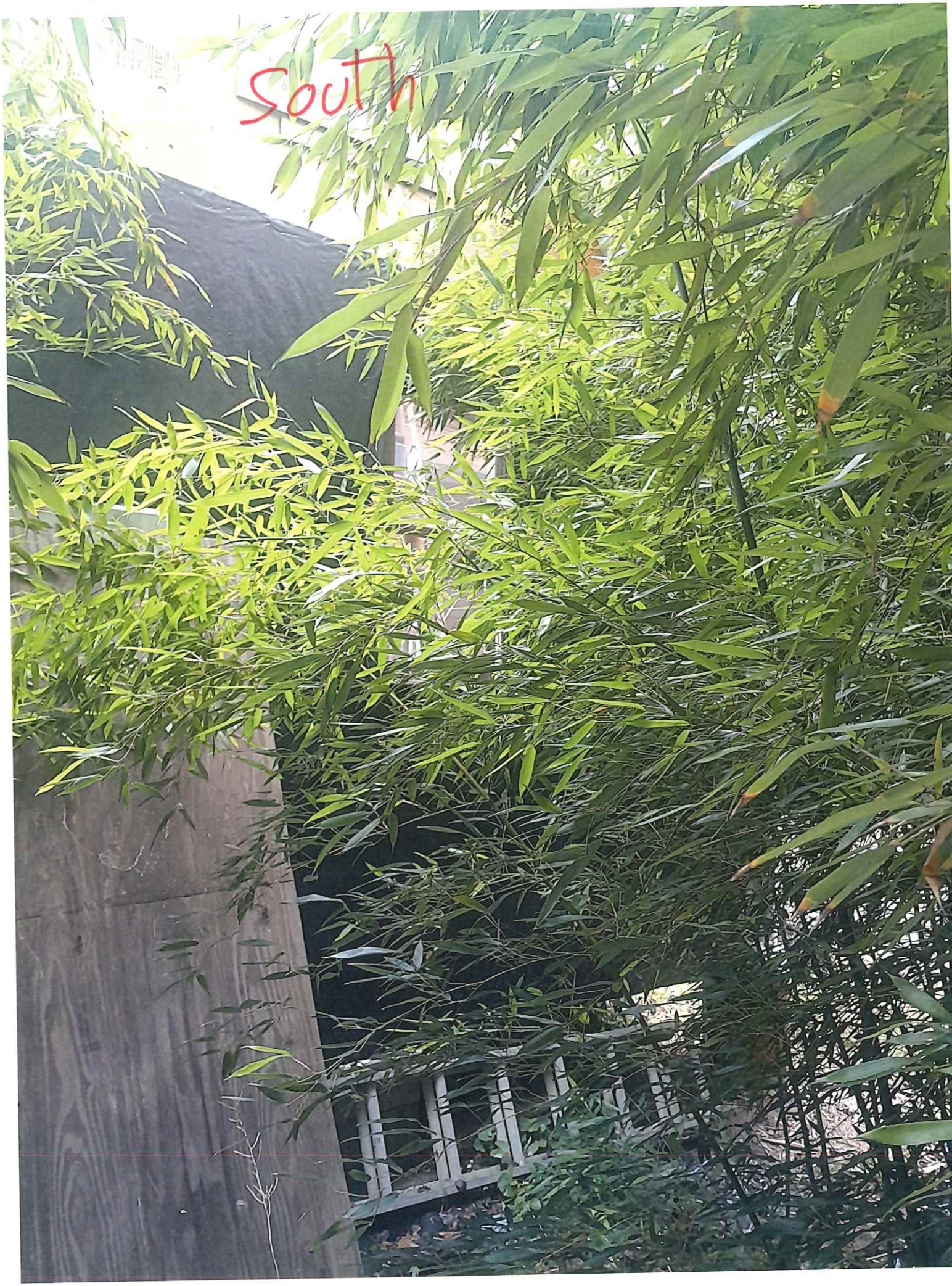
South


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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## PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 180.1

Street & Number of Proposed Work: 75 Fairground Rd

Owner of record: Jonn 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 #: 508 332 9564 E-mail: jsmartinez88@kluud.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 Ø 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" x 3" Rake 1" x 8" Soffit (Overhang) 5" Corner boards 5/4 x 6" Frieze 1" x 6"
Window Casing 1" x 4" Door Frame 1" x 4" Columns/Posts: Round ____ Square 8" x 8"

**Windows*:** ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Anderson 400 6/1 4Lt

**Doors*** (type and material): ☐ TDL ☒ SDL Front 6 panel 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 Moore Black
Trim White Sash Black Doors Hamilton 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.

ate 9/6/2024 Signature of owner of record [signature] 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: 9/9/2029

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
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 Joseph 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.

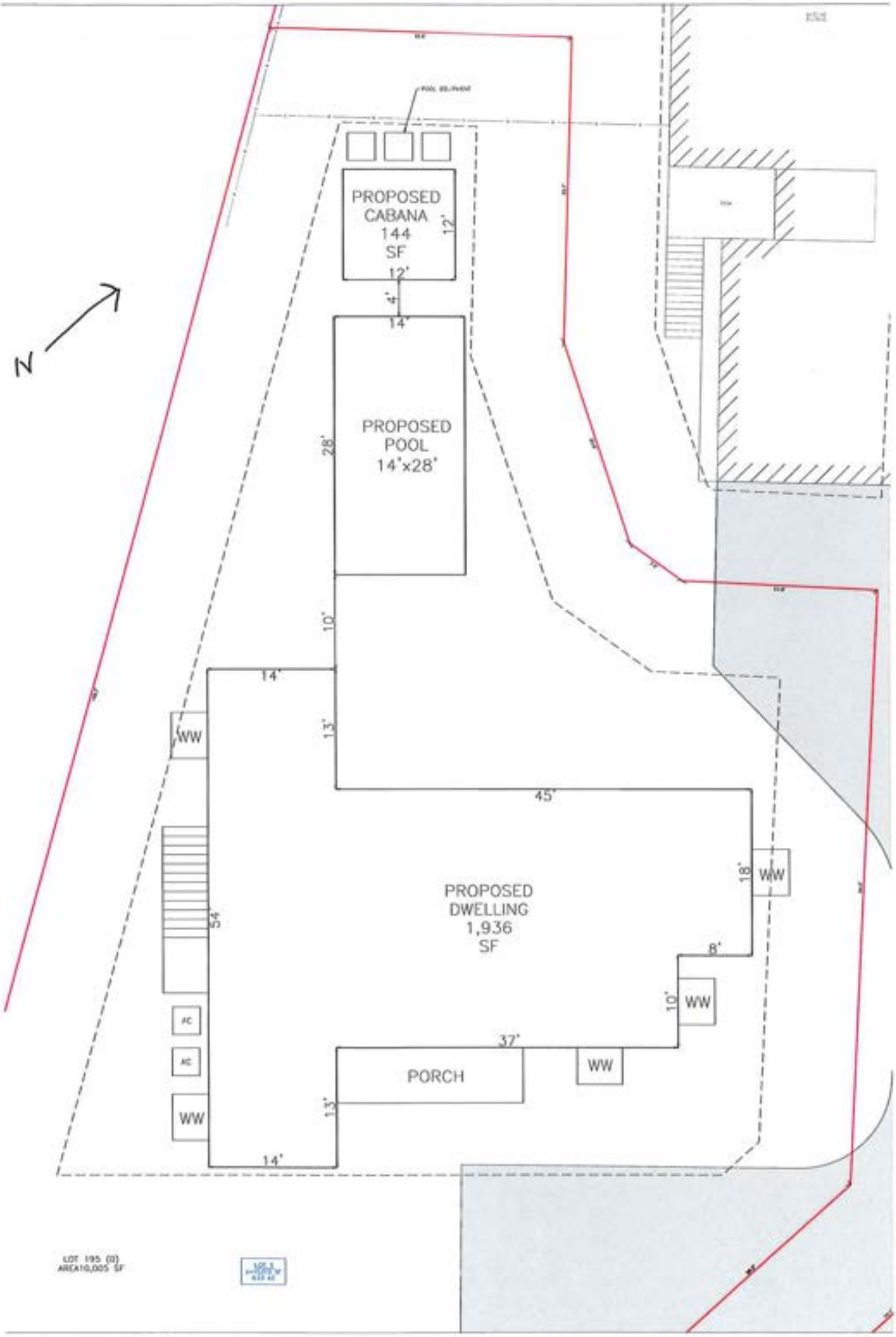
Geometry updated 06/04/2024
Data updated Jan. 2021

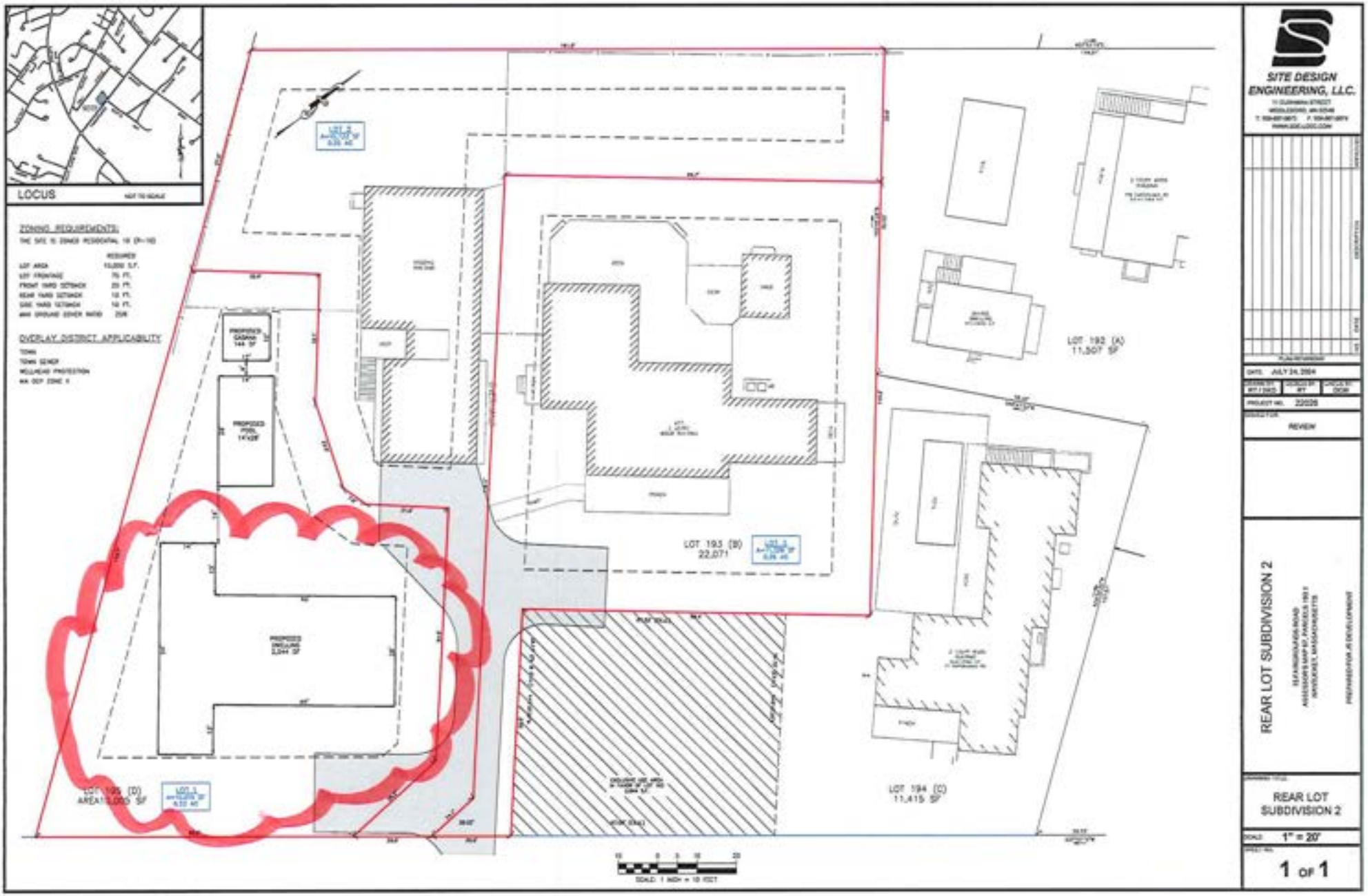
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.








PROPOSED
CABANA
144
SF
12'
12'
4'
14'
PROPOSED
POOL
14'x28'
28'
10'
14'
13'
45'
WW
18'
WW
PROPOSED
DWELLING
1,936
SF
54'
8'
10'
WW
AC
AC
37'
PORCH
WW
WW
13'
14'
N
LOT 195 (0)
AREA10,005 SF




SITE DESIGN ENGINEERING, LLC.

DATE: JULY 24, 2024

PROJECT NO.: 22025

REVIEW

# REAR LOT SUBDIVISION 2

PREPARED FOR DEVELOPMENT

REAR LOT SUBDIVISION 2

SCALE: 1" = 20'

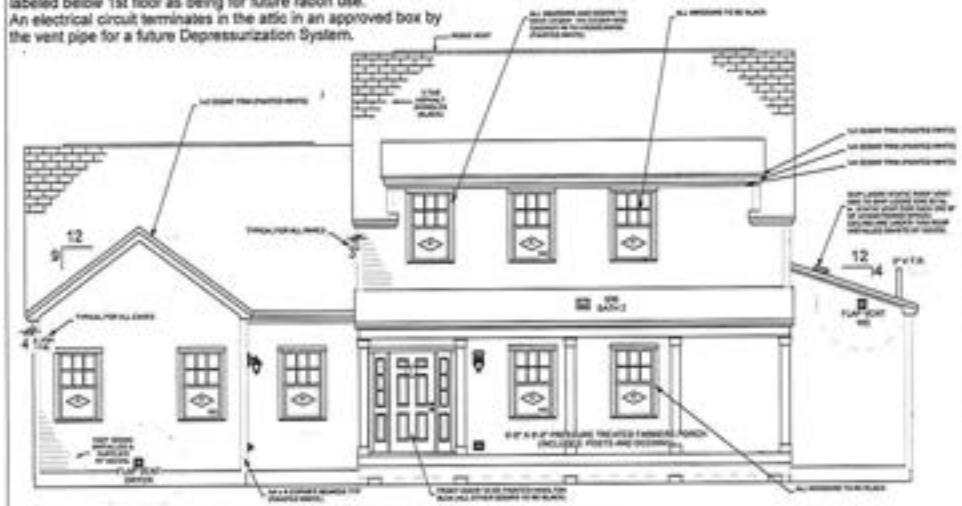
1 OF 1

10/18/2024

Updated revised

Radon vent note:

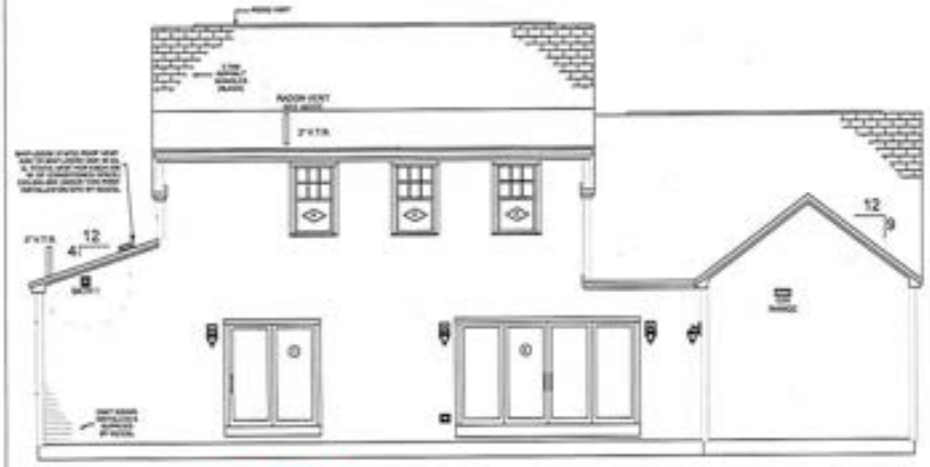
3" pipe to go thru the floors and stubbed into the attic and capped. GC/CSL to increase attic stub to 24" on-site or run through roof to exterior if required by local codes. Pipe is tested in the factory and labeled below 1st floor as being for future radon use.
An electrical circuit terminates in the attic in an approved box by the vent pipe for a future Depressurization System.



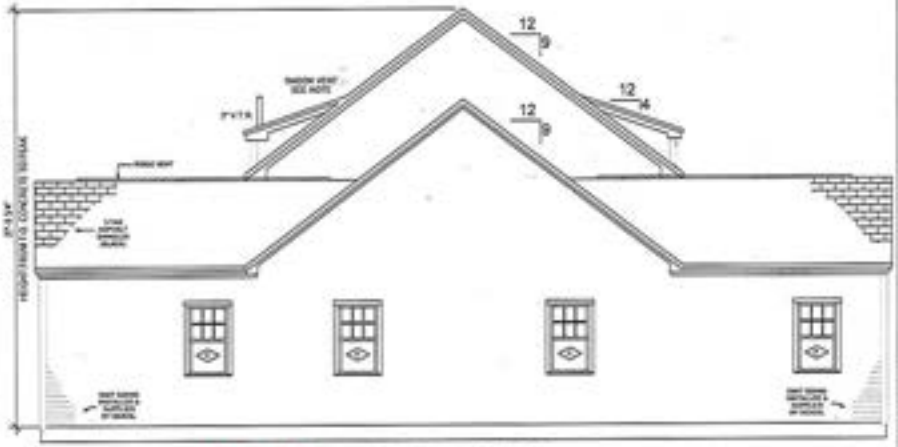
SouthEast FRONT ELEVATION



RIGHT ELEVATION East



Northn. REAR ELEVATION



West LEFT ELEVATION

NOTE:
- ELEVATIONS ARE FOR GRAPHIC REPRESENTATION ONLY. REFER TO WORK ORDER FORM FOR DETAILED INFORMATION.
- EXTERIOR STEPS, RAILINGS & LANDINGS ONSITE BY GC/CSL.

KBS Building Inc. CUSTOM QUALITY
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2409
FAX: 207-739-2023
www.kbsbuildersinc.com

BUILDER: J 5 Development
ENTER BUILDERS ADDRESS
Nantucket, MA 02584

JOB NAME: 75 Fairgrounds
75 Fairgrounds
Nantucket, MA

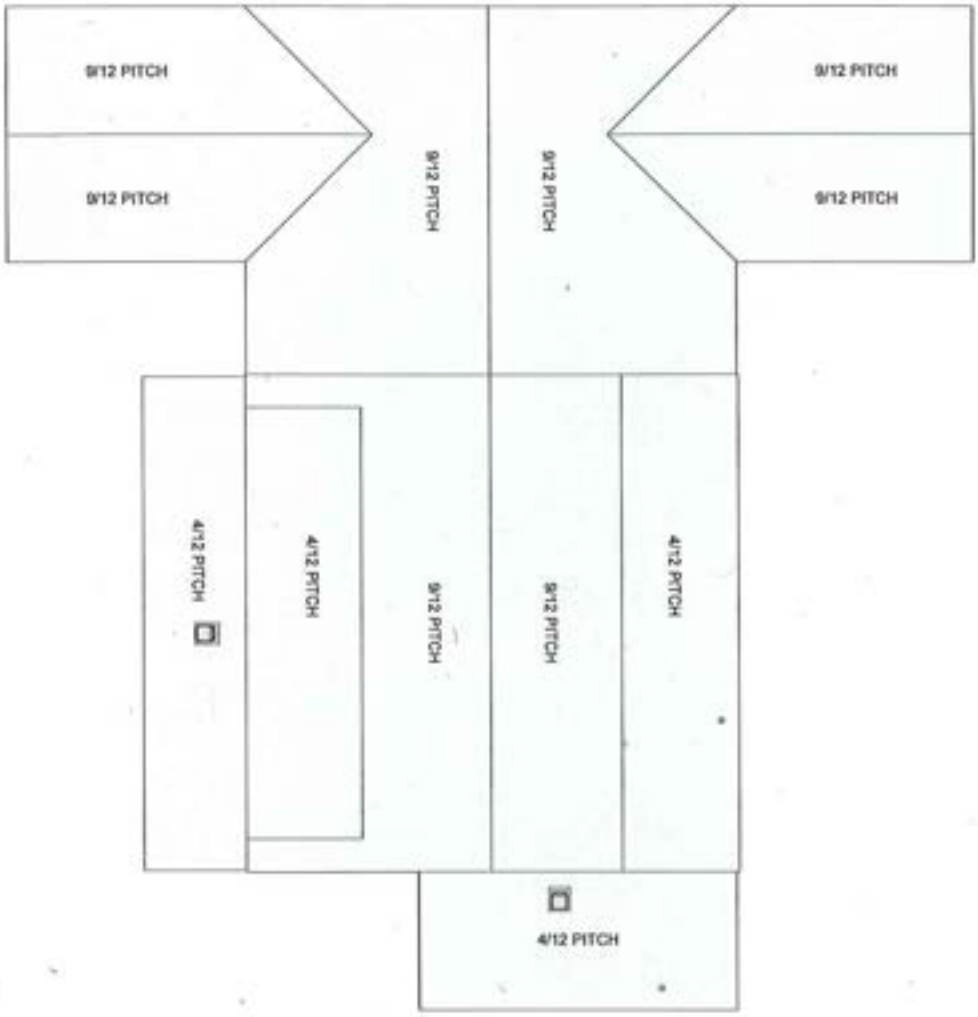
NOTES: Custom
25# GSL / 140 MPH (Vult) WIND
Andersen 400 Series WINDOWS
8'-6" 1st 8'-6" 2nd CLG HGT
Seismic

SERIAL #: KBS-4530

ELEVATIONS

SHEET #: P2

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




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

SHEET: P4

SERIAL #: KBS-4530

DATE: 09/15/2024

DWN BY: BLT

ROOF VIEW

NOTES
Custom
25# GSL / 140 MPH (Vult) WIND
Andersen 400 Series WINDOWS
8'-6" 1st 8'-6" 2nd CLG HGT
Seismic

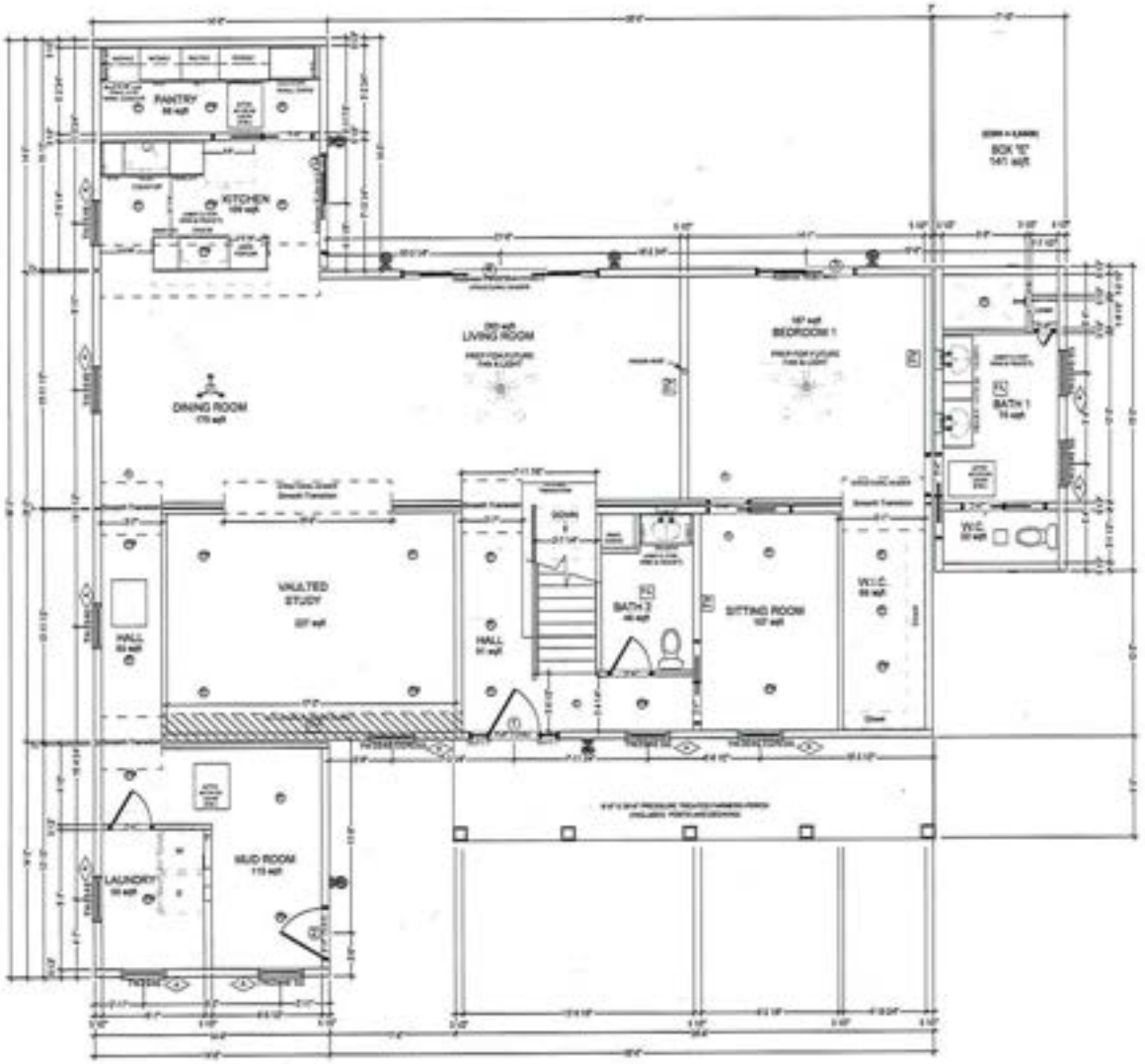
JOB NAME
75 Fairgrounds
75 Fairgrounds
Nantucket, MA

BUILDER
J 5 Development
ENTER BUILDERS ADDRESS
Nantucket, MA 02584

REVISION 1 SLP 9-6-24
REVISION #2 DRW 10-3-2024
REVISION
REVISION

PERMIT REV#
DATE:

KBS Builders Inc
CUSTOM QUALITY
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2203
www.kbsbuildersinc.com






1 ANDERSEN 400 SERIES SLOPED SILL
SCALE: 1" = 1'

J 5 Development
ENTER BUILDERS ADDRESS
Nantucket, MA 02584

75 Fairgrounds
75 Fairgrounds
Nantucket, MA

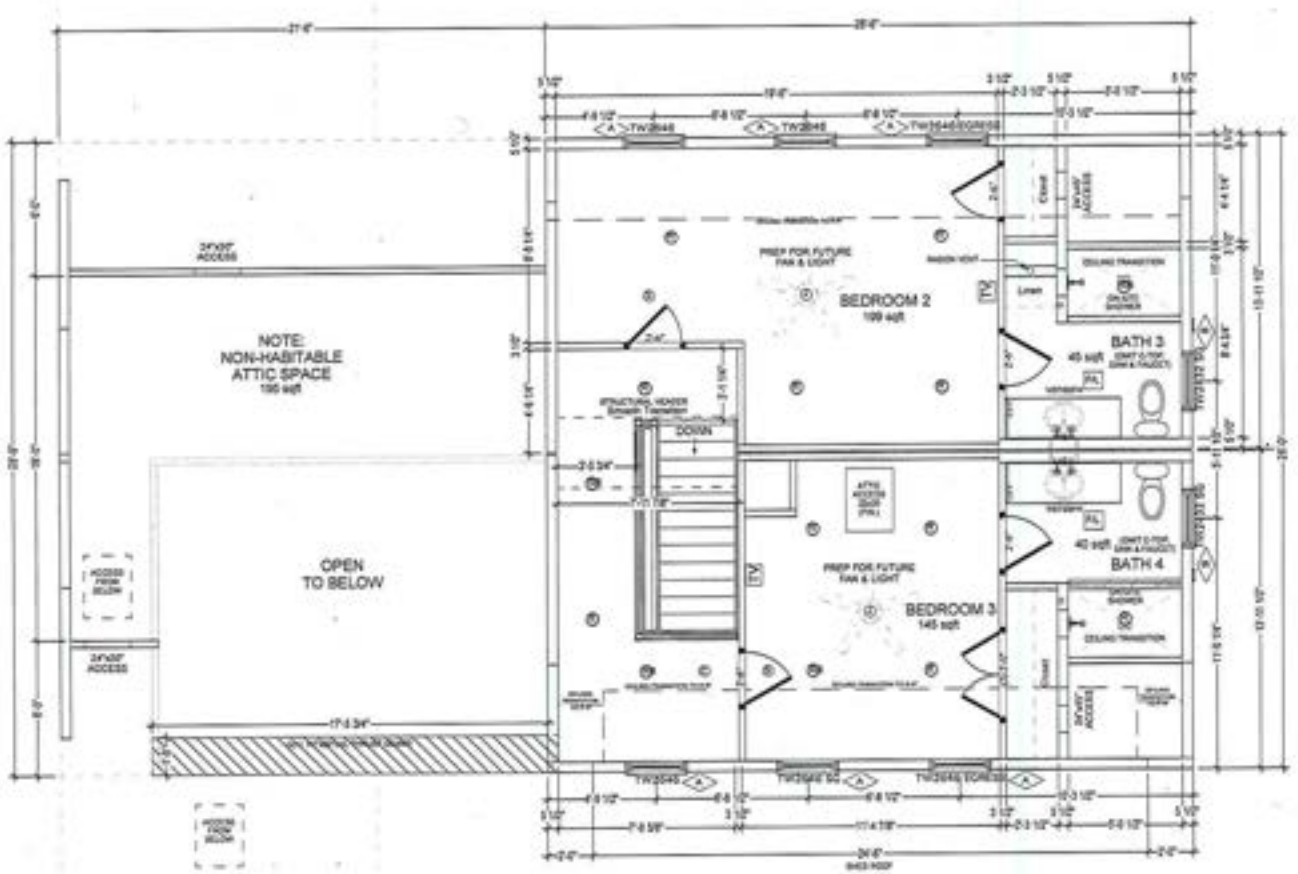
Custom
20# GSL / 140 MPH (Vult) WIND
Andersen 400 Series WINDOWS
8'-6" 1st 8'-6" 2nd CLG HGT
Seismic

SERIAL #: KBS-4530

1ST FLOOR PLAN

SHEET #
P5

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




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'

KBS Buildings Inc.
CUSTOM QUALITY
500 PARK STREET
SOUTH PARK, WE 04087
PHONE: 207-728-2400
FAX: 207-728-2221
www.kbsbuildersinc.com

BUILDER
J 5 Development
ENTER BUILDERS ADDRESS
Nantucket, MA 02584

JOB NAME
75 Fairgrounds
75 Fairgrounds
Nantucket, MA

NOTES
Custom
25# GSL / 140 MPH (Vult) WIND
Andersen 400 Series WINDOWS
8'-6" 1st 8'-6" 2nd CLG HGT
Seismic

SERIAL #: KBS-4530

2ND FLOOR PLAN

SHEET #
P6

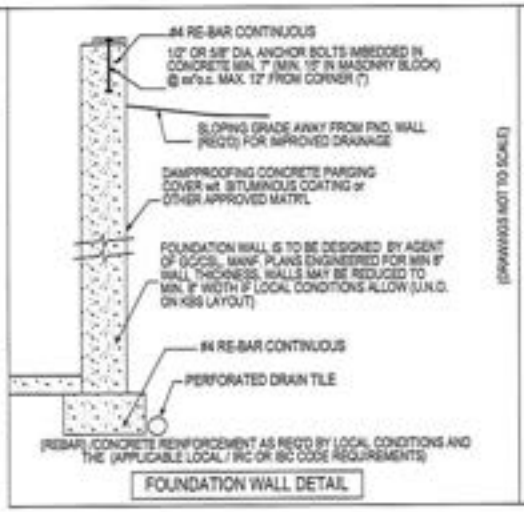
SCALE: 3/16" = 1'-0"

## 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 OF 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 2000PSF. 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.

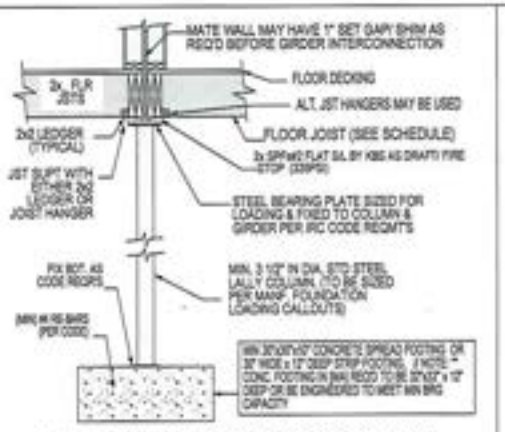
## SPECIALITY NOTES PER BUILDING:

1.




(DRAWINGS NOT TO SCALE)

FOUNDATION WALL DETAIL




FIX STEEL BEARING PLATE TO GIRDER PER IRC CODE REQUIREMENTS.
**COLUMN LOADS > 8,000#** MAY REQUIRE LARGER THAN A STD BRG PLATE.

BASEMENT COLUMN DETAIL

REFER TO FOUNDATION PLAN

KBS
Building Systems
CUSTOM... DUPLEX...
333 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-5500
FAX: 207-739-5503
www.kbsbuildings.com

OWNER: J 5 Development
ENTER BUILDERS ADDRESS
Nantucket, MA 02584

JOB NAME: 75 Fairgrounds
75 Fairgrounds
Nantucket, MA

| REVISIONS | DESIGNER | DATE |
|---|---|---|
| REVISION 1 | TJP | 5/2/24 |
| REVISION 2 | BD | 05/13/24 |
| REVISION 3 | | |
| REVISION 4 | | |
| REVISION 5 | | |

NOTES: Custom
25# GSL / 140 MPH (Vult) WIND
Andersen 400 Series WINDOWS
8'-6" 1st 8'-6" 2nd CLG HGT
Seismic

SERIAL #: KBS-4530
EDIT: 04/22/2024
DRAWN BY: KLT

GENERAL FOUNDATION NOTES

SHEET #: P13

SCALE: NONE

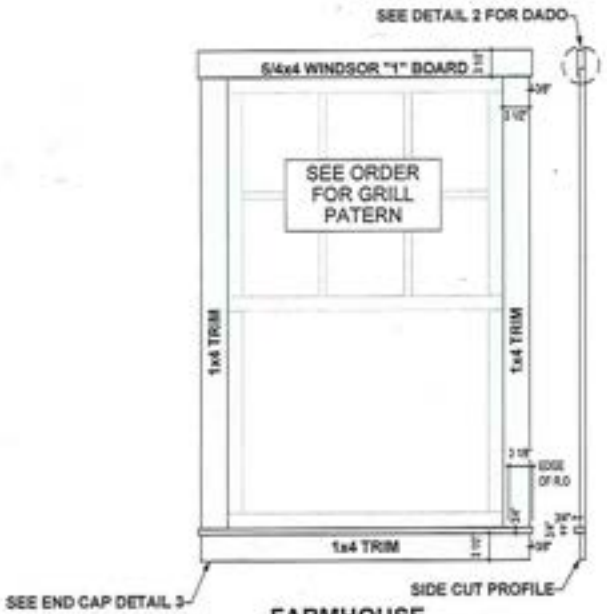
T:\1_Jobs\KBS RASP 15 Engineering\4530 4530.dwg

## WINDOW SCHEDULE

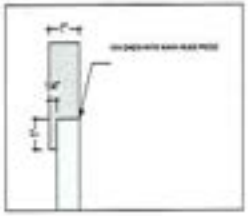
| WINDOW ID | QUANTITY | MANUFACTURER | CALLOUT | UNIT (TTT) WIDTH | UNIT (TTT) HEIGHT | TTT + EXTRA | KBS R.O. WIDTH | KBS R.O. HEIGHT | DESCRIPTION | COLOR |
|---|---|---|---|---|---|---|---|---|---|---|
| A | 17 | ANDERSEN | TW2646 | 31 5/8 | 56 7/8 | 1 | 32 5/8 | 56 7/8 | 400 SERIES TILT-WASH DOUBLE HUNG WINDOW 6/1 SDL | BLACK |
| B | 2 | ANDERSEN | TW2432 | 29 5/8 | 40 7/8 | 1 | 30 5/8 | 41 7/8 | 400 SERIES TILT-WASH DOUBLE HUNG WINDOW 6/1 SDL | BLACK |
| C | 1 | ANDERSEN | C12 | 24 1/8 | 24 1/8 | 1 | 25 1/8 | 25 1/8 | 400 SERIES CASEMENT (INOPERABLE) WINDOW 4LT SDL | BLACK |

## DOOR SCHEDULE

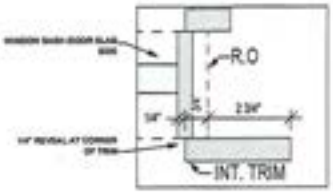
| DOOR ID | QUANTITY | MANUFACTURER | CALLOUT | KBS R.O. WIDTH | KBS R.O. HEIGHT | DESCRIPTION | COLOR |
|---|---|---|---|---|---|---|---|
| 1 | 1 | SIMPSON | 7130U/3068 | 38 1/2 | 83 1/4 | EXTERIOR, 6-PANEL FIR WOOD DOOR (LEFT HAND IN-SWING W/(2) 1'-0" SIDE LIGHTS (1 PANEL) 3 LT SDL | HAMILTON BLUE |
| 2 | 1 | SIMPSON | 7130U/3068 | 64 1/2 | 83 1/4 | EXTERIOR, 6-PANEL FIR WOOD DOOR (LEFT HAND IN-SWING | BLACK |
| 3 | 2 | ANDERSEN | FWGD 60611 -R | 72 | 83 | A SERIES 2 PANEL GLIDING PATIO DOOR | BLACK |
| 4 | 1 | ANDERSEN | FWGCD-4-1110611 | 142 | 83 | A SERIES 4 PANEL GLIDING PATIO DOOR (2 CENTER PANELS OPERABLE) | BLACK |



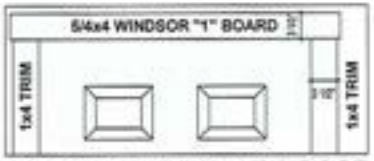

1 FARMHOUSE TRIM w/ SILL
SCALE: N.T.S



2 HEAD PIECE ENLARGED VIEW
SCALE: N.T.S




3 TRIM REVEAL AT CORNER
SCALE: N.T.S




4 FARMHOUSE TRIM AT A DOOR
SCALE: N.T.S

KBS Builders Inc.
CUSTOM, QUALITY
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2375
www.kbsbuilderinc.com

J 5 Development
ENTER BUILDERS ADDRESS
Nantucket, MA 02584

75 Fairgrounds
75 Fairgrounds
Nantucket, MA

Custom
25# GSL / 140 MPH (Vult) WIND
Andersen 400 Series WINDOWS
8'-6" 1st 8'-6" 2nd CLG HGT
Seismic

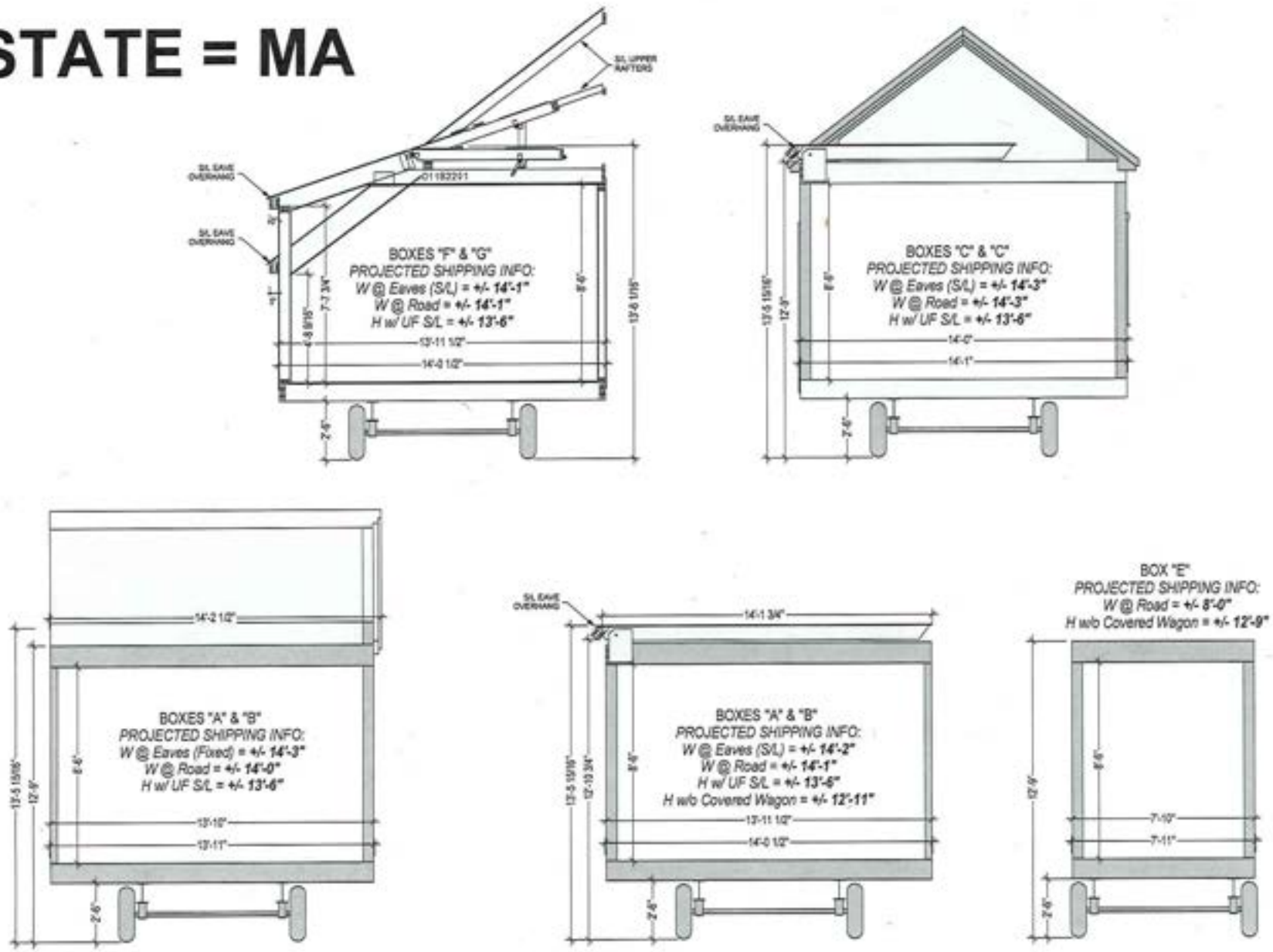
SERIAL #: KBS-4530

WINDOW/DOOR SCHEDULE & TRIM DETAILS

P25

SCALE: NONE

# STATE = MA




J 5 Development
ENTER BUILDERS ADDRESS
Nantucket, MA 02584

75 Fairgrounds
75 Fairgrounds
Nantucket, MA

Custom
25# GSL / 140 MPH (Vult) WIND
Andersen 400 Series WINDOWS
8'-6" 1st 8'-6" 2nd CLG HGT
Seismic

SERIAL #: KBS-4530

SHIPPING SECTION

P1002

SCALE: NONE

CERTIFICATE NO: _____ DATE ISSUED: _____

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

# CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

## PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 928

Street & Number of Proposed Work: 8 RED MILL LANE

Owner of record: 8 RED MILL LANE LLC

Mailing Address: 424 MAIN ST- 1600 LIBERTY BUILDING
BUFFALO, NY 14202-3616

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 675.80

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 69'3" Sq. Footage 1st floor: 2263 Decks/Patio: Size: 424SF ☒ 1st floor ☐ 2nd floor

Width: 43'6" Sq. footage 2nd floor: 1116 Size: 110SF ☐ 1st floor ☒ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0-36" South 0-36" East 0-36" West 0-36"

Height of ridge above final finish grade: North 27'7" South 27'7" East 27'7" West 27'7"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

NEW SINGLE-FAMILY DWELLING

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

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

**Foundation**: Height Exposed 8"-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

**Roof Pitch**: Main Mass 10 /12 Secondary Mass 10 /12 Dormer 4 /12 Other porch 5/12 + 3.5/12

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

**Gutters**: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) Gutter-Fiberglass - copper leaders

**Leaders (material and size)**: _____

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

☐ Other _____

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

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

C. Dimensions: Fascia 1"X8" Rake 1"X8" Soffit (Overhang) 4" Corner boards 6"X1" Frieze 1"

Window Casing 1"X4" Door Frame 1"X6" Columns/Posts: Round _____ Square 8X8"

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

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN 2/2/4LS

**Doors*** (type and material): ☐ TDL ☒ SDL Front 4 panel - 4 Top LTS Rear 7 6 Lt French Side 4 Lt Single Panel 2 6Lt FRNCH

Garage Door(s): Type _____ Material _____

**Hardscape materials**: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof WOOD

Trim WHITE Sash WHITE Doors FRONT NTW / WHITE

Deck NTW Foundation GRAY Fence _____ Shutters _____

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

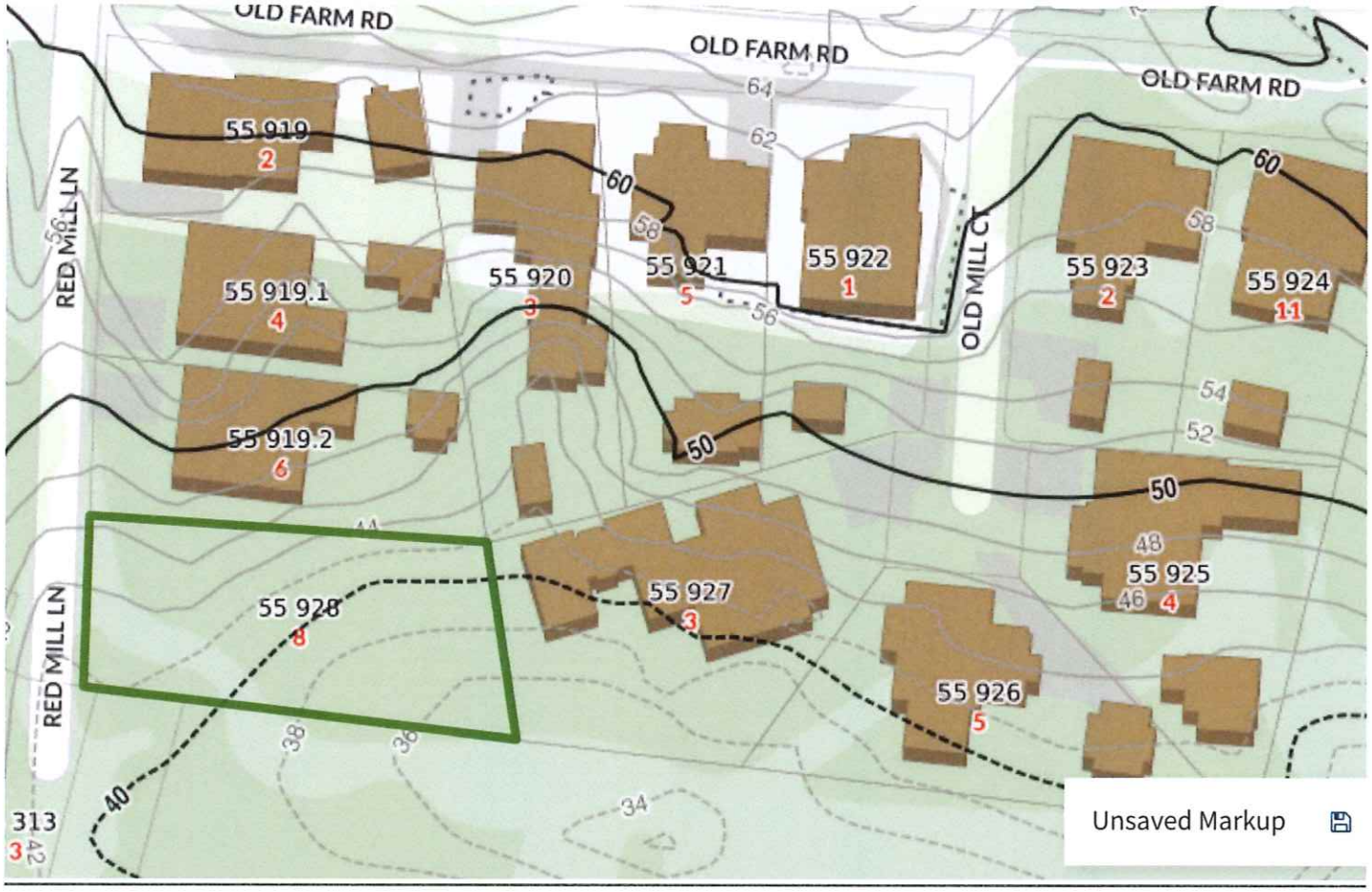
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 9/27/2024 Signature of owner of record _____ Signed under penalties of perjury

# 8 RED MILL LANE – NEW CABANA/POOL/DWELLING







OLD FARM RD
OLD FARM RD
OLD FARM RD
RED MILL LN
RED MILL LN
OLD MILL CT
55 919
2
55 919.1
4
55 919.2
6
55 920
3
55 921
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55 922
1
55 923
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55 924
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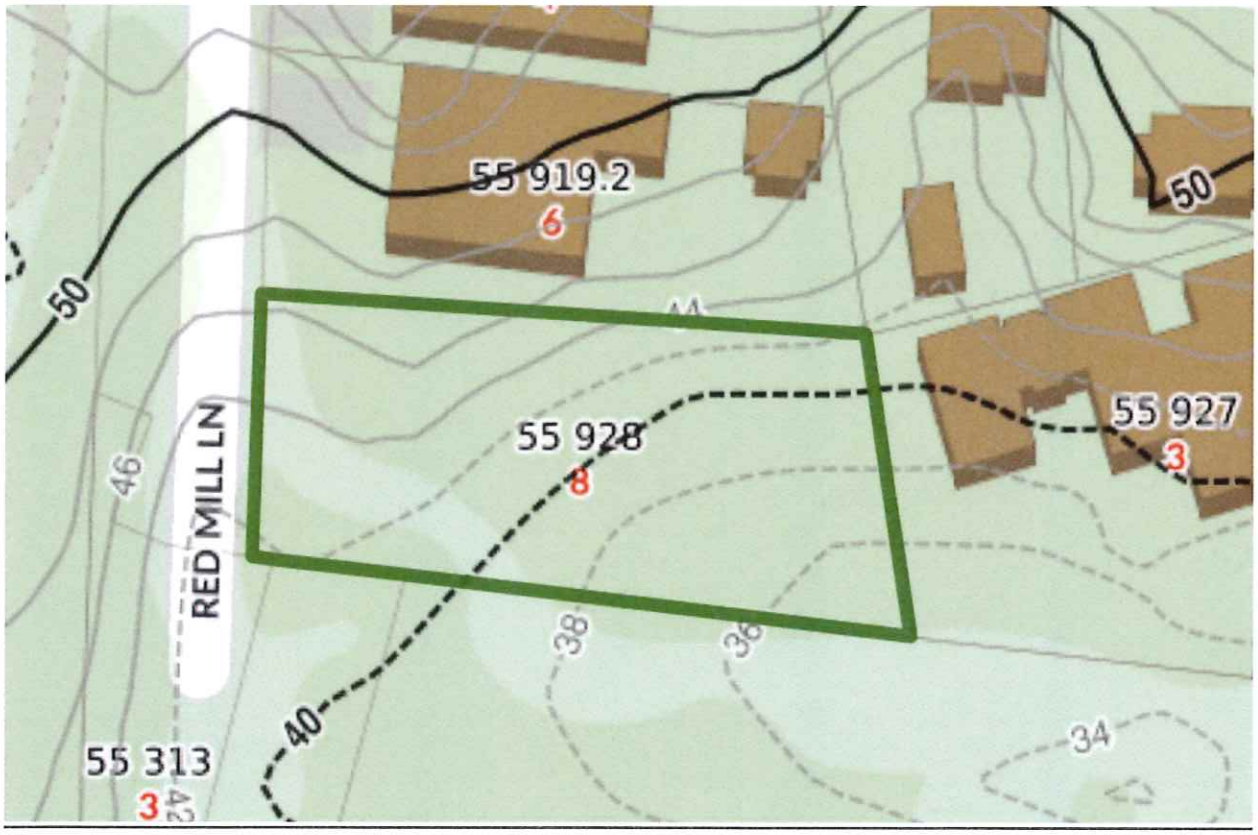
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RED MILL LN
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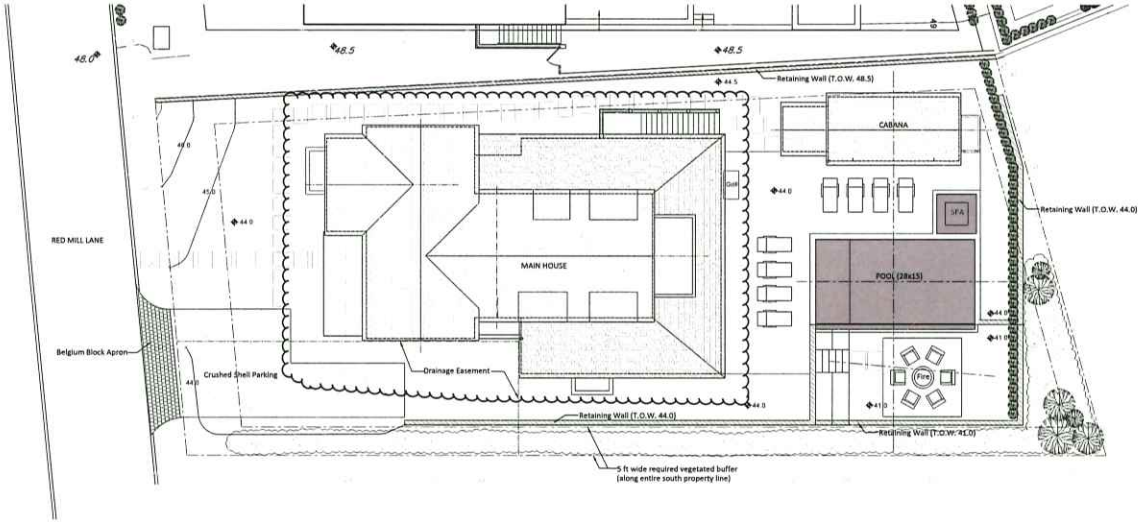



1 Site Plan
1" = 10'




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

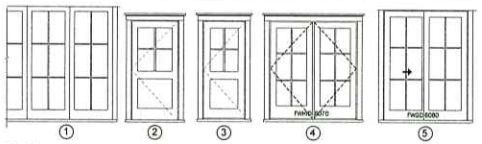
DRAWN BY:

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 |

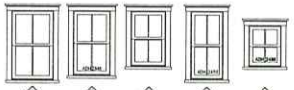



① ② ③ ④ ⑤

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

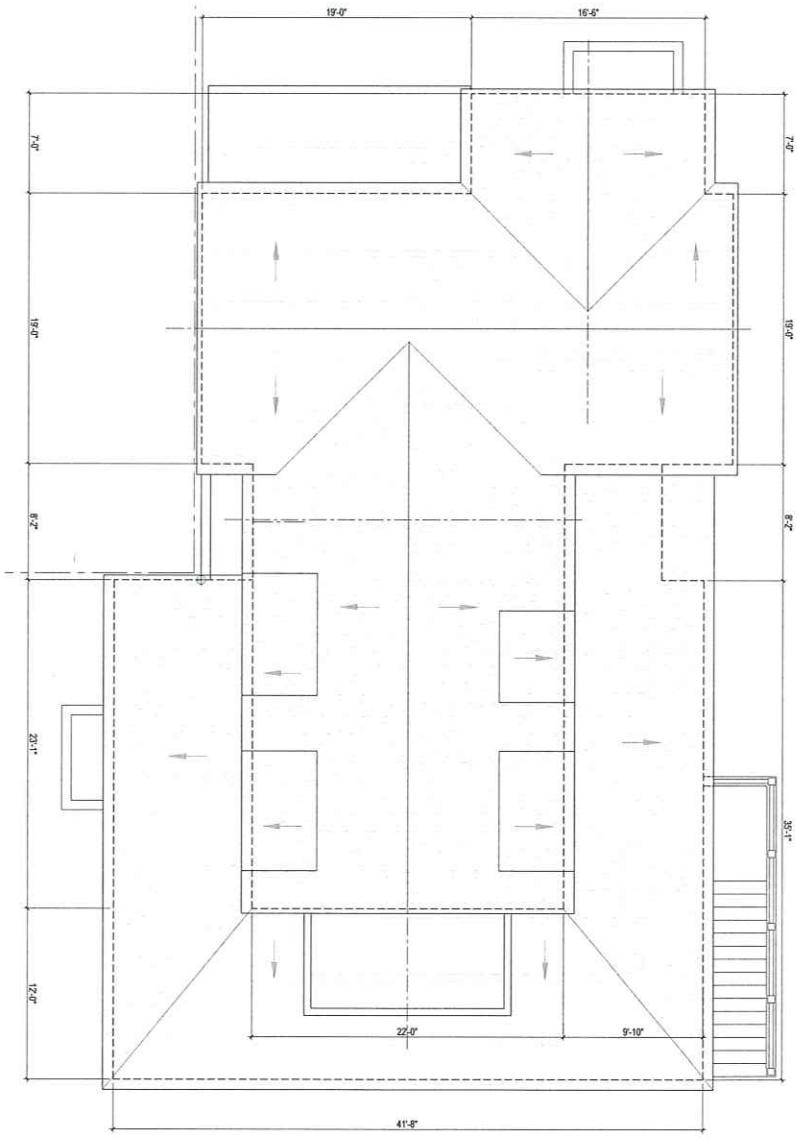
# Elevations

8 Red Mill Lane
Woodland Hill, Nantucket MA

DRAWN BY:

DATE:
HDC Submission
September 16, 2024

A3.2

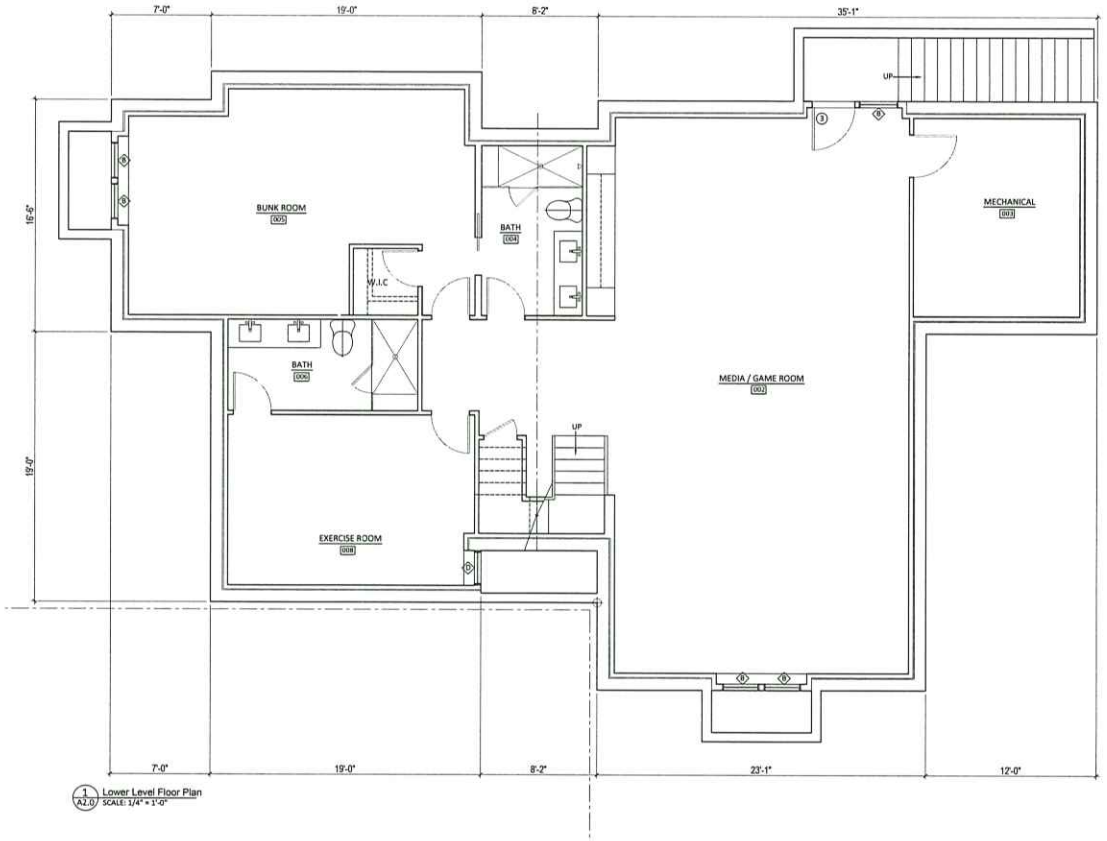



A2.3 Roof Plan
SCALE: 1/4" = 1'-0"

Main House

Issued for HDC Approval September 16, 2024

| | | | | | |
|---|---|---|---|---|---|
| A2.3 | DATE: HDC Submission September 16, 2024 | DRAWN BY: | Roof Plan<br>8 Red Mill Lane<br>Woodland Hill, Nantucket MA | Robert Marker Architect, LLC<br>Pennsylvania, New York, Massachusetts, Rhode Island, Maryland<br>11 Marietta Avenue, P.O. Box 475, Mount Joy PA 17552<br>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

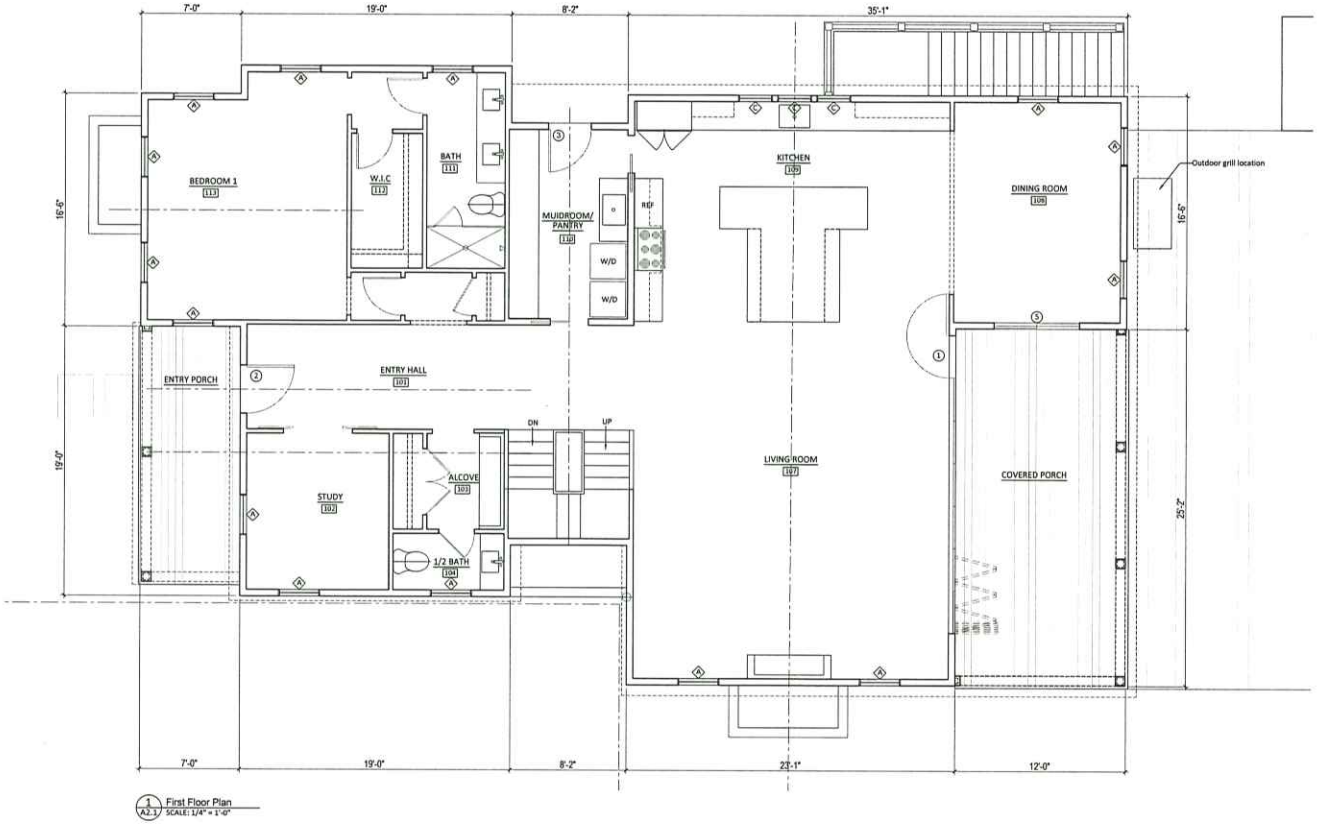
Lower Level Plan

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

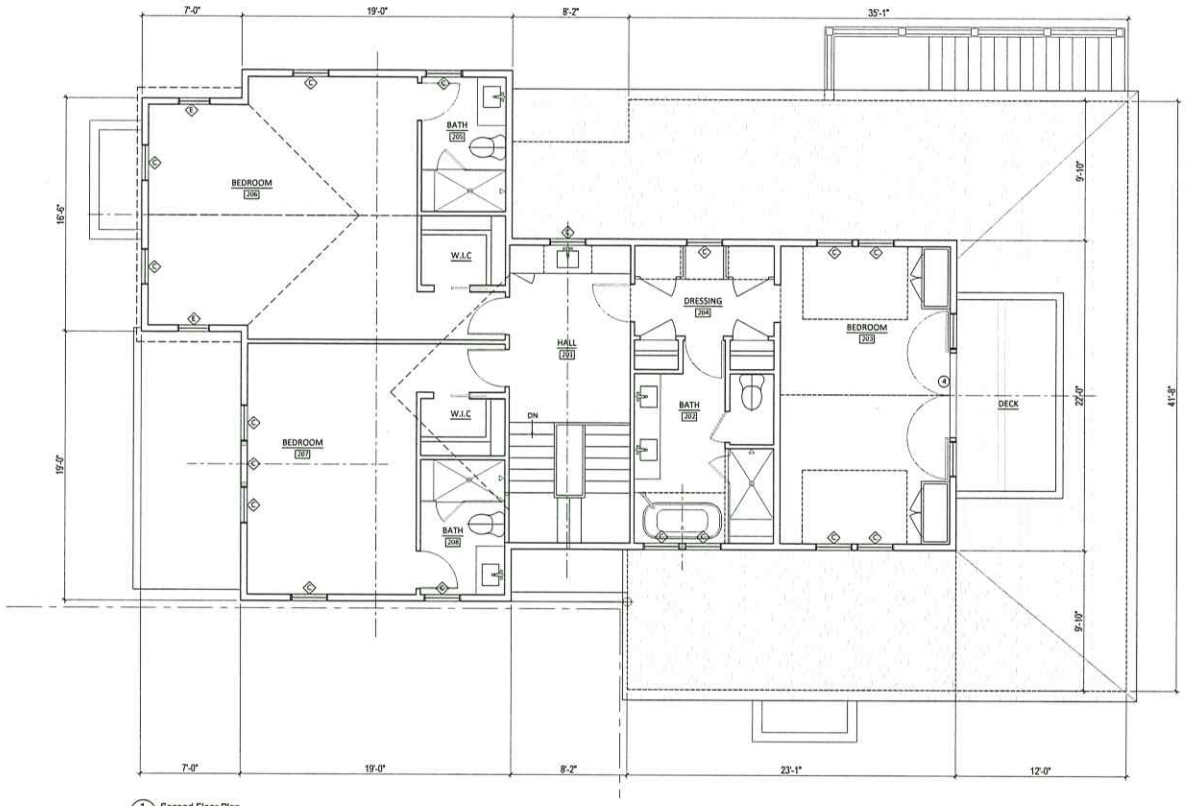
First Floor Plan

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.

**NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with 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.

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Street & Number of Proposed Work: 8 RED MILL LN

Owner of record: 8 RED MILL LANE LLC

Mailing Address: 424 MAIN ST-1600 LIBERTY BUILDING
BUFFALO, NY 14202-3616

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☒ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☒ Pool (Zoning District R-1) ☐ Roof ☐ Other _____

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

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

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

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation & NEW 28'X15' POOL/SPA/AUTO COVER
2. South Elevation N-RETAINING WALL -1' TO 4' TO 1'-148'
3. West Elevation W DRIVEWAY -SHELL
4. North Elevation - WALKWAYS - BLUE STONE & WOOD/TPE IN-GROUND PATIO-16X28 & BLUESTONE PATIO - 42'X12.5'

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

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

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

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

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

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

& FIRE PIT-PEASTONE - 14'X12'
E/S - BLUESTONE STAIRS
S - CONCRETE RETAINIG-WALL-174'
Fence: Height: 6'4" 5/1 NTW BOARD
Type: FENCE/GATE +
Length: WIRE IN HEDGE-230'+
A/C SURROUND 4' NTW BOARD FENCE

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

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

**Leaders (material and size)**: _____

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

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

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

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

**Hardscape materials**: Driveways SHELL/BELGIAN BLOCK APRON Walkways BLUE STONE STEPPERS/PATIO Walls NE FIELD STONE + CONCRETE WALLS

* Note: Complete door and window schedules are required.

## COLORS

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

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

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

Date 9/22/2024 Signature of owner of record _____ Signed under penalties of perjury

# 8 RED MILL LANE – NEW DWELLING/CABANA/POOL

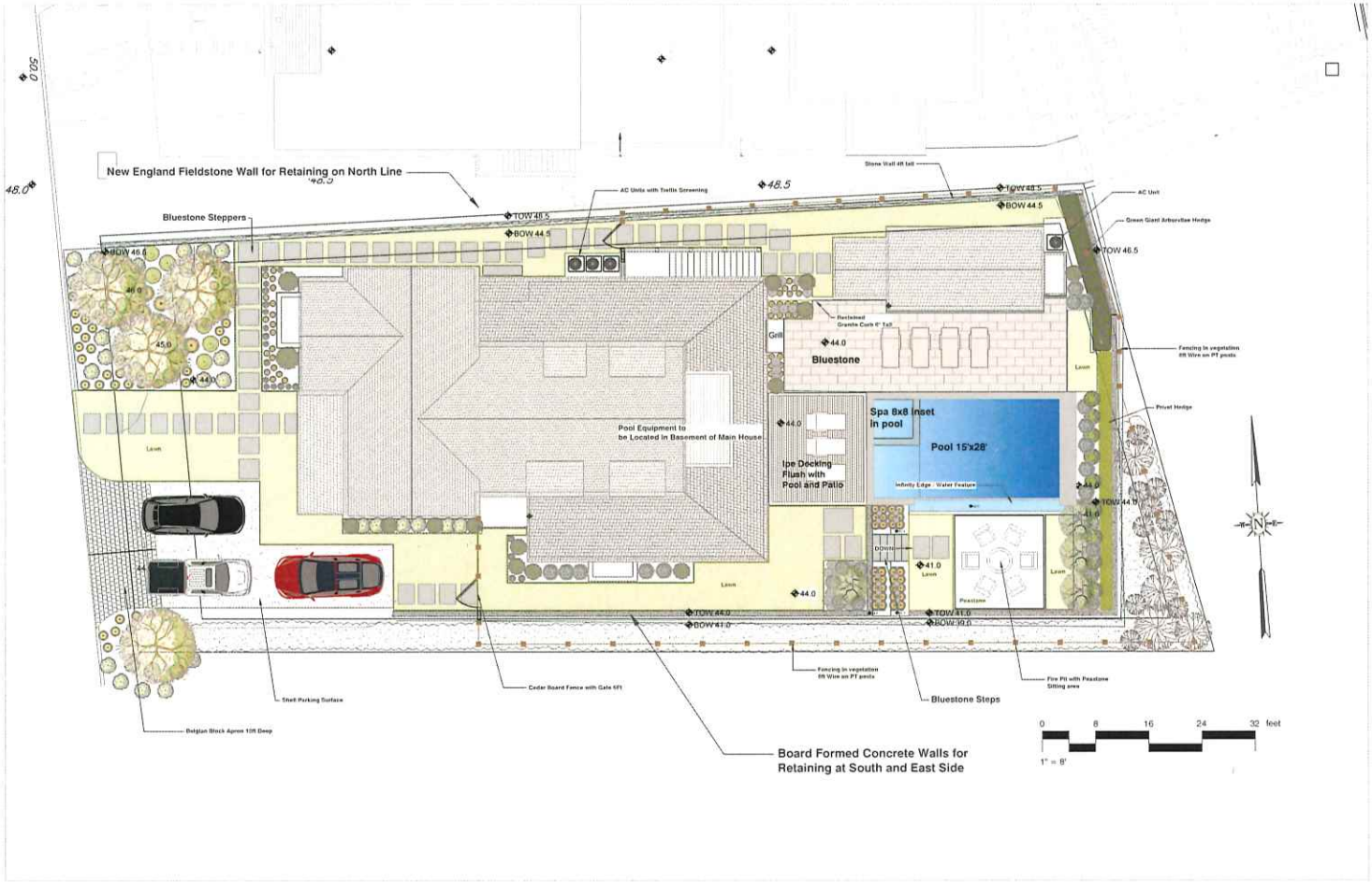





# LOOKING DOWN RED MILL LANE








CHAMPOUX LANDSCAPE

- PREPARED FOR -

Pfalzgraf
8 Red Mill Lane
Nantucket MA 02554

- DRAWING -

Landscape Plan

- REVISIONS -

9/23/2024

Scale 1" = 8'

L-1



Cedar board Fence



Cedar board Gate



Wire Fence in Vegetation



Wire Fence Example



Board Formed Concrete Wall



New England Fieldstone Wall



Fire Pit Example



Bluestone Steppers



Bluestone Patio

CHAMPOUX
LANDSCAPE

- PREPARED FOR -

Pfalzgraf
8 Red Mill Lane
Nantucket MA 02554

- DRAWING -

Photo Examples
Fencing and Hardscape

- REVISIONS -
9/24/2024

L-2



**THE LAST OPEN LOT IN THE SUBDIVISION**













**LOOKING UP RED MILL LANE – 6, 4, 2 RED MILL LANE**





## 6 RED MILL LANE



## 4 RED MILL LANE



## 2 RED MILL LANE



CERTIFICATE NO: _____ DATE ISSUED: _____

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

# CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

## PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 928

Street & Number of Proposed Work: 8 RED MILL LANE ~~LLC~~

Owner of record: 8 RED MILL LANE LLC

Mailing Address: 424 MAIN ST - 1600 LIBERTY BLDG
BUFFALO, NY 14202-3616

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

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

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 65.00

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

Size of Structure or Addition: Length: 31 4" Sq. Footage 1st floor: 325SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 11 4" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0' 8" South 0' 8" East 0' 8" West 0' 8"

Height of ridge above final finish grade: North 14' 2" South 14' 2" East 14' 2" West 14' 2"

Additional Remarks: NEW 31' X 11' 4" CABANA

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

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

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

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: OPEN SHOWER
Type: 4' X 6' X 6' NEW
Length: VERT BOARD

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

**Leaders (material and size)**: _____

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

☐ Other _____

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

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

C. Dimensions: Fascia 1" X8" Rake 1" X8" Soffit (Overhang) 6" Corner boards 1" X6" Frieze 1"

Window Casing 1" X4" Door Frame 1" X6" Columns/Posts: Round _____ Square _____

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

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN 2/2/4 ct

**Doors*** (type and material): ☐ TDL ☒ SDL Front B/B Rear _____ Side 5' ct FRENCH

Garage Door(s): Type _____ Material _____

**Hardscape materials**: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall NEW Clapboard (if applicable) _____ Roof WOOD

Trim WHITE Sash WHITE Doors WHITE

Deck _____ Foundation GRAY Fence _____ Shutters _____

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

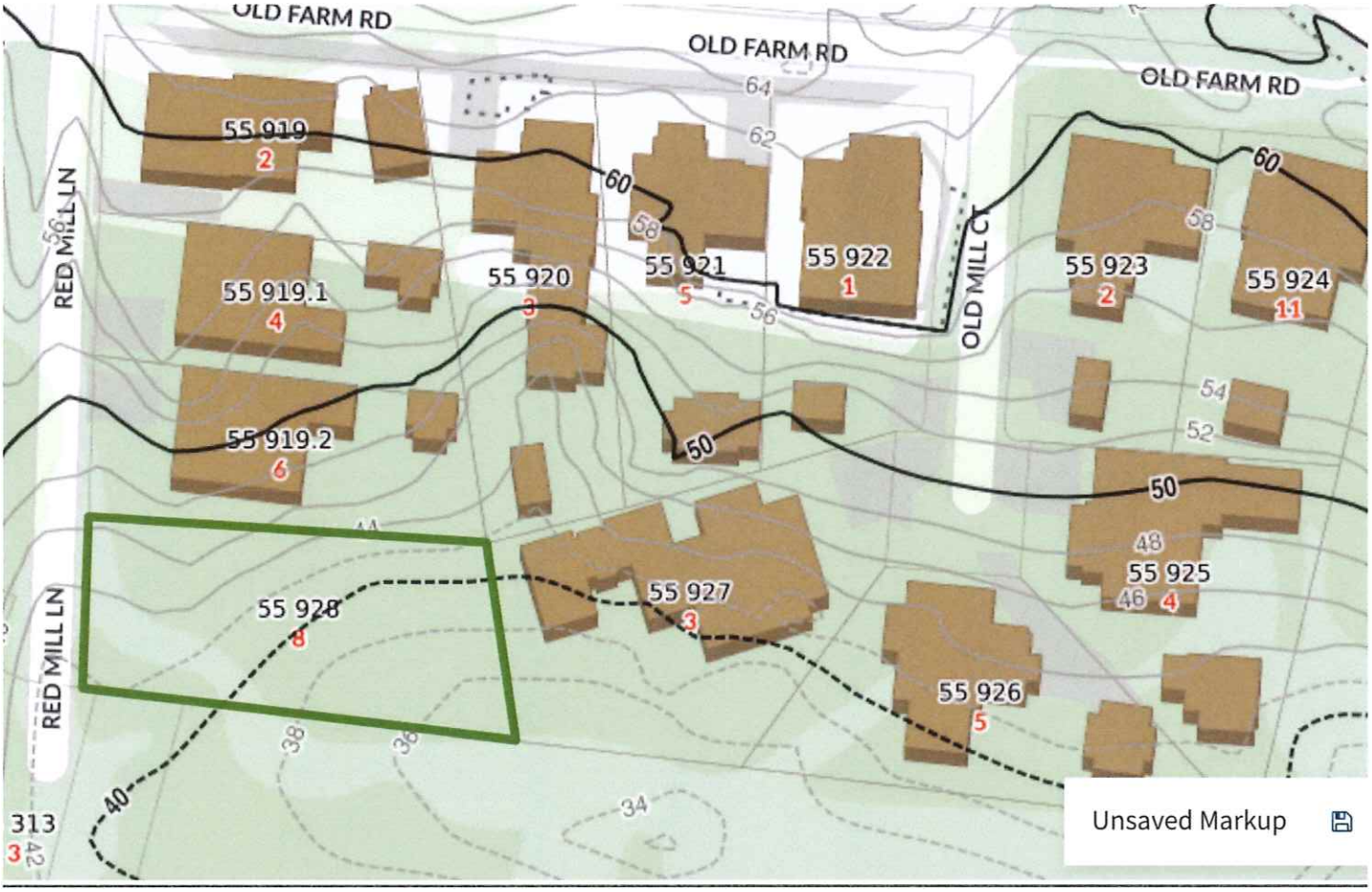
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 9/22/24 Signature of owner of record _____ Signed under penalties of perjury

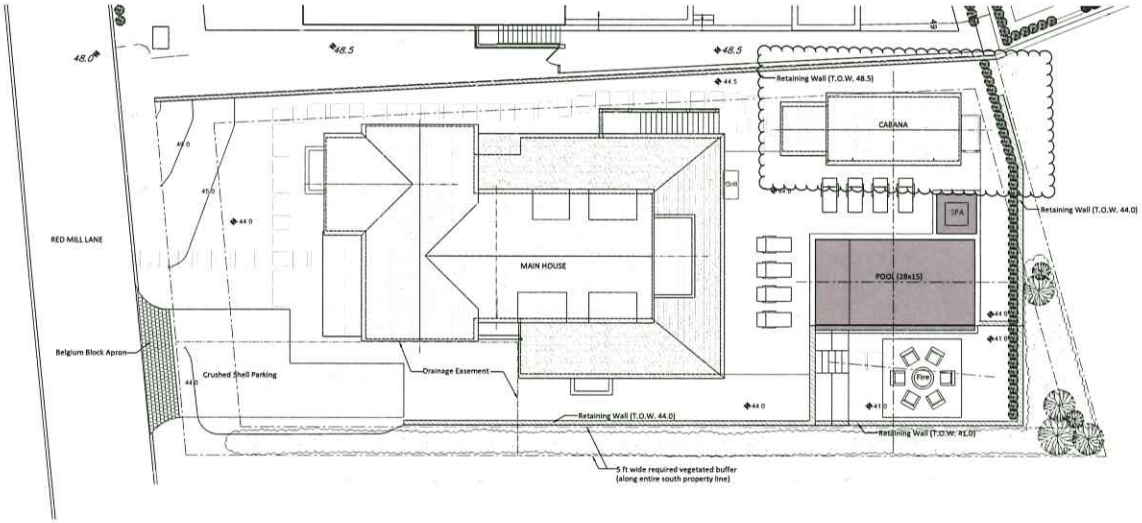
# 8 RED MILL LANE – NEW CABANA/POOL/DWELLING



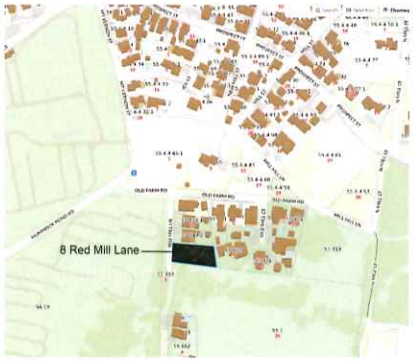




OLD FARM RD
OLD FARM RD
OLD FARM RD
RED MILL LN
RED MILL LN
OLD MILL CT
55 919
2
55 919.1
4
55 919.2
6
55 920
3
55 921
5
55 922
1
55 923
2
55 924
11
55 925
4
55 926
5
55 927
3
55 928
8
55 313
3
Unsaved Markup


55 919.2
6
55 928
8
55 927
3
RED MILL LN
55 313
3




1 Site Plan
1" = 10'




Locus Map

Contour Key

- Existing Contours to Remain
- Existing Contours to be Modified
- New Contours

SITE / ZONING NOTES

--Locus: #8 Red Mill Lane, Map 55 Parcel 928
--Zoning Classification R-1

| | |
|---|---|
| --Minimum Lot Size | 5000 SF |
| --Actual Lot Size | +/- 10390 SF |
| --Minimum Frontage | 50' |
| --Actual Frontage | 63.3' |
| --Front Yard Setback | 10' |
| --Side / Rear Yard Setback | 5' |
| --Ground Cover Ratio | 30% |
| --Proposed Ground Cover | 24.5% |
| Main House = | 2223 SF |
| Cabana = | 325 SF |
| Total = | 2548 SF |

CABANA

Pool Cabana

Issued for HDC Approval September 16, 2024

SEAL

Robert Marker Architect, LLC
Pennsylvania, New York, Massachusetts, Rhode Island, Maryland
11 Marietta Avenue, P.O. Box 475, Mount Joy PA 17552
717-653-0344

Site Plan / Hardscape Plan

8 Red Mill Lane
Woodland Hill, Nantucket MA

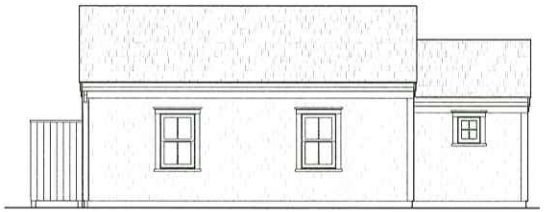
DRAWN BY:

DATE:
HDC Submission
September 16, 2024

A1.1



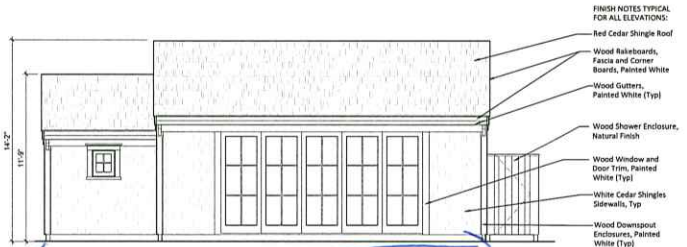

1 AC.1.1 West Elevation
SCALE: 1/4" = 1'-0"



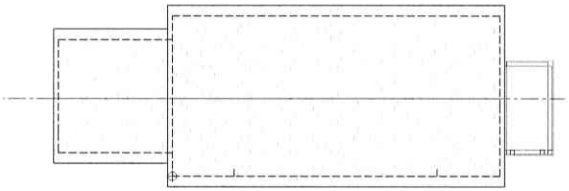
2 AC.1.1 North Elevation
SCALE: 1/4" = 1'-0"



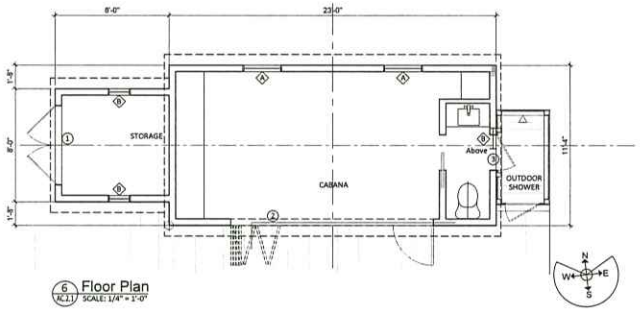

3 AC.1.1 East Elevation
SCALE: 1/4" = 1'-0"




4 AC.2.1 South Elevation
SCALE: 1/4" = 1'-0"

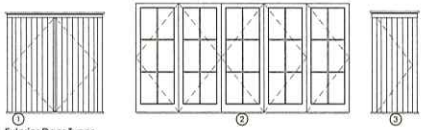


5 AC.2.1 Roof Plan
SCALE: 1/4" = 1'-0"



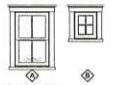

6 AC.1.1 Floor Plan
SCALE: 1/4" = 1'-0"

| Exterior Door Schedule | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Type | Description | Manufacturer | Product # | Rough Opening (WxH) | Frame Size (WxH) | Threshold | Storm & Screen | Hardware | Finish / Color | Notes |
| 1 | T&G Z-Braced Solid Door | Custom | Custom | 6'-4" x 6'-10" | 6'-1" x 6'-9" | | N/A | TBD | Painted / White | |
| 2 | 5 Panel Bifold | Centor | 400 Series | 14'-6" x 8'-0" Verify | 14'-4" x 7'-10" Verify | | No Screen | TBD | Painted / White | |
| 1 | Single Panel Solid Door | Simpson | 77220 | 2'-11" x 6'-10" | 2'-10" x 6'-9" | | No Screen | TBD | Painted / White | |




Exterior Door Types

| Window Schedule | | | | | | |
|---|---|---|---|---|---|---|
| Type | Description | Manufacturer | Product # | Rough Opening (WxH) | Frame size (WxH) | Finish / Color |
| A | Double Hung | Anderson A series | ADH2640 | 2'-6" x 4'-0" | 2'-5 1⅛" x 3'-11 1⅛" | Painted / White |
| B | Picture | Anderson A series | APW1820 | 1'-8" x 2'-0" | 1'-7 1⅛" x 1'-11 1⅛" | Painted / White |




Window Types

Pool Cabana
Issued for HDC Approval September 16, 2024

SEAL

Robert Marker Architect, LLC
Pennsylvania, New York, Massachusetts, Rhode Island, Maryland
11 Marietta Avenue, P.O. Box 475, Mount Joy PA 17552
717-653-0344

# Cabana Plans / Elevations

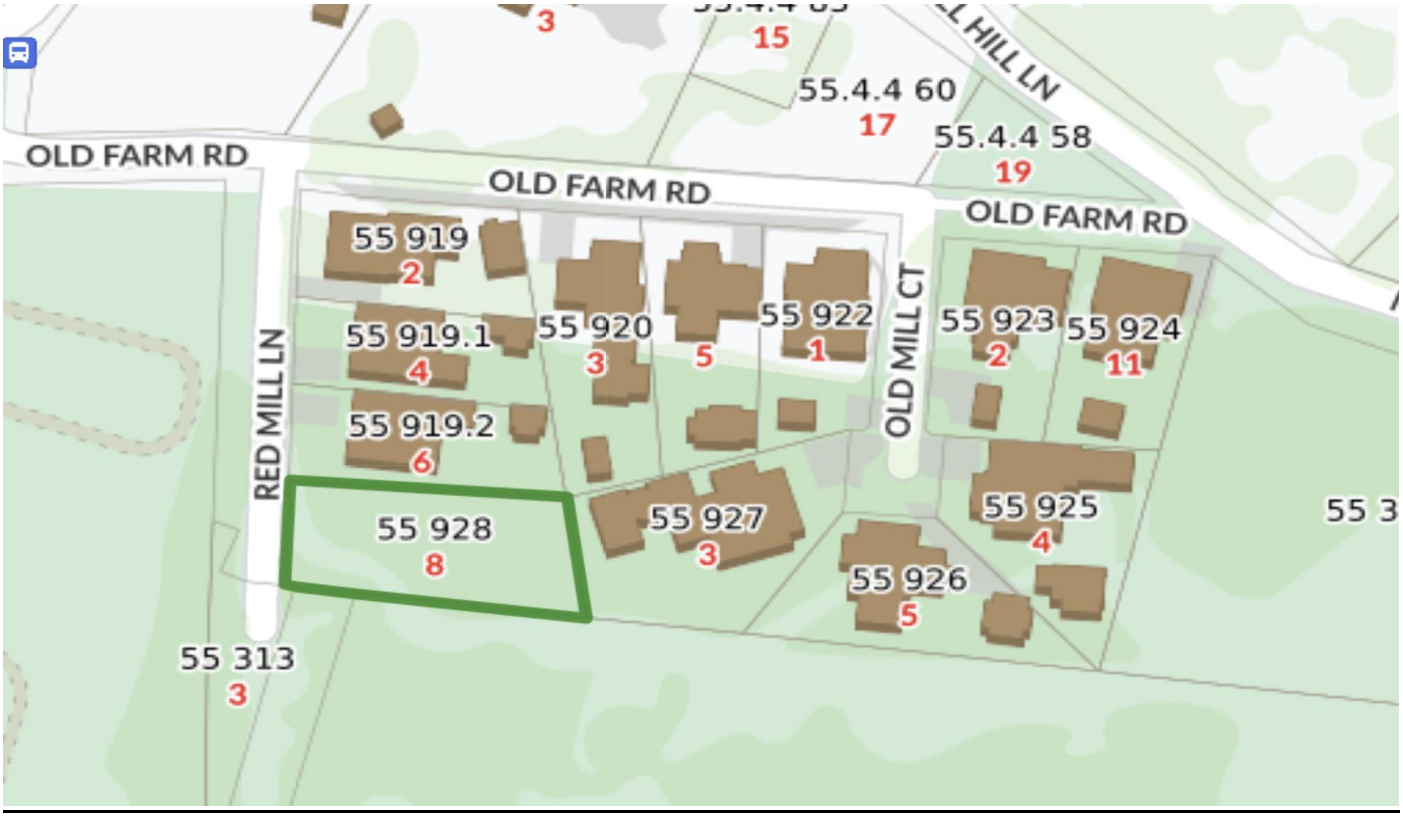
8 Red Mill Lane
Woodland Hill, Nantucket MA

DRAWN BY:

DATE:
HDC Submission
September 16, 2024

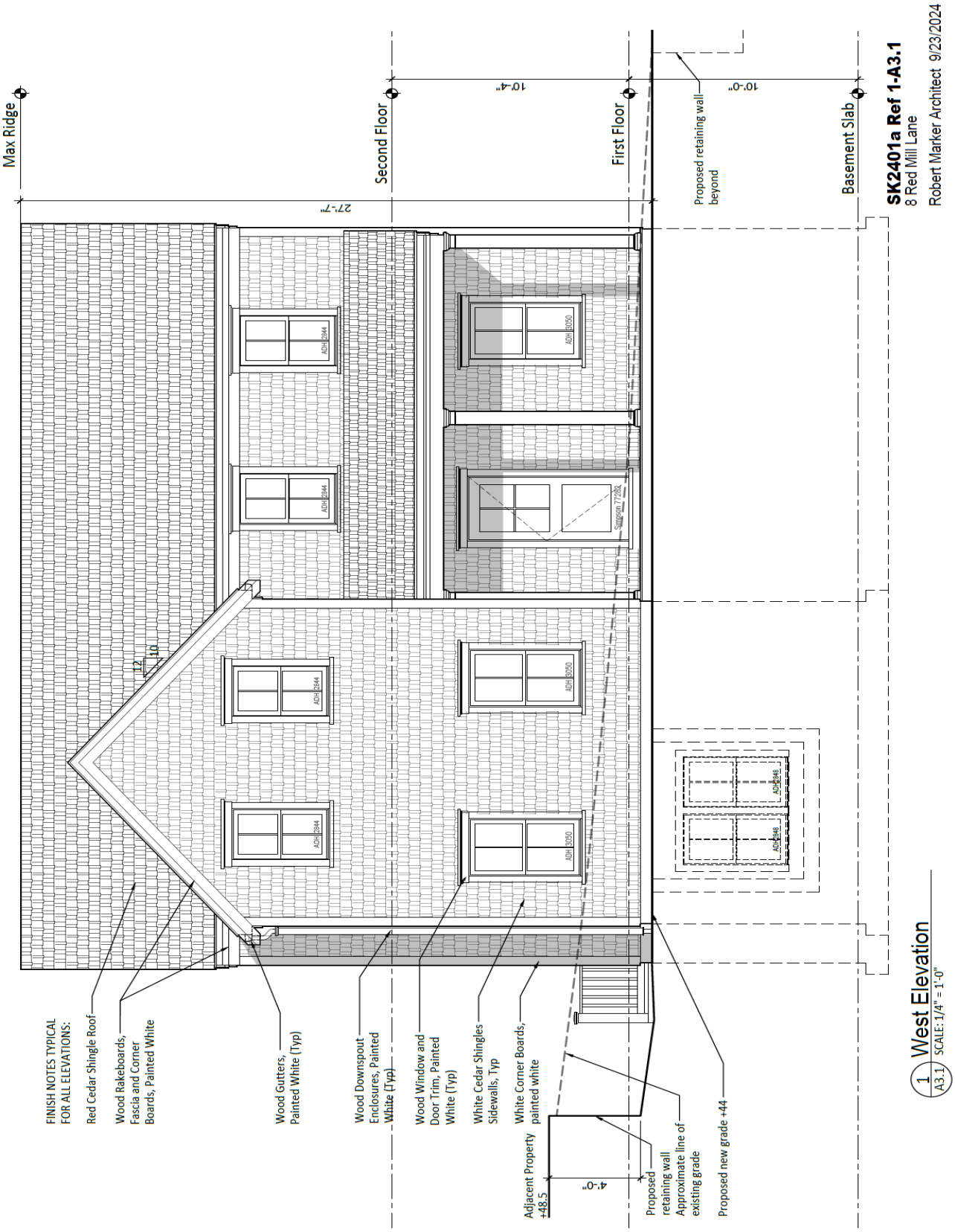
AC
2.1

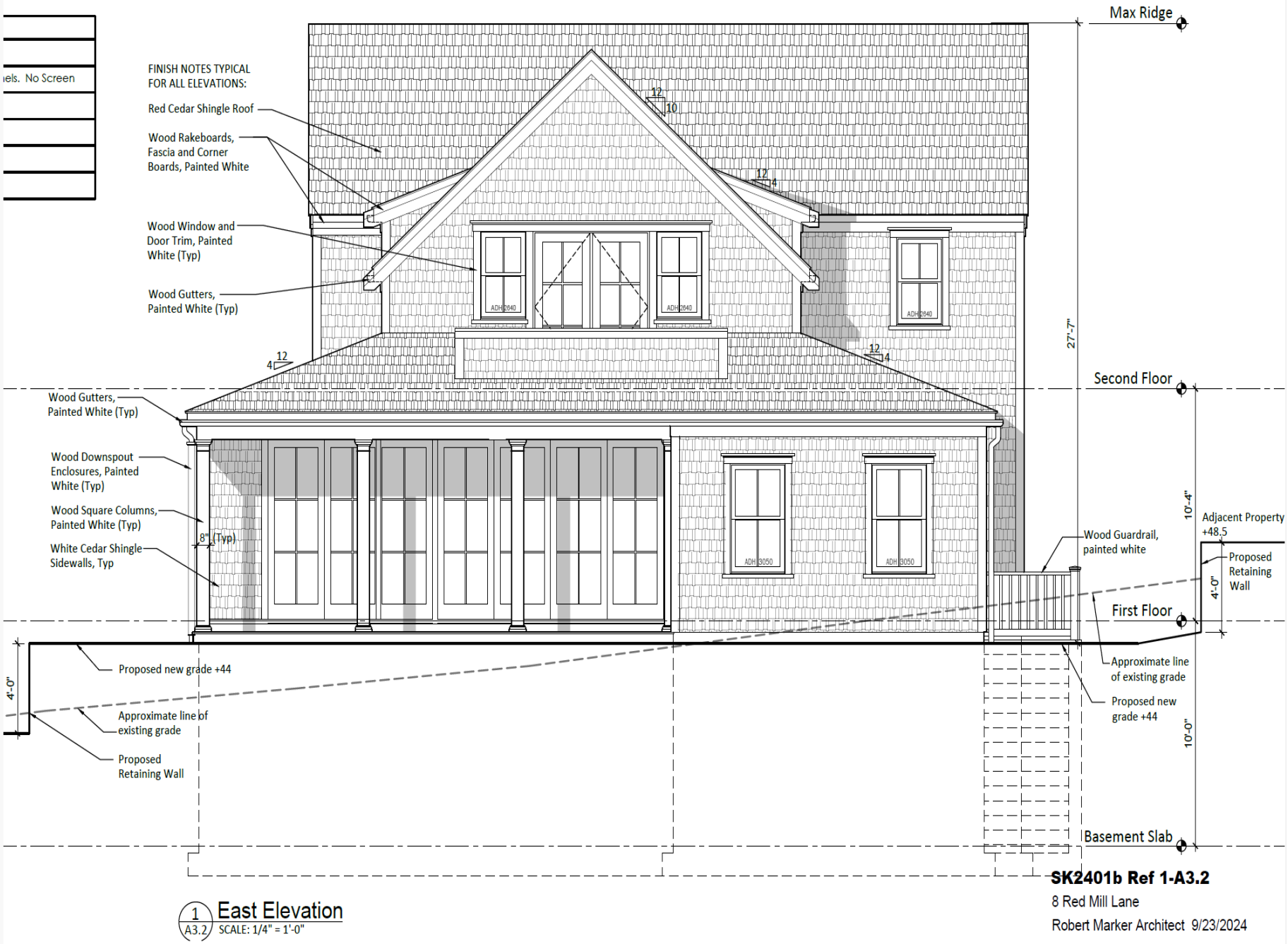
# 8 RED MILL LANE – NEW DWELLING/CABANA/POOL






# GRADING PLAN






1 A3.2 East Elevation
SCALE: 1/4" = 1'-0"

**SK2401b Ref 1-A3.2**

8 Red Mill Lane

Robert Marker Architect 9/23/2024

# LOOKING DOWN RED MILL LANE







**THE LAST OPEN LOT IN THE SUBDIVISION**













**LOOKING UP RED MILL LANE – 6, 4, 2 RED MILL LANE**





## 6 RED MILL LANE



## 4 RED MILL LANE



## 2 RED MILL LANE



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

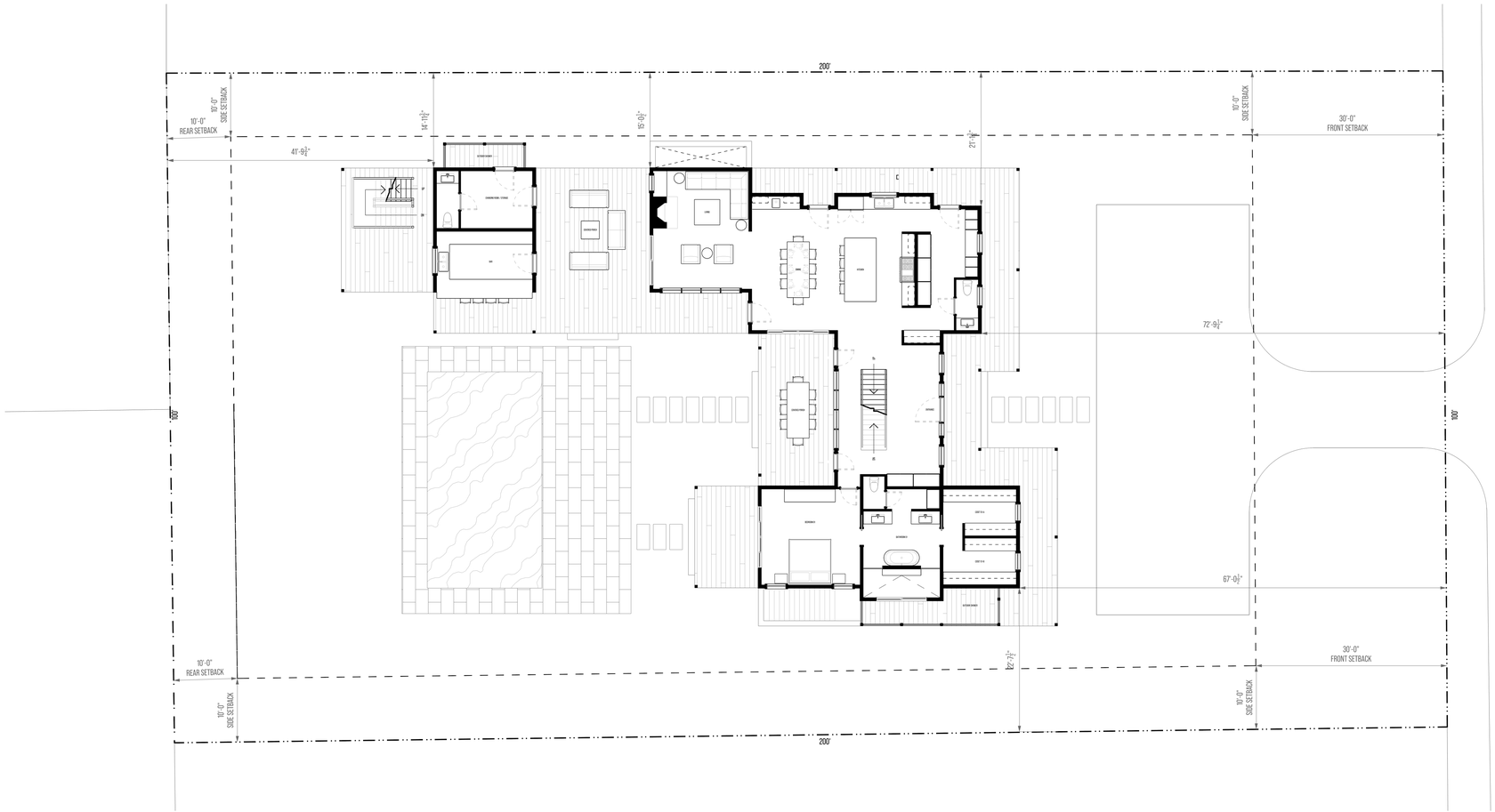
**Dustin Maury** <dustin@mauryassociates.com> Sun, Sep 15, 2024 at 1:35 PM
To: Reid Yenor <rkyenor@gmail.com>

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



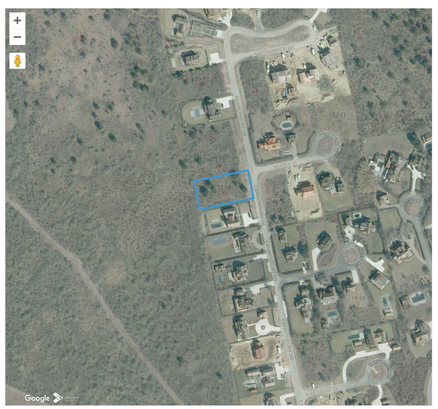

# 1 SITE PLAN

SCALE : 1:10

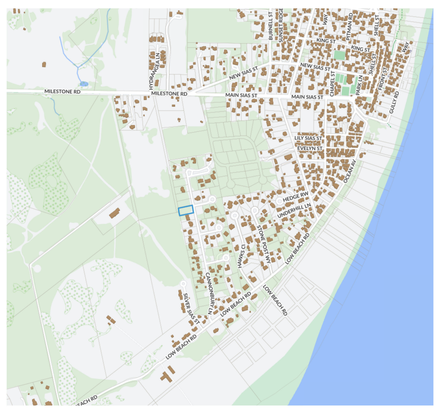


# 2 NEIGHBORHOOD MAP

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

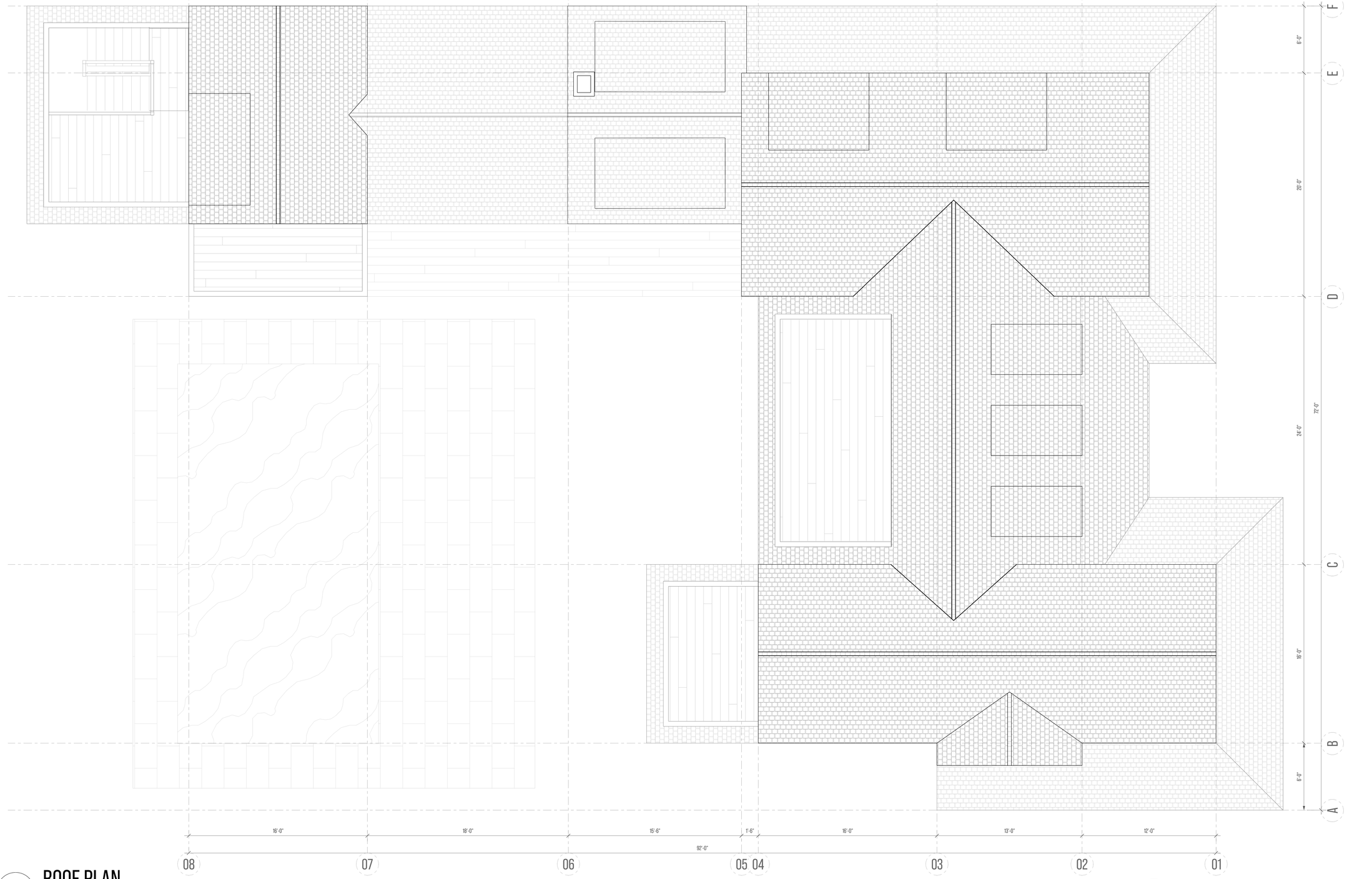
SECOND
FLOOR PLAN

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:

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|---|---|
| 09/20/24 | HDC SET 01 |

REVISION HISTORY:

| DATE | DESCRIPTION |
|---|---|

DRAWING TITLE

ROOF PLAN

SHEET NUMBER

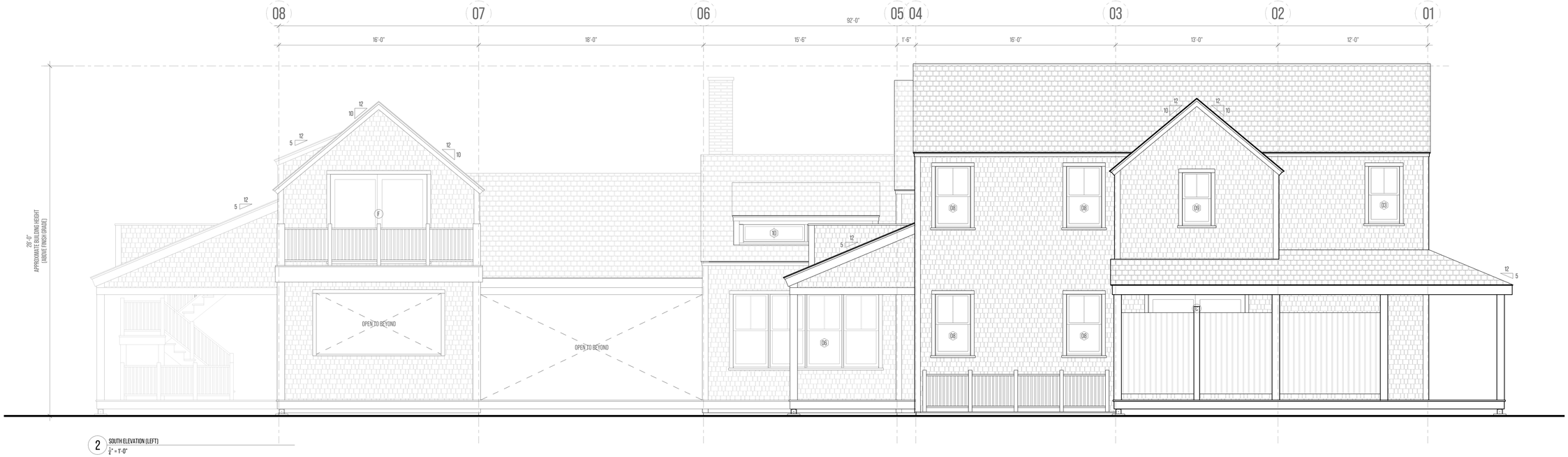
A-2.00

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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| Total Postage and Fees | $5.58 |

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Sent To: Franklin William H
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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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City, State, ZIP+4®: Nantucket, MA 02554

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| ☐ Adult Signature Restricted Delivery | $ |
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| Total Postage and Fees | $5.58 |

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Street and Apt. No., or PO Box No.: 100 Conifer Hill Dr #304
City, State, ZIP+4®: Danvers, MA 01923

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09/20/2024

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Street and Apt. No., or PO Box No.: 13 pleasant street
City, State, ZIP+4®: Nantucket, MA 02554

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09/20/2024

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Street and Apt. No., or PO Box No.: 10 Easton st.
City, State, ZIP+4®: Nantucket, MA 02554

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San Francisco, CA 94118

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| ☐ Adult Signature Restricted Delivery | $ |
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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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Nantucket, MA 02554

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09.23.24



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2 Stone Alley
Nantucket, MA 02554

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## Deck Railing Full Scale Mock-up

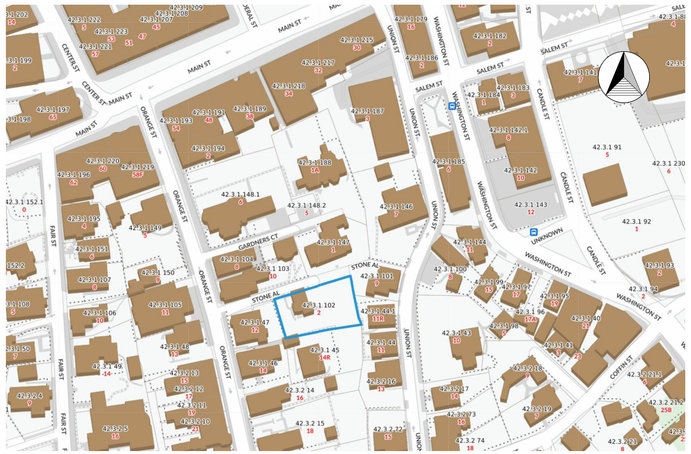
09.23.24

# *Ehinger Residence*

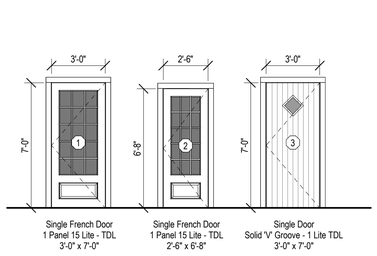
## 2 Stone Alley
## Nantucket, MA 02554

09.23.24

*HDC Submission*




Locus Map



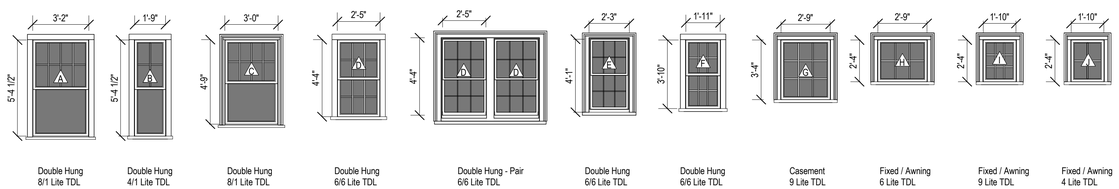

Single French Door
1 Panel 15 Lite - TDL
3'-0" x 7'-0"

Single French Door
1 Panel 15 Lite - TDL
2'-6" x 6'-8"

Single Door
Solid 'V' Groove - 1 Lite TDL
3'-0" x 7'-0"

Door Legend - Exterior

1/4" = 1'-0"




Double Hung
8/1 Lite TDL

Double Hung
4/1 Lite TDL

Double Hung
8/1 Lite TDL

Double Hung
6/6 Lite TDL

Double Hung - Pair
6/6 Lite TDL

Double Hung
6/6 Lite TDL

Double Hung
6/6 Lite TDL

Casement
9 Lite TDL

Fixed / Awning
6 Lite TDL

Fixed / Awning
9 Lite TDL

Fixed / Awning
4 Lite TDL

Window Legend

1/4" = 1'-0"



North Elevation



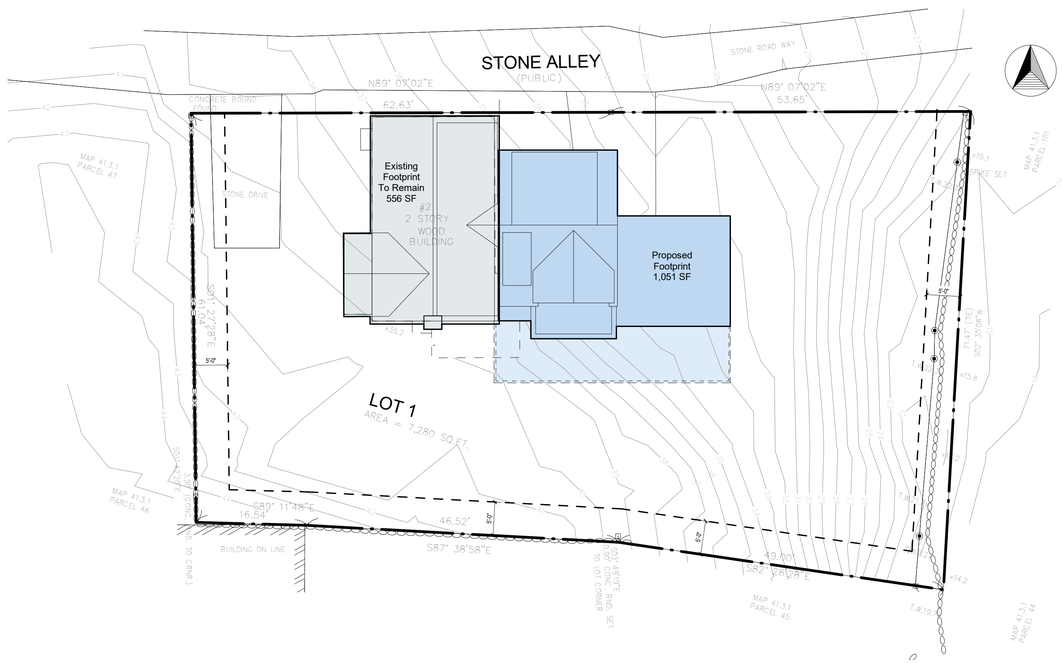
East Elevation



South Elevation



West Elevation


STONE ALLEY
(PUBLIC)
N89° 0'02"E
62.63'
N89° 07'02"E
53.65'
STONE ROAD WAY
CONCRETE BOUND FOUND
Existing Footprint To Remain 556 SF
#2
2 STORY WOOD BUILDING
Proposed Footprint 1,051 SF
LOT 1
AREA = 7,280 SQ.FT.
S89° 11'48"E
16.50'
46.52'
S87° 38'58"E
40.00'
S82° 26'08"E
BUILDING ON LINE
5'-0"
MAP 41.3.1 PARCEL 47
MAP 41.3.1 PARCEL 46
MAP 41.3.1 PARCEL 45
MAP 41.3.1 PARCEL 44
MAP 41.3.1 PARCEL 101
STONE DRIVE
T.W.15.1
B.W.14.8
T.W.15.6
B.W.15.3
T.W.15.2
B.W.14.7
T.W.15.3
B.W.14.4
T.W.15.4
B.W.14.5
T.W.15.5
B.W.14.6
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B.W.14.7
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B.W.14.8
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B.W.14.9
T.W.15.9
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T.W.15.0
B.W.15.1
T.W.15.1
B.W.15.2
T.W.15.2
B.W.15.3
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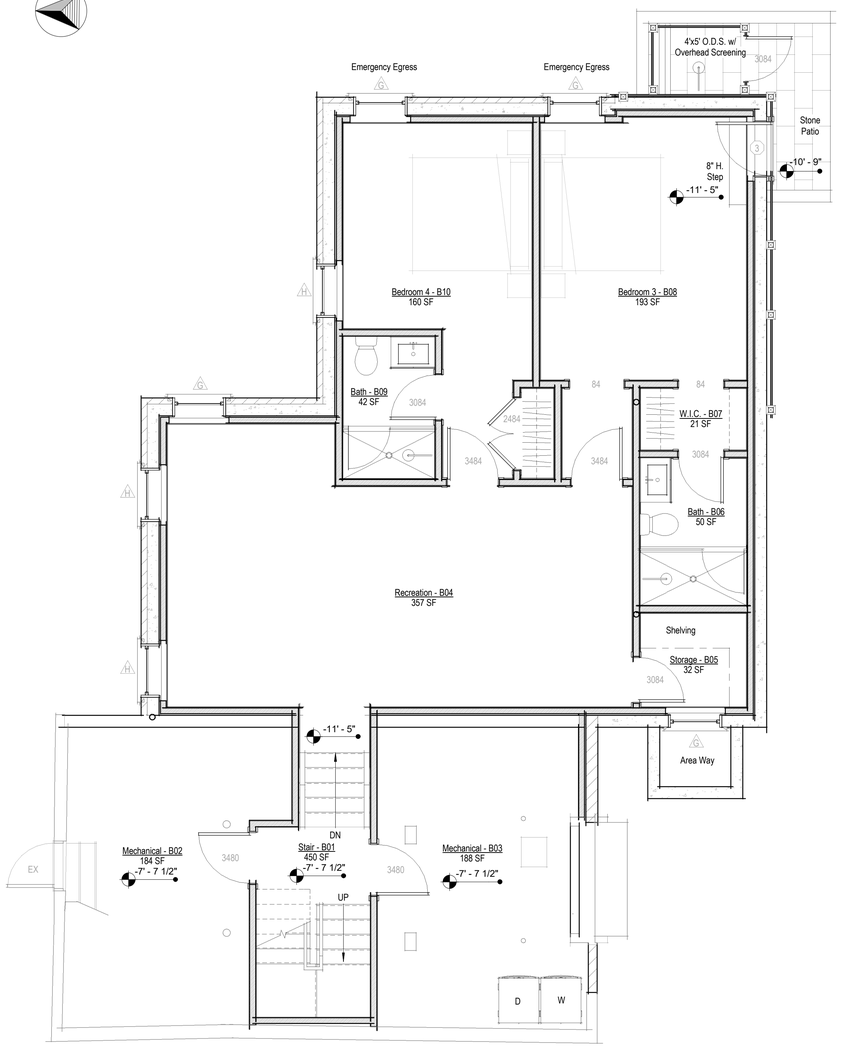
B.W.19.9

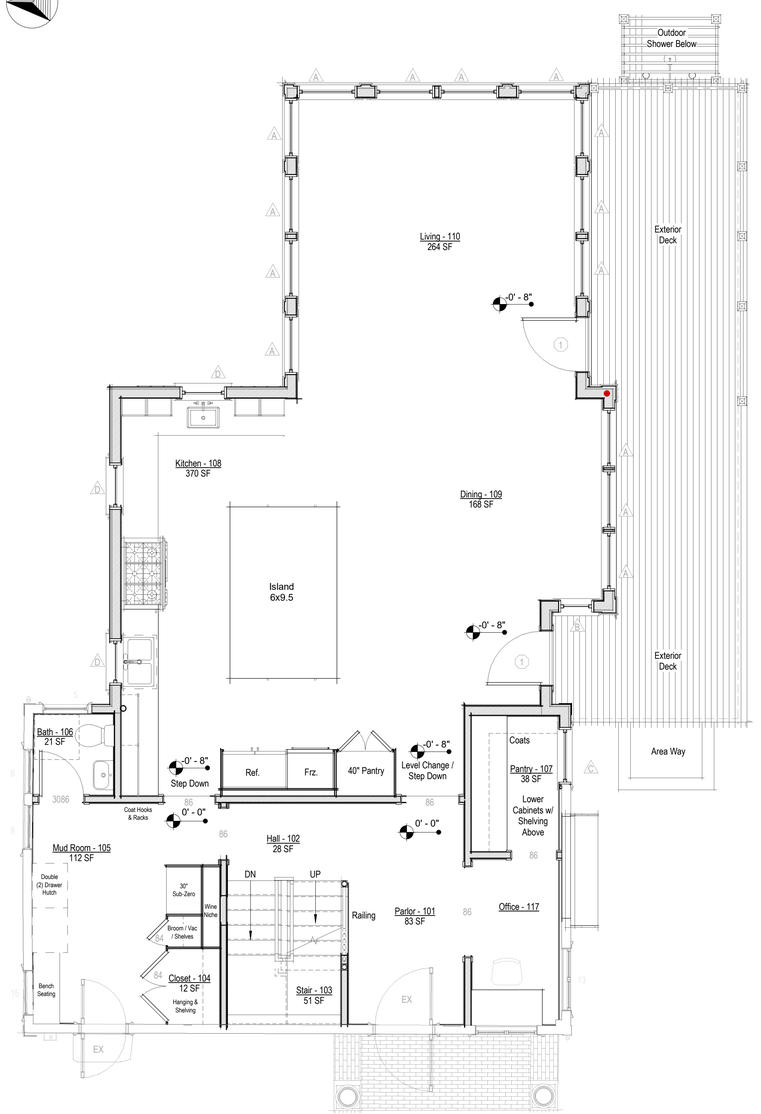
09.23.24

HDC Submission




Basement - Proposed

1/4" = 1'-0"




First Floor Level - Proposed

1/4" = 1'-0"

# 2110

*Ehinger Residence*

2 Stone Alley
Nantucket, MA 02554

## Floor Plans

### Site Information

| | |
|---|---|
| Map & Parcel: | 42.3.1 / 102 |
| Current Zoning: | ROH |
| Minimum Frontage: | 50 ft |
| Front Setback: | 0 ft |
| Side/Rear Setback: | 5 ft |
| Lot Size: | 7,280 sq. ft. |
| Min. Lot Size: | 5,000 sq ft |
| Allowable G.C.: | 40% or 2,912 sq. ft. |
| Existing G.C.: | 556 sq. ft. |
| Proposed G.C.: | 1,051sq. ft. |
| Total Proposed G.C.: | 1,607 sq. ft. |

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

SHEET INDEX


G.1.0 Cover Sheet
A.1.1 Floor Plans
A.1.2 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.5.1 Perspective View


**Revisions**


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

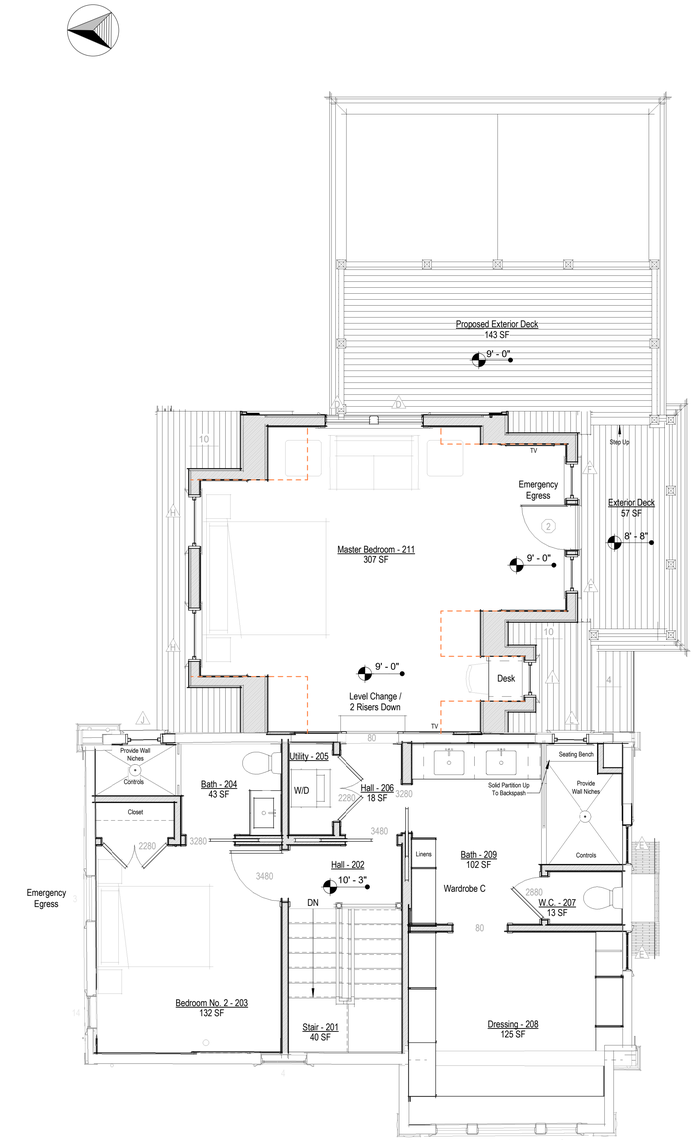
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.


A.1.1

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

### Site Information

| | |
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A.1.2

2110

09.23.24

HDC Submission



West Elevation - Previously Approved COA

1/8" = 1'-0"




**NO VISIBLE CHANGES THIS VIEW**

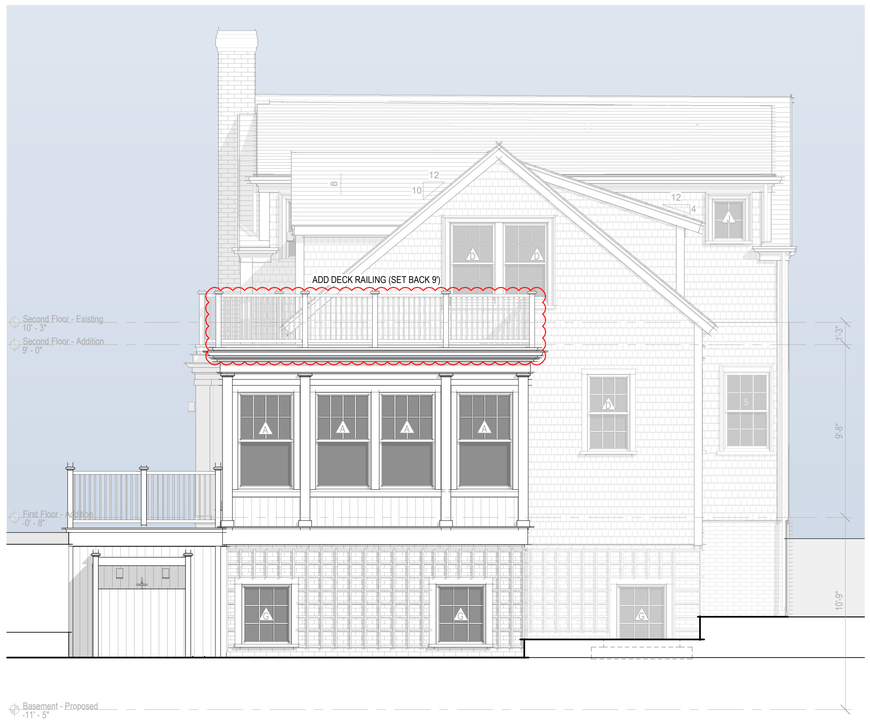
West Elevation - Proposed

1/4" = 1'-0"



East Elevation - Previously Approved COA

1/8" = 1'-0"




East Elevation - Proposed

1/4" = 1'-0"

# 2110

*Ehinger Residence*

2 Stone Alley
Nantucket, MA 02554

## Exterior Elevations

## Site Information

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A.2.1

2110

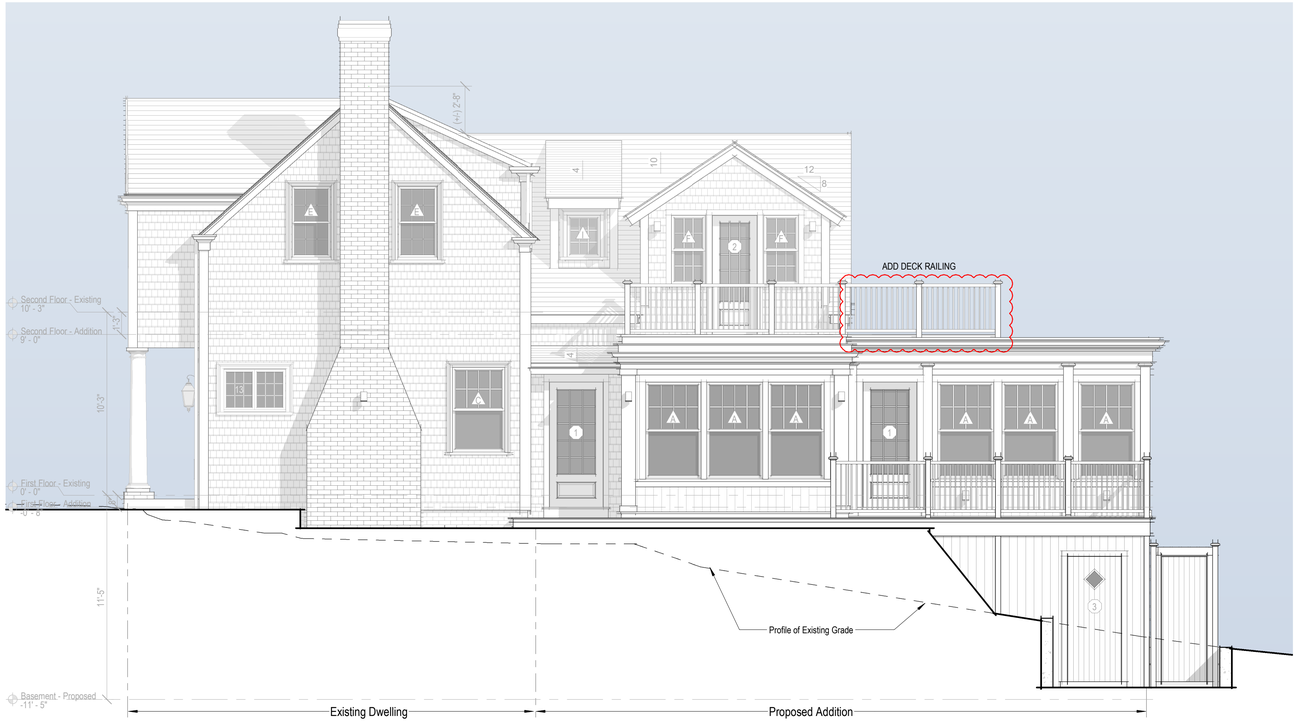
09.23.24

HDC Submission



South Elevation - Previously Approved COA

1/8" = 1'-0"




South Elevation - Proposed

1/4" = 1'-0"



North Elevation - Previously Approved COA

1/8" = 1'-0"




North Elevation - Proposed

1/4" = 1'-0"

# 2110

*Ehinger Residence*

2 Stone Alley
Nantucket, MA 02554

## Exterior Elevations

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| Proposed G.C.: | 1,051sq. ft. |
| Total Proposed G.C.: | 1,607 sq. ft. |

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

SHEET INDEX


G.1.0 Cover Sheet
A.1.1 Floor Plans
A.1.2 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.5.1 Perspective View


**Revisions**


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

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A.2.2

2110

09.23.24

HDC Submission



# 2110

*Ehinger Residence*

2 Stone Alley
Nantucket, MA 02554

## Perspective View

## 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.

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A.5.1

2110

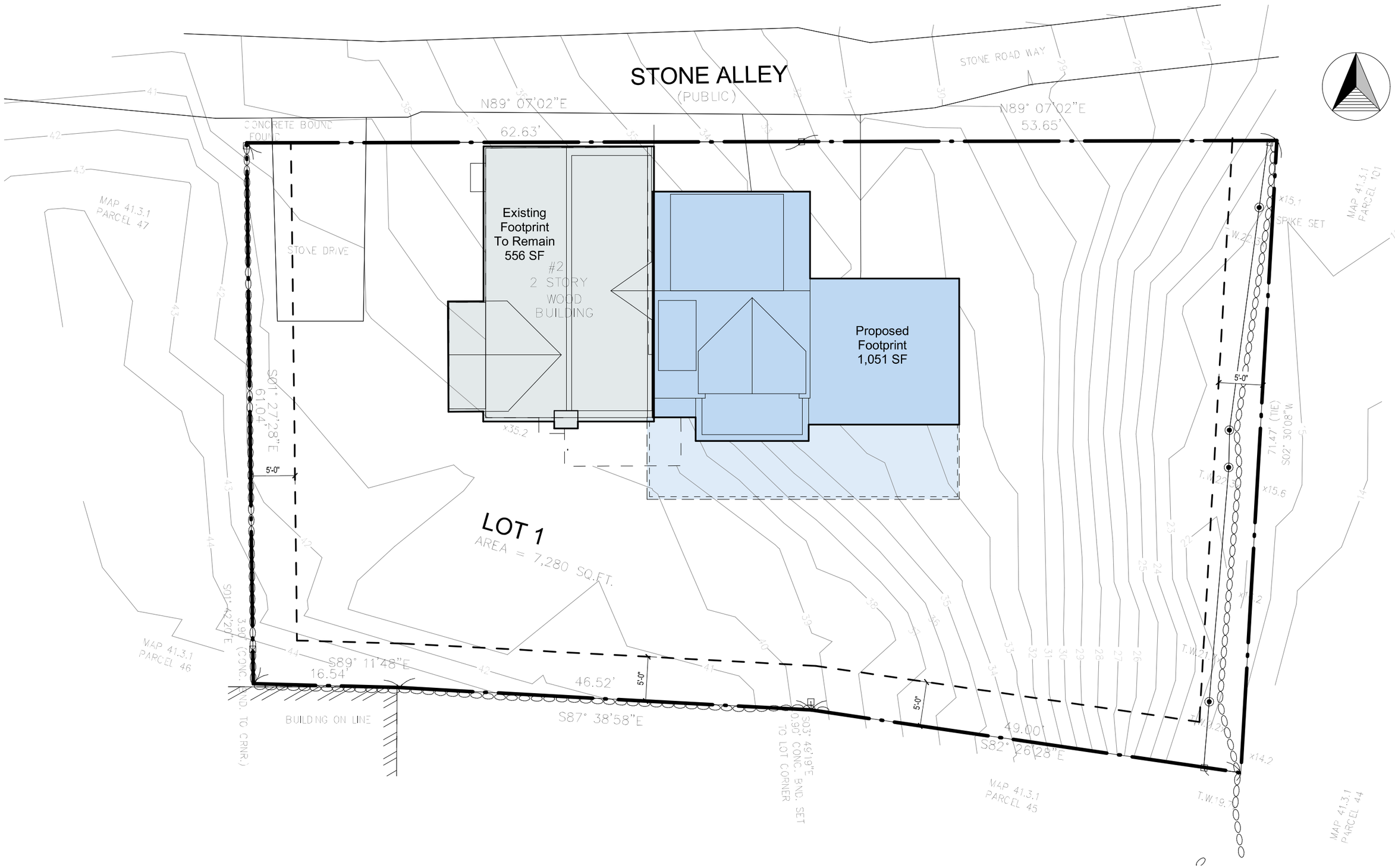
# *Ehinger Residence*

## 2 Stone Alley
## Nantucket, MA 02554

09.23.24




Locus Map




## Site Plan

3/32" = 1'-0"



North Elevation



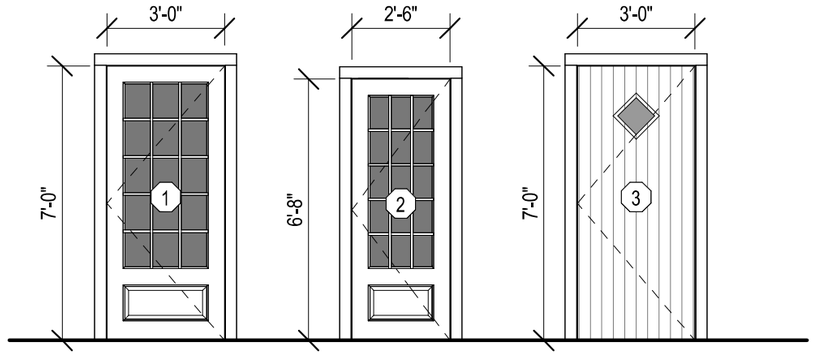
East Elevation



South Elevation



West Elevation



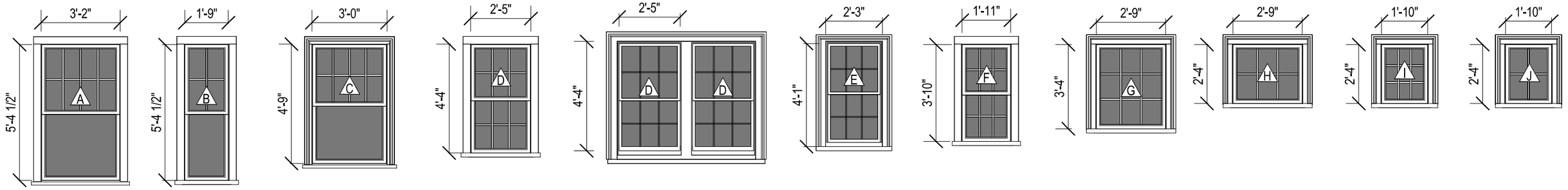

Single French Door
1 Panel 15 Lite - TDL
3'-0" x 7'-0"

Single French Door
1 Panel 15 Lite - TDL
2'-6" x 6'-8"

Single Door
Solid 'V' Groove - 1 Lite TDL
3'-0" x 7'-0"

## Door Legend - Exterior

1/4" = 1'-0"




Double Hung
8/1 Lite TDL

Double Hung
4/1 Lite TDL

Double Hung
8/1 Lite TDL

Double Hung
6/6 Lite TDL

Double Hung - Pair
6/6 Lite TDL

Double Hung
6/6 Lite TDL

Double Hung
6/6 Lite TDL

Casement
9 Lite TDL

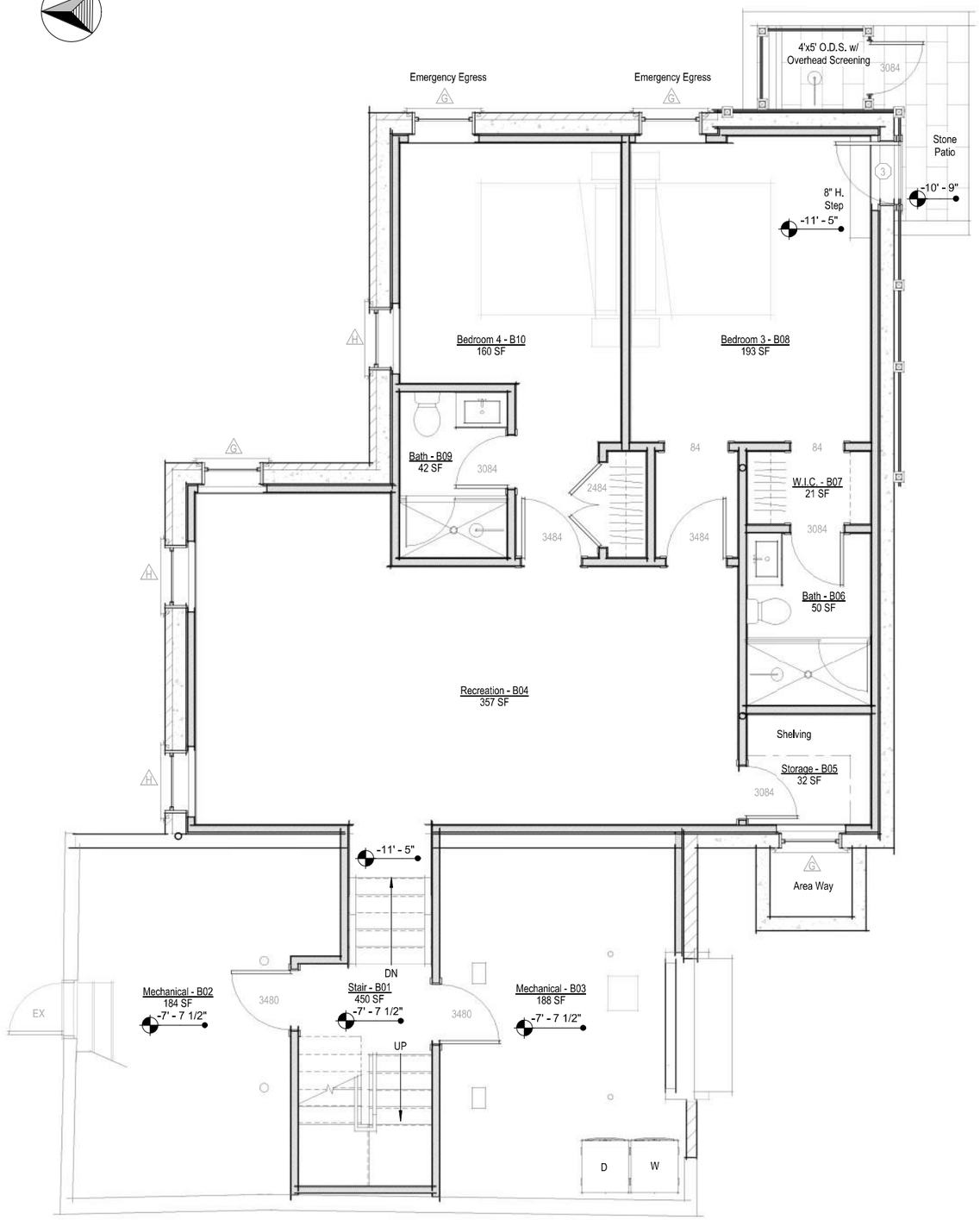
Fixed / Awning
6 Lite TDL

Fixed / Awning
9 Lite TDL

Fixed / Awning
4 Lite TDL

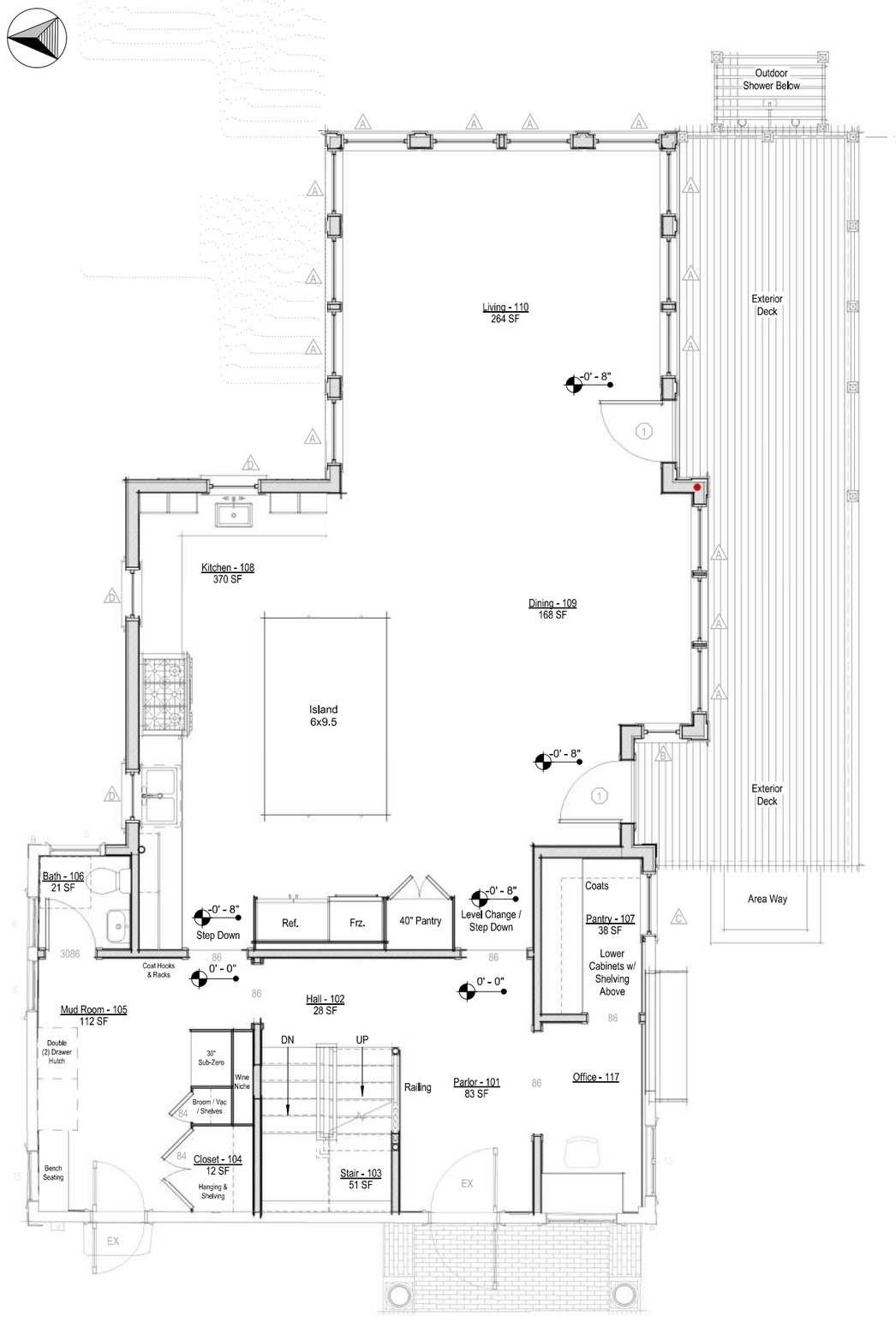
## Window Legend

1/4" = 1'-0"



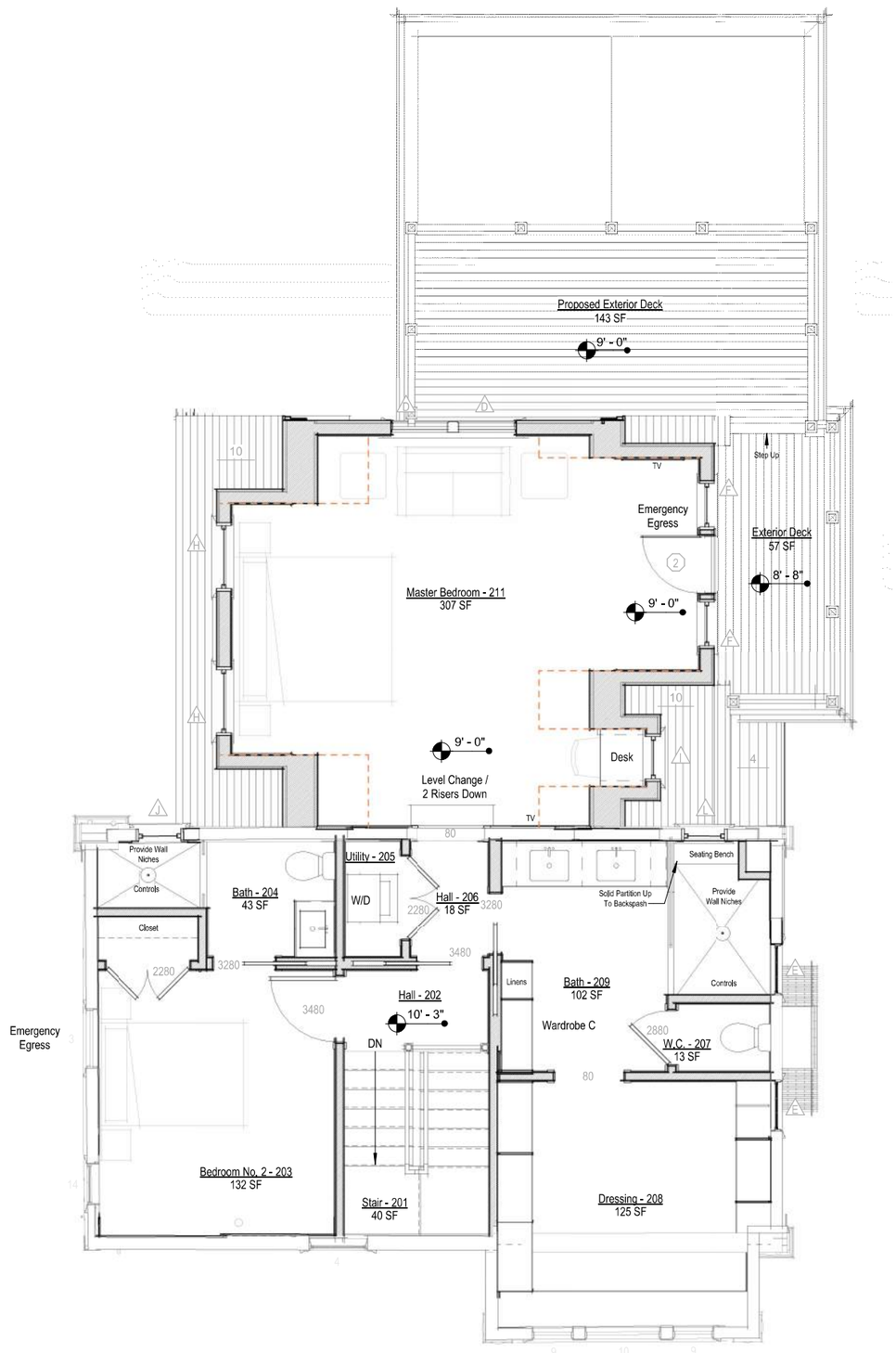

## Basement - Proposed

1/4" = 1'-0"




## First Floor Level - Proposed

1/4" = 1'-0"




## Second Floor Level - Proposed

1/4" = 1'-0"




**NO VISIBLE CHANGES THIS VIEW**

# West Elevation - Proposed

1/4" = 1'-0"



# West Elevation - Previously Approved COA

1/8" = 1'-0"



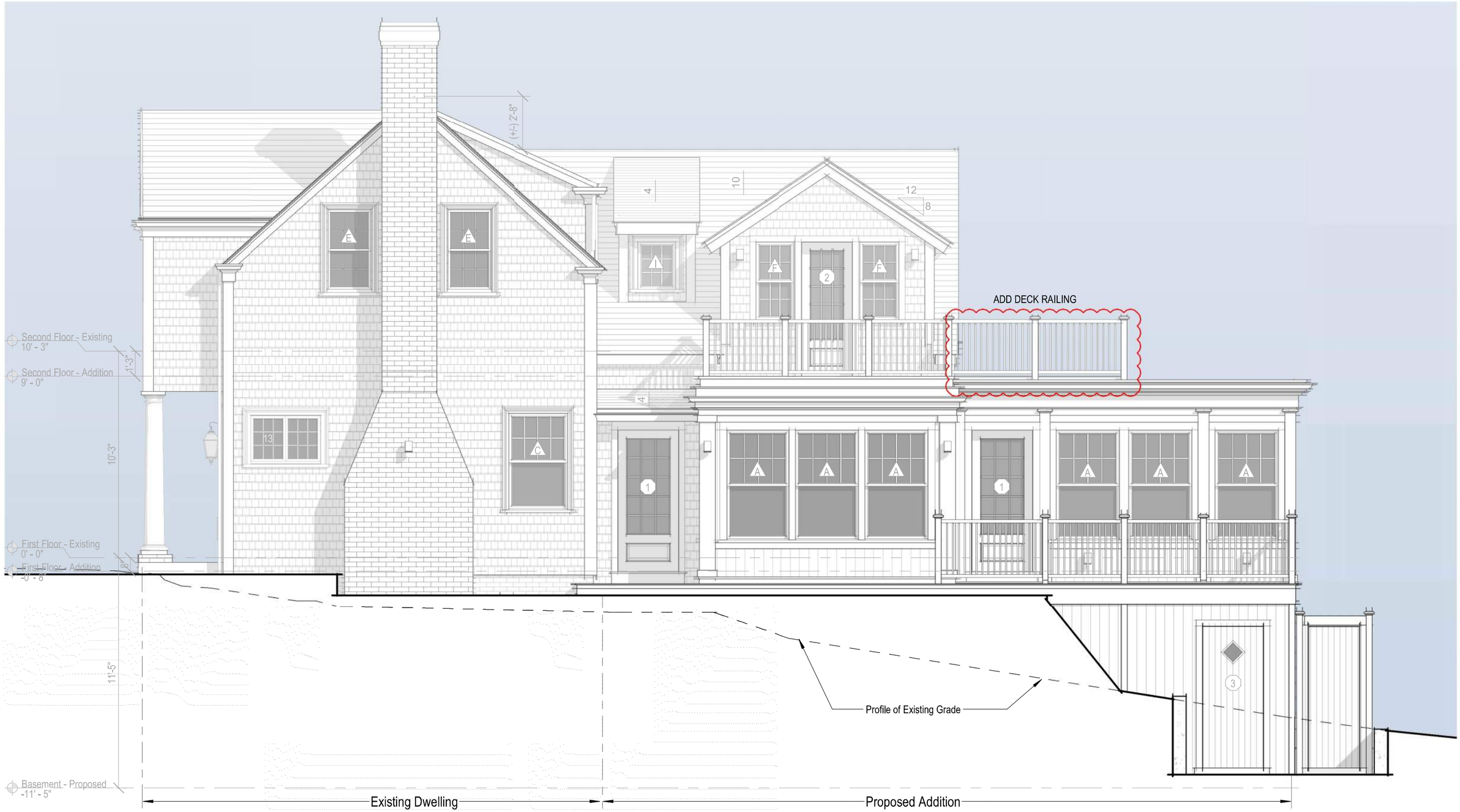

# East Elevation - Proposed

1/4" = 1'-0"



# East Elevation - Previously Approved COA

1/8" = 1'-0"




# South Elevation - Proposed

1/4" = 1'-0"



# South Elevation - Previously Approved COA

1/8" = 1'-0"




# North Elevation - Proposed

1/4" = 1'-0"



# North Elevation - Previously Approved COA

1/8" = 1'-0"



36. STYLE OF ARCHITECTURE:

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

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: Gutter Lane ran from burn to Union St. + later linked to Gutter Alley + formed Stone Alley.

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ○ c. Lancaster, The Architecture of Historic Nantucket, page: _____
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ⊘ f. NHA photos: _____
- ⊘ g. HABS research: _____
- ○ h. NHA plaque records: _____
- ○ i. other: _____

## GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: .17 AO ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

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

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

43. SURROUNDINGS: (check several if appropriate)

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

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

- ○ a. barn
- ○ b. privy
- ○ c. shop
- ○ d. arbor
- ○ e. carriage house
- ○ f. shed
- ○ g. gardens
- ⊘ h. deck
- ○ i. garage
- ○ j. greenhouse
- ⊘ k. fence
- ⊘ l. parking
- ○ m. scallop shanty
- n. landscape features: _____
- o. other: _____

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





# BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-24-29
MAP/PARCEL#: 42-31-102

Recorded By: AEG Date: 11-21 Organization: HDC

## IDENTIFICATION:

1. STREET NAME & NO.: 2 Stone Alley 2. BUILDING NAME: _____

3. OWNERSHIP: ○ a. public ⊘ b. private 4. PRESENT OWNER: Fairbanks, Walter A.

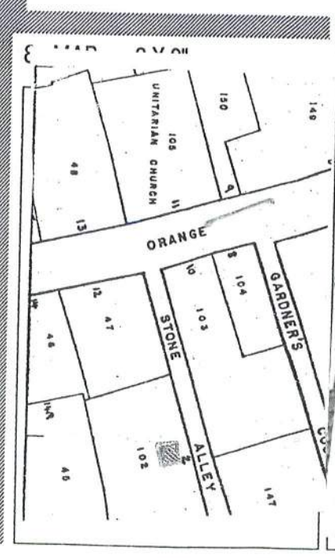
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

1804 - James Cold bought ... [illegible] ... 1825 - George B. Upton, ... 1922 - Wm. F. Cole ... 1927 - ... No. 11559 Lot #4, 1940 - Walter B. ... Helen J. Morton ... 1958 - ... Florence H. Fairbanks.

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

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ⊘ a. Yes ○ b. No
Interior accessible, explain: no






## DESCRIPTION:

10. FOUNDATION
○ a. brick ○ b. rubblestone ○ c. concrete ○ d. other: _____

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

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

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

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

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

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

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

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

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

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

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

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

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

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



25. FRONT/PRIMARY DOOR FRAME FEATURES:
(check several if appropriate)
○ a. sidelights ○ f. fanlight
○ b. transom ○ g. blind fan
○ c. plank frame ○ h. Greek Revival
○ d. flush frame ○ i. recessed
○ e. Federal ○ j. other: raised molding

26. NUMBER OF BAYS: ○ a. three ○ c. five
○ b. four ○ d. N/A
○ e. other: _____

27. WINDOW FRAME TYPE: ○ a. flush ○ c. bull-nose
○ b. plank frame ○ d. other: raised molding

28. WINDOW SASH TYPE(S) - FRONT FACADE:
○ a. 12/12 ○ d. 2/2
○ b. 9/9 ○ e. casement
○ c. 6/6 ○ f. other: _____

29. PORCH:
○ a. front ○ b. side ○ c. wrap

30. DETAILS:
(check several if appropriate)
○ a. corner boards (plain) ○ e. blinds
○ b. corner boards (beaded) ○ f. watertable
○ c. corner board (single) ○ g. pilasters
○ d. entry stairs w. balustrade ○ h. trellis
○ i. other: _____

31. CONDITION: ○ a. excellent ○ c. fair
○ b. good ○ d. deteriorated

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

Major alterations or additions: _____
(with dates if known) _____

## SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:
○ a. individually significant ○ b. contributing ○ c. non-contributing

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

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

CERTIFICATE NO: _____ DATE ISSUED: 10/3/23

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

HDC 2308-8382

# CERTIFICATE OF APPROPRIATENESS

for structural work. Staff.

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

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

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

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

## PROPERTY DESCRIPTION

TAX MAP N°: 42.3.1 PARCEL N°. 102

Street & Number of Proposed Work: 3 STONE ALLEY

Owner of record: 450 Green Park LLC

Mailing Address: 5 HARTLEY FARMS ROAD
MORRISTOWN, NJ, 07960

Contact Phone #: 917 348 2256 E-mail: tonyehinger@gmail.com

## AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Ln.
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus.developmentcom

FOR OFFICE USE ONLY 00102

Date application received: 9/14/23 Fee Paid: $ 50

Must be acted on by: 11/14/23

Extended to: _____

Approved: Y Disapproved: _____

Chairman: Rayed Rafeq

Member: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions THRU STAFF: 6/6 SOLUTION DISCUSSED @ TABLE; CHIMNEY REDUCTION FROM 30 SCAN; DOUBLE CHIMNEY IN DRAWINGS & REMOVE DOUBLE 2ND FOR WINDOW WEST

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. 2023-04-8395

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Alterations 2023.01.7772

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

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

Sq. footage 3rd floor: _____

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

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

Additional Remarks INDIVIDUALLY SIGNIFICANT REVISIONS* 1. East Elevation Replace Chimney / Fenestration Revisions / ADD ODS

Historic Name: ELIZA CODD HOUSE (describe) 2. South Elevation Replace Chimney / ~~Change Basement Door~~ / add ODS

Original Date: CIRCA ~~1885~~ 1858-1871 3. West Elevation Replace Chimney / ~~Relocate Window~~

Original Builder: BARN TURNED DWELLING BY ELIZA CODD, AIA HDC SURVEY/HABS 4. North Elevation Replace Chimney / ~~Add OUTDOOR SHOWER~~

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A NOT REQ *Cloud on drawings and submit photographs of existing elevations. ODS

NO CHANGES

## DETAIL OF WORK TO BE PERFORMED NO CHANGES

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

**Masonry Chimney**: ☐ Block Parged ☐ Brick (type) TIME ☑ Other REPLICATE HISTORIC CHIMNEY FROM 3D SCAN

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

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

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

Fence: Height: _____ Type: _____ Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

**Leaders (material and size)**: _____

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

☐ Other _____

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

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

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

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

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

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

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

Garage Door(s): Type _____ Material _____

**Hardscape materials**: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

**COLORS** NO CHANGES

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 7/31/23 Signature of owner of record _____ Signed under penalties of perjury

| 5. Harold Bros. Realty **06-8707** | 2-4 Highland Ave | Guest house | 30/187&289 | Emeritus LTD |
|---|---|---|---|---|

Voting: Pohl, Welch, Coombs, Camp, Oliver
Alternates: Patten, Paul
Recused: None
Documentation: Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing: **Matthew MacEachern**
Public: **Backus**
- Concerned about the layering effect of the gable ends.
- Prior minutes show the height to be 22'6

Concerns: **Welch**
- Would like to see the height lowered to what was recommended at the past meeting.

**Coombs**
- Agreed with Welch.

**Camp**
- Recommended reducing the number of French doors from three to two.

**Motion:** **Motion to approve as submitted. (Welch)**
Roll-Call Vote: Carried 4-1 // Pohl, Welch, Coombs, Oliver (Aye) // Camp (Nay) Certificate # HDC2023 – **06-8707**

| 6. 450 Green Park LLC **08-8882** | 2 Stone Alley | Fenestration revisions | 42.3.1/102 | Emeritus LTD |
|---|---|---|---|---|

Voting: Pohl, Welch, Coombs, Camp, Oliver
Alternates: Patten, Paul
Recused: None
Documentation: Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing: **Matthew MacEachern - Emeritus LTD**
Public: **Backus**
- Appreciate the proposal, additional information, not relocating the existing window on the façade.
- For clarity of the plan, recommend taking the bubble off of the existing window to show that it is not being removed or changed.
- Recommended that a specialized preservation engineer take a look at the chimney.

**Rowland**
Recommended that when rebuilding the chimney to use matching brick material and mortar color.

Concerns: **Oliver**
- Agrees with Rowland.

**Camp**
- Also, agrees with Rowland and would recommend using the same original pattern on the chimney.

**Welch**
- If the chimney must be replaced, it should be a very detailed replication.
- Appreciate changes to the windows.

**Coombs**
- Recommends that the chimney be carefully restored.

**Pohl**
- Agreed with restoring the chimney as discussed.

**Motion:** **Motion to approve through staff the 6/6 solution as discussed, chimney replication from 3D scan, remove bubble around the 2nd floor front window west. (Welch)**
Roll-Call Vote: Carried 5-0 // Pohl, Welch, Coombs, Camp, Oliver (Aye) Certificate # HDC2023 –**08-8882**

# *Ehinger Residence*

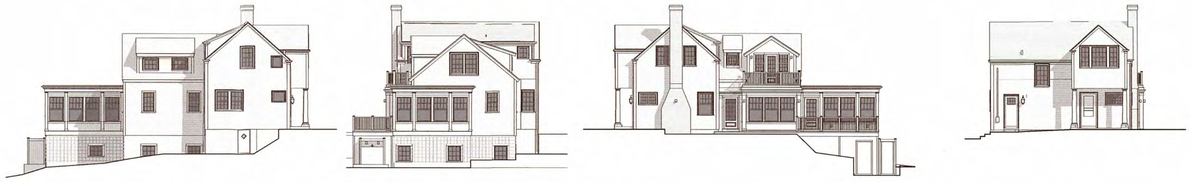
## 2 Stone Alley
## Nantucket, MA 02554

02.08.24

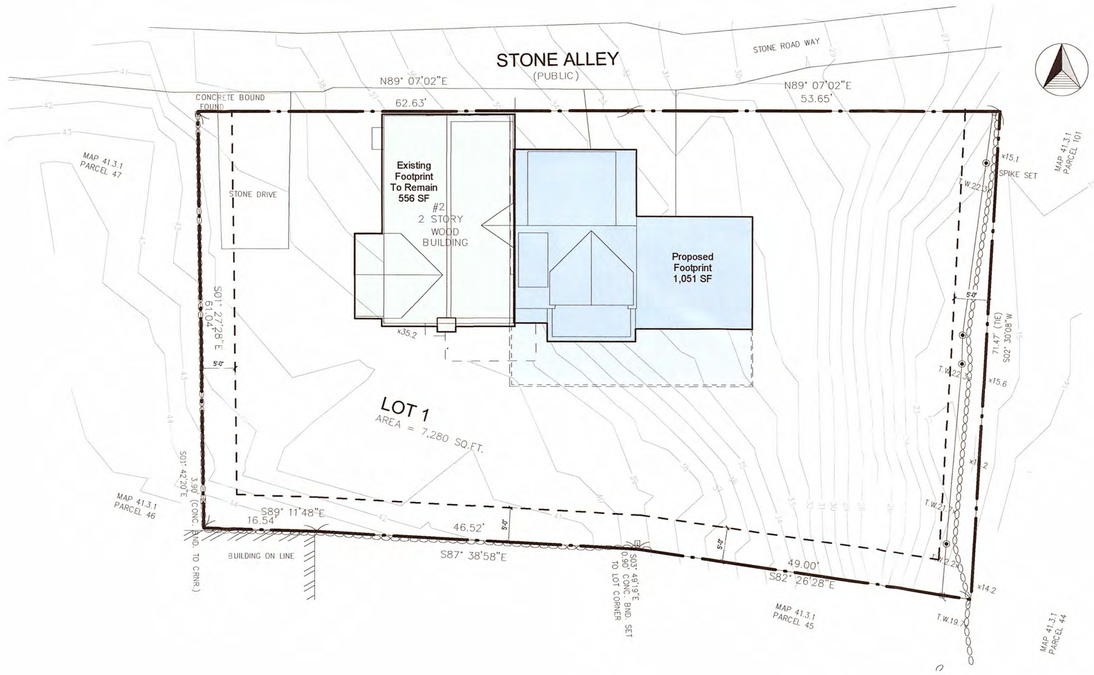
*HDC ATS Submission*



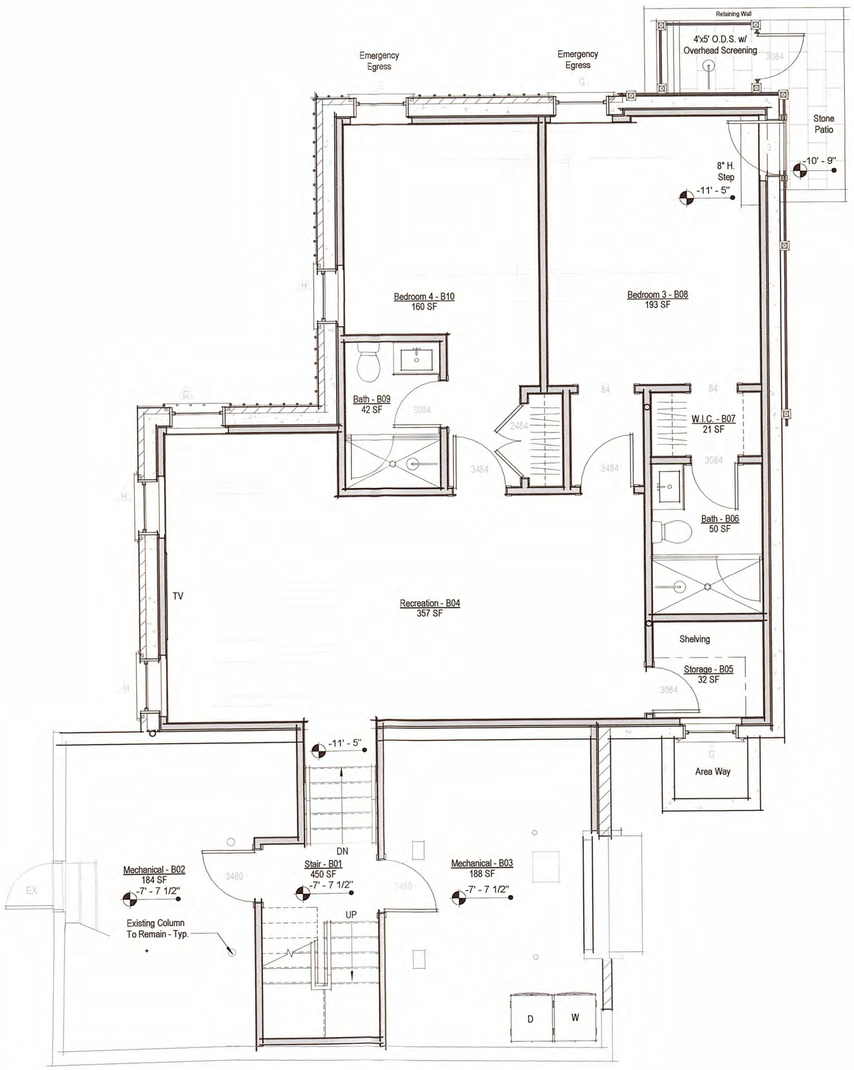
Locus Map



North Elevation | East Elevation | South Elevation | West Elevation

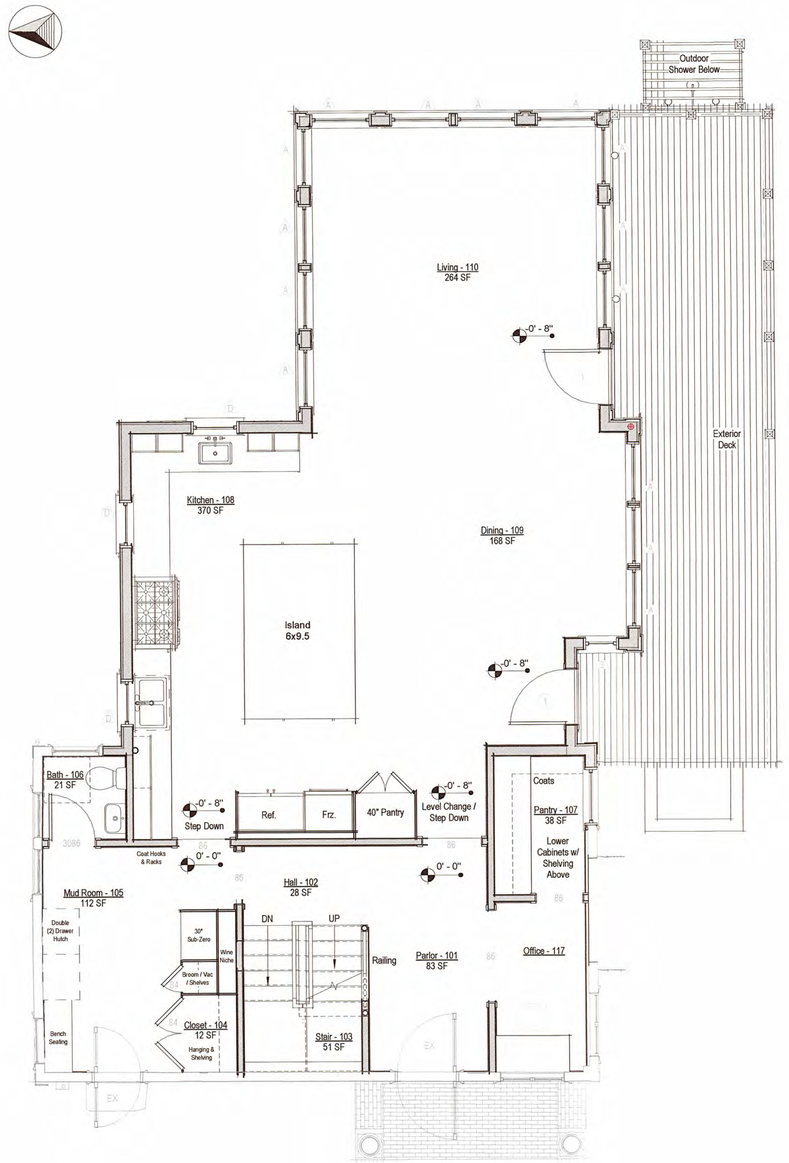


HDC ATS Submission 02.08.24




Basement - Proposed

1/4" = 1'-0"




First Floor Level - Proposed

1/4" = 1'-0"

# 2110

*Ehinger Residence*

2 Stone Alley
Nantucket, MA 02554


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


## Floor Plans

## Site Information

| | |
|---|---|
| Map & Parcel: | 42.3.1 / 102 |
| Current Zoning: | ROH |
| Minimum Frontage: | 50 ft |
| Front Setback: | 0 ft |
| Side/Rear Setback: | 5 ft |
| Lot Size: | 7,280 sq. ft. |
| Min. Lot Size: | 5,000 sq ft |
| Allowable G.C.: | 40% or 2,912 sq. ft. |
| Existing G.C.: | 556 sq. ft. |
| Proposed G.C.: | 1,051sq. ft. |
| Total Proposed G.C.: | 1,607 sq. ft. |

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

SHEET INDEX


G.1.0 Cover Sheet
A.1.2 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations


**Revisions**

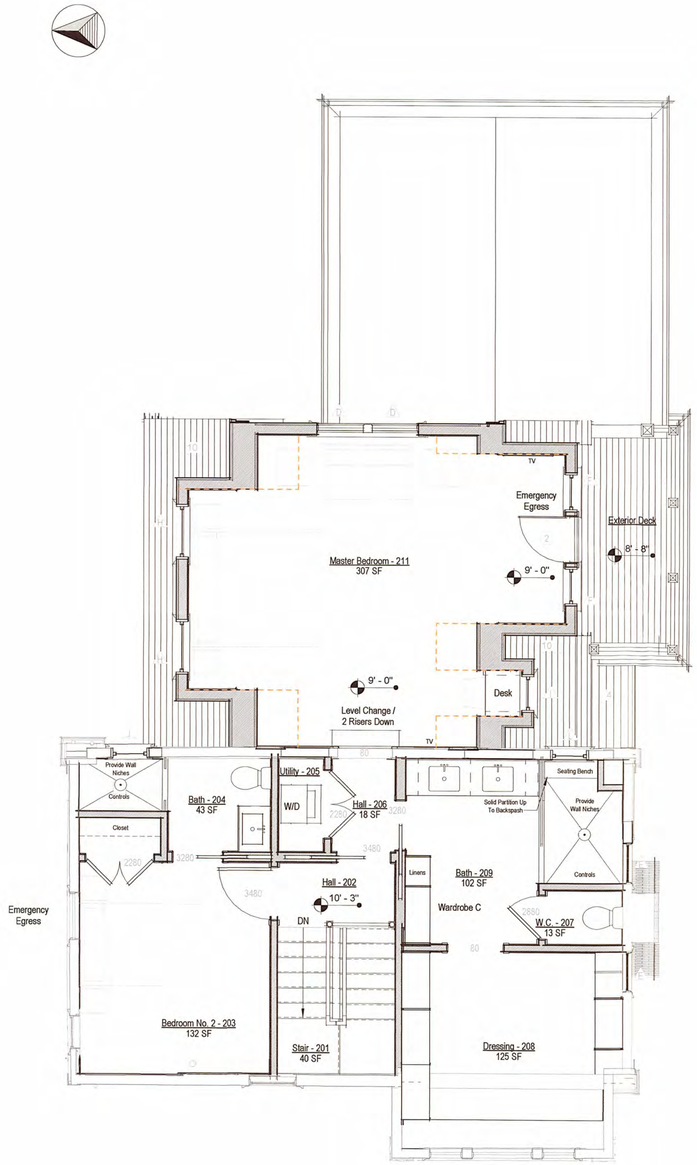
| | | |
|---|---|---|
| 1 | Exterior Deck Modifications | November 13, 2023 |
| 3 | Floor Plan Revisions | January 4, 2024 |
| 4 | Floor Plan Revisions | January 11, 2024 |


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

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


A.1.1
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
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## Floor Plans

## Site Information

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**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

| | |
|---|---|
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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

| | |
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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

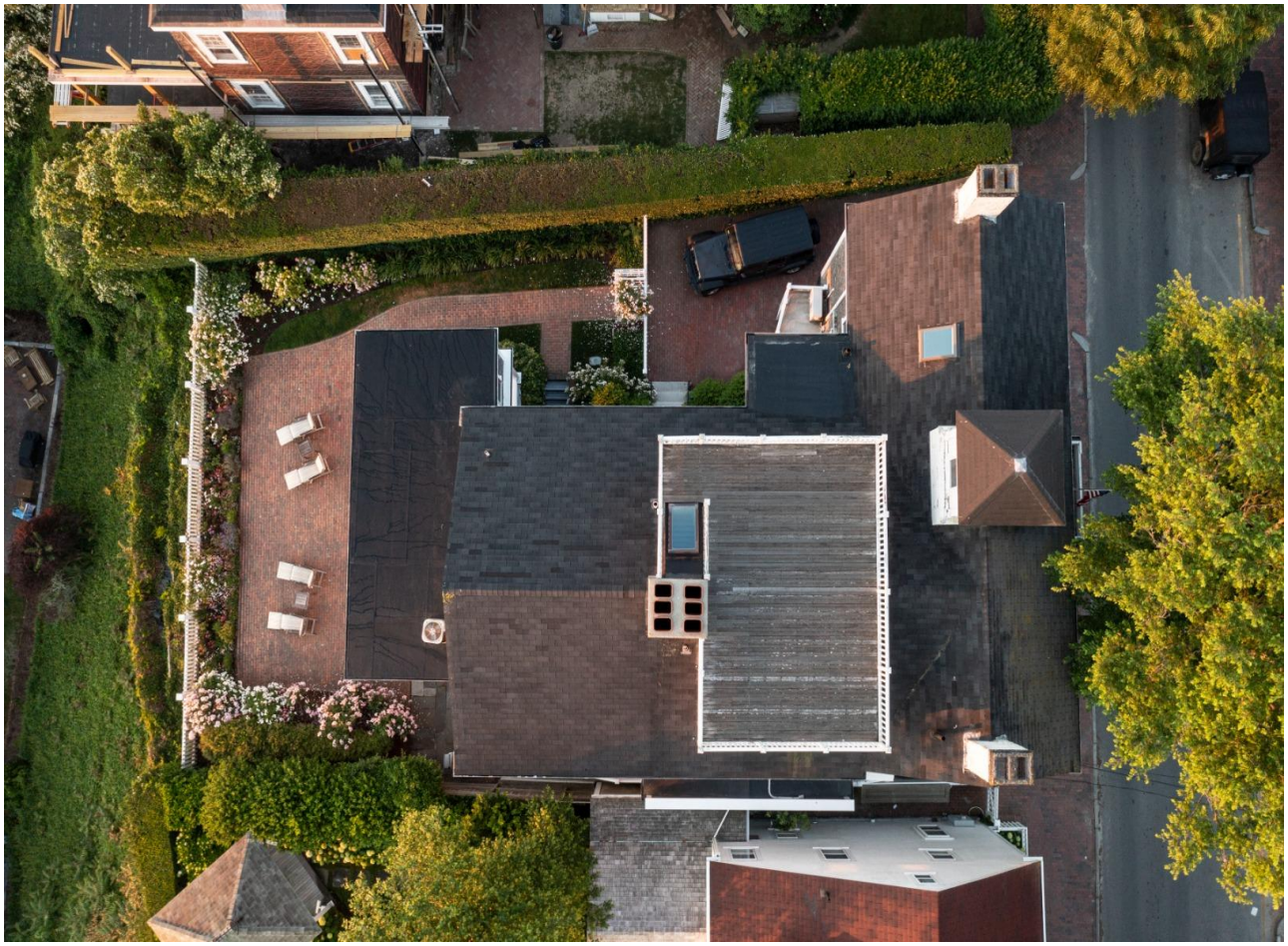



www.linknantucket.com


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

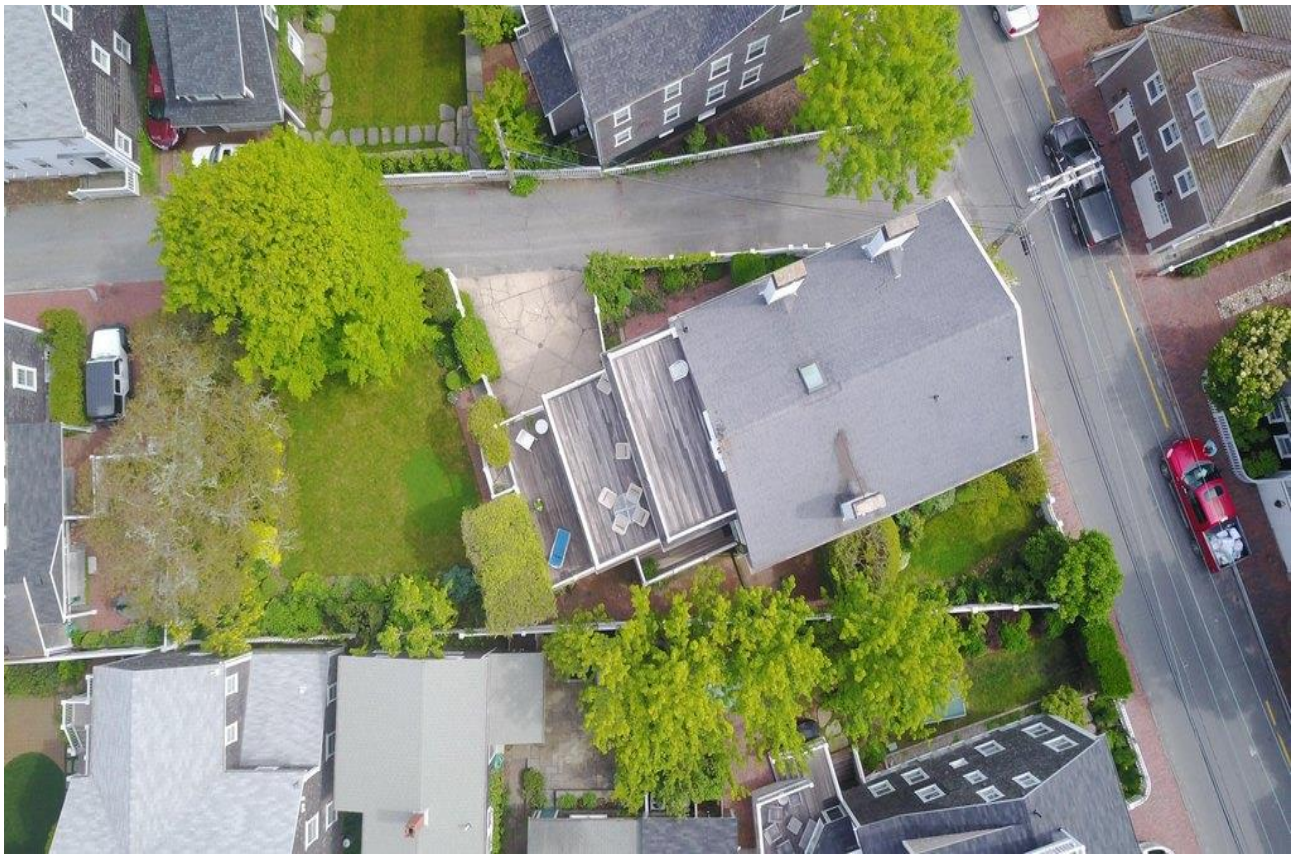





## 48 ORANGE STREET




## 54 ORANGE STREET – FULLY VISIBLE FROM MULBERRY STREET





**VIEW FROM MULBERRY STREET**



# 1 GARDNER COURT  OFF ORANGE STREET– ELIZA CODD DESIGNED BUILDING





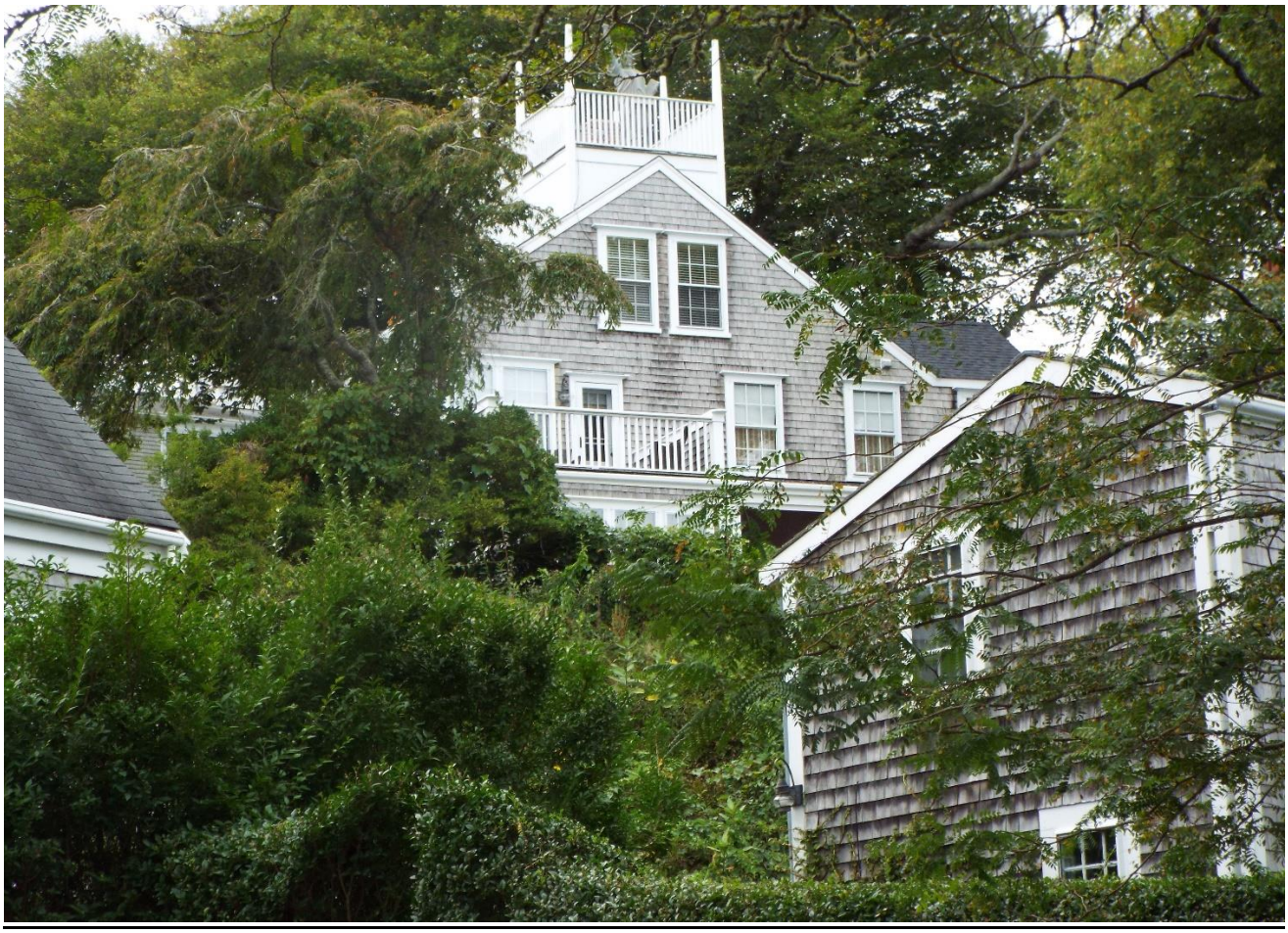

## FROM WASHINGTON STREET - SIMILAR TREATMENT






# 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

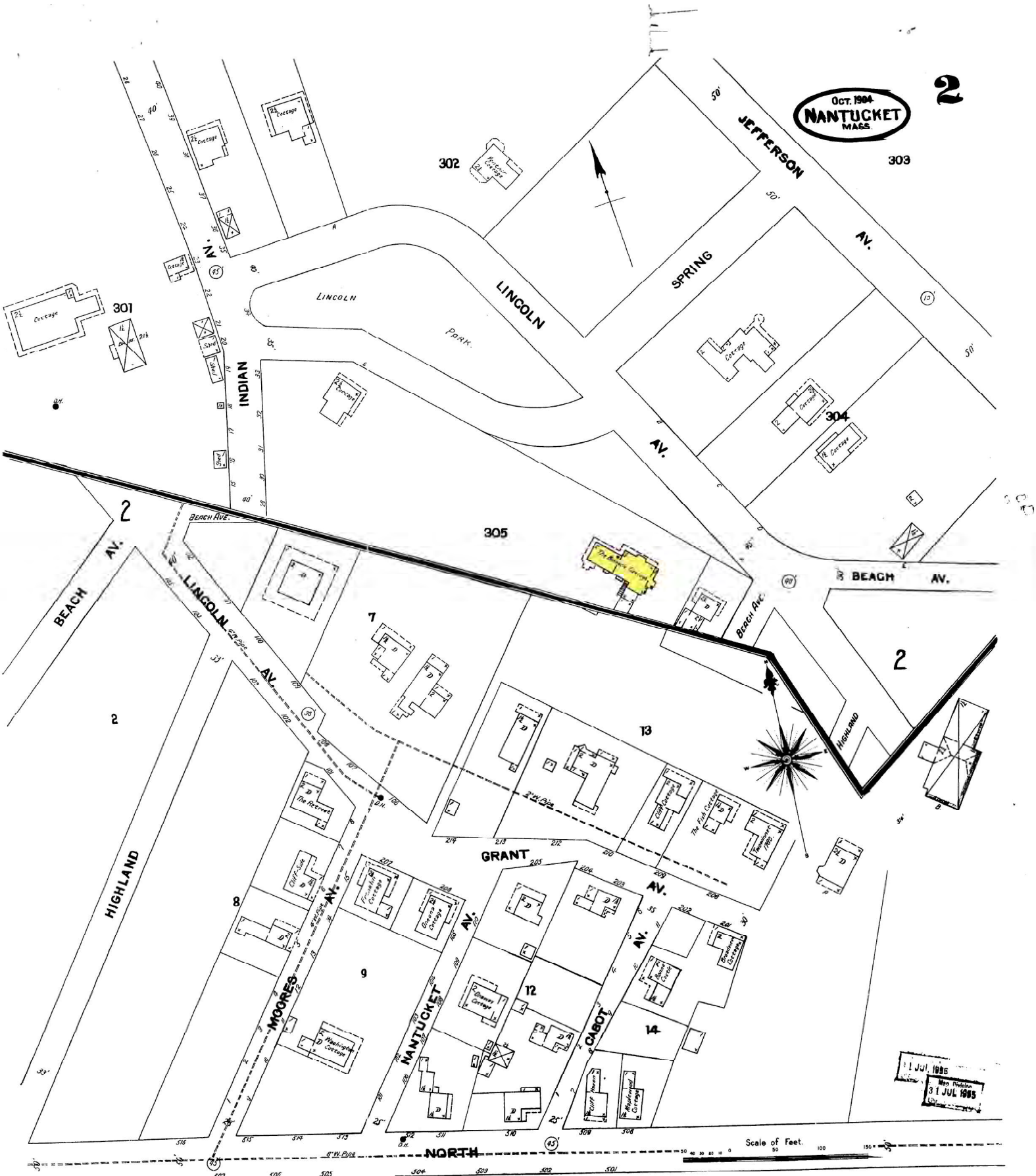
42. Role the Building Plays: National Register: Contributing
43. Date of Initial Construction: 1902
Source: Wannacomet Water Company, Sanborn Maps
Architect: Unknown Builder: Unknown
44. Building Type: Additive, Gabled Ell
45. Architectural Style: Queen Anne, Shingle Style
46. Historical and Architectural 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

MHC Home | MACRIS Home

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<br>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<br>Wall: Wood; Wood Shingle |

New Search Previous

MHC Home | MACRIS Home

# 1010WINS LLC

10 Lincoln Ave
Nantucket, MA 02554

09.23.24



Proposed North Elevation



Proposed East Elevation



Proposed South Elevation



Proposed West Elevation



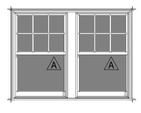
Locus Map



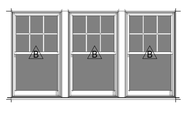

Site Plan
3/64" = 1'-0"



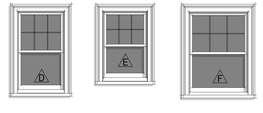
(1) Double Hung
2/2 TDL
(Window Well)



(2) Double Hung
2/2 TDL
(Window Well)



(3) Mulled Double Hung
6/1 TDL



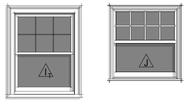
(1) Double Hung
6/1 TDL

(1) Double Hung
6/1 TDL

(1) Double Hung
6/1 TDL



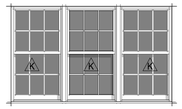
(1) Double Hung
4/1 TDL



Double Hung
6/1 TDL



Double Hung
8/1 TDL



(3) Double Hung
6/6 TDL



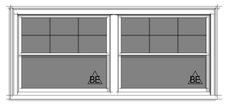
(3) Mulled Casement
6 Lite TDL

**WINDOW & DOOR NOTES**

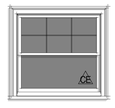
1. Windows w/ DP Rating of 30 or Greater Required
2. Contractor to Confirm New Windows & Doors Match Existing Rough Openings Prior to Placing Order
3. Refer To Plan For Tempered Glass Locations; Contrator To Verify Tempered Windows Are Provided Where Required
4. Contractor Shall Install Self Adhesive 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



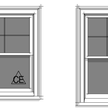
Existing
(1) Double Hung
6/1 TDL



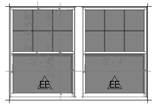
Existing
(2) Double Hung
6/1 TDL



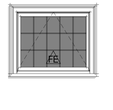
Existing
(1) Double Hung
6/1 TDL



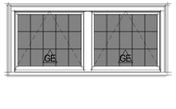
Existing
(1) Double Hung
6/1 TDL



Existing
(2) Double Hung
6/1 TDL



Existing
(1) Awning
15 Lite TDL



Existing
(2) Awning
15 Lite TDL



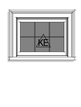
Existing
(1) Double Hung
6/1 TDL



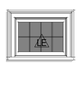
Existing
(1) Double Hung
6/1 TDL



Existing
(1) Double Hung
4/1 TDL



Existing
(1) Fixed
6 Lite TDL



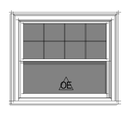
Existing
(1) Fixed
8 Lite TDL



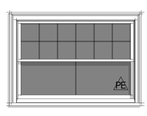
Existing
(1) Double Hung
9/1 TDL



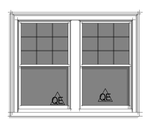
Existing
(1) Double Hung
6/1 TDL



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" | | | |

# 2124

*1010WINS LLC*

10 Lincoln Ave
Nantucket, MA 02554


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


## Cover Sheet

## Site Information

| | |
|---|---|
| Map & Parcel: | 30 / 184 |
| Current Zoning: | R-1 |
| Minimum Frontage: | 50' |
| Front Setback: | 10' |
| Side/Rear Setback: | 5' |
| Lot Size: | 20,450 SF +/- |
| Min. Lot Size: | 5,000 SF |
| Allowable G.C.: | 6,135 SF +/- |
| Existing G.C.: | 2,703 SF +/- |
| Proposed G.C.: | 273 SF +/- |
| Total Proposed G.C.: | 2,976 SF +/- |

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

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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
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S.1.4 Roof Framing Plan
S.1.5 Existing Second Floor Framing
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S.2.2 Building Sections
S.2.3 Building Sections
S.2.4 Main Stair
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E.1.1 First Floor Lighting Plan
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E.1.3 Third Floor Lighting Plan



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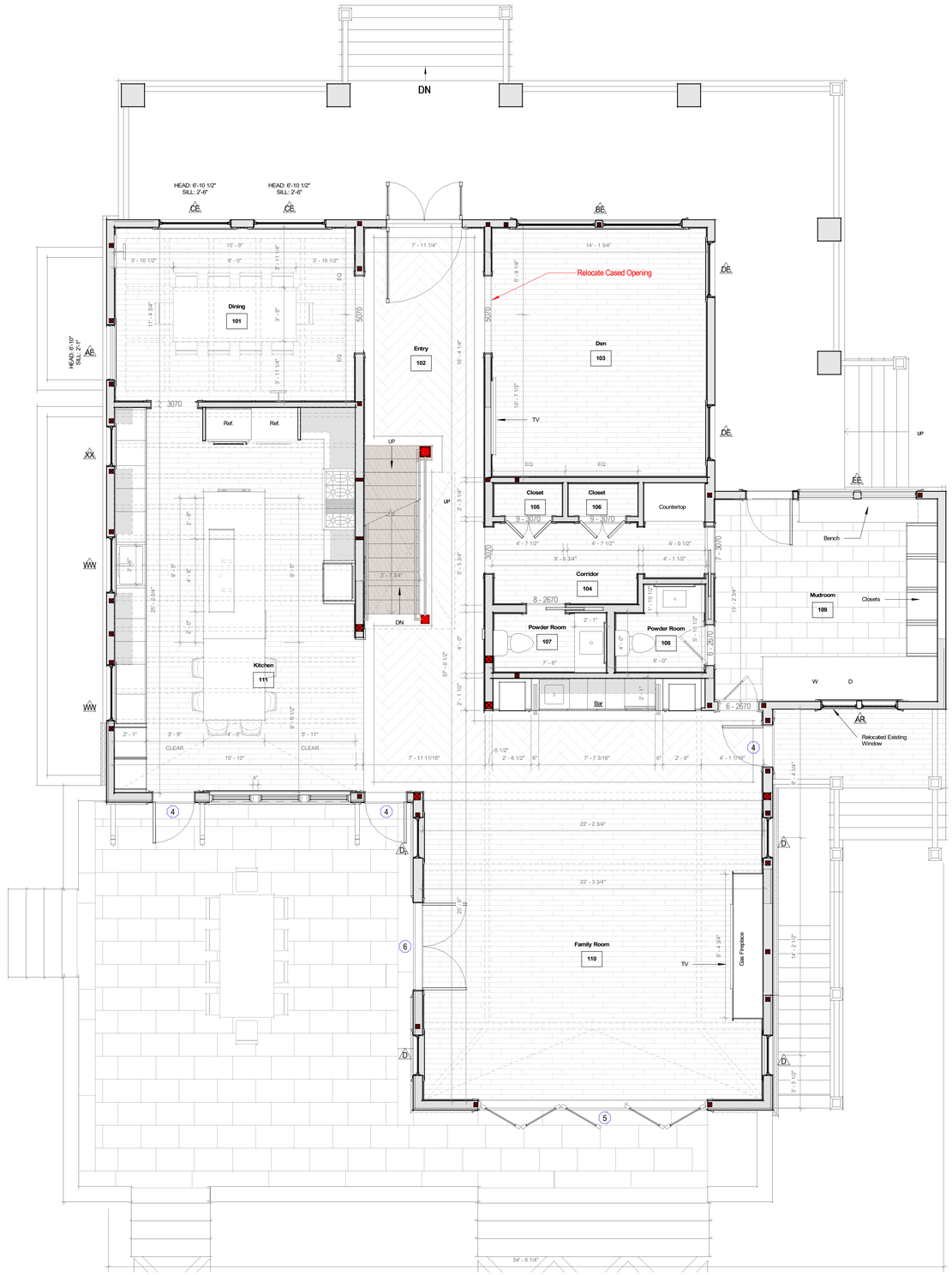
G.1.0
2124

09.23.24

HDC Submission




Proposed First Floor

1/4" = 1'-0"

**EXPLORATORY DEMOLITION NOTES:**

- Proposed Work Is For Information Only
- Contractor To Coordinate Electrical Disconnect Prior To Demolition

**PARTITION LEGEND**

- Existing 2x4 Partition, Dimensioned to Face of Wall Finish
- Existing 2x6 Partition, Dimensioned to Face of Wall Finish
- Proposed 2x4 Partition, Dimensioned to Face of Stud
- Proposed 2x6 Partition, Dimensioned to Face of Stud

**EXISTING CONDITIONS NOTES:**

- Plan Dimensions and Building Heights Reflected in Existing/Demolition Plans are Based on Field Measurements Recorded by Architect and Surveyor. Contractor to Notify Architect Immediately of Any Major Discrepancy Discovered Between the Drawings and the Actual Existing Conditions, Especially Where Concerning the Existing Foundation and Structure.
- Existing Framing Sizes and Span Directions to be Verified by Contractor Prior to Beginning Construction. Architect to Provide Instructions Regarding Partial Exploratory Demolition.

# 2124

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www.emeritusltd.com


## First Floor Plan

### Site Information

| | |
|---|---|
| Map & Parcel: | 30 / 184 |
| Current Zoning: | R-1 |
| Minimum Frontage: | 50' |
| Front Setback: | 10' |
| Side/Rear Setback: | 5' |
| Lot Size: | 20,450 SF +/- |
| Min. Lot Size: | 5,000 SF |
| Allowable G.C.: | 6,135 SF +/- |
| Existing G.C.: | 2,703 SF +/- |
| Proposed G.C.: | 273 SF +/- |
| Total Proposed G.C.: | 2,976 SF +/- |

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

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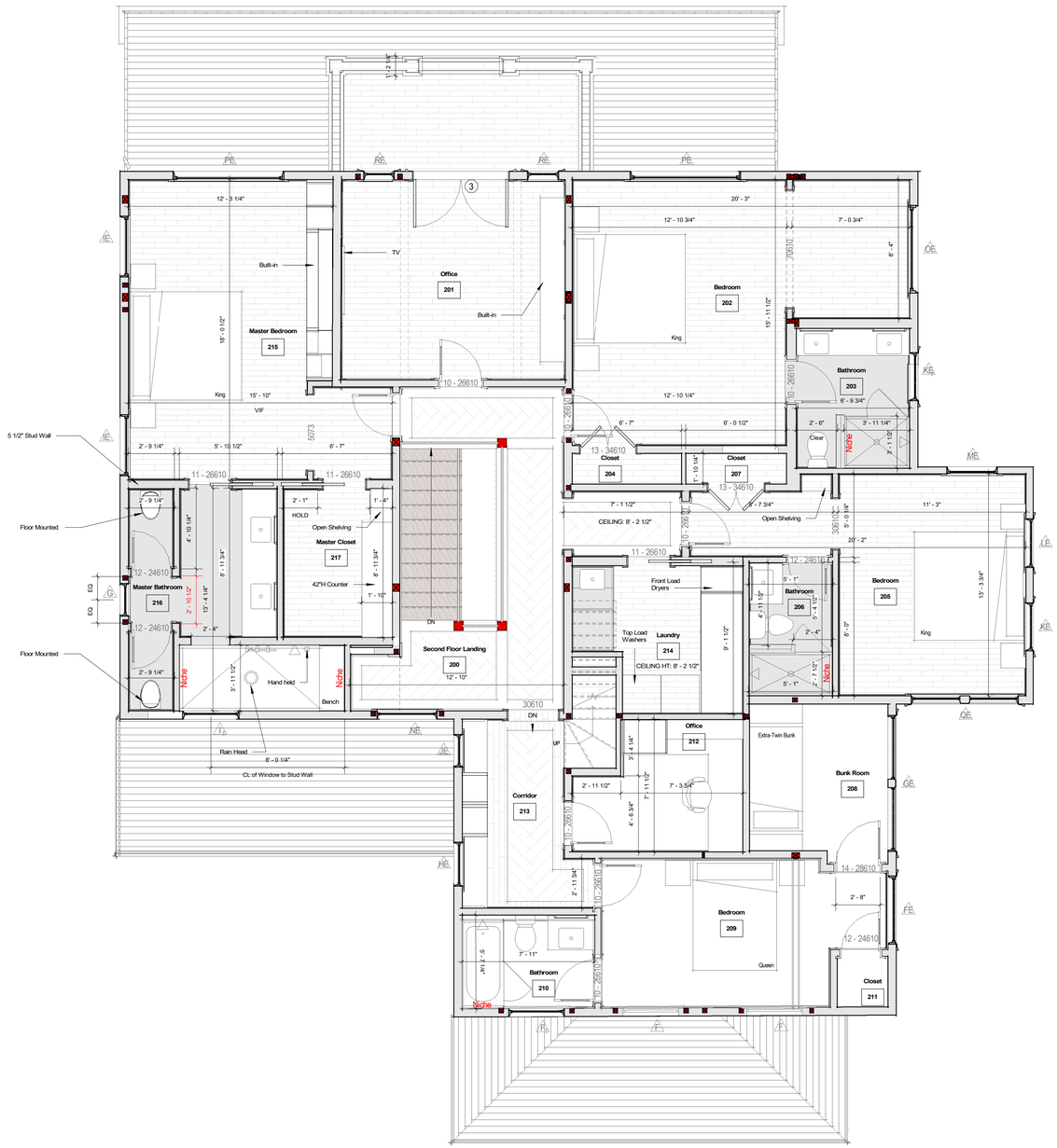
A.1.1

2124

09.23.24

HDC Submission




Proposed Second Floor

1/4" = 1'-0"

**EXPLORATORY DEMOLITION NOTES:**

- Proposed Work Is For Information Only
- Contractor To Coordinate Electrical Disconnect Prior To Demolition

**PARTITION LEGEND**

- Existing 2x4 Partition, Dimensioned to Face of Wall Finish
- Existing 2x6 Partition, Dimensioned to Face of Wall Finish
- Proposed 2x4 Partition, Dimensioned to Face of Stud
- Proposed 2x6 Partition, Dimensioned to Face of Stud

**EXISTING CONDITIONS NOTES:**

- Plan Dimensions and Building Heights Reflected in Existing/Demolition Plans are Based on Field Measurements Recorded by Architect and Surveyor. Contractor to Notify Architect Immediately of Any Major Discrepancy Discovered Between the Drawings and the Actual Existing Conditions, Especially Where Concerning the Existing Foundation and Structure.
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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 +/- |
| Existing G.C.: | 2,703 SF +/- |
| Proposed G.C.: | 273 SF +/- |
| Total Proposed G.C.: | 2,976 SF +/- |

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

SHEET INDEX


| | |
|---|---|
| G.1.0 | Cover Sheet |
| A.1.1 | First Floor Plan |
| A.1.2 | Second Floor Plan |
| A.1.3 | Third Floor Plan |
| A.1.4 | Roof Plan |
| F.1.1 | Foundation Plan |
| F.1.2 | Foundation Details |
| S.1.1 | First Floor Framing Plan |
| S.1.2 | Second Floor Framing Plan |
| S.1.3 | Third Floor Framing Plan |
| S.1.4 | Roof Framing Plan |
| S.1.5 | Existing Second Floor Framing |
| S.1.6 | Existing Third Floor Framing |
| S.1.7 | Existing Roof Framing |
| S.2.1 | Building Sections |
| S.2.2 | Building Sections |
| S.2.3 | Building Sections |
| S.2.4 | Main Stair |
| S.2.5 | Main Stair |
| S.2.6 | Newel Post & Handrail Details |
| D.1.1 | Interior Details |
| E.1.0 | Basement Lighting Plan |
| E.1.1 | First Floor Lighting Plan |
| E.1.2 | Second Floor Lighting Plan |
| E.1.3 | Third Floor Lighting Plan |



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A.1.2

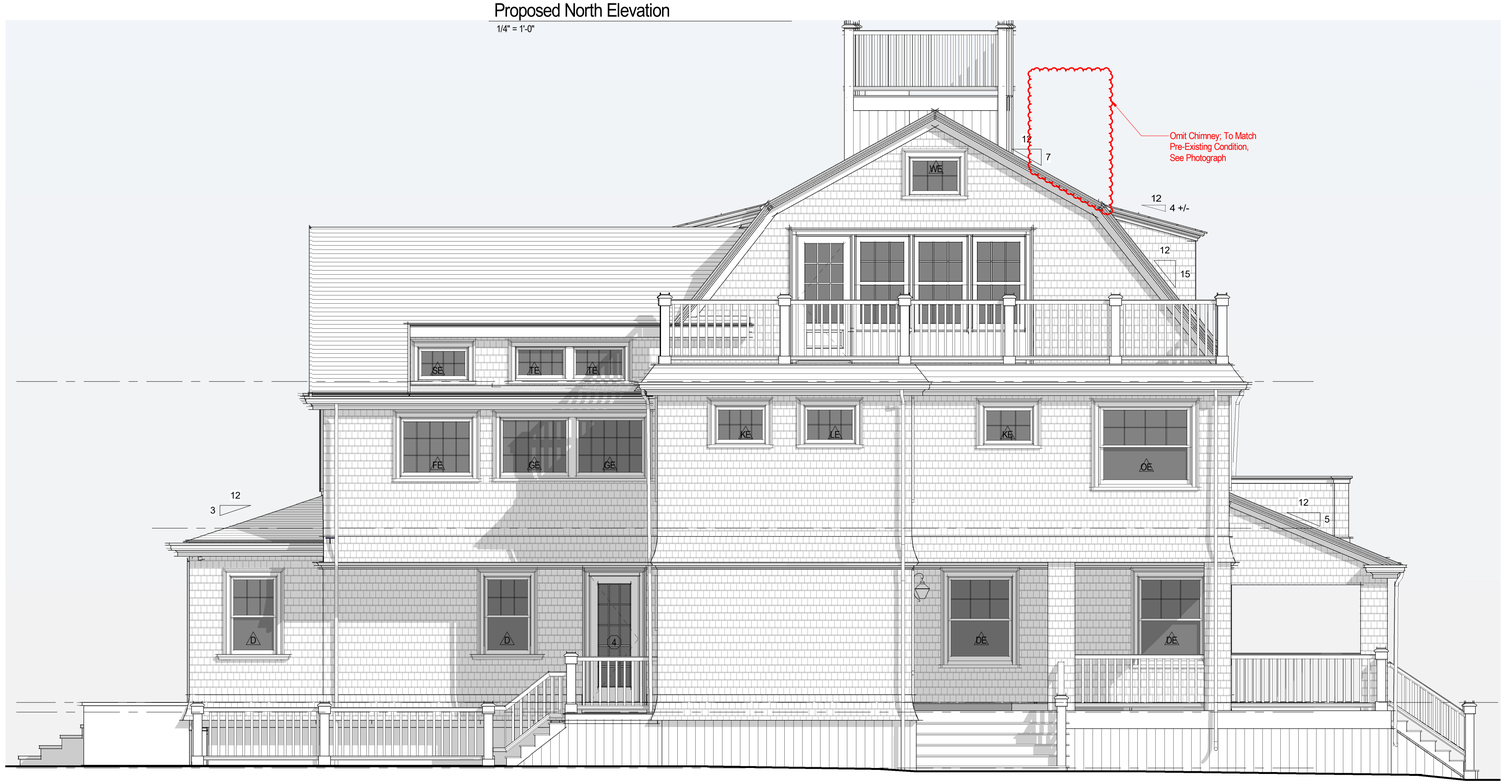
2124

09.23.24

HDC Submission




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




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



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



Current Condition



Pre-Existing Condition

# 2124

*1010WINS LLC*

10 Lincoln Ave
Nantucket, MA 02554

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

## Elevations

## Site Information

| | |
|---|---|
| Map & Parcel: | 30 / 184 |
| Current Zoning: | R-1 |
| Minimum Frontage: | 50' |
| Front Setback: | 10' |
| Side/Rear Setback: | 5' |
| Lot Size: | 20,450 SF +/- |
| Min. Lot Size: | 5,000 SF |
| Allowable G.C.: | 6,135 SF +/- |
| Existing G.C.: | 2,703 SF +/- |
| Proposed G.C.: | 273 SF +/- |
| Total Proposed G.C.: | 2,976 SF +/- |

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| E.1.1 | First Floor Lighting Plan |
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09.23.24




Proposed South Elevation

1/4" = 1'-0"



Previously Approved South Elevation

1/8" = 1'-0"



Previously Approved West Elevation

1/8" = 1'-0"




Proposed West Elevation

1/4" = 1'-0"

HDC Submission

# 2124

*1010WINS LLC*

10 Lincoln Ave
Nantucket, MA 02554


emeritus

8 Williams Lane
Nantucket, MA 02554
508.325-4995
www.emeritusltd.com


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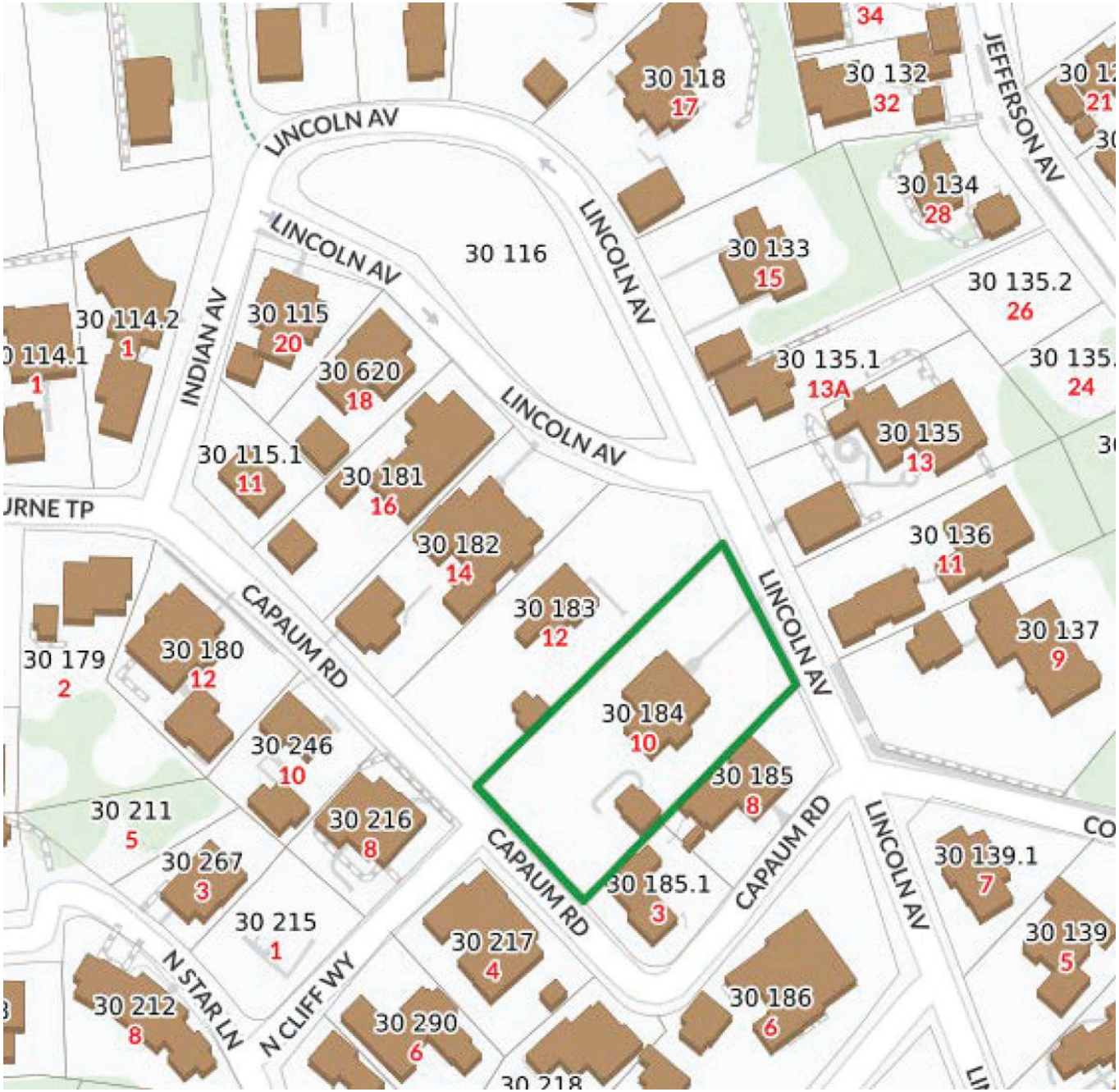
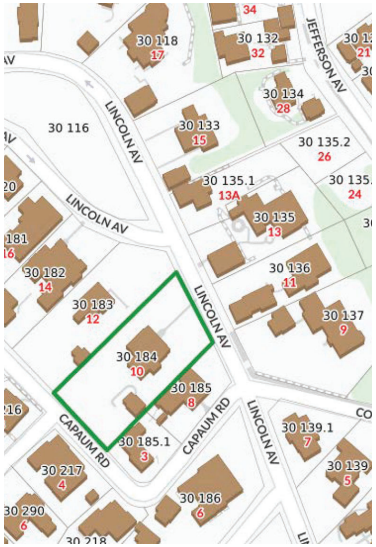
A.2.2

2124


LINCOLN AV
LINCOLN AV
LINCOLN AV
LINCOLN AV
INDIAN AV
JEFFERSON AV
CAPAUM RD
CAPAUM RD
CAPAUM RD
LINCOLN AV
LINCOLN AV
LINCOLN AV
N STAR LN
N CLIFF WY
30 116
30 118
17
30 132
32
34
30 134
28
30 133
15
30 135.2
26
30 135.1
13A
30 135
13
30 136
11
30 137
9
30 139.1
7
30 139
5
30 186
6
30 185
8
30 185.1
3
30 184
10
30 183
12
30 182
14
30 181
16
30 620
18
30 115
20
30 115.1
11
30 114.2
1
30 114.1
1
30 180
12
30 179
2
30 246
10
30 216
8
30 211
5
30 267
3
30 215
1
30 212
8
30 217
4
30 290
6
30 218

# Locus Map







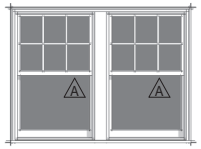
husetts Minimum Egress Requirements
hod

## Site Plan

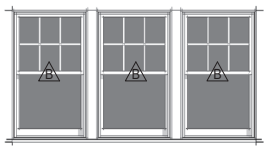
3/64" = 1'-0"




(1) Double Hung
2/2 TDL
(Window Well)




(2) Double Hung
2/2 TDL
(Window Well)



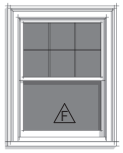

(3) Mulled Double Hung
6/1 TDL



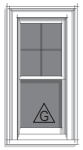

(1) Double Hung
6/1 TDL




(1) Double Hung
6/1 TDL




(1) Double Hung
6/1 TDL



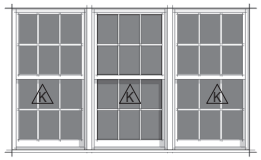

(1) Double Hung
4/1 TDL




Double Hung
6/1 TDL




Double Hung
8/1 TDL




(3) Double Hung
6/6 TDL



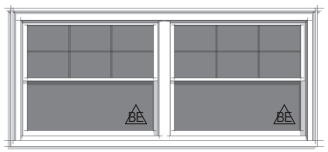

(3) Mulled Casement
6 Lite TDL

**WINDOW & DOOR NOTES**

1. Windows w/ DP Rating of 30 or Greater Required
2. Contractor to Confirm New Windows & Doors Match Existing Rough Openings Prior to Placing O
3. Refer To Plan For Tempered Glass Locations; Contrator To Verify Tempered Windows Are Prov
4. Contractor Shall Install Self Adhesive Flexible Window Flashing by Grace or Equal
5. General Contractor to Verify All Egress Windows Have @ Least 20"x24" Clear Opening & Are In
6. General Contractor To Verify Window & Door Order Matches Or Exceeds Required Energy Ratir
7. Contractor Shall Provide Architect w/ Window & Door Quote For Quantity & Type Verification Pri
8. Contractor To Verify All Window & Door Colors As Quoted Match The Latest HDC Approval Prio
9. The Unit Measurements Given In this Document Are For A Guide Only



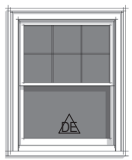

Existing
(1) Double Hung
6/1 TDL



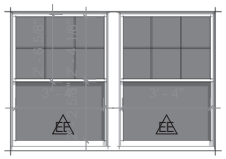

Existing
(2) Double Hung
6/1 TDL



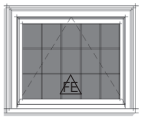

Existing
(1) Double Hung
6/1 TDL



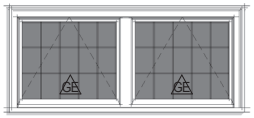

Existing
(1) Double Hung
6/1 TDL




Existing
(2) Double Hung
6/1 TDL




Existing
(1) Awning
15 Lite TDL



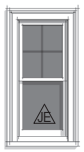

Existing
(2) Awning
15 Lite TDL




Existing
(1) Double Hung
6/1 TDL




Existing
(1) Double Hung
6/1 TDL



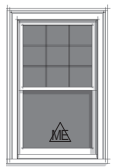

Existing
(1) Double Hung
4/1 TDL




Existing
(1) Fixed
6 Lite TDL



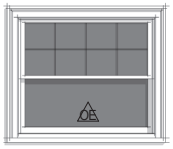

Existing
(1) Fixed
8 Lite TDL



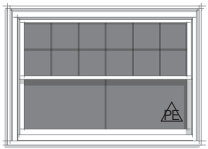

Existing
(1) Double Hung
9/1 TDL



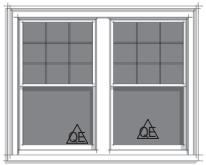

Existing
(1) Double Hung
6/1 TDL




Existing
(1) Double Hung
8/1 TDL




Existing
(1) Double Hung
12/2 TDL




Existing
(2) Double Hung
9/1 TDL




Existing
(1) Fixed
4 Lite TDL




Existing
(1) Fixed
8 Lite TDL




Existing
(2) Fixed
8 Lite TDL




Existing
(2) Fixed
6 Lite TDL




Existing
(1) Fixed
6 Lite TDL



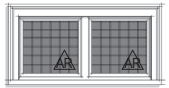

Existing
(1) Fixed
6 Lite TDL




Existing
(1) Double Hung
4/1 TDL




Existing
(1) Fixed
16 LiteTDL



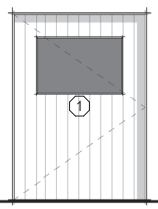

Relocated
(2) Fixed
36 Lite TDL




(1) Double Hung
6/1 TDL




(1) Double Hung
6/1 TDL




Existing Wood Panel
Main Entry Door




Existing French Door
8 Lite




Double French Door
15 Lite




French Door
15 Lite




5 Panel Bi-fold
12 Lite



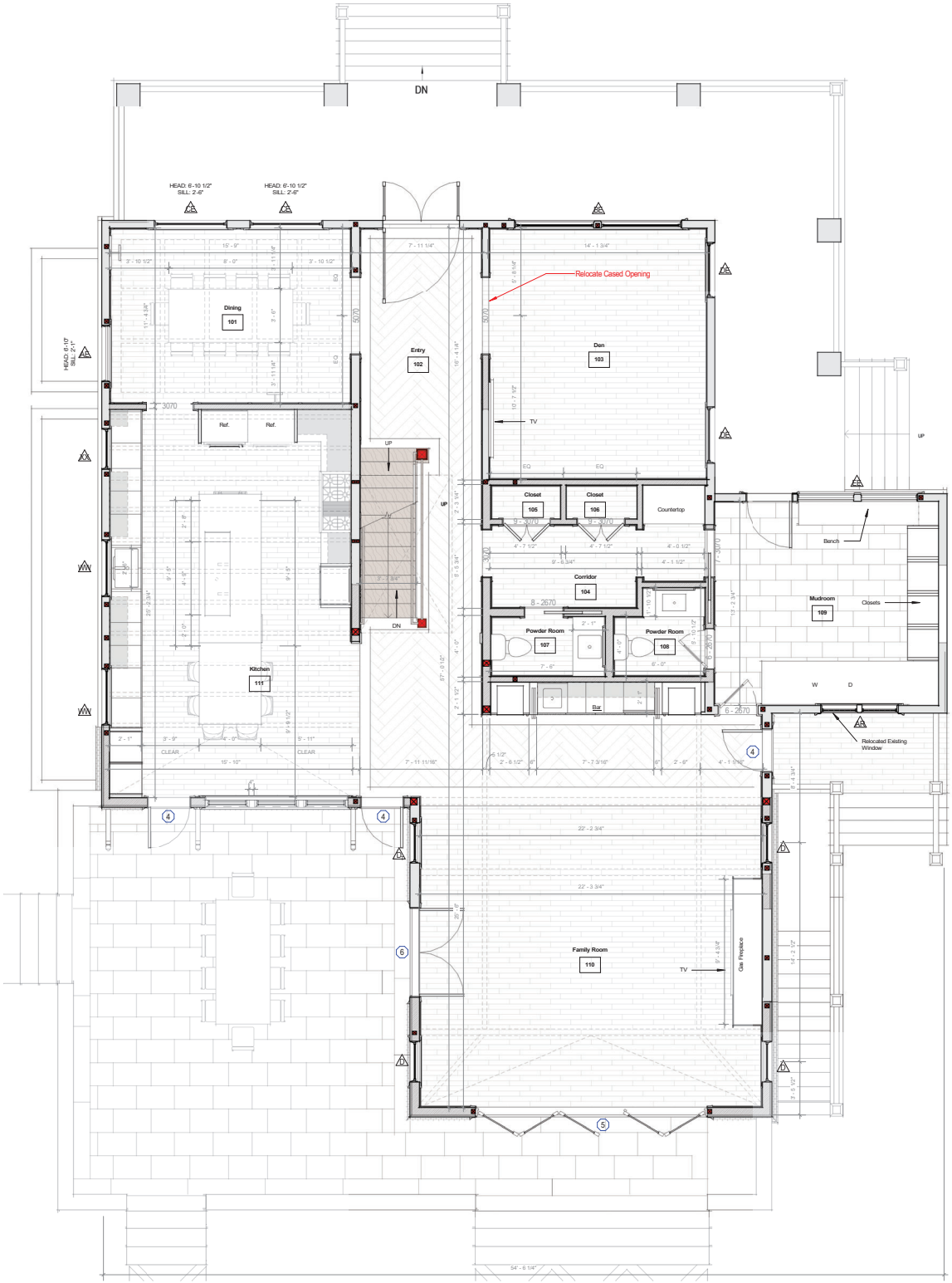

Double French Door
15 Lite




French Door
12 Lite

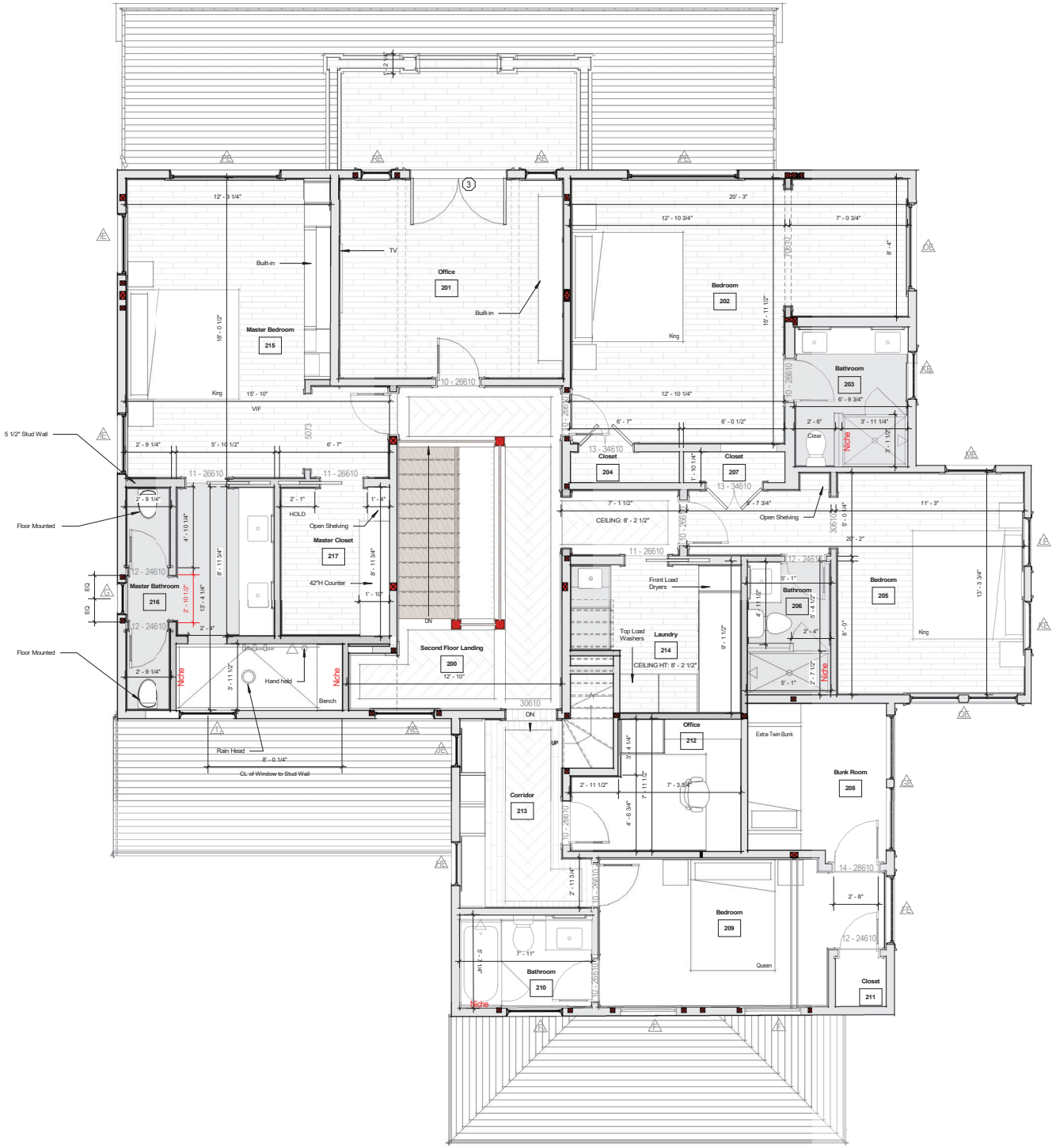



French Door
15 Lite




Proposed First Floor

1/4" = 1'-0"




## Proposed Second Floor

1/4" = 1'-0"




## Proposed North Elevation

1/4" = 1'-0"

Proposed North Elevation

1/4" = 1'-0"

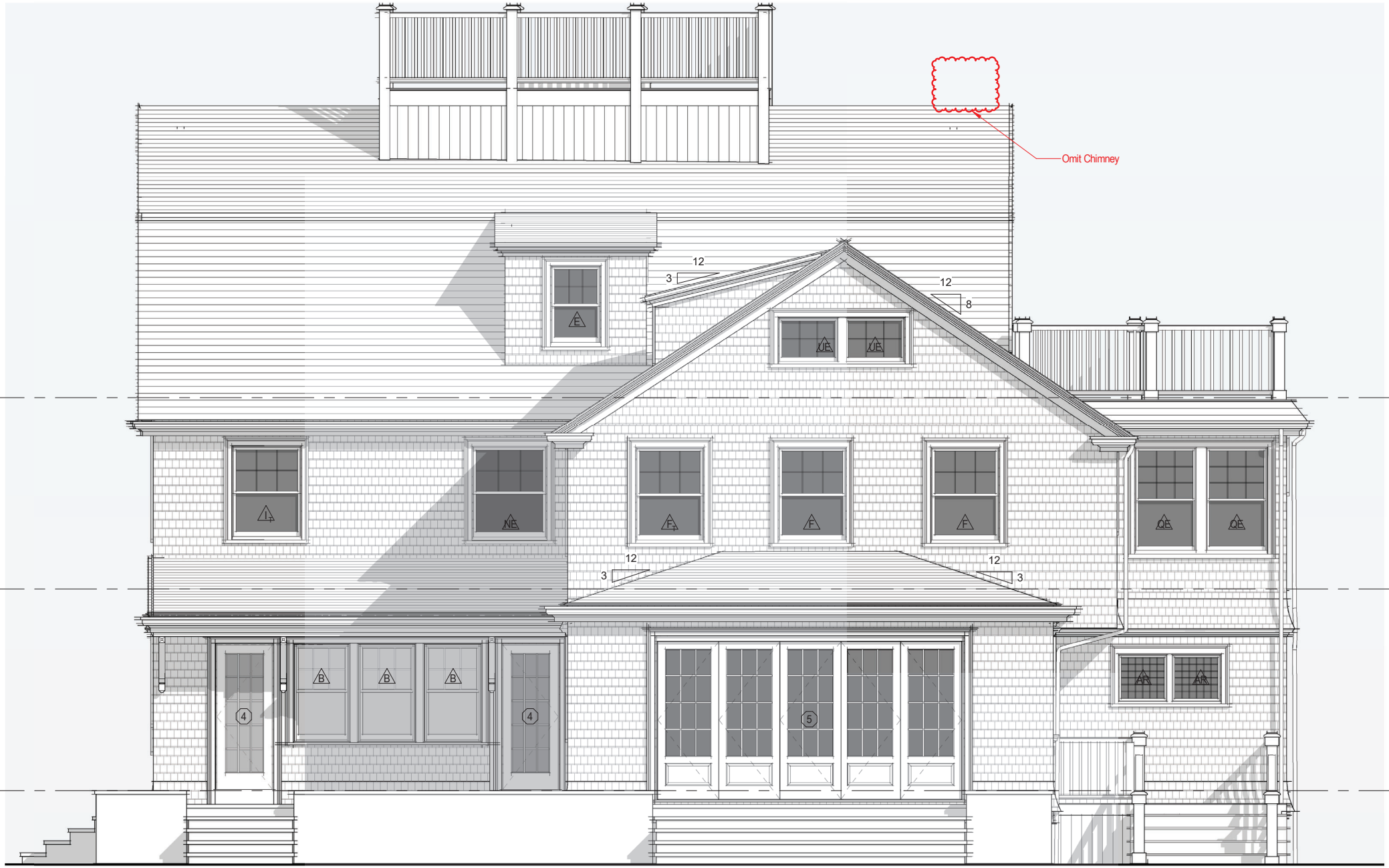



Proposed East Elevation




Proposed West Elevation

1/4" = 1'-0"




## Proposed South Elevation

1/4" = 1'-0"

# HISTORIC DISTRICT COMMISSION

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

**COMMISSIONERS**

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

**ASSOCIATE COMMISSIONERS**

Jesse Dutra

Carrie Thornewill

Stephen Welch

**STAFF**

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

## Waiver of the HDC 10 Day Hearing Requirement

I Andrew Kotchen

AS AGENT FOR 3 Pochick Surfside LLC

STREET ADDRESS 3 Pochick Avenue

MAP/PARCEL 80/323

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9/23/2024

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

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

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

Signature 8/26/2024
Date

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

**THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS** **Rev Jan 2024**

# 3PA - DEMO EXISTING CABANA

***REQUIRED WITH ALL APPLICATIONS:***

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

***REQUIRED WHERE APPLICABLE:***

| | | |
|---|---|---|
| N/A | 1. | **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application. |
| N/A | 2. | **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12. |
| N/A | 3. | **As-Built Plans (1copy):** of existing elevations |
| N/A | 4. | **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled. |
| X | 5. | **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan). |
| N/A | 6. | **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number. |
| WAPD (initial to indicate read and understand) | 7. | ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*** |
| X | 8. | **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet. |
| N/A | 9. | **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.** |

CERTIFICATE NO: _____ DATE ISSUED: _____

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

# CERTIFICATE OF APPROPRIATENESS

3PA - DEMO EXISTING CABANA

for structural work.

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

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

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

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

## PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 323

Street & Number of Proposed Work: 3 POCHICK AVENUE

Owner of record: 3 POCHICK SURFSIDE LLC

Mailing Address: 133 WHITTREDGE RD, SUMMIT, NJ 07901

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: PO BOX 521
NANTUCKET, MA 02554

Contact Phone #: 212-273-9712 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

FEE: $100

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

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

Additional Remarks

Historic Name:

Original Date: 1983

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

**Leaders (material and size)**: _____

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

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

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

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

**Hardscape materials**: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

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

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

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

Date 8/26/2024 Signature of owner of record _____ Signed under penalties of perjury
AS REPRESENTATIVE OF WORKSHOP/APD

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER 3 POCHICK SURFSIDE LLC

MAILING ADDRESS 133 WHITTREDGE RD, SUMMIT, NJ 07901

PROPERTY LOCATION 3 POCHICK AV

ASSESSORS MAP/PARCEL 80 / 323

SUBMITTED BY: Andrew Kotchen (Workshop/APD)

SEE ATTACHED PAGES

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

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.08.06 15:28:34 -04'00'

August 6, 2025

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

# HISTORIC DISTRICT COMMISSION

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

**NOTICE OF HDC APPLICATION**

**ABUTTERS AND INTERESTED PARTIES**

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

Address of Proposed Work: 3 POCHICK AV

Tax Map Number: 80 Parcel Number: 323

Owner of Record: 3 POCHICK SURFSIDE LLC

Description of Proposal: Moving-off existing primary dwelling, demolition of existing cabana, shed, gunite pool and tennis court.

Anticipated HDC Submission Date: 8/26/2024

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

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

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

## HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

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

# Abutters Listing

| MBLU | Lot | Lot Cut | Name Line 1 | Name Line 2 | Address Line 1 | City | State | Zip | Location |
|---|---|---|---|---|---|---|---|---|---|
| 80 | 38 | | PAYTE J MICHAEL | | 1 WEWEEDER | NANTUCKET | MA | 02554 | 1 WEWEEDER AV |
| 80 | 103 | | VON PECHMANN FREDERICK & JANET | | 537 WEEPING WILLOW LN | ST AUGUSTINE | FL | 32080 | 2 WEWEEDER AV |
| 80 | 145 | | 3 MASAQUET LLC | | 800 BOYLSTON ST | BOSTON | MA | 02199 | 3 MASAQUET AV |
| 80 | 219 | | NANTUCKET ISLANDS LAND BANK | | 22 BROAD ST | NANTUCKET | MA | 02554 | ATLANTIC AV |
| 80 | 293 | | SURFSIDE GARDENS LLC | | PO BOX 611 | NANTUCKET | MA | 02554 | 1 POCHICK AV |
| **Count:** | **5** | | | | | | | | |

7022 2410 0002 8680 1610

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

Postage
$

**Total Postage and Fees**
$

MIDTOWN STATION NEW YORK NY
AUG 20 2024
10018-USPS
Postmark Here

Sent To Surfside Gardens LLC
Street and Apt. No., or PO Box No. PO Box 1611
City, State, ZIP+4® Nantucket MA 02554

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

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- ☐ Adult Signature Restricted Delivery $

Postage
$

**Total Postage and Fees**
$

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AUG 20 2024
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Street and Apt. No., or PO Box No. 22 Broad St
City, State, ZIP+4® Nantucket MA 02554

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

**Total Postage and Fees**
$

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10018-USPS
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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

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**
$

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10018-USPS
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Street an
City, Stat

PAYTE J MICHAEL
1 WEWEEDER
NANTUCKET, MA 02554

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

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

Postage
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**Total Postage and Fees**
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Janet

Sent To Von Pechmann Fredrick
Street and Apt. No., or PO Box No. 537 Weeping Willow Ln
City, State, ZIP+4® St Augustine FL 32080

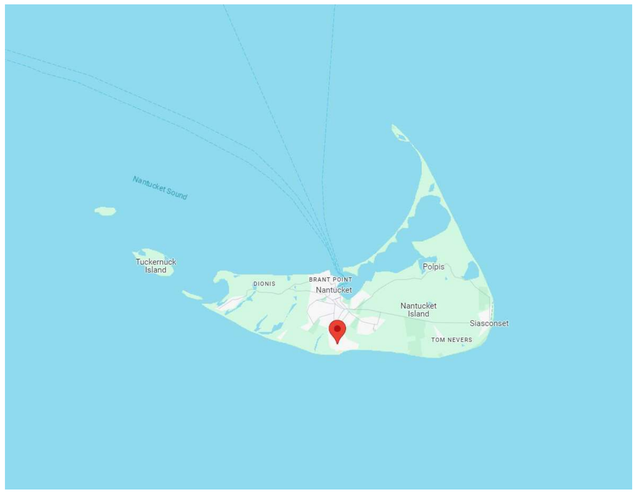
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

# 3PA

DEMOLITION OF EXISTING CABANA

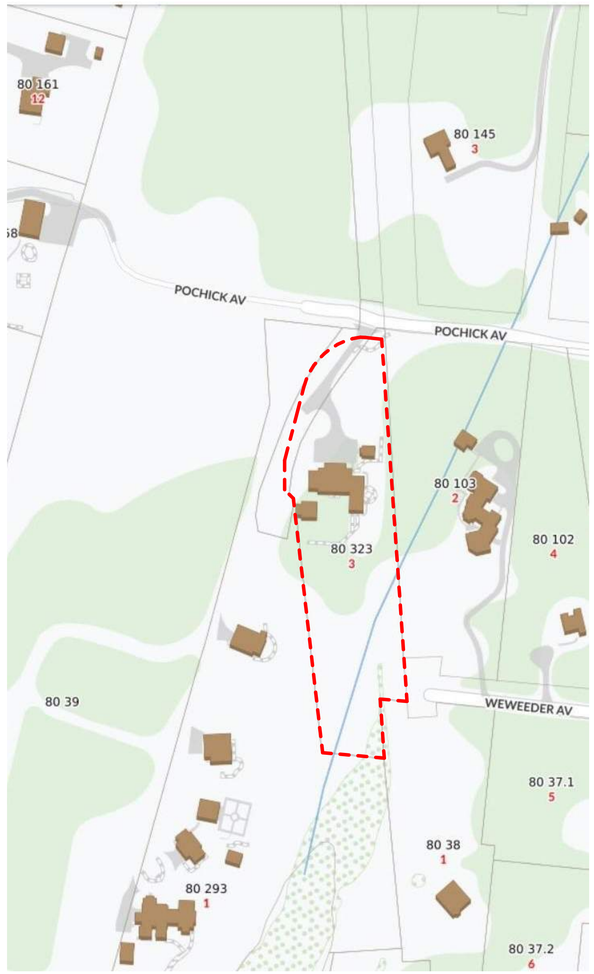
## HDC SUBMISSION
**CABANA**
**08/26/24**

### 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<br>SUMMIT , NJ 07901 | **Book & Page** | 1785/222 |
| | | **Sale Date** | 12/03/2020 |
| | | **Instrument** | 00 |

### Ownership History

| Ownership History | | | | | |
|---|---|---|---|---|---|
| **Owner** | **Sale Price** | **Certificate** | **Book & Page** | **Instrument** | **Sale Date** |
| 3 POCHICK SURFSIDE LLC | $4,550,000 | | 1785/222 | 00 | 12/03/2020 |
| JACK KARIN ADDISON LLC | $3,737,000 | | 1178/026 | 00 | 04/03/2009 |
| MCKERNAN MARY B TRST | $4,350,000 | | 1077/034 | 00 | 04/19/2007 |
| LOMBARDI MARK | $225,000 | | 0540/074 | 8N | 06/19/1997 |

**Building Percent Good:** 91
**Replacement Cost**
**Less Depreciation:** $334,200

| Building Attributes : Bldg 2 of 2 | |
|---|---|
| **Field** | **Description** |
| Style: | Guest Quarters |
| Model | Residential |
| Grade: | Good |
| Stories: | 1 |
| Occupancy | |
| Exterior Wall 1 | Wood Shingle |
| Exterior Wall 2 | |
| Roof Structure: | Gable/Hip |
| Roof Cover | Wood Shingle |
| Interior Wall 1 | Cust Wd Panel |
| Interior Wall 2 | |
| Interior Flr 1 | Terrazzo Monol |
| Interior Flr 2 | |
| Heat Fuel | Electric |
| Heat Type: | Electr Basebrd |
| AC Type: | None |
| Total Bedrooms: | 0 |
| Total Bthrms: | 1 |
| Total Half Baths: | 0 |
| Total Xtra Fixtrs: | |
| Total Rooms: | |
| Bath Style: | Average |
| Kitchen Style: | |
| Num Kitchens | |
| Cndtn | |
| Num Park | |
| Fireplaces | |
| Fndtn Cndtn | |
| Basement | |

### Extra Features

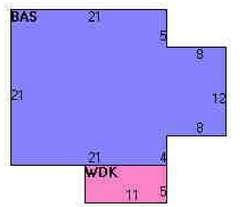
| Extra Features | | | | Legend |
|---|---|---|---|---|
| **Code** | **Description** | **Size** | **Value** | **Bldg #** |
| FPL3 | 2 STORY CHIM | 1.00 UNITS | $11,100 | 1 |
| FPO | EXTRA FPL OPEN | 1.00 UNITS | $1,100 | 1 |

### Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0027\3%20pochick2

### Building Layout




(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/7756_114

| Building Sub-Areas (sq ft) | | | Legend |
|---|---|---|---|
| **Code** | **Description** | **Gross Area** | **Living Area** |
| BAS | First Floor | 537 | 537 |
| WDK | Deck, Wood | 55 | 0 |
| | | 592 | 537 |


3PA
CABANA
3 POCHICK AVENUE
NANTUCKET, MA 02554

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3 POCHICK SURFSIDE LLC
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ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

| | | |
|---|---|---|
| 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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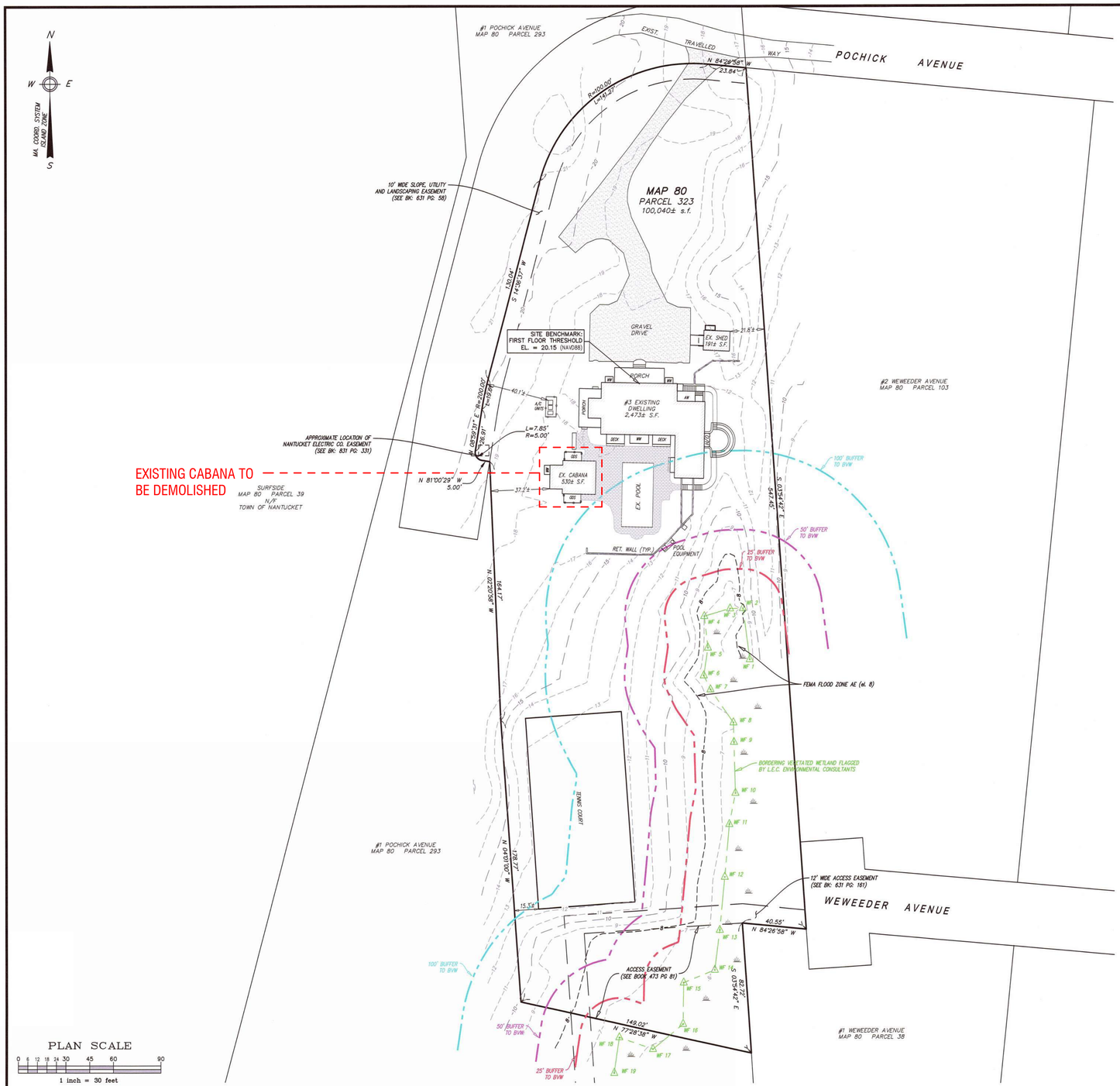



PLAN SCALE

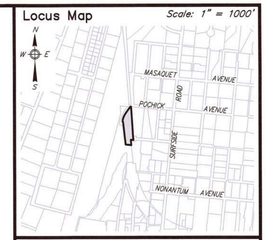
0 6 12 18 24 30 45 60 90

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

## 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

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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 EAST



VIEW 2 - LOOKING SOUTHEAST



VIEW 3 - LOOKING WEST

# 3PA

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| CHECKED BY: | MLW/IRC |
| SHEET FIRST ISSUE: | 04/24/24 |
| SCALE: | |
| PROJ. NO. | PROJECT NUMBER |

EXISTING CONDITIONS - PHOTOS

# HDC-04

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# HISTORIC DISTRICT COMMISSION

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

**COMMISSIONERS**

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

**ASSOCIATE COMMISSIONERS**

Jesse Dutra

Carrie Thornewill

Stephen Welch

**STAFF**

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

## Waiver of the HDC 10 Day Hearing Requirement

I Andrew Kotchen

AS AGENT FOR 3 Pochick Surfside LLC

STREET ADDRESS 3 Pochick Avenue

MAP/PARCEL 80/323

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9/23/2024

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

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

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

Signature 8/26/2024
Date

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

**THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS** **Rev Jan 2024**

# 3PA - DEMO EXISTING SHED

***REQUIRED WITH ALL APPLICATIONS:***

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

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

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

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

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

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

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

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

***REQUIRED WHERE APPLICABLE:***

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

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

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

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

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

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

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

**(initial to indicate read and understand)**

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

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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

# CERTIFICATE OF APPROPRIATENESS

3PA - DEMO EXISTING SHED

for structural work.

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

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

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

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

## PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 323

Street & Number of Proposed Work: 3 POCHICK AVENUE

Owner of record: 3 POCHICK SURFSIDE LLC

Mailing Address: 133 WHITTREDGE RD, SUMMIT, NJ 07901

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: PO BOX 521
NANTUCKET, MA 02554

Contact Phone #: 212-273-9712 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

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

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

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

Additional Remarks

Historic Name:

Original Date: 1983

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

**Leaders (material and size)**: _____

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

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

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

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

**Hardscape materials**: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

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

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

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

Date 8/26/2024 Signature of owner of record _____ Signed under penalties of perjury
AS REPRESENTATIVE OF WORKSHOP/APD

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER 3 POCHICK SURFSIDE LLC

MAILING ADDRESS 133 WHITTREDGE RD, SUMMIT, NJ 07901

PROPERTY LOCATION 3 POCHICK AV

ASSESSORS MAP/PARCEL 80 / 323

SUBMITTED BY: Andrew Kotchen (Workshop/APD)

SEE ATTACHED PAGES

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

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.08.06 15:28:34 -04'00'

August 6, 2025

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

# HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298


## NOTICE OF HDC APPLICATION

## ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 3 POCHICK AV

Tax Map Number: 80 Parcel Number: 323

Owner of Record: 3 POCHICK SURFSIDE LLC

Description of Proposal: Moving-off existing primary dwelling, demolition of existing cabana, shed, gunite pool and tennis court.

Anticipated HDC Submission Date: 8/26/2024

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

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

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

## HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

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

# Abutters Listing

| MBLU | Lot | Lot Cut | Name Line 1 | Name Line 2 | Address Line 1 | City | State | Zip | Location |
|---|---|---|---|---|---|---|---|---|---|
| 80 | 38 | | PAYTE J MICHAEL | | 1 WEWEEDER | NANTUCKET | MA | 02554 | 1 WEWEEDER AV |
| 80 | 103 | | VON PECHMANN FREDERICK & JANET | | 537 WEEPING WILLOW LN | ST AUGUSTINE | FL | 32080 | 2 WEWEEDER AV |
| 80 | 145 | | 3 MASAQUET LLC | | 800 BOYLSTON ST | BOSTON | MA | 02199 | 3 MASAQUET AV |
| 80 | 219 | | NANTUCKET ISLANDS LAND BANK | | 22 BROAD ST | NANTUCKET | MA | 02554 | ATLANTIC AV |
| 80 | 293 | | SURFSIDE GARDENS LLC | | PO BOX 611 | NANTUCKET | MA | 02554 | 1 POCHICK AV |
| **Count:** | **5** | | | | | | | | |

7022 2410 0002 8680 1610

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- ☐ Adult Signature Restricted Delivery $

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$

**Total Postage and Fees**
$

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Sent To Surfside Gardens LLC
Street and Apt. No., or PO Box No. PO Box 1611
City, State, ZIP+4® Nantucket MA 02554

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

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City, Stat

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NANTUCKET, MA 02554

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City, State, ZIP+4® St Augustine FL 32080

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

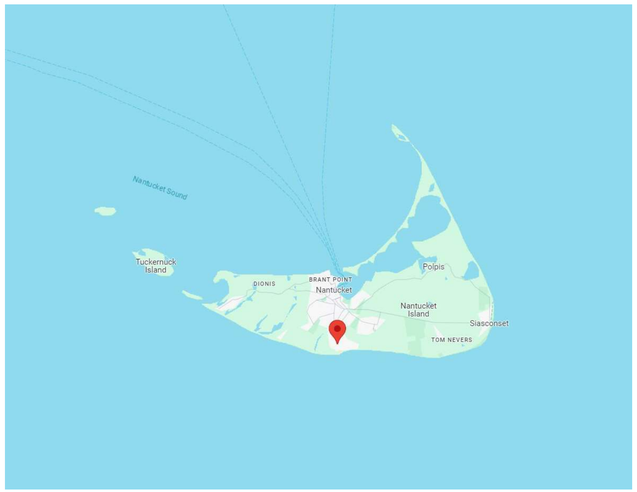
# 3PA

DEMOLITION OF EXISTING SHED

## HDC SUBMISSION

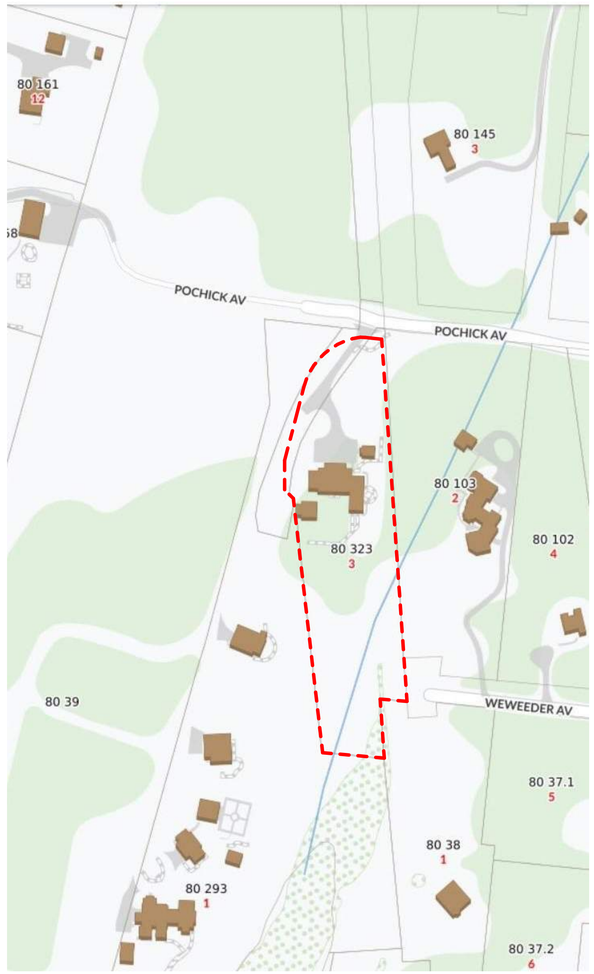
**SHED**
**08/26/2024**

### 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**

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39 W 38th Street, 7th Fl, New York, NY 10018
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| 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<br>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
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

LANDSCAPE DESIGNER
AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

SURVEYOR
BRACKEN ENGINEERING, INC
19 Old South Road,
Nantucket, MA 02554

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

| | | |
|---|---|---|
| 1 | 08/26/2024 | HDC SUBMISSION |

DRAWING INFO

CONSTRUCTION DOCUMENTS

| | |
|---|---|
| DRAWN BY: | MCC/AZJ |
| CHECKED BY: | MLW/IRC |
| SHEET FIRST ISSUE: | 04/24/24 |
| SCALE: | |
| PROJ. NO. | PROJECT NUMBER |

HISTORIC INFORMATION

HDC-02

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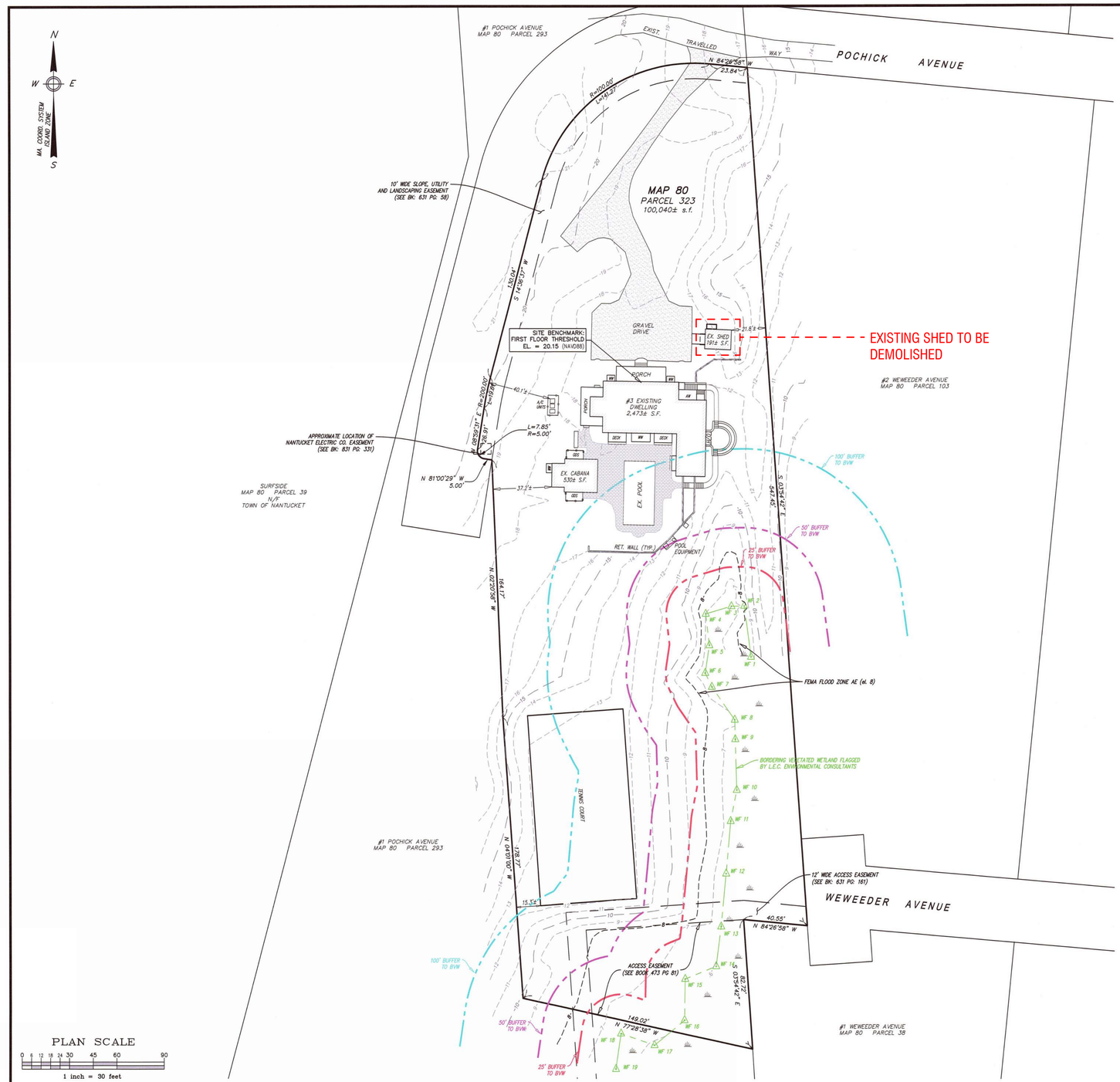



PLAN SCALE

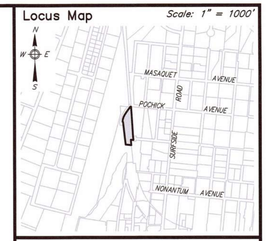
0 6 12 18 24 30 45 60 90

1 inch = 30 feet

S:\Autocad Drawings\Nantucket\Pochick Avenue\3 Pochick Avenue\3 Pochick Avenue.dwg

## Locus Map

Scale: 1" = 1000'




## Notes

1. LOCUS: #3 POCHICK AVENUE MAP 80 PARCEL 323
2. OWNER: 3 POCHICK SURFSIDE, LLC 133 WHITTREDGE RD. SUMMIT, NJ 07901
3. DEED REF: Bk: 1785 Pg: 222
4. PLAN REF: Plan No. 03-21 (LOT 3)
5. LOCUS DOES FALL WITHIN SPECIAL FLOOD HAZARD ZONE "AE" (el. 8) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0151-G dated 06/09/2014.
6. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WLDLIFE and PRIORITY HABITATS OF RARE SPECIES.

ZONE: LUG-2

| | REQUIRED | EXISTING |
|---|---|---|
| LOT AREA: | 80,000 s.f. | 100,040± s.f. |
| FRONTAGE: | 150' | 354.52' |
| FRONT YARD: | 35' | 40.1'± |
| SIDE/REAR YARD: | 15' | 15.3'± |
| GROUND COVER: | 4% (MAX) (4,002 s.f.) | 3.0% (3,003± s.f.) |

COMMONWEALTH OF MASSACHUSETTS ALAN M GRADY No. 37732 REGISTERED LAND SURVEYOR

3/27/24

Prepared By:

BRACKEN ENGINEERING, INC

49 HERRING POND ROAD BUZZARDS BAY, MA 02532 (tel) 508.833.0070 (fax) 508.833.2282

19 OLD SOUTH ROAD NANTUCKET, MA 02554 (tel) 508.325.0044 www.brackeneng.com

# EXISTING CONDITIONS PLAN IN NANTUCKET, MASSACHUSETTS

Prepared For:

3 POCHICK SURFSIDE LLC

#3 POCHICK AVENUE

MAP 80 PARCEL 323

| No. | Date | Revision Description | By |
|---|---|---|---|
| - | - | - | - |

Date: MARCH 27, 2024 | Drawn: RMM/ERC/BEI | Checked: DFB/AMG | Sheet: 1 of 1

# 3PA

## SHED

3 POCHICK AVENUE
NANTUCKET, MA 02554

## OWNER

3 POCHICK SURFSIDE LLC
133 WHITTREDGE RD, SUMMIT, NJ 07901

## ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

## LANDSCAPE DESIGNER

AHERN LLC
6 Windy Way, Nantucket, MA 02554
T: (508) 333-5138

## SURVEYOR

BRACKEN ENGINEERING, INC
19 Old South Road,
Nantucket, MA 02554

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

## SHEET REVISIONS

**NOT FOR CONSTRUCTION**

SIGN & SEAL

## DRAWING SET ISSUES

| | | |
|---|---|---|
| 1 | 08/26/2024 | HDC SUBMISSION |

## DRAWING INFO

| | |
|---|---|
| CONSTRUCTION DOCUMENTS | |
| DRAWN BY: | MCC/AZJ |
| CHECKED BY: | MLW/IRC |
| SHEET FIRST ISSUE: | 04/24/24 |
| SCALE: | |
| PROJ. NO. | PROJECT NUMBER |

EXISTING CONDITIONS - SITE PLAN

# HDC-03

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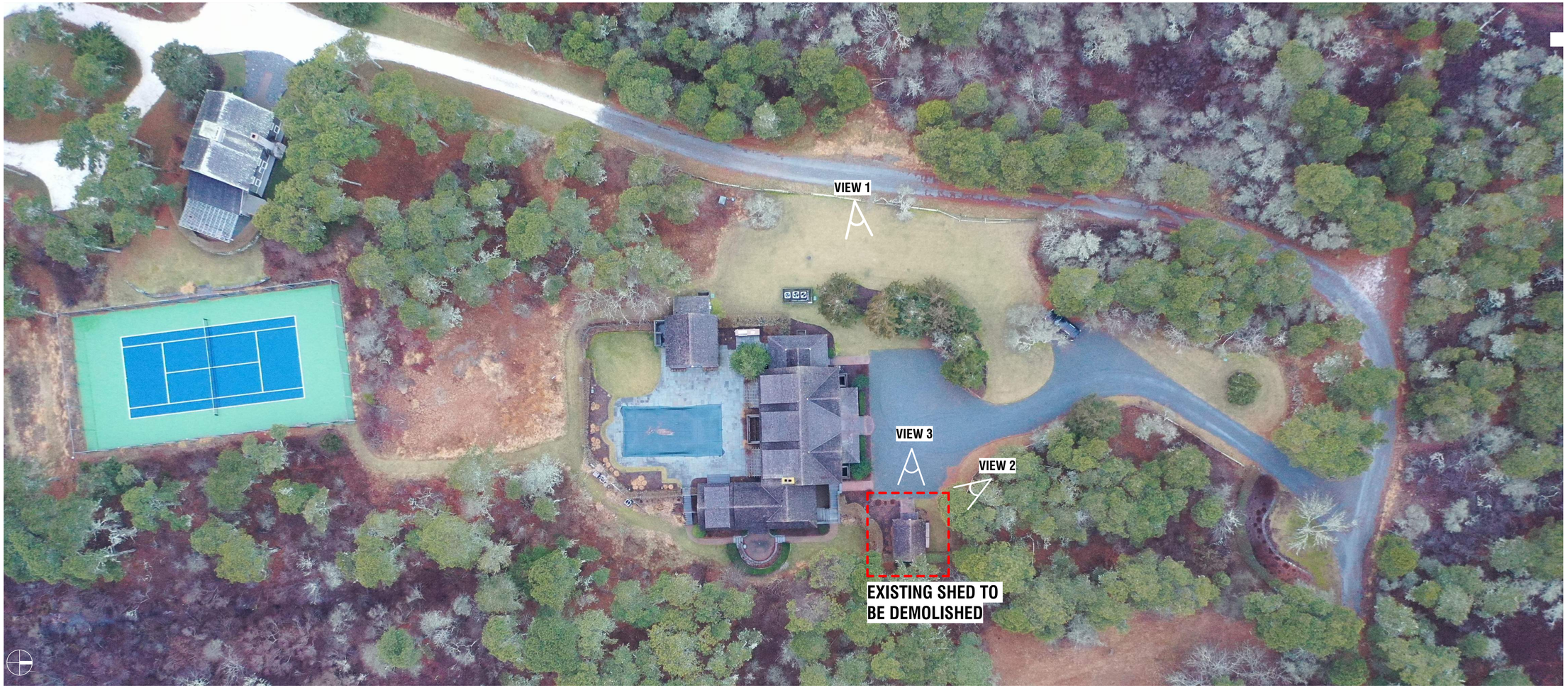


AERIAL VIEW FROM NORTHWEST



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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39 W 38th Street, 7th Fl, New York, NY 10018
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## SHEET REVISIONS

**NOT FOR CONSTRUCTION**

SIGN & SEAL

## DRAWING SET ISSUES

| | | |
|---|---|---|
| 1 | 08/26/2024 | HDC SUBMISSION |

## DRAWING INFO

| | |
|---|---|
| CONSTRUCTION DOCUMENTS | |
| DRAWN BY: | MCC/AZJ |
| CHECKED BY: | MLW/IRC |
| SHEET FIRST ISSUE: | 04/24/24 |
| SCALE: | |
| PROJ. NO. | PROJECT NUMBER |

## EXISTING CONDITIONS - PHOTOS

# HDC-04

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# HISTORIC DISTRICT COMMISSION

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

**COMMISSIONERS**

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

**ASSOCIATE COMMISSIONERS**

Jesse Dutra

Carrie Thornewill

Stephen Welch

**STAFF**

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

## Waiver of the HDC 10 Day Hearing Requirement

I Andrew Kotchen

AS AGENT FOR 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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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

**Total Postage and Fees**
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

**Total Postage and Fees**
$

Sent T
Street
City, S

BAILEY DOROTHY O &
DAVID S
250 1ST AV, UNIT 805
CHARLESTOWN, MA 02129

Postmark Here
SEP 16 2024
MIDTOWN STATION NEW YORK NY
10018-USPS

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

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C/O VAUGHTER ELINOR G
3612 CHESAPEAKE ST NW
WASHINGTON, DC 20008-2915

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SINGER ELIZABETH
674 AD HOC RD
GREAT FALLS, VA 22066

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# MED PRIMARY DWELLING

## HDC - NEW BUSINESS SUBMISSION
**PRIMARY DWELLING**
**09/23/2024**



## DRAWING INDEX - HDC

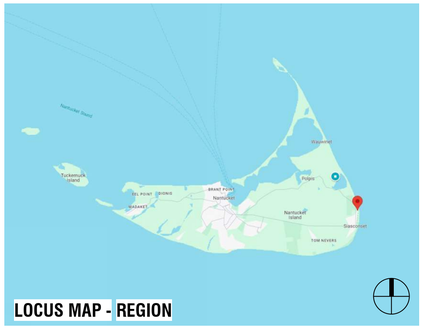
| SHEET NAME | Sheet Number | 09/23/2024 - HDC SUBMISSION |
|---|---|---|
| **00-TITLE** | | |
| TITLE SHEET | T-000 | • |
| **01-GENERAL** | | |
| GENERAL NOTES | G-001 | • |
| WINDOW AND DOOR LEGENDS | G-002 | • |
| EXISTING CONDITIONS | G-003 | • |
| EXT RENDERINGS - OVERALL | G-004 | • |
| BAXTER RD & SCONSET CONTEXT | G-005 | • |
| BAXTER RD & SCONSET CONTEXT | G-006 | • |
| SITE SURVEY | X-000 | • |
| **02-ZONING / LANDMARK** | | |
| SITE PLAN | L-100 | • |
| **01-GENERAL** | | |
| EXT. RENDERINGS - VIEWS FROM BAXTER RD | G-007 | • |
| **03-ARCHITECTURAL** | | |
| LOWER LEVEL - CONSTRUCTION PLAN | A-100 | • |
| FIRST FLOOR CONSTRUCTION PLAN | A-101 | • |
| SECOND FLOOR - CONSTRUCTION PLAN | A-102 | • |
| BUILDING ELEVATIONS | A-200 | • |
| BUILDING ELEVATIONS | A-201 | • |

## ZONING INFORMATION

| | |
|---|---|
| MAP/PARCEL | 49/51 & 49/188 |
| CURRENT ZONING | SR-20 |
| FRONT SETBACK | 30 FT |
| SIDE SETBACK | 10 FT |
| REAR SETBACK | 10 FT |
| MAX. BUILDING HEIGHT | 30 FT |
| LOT SIZE | .57 ACRES & .49 ACRES (20,285 SF & 20,115 SF)<br>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 |

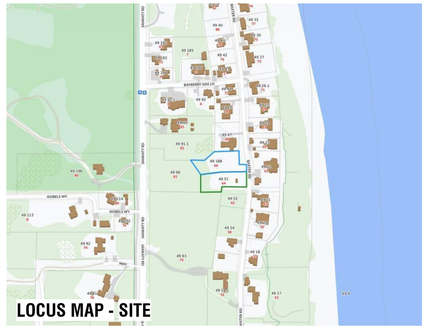
## EXTERIOR COLORS

SASH: BLACK
TRIM: GRAY



LOCUS MAP - REGION


LOCUS MAP - REGION


LOCUS MAP - SITE

## NANTUCKET, MA - ZONING ANALYSIS

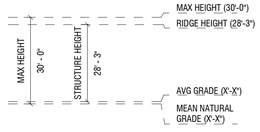
MAP & PARCEL: 49-51
CURRENT ZONING: SR-20

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.

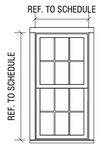
## MECHANICAL NOTES

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

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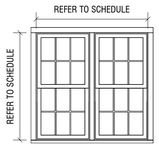
SASH: BLACK
TRIM: GRAY
MODEL: DOUBLE HUNG
MFGR: CUSTOM



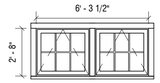

(A2) TYPE: 6/6 LITE
SASH: BLACK
TRIM: GRAY
MODEL: DOUBLE HUNG - DOUBLE MULLED
MFGR: CUSTOM



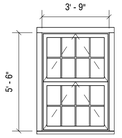

(C) TYPE: 4 LITE
SASH: BLACK
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM




(D) TYPE: 6 LITE
SASH: BLACK
TRIM: GRAY
MODEL: AWNING
MFGR: CUSTOM




(E) TYPE: 6 LITE
SASH: BLACK
TRIM: GRAY
MODEL: AWNING - DOUBLE MULLED
MFGR: CUSTOM




(F) TYPE: 8/8 LITE
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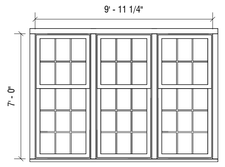
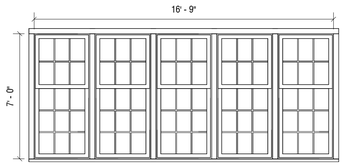
TRIM: GRAY
MODEL: BI-FOLD AWNING
MFGR: CUSTOM




(G) TYPE: 6/9 LITE
SASH: BLACK
TRIM: GRAY
MODEL: DOUBLE HUNG - TRIPLLE MULLED
MFGR: CUSTOM

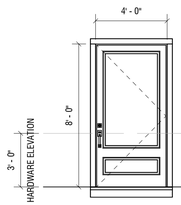



(H) TYPE: 6/9 LITE
SASH: BLACK
TRIM: GRAY
MODEL: DOUBLE HUNG - QUINTUPLE MULLED
MFGR: CUSTOM

## 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
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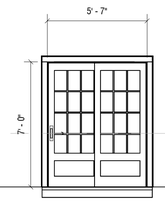
TRIM: BLACK
MODEL: SWING
MFGR: CUSTOM

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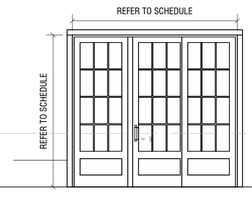
TRIM: GRAY
MODEL: SLIDING
MFGR: CUSTOM

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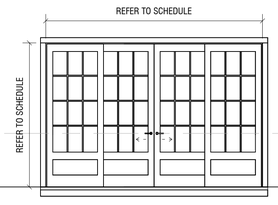
MODEL: SLIDING
MFGR: CUSTOM

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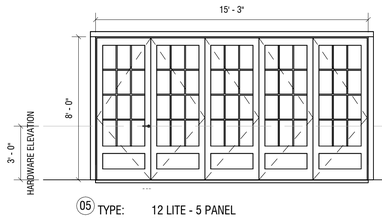
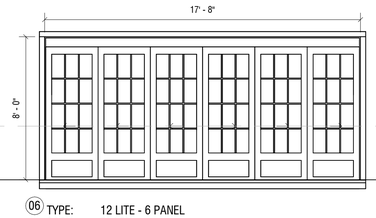
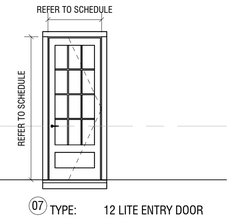
TRIM: GRAY
MODEL: SLIDING
MFGR: CUSTOM




(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

GOLDEN POND LLC
Hemenway & Barnes LLP - 75 State Street,
16th Floor, Boston, MA 02109

### ARCHITECT

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WORKSHOP/APD ARCHITECTURE DPC
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T: (212) 273-9712 info@workshopapd.com

### CONTRACTOR

REID BUILDERS
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T: (508) 228-2786

### STRUCTURAL ENGINEER

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### LANDSCAPE ARCHITECT

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### SURVEYOR

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Nantucket, MA 02554
T: (508) 228-9026

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WINDOW AND DOOR LEGENDS

# G-002

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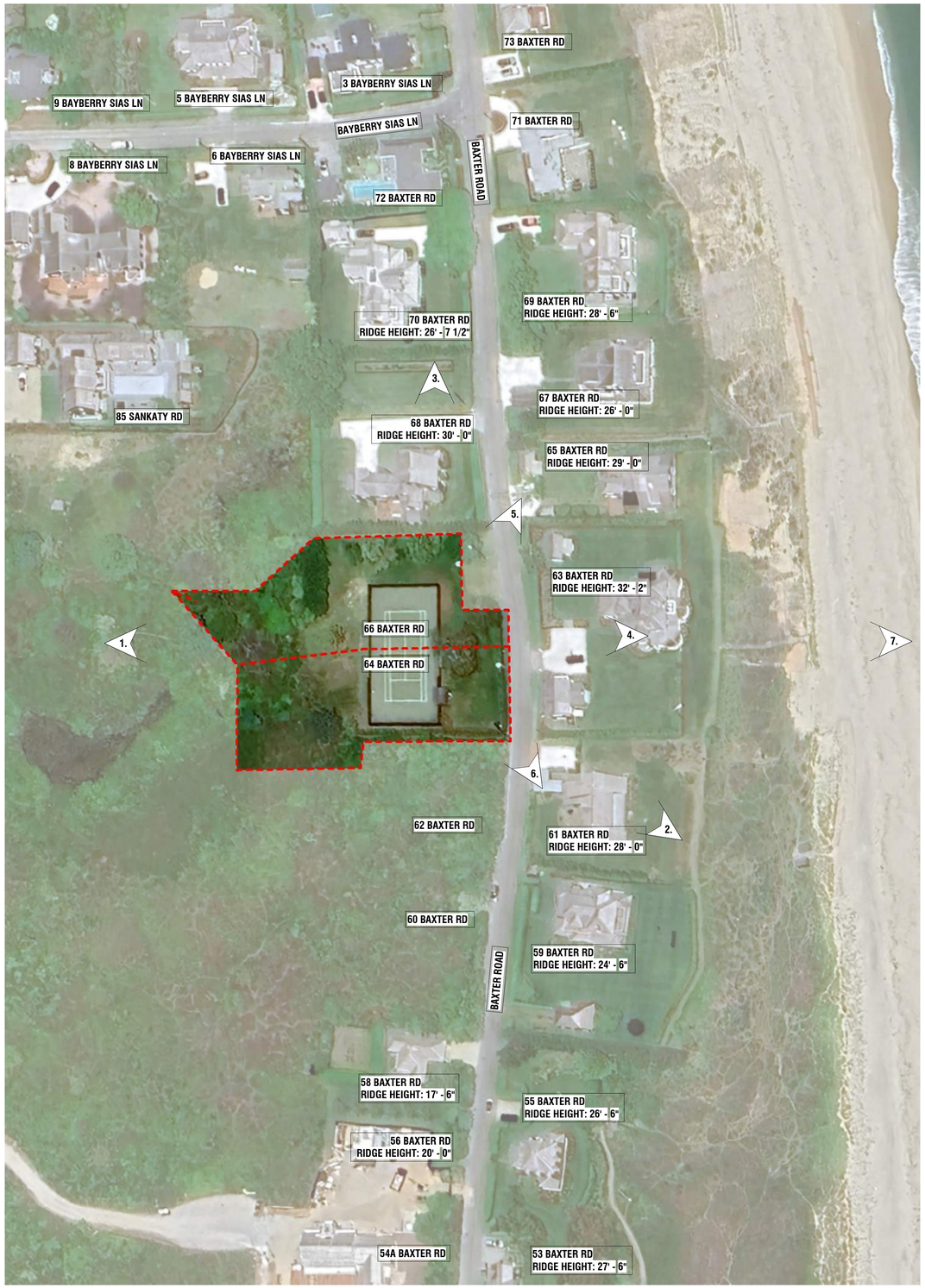




1. AERIAL VIEW - LOOKING EAST TOWARDS OCEAN



2. AERIAL VIEW - LOOKING NORTH TOWARDS SANKATY LIGHTHOUSE



3. AERIAL VIEW - LOOKING SOUTH



4. AERIAL VIEW - LOOKING WEST



5. EYE LEVEL VIEW - LOOKING NORTH ON BAXTER RD



6. EYE LEVEL VIEW - LOOKING SOUTH ON BAXTER RD



7. AERIAL VIEW - LOOKING WEST ALONG CLIFF

# MED

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EXISTING CONDITIONS

# G-003

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"SCONSET AND OTHER SETTLEMENTS OUTSIDE OF TOWN, THE PRIMARY GOAL FOR NEW CONSTRUCTION IS TO **HARMONIZE WITH THE EXISTING BUILDING PATTERN AND CHARACTER**."
*BUILDING WITH NANTUCKET IN MIND - P.89*



**AERIAL VIEW - LOOKING WEST FROM OCEAN**



**AERIAL VIEW - LOOKING NORTH-WEST**




**BAXTER RD STREET ELEVATION - LOOKING WEST FROM OCEAN**

# MED

PRIMARY DWELLING

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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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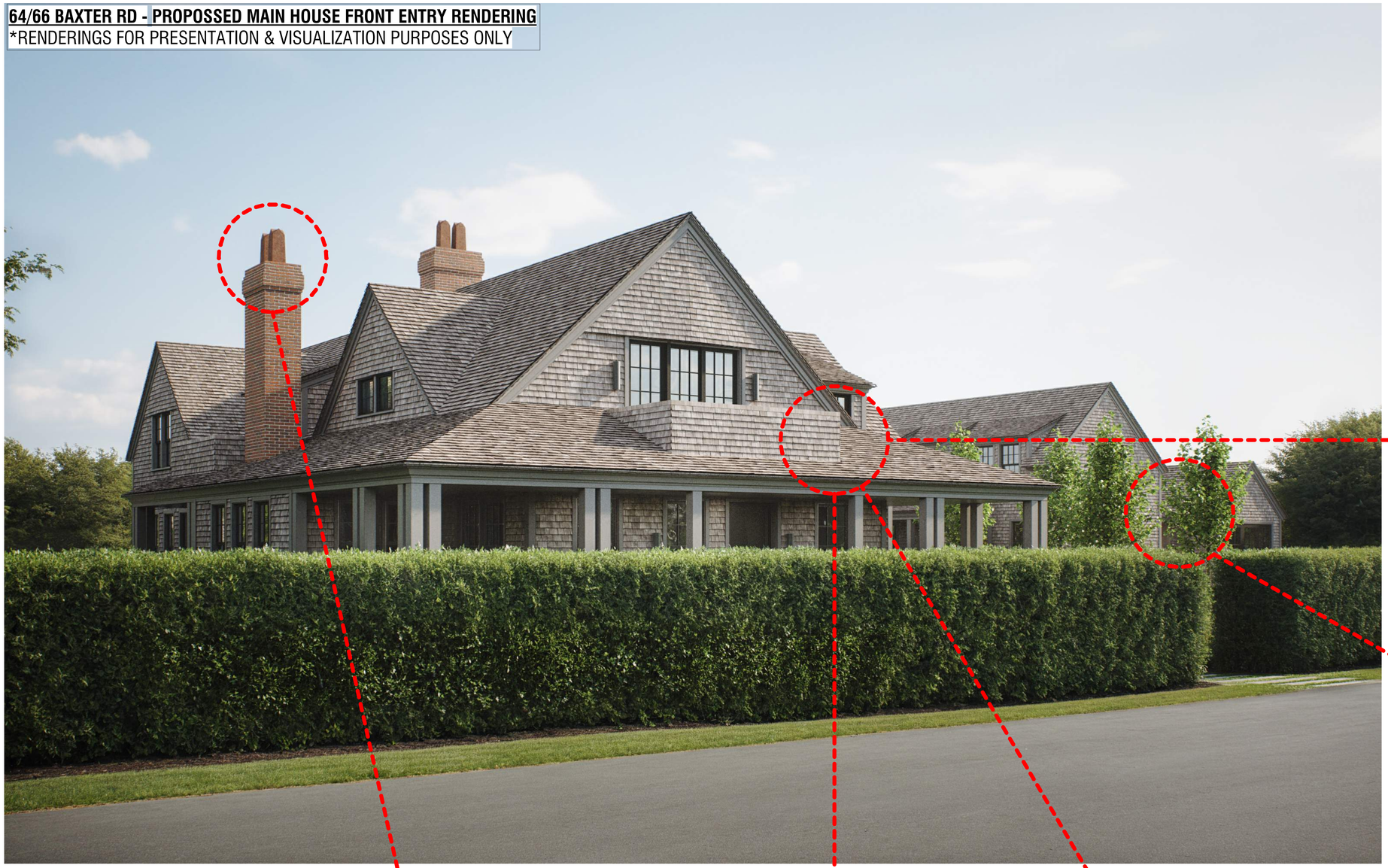


## BUILDING WITH NANTUCKET IN MIND & BUILDING WITH SCONSET IN MIND EXCERPTS.

"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*

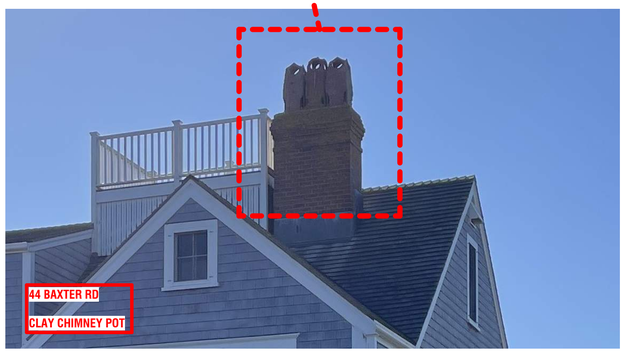



**THE SHINGLE SYLE** SYNTHESIZED THE STICK STYLE, QUEEN ANNE AND COLONIAL INFLUENCES. A TRUE DESENDANT OF HISTORIC NANTUCKET HOUSES, IT IS IMMEDIATELY CHARACTERIZED BY THE CONTINUOUS UNIFORM SKIN OF SHINGLES THAT WRAPS THE OVERALL, OFTEN PICTURESQUE, MASSING.
*BUILDING WITH NANTUCKET IN MIND - P.48-49*

"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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NANTUCKET, MA 02554

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BAXTER RD & SCONSET CONTEXT

**G-005**

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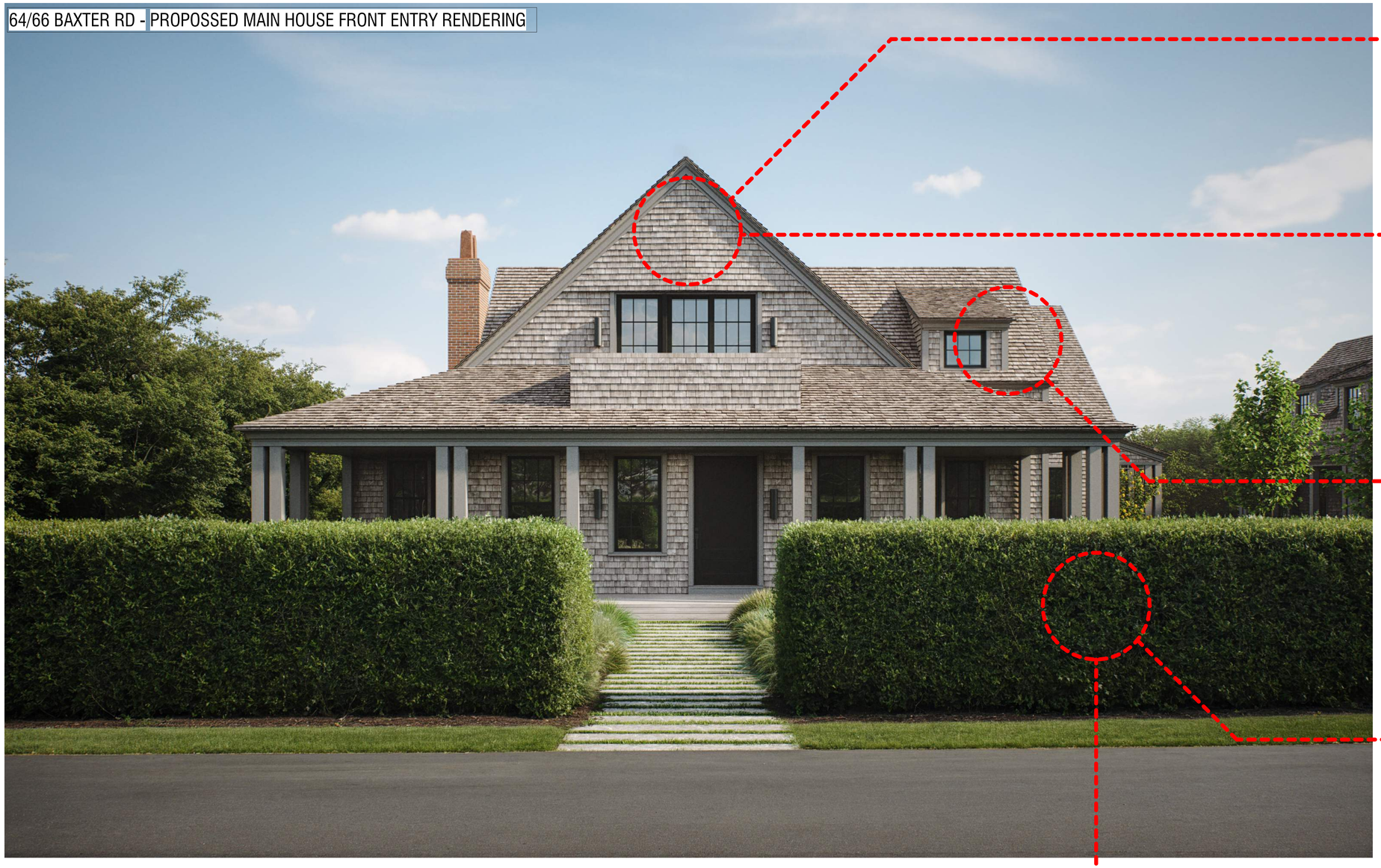
# 64/66 BAXTER RD - PROPOSSED MAIN HOUSE FRONT ENTRY RENDERING









"**HARMONIOUS FENSTRATION PROPORTIONS AND ROOF AND TRIM DETAILS** ARE ALSO IMPORTANT."
*BUILDING WITH SCONSET IN MIND - P.72*

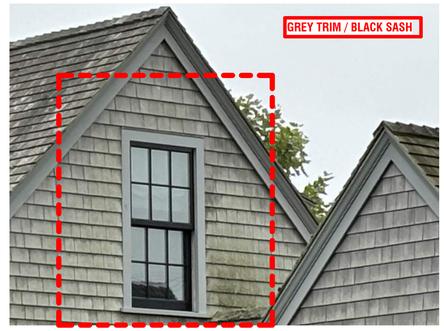






"PRIVET IS APPROPRIATE ALONG PROPERTY LINES. LOW PRIVET HEDGE IS ENCOURAGED TO RETAIN IMPORTANT VIEWSHEDS."
*BUILDING WITH SCONSET IN MIND - P.73*

"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*




# MED

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NANTUCKET, MA 02554

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## SURVEYOR

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T: (508) 228-9026

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| 09/23/2024 | HDC NEW BUSINESS SUBMISSION |

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CONSTRUCTION DOCUMENTS

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| SCALE: | |
| PROJ. NO. | 324011 |

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

# MED

PRIMARY DWELLING

64 & 66 BAXTER ROAD
NANTUCKET, MA 02554

## OWNER

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16th Floor, Boston, MA 02109

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| PROJ. NO. | 324011 |

EXT. RENDERINGS - VIEWS FROM BAXTER RD

# G-007

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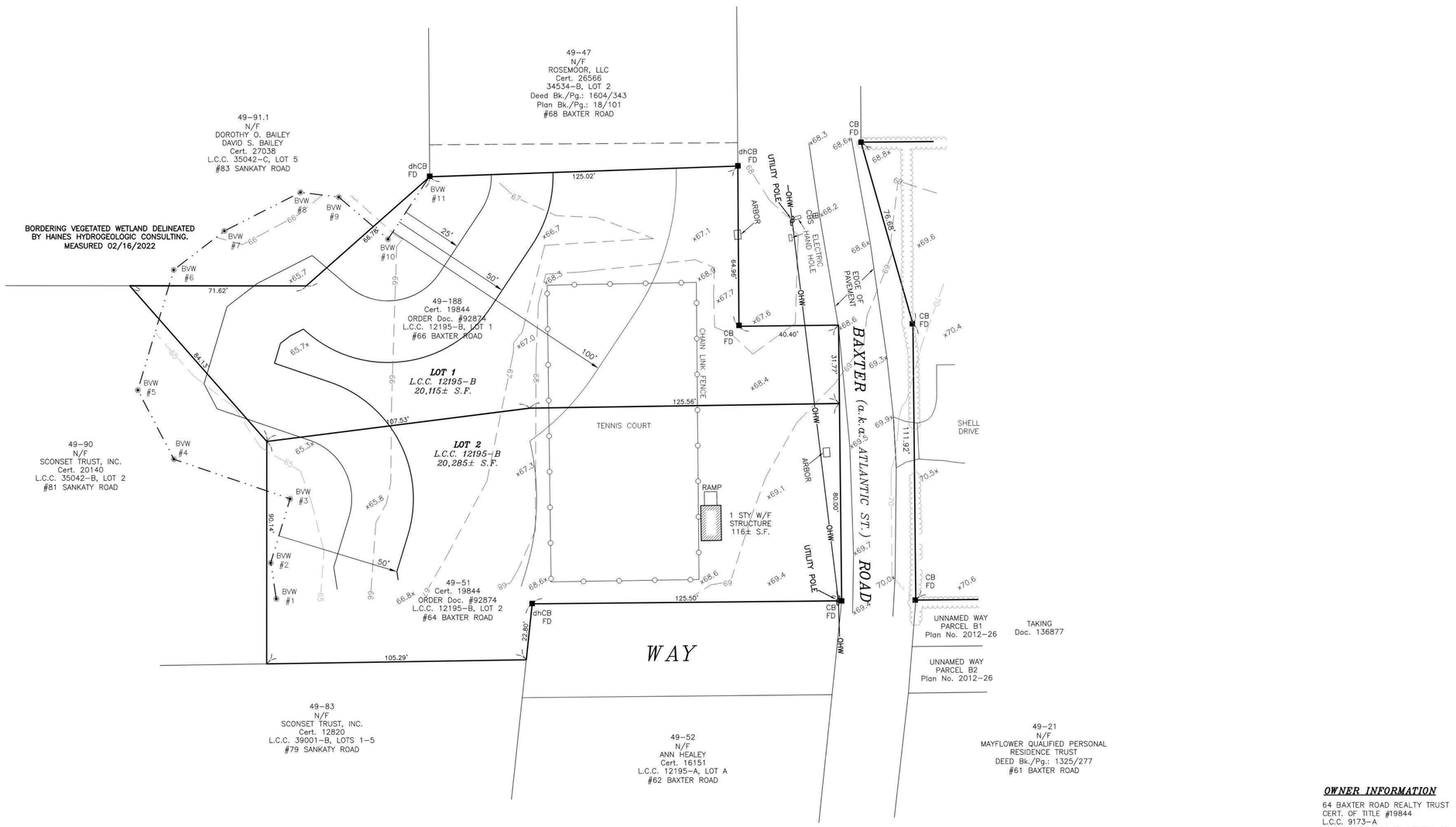
CURRENT ZONING CLASSIFICATION:
Siasconset Residential 20 (SR-20)

| | | #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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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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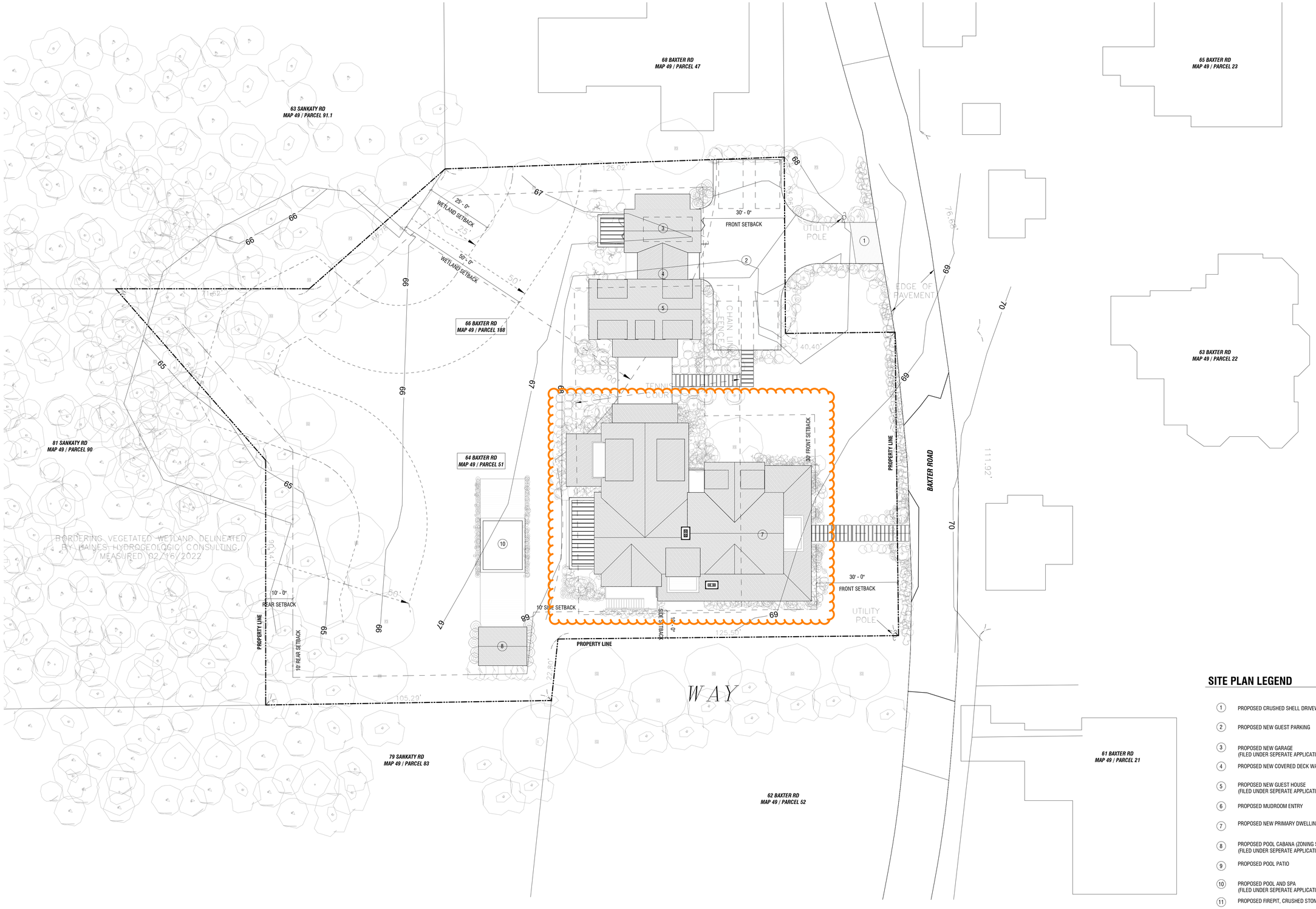


## SITE PLAN LEGEND

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

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NANTUCKET, MA 02554

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| PROJ. NO. | 324011 |

SITE PLAN

# Z-100

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## 1 EXTERIOR ELEVATION - EAST

1/4" = 1'-0"




## 2 EXTERIOR ELEVATION - WEST

1/4" = 1'-0"

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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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Hemenway & Barnes LLP - 75 State Street,
16th Floor, Boston, MA 02109

## ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

## CONTRACTOR

REID BUILDERS
7 Windy Way
Nantucket, MA 02554
T: (508) 228-2786

## STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

## LANDSCAPE ARCHITECT

AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

## SURVEYOR

BLACKWELL & ASSOCIATES, INC.
20 Teasdale Circle
Nantucket, MA 02554
T: (508) 228-9026

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

## SHEET REVISIONS

SIGN & SEAL

## DRAWING SET ISSUES

| | |
|---|---|
| 09/23/2024 | HDC NEW BUSINESS SUBMISSION |

## DRAWING INFO

| | |
|---|---|
| CONSTRUCTION DOCUMENTS | |
| DRAWN BY: | 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

64 & 66 BAXTER ROAD
NANTUCKET, MA 02554

## OWNER

GOLDEN POND LLC
Hemenway & Barnes LLP - 75 State Street,
16th Floor, Boston, MA 02109

## ARCHITECT

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T: (508) 228-9026

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## SHEET REVISIONS

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|---|---|
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## DRAWING INFO

| | |
|---|---|
| CONSTRUCTION DOCUMENTS | |
| DRAWN BY: | SWT |
| CHECKED BY: | Checker |
| SHEET FIRST ISSUE: | 01/11/2024 |
| SCALE: | 1/4" = 1'-0" |
| PROJ. NO. | 324011 |

LOWER LEVEL - CONSTRUCTION PLAN

# A-100

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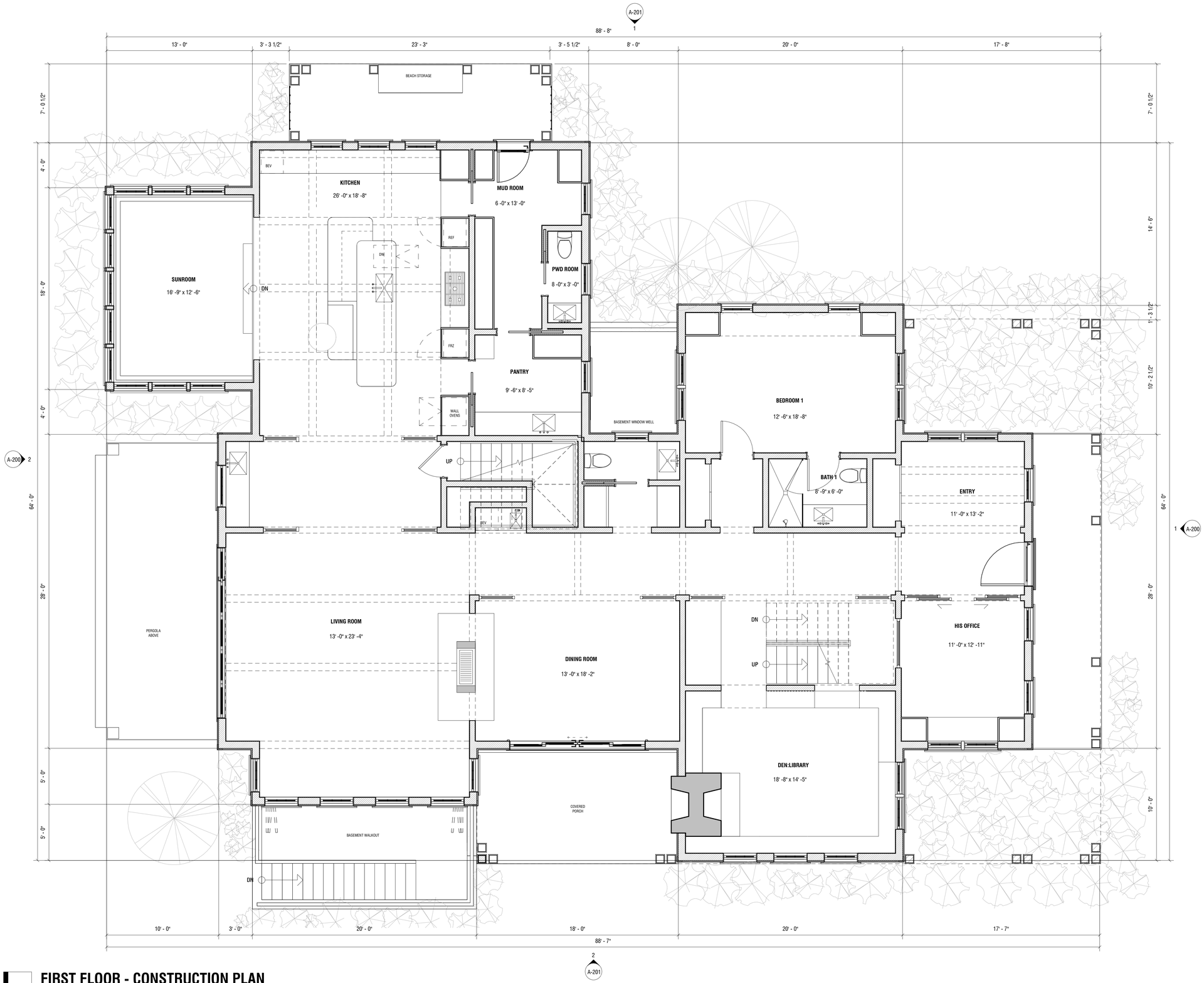


# 1 FIRST FLOOR - CONSTRUCTION PLAN

1/4" = 1'-0"

# MED

PRIMARY DWELLING

64 & 66 BAXTER ROAD
NANTUCKET, MA 02554

## OWNER

GOLDEN POND LLC
Hemenway & Barnes LLP - 75 State Street,
16th Floor, Boston, MA 02109

## ARCHITECT

WORKSHOP/APD

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## CONTRACTOR

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FIRST FLOOR
CONSTRUCTION PLAN

# A-101

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1 A-200

## 1 SECOND FLOOR

1/4" = 1'-0"

# MED

PRIMARY DWELLING

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NANTUCKET, MA 02554

## OWNER

GOLDEN POND LLC
Hemenway & Barnes LLP - 75 State Street,
16th Floor, Boston, MA 02109

## ARCHITECT

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SECOND FLOOR - CONSTRUCTION PLAN

# A-102

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# HISTORIC DISTRICT COMMISSION

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

**COMMISSIONERS**

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

**ASSOCIATE COMMISSIONERS**

Jesse Dutra

Carrie Thornewill

Stephen Welch

**STAFF**

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

## Waiver of the HDC 10 Day Hearing Requirement

I Andrew Kotchen

AS AGENT FOR Golden Pond LLC

STREET ADDRESS 64 & 66 Baxter Rd

MAP/PARCEL 49/51 & 49/188

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9/23/2024

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

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

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

Signature 9/20/2024 Date

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

**THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS** **Rev Jan 2024**

# MED - PROPOSED SECONDARY DWELLING

***REQUIRED WITH ALL APPLICATIONS:***

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

***REQUIRED WHERE APPLICABLE:***

| | | |
|---|---|---|
| N/A | 1. | **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application. |
| X | 2. | **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12. |
| X | 3. | **As-Built Plans (1copy):** of existing elevations |
| X | 4. | **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled. |
| X | 5. | **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan). |
| X | 6. | **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number. |
| WAPD (initial to indicate read and understand) | 7. | ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*** |
| X | 8. | **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet. |
| N/A | 9. | **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.** |

CERTIFICATE NO: _____ DATE ISSUED: _____

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

# CERTIFICATE OF APPROPRIATENESS

for structural work.

MED - PROPOSED SECONDARY DWELLING

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

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

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

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

## PROPERTY DESCRIPTION

TAX MAP N°: 49 PARCEL N°. 188 &51

Street & Number of Proposed Work: 64 & 66 BAXTER RD

Owner of record: GOLDEN POND LLC

Mailing Address: HEMINWAY & BARNES LLP
75 STATE STREET, 16TH FL, BOSTON, MA 02109

Contact Phone #: _____ E-mail: _____

## AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: PO BOX 521
NANTUCKET, MA 02554

Contact Phone #: 212-273-9712 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

Size of Structure or Addition: Length: 40'-0" Sq. Footage 1st floor: 1,278 SF Decks/Patio: Size: 12' X 27' ☒ 1st floor ☐ 2nd floor
Width: 51'-4" Sq. footage 2nd floor: 800 SF Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

FEE: $415.6

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

Height of ridge above final finish grade: North 25'-5" South 25'-5" East 25'-5" West 25'-5"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

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

REVISIONS* (describe)

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

*Cloud on drawings and submit photographs of existing elevations.

## DETAIL OF WORK TO BE PERFORMED

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

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

**Roof Pitch**: Main Mass 11 /12 Secondary Mass 11 /12 Dormer 5 /12 Other PORCH: 4/12

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

Fence: Height: _____
Type: _____
Length: _____

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

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

**Leaders (material and size)**: _____

**Sidewall**: ☒ White cedar shingles 5" EXPOSURE ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

**Trim**: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x9 Rake 1x9 Soffit (Overhang) _____ Corner boards 1X5-1/2 Frieze _____
Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round _____ Square 10"X10"

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

**Doors*** (type and material): ☐ TDL ☒ SDL Front SWING Rear SLIDE Side SWING
Garage Door(s): Type BI-FOLD Material PAINTED

**Hardscape materials**: Driveways CRUSHED SHELL Walkways GRANITE Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall NATURAL TO WEATHER Clapboard (if applicable) _____ Roof NATURAL TO WEATHER
Trim PAINTED - GREY Sash PAINTED - BLACK Doors PAINTED - BLACK
Deck 1X4 IPE DECKING Foundation PARGED Fence _____ Shutters _____

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

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

Date 9/23/2024 Signature of owner of record _____ Signed under penalties of perjury
AS REPRESENTATIVE OF WORKSHOP/APD

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER..... GOLDEN POND LLC

MAILING ADDRESS..... 6 YOUNGS WY, NANTUCKET, MA 02554

PROPERTY LOCATION..... 64 & 66 BAXTER RD

ASSESSORS MAP/PARCEL..... 49 / 51 & 49 / 188

SUBMITTED BY:..... ANDREW KOTCHEN (WORKSHOP/APD)

SEE ATTACHED PAGES

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

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.09.05 08:55:21 -04'00'

September 5, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

# HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298


## NOTICE OF HDC APPLICATION

## ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 64 & 66 Baxter Rd

Tax Map Number: 49 Parcel Number: 51 & 188

Owner of Record: Golden Pond, LLC

Description of Proposal: Remove existing tennis court and construct house,

guest dwelling, garage and shed.

Anticipated HDC Submission Date: 09/23/2024

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

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

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

## HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

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

# Abutters Listing

| MBLU | Lot | Lot Cut | Name Line 1 | Name Line 2 | Address Line 1 | City | State | Zip | Location |
|---|---|---|---|---|---|---|---|---|---|
| 49 | 22 | | SINGER ELIZABETH | | 674 AD HOC RD | GREAT FALLS | VA | 22066 | 63 BAXTER RD |
| 49 | 47 | | ROSEMOOR LLC | | 171 ALVARADO RD | BERKELEY | CA | 94075 | 68 BAXTER RD |
| 49 | 52 | | HEALEY ANN R TRST ETAL | C/O VAUGHTER ELINOR G | 3612 CHESAPEAKE ST NW | WASHINGTON | DC | 20008-2915 | 62 BAXTER RD |
| 49 | 83 | | SCONSET TRUST INC | | PO BOX 821 | SIASCONSET | MA | 02564 | 79 SANKATY RD |
| 49 | 90 | | SCONSET TRUST INC | | P O BOX 821 | SIASCONSET | MA | 02564 | 81 SANKATY RD |
| 49 | 91 | 1 | BAILEY DOROTHY O & DAVID S | | 250 1ST AV, UNIT 805 | CHARLESTOWN | MA | 02129 | 83 SANKATY RD |
| **Count:** | **6** | | | | | | | | |

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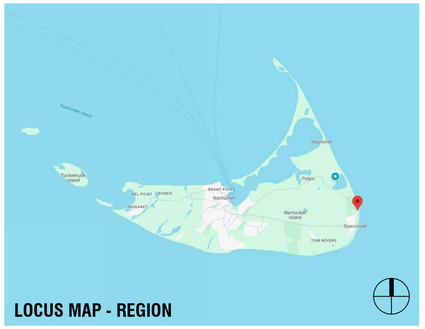
# MED SECONDARY DWELLING

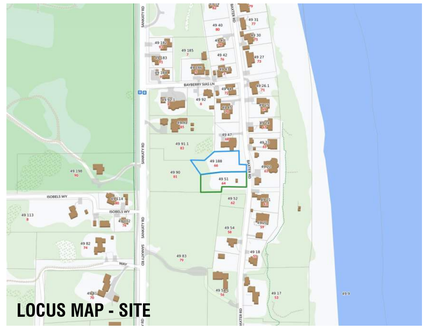
## HDC - NEW BUSINESS SUBMISSION
**SECONDARY DWELLING**
**09/23/2024**





LOCUS MAP - REGION


LOCUS MAP - REGION


LOCUS MAP - SITE

## DRAWING INDEX - HDC

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## ZONING INFORMATION

| | |
|---|---|
| MAP/PARCEL | 49/51 & 49/188 |
| CURRENT ZONING | SR-20 |
| FRONT SETBACK | 30 FT |
| SIDE SETBACK | 10 FT |
| REAR SETBACK | 10 FT |
| MAX. BUILDING HEIGHT | 30 FT |
| LOT SIZE | .57 ACRES & .49 ACRES (20,285 SF & 20,115 SF)<br>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

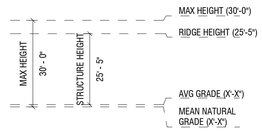
## NANTUCKET, MA - ZONING ANALYSIS
MAP & PARCEL: 49-51
CURRENT ZONING: SR-20

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.

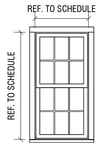
# MECHANICAL NOTES

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

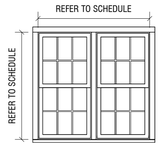
## WINDOW SCHEDULE

| 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

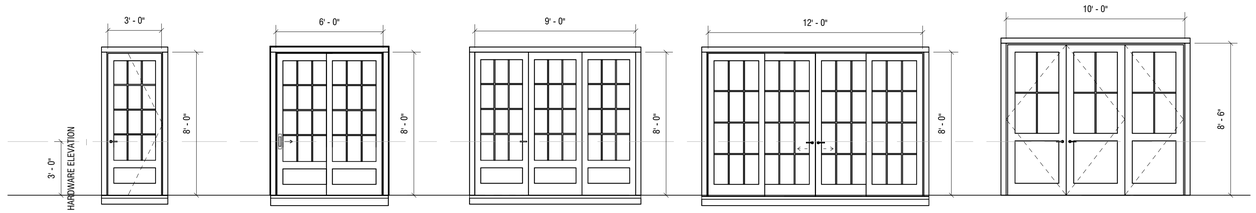



C TYPE: 4 LITE
SASH: BLACK
TRIM: GRAY
MODEL: CASEMENT
MFGR: CUSTOM

## 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
NANTUCKET, MA 02554

### OWNER
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Hemenway & Barnes LLP - 75 State Street,
16th Floor, Boston, MA 02109

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ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

### SHEET REVISIONS

**NOT FOR CONSTRUCTION**

SIGN & SEAL

### DRAWING SET ISSUES

| | | |
|---|---|---|
| 01 | 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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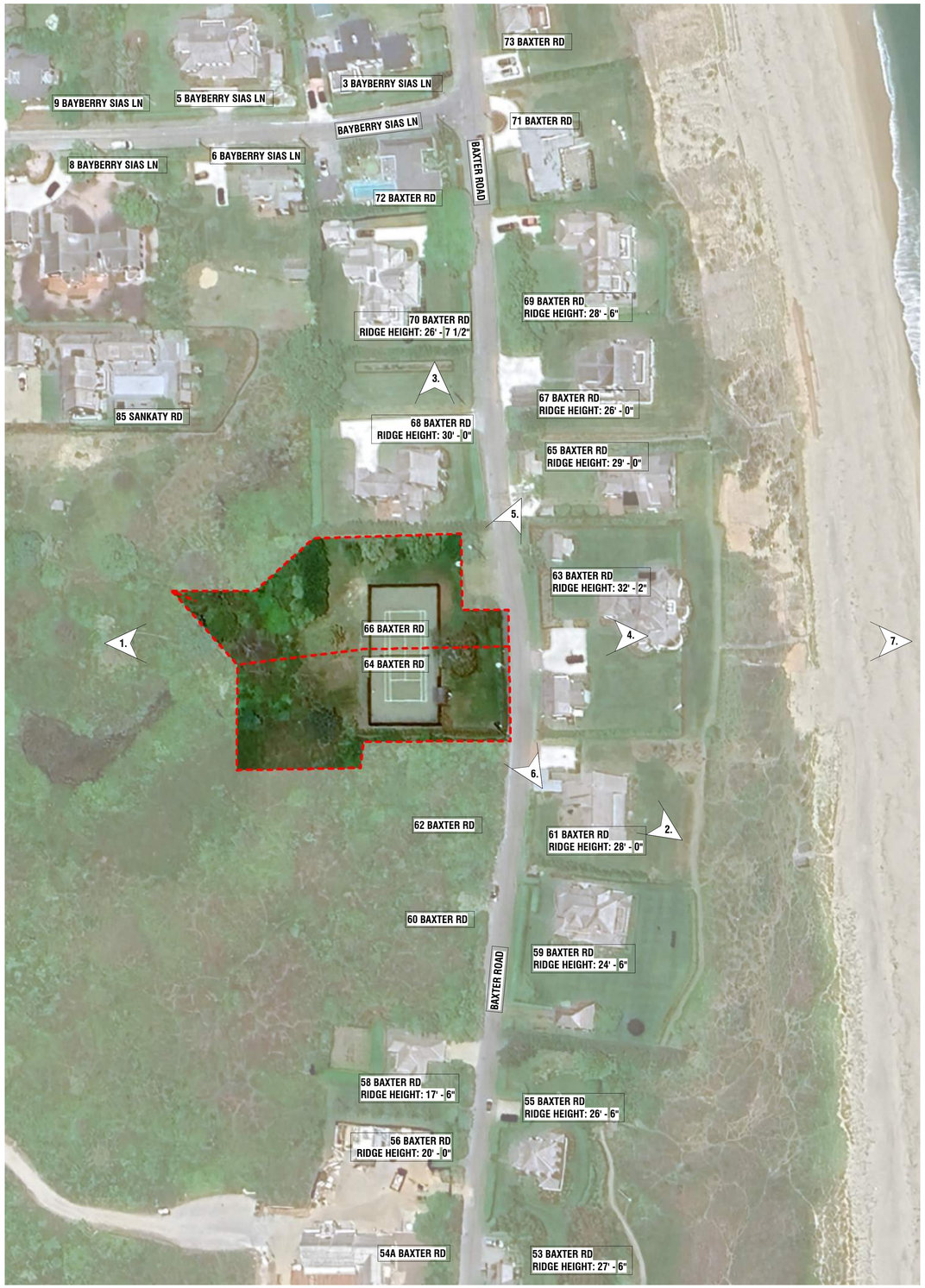




1. AERIAL VIEW - LOOKING EAST TOWARDS OCEAN



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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| SHEET FIRST ISSUE: | |
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| PROJ. NO. | 324011 |

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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## DRAWING SET ISSUES

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|---|---|
| 09/23/2024 | HDC NEW BUSINESS SUBMISSION |

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| DRAWN BY: | SWT |
| CHECKED BY: | Checker |
| SHEET FIRST ISSUE: | |
| SCALE: | |
| PROJ. NO. | 324011 |

EXT RENDERINGS - OVERALL

# G-004

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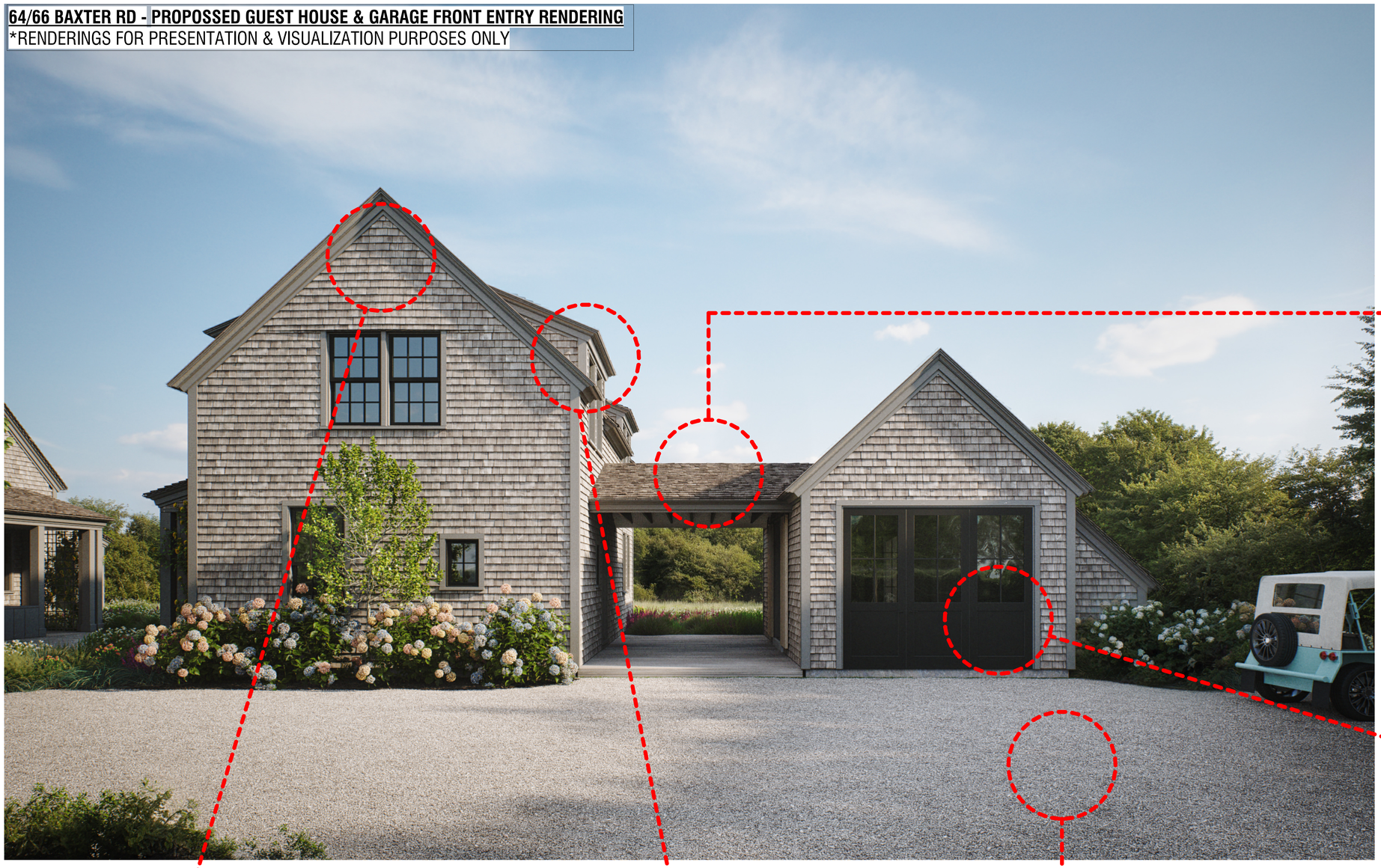
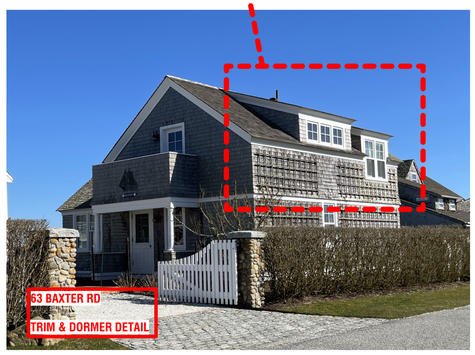
# 64/66 BAXTER RD - PROPOSSED GUEST HOUSE & GARAGE FRONT ENTRY RENDERING

*RENDERINGS FOR PRESENTATION & VISUALIZATION PURPOSES ONLY






"THE BUILDINGS ARE CHARACTERIZED BY PICTURESQUES ROOFS AND MASSES AS WELL AS INTEGRAL **VOIDS OF PORCHES AND VERANDAS**."
*BUILDING WITH SCONSET IN MIND - P.72*



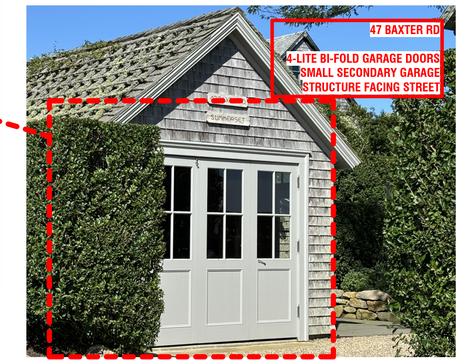

"**HARMONIOUS FENSTRATION PROPORTIONS AND ROOF AND TRIM DETAILS** ARE ALSO IMPORTANT."
*BUILDING WITH SCONSET IN MIND - P.72*

## BUILDING WITH NANTUCKET IN MIND & BUILDING WITH SCONSET IN MIND EXCERPTS.

"THE EARLIEST STRUCTURES ALONG BAXTER ROAD WERE DESIGNED IN A VARIETY OF **VICTORIAN STYLES**. ALTHOUGH EACH IS UNIQUE, THEY COMPLEMENT EACH OTHER DUE TO THEIR SIMILAR SIZE, MASSING, AND DETAILS. FOR THE MOST PART, THESE DWELLINGS ALSO HAVE SIMILAR PLACEMENT AND SETBACKS ON THEIR LOTS, WITH FRONT, SIDE, AND REAR YARDS, AND ARE **SITUATED CLOSE TO THE ROAD**."
*BUILDING WITH SCONSET IN MIND - P.67*



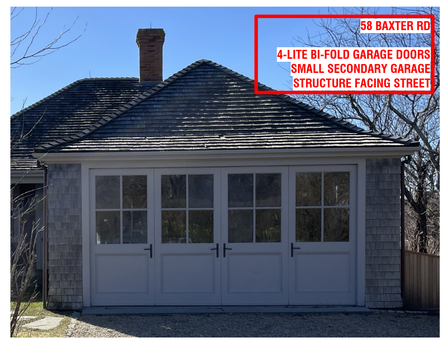

"**ADDATIVE MASSING** TO SUGGEST CONSTRUCTION OVERTIME SHOULD BE THE RULE THORUGHOUT THE NEIGHBORHOOD."
*BUILDING WITH SCONSET IN MIND - P.73*




SHELL DRIVEWAYS SHOULD BE ENCOURAGED.
*BUILDING WITH SCONSET IN MIND - P.73*

"THE **RHYTHM OF OPEN SPACE AND BUILDINGS** IS IMPORTANT IN THIS NEIGHBORHOOD AND SHOULD BE MAINTAINED WHEN EVER POSSIBLE. REVIEWING PLOT PLANS IN RELATIONSHIP TO ADJACENT STRUCTURES IS ESSENTIAL TO ENSURE THE RHYTHM OF OPEN SPACE AND BUILDINGS."
*BUILDING WITH SCONSET IN MIND - P.73*

"**SMALL SECONDARY BUILDINGS** OF ONE STORY SUCH AS GARAGES AND SHEDS SHOULD BE RETAINED AND NEW CONSTRUCTION ENCOURAGED WITH PLACEMENT ALONG THE ROADWAY. "
*BUILDING WITH SCONSET IN MIND - P.73*

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OWNER
GOLDEN POND LLC
Hemenway & Barnes LLP - 75 State Street, 16th Floor, Boston, MA 02109

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
REID BUILDERS
7 Windy Way
Nantucket, MA 02554
T: (508) 228-2786

STRUCTURAL ENGINEER
CRAFT - ENGINEERING STUDIO
39 West 38th, 6th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT
AHERN LLC / LANDSCAPE DESIGN STUDIO
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138 design@ahernllc.com

SURVEYOR
BLACKWELL & ASSOCIATES, INC.
20 Teasdale Circle
Nantucket, MA 02554
T: (508) 228-9026


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SHEET REVISIONS

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SIGN & SEAL

DRAWING SET ISSUES

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| 09/23/2024 | HDC NEW BUSINESS SUBMISSION |
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DRAWING INFO

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| SCALE: | |
| PROJ. NO. | 324011 |

BAXTER RD & SCONSET CONTEXT

**G-005**

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EYE LEVEL VIEW - FROM BAXTER LOOKING NORTH



EYE LEVEL VIEW - MH FRONT ENTRY FROM BAXTER



EYE LEVEL VIEW - FROM BAXTER



EYE LEVEL VIEW - GH & GARAGE FRONT ENTRY FROM BAXTER

# MED

SECONDARY DWELLING

64 & 66 BAXTER ROAD
NANTUCKET, MA 02554

## OWNER

GOLDEN POND LLC
Hemenway & Barnes LLP - 75 State Street,
16th Floor, Boston, MA 02109

## ARCHITECT

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## DRAWING SET ISSUES

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| PROJ. NO. | 324011 |

EXT. RENDERINGS - VIEWS FROM BAXTER RD

# G-006

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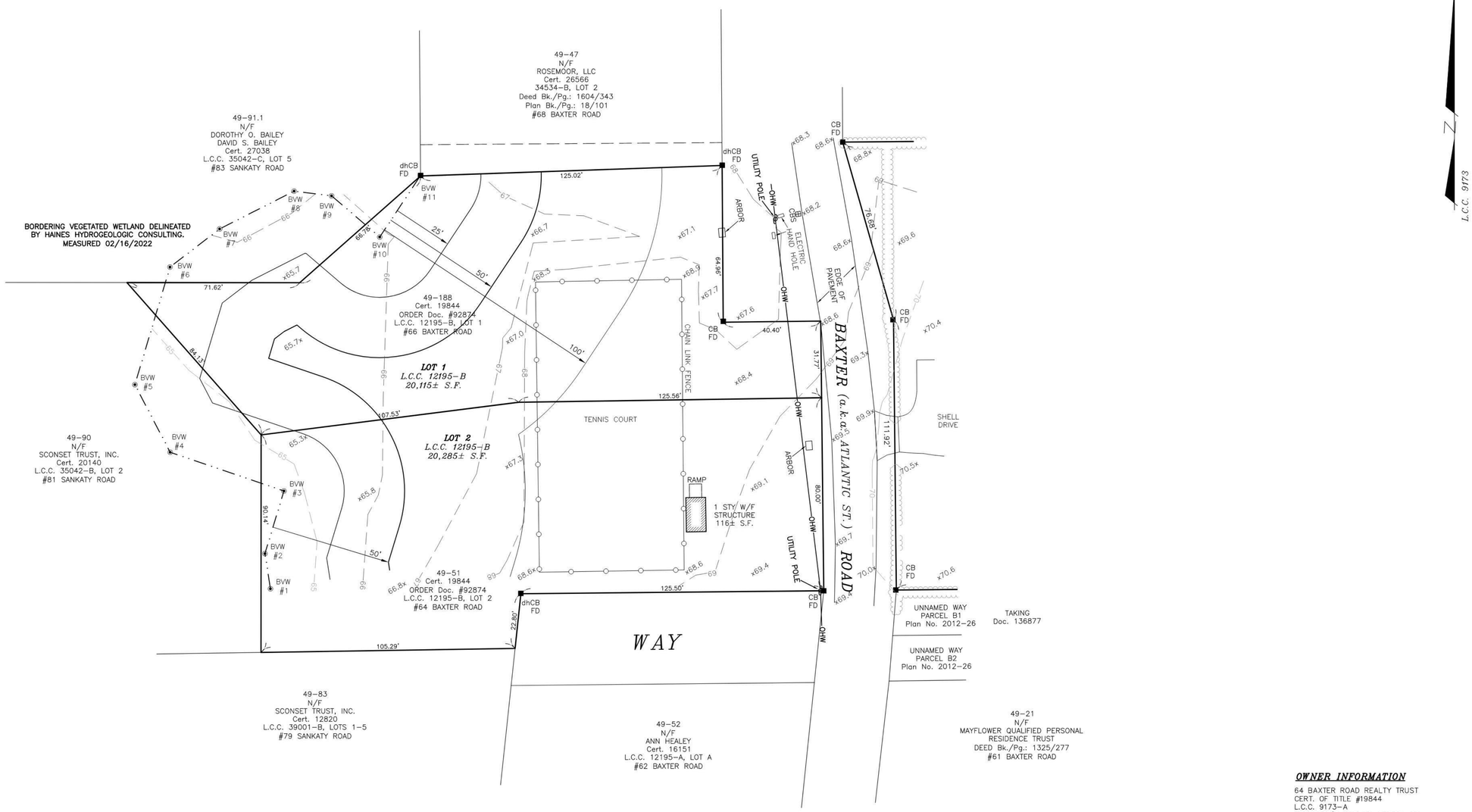
CURRENT ZONING CLASSIFICATION:
Siasconset Residential 20 (SR-20)

| | | #63 BAXTER RD. | #64 BAXTER RD. | #66 BAXTER RD. |
|---|---|---|---|---|
| | | EXISTING: | EXISTING: | EXISTING: |
| MINIMUM LOT SIZE: | 20,000 S.F. | 25,014 S.F.± | SEE PLAN | SEE PLAN |
| MINIMUM FRONTAGE: | 75 FT. | SEE PLAN | SEE PLAN | SEE PLAN |
| FRONT YARD SETBACK: | 30 FT. | SEE PLAN | SEE PLAN | SEE PLAN |
| REAR/SIDE SETBACK: | 10 FT. | SEE PLAN | SEE PLAN | SEE PLAN |
| GROUND COVER % : | 12.5% | 13.5% ± | XX% ± | XX% ± |

#63 BAXTER
*REF. SPECIAL PERMIT Doc. #109240
*REF. ZBA DECISION Doc. #120307




***OWNER INFORMATION***

64 BAXTER ROAD REALTY TRUST
CERT. OF TITLE #19844
L.C.C. 9173-A
ASSESSOR'S MAP 49, PARCEL 22
#63 BAXTER ROAD

GRAPHIC SCALE
20 0 10 20 40 80
( IN FEET )
1 inch = 20 ft.

T:\KEN 25 JOB 20


BLACKWELL & ASSOCIATES, Inc
PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS
20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
(508) 228-9026
www.blackwellsurvey.com


Date: September 11, 2023
Scale: 1"=20'

SITE PLAN
OF LAND
in Nantucket, MA
Prepared for
ELIZABETH SINGER

B5622

V:\DRAWFILES\B5622\EMAIL_SP 2022-CARLSON - Copy.dwg SITE PLAN 9/11/2023 11:17:02 1:1

# MED

SECONDARY DWELLING

64 & 66 BAXTER ROAD
NANTUCKET, MA 02554

## OWNER

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SITE SURVEY

# X-000

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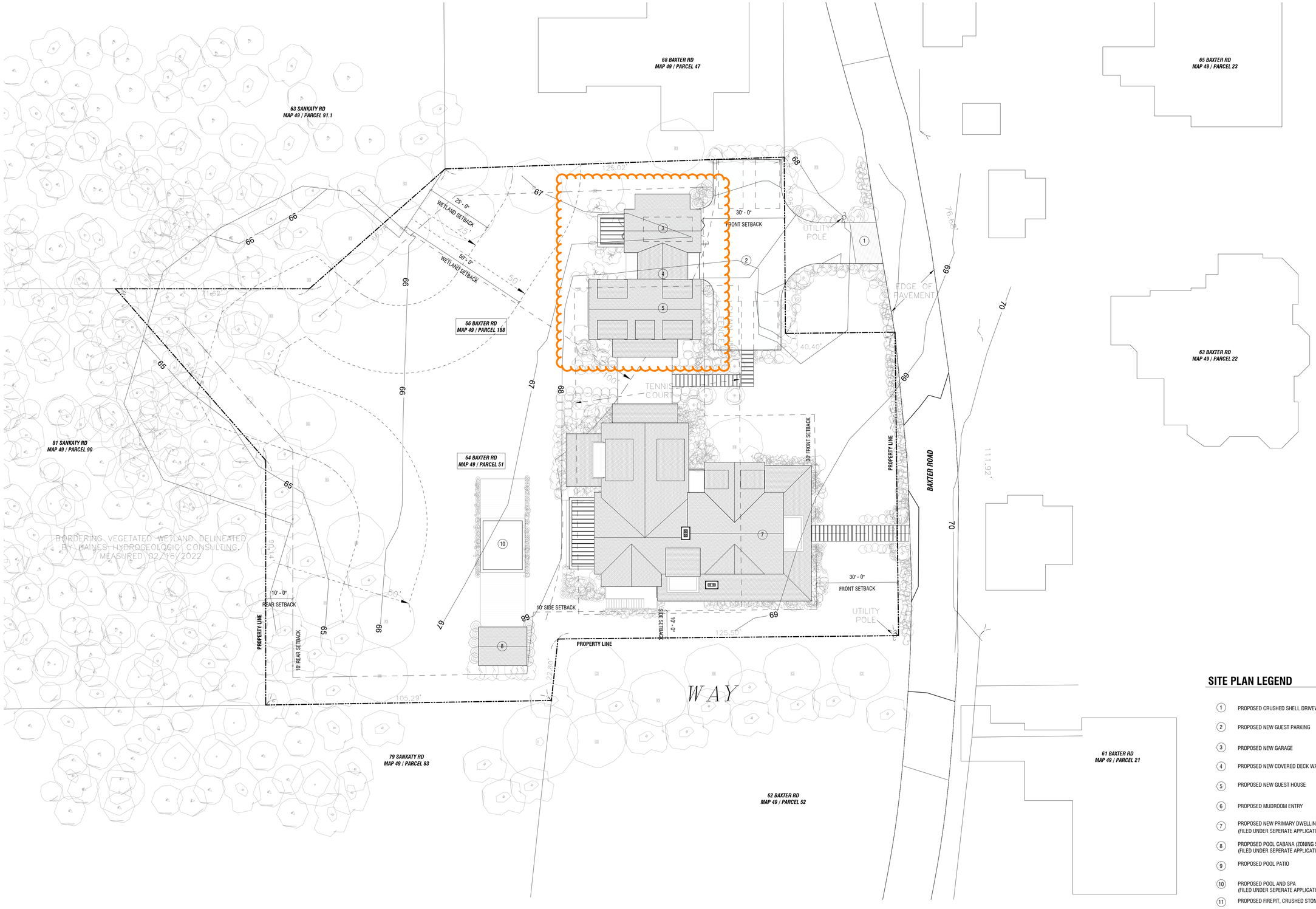


## SITE PLAN LEGEND

1. PROPOSED CRUSHED SHELL DRIVEWAY & STONE APRON
2. PROPOSED NEW GUEST PARKING
3. PROPOSED NEW GARAGE
4. PROPOSED NEW COVERED DECK WALKWAY
5. PROPOSED NEW GUEST HOUSE
6. PROPOSED MUDROOM ENTRY
7. PROPOSED NEW PRIMARY DWELLING (FILED UNDER SEPERATE APPLICATION)
8. PROPOSED POOL CABANA (ZONING SHED) (FILED UNDER SEPERATE APPLICATION)
9. PROPOSED POOL PATIO
10. PROPOSED POOL AND SPA (FILED UNDER SEPERATE APPLICATION)
11. PROPOSED FIREPIT, CRUSHED STONE

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

# MED

SITE

64 & 66 BAXTER ROAD
NANTUCKET, MA 02554

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SITE PLAN

# Z-100

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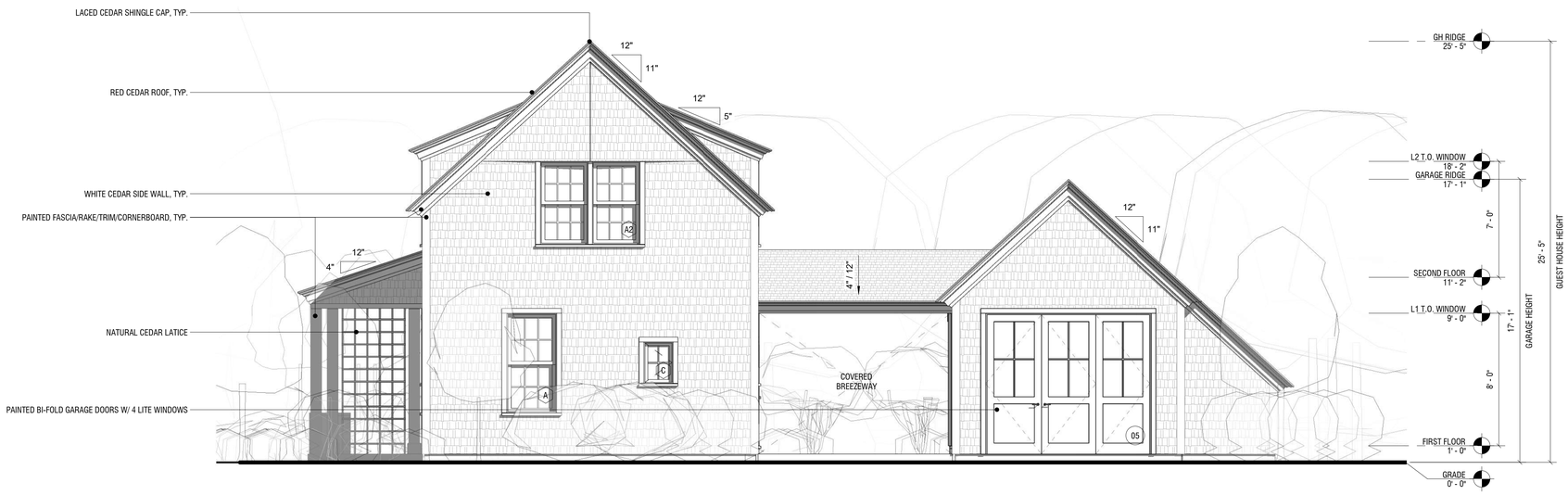


## 1 GH + GARAGE - EAST

1/4" = 1'-0"




## 2 GH + GARAGE - WEST

1/4" = 1'-0"

# MED

SECONDARY DWELLING

64 & 66 BAXTER ROAD
NANTUCKET, MA 02554

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BUILDING ELEVATIONS

# A-202

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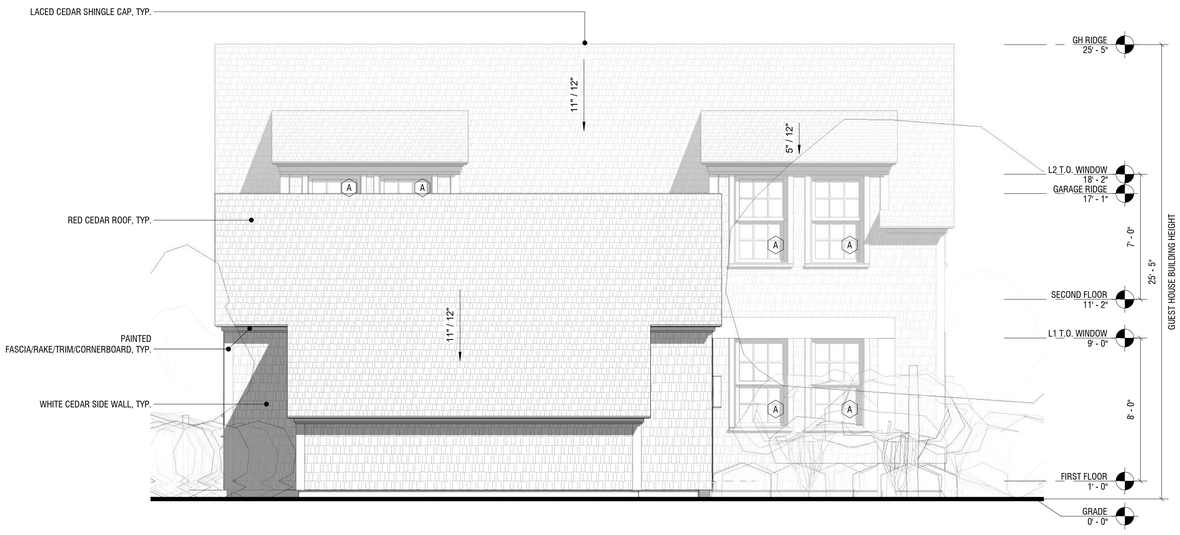
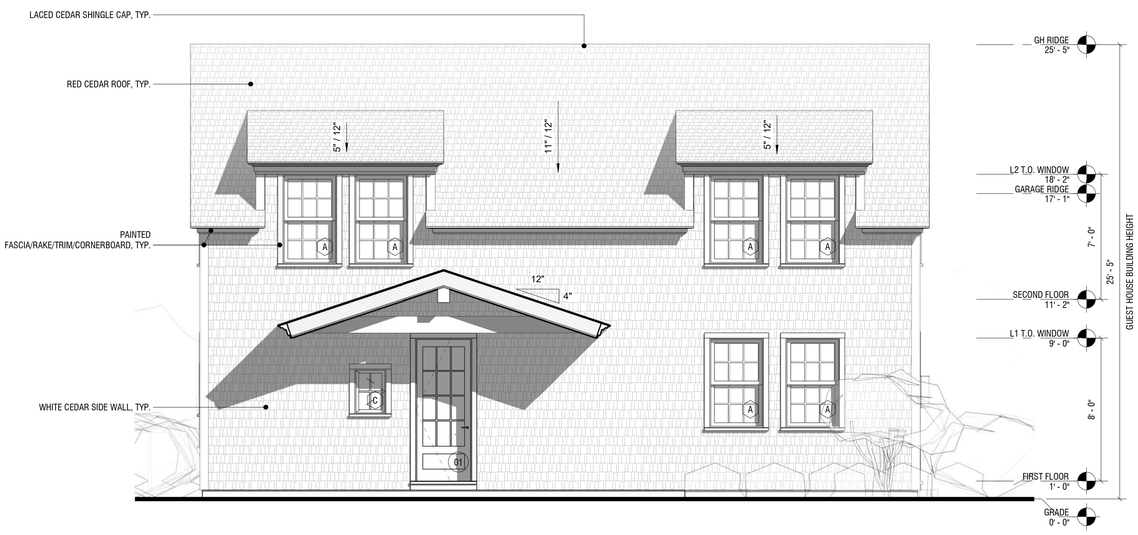



## 1 GH + GARAGE - NORTH

1/4" = 1'-0"



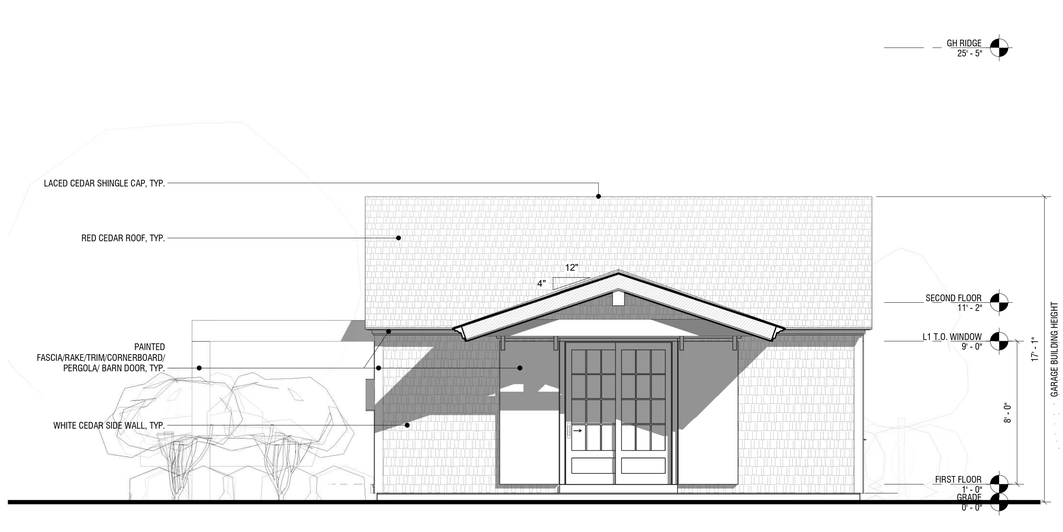

## 3 GH - NORTH

1/4" = 1'-0"




## 2 GH + GARAGE - SOUTH

1/4" = 1'-0"




## 4 GARAGE - SOUTH

1/4" = 1'-0"

# MED

SECONDARY DWELLING

64 & 66 BAXTER ROAD
NANTUCKET, MA 02554

OWNER

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16th Floor, Boston, MA 02109

ARCHITECT

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BUILDING ELEVATIONS

# A-203

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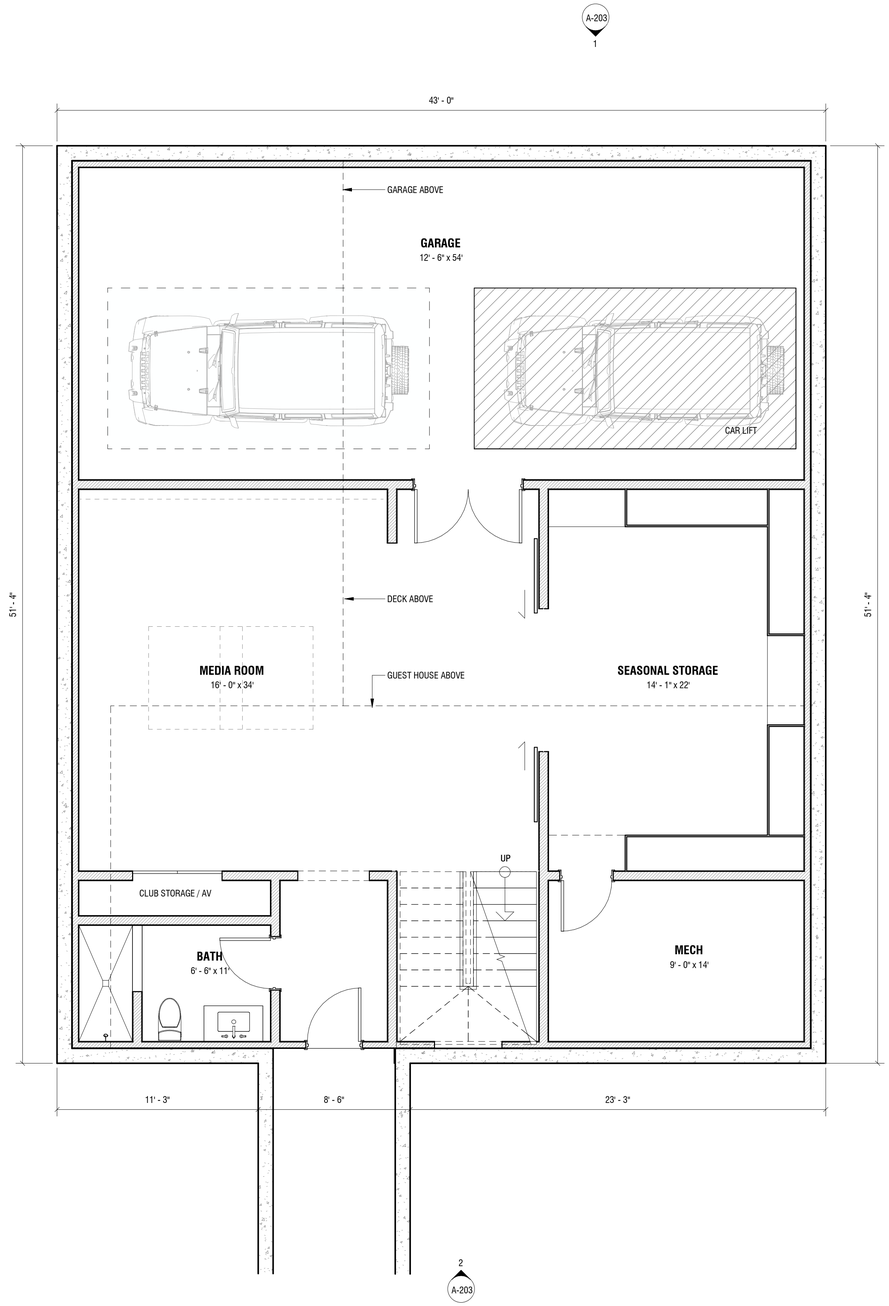


## 1 BASEMENT

1/4" = 1'-0"

# MED

SECONDARY DWELLING

64 & 66 BAXTER ROAD
NANTUCKET, MA 02554

## OWNER

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LOWER LEVEL - CONSTRUCTION PLAN

# A-100

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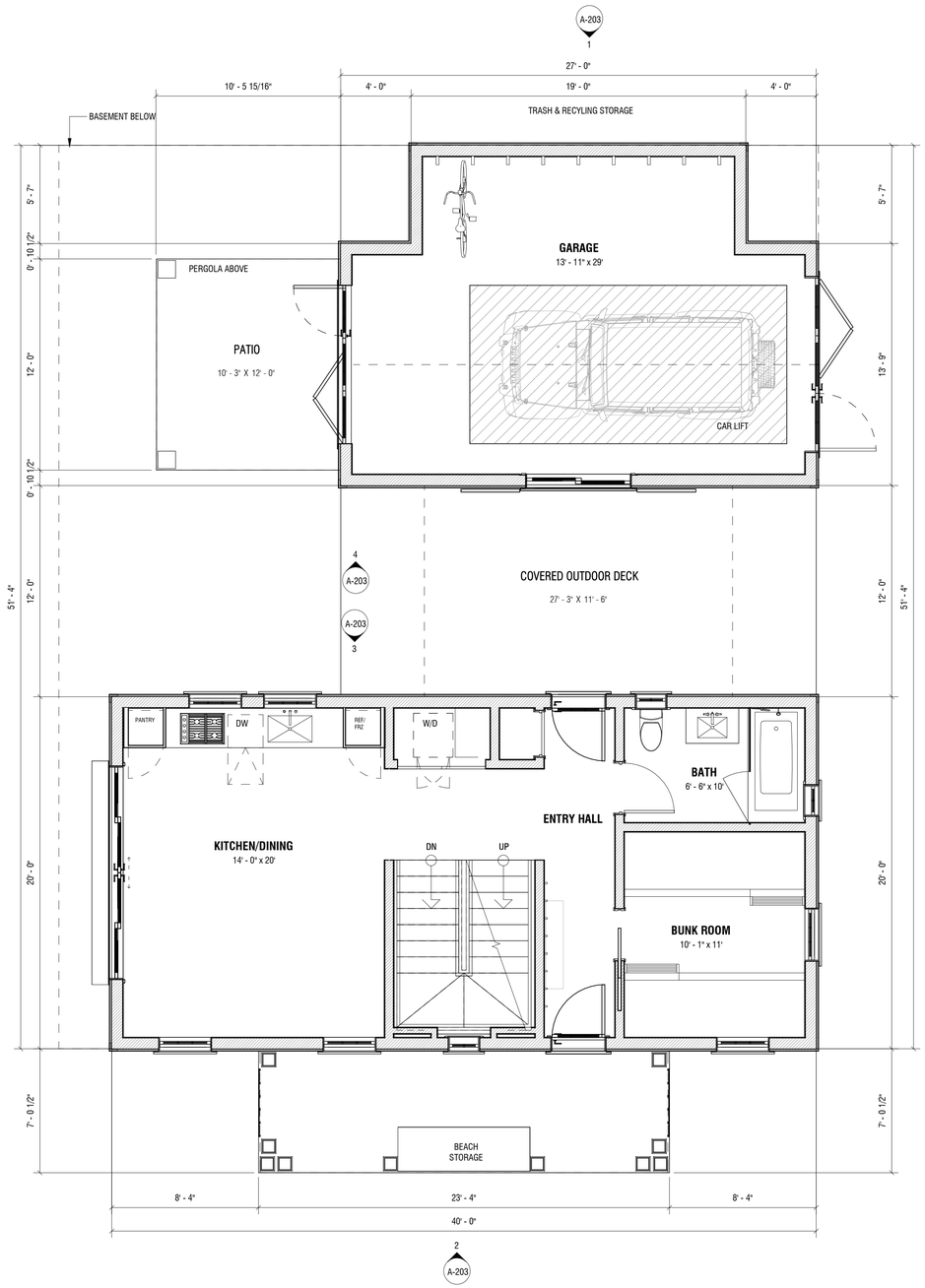


# 1 FIRST FLOOR - CONSTRUCTION PLAN

1/4" = 1'-0"

# MED

SECONDARY DWELLING

64 & 66 BAXTER ROAD
NANTUCKET, MA 02554

## OWNER

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FIRST FLOOR
CONSTRUCTION PLAN

# A-101

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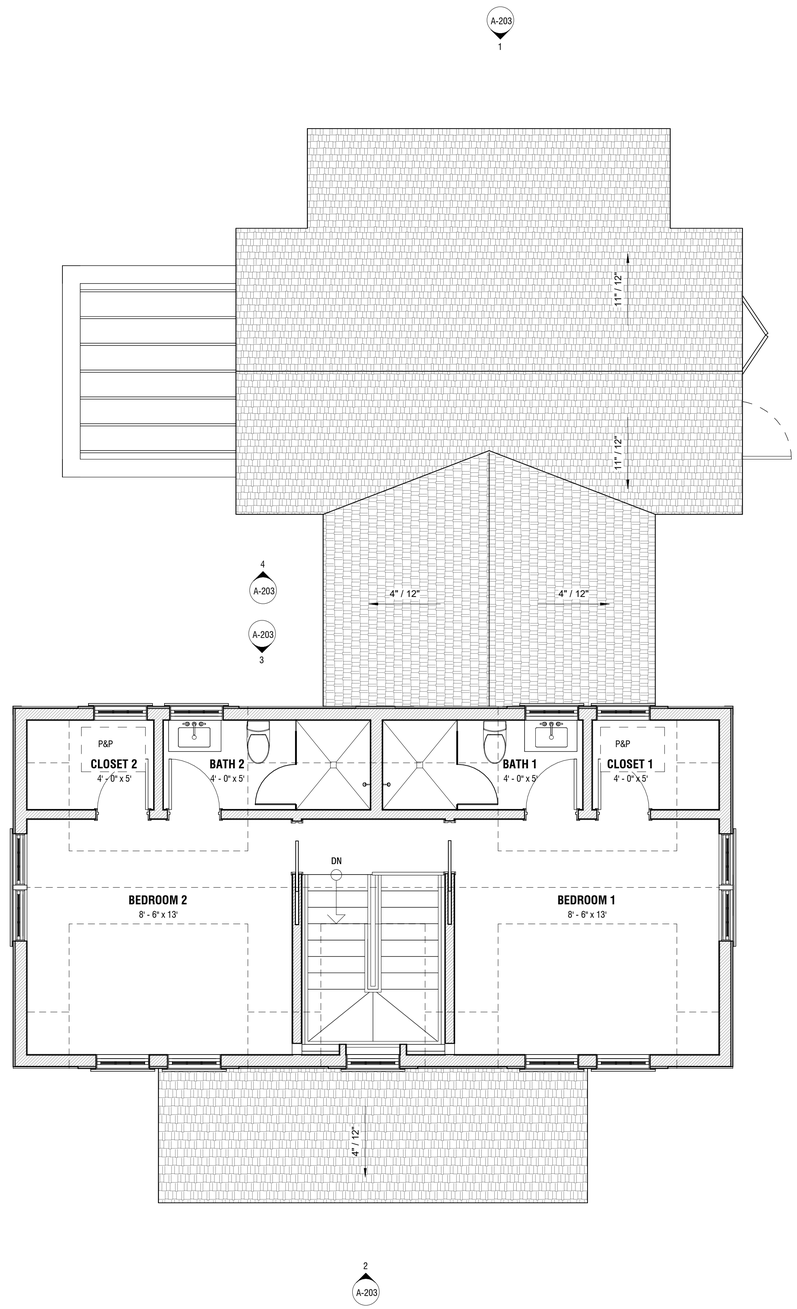


## 1 SECOND FLOOR

1/4" = 1'-0"

# MED

SECONDARY DWELLING

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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**

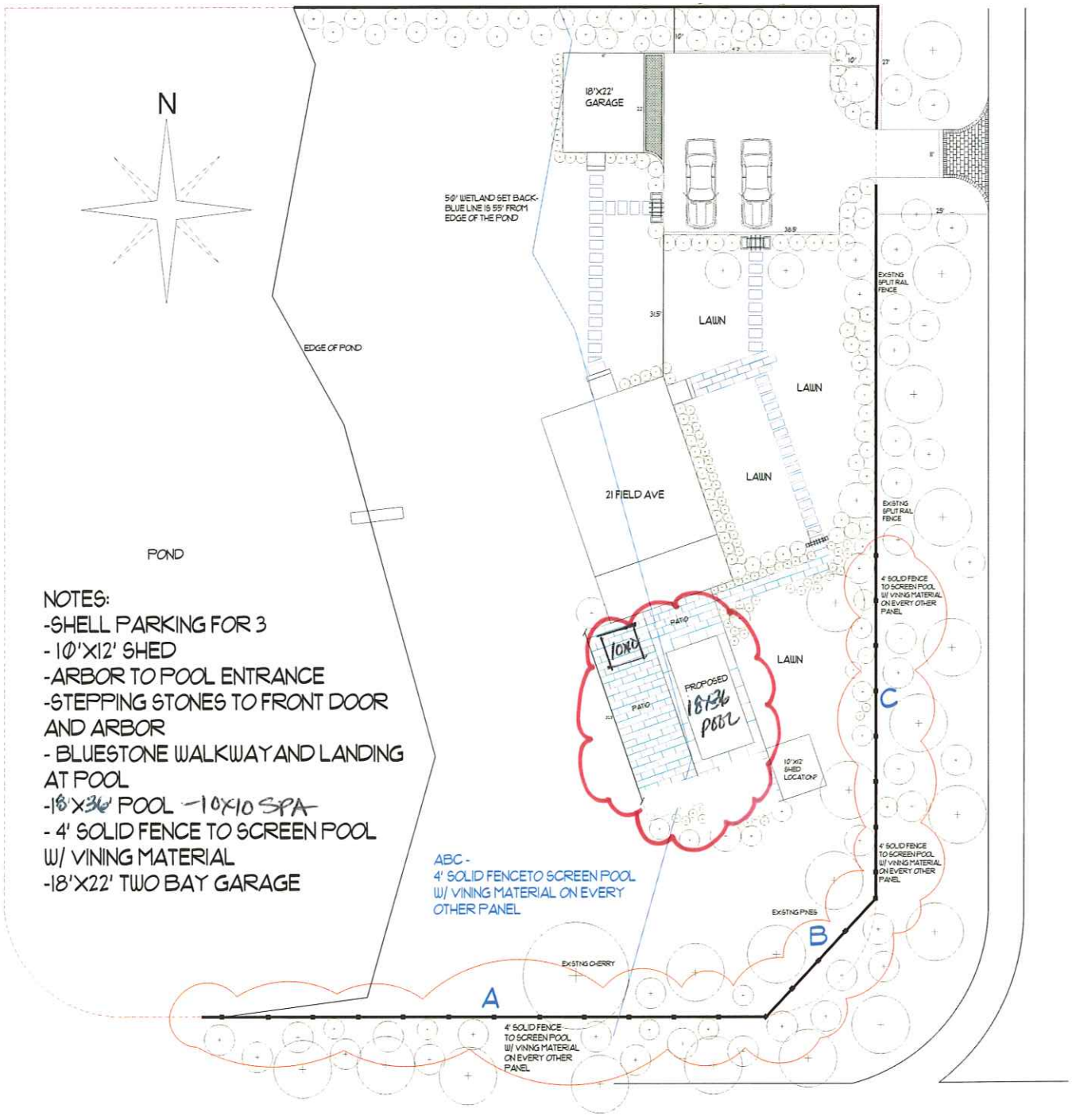
| | |
|---|---|
| **Property ID** | 7500 |
| **Location** | 21 FIELD AV |
| **Owner** | GRELL TIMOTHTY J & SUSAN R |

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

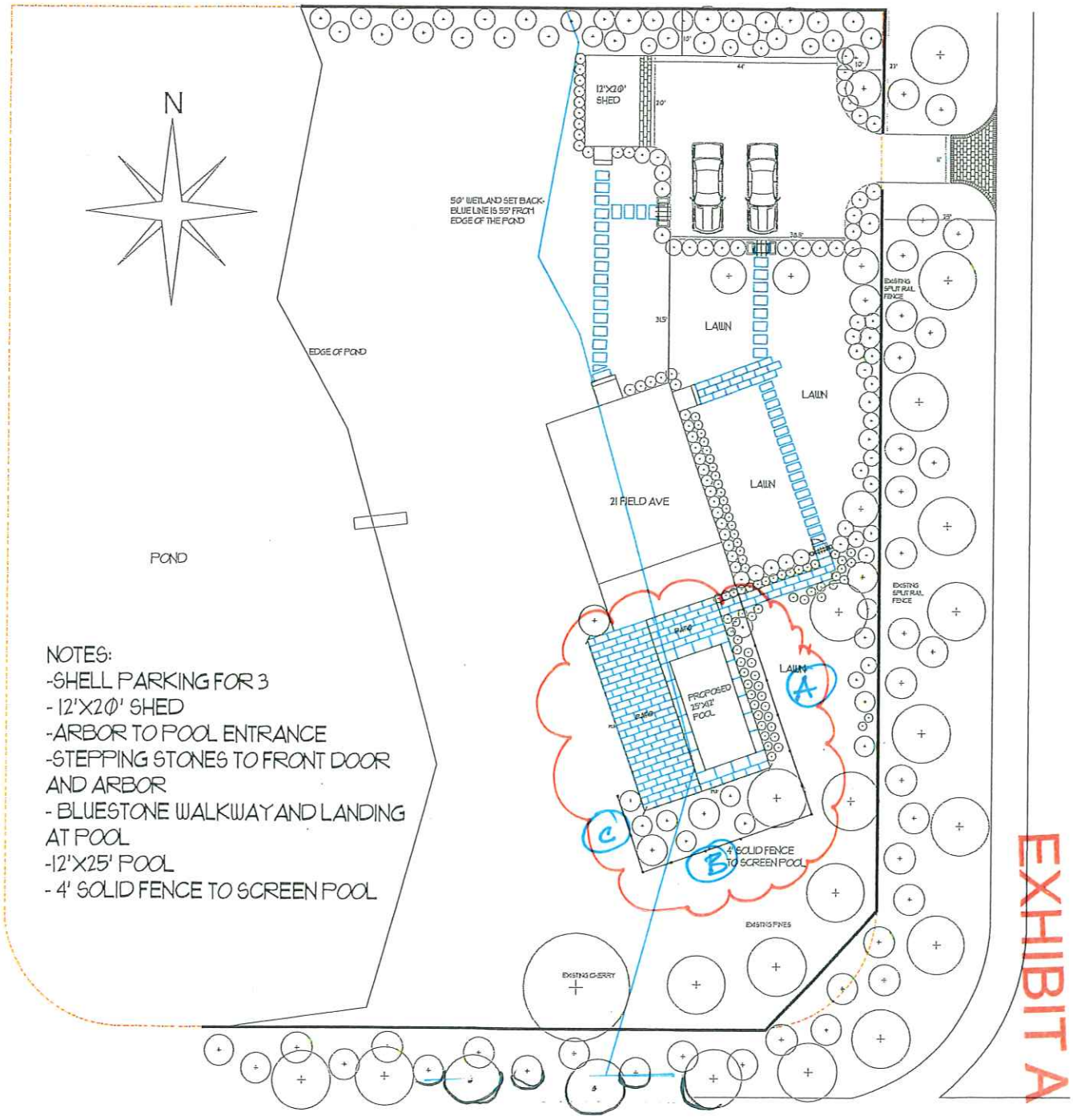
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.




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<br>Date: 5/31/2024 | Scale:<br>1" = 10' | Landscape Plan: L1<br>Grell Pool and Patio | Landscape Design by: Gkeller<br>Garden Group, Inc. |


21 Pleasant Ave


21 Field Av


21 Field Av


21 Field Av


21 FIELD AV


21 Field Av


21 Food
Av




21
Field Av


21 Field Av


24 Head AV

# HISTORIC DISTRICT COMMISSION

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

**COMMISSIONERS**

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

**ASSOCIATE COMMISSIONERS**

Jesse Dutra

Carrie Thornewill

Connie Patten

**STAFF**

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

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

## Waiver of the HDC 10 Day Hearing Requirement

I 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

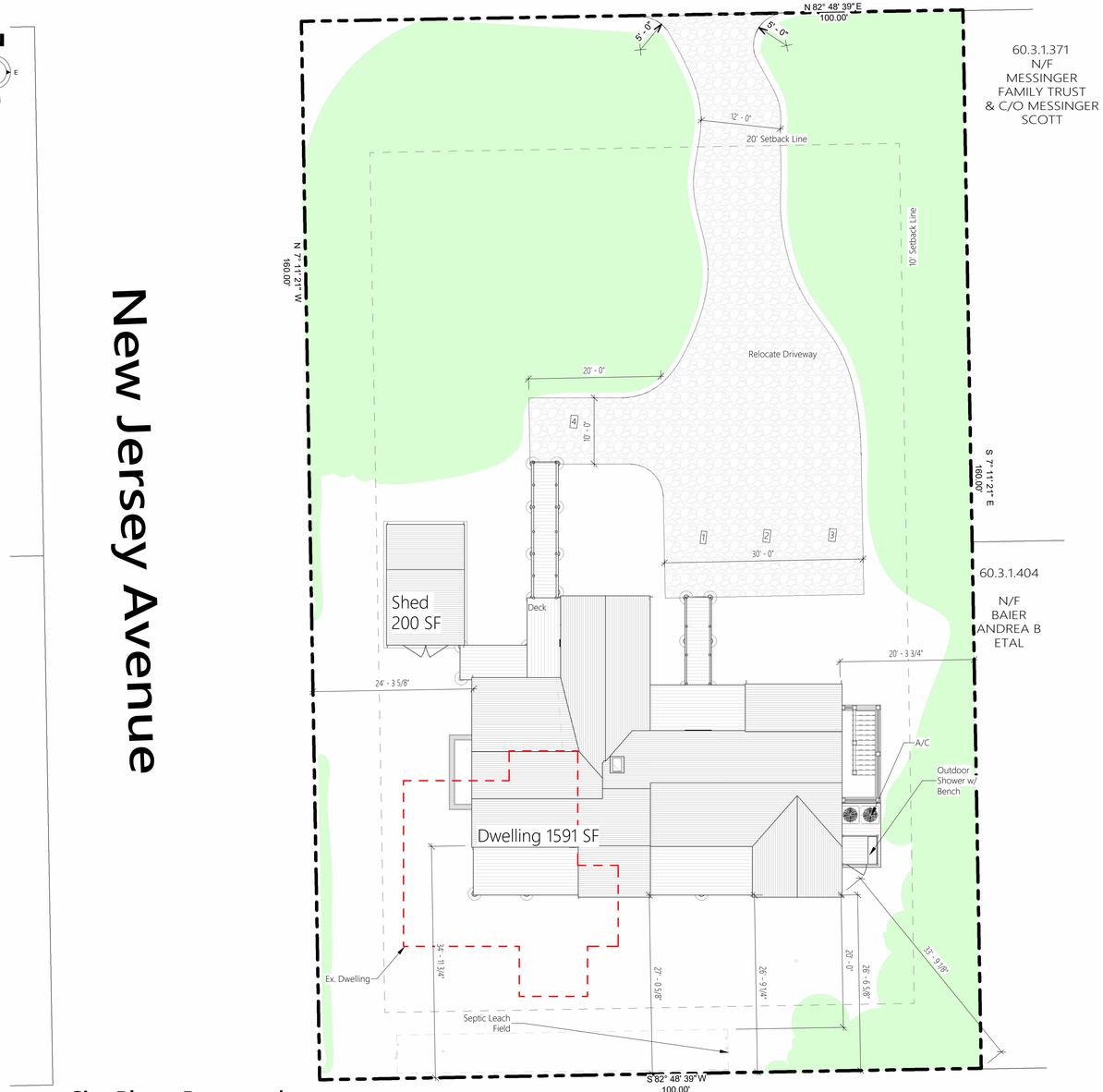
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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.

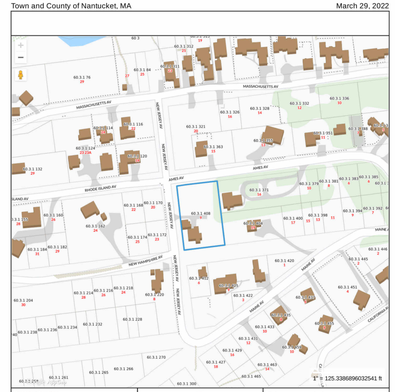
## Property Info:

| | | | |
|---|---|---|---|
| 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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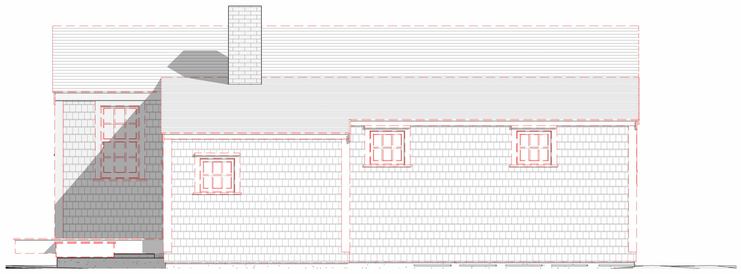
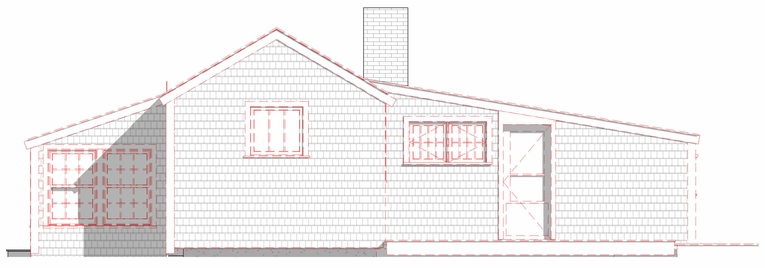


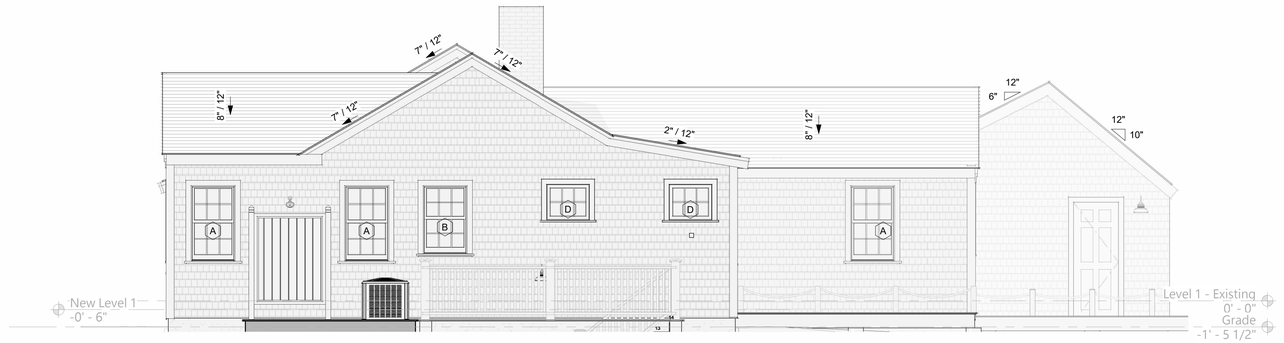
1 North Elevation - Existing/Demo
1/4" = 1'-0"




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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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 - N,E

05.21.2024

A.201

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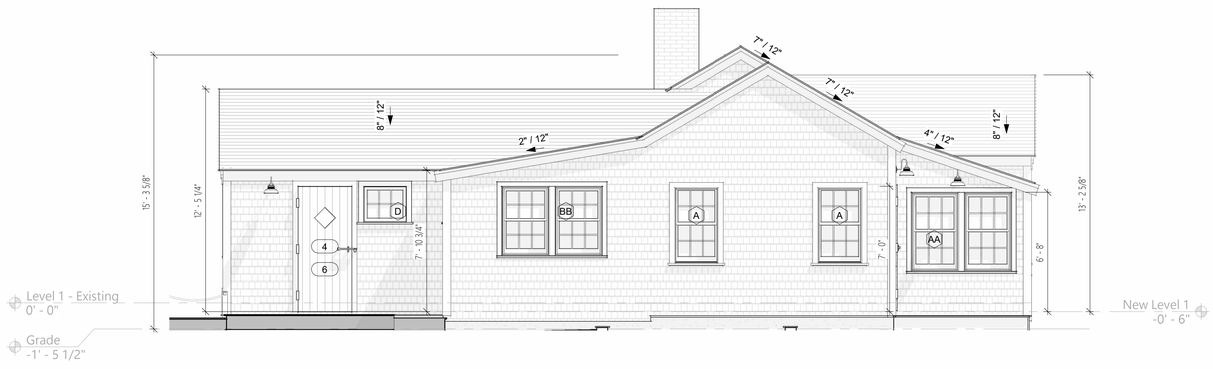
1 South Elevation - Existing/Demo
1/4" = 1'-0"




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

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

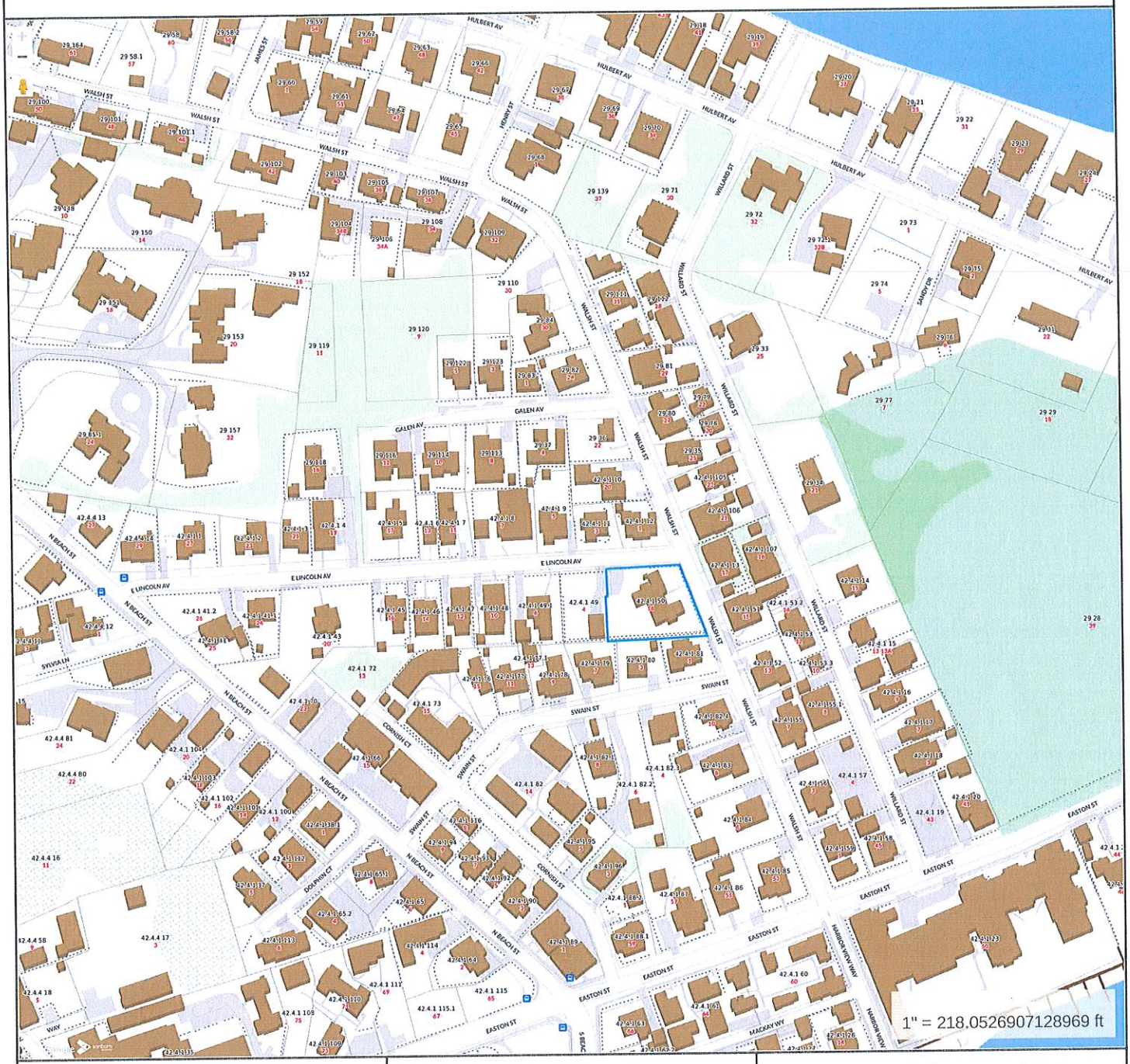
**WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:**

**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.

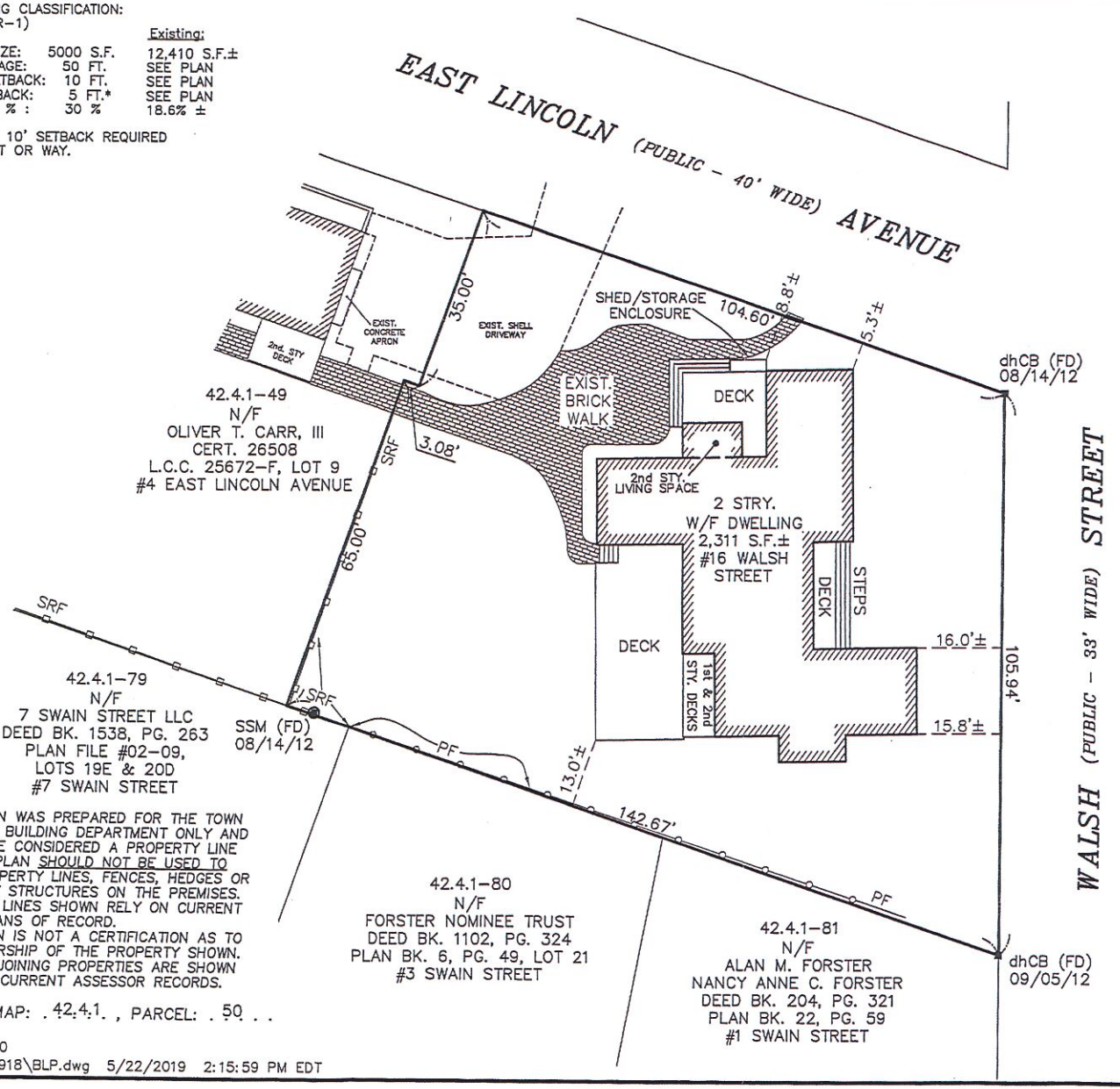
Geometry updated 06/04/2024
Data updated Jan. 2021

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***

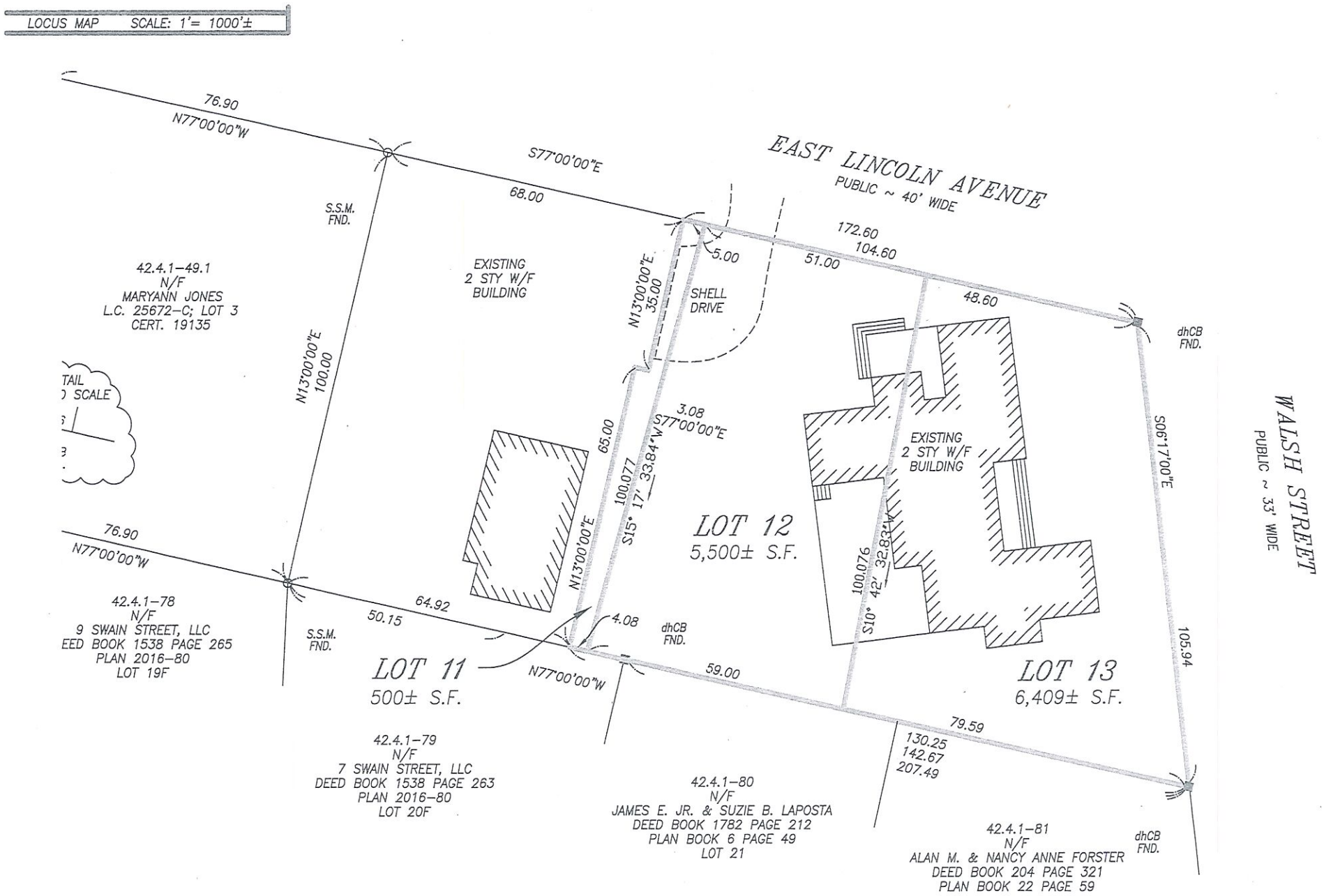
Owner: . . . . . .

Cert.: . #15597. . L.C. Plan: 25672–F, LOT 10 .

Locus: . . . 16 WALSH STREET . . . . . .

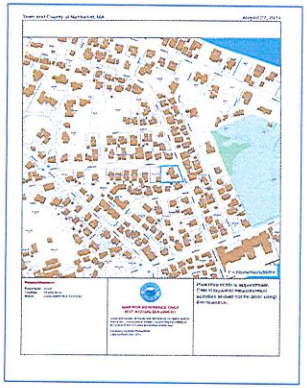

***BLACKWELL & ASSOCIATES, Inc.***
*Professional Land Surveyors*
*20 TEASDALE CIRCLE*
*NANTUCKET, MASS. 02554*
*(508) 228–9026*

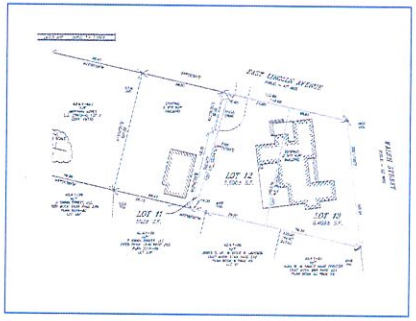

B3918


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

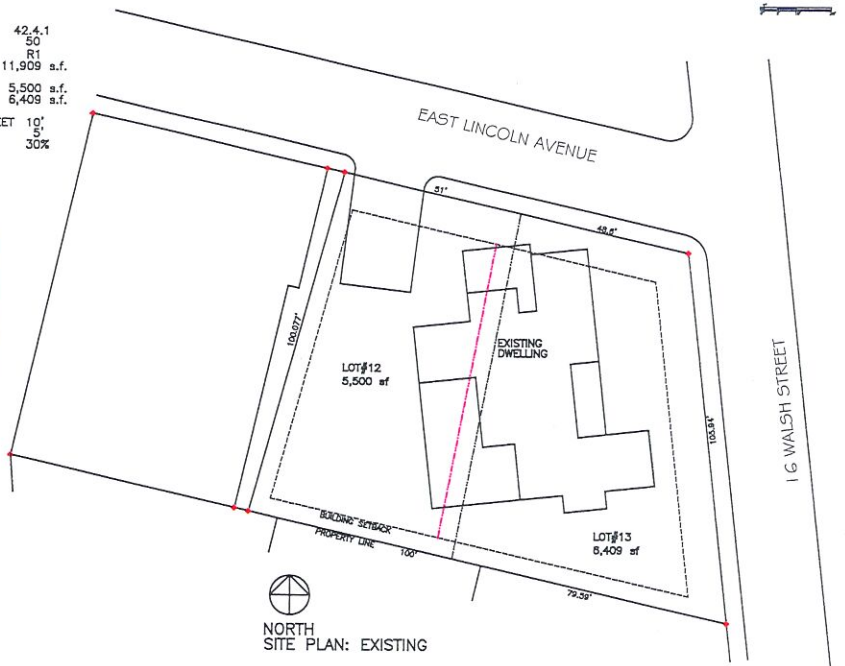
1 SITE PLAN
ZONING INFO.





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



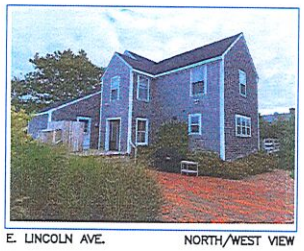
16 WALSH STREET STREET/NORTH VIEW



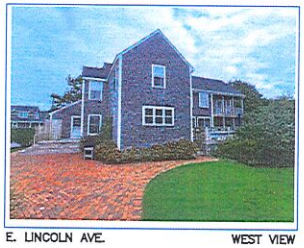
WALSH & E. LINCOLN AVE. CORNER VIEW



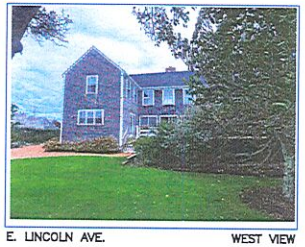
E. LINCOLN AVE. NORTH VIEW



E. LINCOLN AVE. NORTH/WEST VIEW

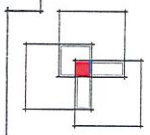


E. LINCOLN AVE. WEST VIEW



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

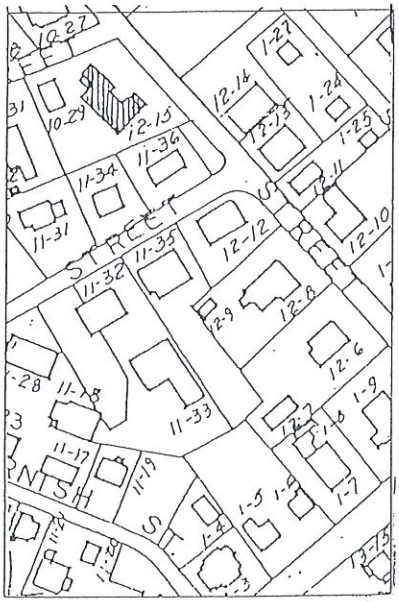
4. Present Owner: CARR OLIVER T & MARTHA A

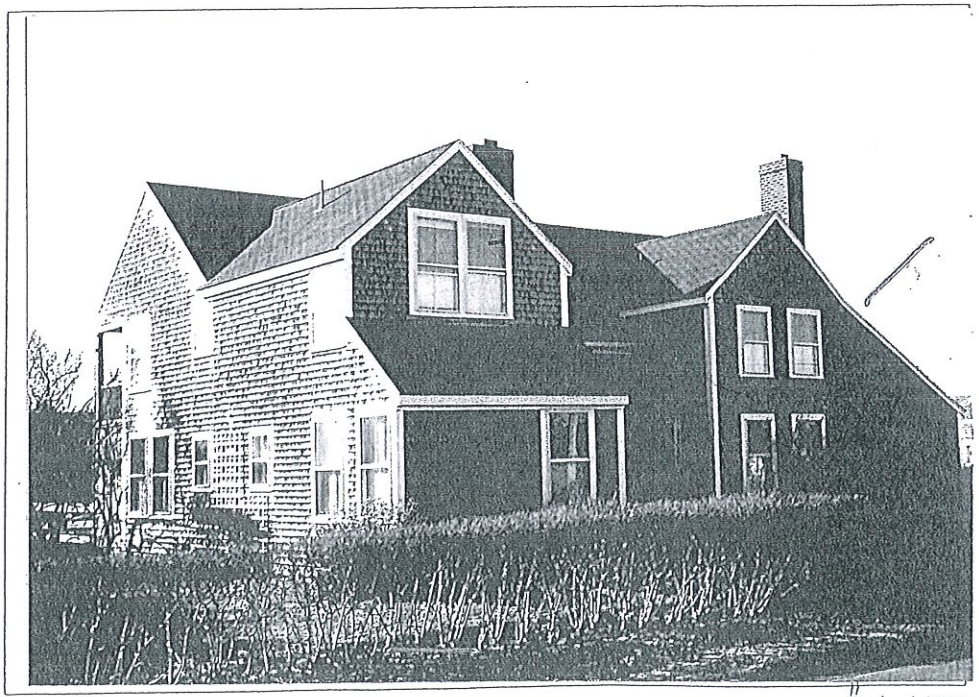
5. Ownership History:
Unknown

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

Survey/Film Roll #: BP12-15

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

9589 0710 5270 1006 2071 55

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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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Sent To: BRANT POINT 17 WALSH ST LLC
Street and Apt. No., or PO Box No.: 19 THREE WALLS LN
City, State, ZIP+4®: DARIEN CT 06820

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
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Sent To LAUREN B GUDONIS TR CEB NOM TR
Street and Apt. No., or PO Box No. 56 MASCONOMO RD
City, State, ZIP+4® MANCHESTER MA 01944

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage
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Sent To BRIAN & CONSTANTINA NESTER
Street and Apt. No., or PO Box No. 1995 AUGUSTA DR
City, State, ZIP+4® CENTER VALLEY PA 18034

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Sent To JAMES & SUSIE LAPOSTA
Street and Apt. No., or PO Box No. 66 LAUREL RD
City, State, ZIP+4® HAMDEN CT 06517

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Sent To JAMES V REYES
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°: 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

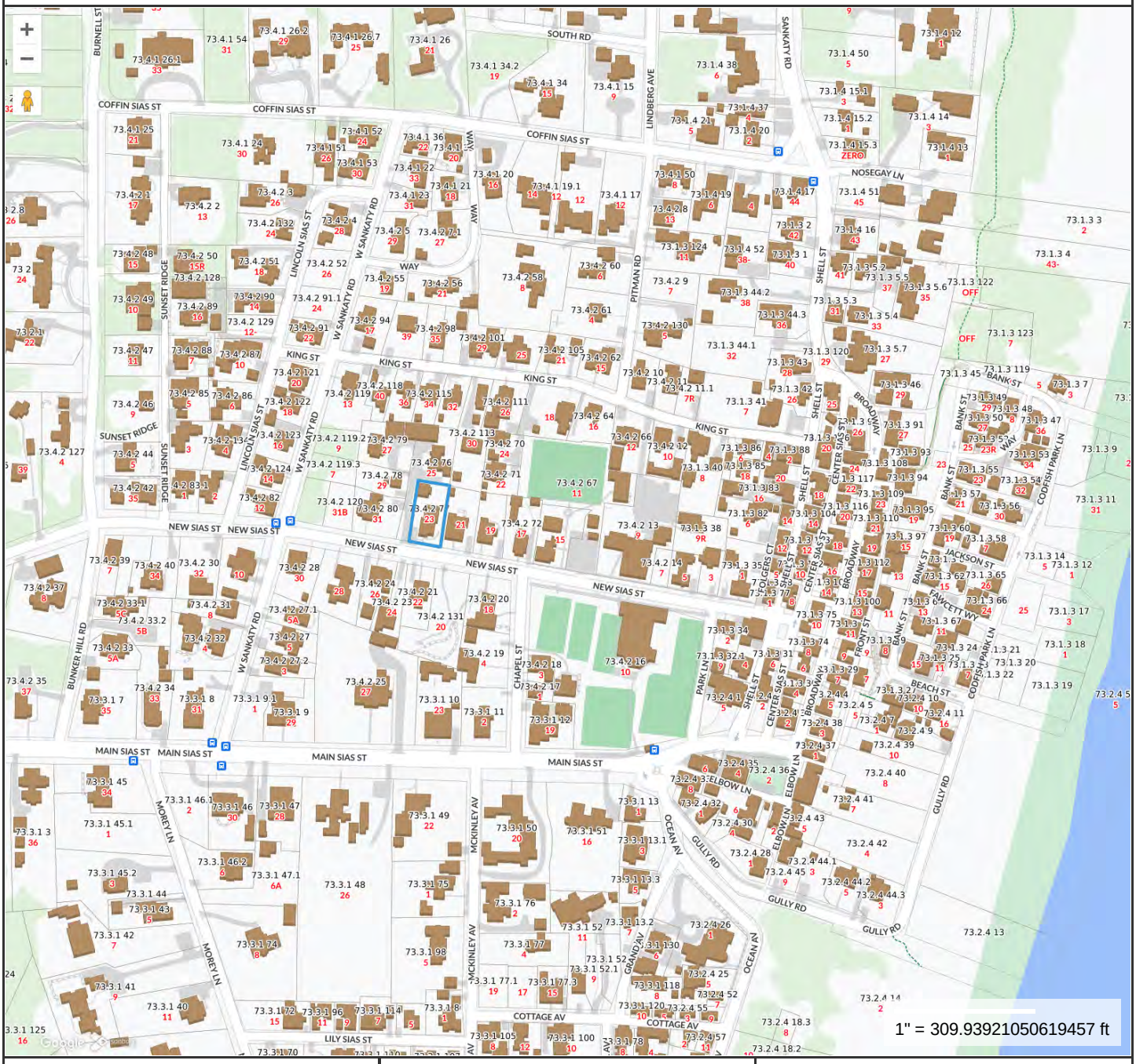
17. Foundation: Piers
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 2
23. Roof Shape: Gable
24. Roofing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

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 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
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 MAG.

AS AGENT FOR Mr & Mrs Richard Wagner

STREET ADDRESS 12 Player Lane

MAP/PARCEL 12 / 54

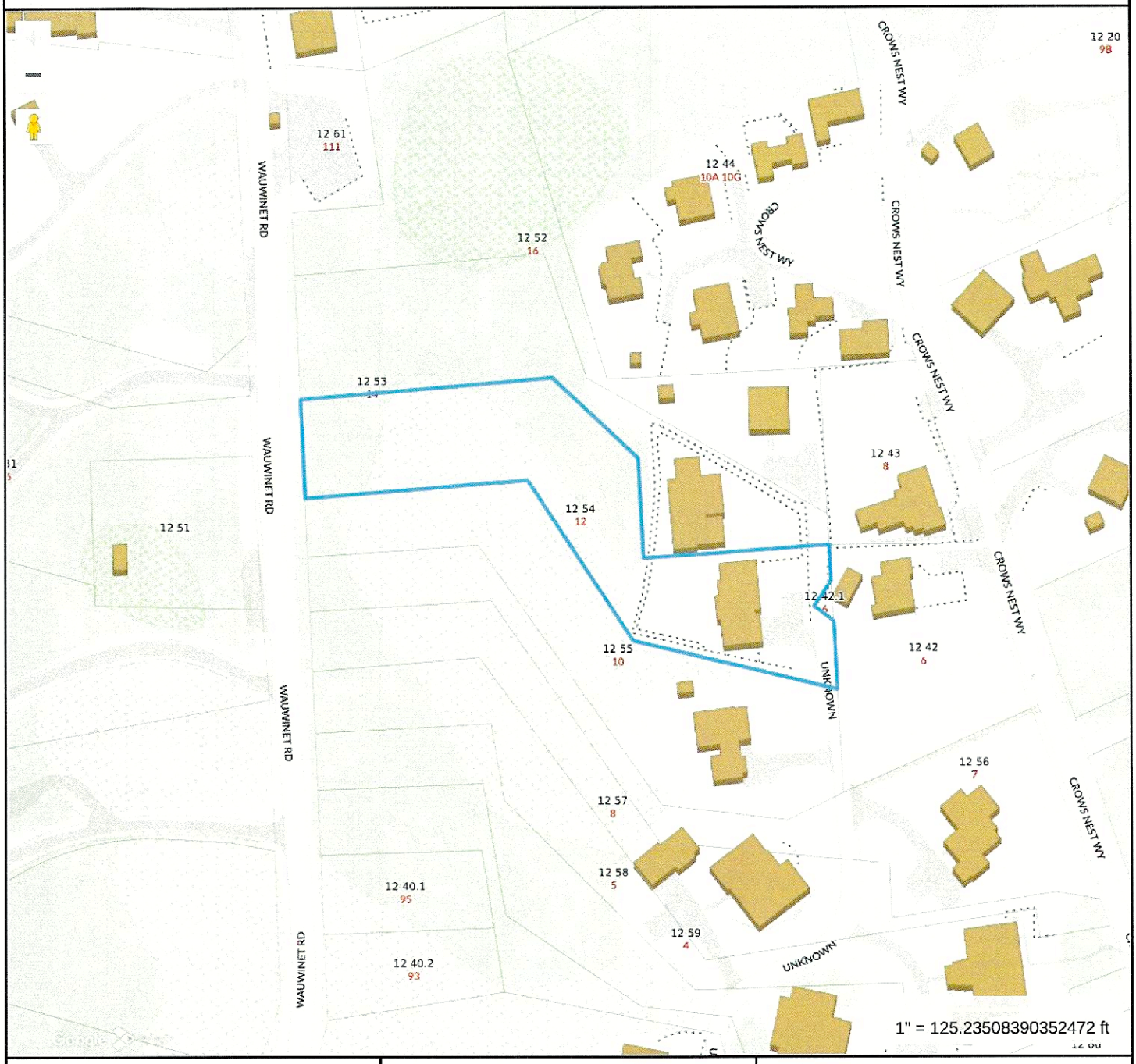
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9/27/2024

**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**

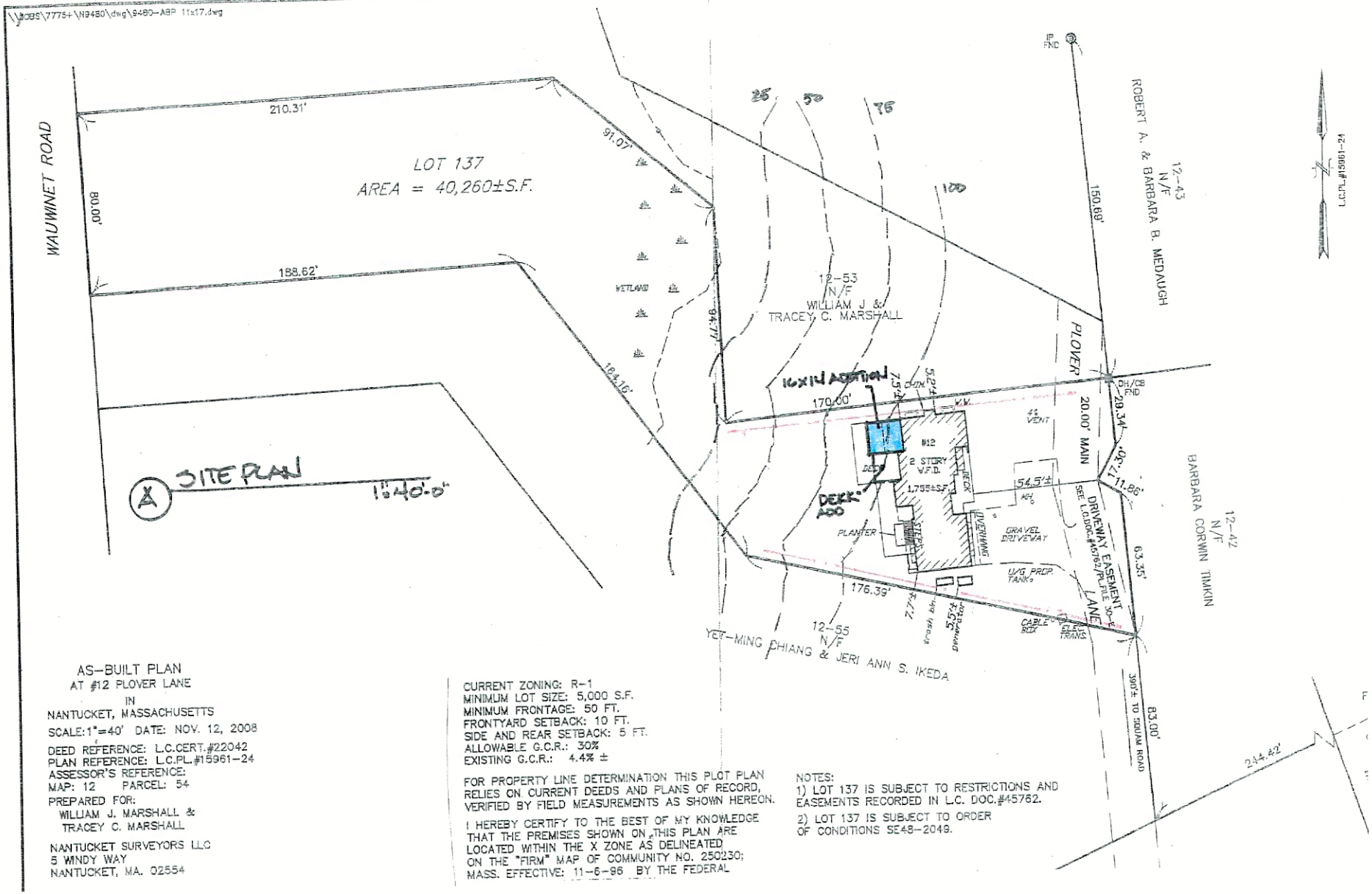
| | |
|---|---|
| **Property ID** | 108 |
| **Location** | 12 PLOVER LN |
| **Owner** | WAGNER RICHARD W & MARTHA G |

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

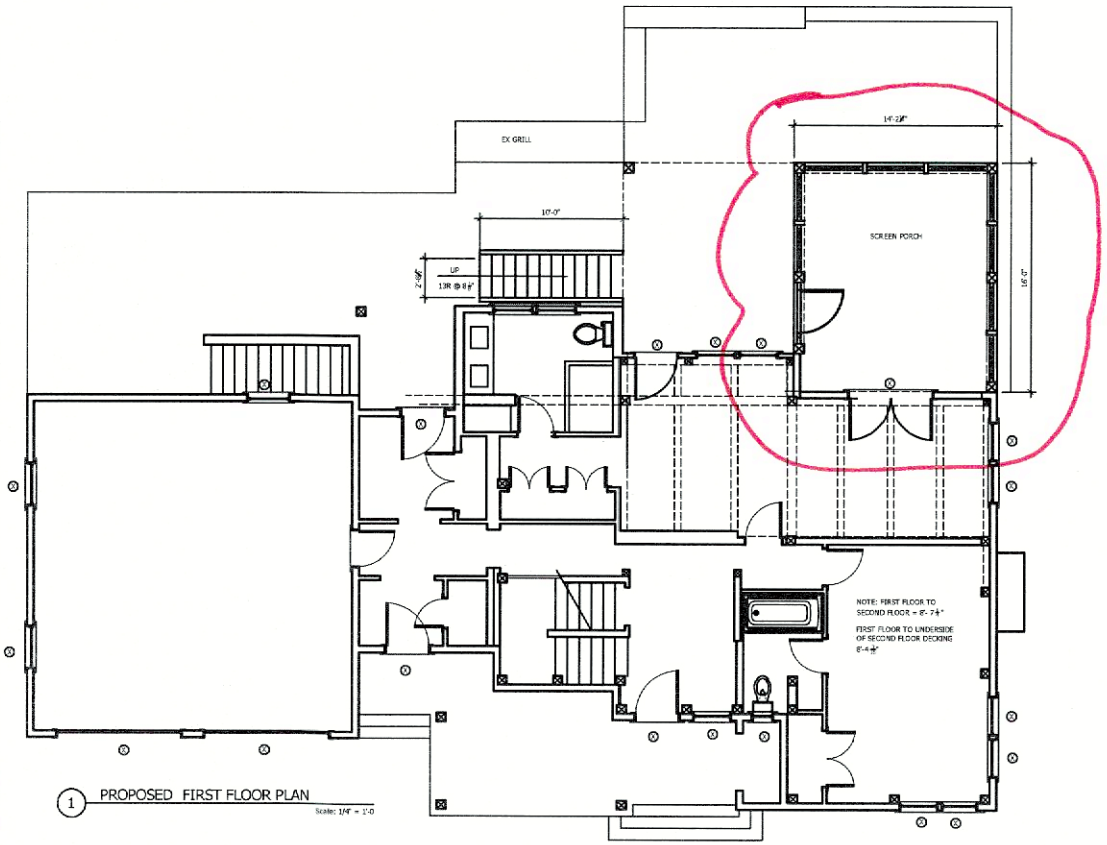
CURRENT ZONING: R-1
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONTYARD SETBACK: 10 FT.
SIDE AND REAR SETBACK: 5 FT.
ALLOWABLE G.C.R.: 30%
EXISTING G.C.R.: 4.4% ±

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

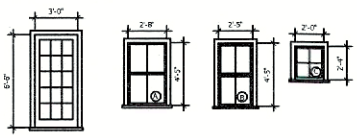
FLOOR PLANS

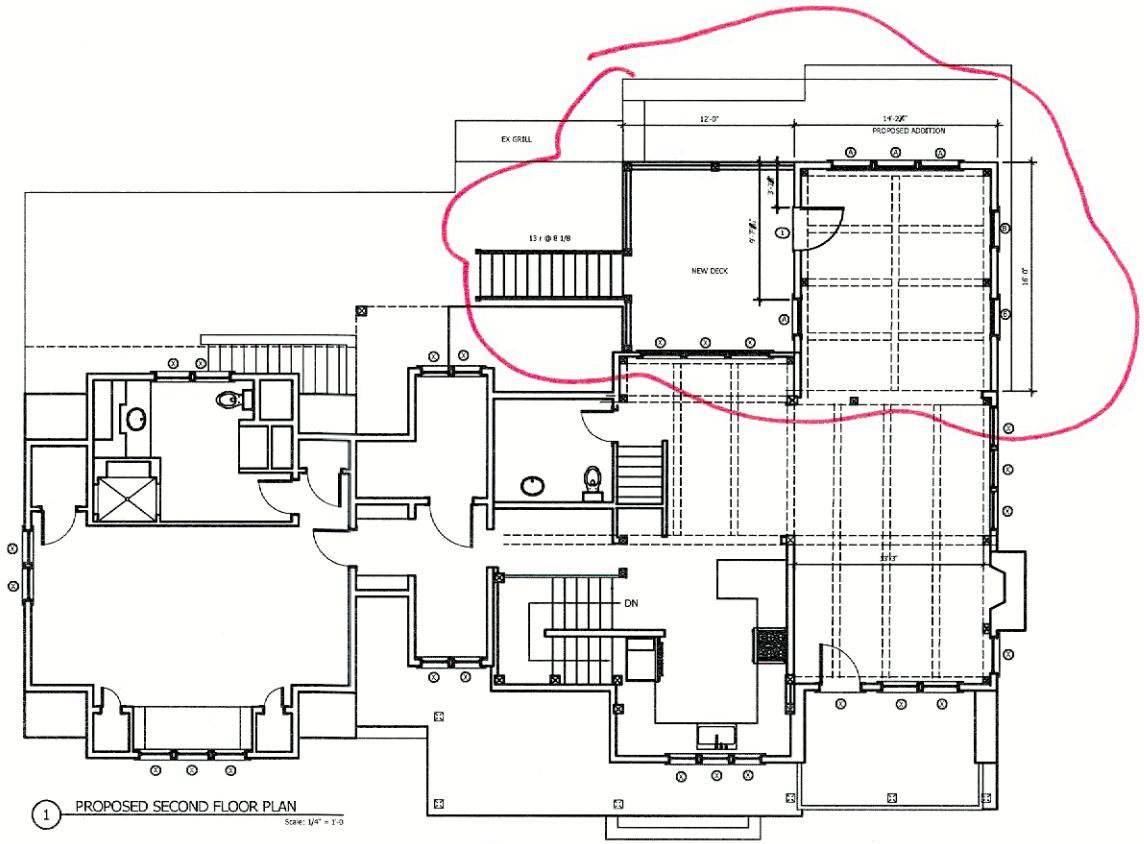
| | |
|---|---|
| HDC: | XX/XX/XX |
| BIDDING: | |
| BLDG. DEPT: | |
| REVISIONS: | |
| REVISIONS: | |
| REVISIONS: | |
| REVISIONS: | |
| D/B | |

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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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

HDCA3




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




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

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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
HDCA4




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




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

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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
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.

✓ 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.

✓ 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)

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.



1 North Elevation



2 Northeast Elevation



3 East Elevation



4 Southeast Entrance



5 South Elevation



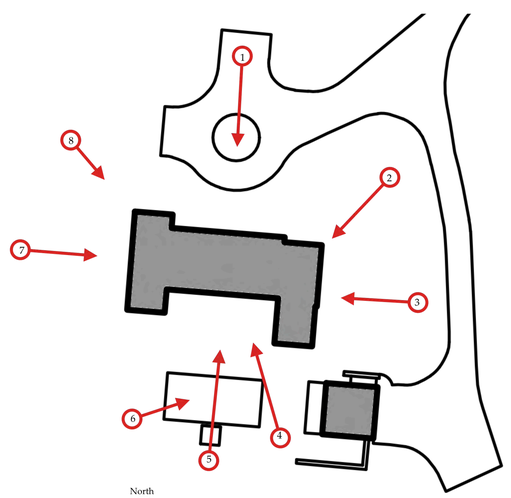
6 Southwest Elevation



7 West Elevation



8 Northwest Elevation




Key Plan

North

SMITH & HUTTON
architecture • interior design

*Main Office*
91 Chestnut Road, Suite B
Paoli, PA 19301
610.644.4400

*New England Studio*
5 Woodbury Lane
Nantucket, Massachusetts 02554
508.202.4587

*www.smithhutton.com*

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# Shawkemo Hills Residence

5 Shawkemo Hills Lane,
Nantucket, MA

## Existing Photos

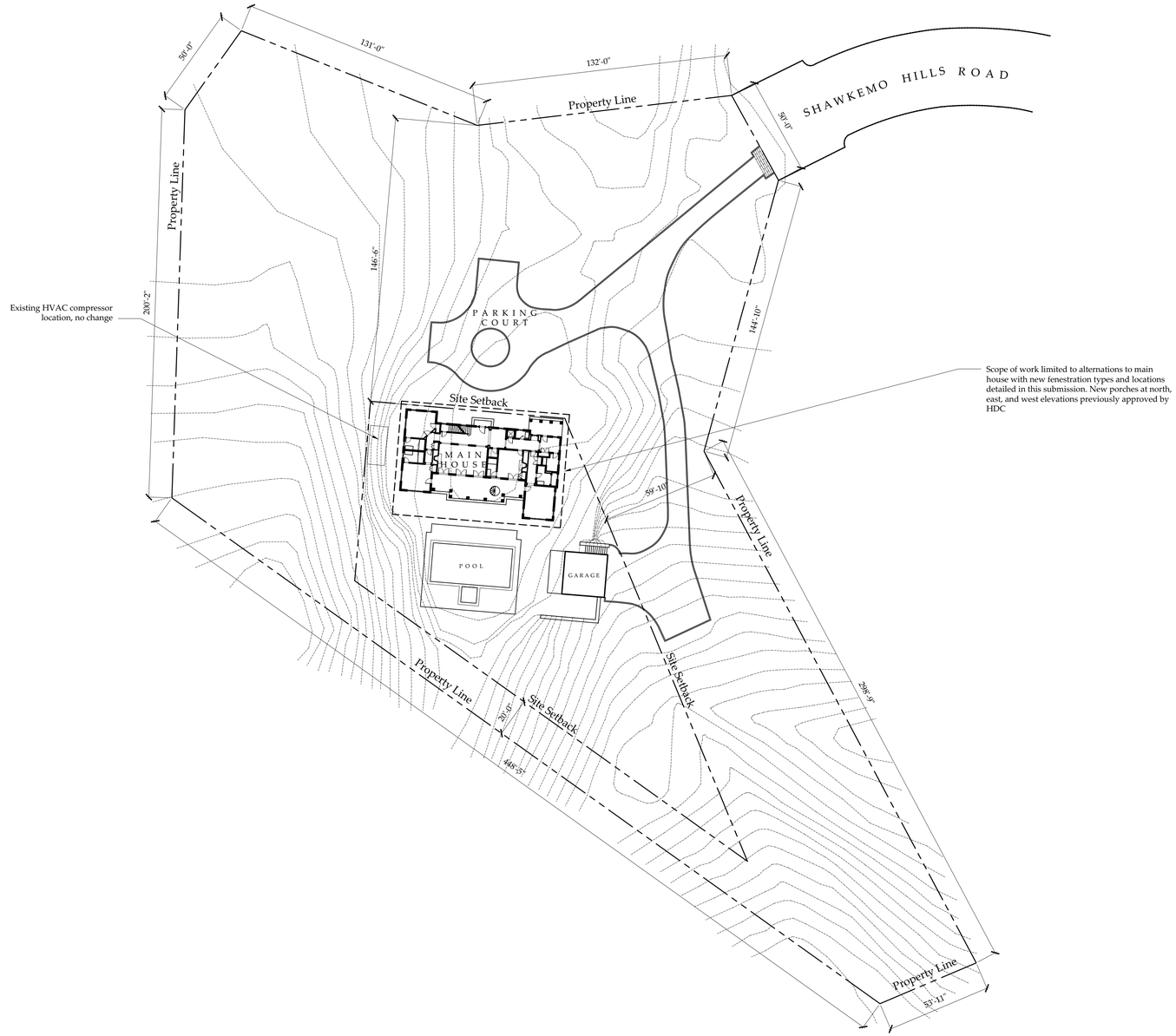
HDC OLD BUSINESS SUBMISSION
*Issued for HDC Approval
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
03/08/2024 HDC New Business
09/12/2024 HDC Old Business

Project number: 23-64

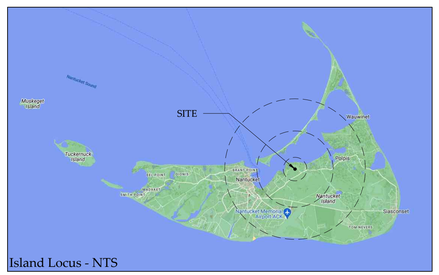
A0.0

# EXISTING

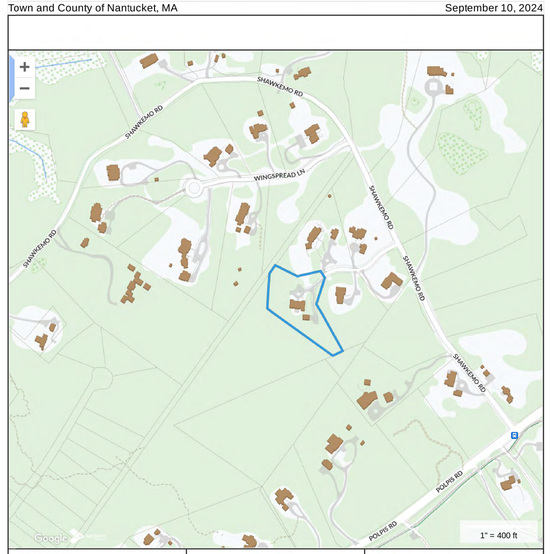



Scope of work limited to alternations to main house with new fenestration types and locations detailed in this submission. New porches at north, east, and west elevations previously approved by HDC

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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Shawkemo Hills Residence
5 Shawkemo Hills Lane, Nantucket, MA

Existing Site Plan
Locus
Zoning Information

HDC OLD BUSINESS SUBMISSION
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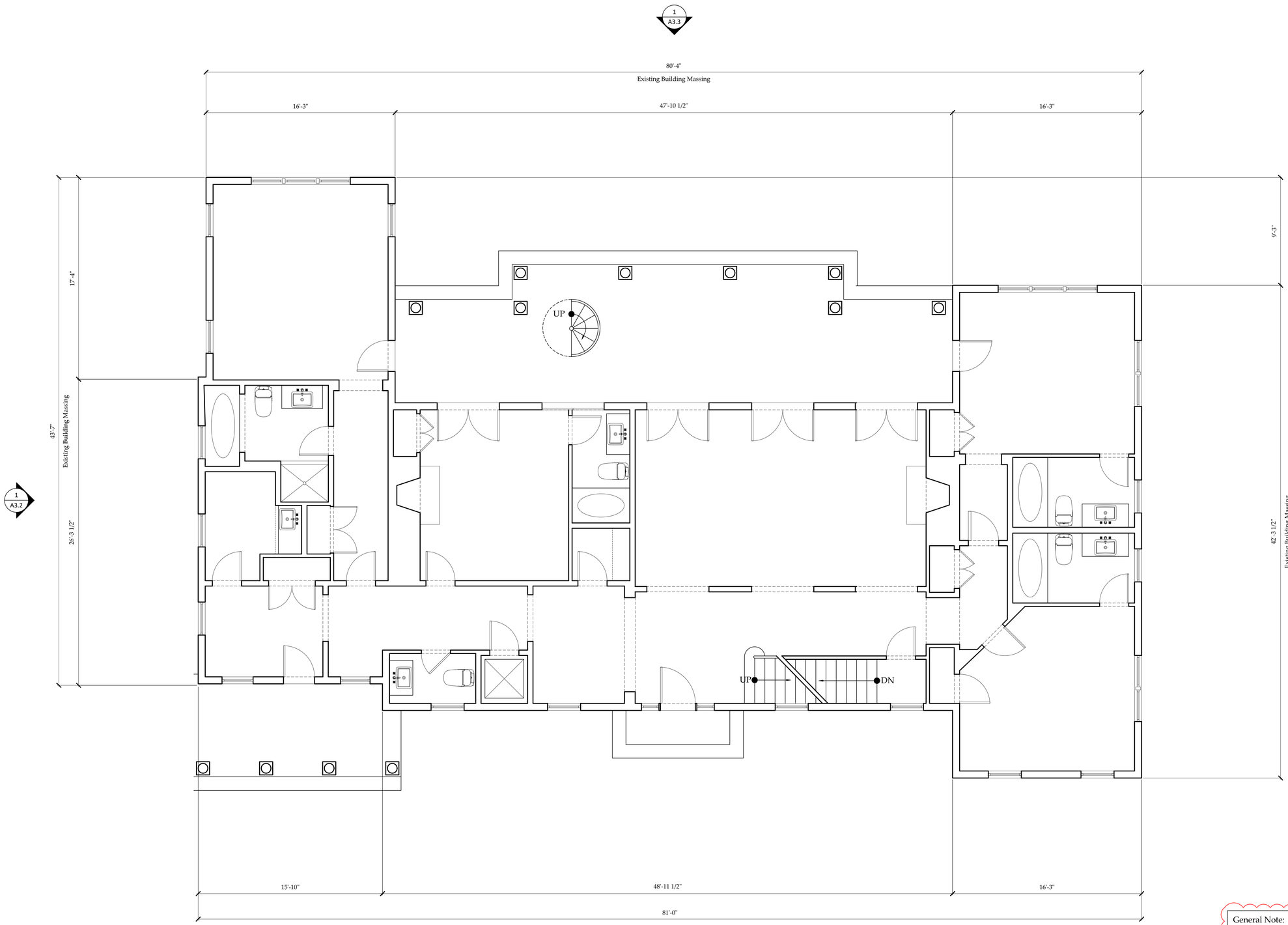
Issue Date:
03/08/2024 HDC New Business
09/12/2024 HDC Old Business

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

North

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# Shawkemo Hills Residence

5 Shawkemo Hills Lane,
Nantucket, MA

## Existing First Floor Plan

HDC OLD BUSINESS SUBMISSION
*Issued for HDC Approval
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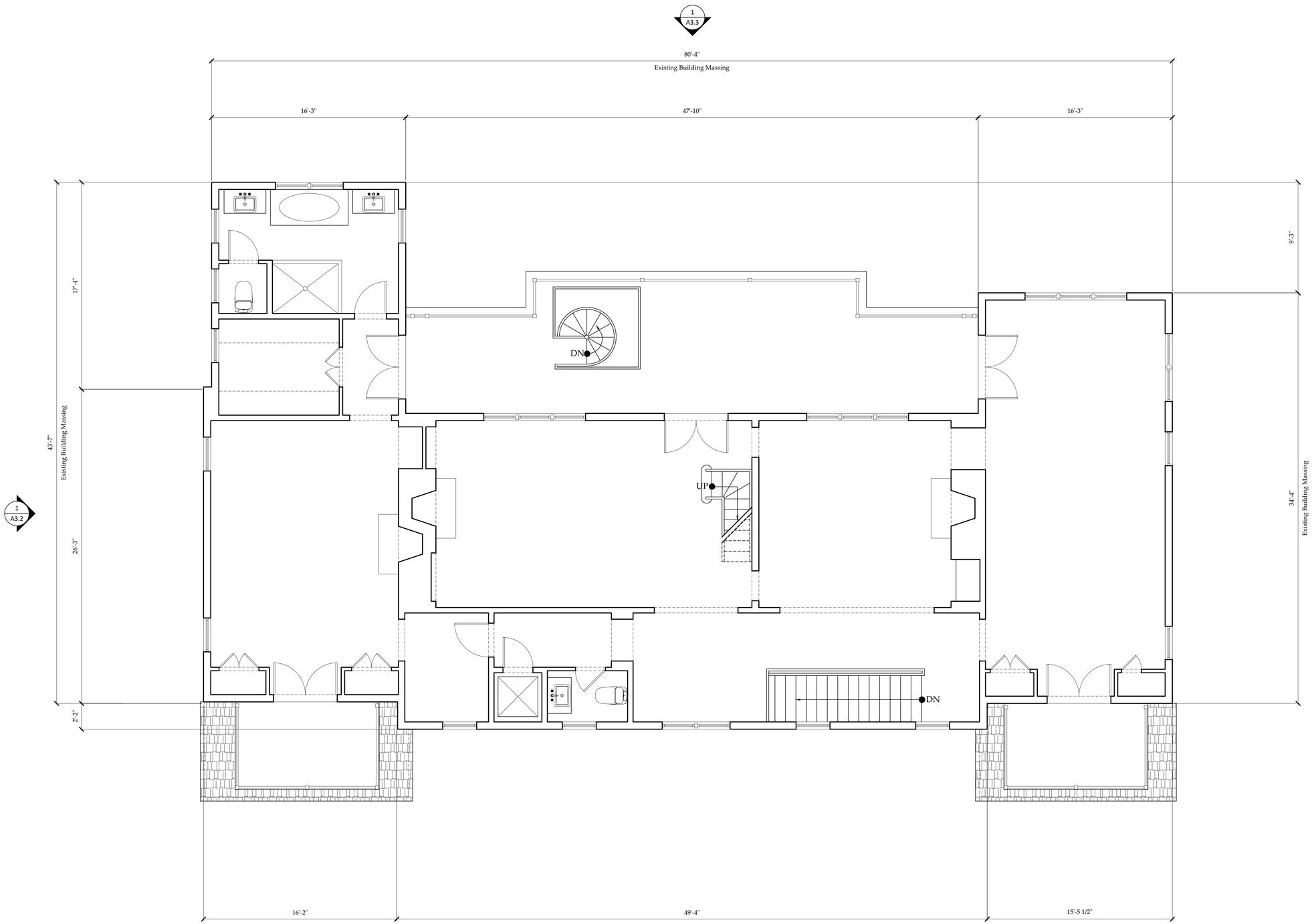
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
03/08/2024 HDC New Business
09/12/2024 HDC Old Business

Project number: 23-64

EX2.1

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

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Shawkemo Hills Residence
5 Shawkemo Hills Lane, Nantucket, MA

Existing Second Floor Plan

HDC OLD BUSINESS SUBMISSION
*Issued for HDC Approval
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*Do not scale drawings
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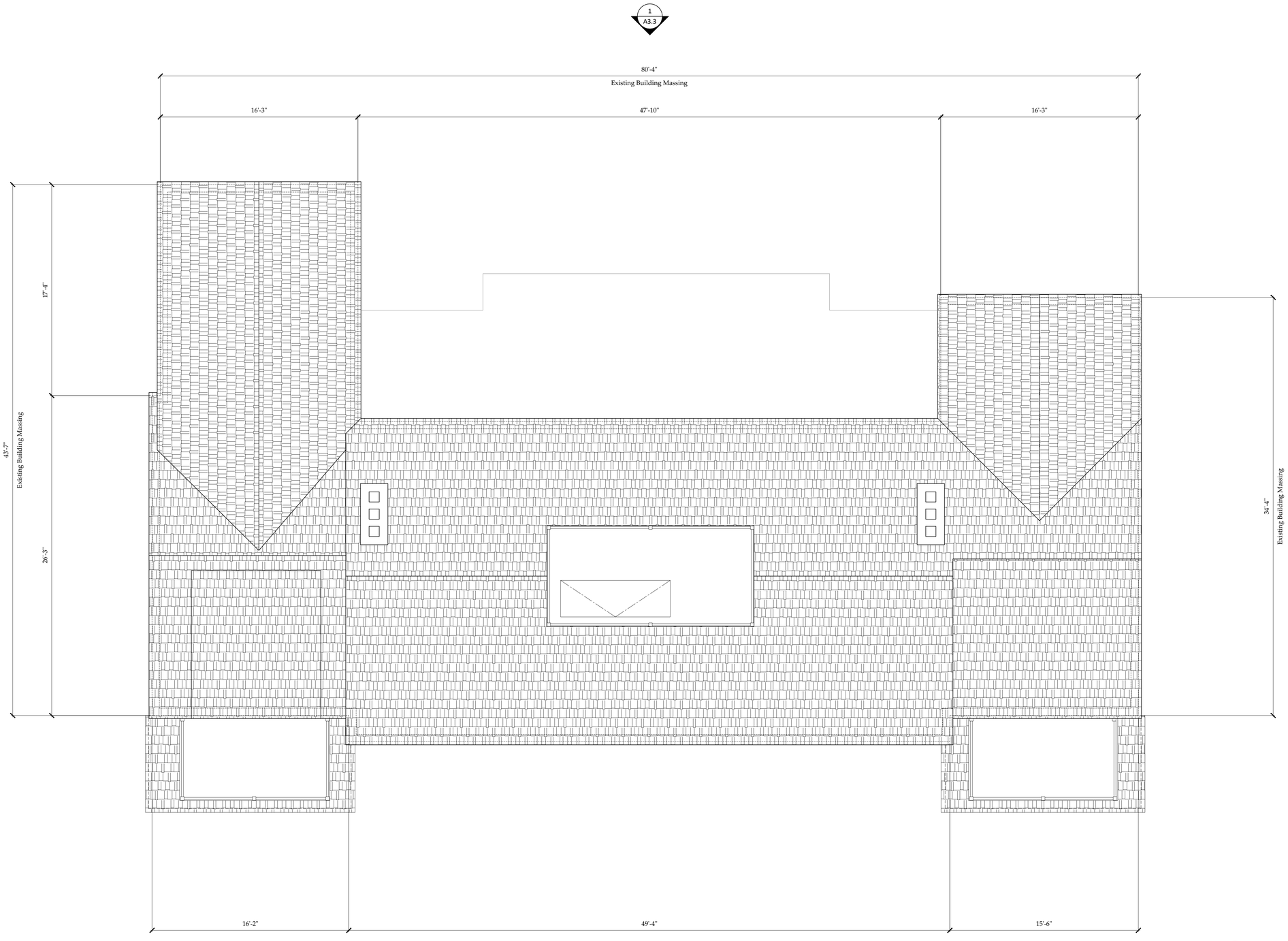
Issue Date:
03/08/2024 HDC New Business
09/12/2024 HDC Old Business

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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# Shawkemo Hills Residence

5 Shawkemo Hills Lane,
Nantucket, MA

## Existing 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

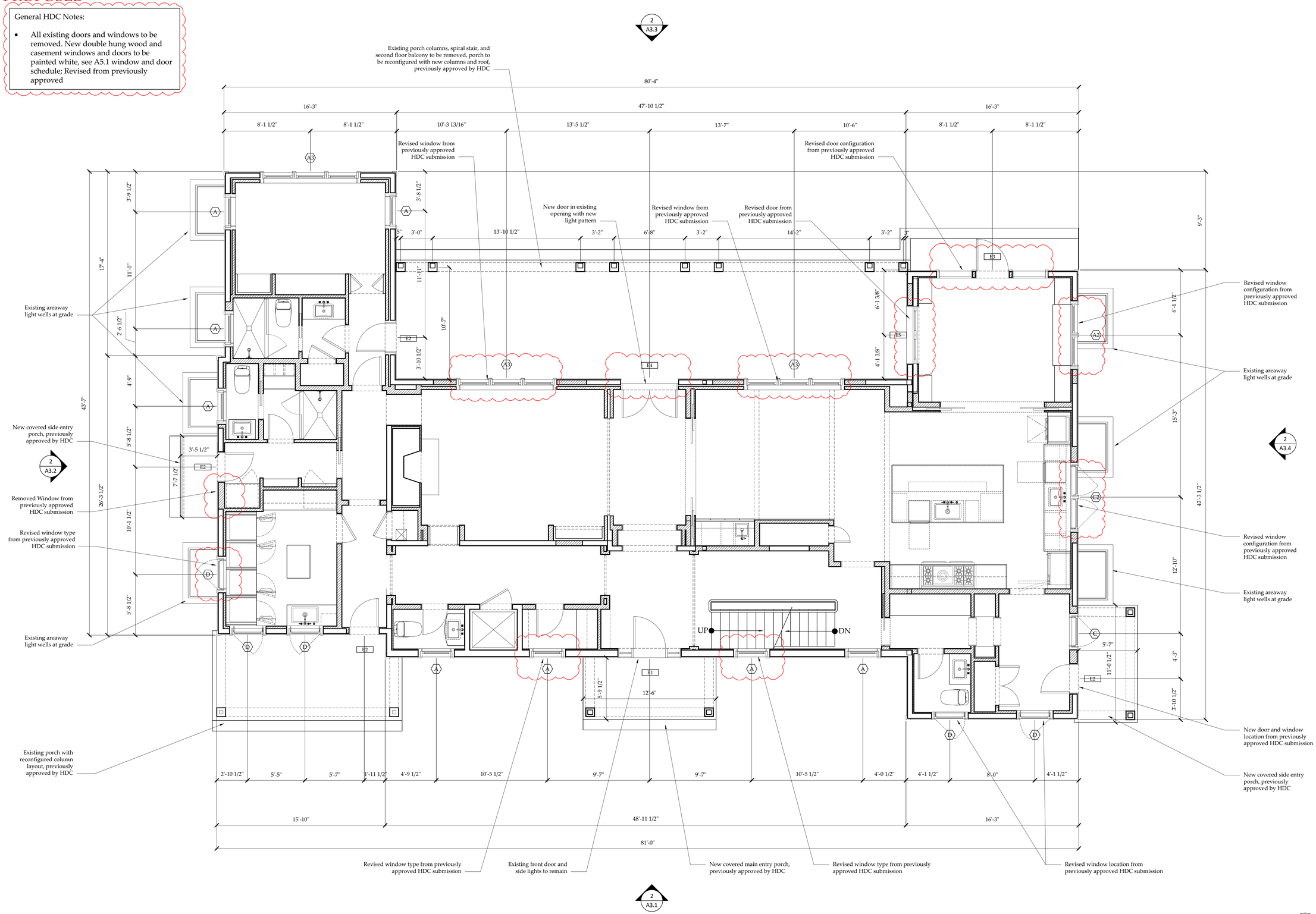
Project number: 23-64

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"

North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# Shawkemo Hills Residence

5 Shawkemo Hills Lane, Nantucket, MA

## Proposed First Floor Plan

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*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
03/08/2024 HDC New Business
09/12/2024 HDC Old Business

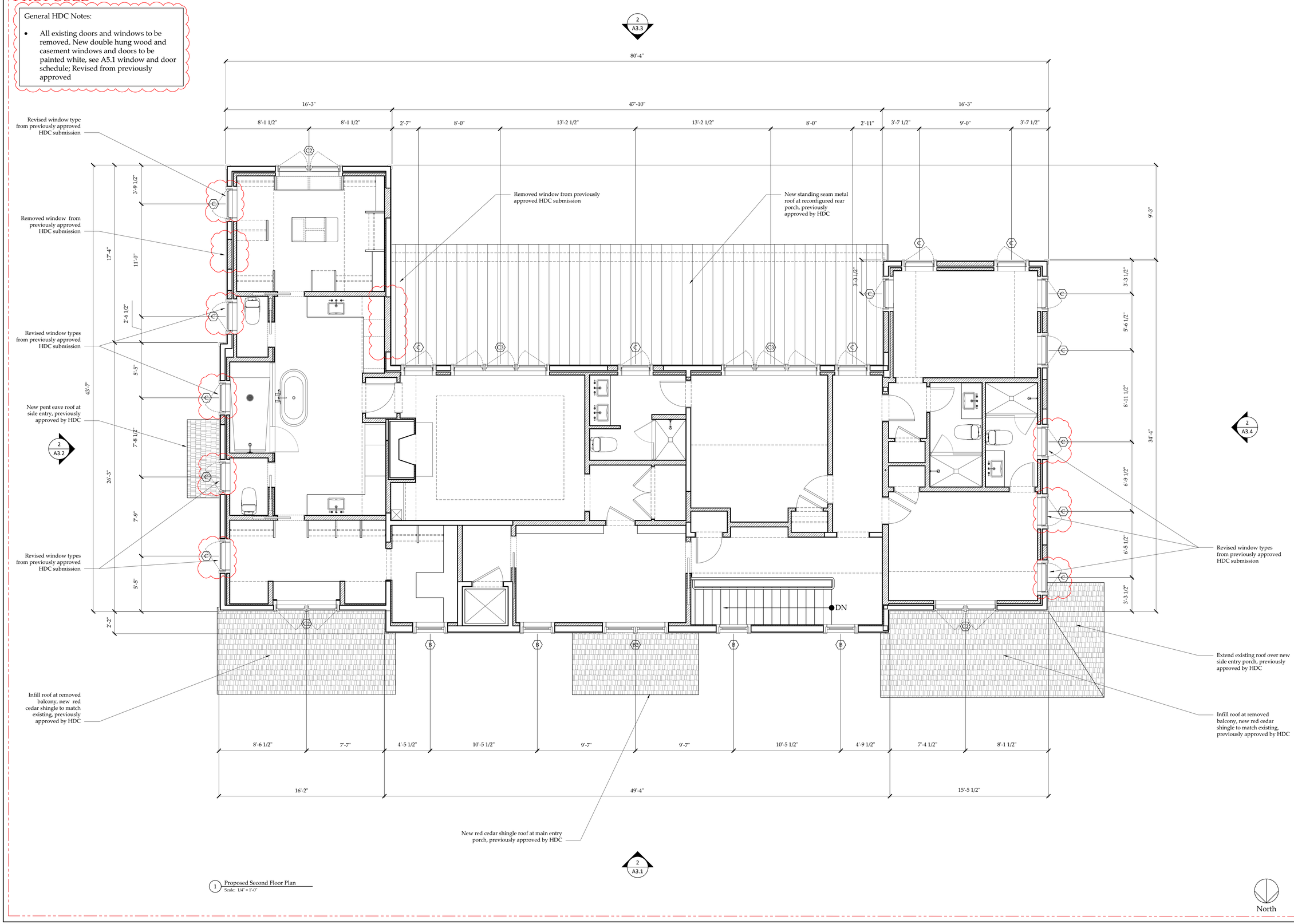
Project number: 23-64

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"

North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Shawkemo Hills Residence
5 Shawkemo Hills Lane, Nantucket, MA

Proposed Second Floor 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

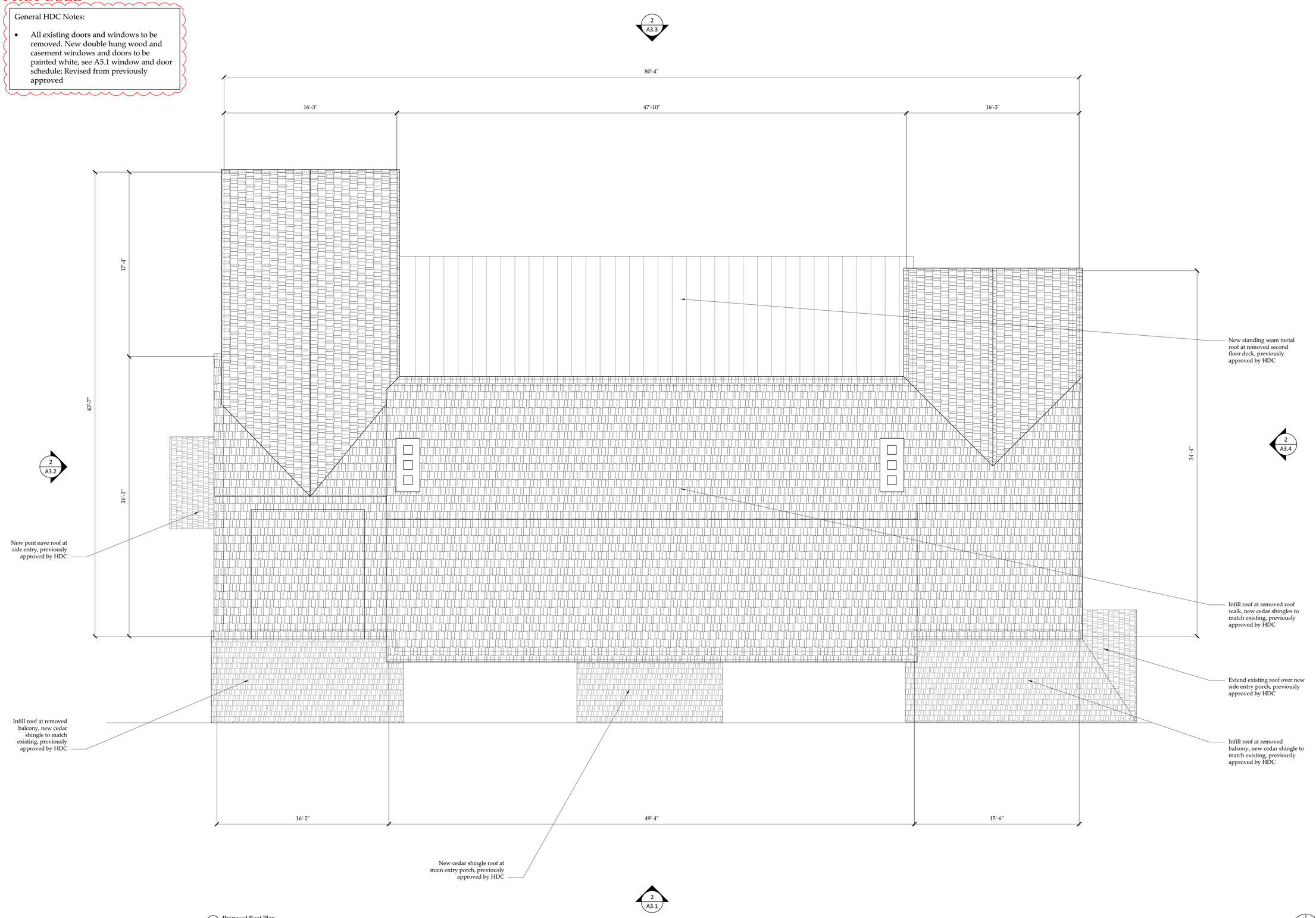
Project number: 23-64

A2.2

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"

North

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# Shawkemo Hills Residence

5 Shawkemo Hills Lane, Nantucket, MA

## Proposed Roof Plan

HDC OLD BUSINESS SUBMISSION
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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

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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# Shawkemo Hills Residence
5 Shawkemo Hills Lane,
Nantucket, MA

## Existing/Proposed North 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

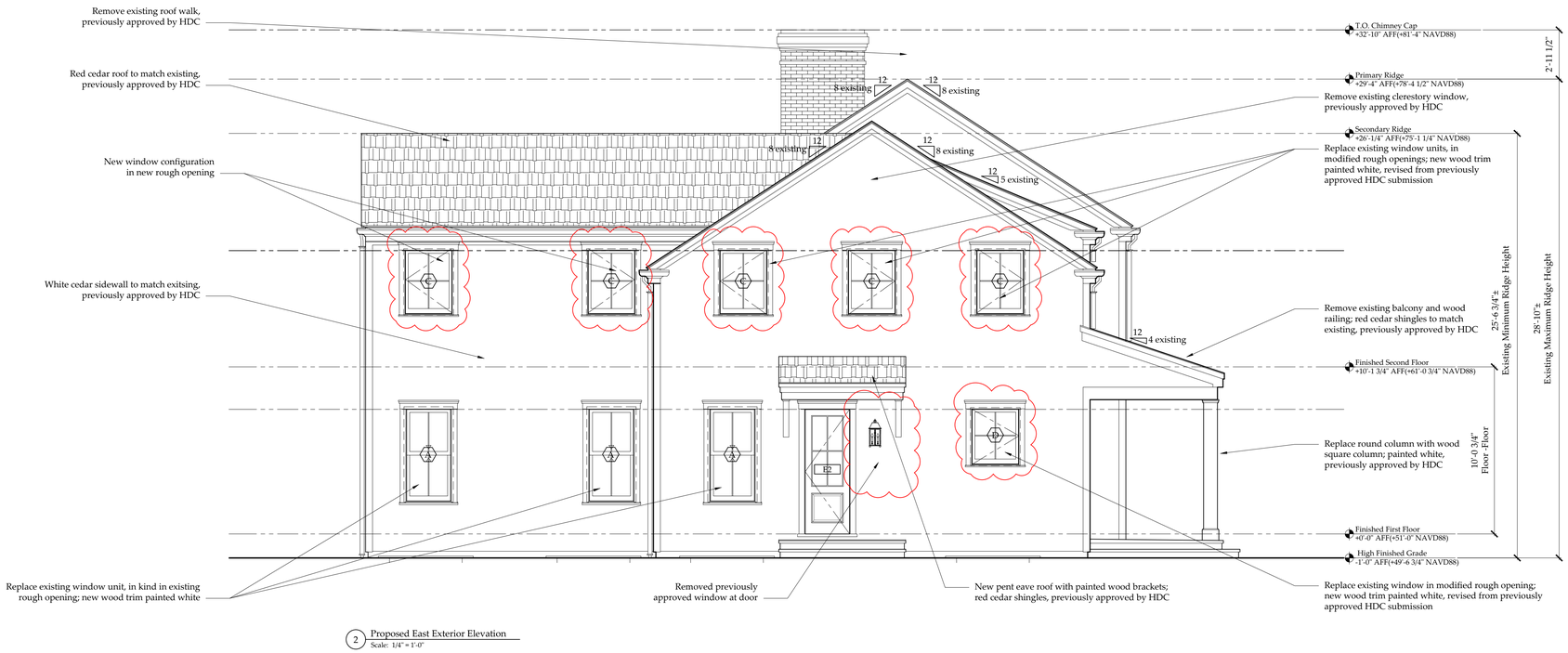
A3.1

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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Shawkemo Hills Residence
5 Shawkemo Hills Lane, Nantucket, MA

Existing/Proposed East 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

A3.2

## 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

5 Shawkemo Hills Lane,
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## Existing/Proposed South Elevation

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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

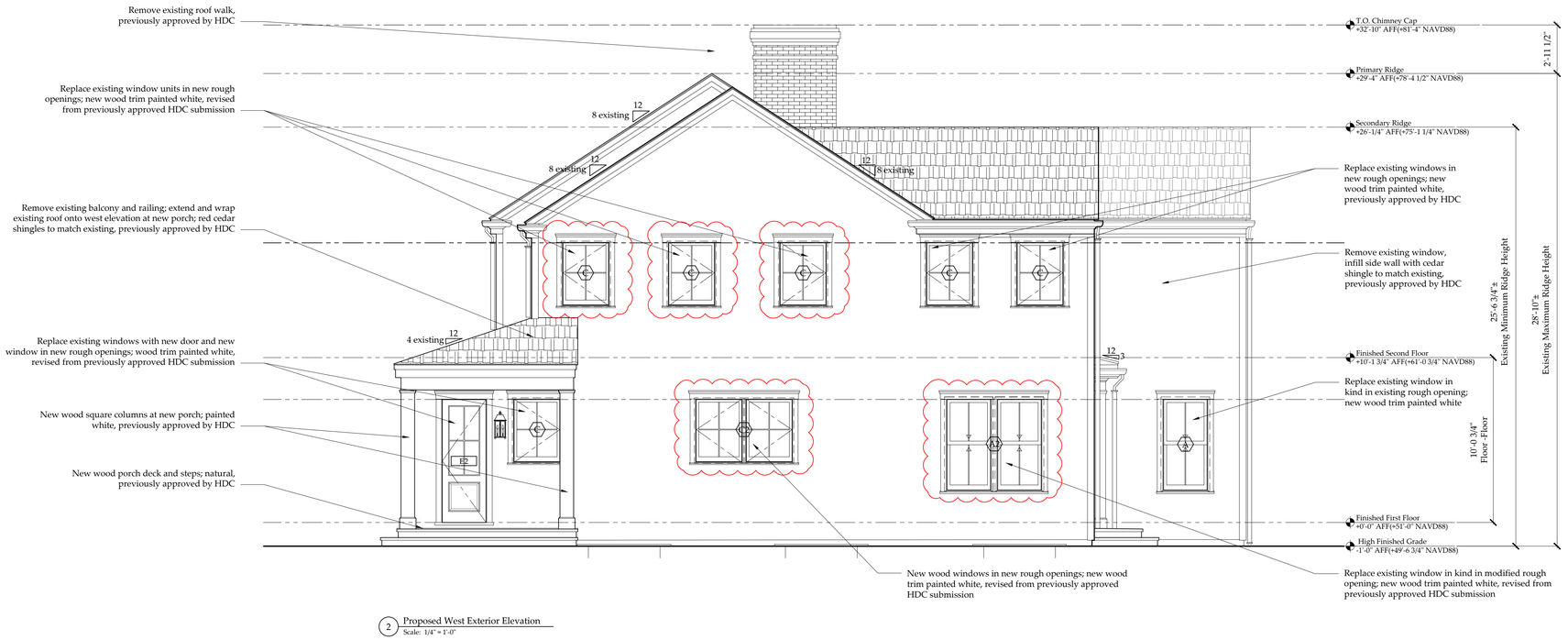
A3.3

## 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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# Shawkemo Hills Residence
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## Existing/Proposed West Elevation

HDC OLD BUSINESS SUBMISSION
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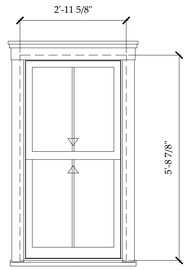
*Not For Construction
*Do not scale drawings
*Notify architect of any discrepancies

Issue Date:
03/08/2024 HDC New Business
09/12/2024 HDC Old Business

Project number: 23-64

A3.4

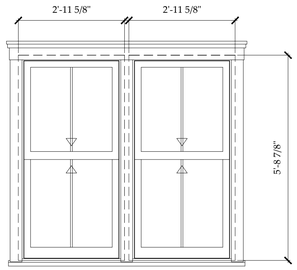
PROPOSED




A

Unit Specifications

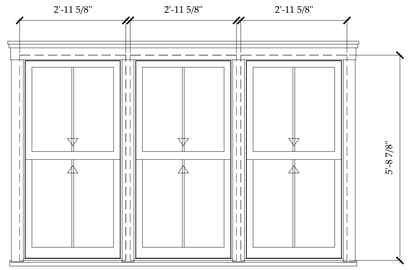
| | |
|---|---|
| Manufacturer - | Lepage Millwork |
| Unit Type - | Double Hung XL - 2/2 Lite Window |
| Unit Code - | 2829 |
| RO Size - | 3'-0 5/8"w x 5'-9 3/8"h |
| Unit Size - | 2'-11 5/8"w x 5'-8 7/8"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| Interior 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

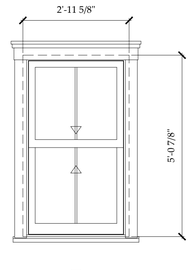
| | |
|---|---|
| Manufacturer - | Lepage Millwork |
| Unit Type - | Double Hung XL - 2/2 Lite Window |
| Unit Code - | (2) 2829 |
| RO Size - | (2) 3'-0 5/8"w x 5'-9 3/8"h |
| Unit Size - | (2) 2'-11 5/8"w x 5'-8 7/8"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| 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

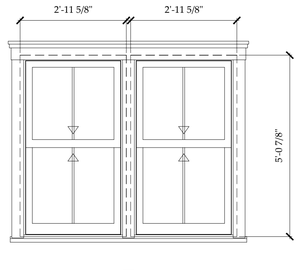
| | |
|---|---|
| Manufacturer - | Lepage Millwork |
| Unit Type - | Double Hung XL - 2/2 Lite Window |
| Unit Code - | (3)2829 |
| RO Size - | (3) 3'-0 5/8"w x 5'-9 3/8"h |
| Unit Size - | (3) 2'-11 5/8"w x 5'-8 7/8"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| 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

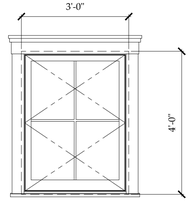
| | |
|---|---|
| Manufacturer - | Lepage Millwork |
| Unit Type - | Double Hung XL - 2/2 Lite Window |
| Unit Code - | 2825 |
| RO Size - | 3'-0 5/8"w x 5'-1 3/8"h |
| Unit Size - | 2'-11 5/8"w x 5'-0 7/8"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| Interior 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

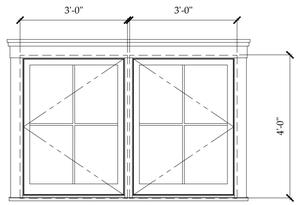
| | |
|---|---|
| Manufacturer - | Lepage Millwork |
| Unit Type - | Double Hung XL - 6/6 Lite Window |
| Unit Code - | (2) 2825 |
| RO Size - | (2) 3'-0 5/8"w x 5'-1 3/8"h |
| Unit Size - | (2) 2'-11 5/8"w x 5'-0 7/8"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| 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

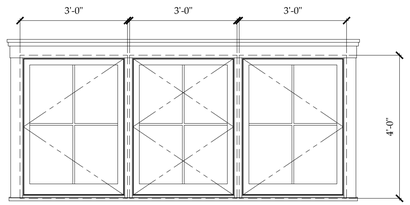
| | |
|---|---|
| Manufacturer - | Lepage Millwork |
| Unit Type - | Casement - 4 Lite Window |
| Unit Code - | 3042 |
| RO Size - | 3'-1"w x 4'-0 1/2"h |
| Unit Size - | 3'-0"w x 4'-0"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" Putty exterior, SDL, 5/8" Putty interior |
| Screen - | Wood Framed Interior Insect Screen |
| Notes - | Meets Massachusetts Requirement for Egress<br>See elevations for swing direction |




C2

Unit Specifications

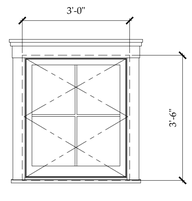
| | |
|---|---|
| Manufacturer - | Lepage Millwork |
| Unit Type - | Casement - 4 Lite Window |
| Unit Code - | (2) 3042 |
| RO Size - | (2) 3'-1"w x 4'-0 1/2"h |
| Unit Size - | (2) 3'-0"w x 4'-0"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" Putty exterior, SDL, 5/8" Putty interior |
| Screen - | (2) Wood Framed Interior Insect Screen |
| Notes - | Meets Massachusetts Requirement for Egress<br>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<br>See elevations for swing direction |

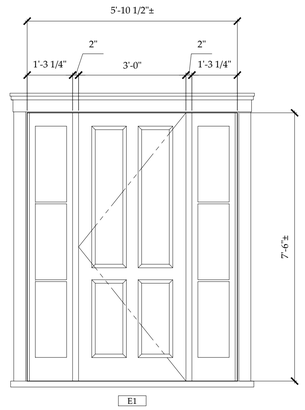



D

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 |

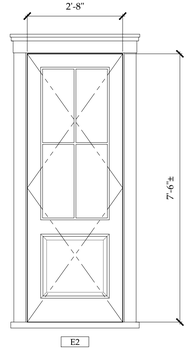
1 Proposed Window Types
Scale: 1/2" = 1'-0"




E1

Unit Specifications

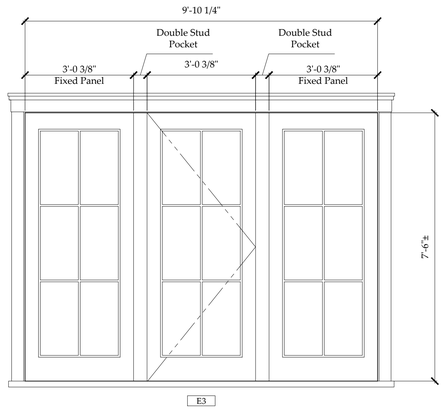
| | |
|---|---|
| Manufacturer - | Dover Doors & Windows |
| Unit Type - | 4 Panel Wood Door with (2) 3 Lite Side Lights |
| Unit Code - | Custom |
| RO Size - | n/a |
| Unit Size - | 5'-10 1/2"±W x 7'-6"±H |
| Glazing - | Double Glazed Insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | Existing |
| Screen - | Wood Frame, Exterior Swing |
| Notes - | |




E2

Unit Specifications

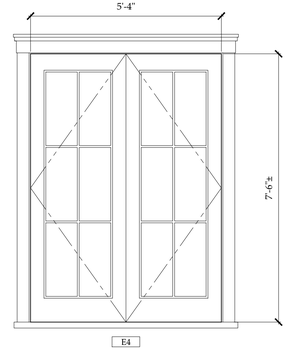
| | |
|---|---|
| Manufacturer - | Dover Door and Window |
| Unit Type - | 4 Lite / 1 Panel Wood Door |
| Unit Code - | Custom |
| RO Size - | n/a |
| Unit Size - | 2'-8"W x 7'-6"H nominal |
| Glazing - | Double Glazed Insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| 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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Shawkemo Hills Residence
5 Shawkemo Hills Lane, Nantucket, MA

Proposed Window & Door Schedule

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

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

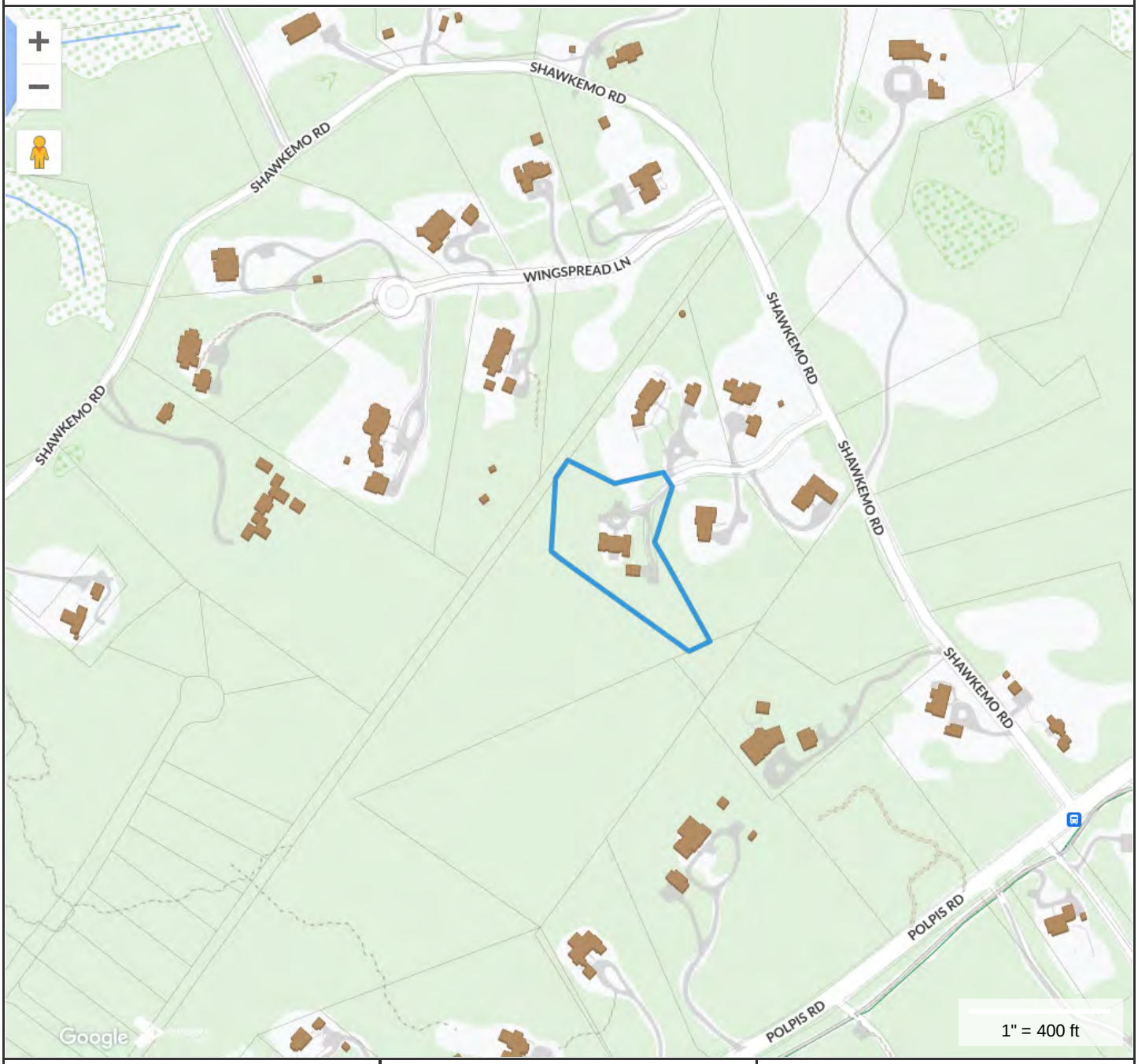
Photo Safe Deposit® Details on back

**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 |

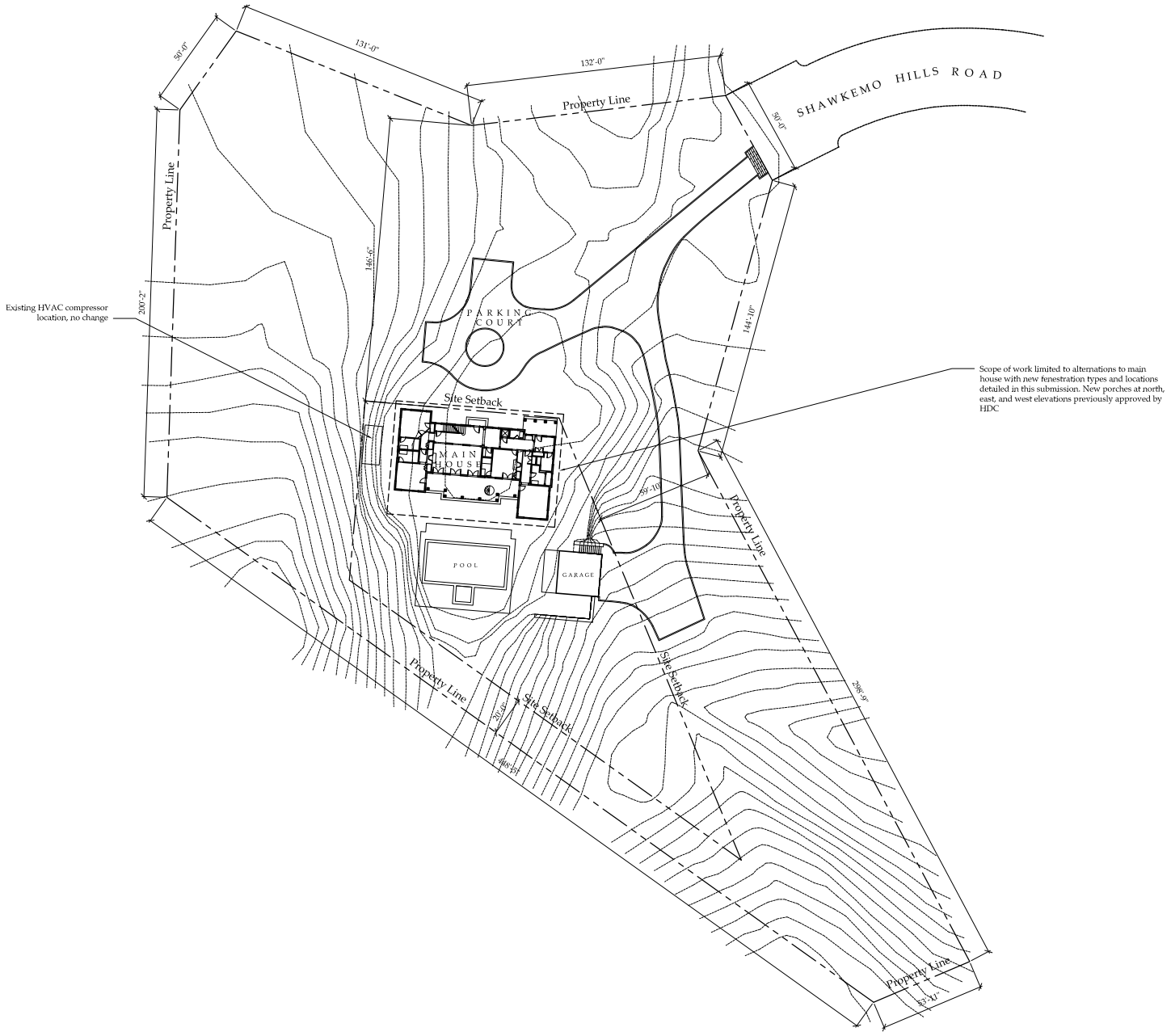
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

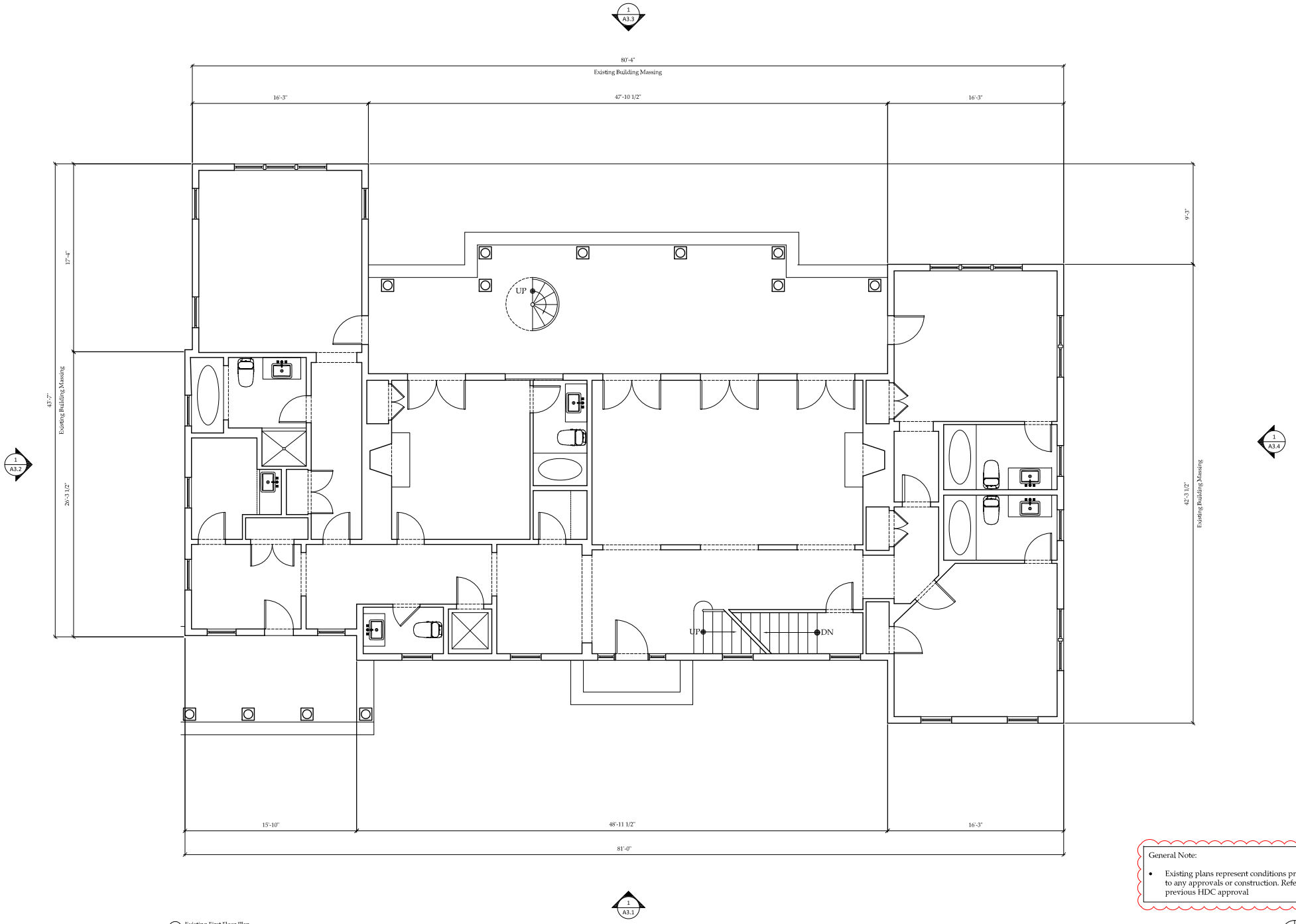



1 Existing Site Plan
Scale: 1/32" = 1'-0"

| 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



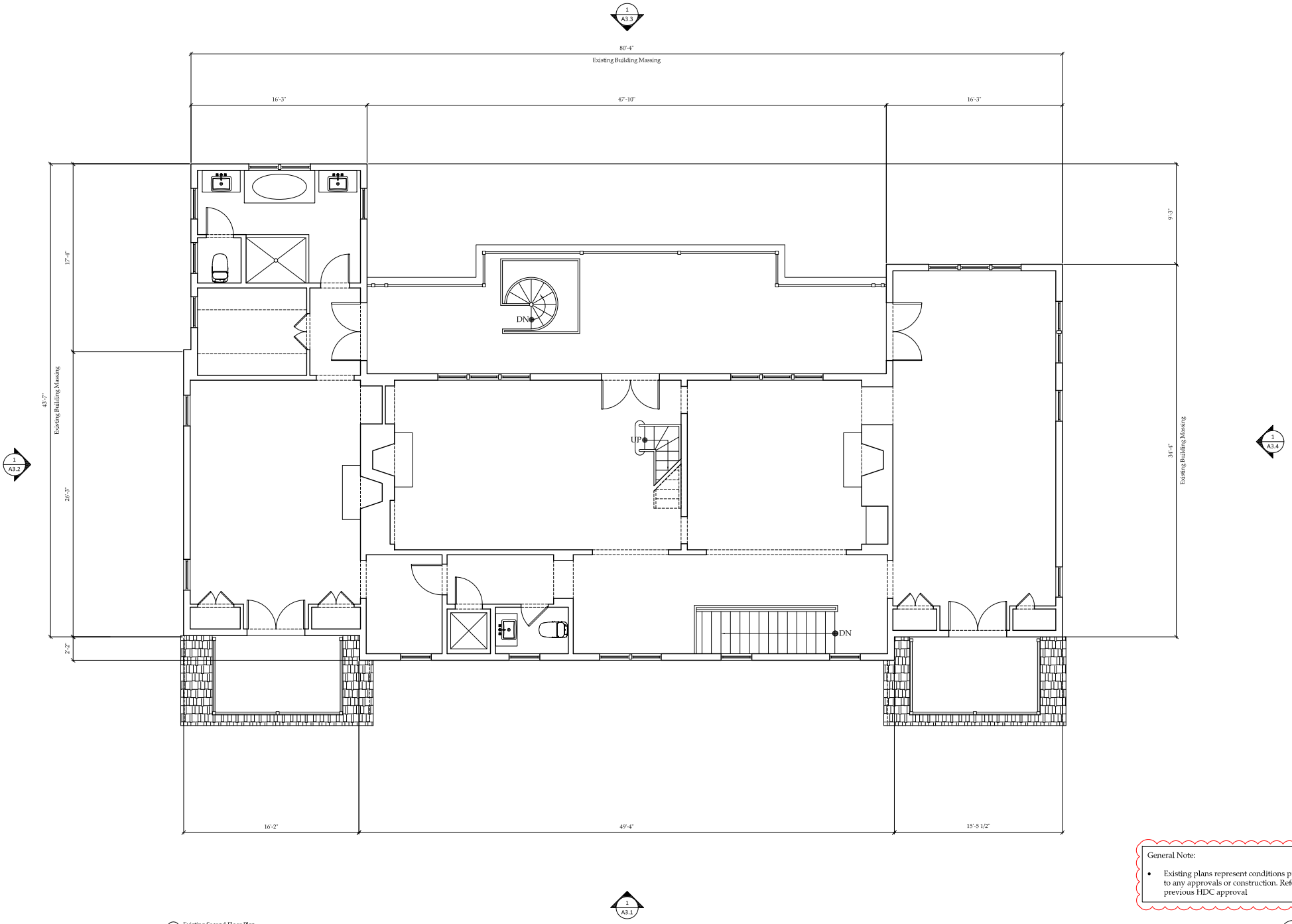

1 Existing First Floor Plan
Scale: 1/4" = 1'-0"

General Note:

- Existing plans represent conditions prior to any approvals or construction. Refer to previous HDC approval

North

EXISTING



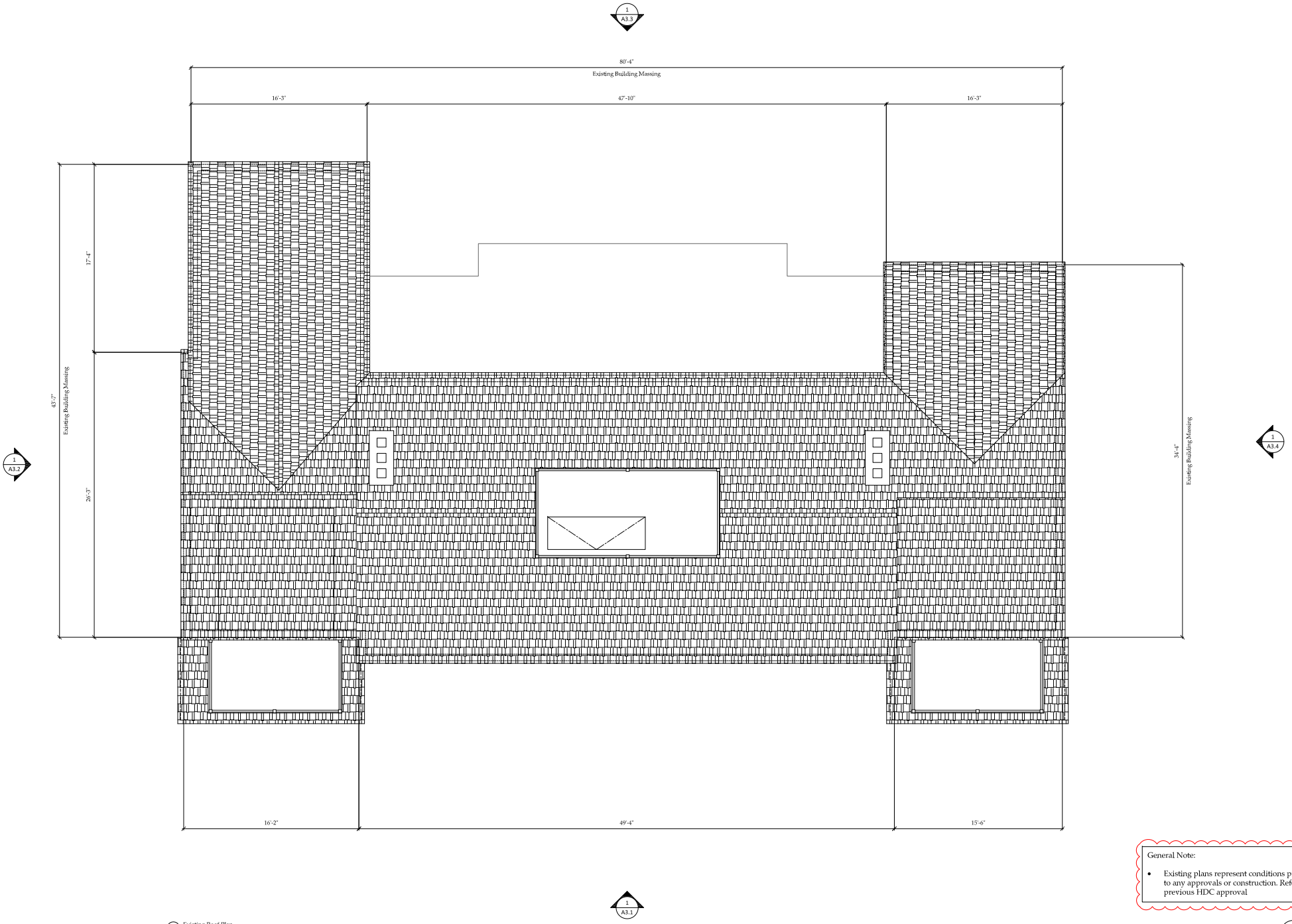

1 Existing Second Floor Plan
Scale: 1/4" = 1'-0"

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:

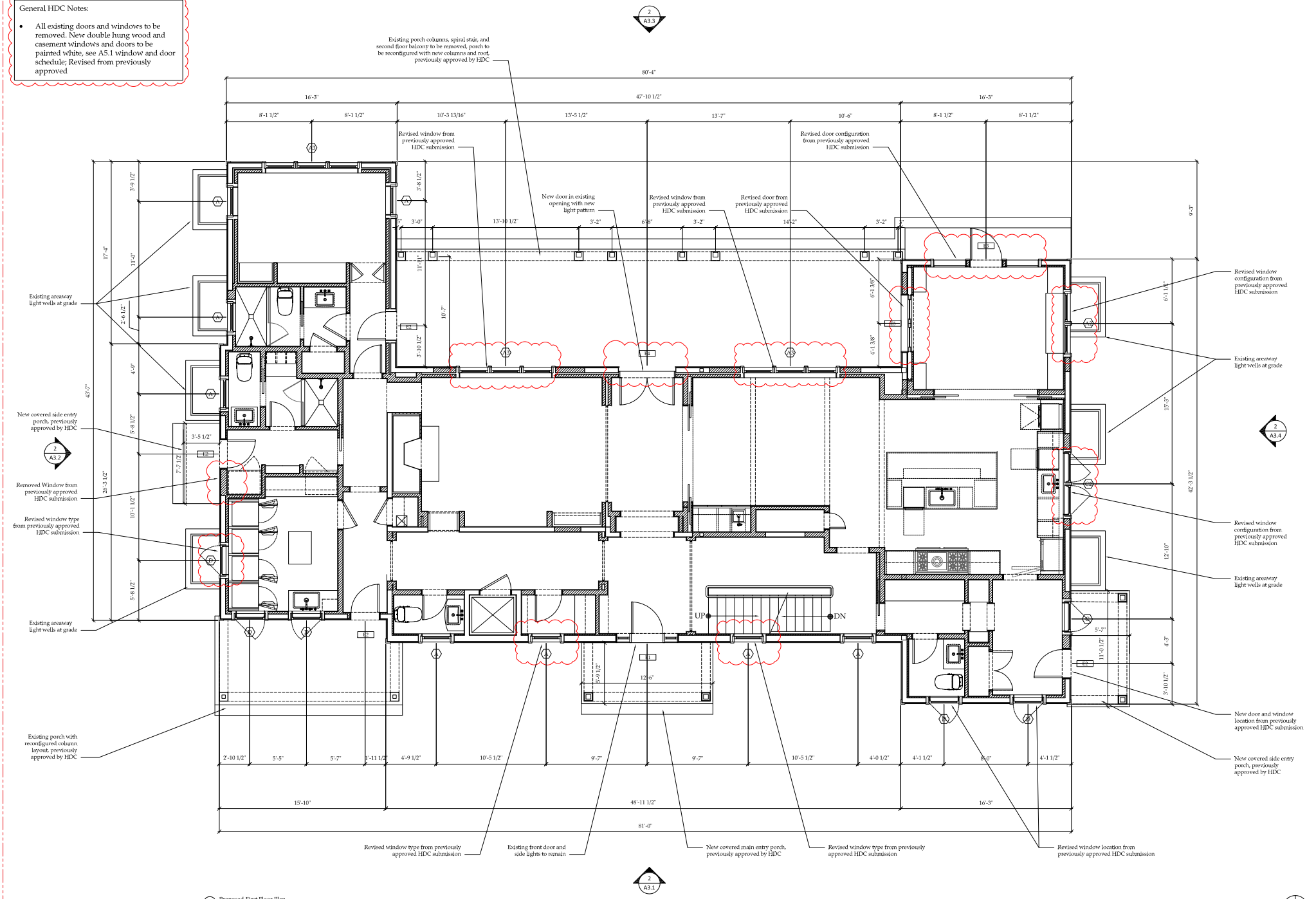
- Existing plans represent conditions prior to any approvals or construction. Refer to previous HDC approval

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



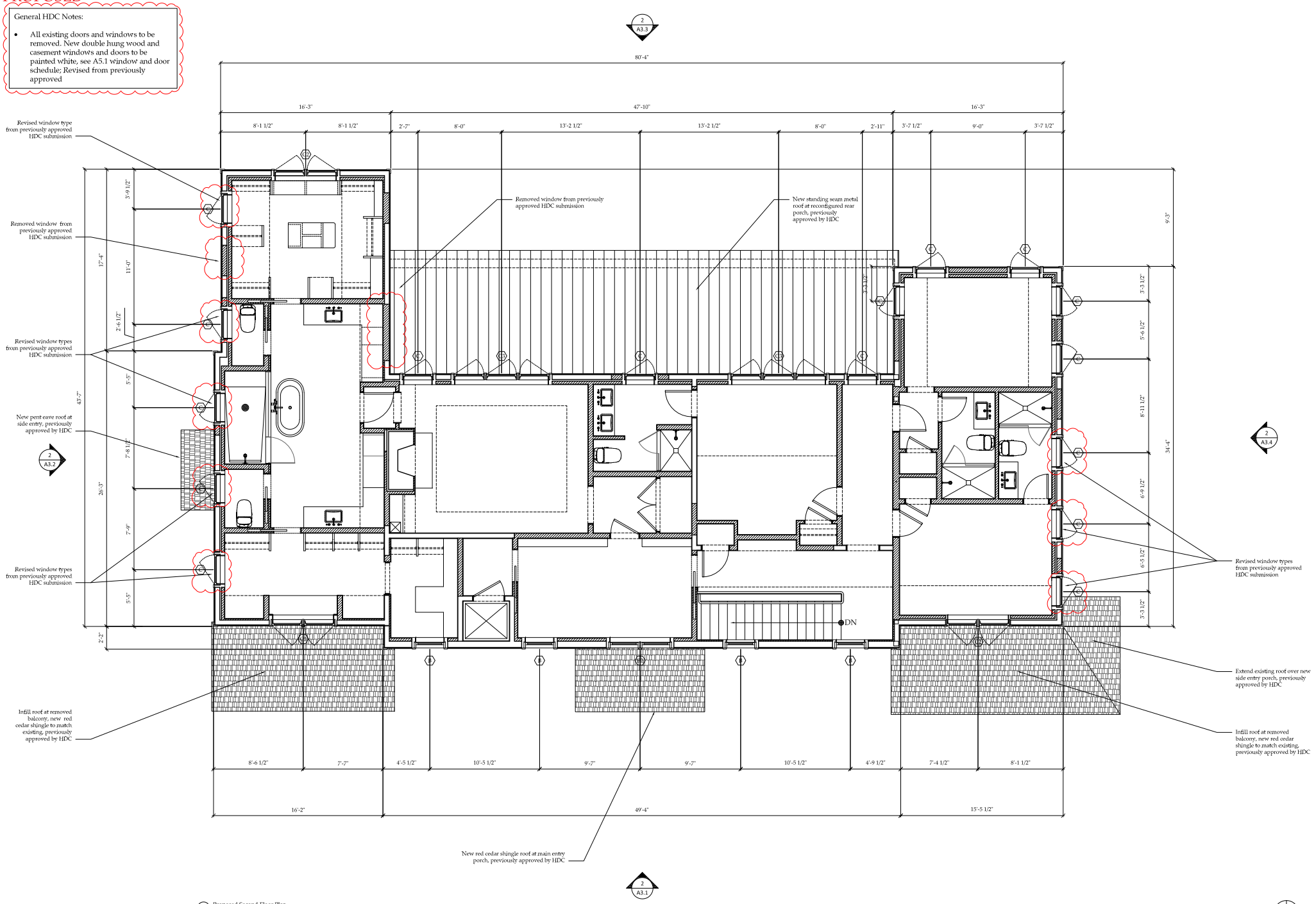

1 Proposed First Floor Plan
Scale: 1/4" = 1'-0"

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



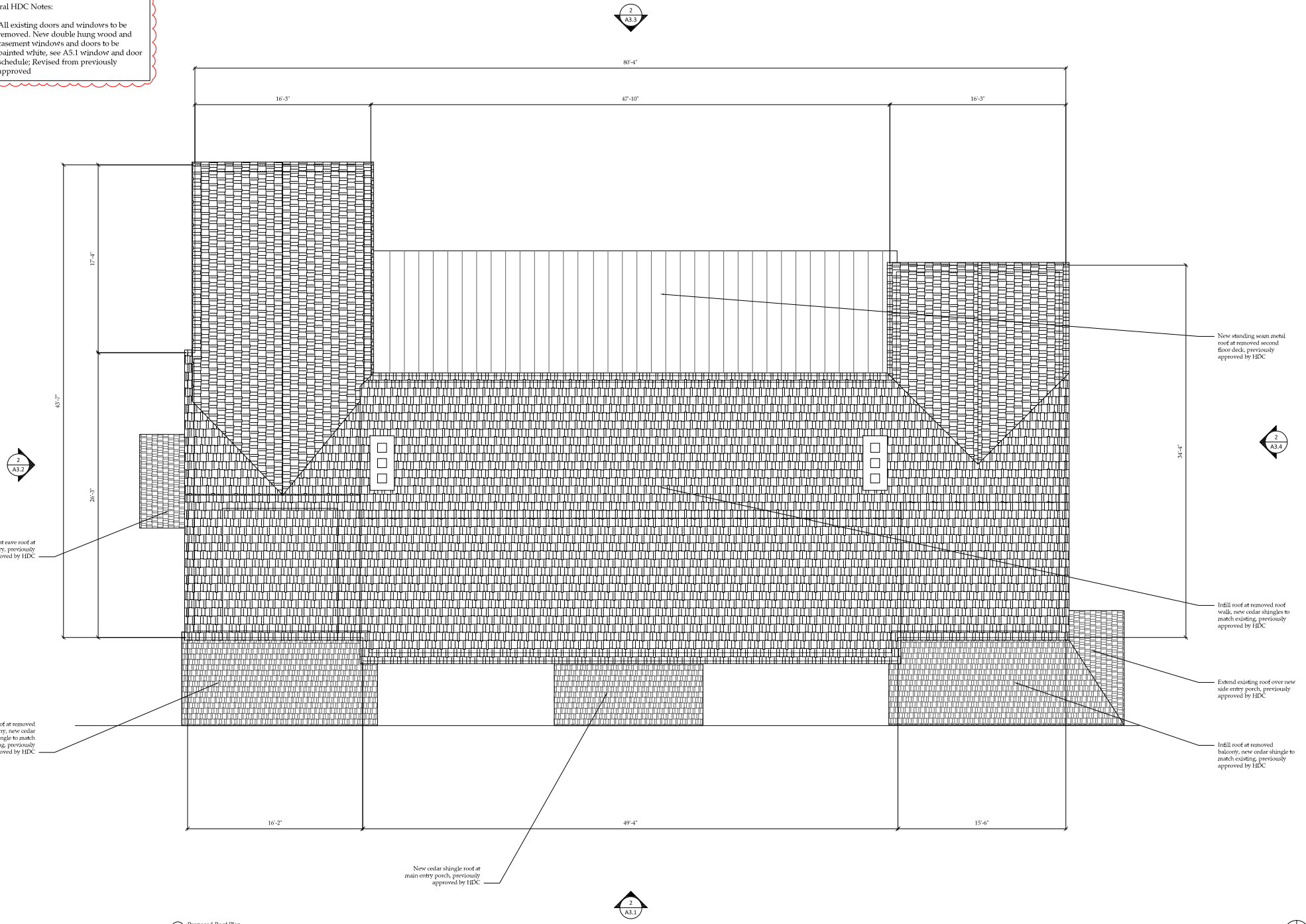

1 Proposed Second Floor Plan
Scale: 1/4" = 1'-0"

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



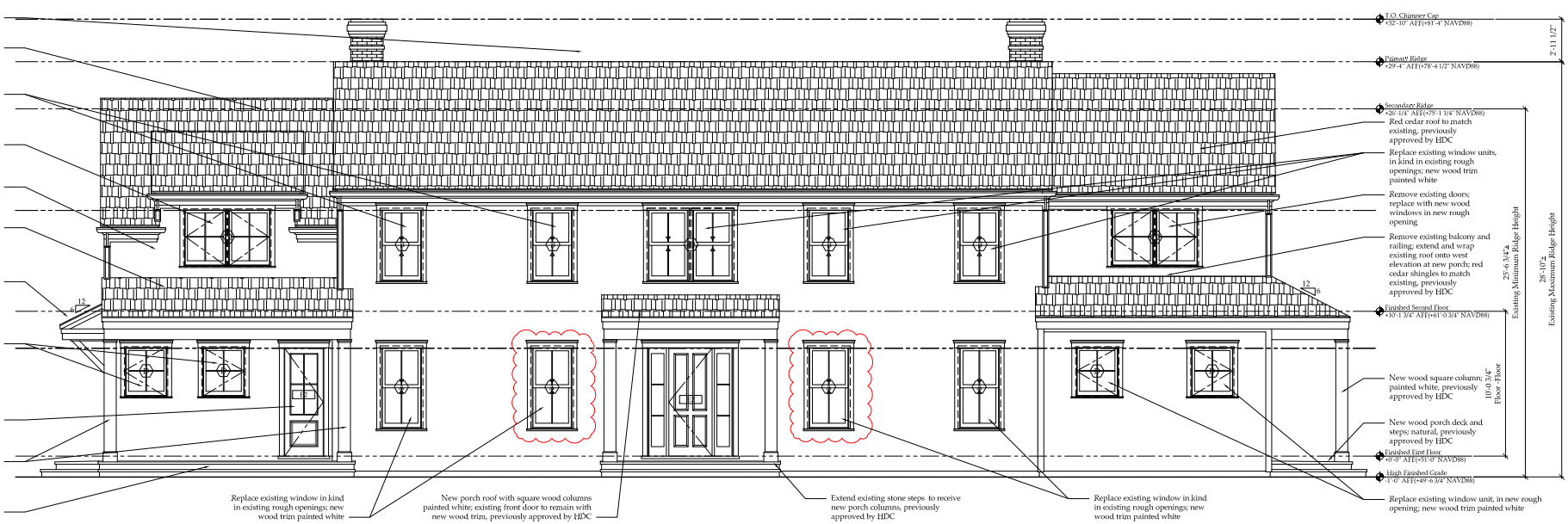

1 Proposed Roof Plan
Scale: 1/4" = 1'-0"

# EXISTING



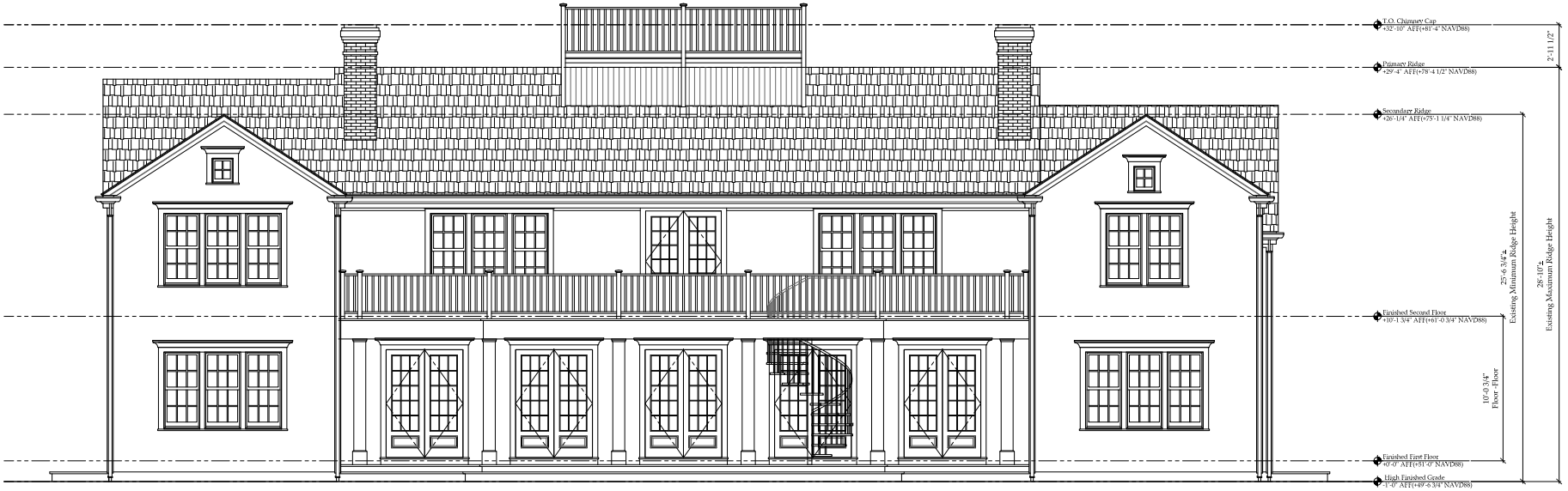

1 Existing North Exterior Elevation
Scale: 1/4" = 1'-0"

# PROPOSED




2 Proposed North Exterior Elevation
Scale: 1/4" = 1'-0"

## EXISTING




1 Existing South Exterior Elevation
Scale: 1/4" = 1'-0"

## PROPOSED



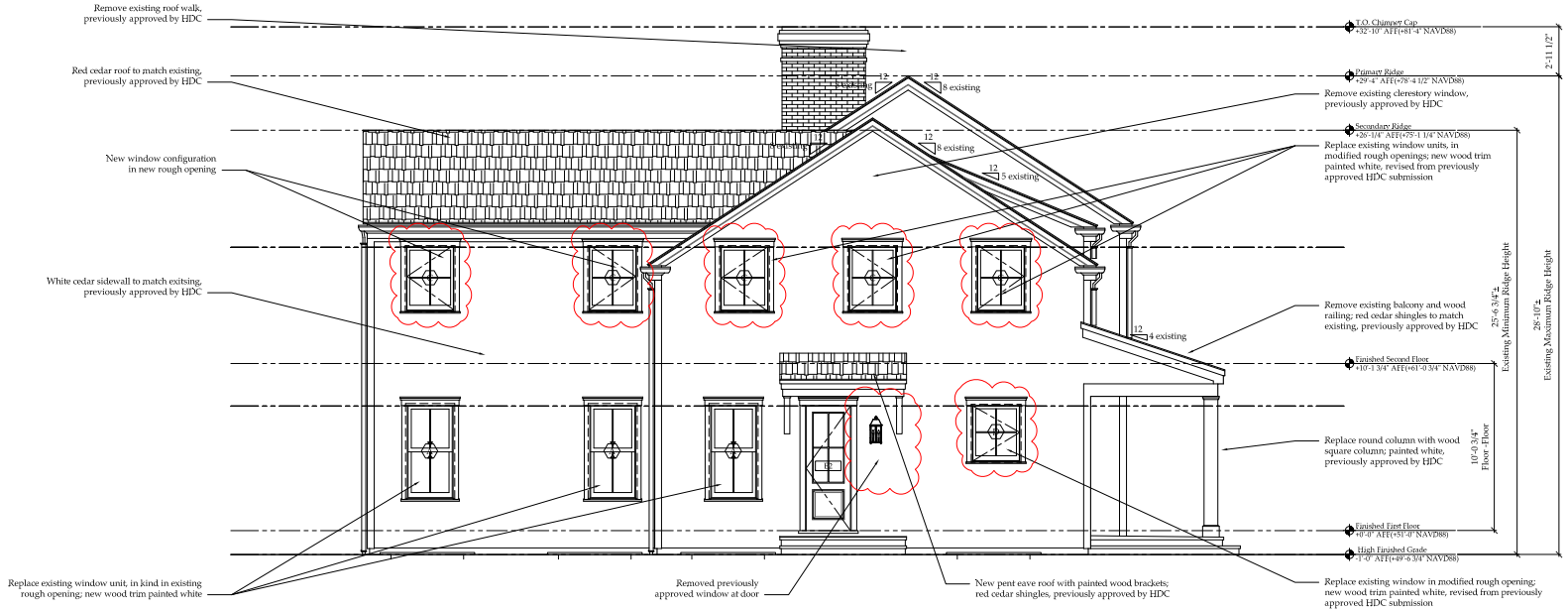

2 Proposed South Exterior Elevation
Scale: 1/4" = 1'-0"

## EXISTING




1 Existing East Exterior Elevation
Scale: 1/4" = 1'-0"

## PROPOSED



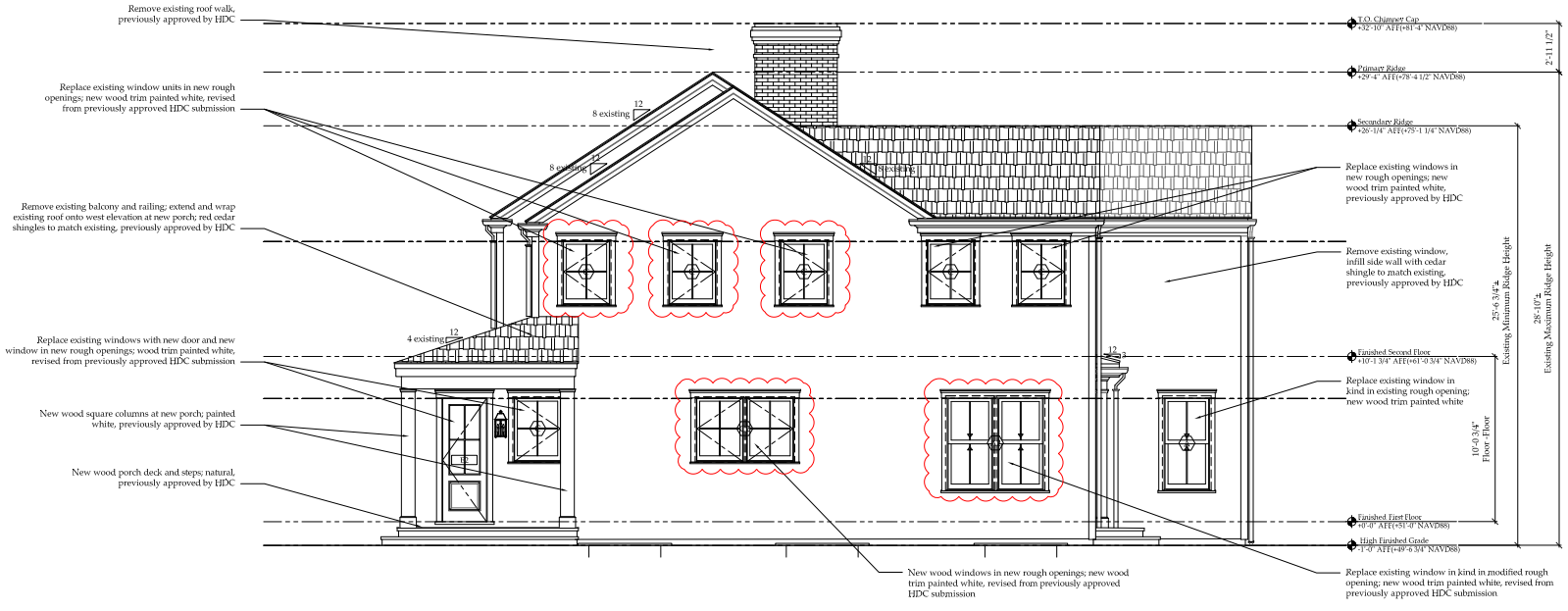

2 Proposed East Exterior Elevation
Scale: 1/4" = 1'-0"

## EXISTING



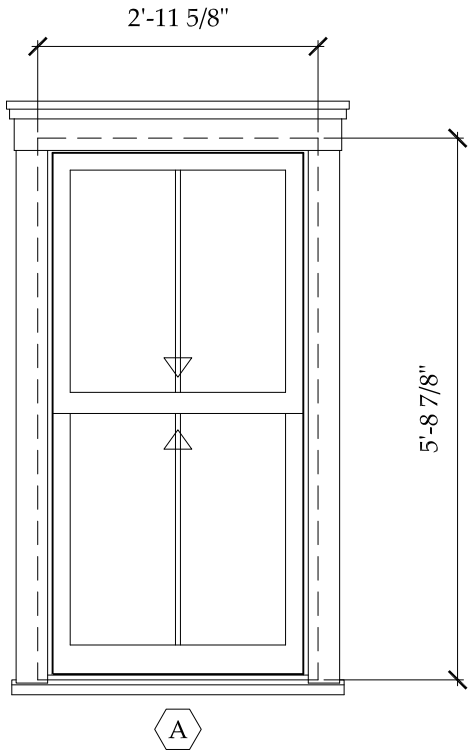

1 Existing West Exterior Elevation
Scale: 1/4" = 1'-0"

## PROPOSED



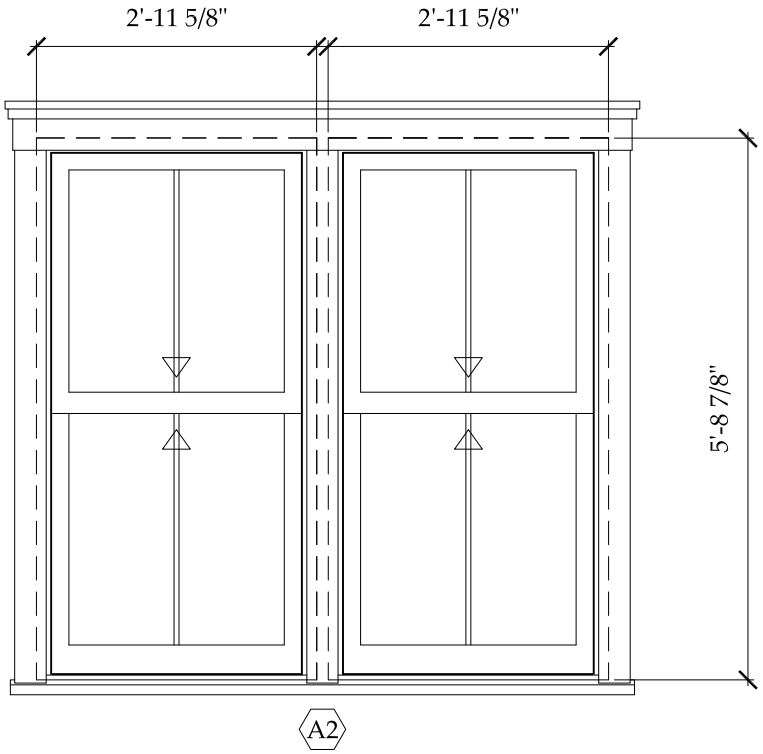

2 Proposed West Exterior Elevation
Scale: 1/4" = 1'-0"

# PROPOSED



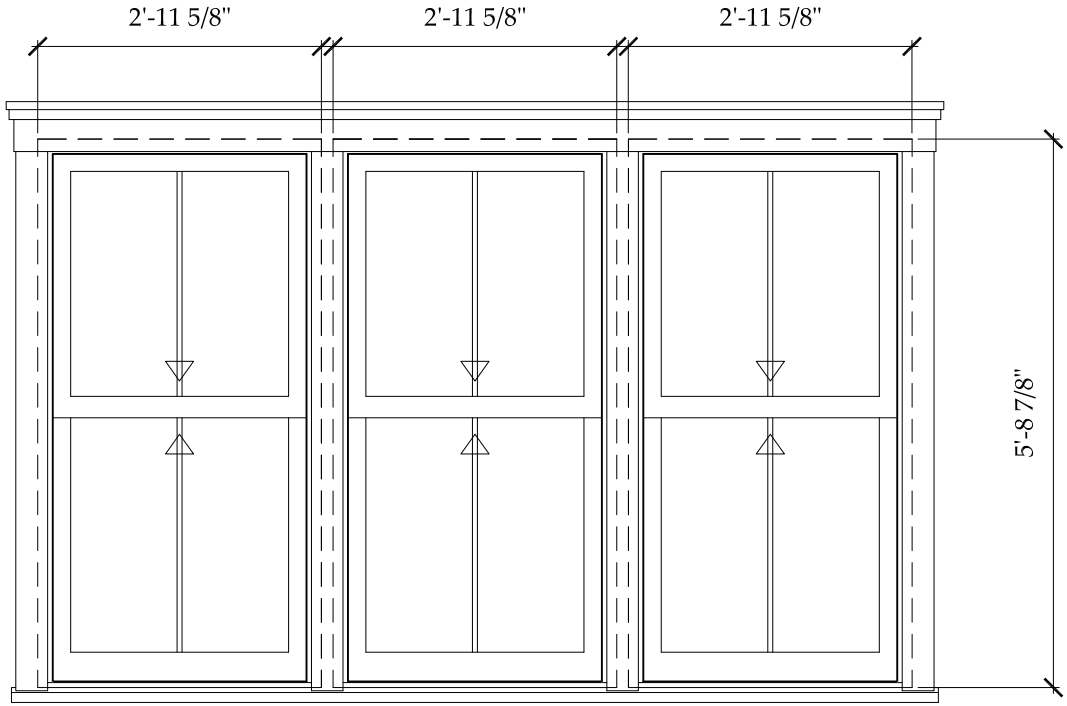

Unit Specifications

| | |
|---|---|
| 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

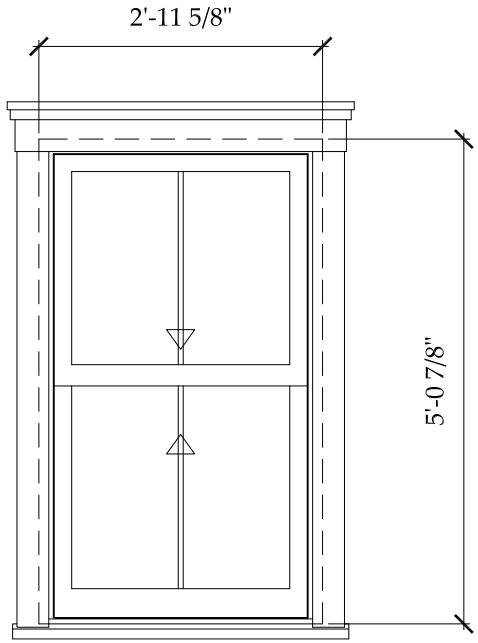
| | |
|---|---|
| Manufacturer - | Lepage Millwork |
| Unit Type - | Double Hung XL - 2/2 Lite Window |
| Unit Code - | (2) 2829 |
| RO Size - | (2) 3'-0 5/8"w x 5-9 3/8"h |
| Unit Size - | (2) 2'-11 5/8"w x 5'-8 7/8"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| 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

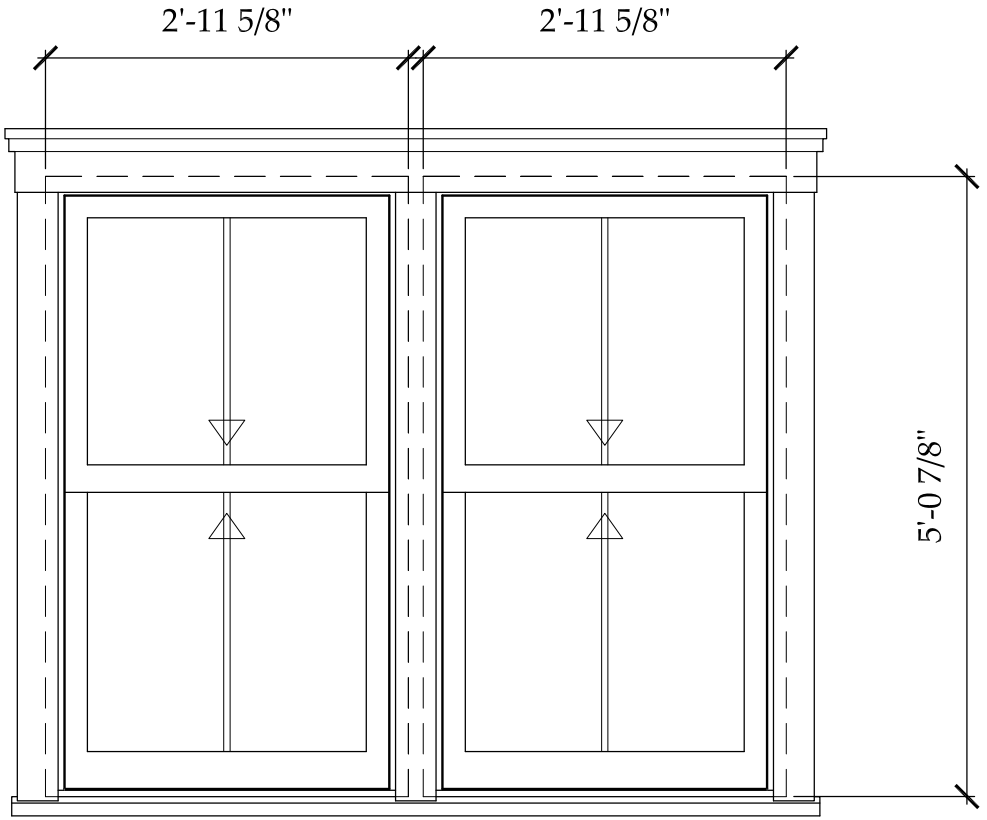
| | |
|---|---|
| Manufacturer - | Lepage Millwork |
| Unit Type - | Double Hung XL - 2/2 Lite Window |
| Unit Code - | (3)2829 |
| RO Size - | (3) 3'-0 5/8"w x 5'-9 3/8"h |
| Unit Size - | (3) 2'-11 5/8"w x 5'-8 7/8"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| 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

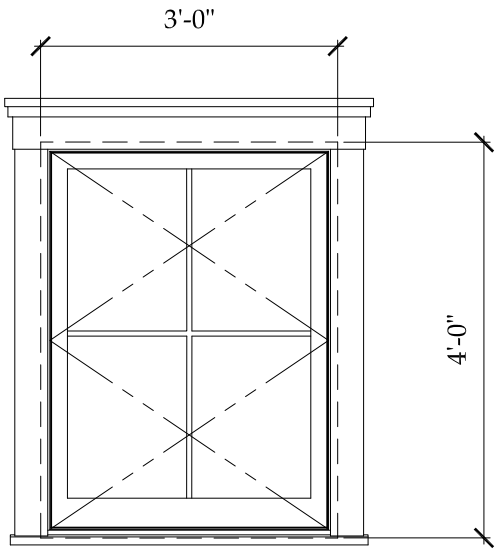
| | |
|---|---|
| Manufacturer - | Lepage Millwork |
| Unit Type - | Double Hung XL - 2/2 Lite Window |
| Unit Code - | 2825 |
| RO Size - | 3'-0 5/8"w x 5'-1 3/8"h |
| Unit Size - | 2'-11 5/8"w x 5'-0 7/8"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| Interior 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

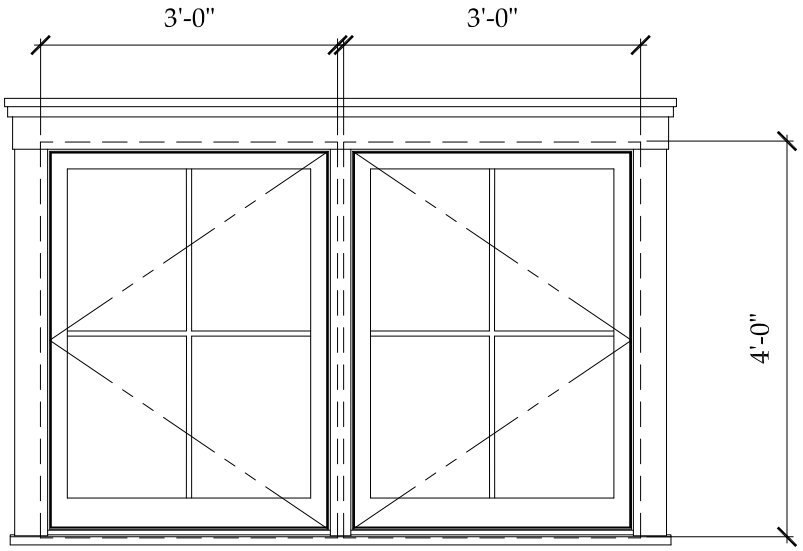
| | |
|---|---|
| Manufacturer - | Lepage Millwork |
| Unit Type - | Double Hung XL - 6/6 Lite Window |
| Unit Code - | (2) 2825 |
| RO Size - | (2) 3'-0 5/8"w x 5'-1 3/8"h |
| Unit Size - | (2) 2'-11 5/8"w x 5'-0 7/8"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| 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

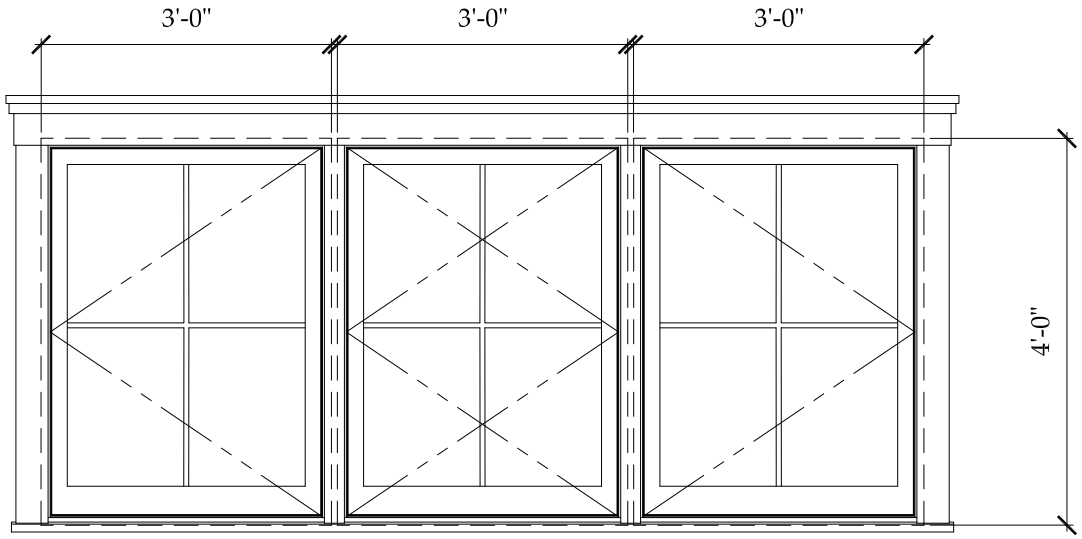
| | |
|---|---|
| Manufacturer - | Lepage Millwork |
| Unit Type - | Casement - 4 Lite Window |
| Unit Code - | 3042 |
| RO Size - | 3'-1"w x 4'-0 1/2"h |
| Unit Size - | 3'-0"w x 4'-0"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| 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

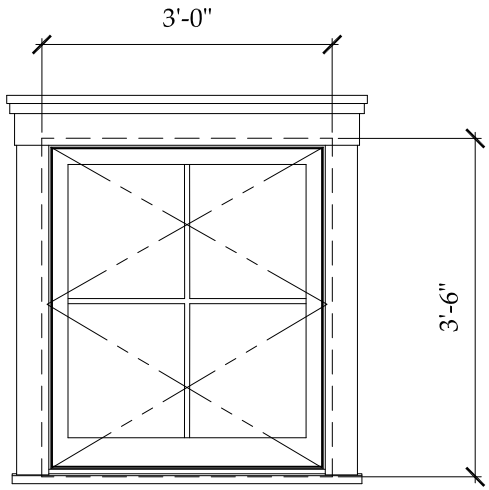
| | |
|---|---|
| Manufacturer - | Lepage Millwork |
| Unit Type - | Casement - 4 Lite Window |
| Unit Code - | (2) 3042 |
| RO Size - | (2) 3'-1"w x 4'-0 1/2"h |
| Unit Size - | (2) 3'-0"w x 4'-0"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | 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

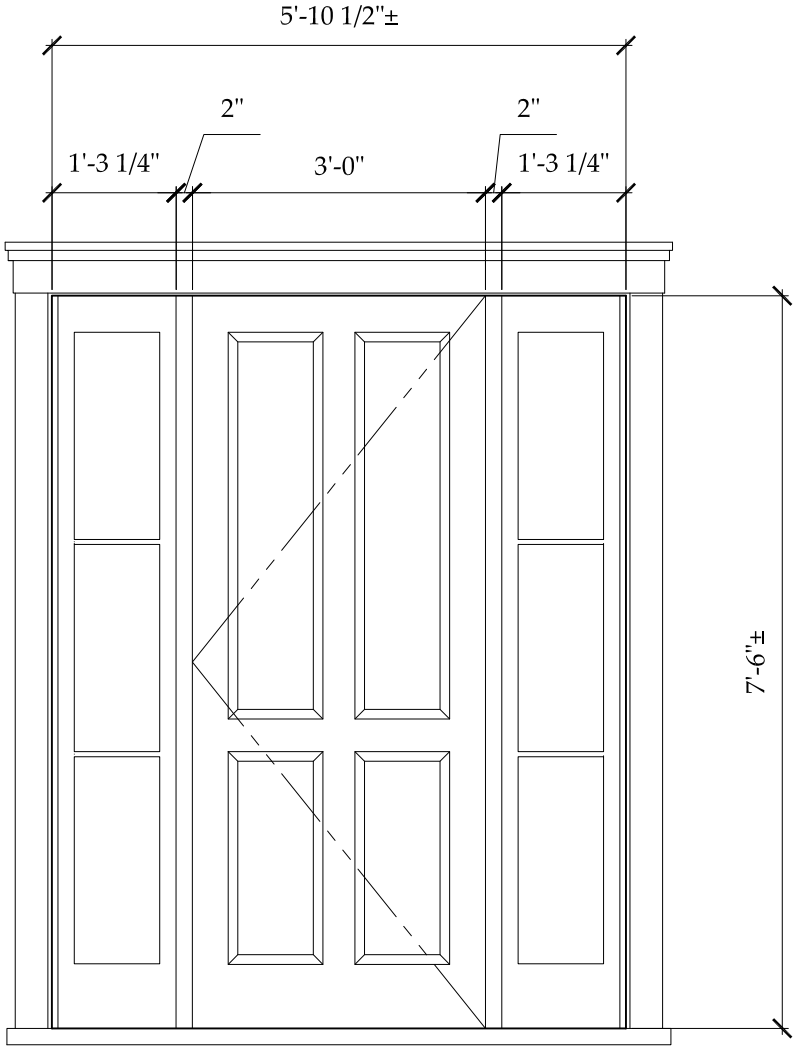
| | |
|---|---|
| Manufacturer - | Lepage Millwork |
| Unit Type - | Casement - 4 Lite Window |
| Unit Code - | (3) 3042 |
| RO Size - | (3) 3'-1"w x 4'-0 1/2"h |
| Unit Size - | (3) 3'-0"w x 4'-0"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | 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

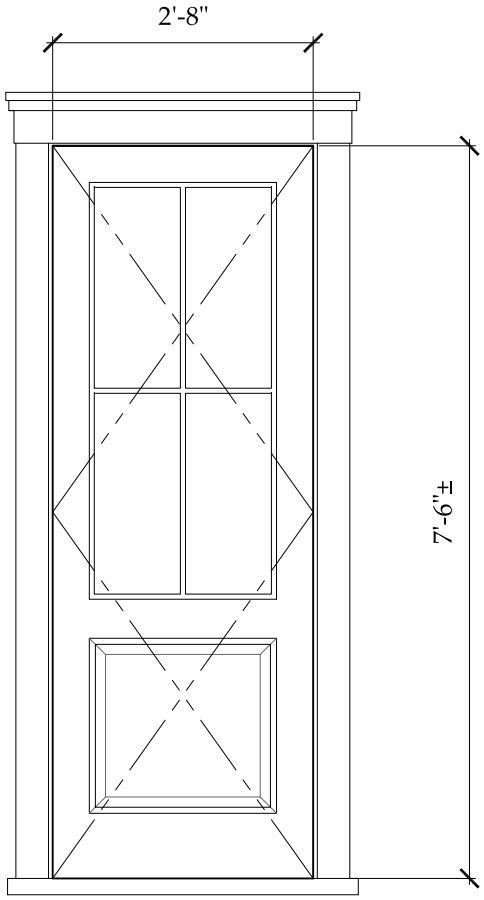
| | |
|---|---|
| Manufacturer - | Lepage Millwork |
| Unit Type - | Casement - 4 Lite Window |
| Unit Code - | 3036 |
| RO Size - | 3'-1"w x 3'-6 1/2"h |
| Unit Size - | 3'-0"w x 3'-6"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| 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

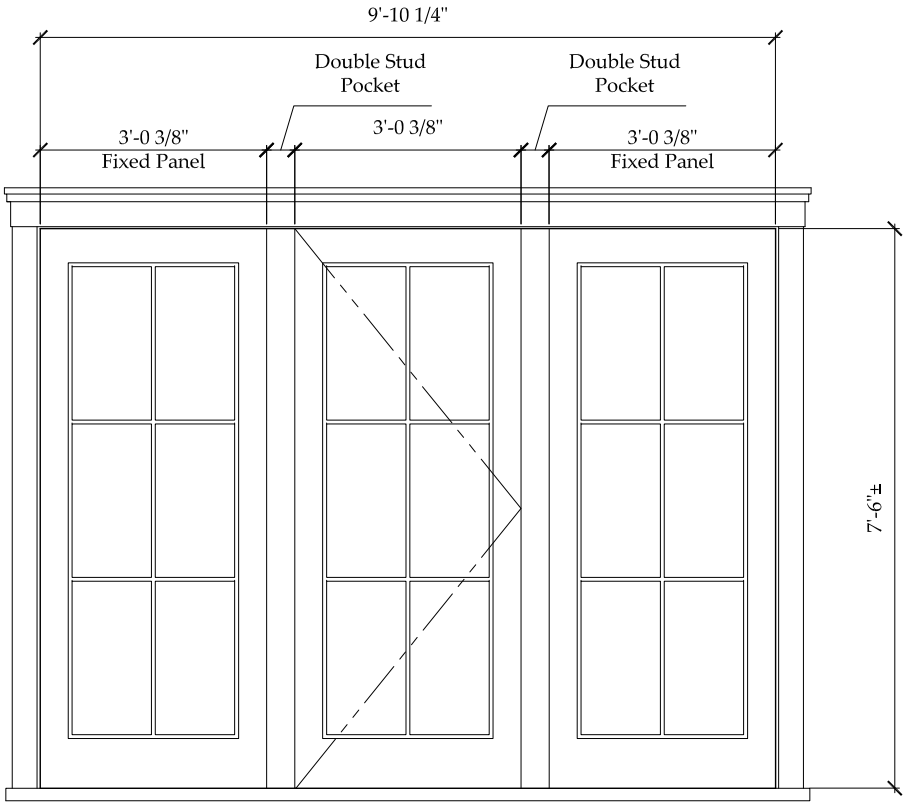
| | |
|---|---|
| Manufacturer - | Dover Doors & Windows |
| Unit Type - | 4 Panel Wood Door with (2) 3 Lite Side Lights |
| Unit Code - | Custom |
| RO Size - | n/a |
| Unit Size - | 5'-10 1/2"±W x 7'-6"±H |
| Glazing - | Double Glazed Insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | Existing |
| Screen - | Wood Frame, Exterior Swing |
| Notes - | |




E2

Unit Specifications

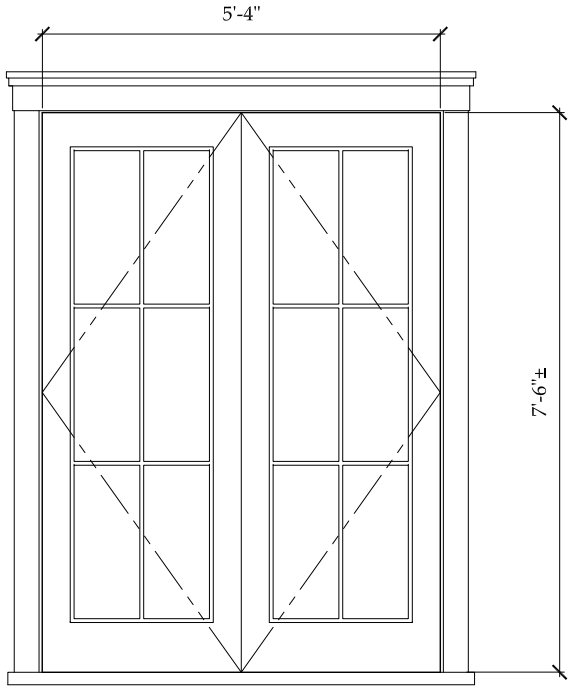
| | |
|---|---|
| Manufacturer - | Dover Door and Window |
| Unit Type - | 4 Lite / 1 Panel Wood Door |
| Unit Code - | Custom |
| RO Size - | n/a |
| Unit Size - | 2'-8"W x 7'-6"H nominal |
| Glazing - | Double Glazed Insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| 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 - | |



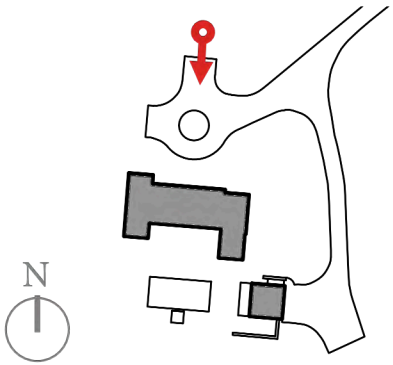

E4

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 - | |



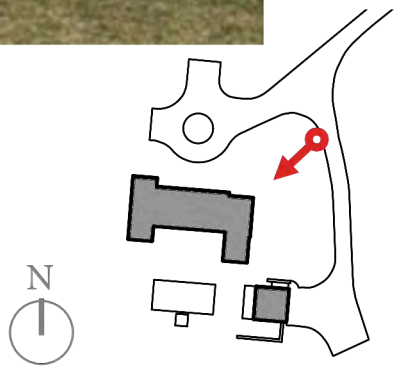
**EXISTING** North Elevation




**Shawkemo Hills Residence**
Existing Conditions Photographs
*Application for Alteration to Main House*



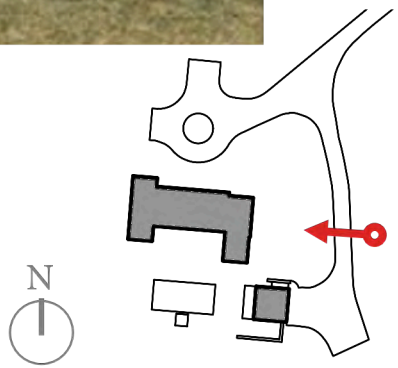
**EXISTING** Northeast Elevation




**Shawkemo Hills Residence**
Existing Conditions Photographs
*Application for Alteration to Main House*

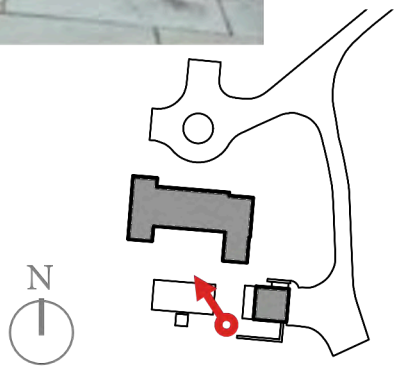


**EXISTING** East Elevation





**EXISTING** Southeast Entrance





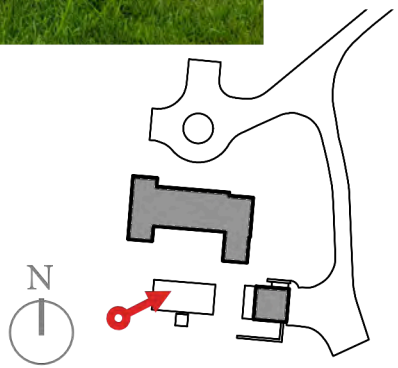
**EXISTING** South Elevation




**Shawkemo Hills Residence**
Existing Conditions Photographs
*Application for Alteration to Main House*

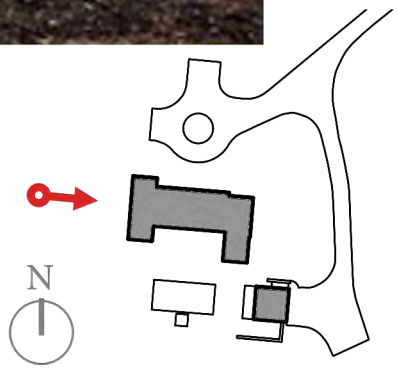


**EXISTING** Southwest Elevation



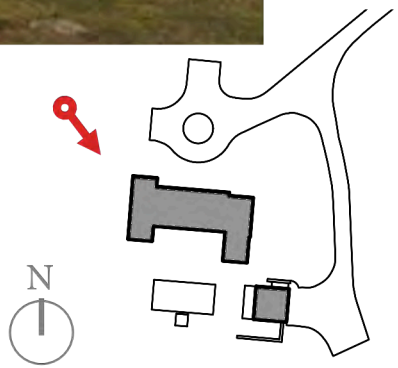


**EXISTING** West Elevation





**EXISTING** Northwest Elevation




**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 _____

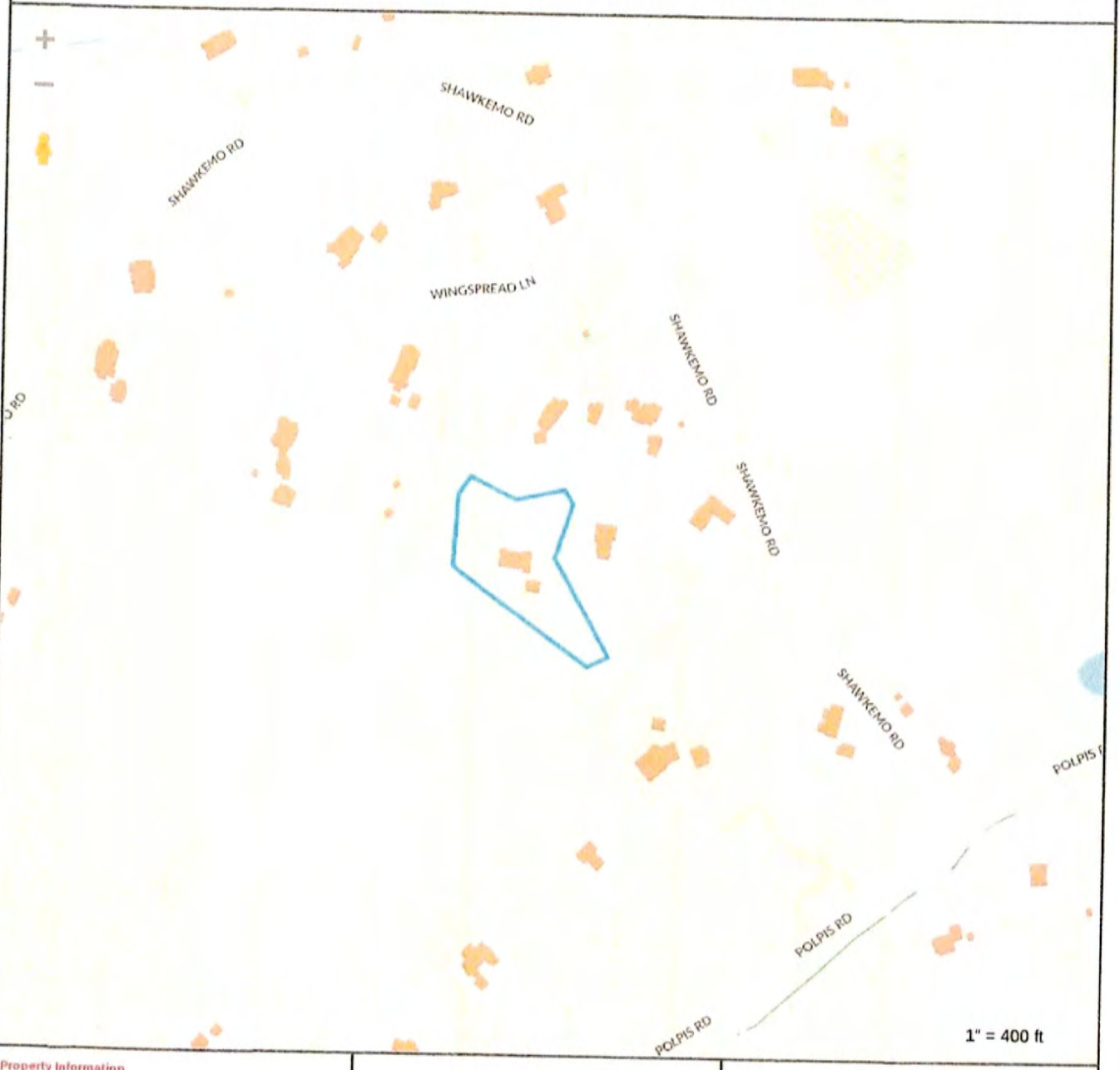
* Attach manufacturer's color samples if color is not from HDC approval list.

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

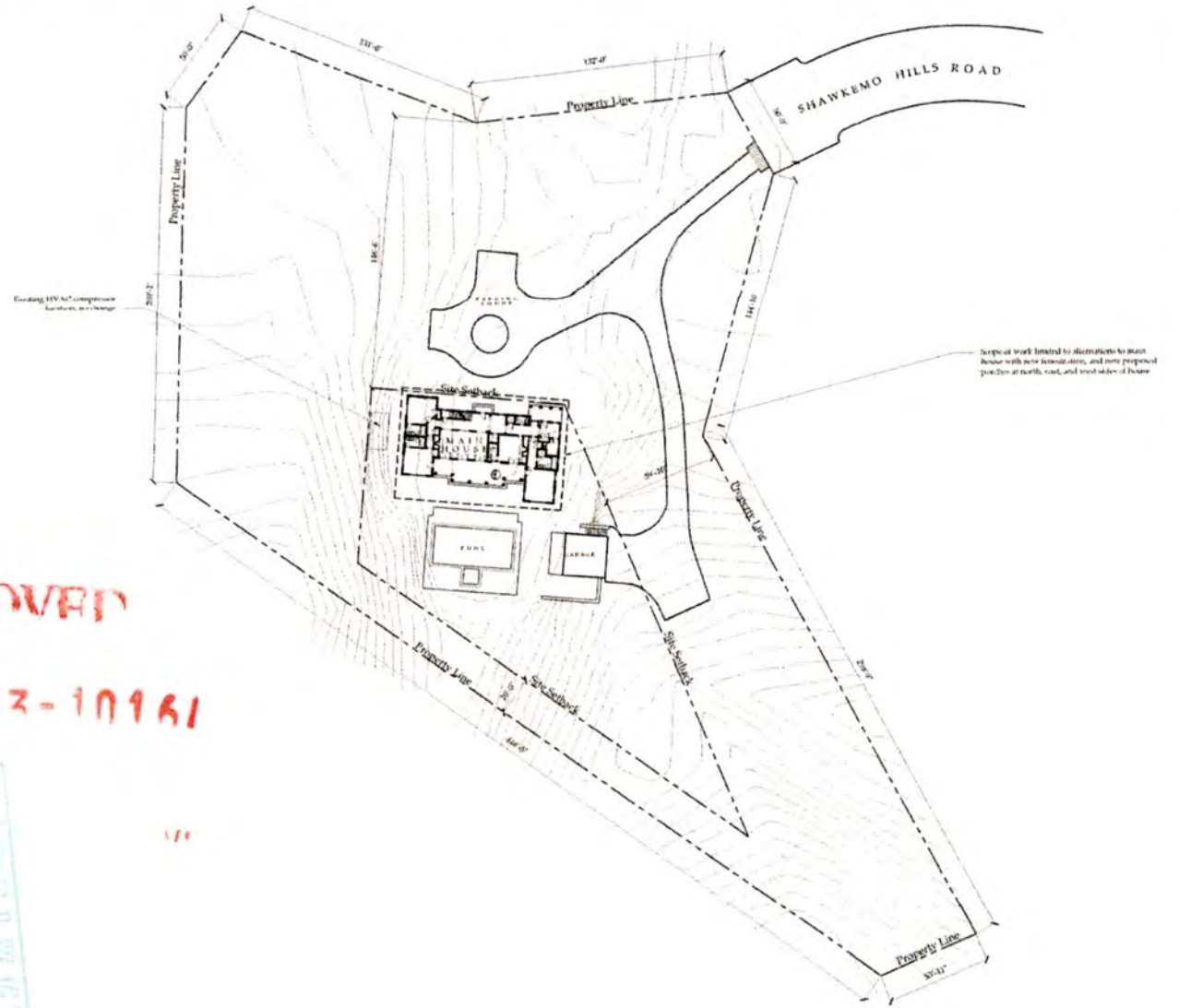
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

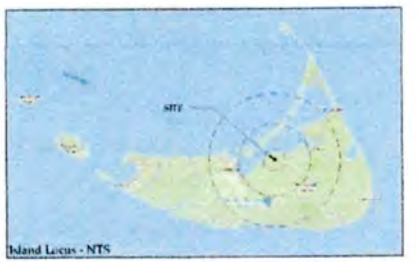



APPROVED

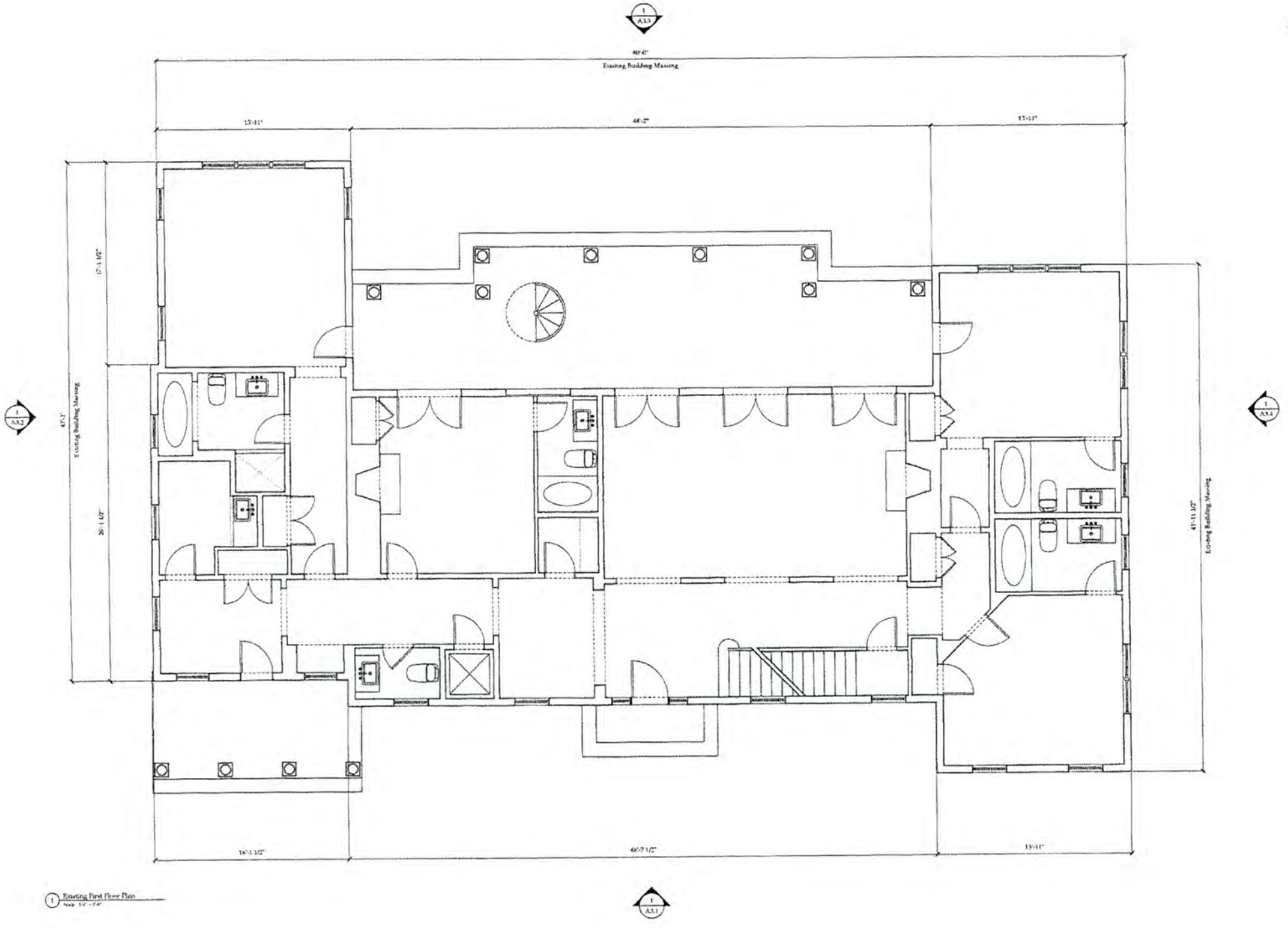
HDC 2024-03-10161

RECEIVED
MAR 11 2024

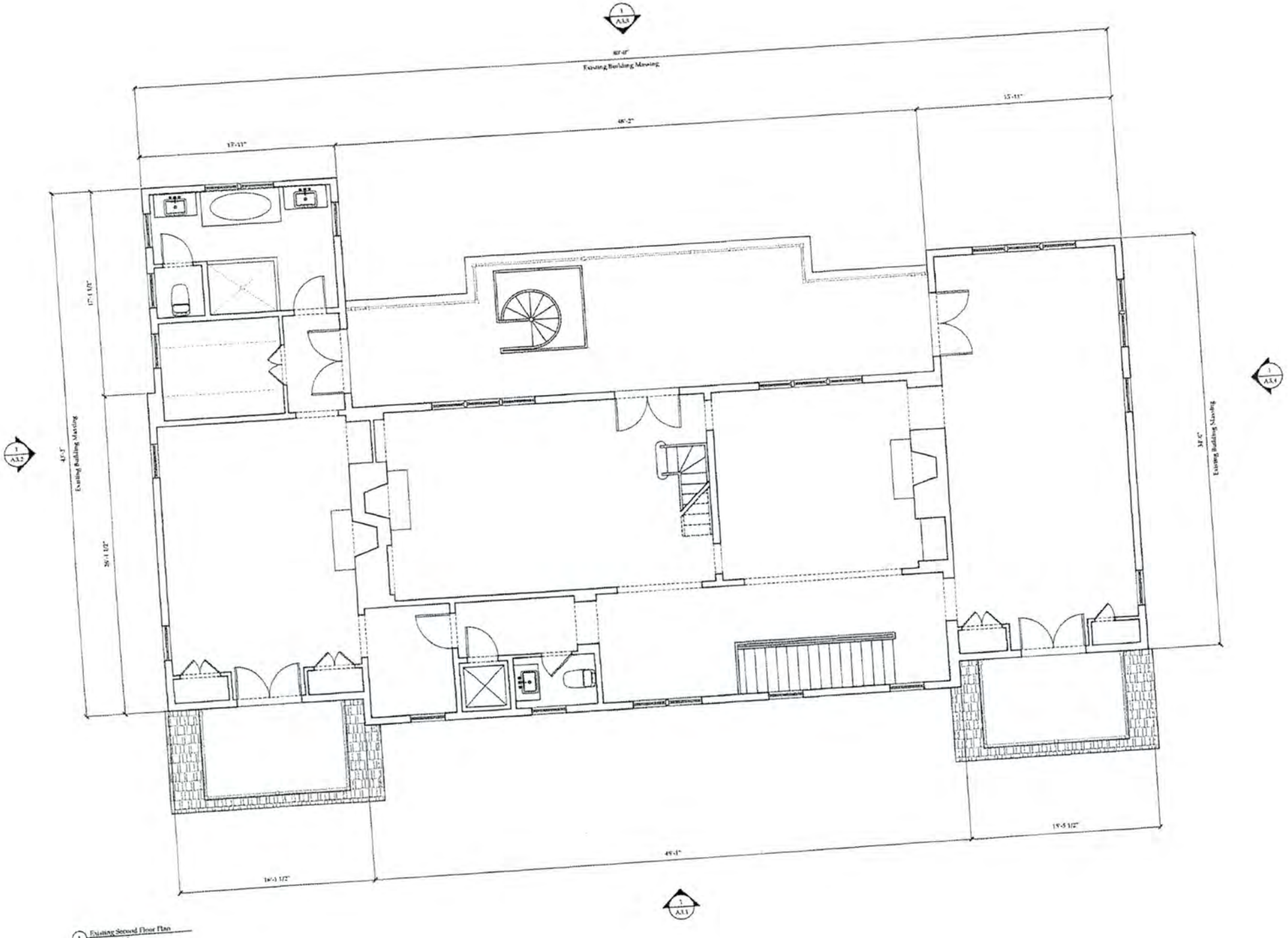
1 Existing Site Plan
scale: 1/16" = 1'-0"



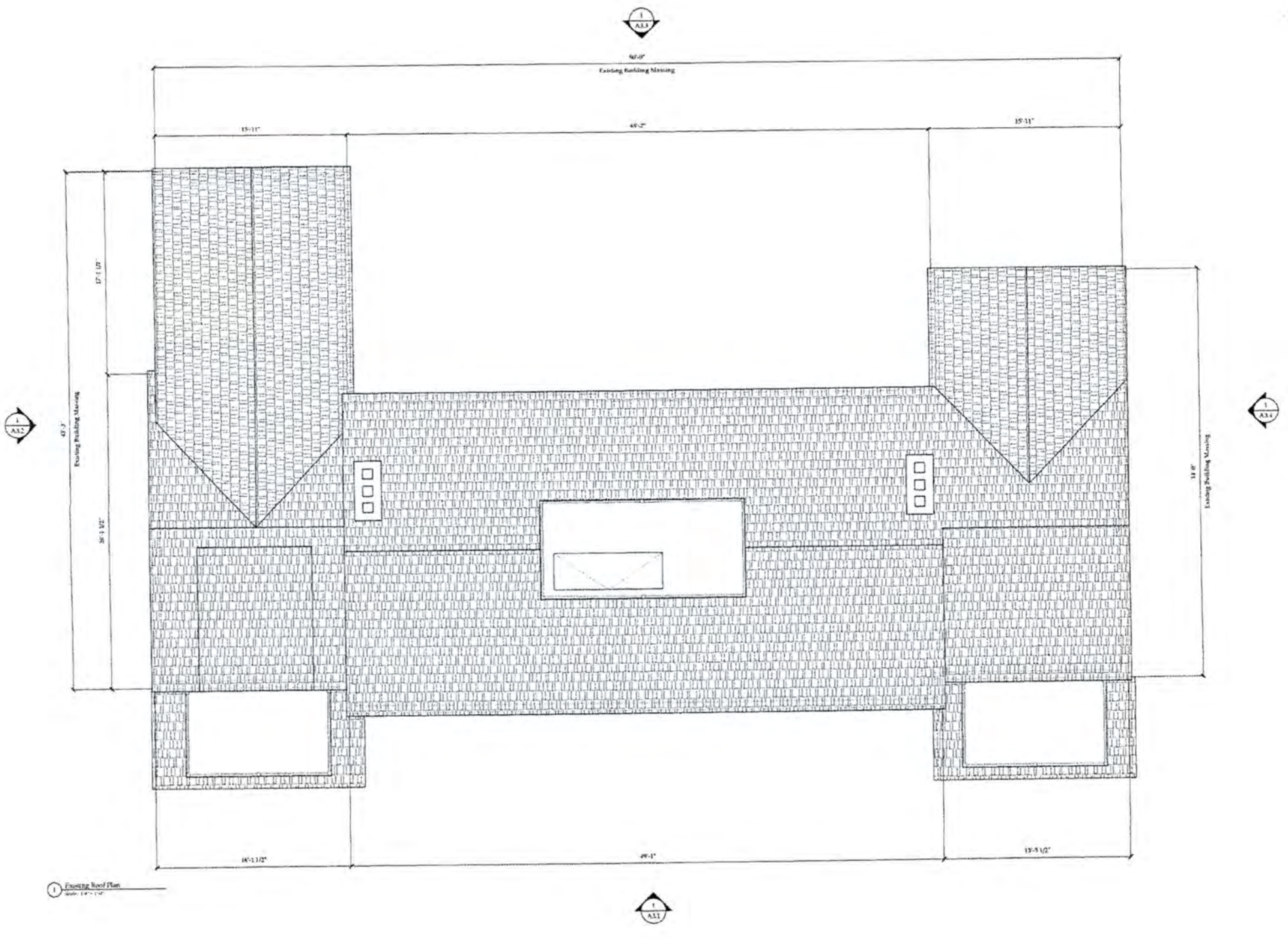

North




1 Existing First Floor Plan
Scale: 1/4" = 1'-0"




1 Existing Second Floor Plan
Scale: 1/4" = 1'-0"

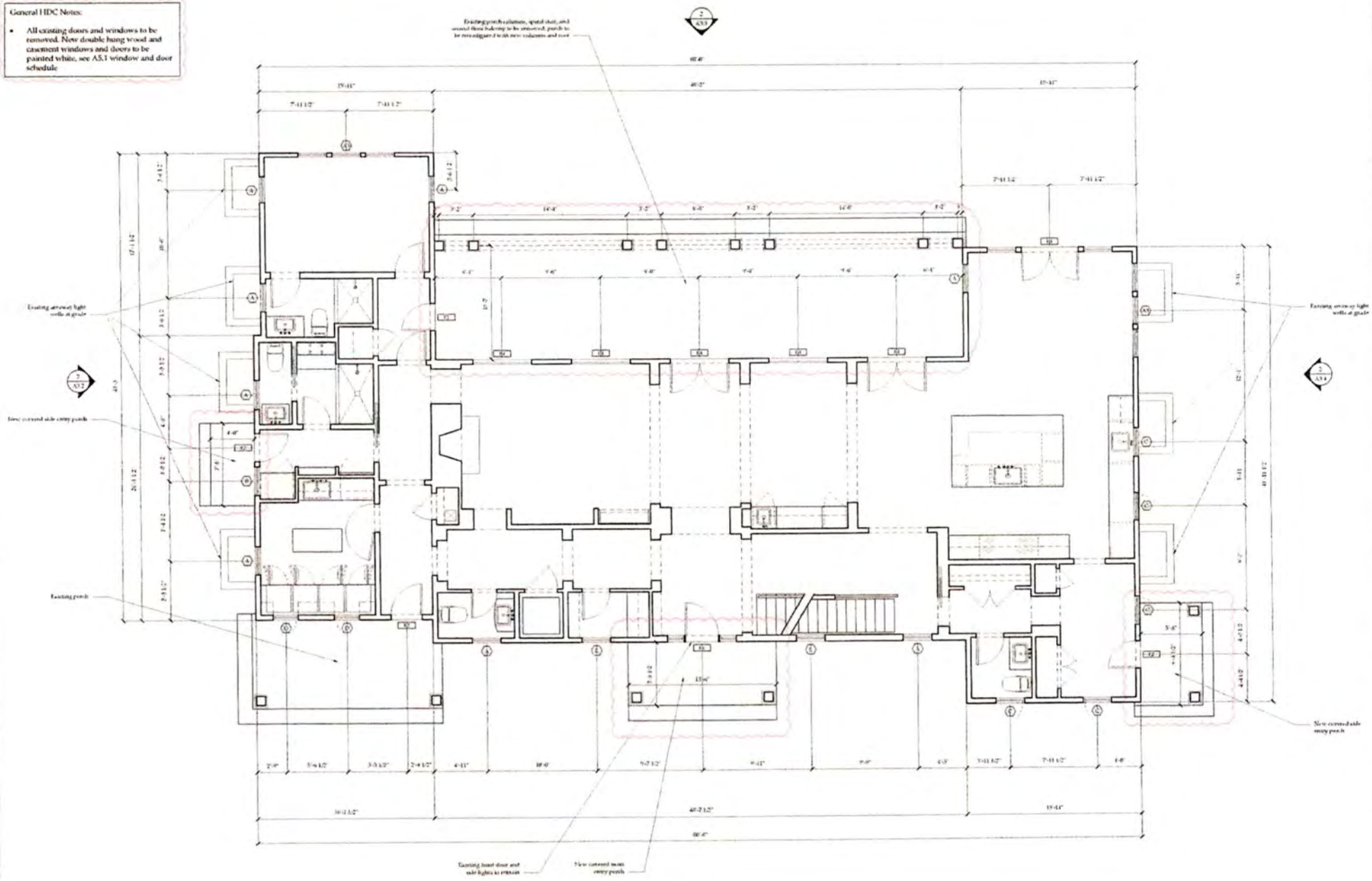



1 Existing Roof Plan

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



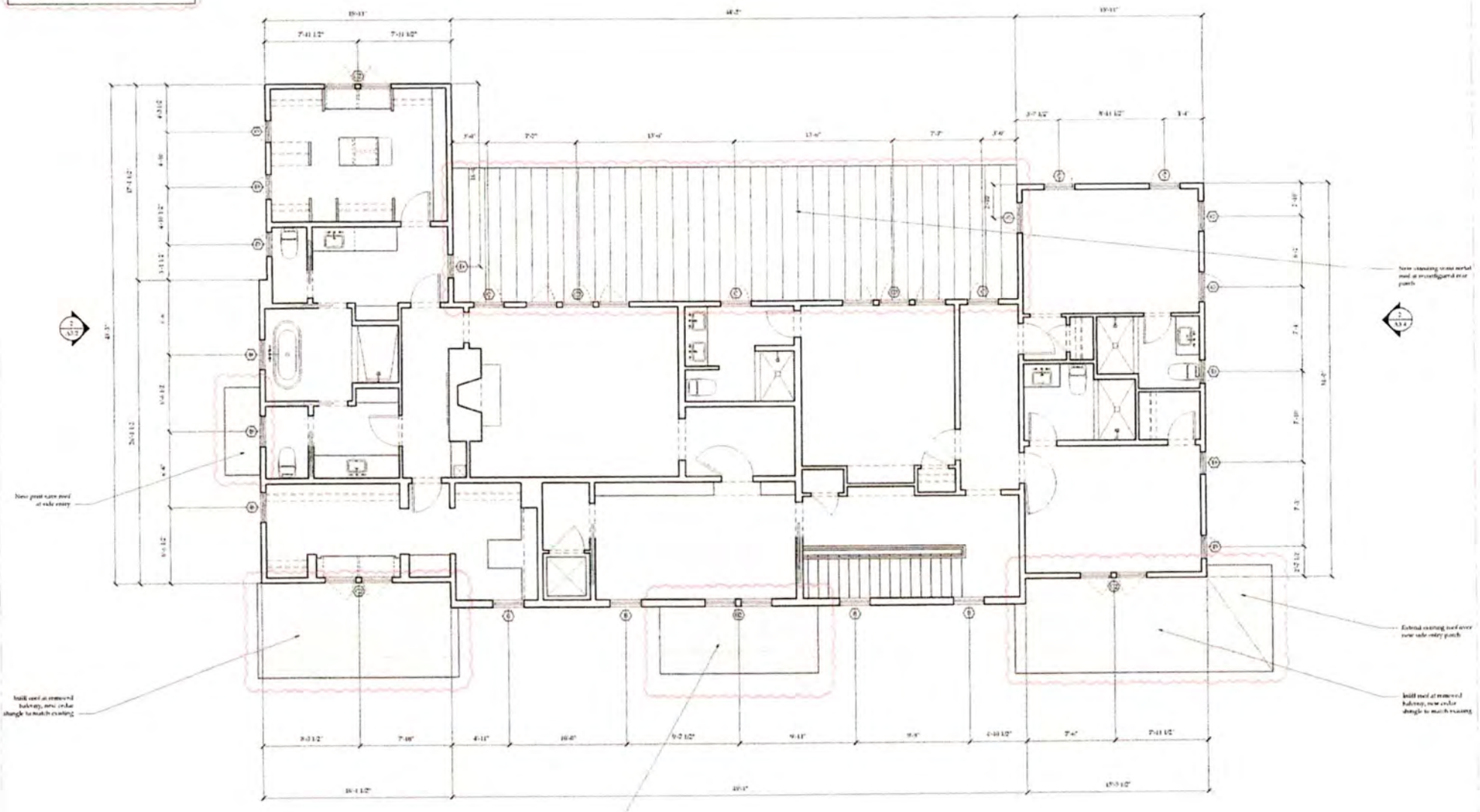

1 Proposed First Floor Plan

North

PROPOSED

General HDC Notes:

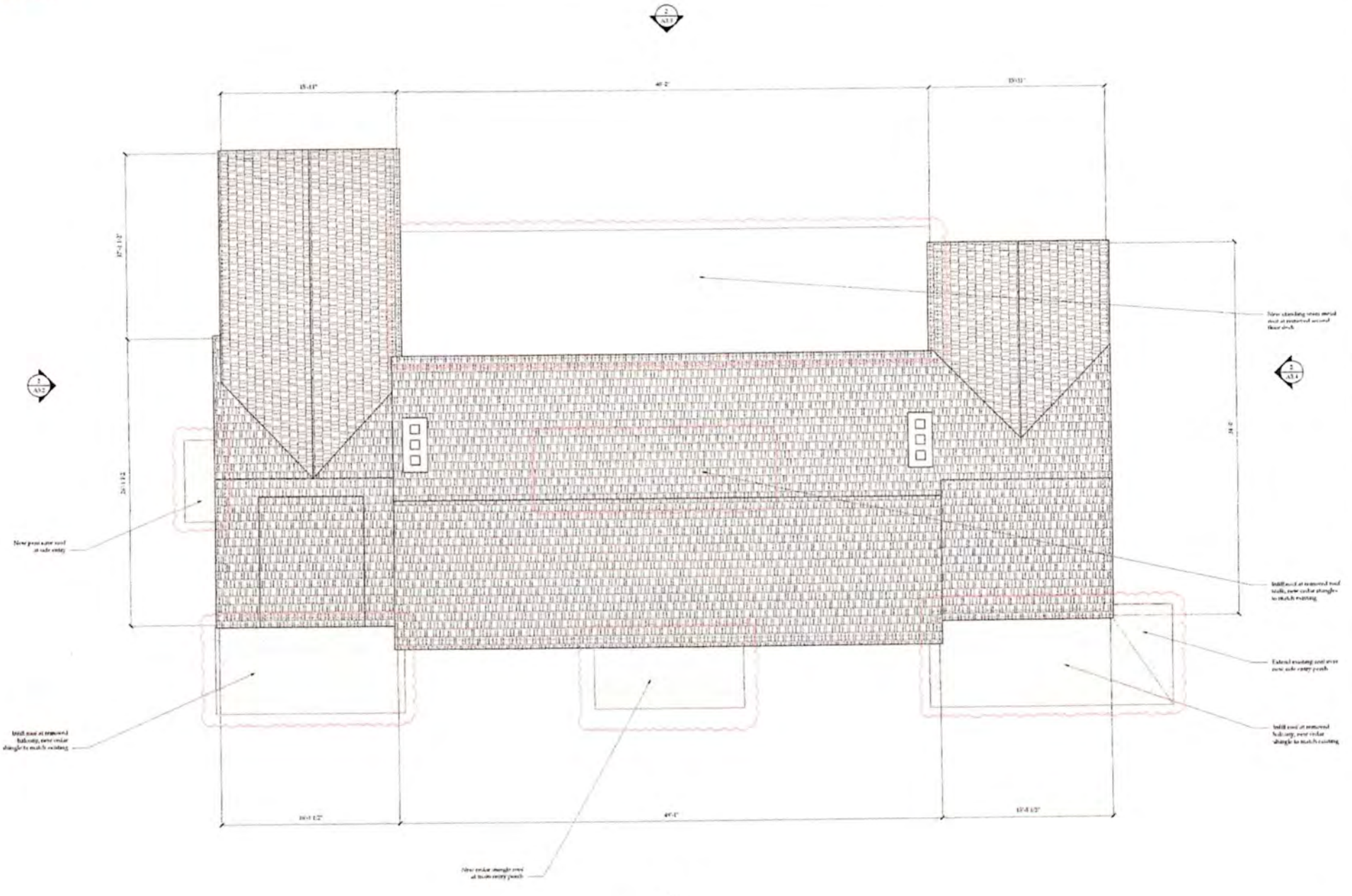
- All existing doors and windows to be removed. New double hung wood and casement windows and doors to be painted white, see A5.1 window and door schedule




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

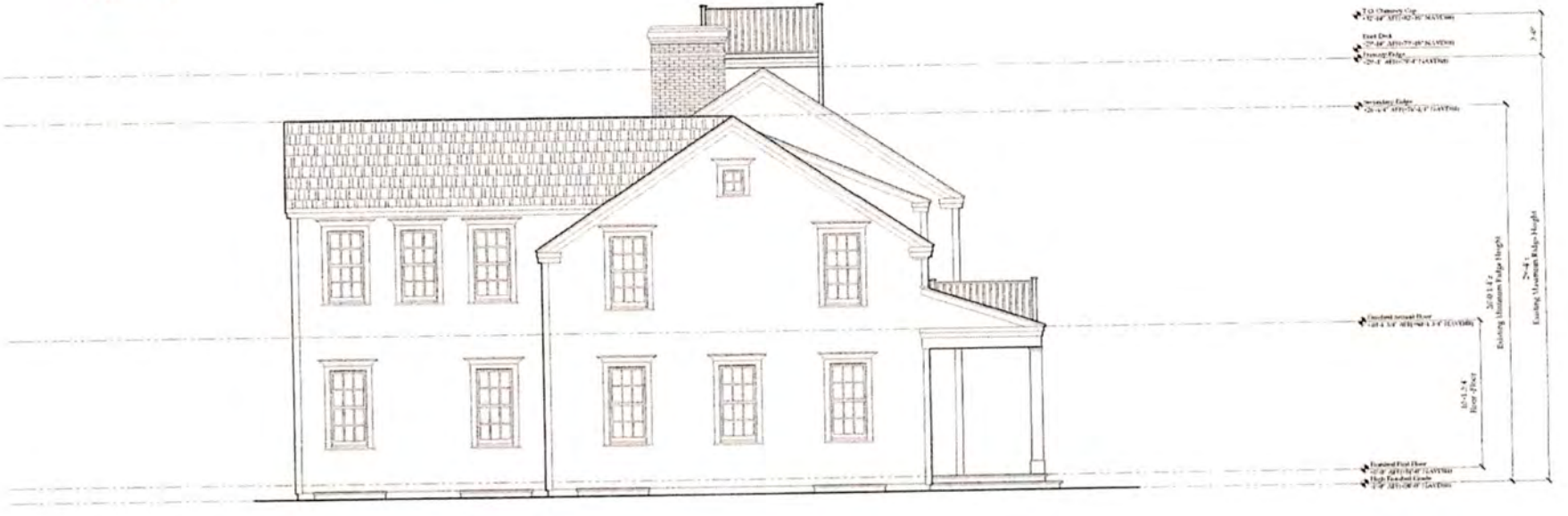



2 Proposed North Exterior Elevation

MAR 11 2024

HDC 2024-03-10161

EXISTING



1 Existing East Entrance Elevation

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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

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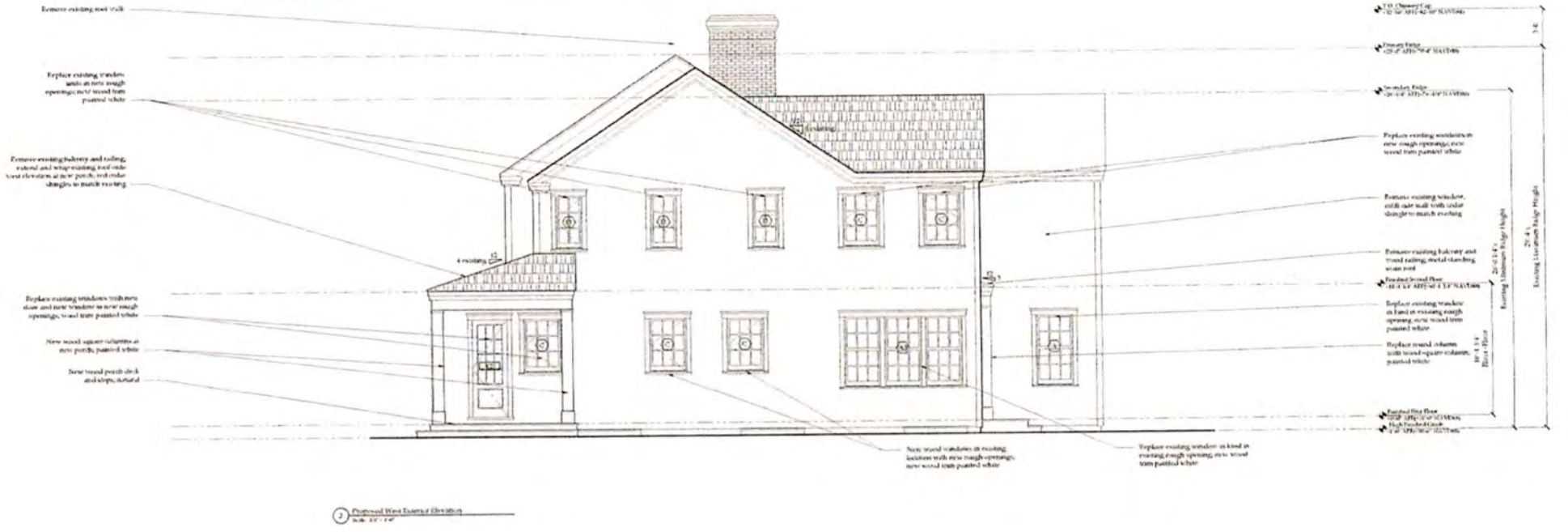
MAR 11 2024

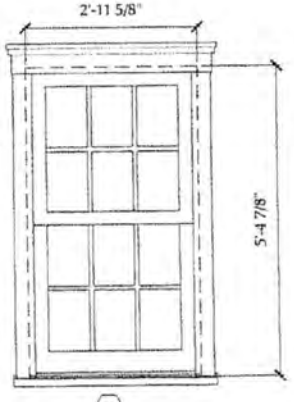
HDC 2024-03-10161

PROPOSED




2 Proposed West Exterior Elevation

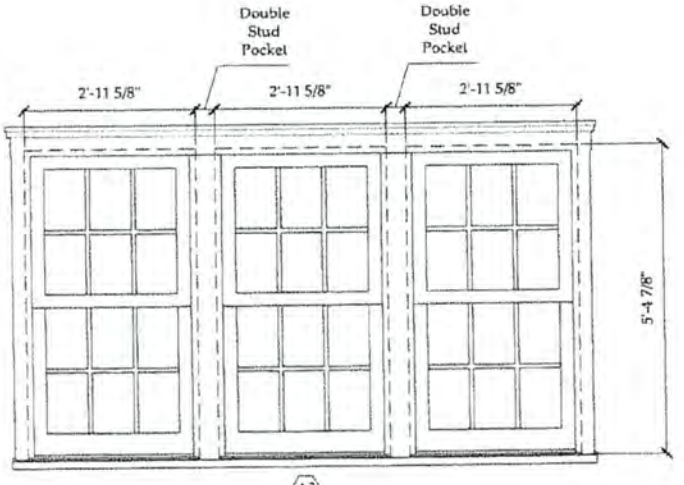
MAR 11 2024




A

Unit Specifications

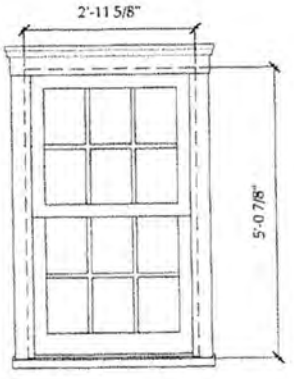
| | |
|---|---|
| Manufacturer - | Lepage Millwork |
| Unit Type - | Double Hung XL - 6/6 Lite Window |
| Unit Code - | 2728 |
| RO Size - | 3'-0 5/8"w x 5'-5 3/8"h |
| Unit Size - | 2'-11 5/8"w x 5'-4 7/8"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| Interior 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

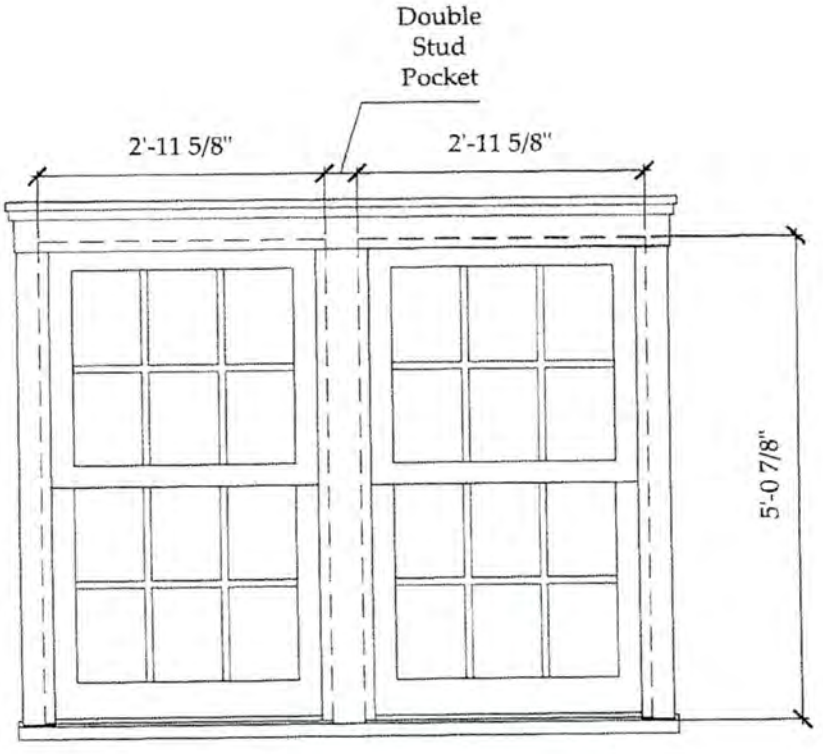
| | |
|---|---|
| Manufacturer - | Lepage Millwork |
| Unit Type - | Double Hung XL - 6/6 Lite Window |
| Unit Code - | (3)2728 |
| RO Size - | (3) 3'-0 5/8"w x 5'-5 3/8"h |
| Unit Size - | (3) 2'-11 5/8"w x 5'-4 7/8"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| 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

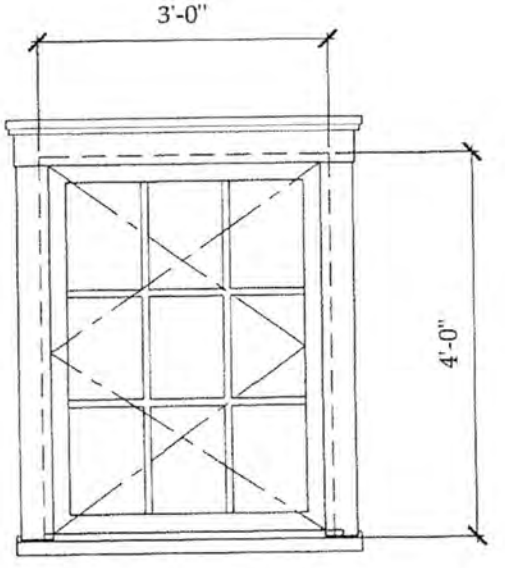
| | |
|---|---|
| Manufacturer - | Lepage Millwork |
| Unit Type - | Double Hung XL - 6/6 Lite Window |
| Unit Code - | 2825 |
| RO Size - | 3'-0 5/8"w x 5'-1 3/8"h |
| Unit Size - | 2'-11 5/8"w x 5'-0 7/8"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| Interior 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

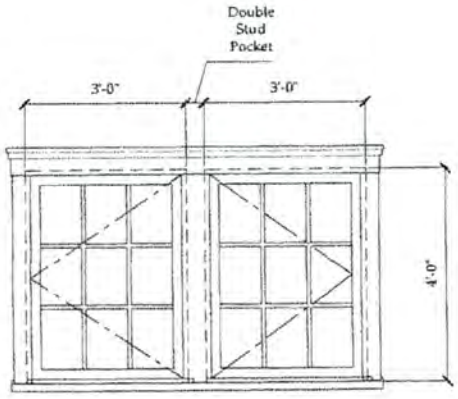
| | |
|---|---|
| Manufacturer - | Lepage Millwork |
| Unit Type - | Double Hung XL - 6/6 Lite Window |
| Unit Code - | (2) 2825 |
| RO Size - | (2) 3'-0 5/8"w x 5'-1 3/8"h |
| Unit Size - | (2) 2'-11 5/8"w x 5'-0 7/8"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| 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

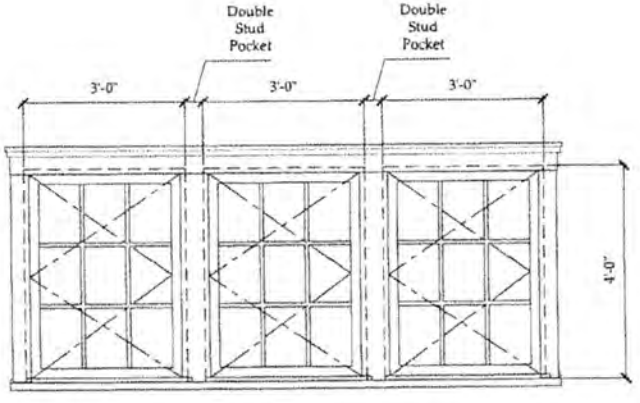
| | |
|---|---|
| Manufacturer - | Lepage Millwork |
| Unit Type - | Casement - 9 Lite Window |
| Unit Code - | 3042 |
| RO Size - | 3'-1"w x 4'-0 1/2"h |
| Unit Size - | 3'-0"w x 4'-0"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| 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

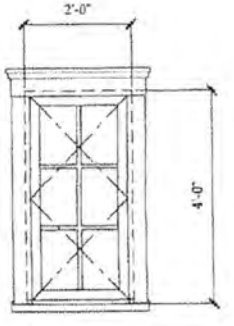
| | |
|---|---|
| Manufacturer - | Lepage Millwork |
| Unit Type - | Casement - 9 Lite Window |
| Unit Code - | (2) 3042 |
| RO Size - | (2) 3'-1"w x 4'-0 1/2"h |
| Unit Size - | (2) 3'-0"w x 4'-0"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" Putty exterior, SDL, 5/8" Putty interior |
| Screen - | (2) Wood Framed Interior Insect Screen |
| Notes - | Meets Massachusetts Requirement for Egress<br>See elevations for swing direction |




C3

Unit Specifications

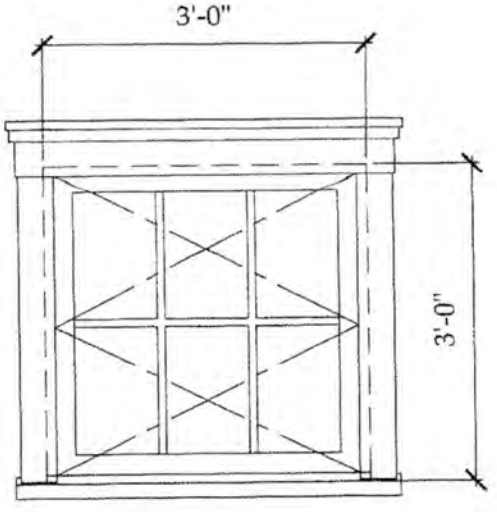
| | |
|---|---|
| Manufacturer - | Lepage Millwork |
| Unit Type - | Casement - 9 Lite Window |
| Unit Code - | (3) 3042 |
| RO Size - | (3) 3'-1"w x 4'-0 1/2"h |
| Unit Size - | (3) 3'-0"w x 4'-0"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" Putty exterior, SDL, 5/8" Putty interior |
| Screen - | (3) Wood Framed Interior Insect Screen |
| Notes - | Meets Massachusetts Requirement for Egress<br>See elevations for swing direction |




D

Unit Specifications

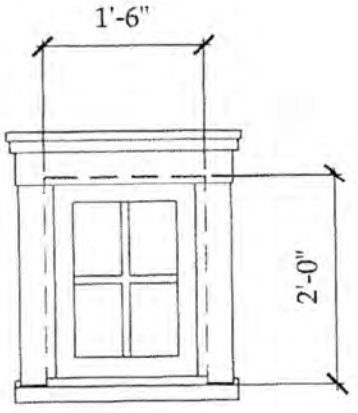
| | |
|---|---|
| Manufacturer - | Lepage Millwork |
| Unit Type - | Casement - 9 Lite Window |
| Unit Code - | 1842 |
| RO Size - | 2'-1"w x 4'-0 1/2"h |
| Unit Size - | 2'-0"w x 4'-0"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| 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

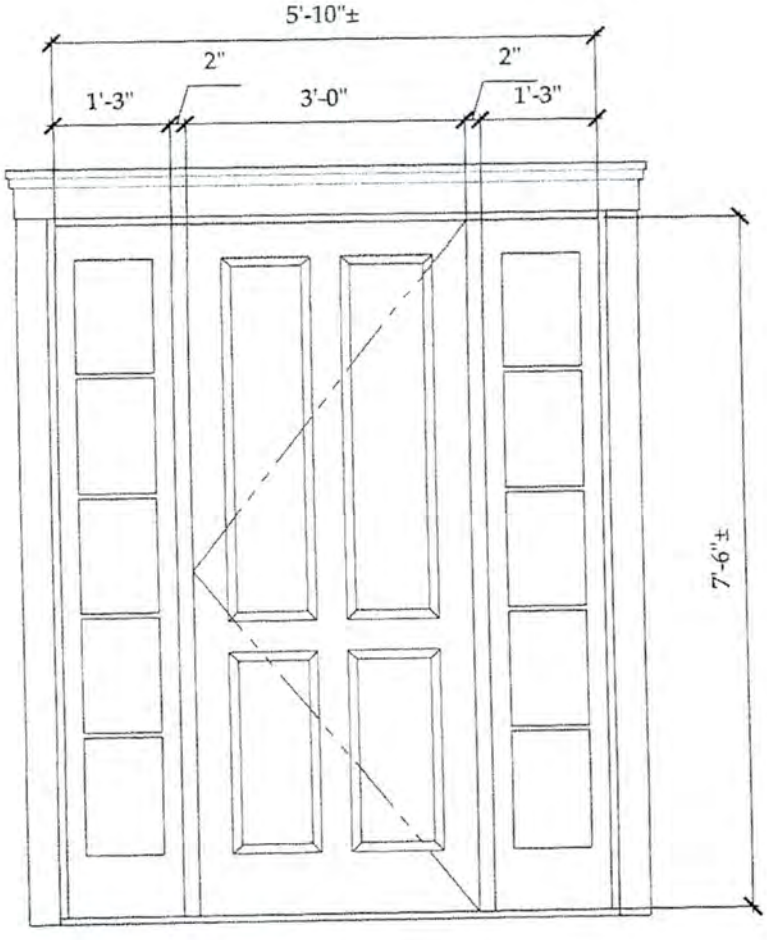
| | |
|---|---|
| Manufacturer - | Lepage Millwork |
| Unit Type - | Casement - 9 Lite Window |
| Unit Code - | 3030 |
| RO Size - | 3'-1"w x 3'-0 1/2"h |
| Unit Size - | 3'-0"w x 3'-0"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" Putty exterior, SDL, 5/8" Putty interior |
| Screen - | Wood Framed Interior Insect Screen |
| Notes - | Meets Massachusetts Requirement for Egress<br>See elevations for swing direction |




F

Unit Specifications

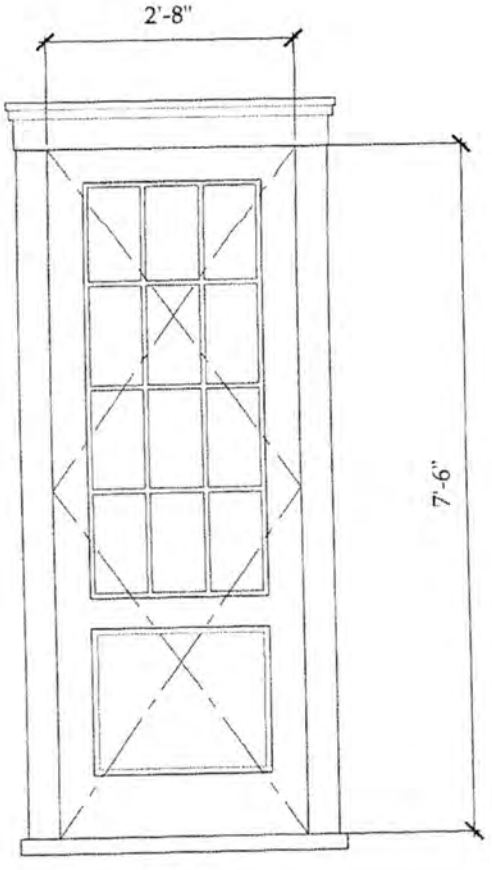
| | |
|---|---|
| Manufacturer - | Lepage Millwork |
| Unit Type - | Casement - 4 Lite Window - Fixed |
| Unit Code - | 1218 |
| RO Size - | 1'-7"w x 2'-0 1/2"h |
| Unit Size - | 1'-6"w x 2'-0"h |
| Glazing - | Double Pane, insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | 5/8" Putty exterior, SDL, 5/8" Putty interior |
| Screen - | n/a |
| Notes - | See elevations for swing direction |




E1

Unit Specifications

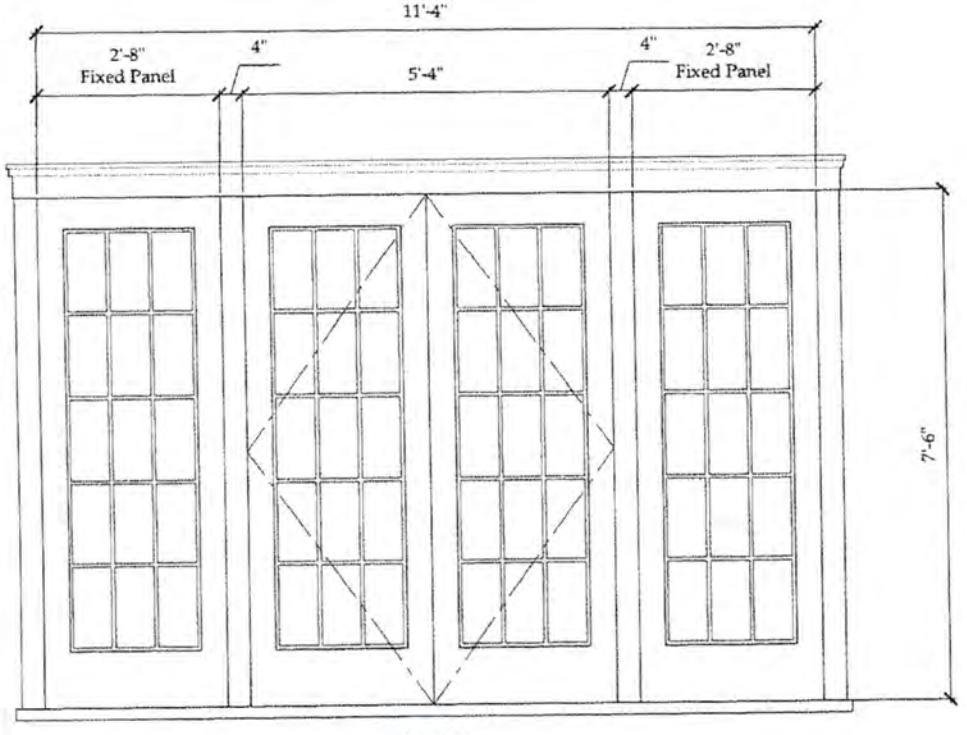
| | |
|---|---|
| Manufacturer - | Existing to Remain |
| Unit Type - | 4 Panel Wood Door with (2) 5 Lite Side Lights |
| Unit Code - | Custom |
| RO Size - | n/a |
| Unit Size - | 5'-10"±W x 7'-6"±H |
| Glazing - | Double Glazed Insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| Muntin - | Existing |
| Screen - | Wood Frame, Exterior Swing |
| Notes - | |




E2

Unit Specifications

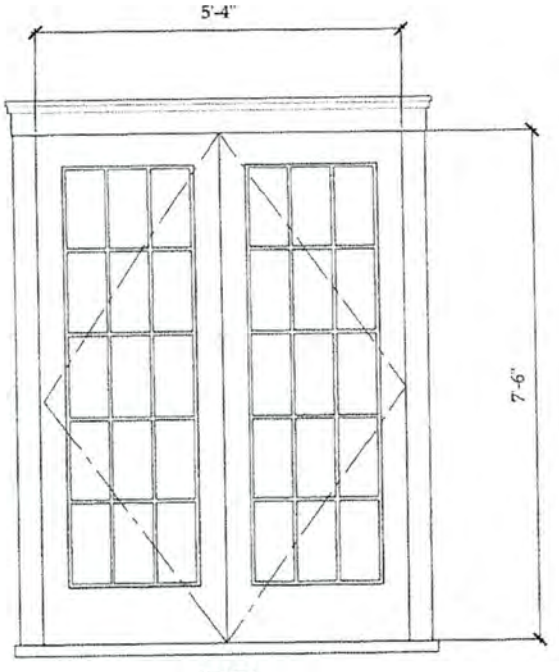
| | |
|---|---|
| Manufacturer - | Dover Door and Window |
| Unit Type - | 12 Lite / 1 Panel Wood Door |
| Unit Code - | Custom |
| RO Size - | n/a |
| Unit Size - | 2'-8"W x 7'-6"H nominal |
| Glazing - | Double Glazed Insulated |
| Exterior Finish - | Wood, painted white |
| Interior Finish - | TBD |
| 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

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.

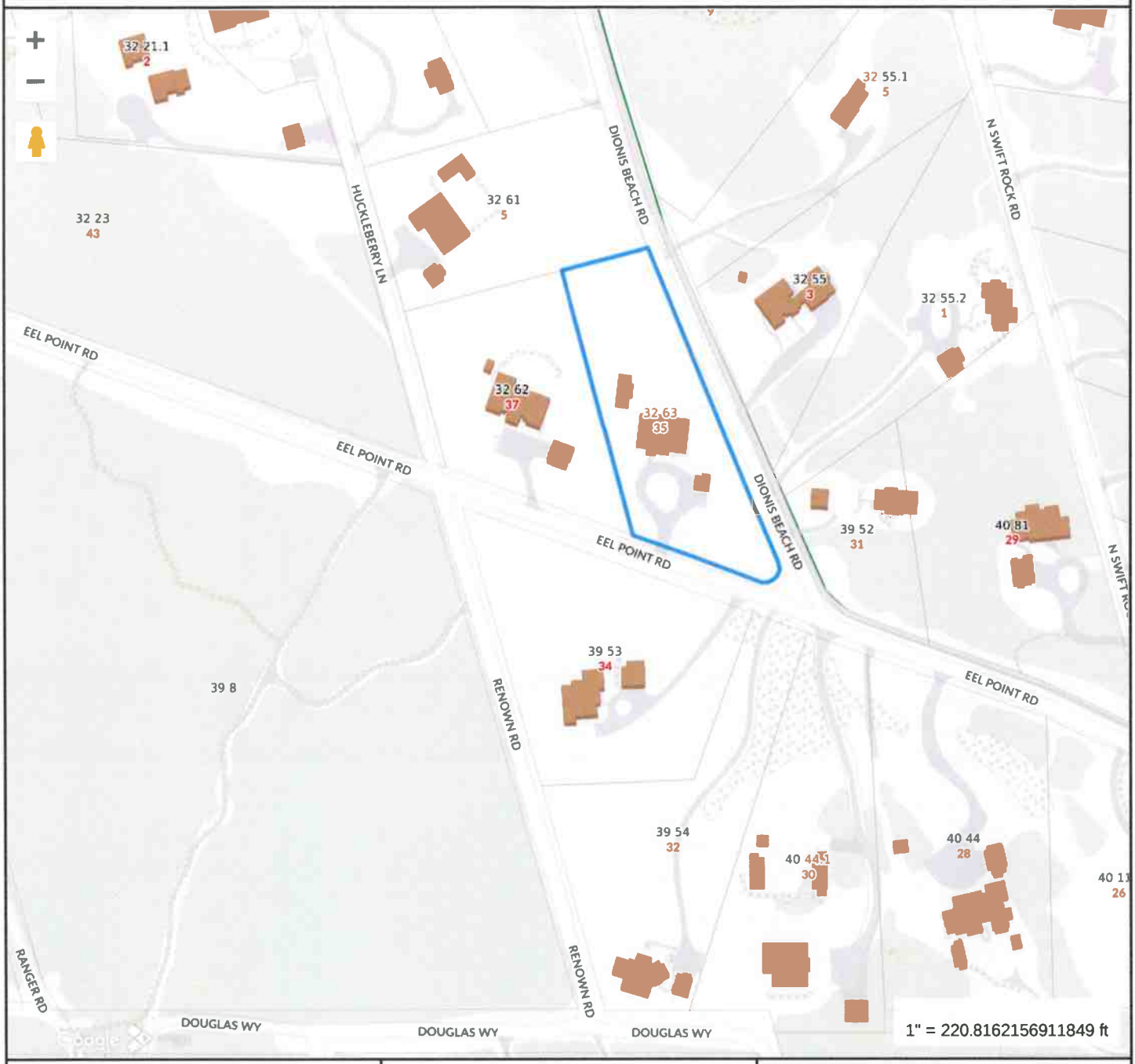
## COLORS

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**

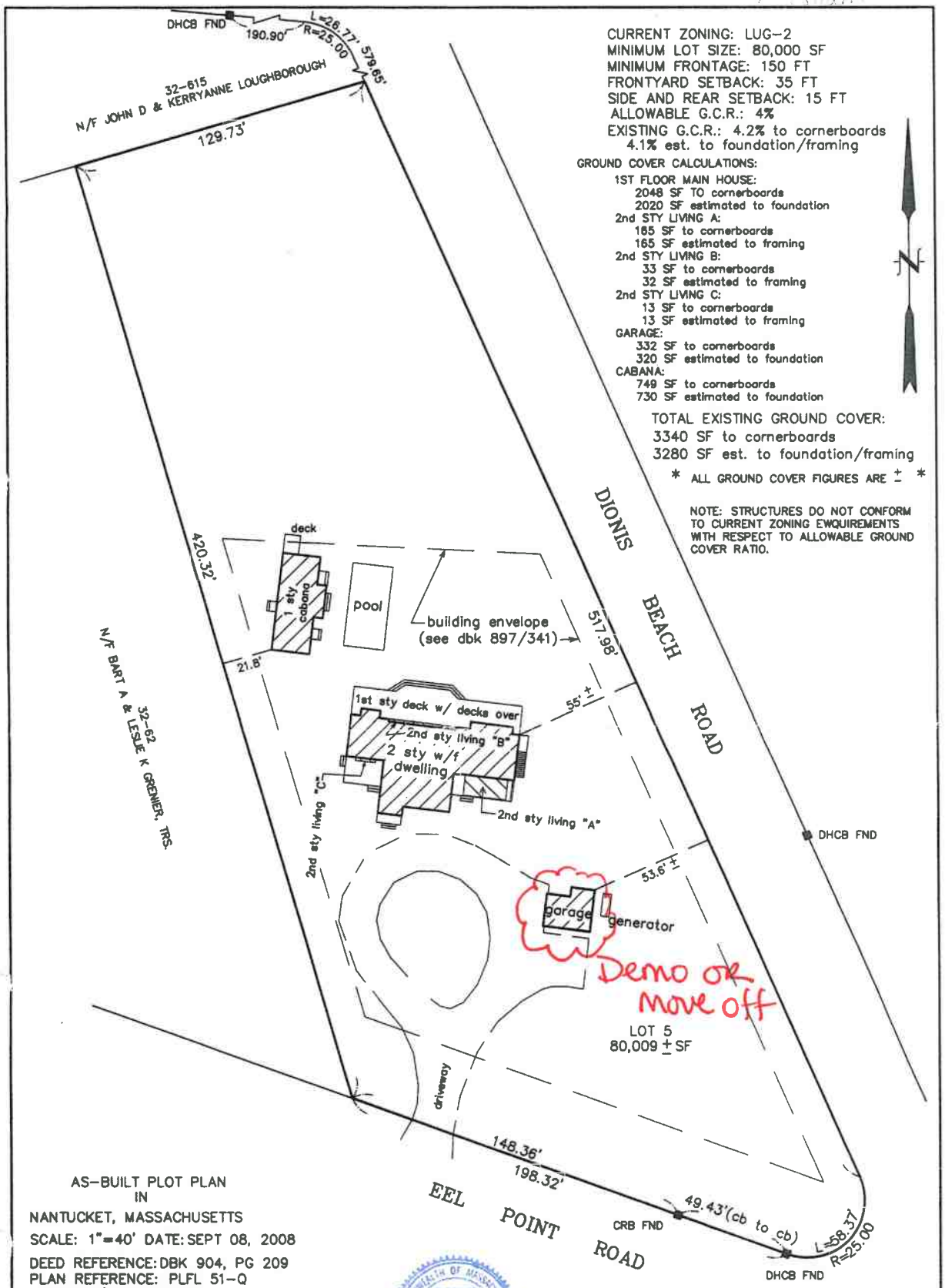
| | |
|---|---|
| **Property ID** | 1313 |
| **Location** | 35 EEL POINT RD |
| **Owner** | MCCOLLUM SUSAN B TRST ETAL |

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

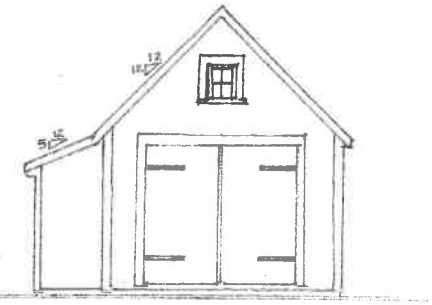
EMACK SURVEYING
2 WASHAMAN AVENUE
NANTUCKET, MA. 02554
(508) 325-0940

N.B. 19/39

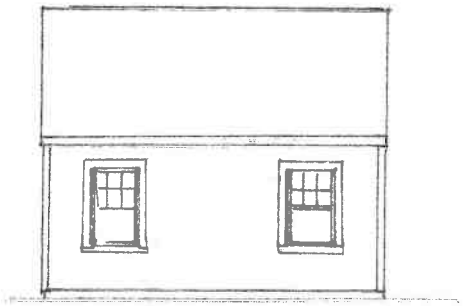
COMMONWEALTH OF MASSACHUSETTS
ROBERT A. EMACK
No. 37730
REGISTERED PROFESSIONAL LAND SURVEYOR

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.

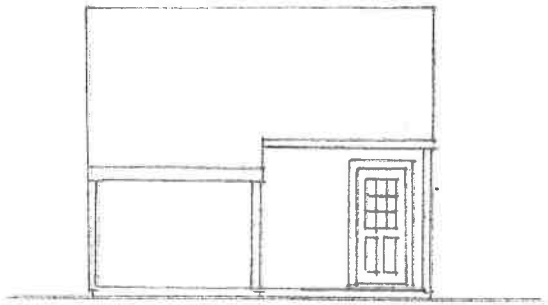
J-984



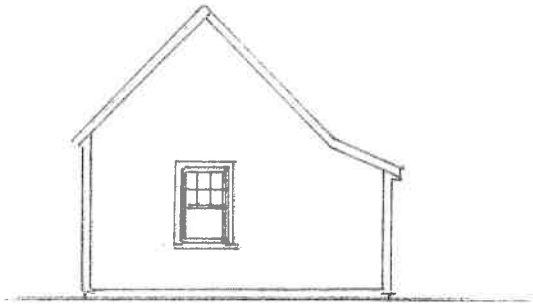

WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

| REVISIONS | BY |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |
| | |

DAVID ROBERT WILEY, ARCHITECT INC.

ISLAND ARCHITECTURE

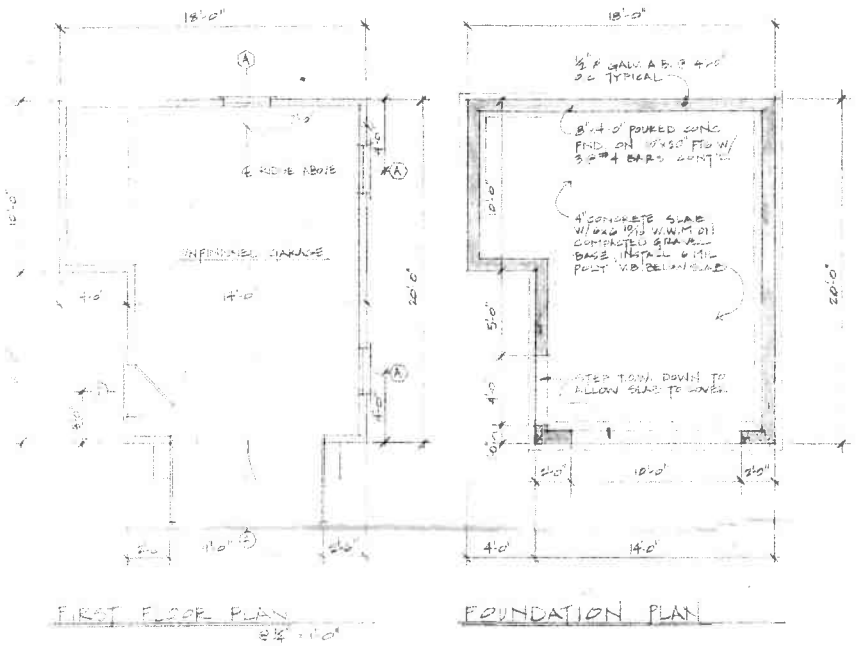
68 UNION STREET, NANTUCKET, MA 02554 (508) 228-0855

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 Bronco, 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:***

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

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

$50 3. **Application Fee**: See back of application for fee schedule or call the office.

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

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

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

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

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

*REQUIRED WHERE APPLICABLE:*

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

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼ **inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (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

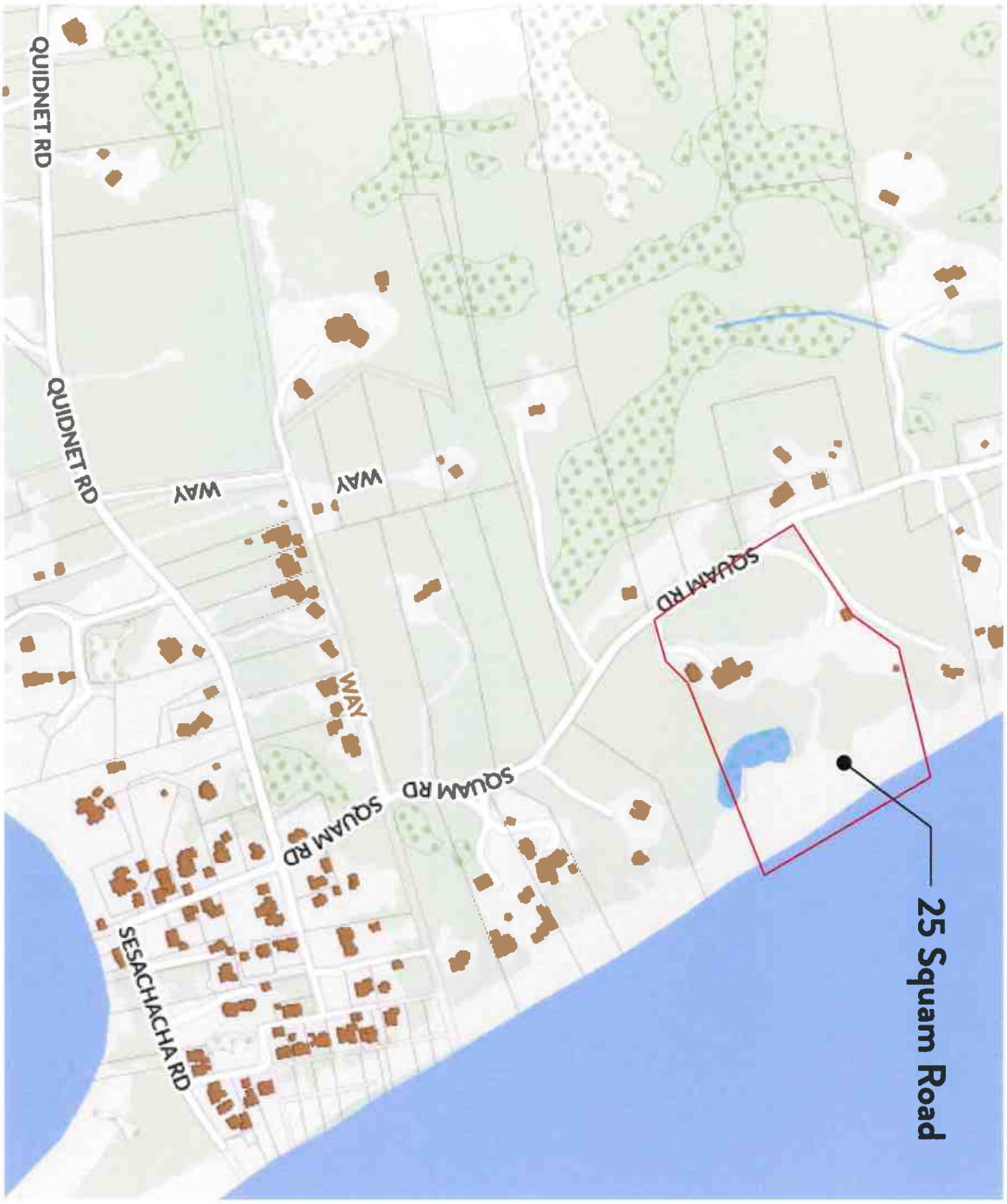
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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.

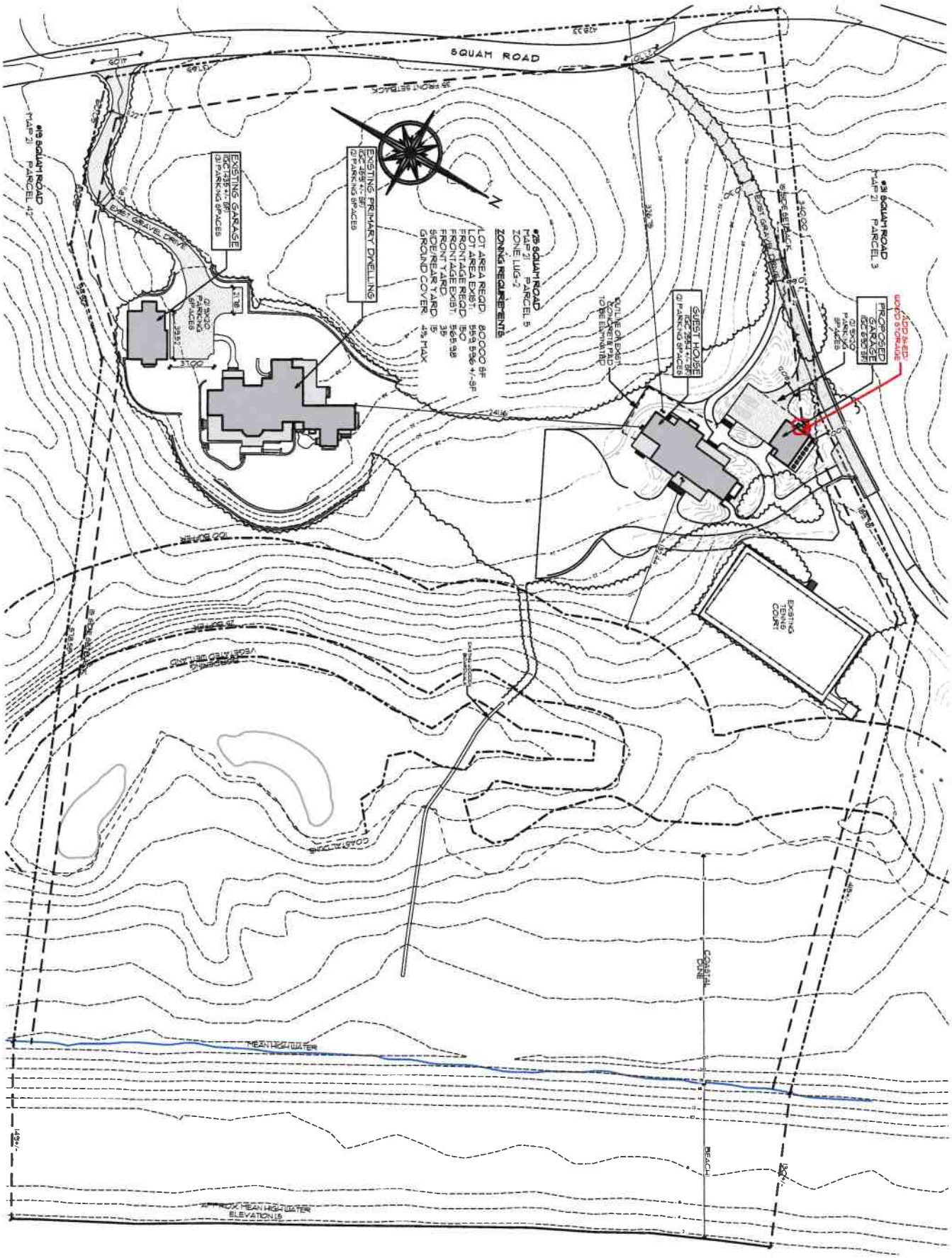
**Locus Map**

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:

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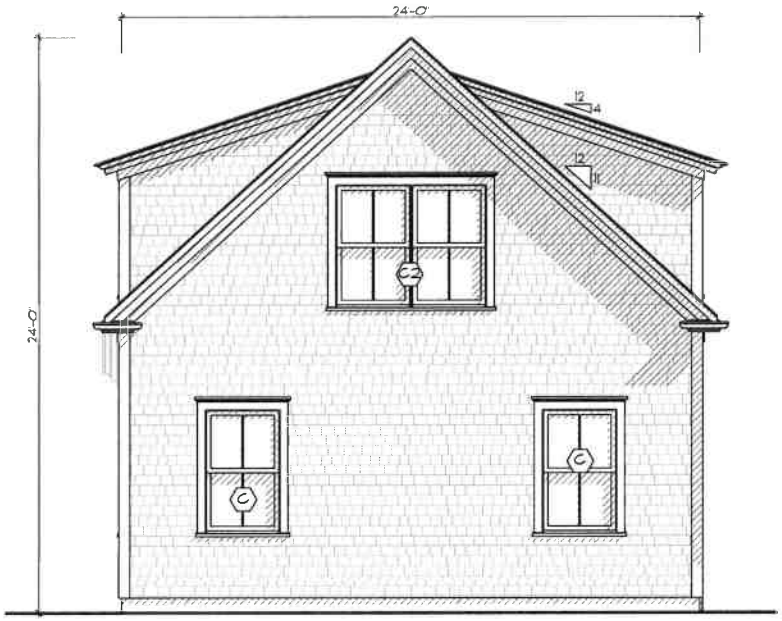
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

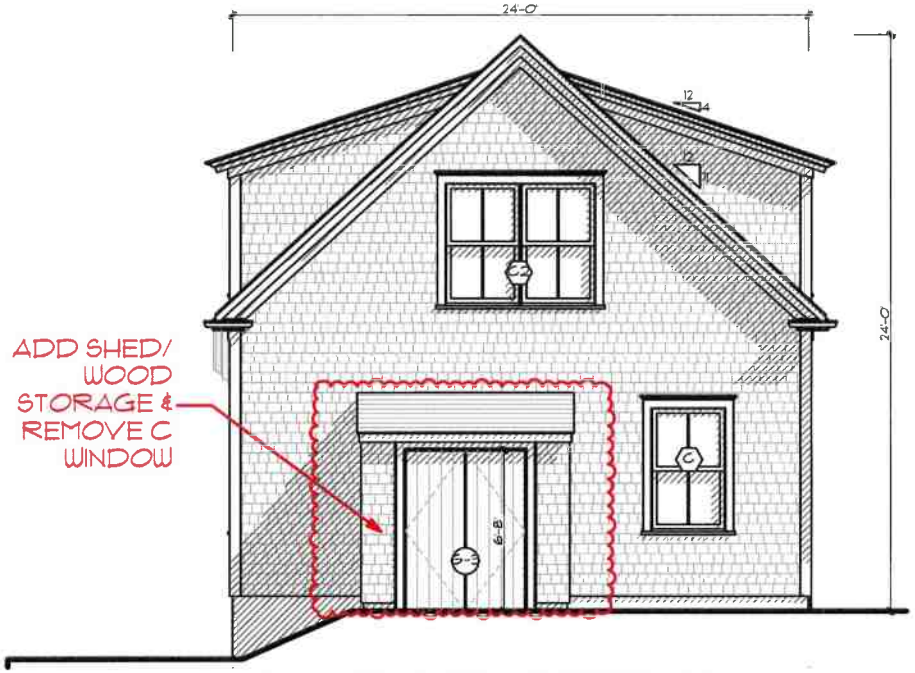
**Site Plan**

BOTTICELLI & POHL

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




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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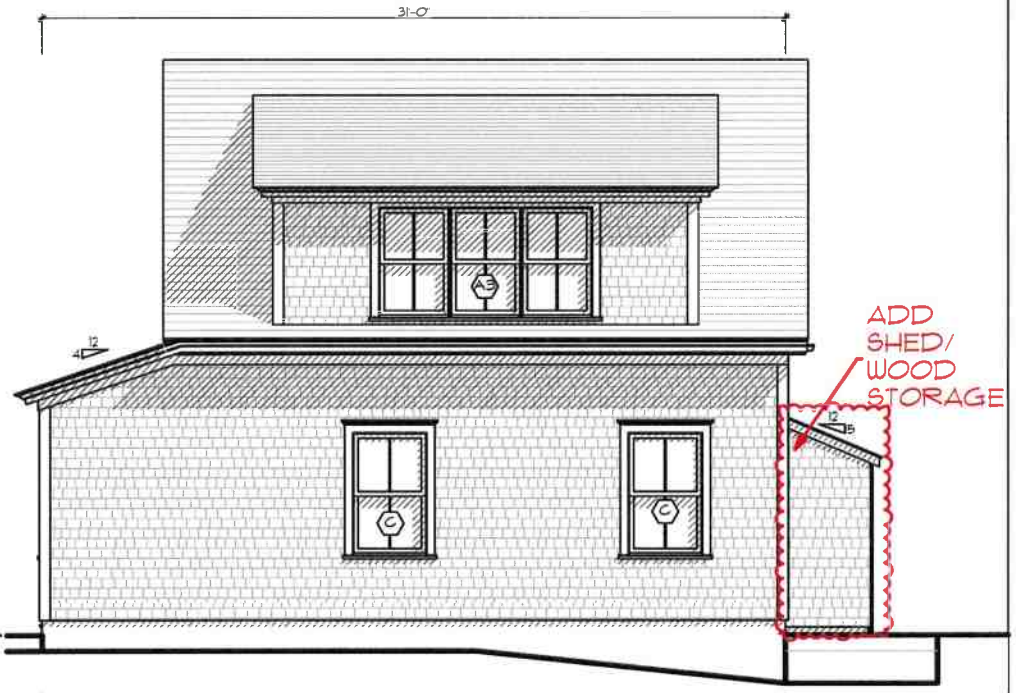
ID#
A-2.1




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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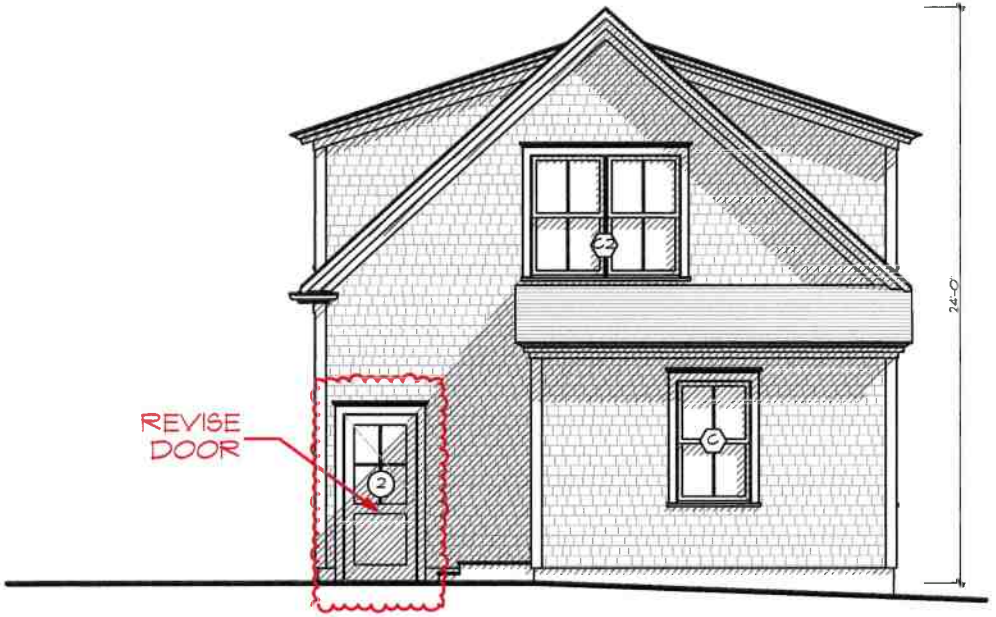
ID#
A-2.2




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:

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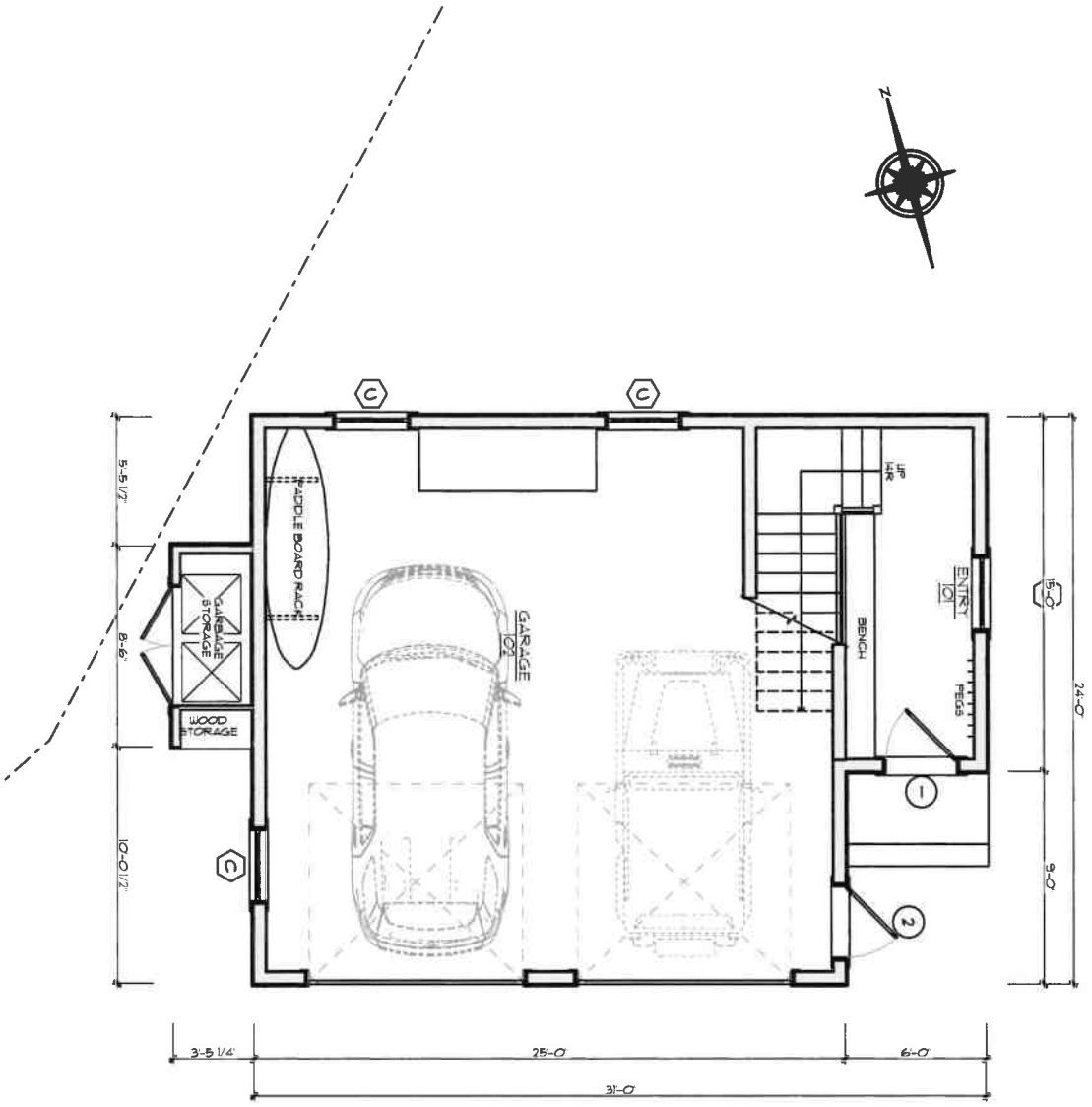
ID#
A-2.4




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.
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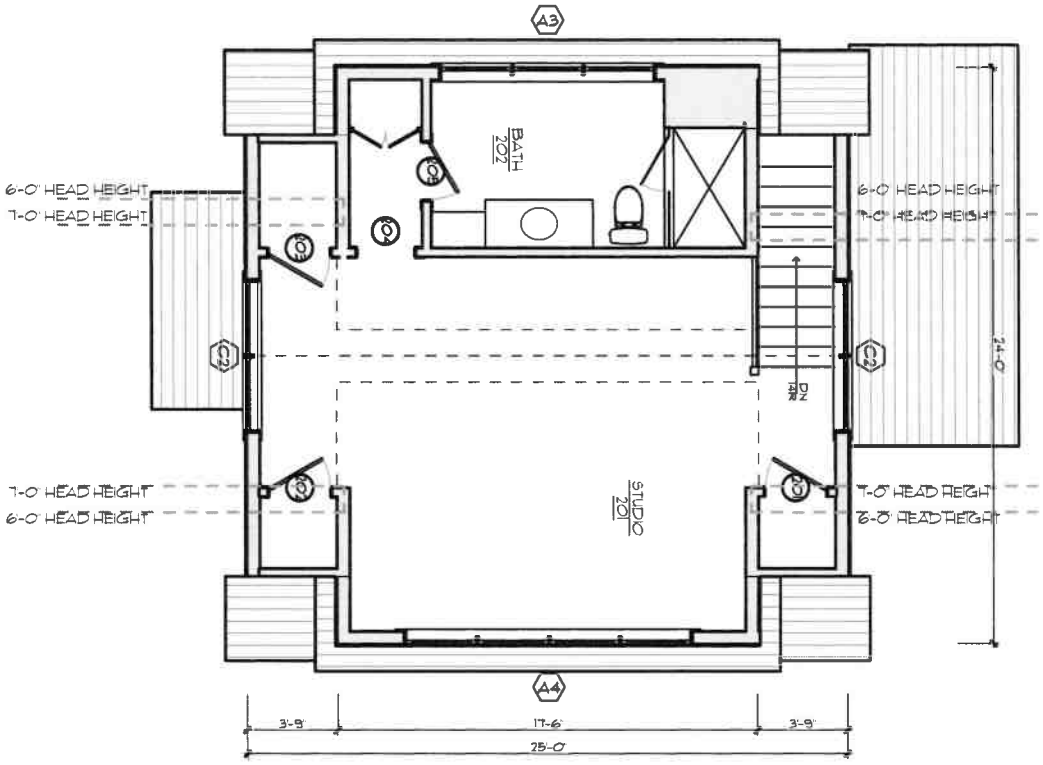
**First Floor Plan**

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:

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**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)<br>a. taken from the street are highly encouraged.<br>b. Pictures of other properties with fences/gates/arbors in the neighborhood are also suggested.<br>c. One (1) full set of pictures shall be scanned and submitted with complete application. |
| ✓ | Fence/Gate/Arbor Type: 3 copies of the following:<br>a. pictures/drawing of proposed must be included.<br>b. material types and finishes shall be included in the formal application<br>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

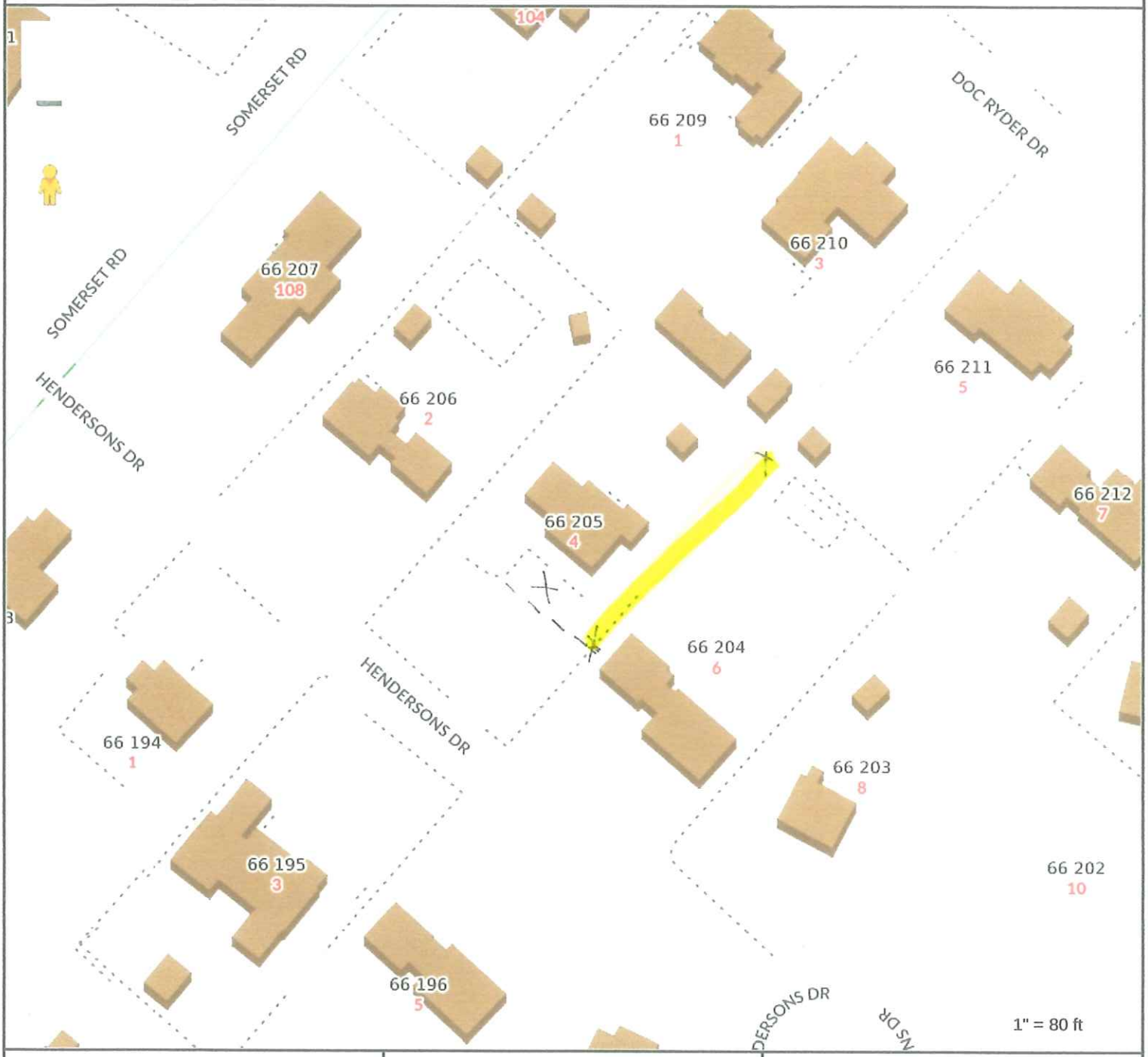
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9-27-24

**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

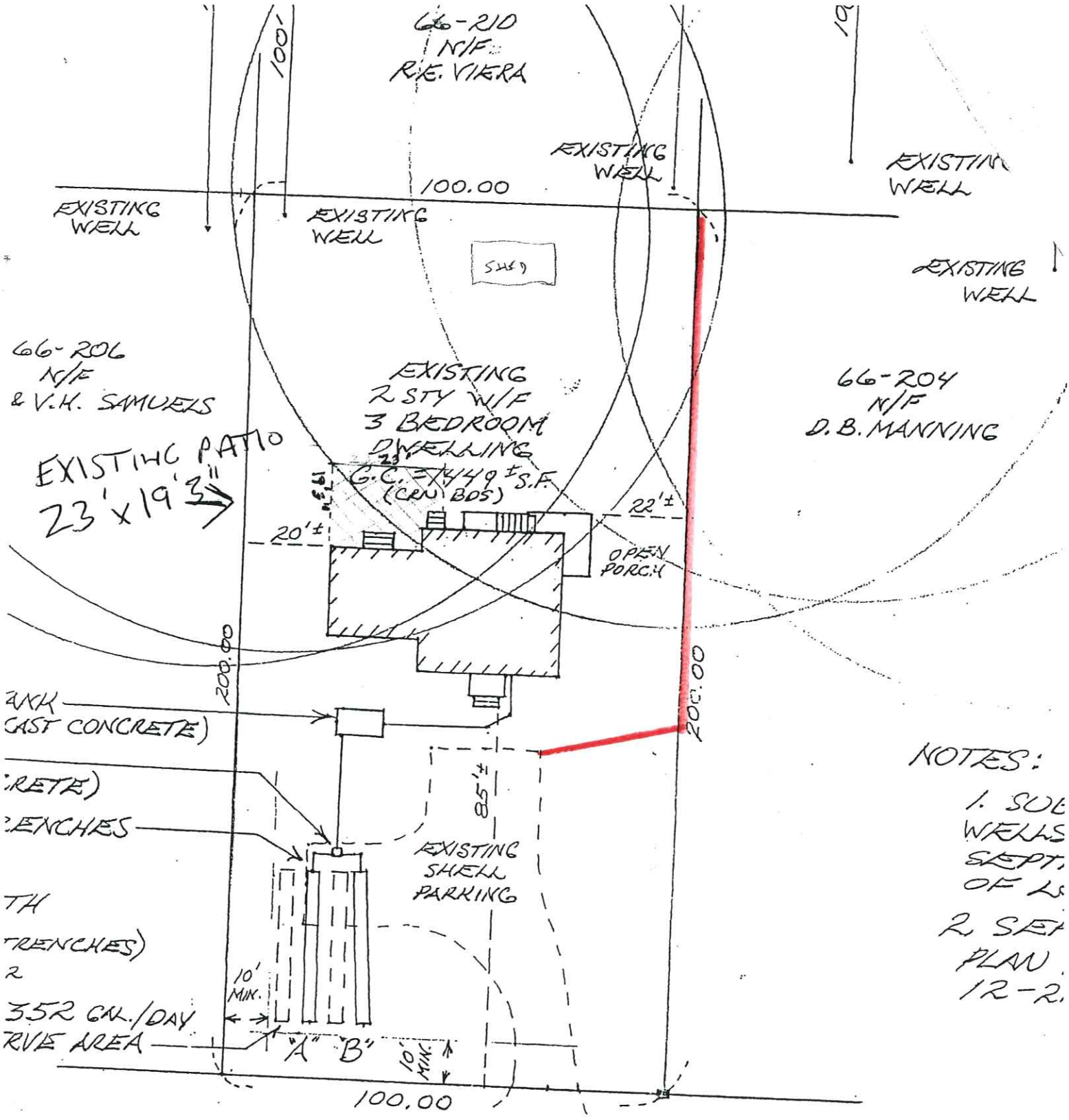



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.

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

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

The certificate is valid for three years from 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:<br>https://www.nantucket-ma.gov/DocumentCenter/View/4840/Abutter-Policy-PDF<br>https://www.nantucket-ma.gov/DocumentCenter/View/4830/Abutter-Notification-PDF |
| Y | Completed Application |
| Y | Application Fee- Refer to Fee Schedule: ✓<br>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.<br>• 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:<br>a. Existing structures on the property.<br>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

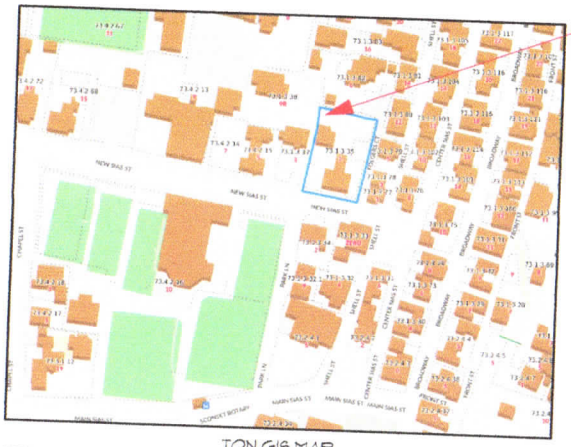

# PERMITS PLUS, INC. & MWP DESIGN

Mark W. Poor

P.O. BOX 3363 [] 8 DEER RUN RD [] NANTUCKET, MA 02584

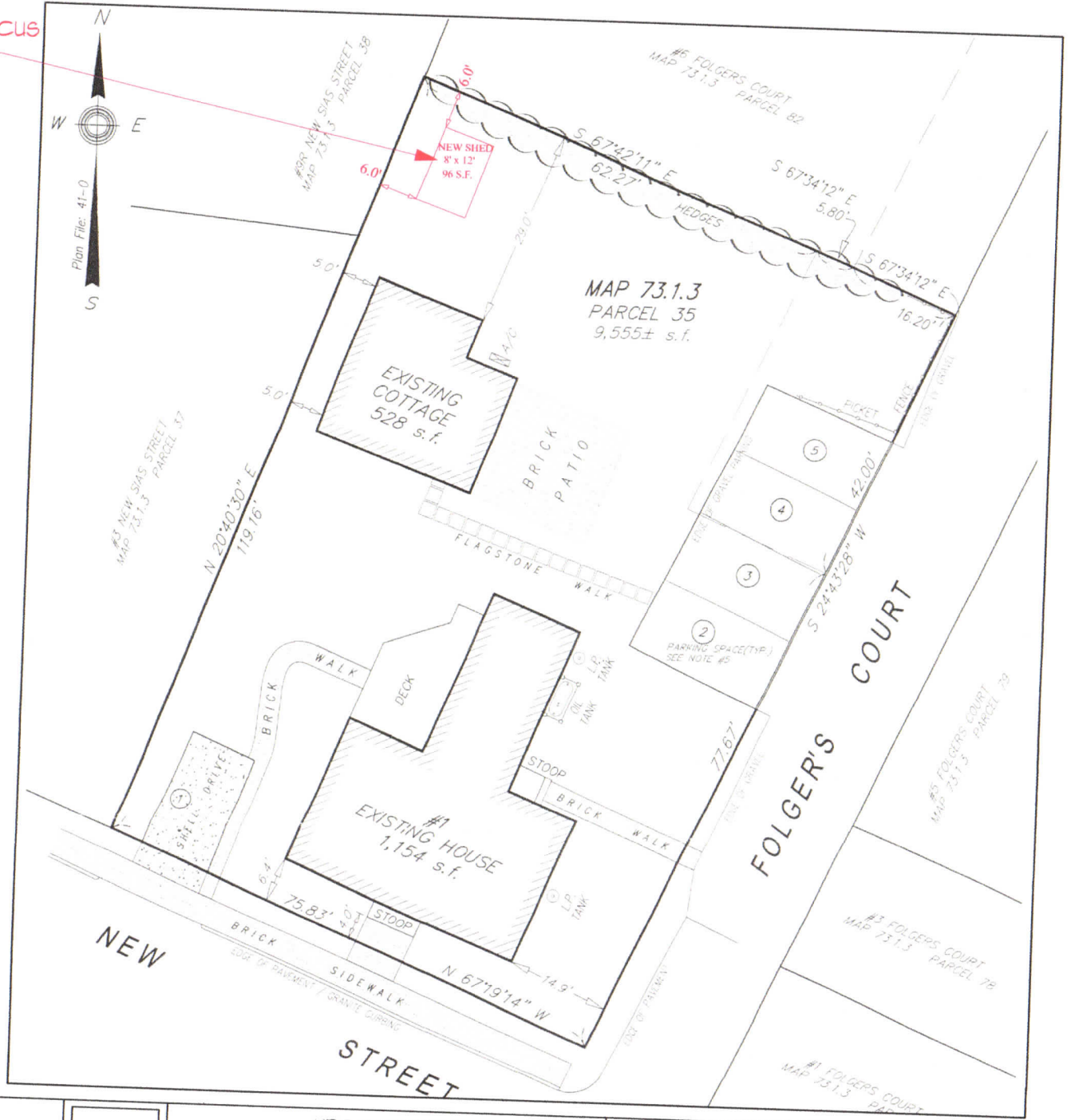
Office Phone: 508-228-6913 Cell: 508-280-6931

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

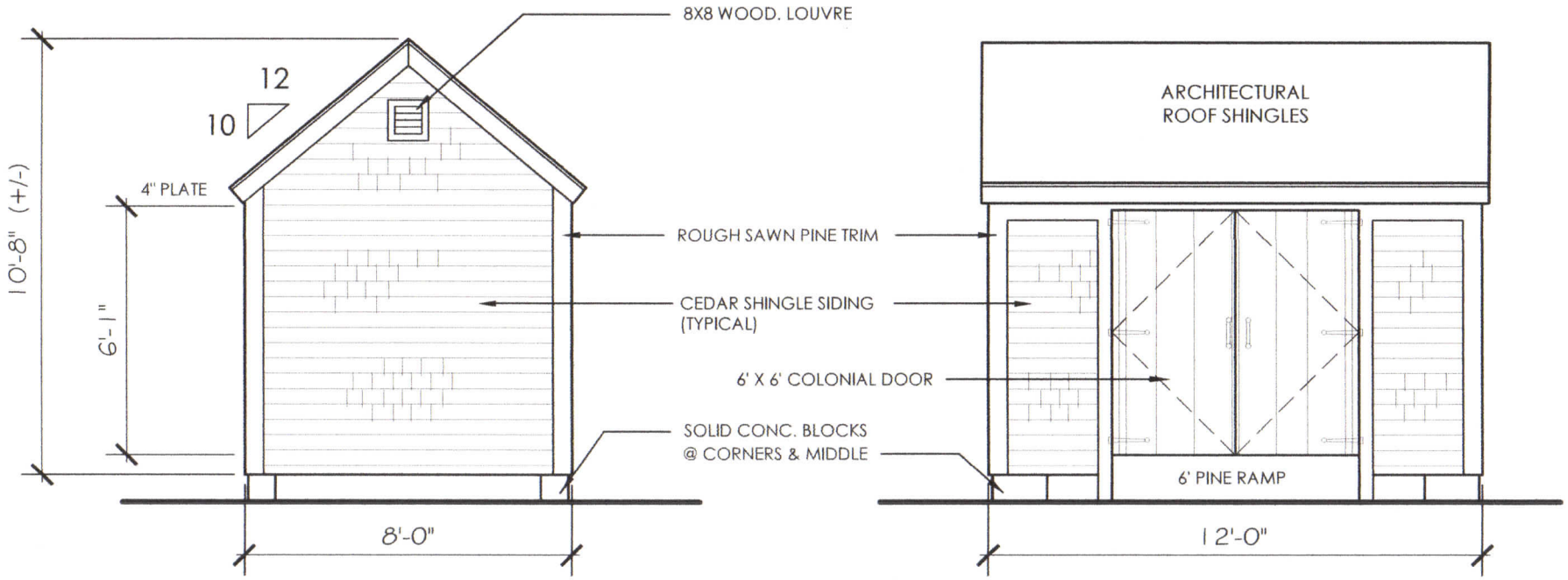
HDC SUBMISSION:
NEW SHED

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

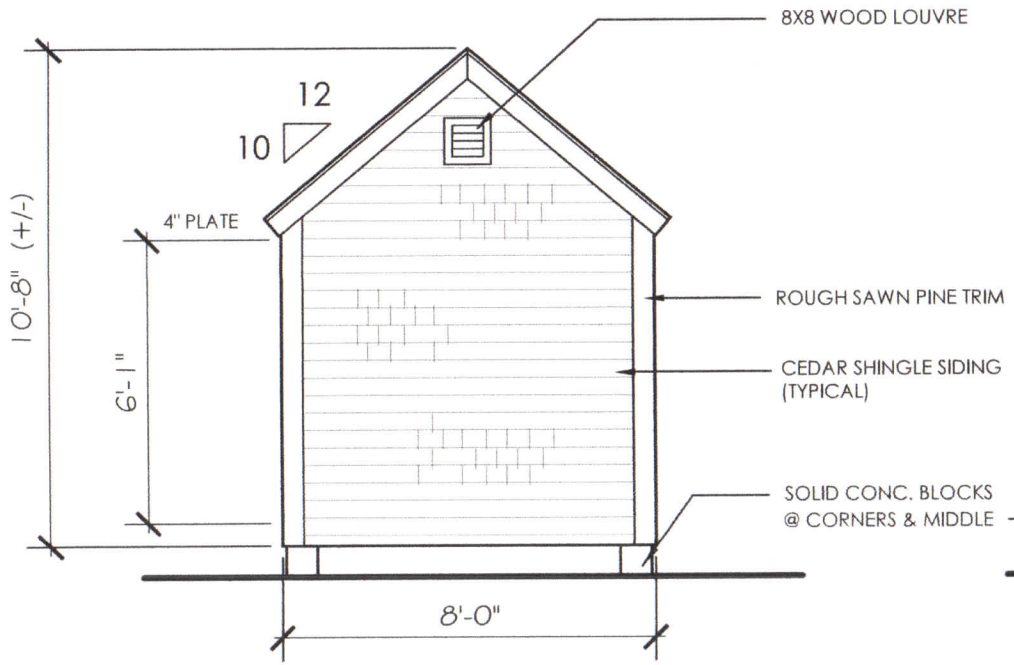
PROPOSED SHED ELEVATIONS

DATE: 09/20/24

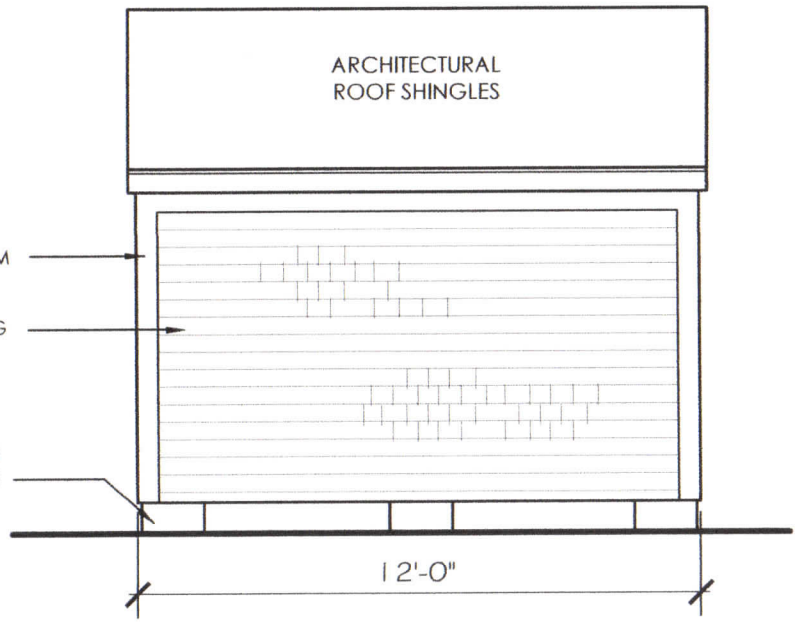
SCALE:1/4" = 1'-0"

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**

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 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.

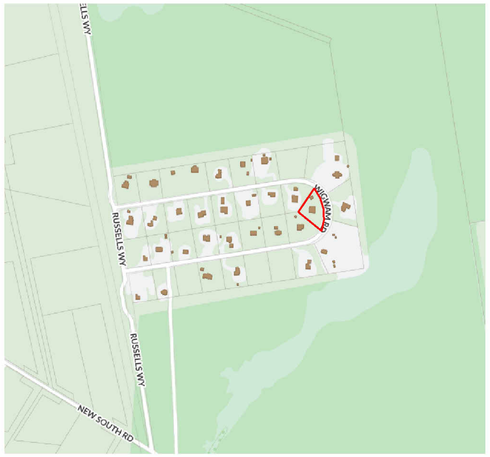
Signature 09/30/2024

Date

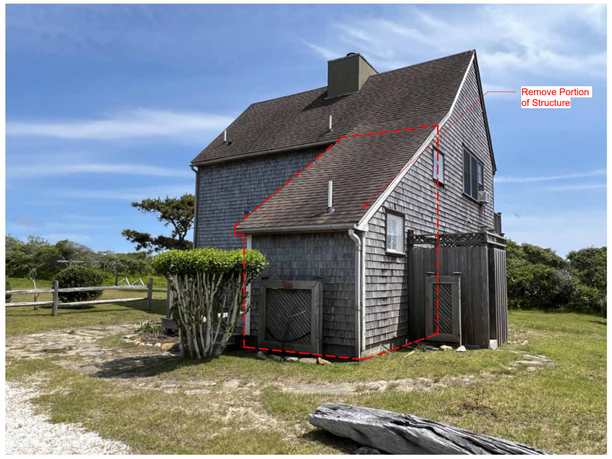
# NELSON

## 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 |

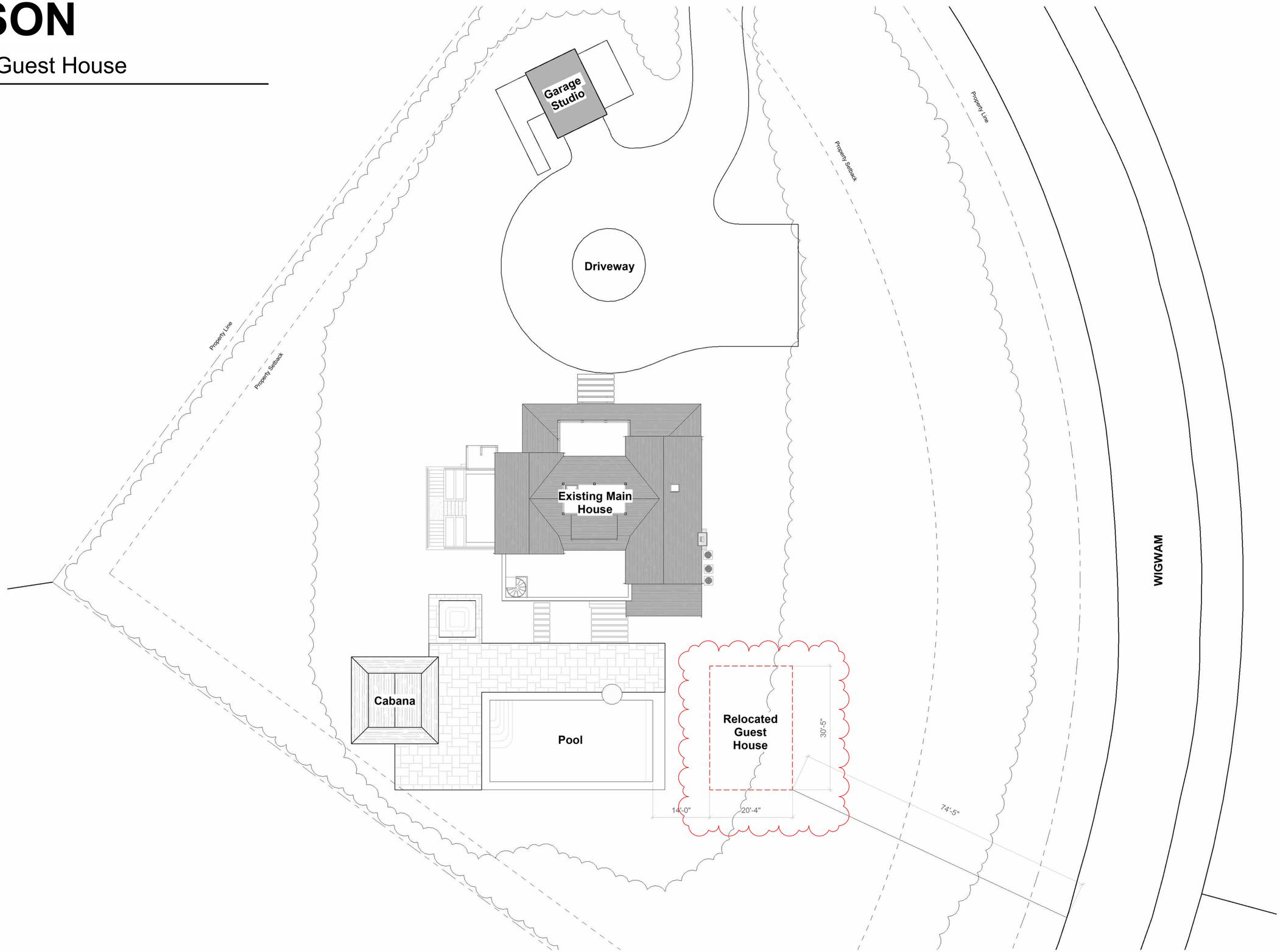
**HDC1**

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

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

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.
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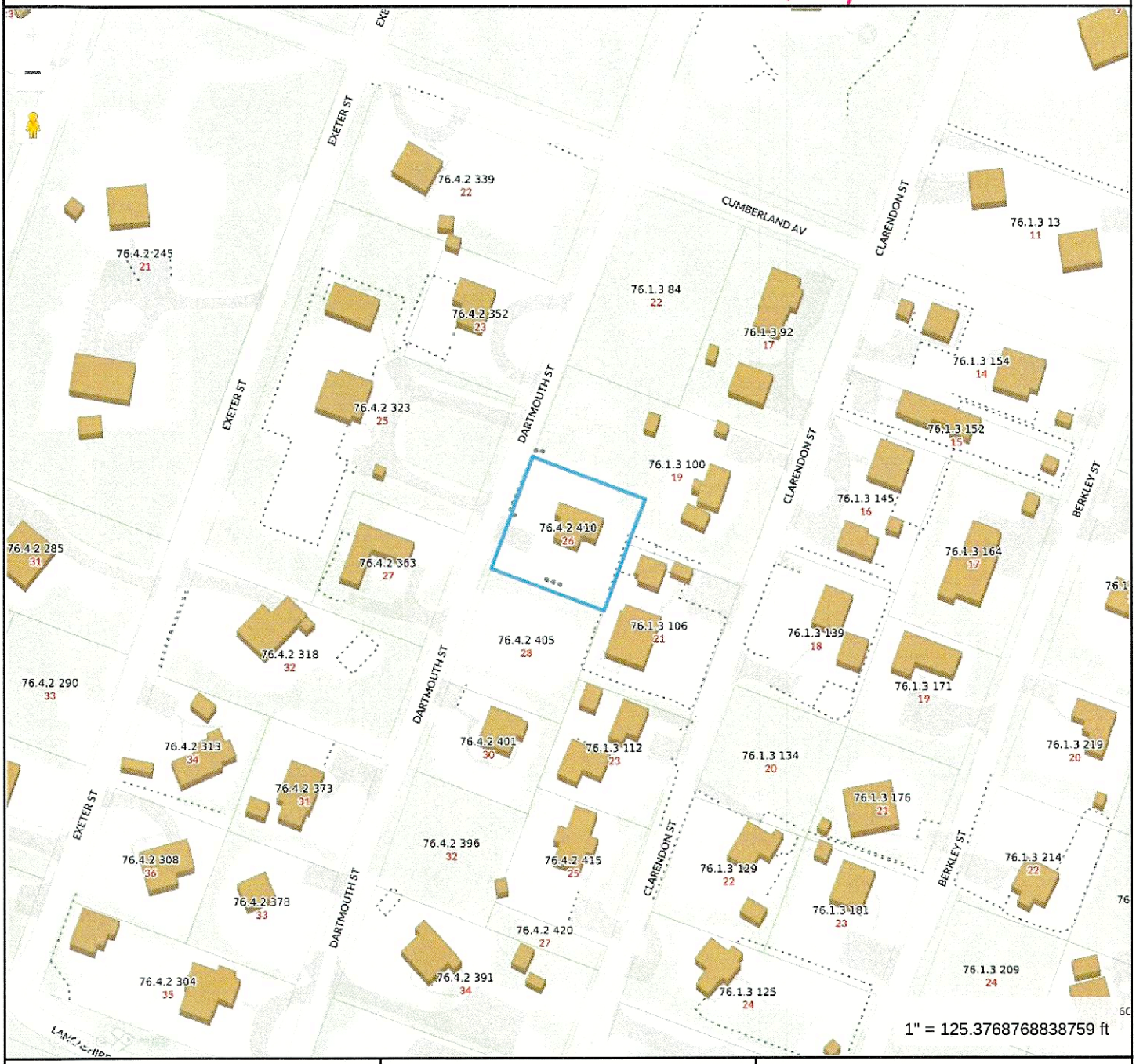
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: 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 _____

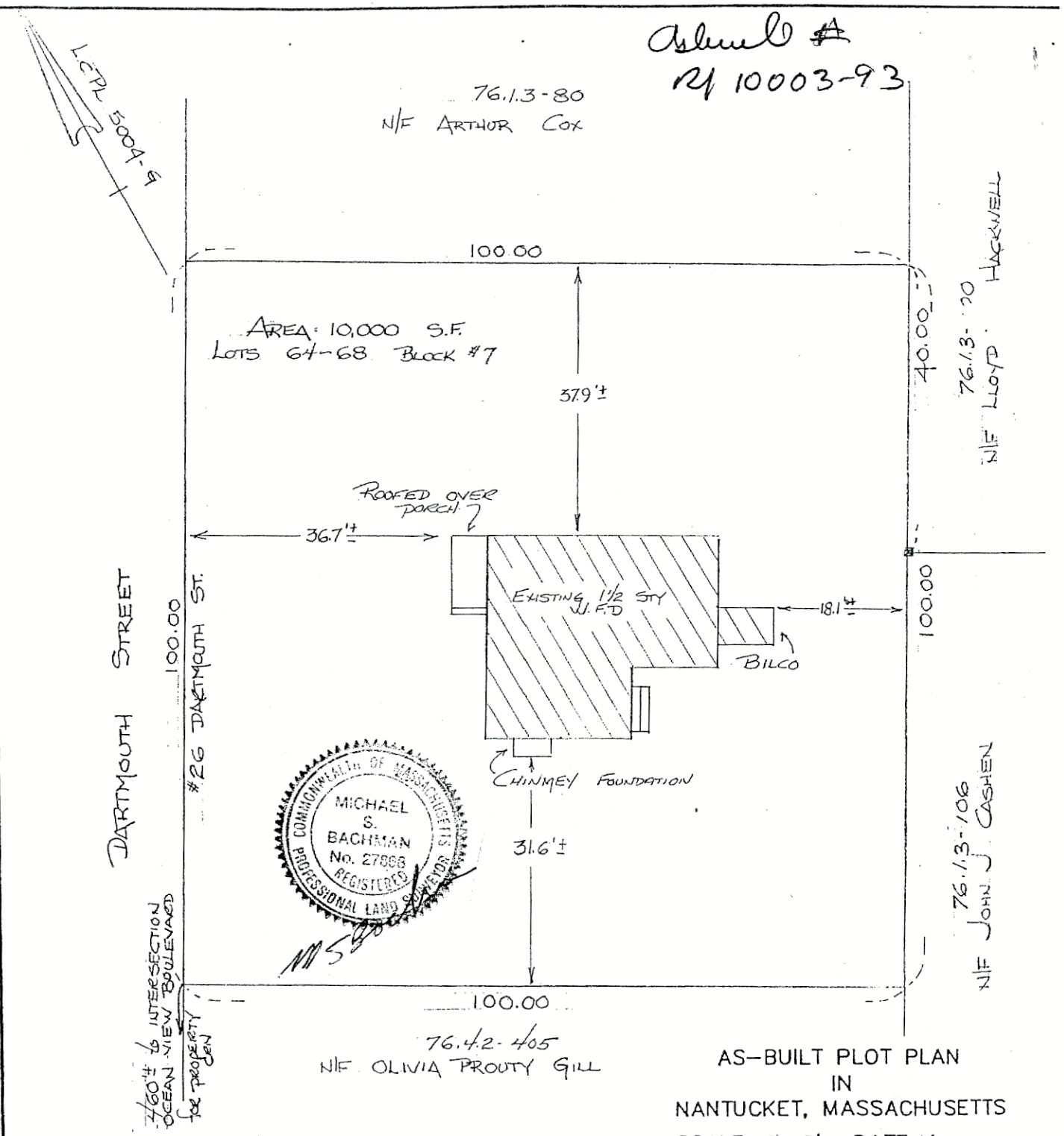
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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<br>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 |

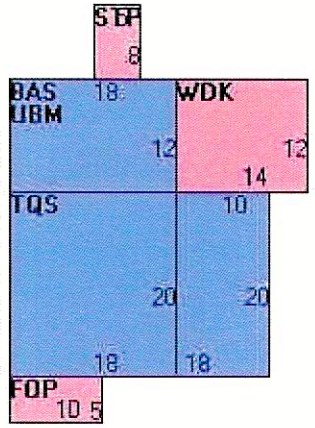
**Building Photo**



(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. ---

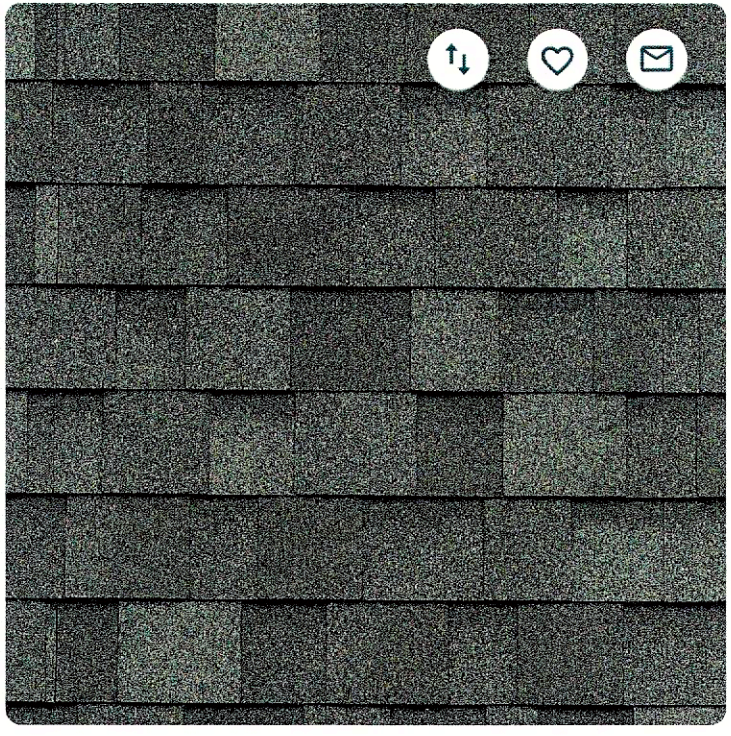
UPDATED BY HDC VOTE: 4-22-2021

Try Our Instant Roof Quoting Tool
Enter a street address to start
GET STARTED



# IKO Cambridge Cool Series Harvard Slate Cool Plus

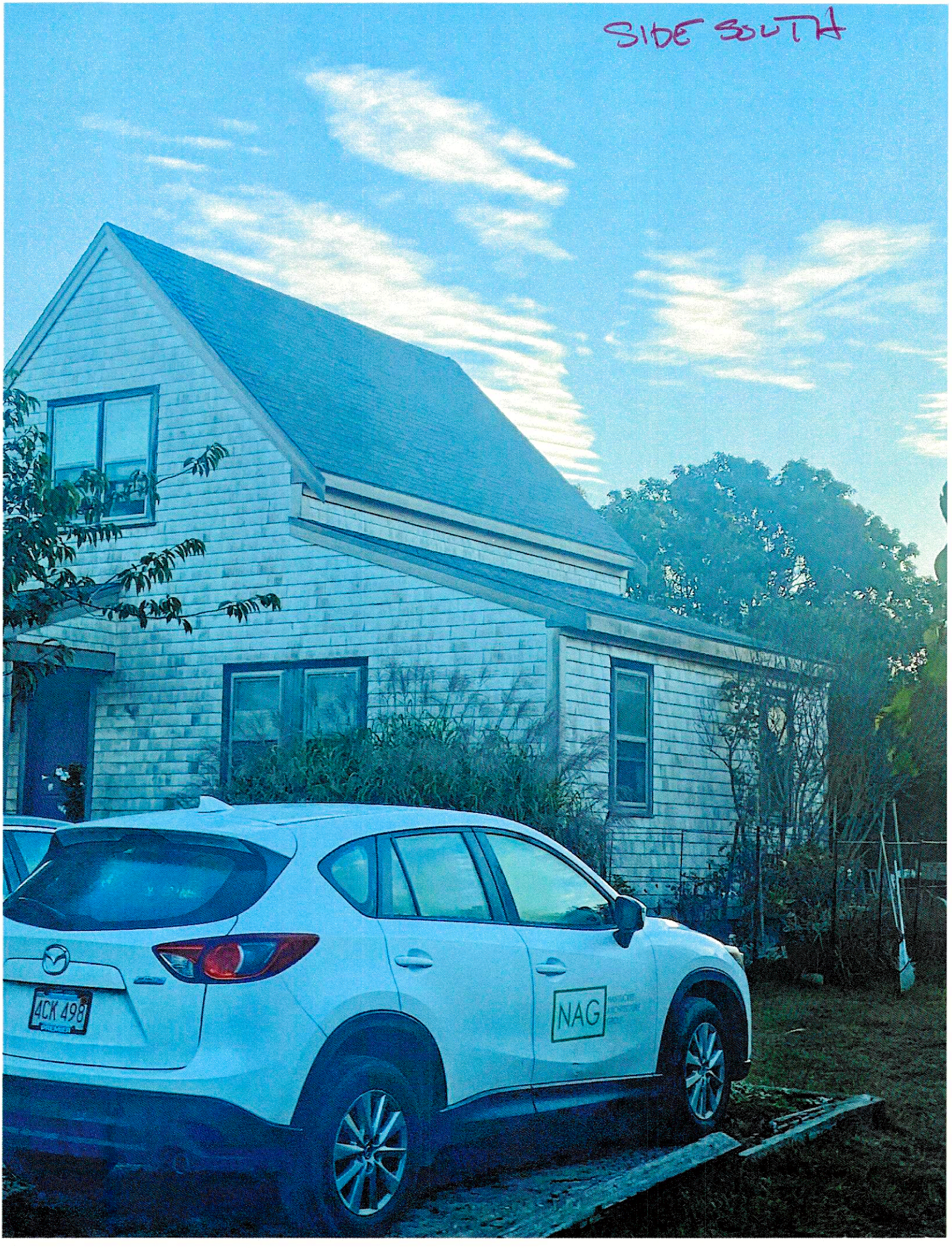
$ SEE MY PRICE





## 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.

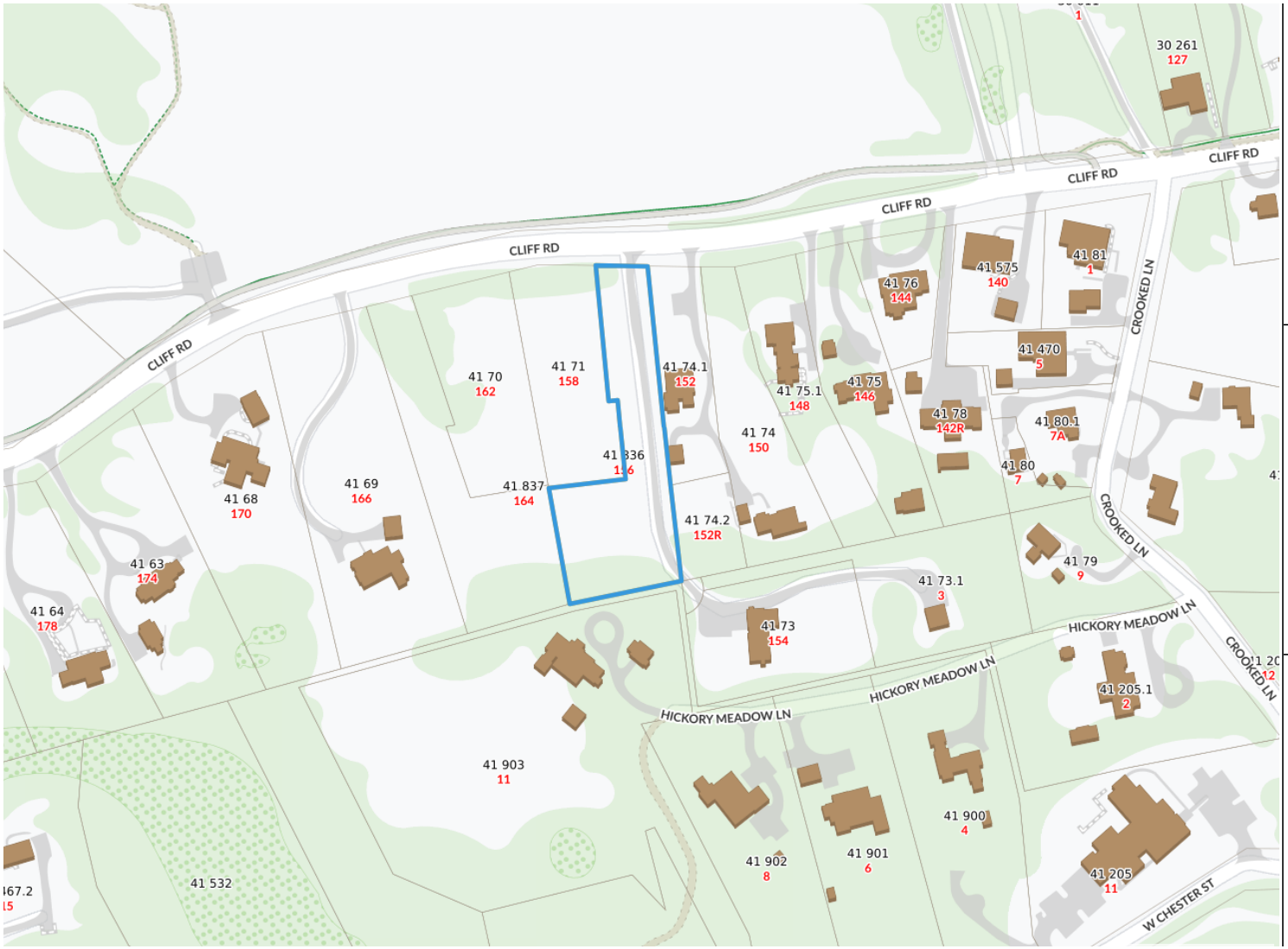
Landscape at
156 Cliff Rd
Nantucket, Ma.
02554

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

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



2 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

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.

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

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

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°. 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 _____

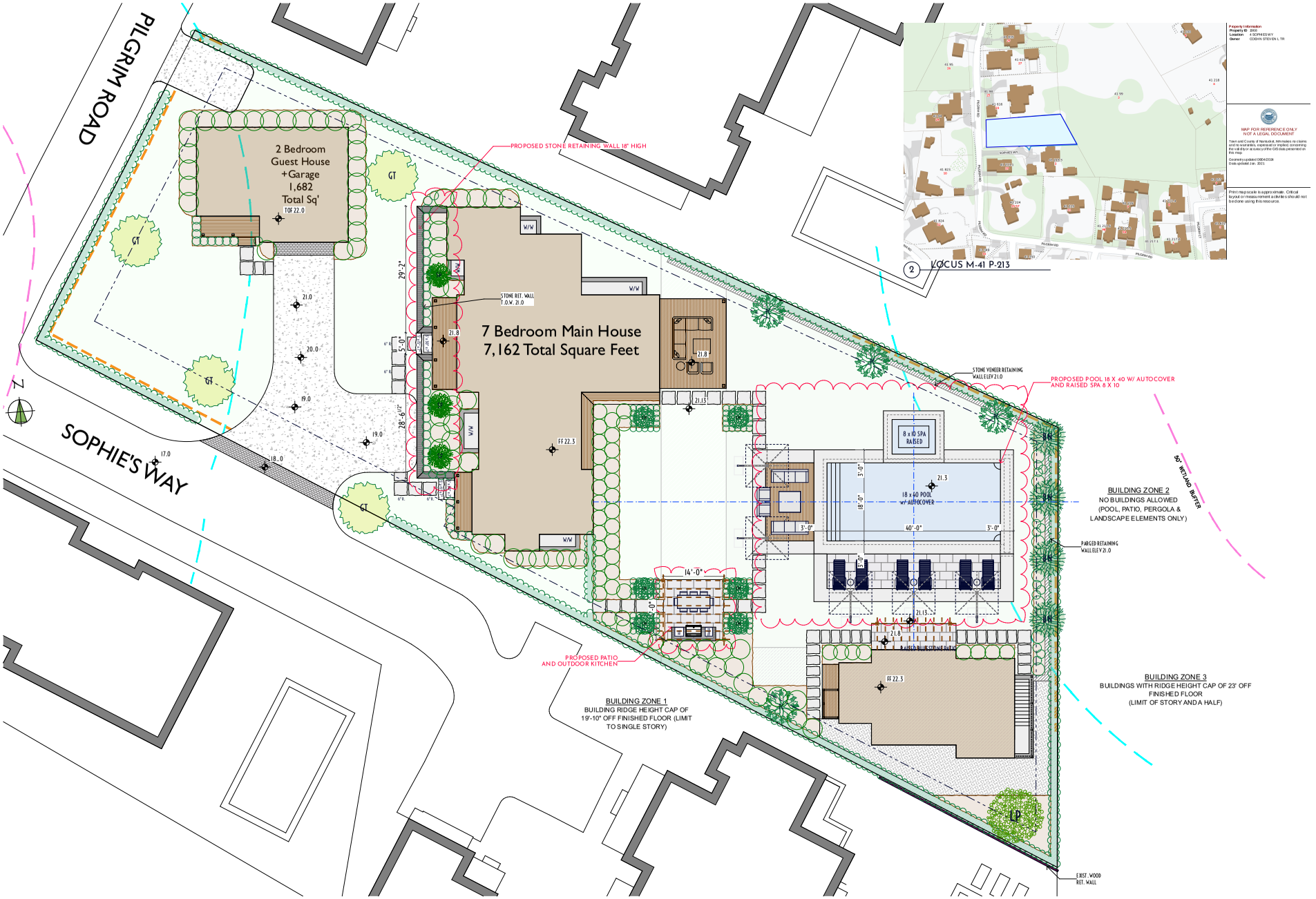
Trim _____ Sash _____ Doors _____

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.

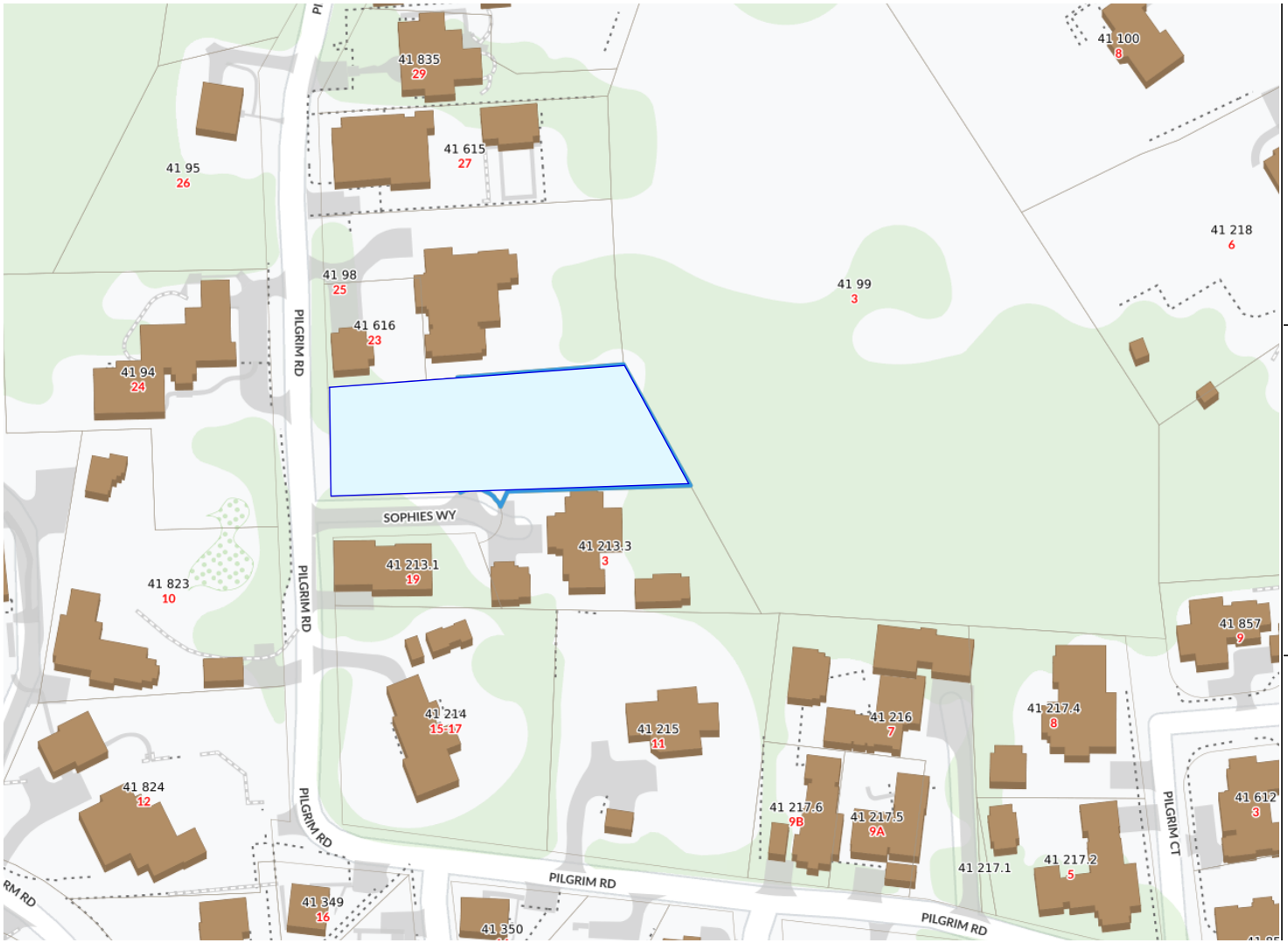
Landscape at
4 Sophies Way
Nantucket, Ma.
02554

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

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-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

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.



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.

## 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°: 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 _____

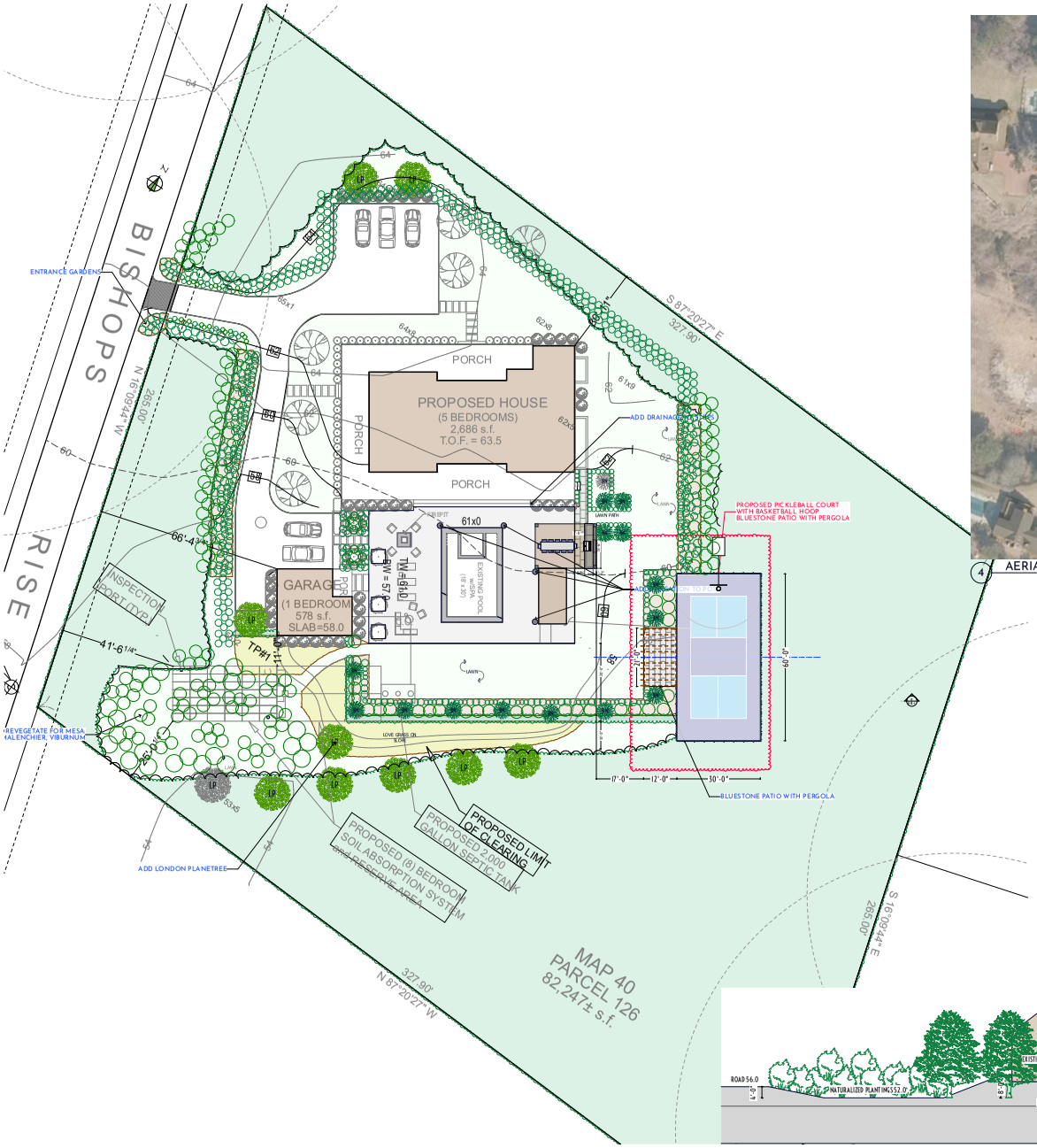
Trim _____ Sash _____ Doors _____

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.

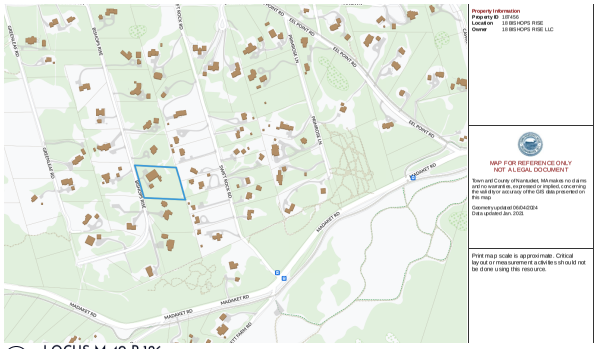
Date 09/27/2024 Signature of owner of record _____ Signed under penalties of perjury



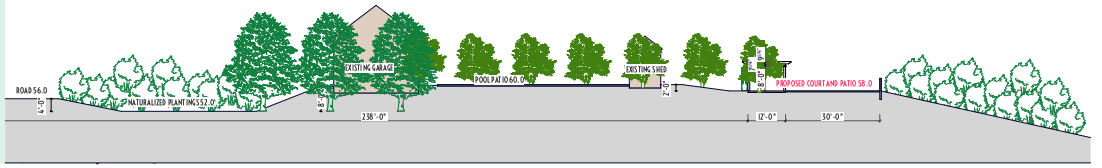

1 HDC LANDSCAPE PLAN
SCALE: 1" = 20'



4 AERIAL OVERLAY PLAN




3 LOCUS M-40 P-126




2 SECTION THROUGH SITE AT COURT
SCALE: 1" = 20'

atlantic LANDSCAPING, INC.

| MARK | DATE |
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HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

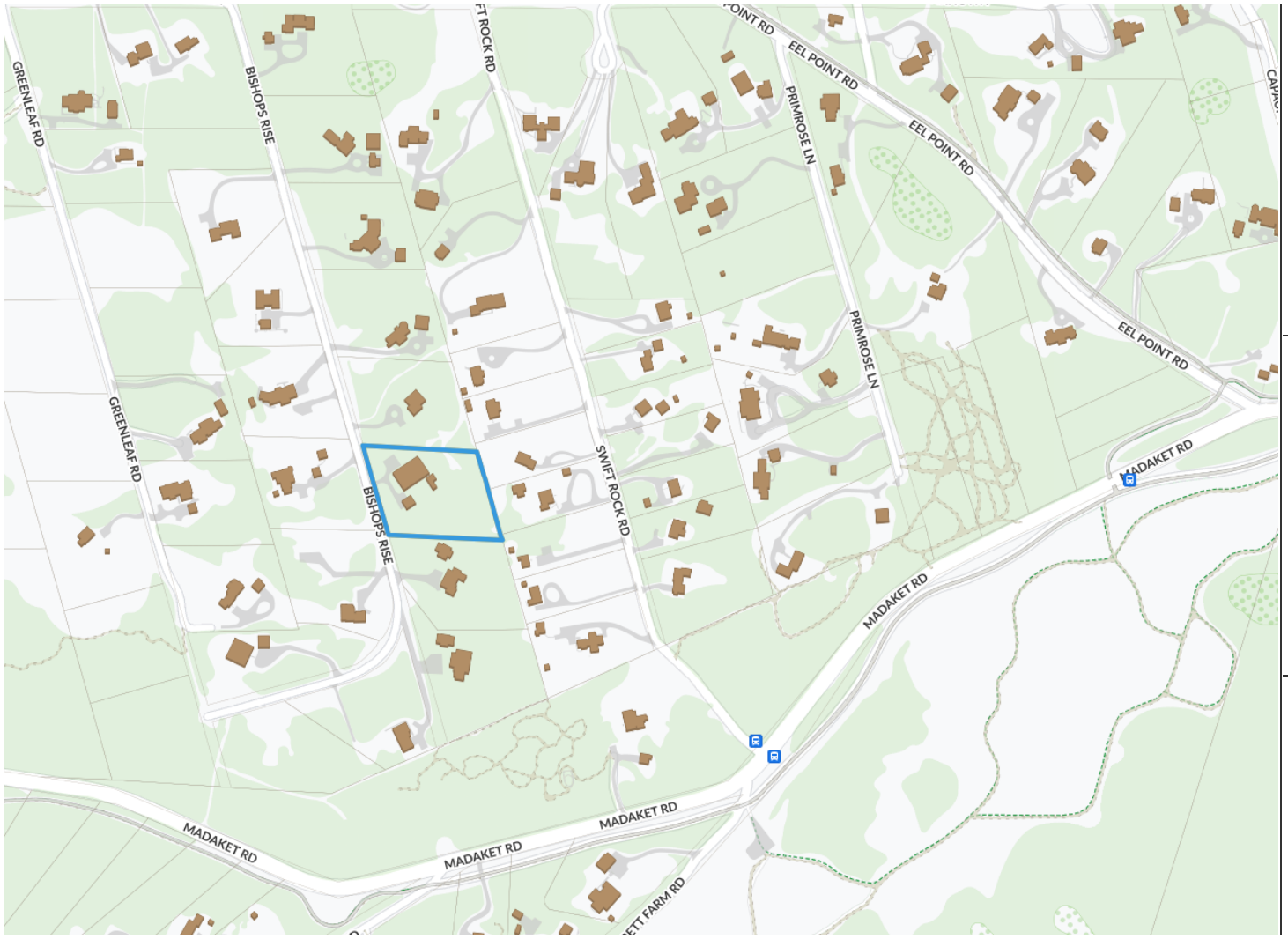
Landscape at
18 Bishops Rise
Nantucket, Ma.
02554

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 |
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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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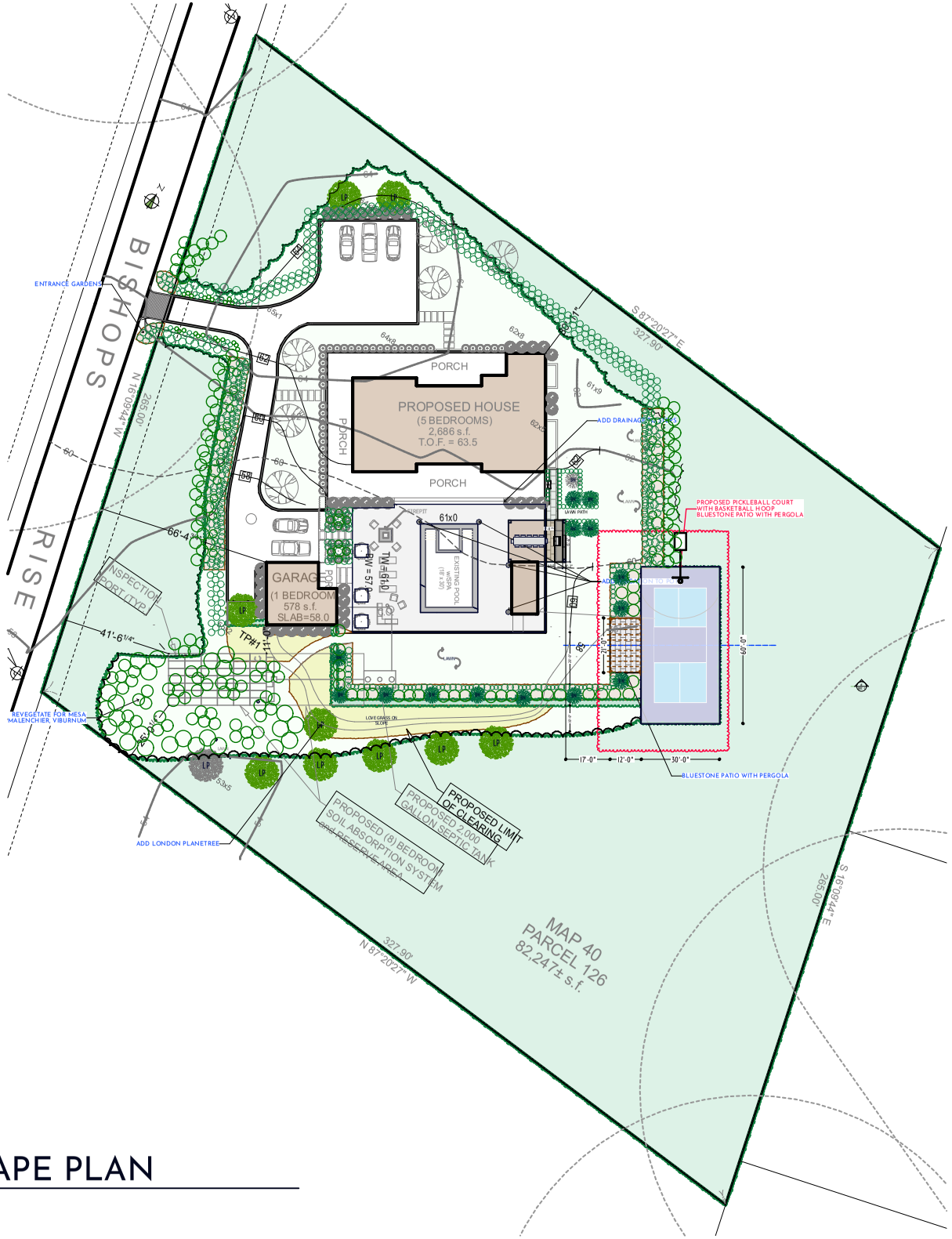


1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

| MARK | DATE |
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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
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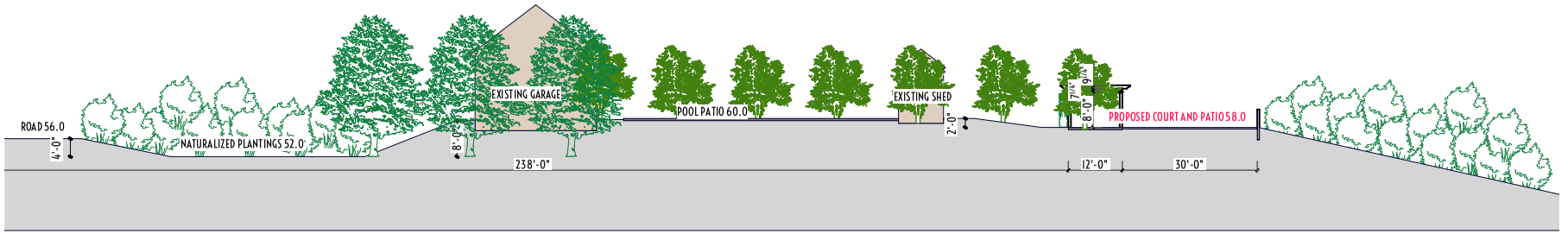
LP
LP
LP




# SECTION THROUGH SITE AT COURT
SCALE: 1:452.55

atlantic LANDSCAPING, INC

| MARK | DATE |
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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 |
|---|---|
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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

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atlantic
LANDSCAPING, INC

| MARK | DATE |
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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

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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°. 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.

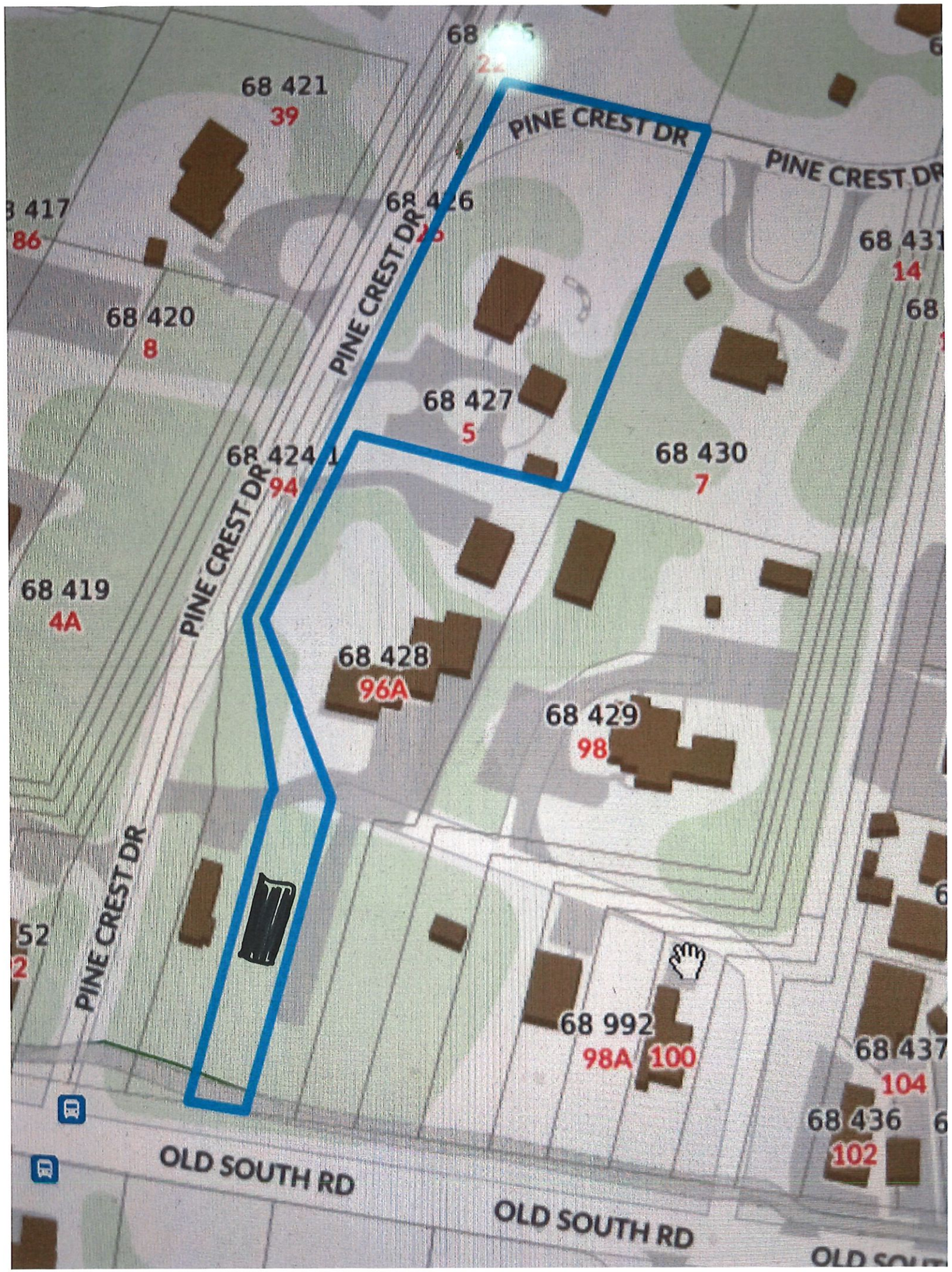
I appreciate your attention to this matter and look forward to hearing your decision

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
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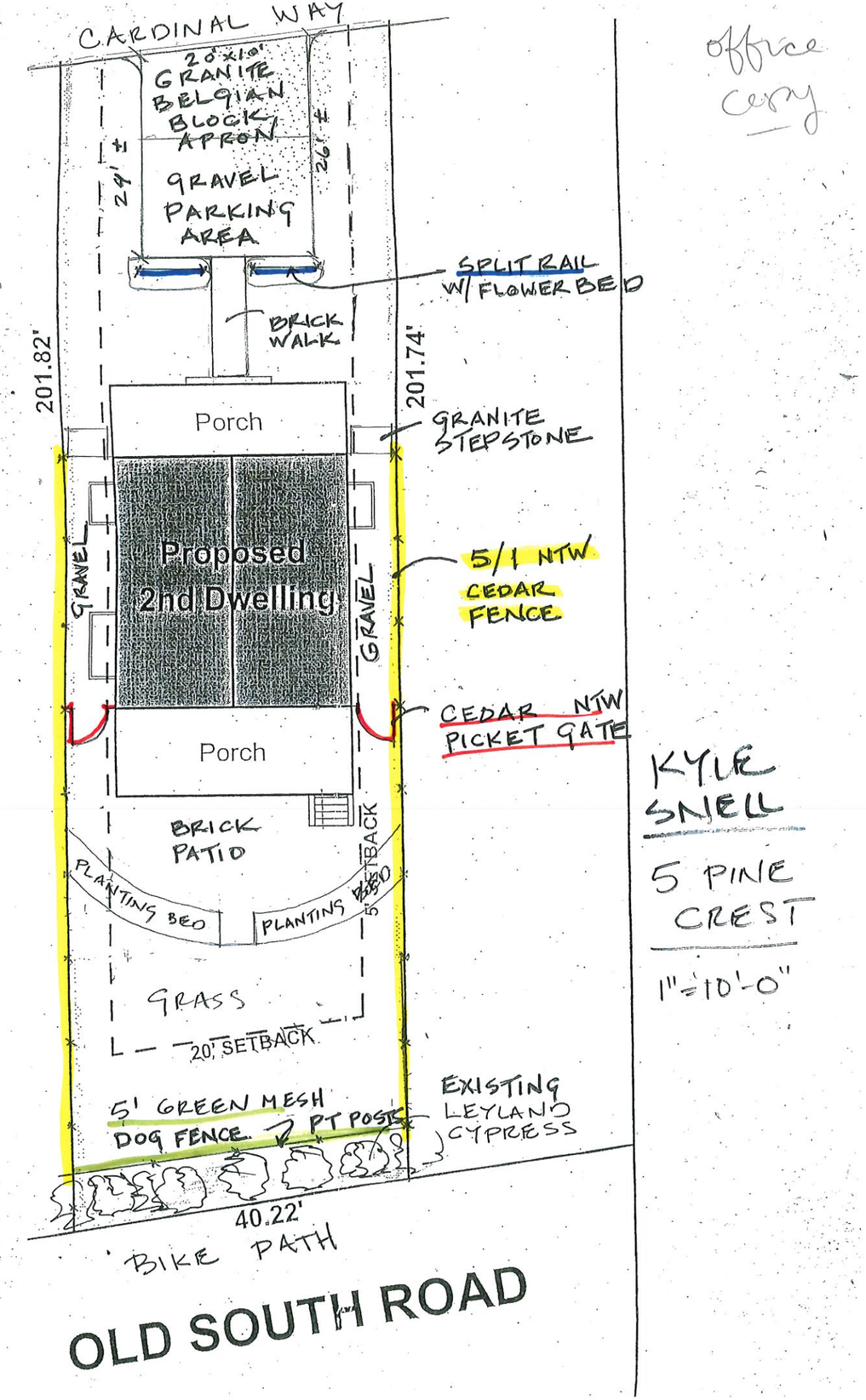
102
OLD SOUTH RD
OLD SOUTH RD




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**

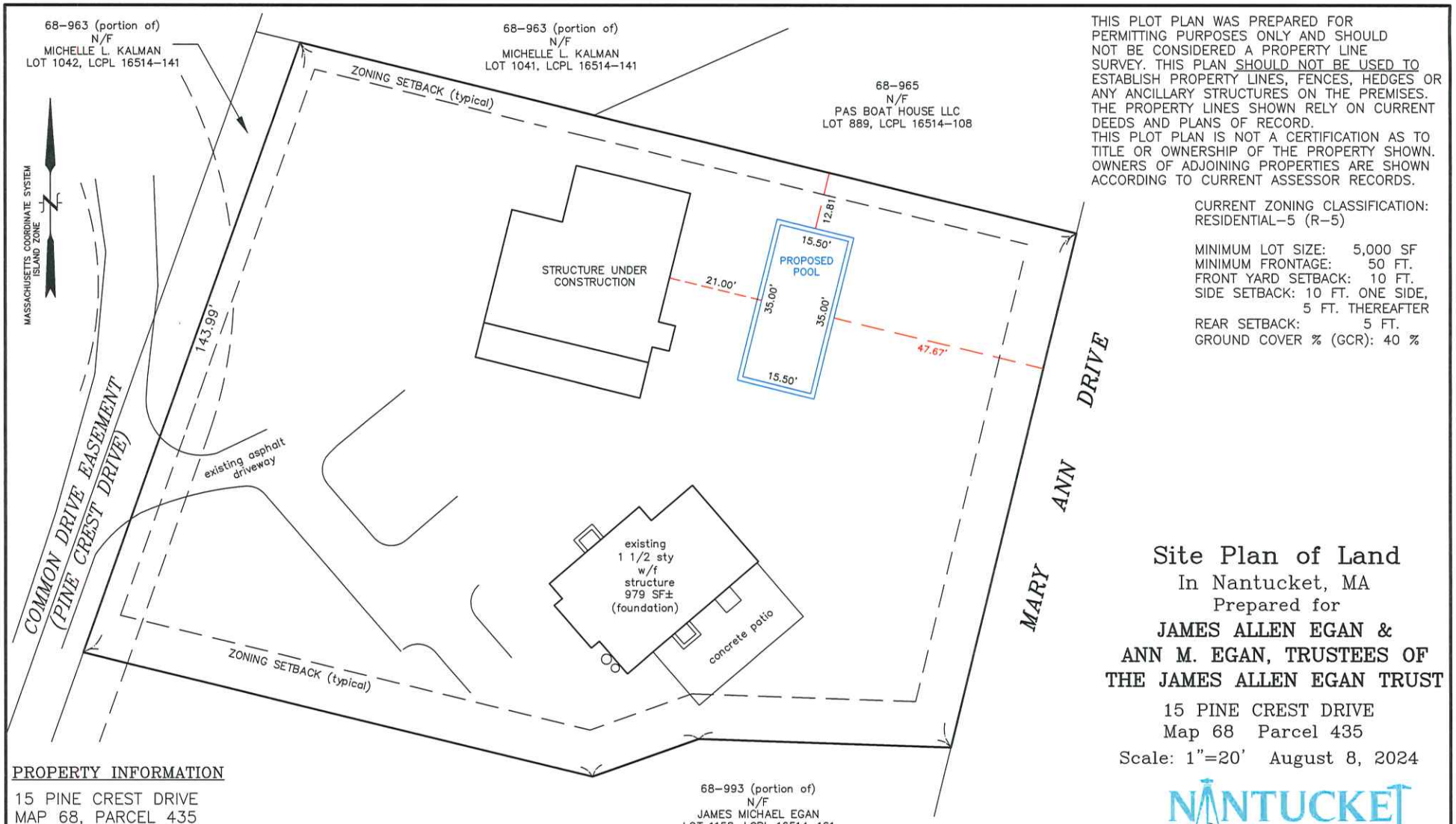
| | |
|---|---|
| **Property ID** | 6261 |
| **Location** | 15 PINE CREST DR |
| **Owner** | EGAN JAMES ALLEN & ANN M TRST |

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

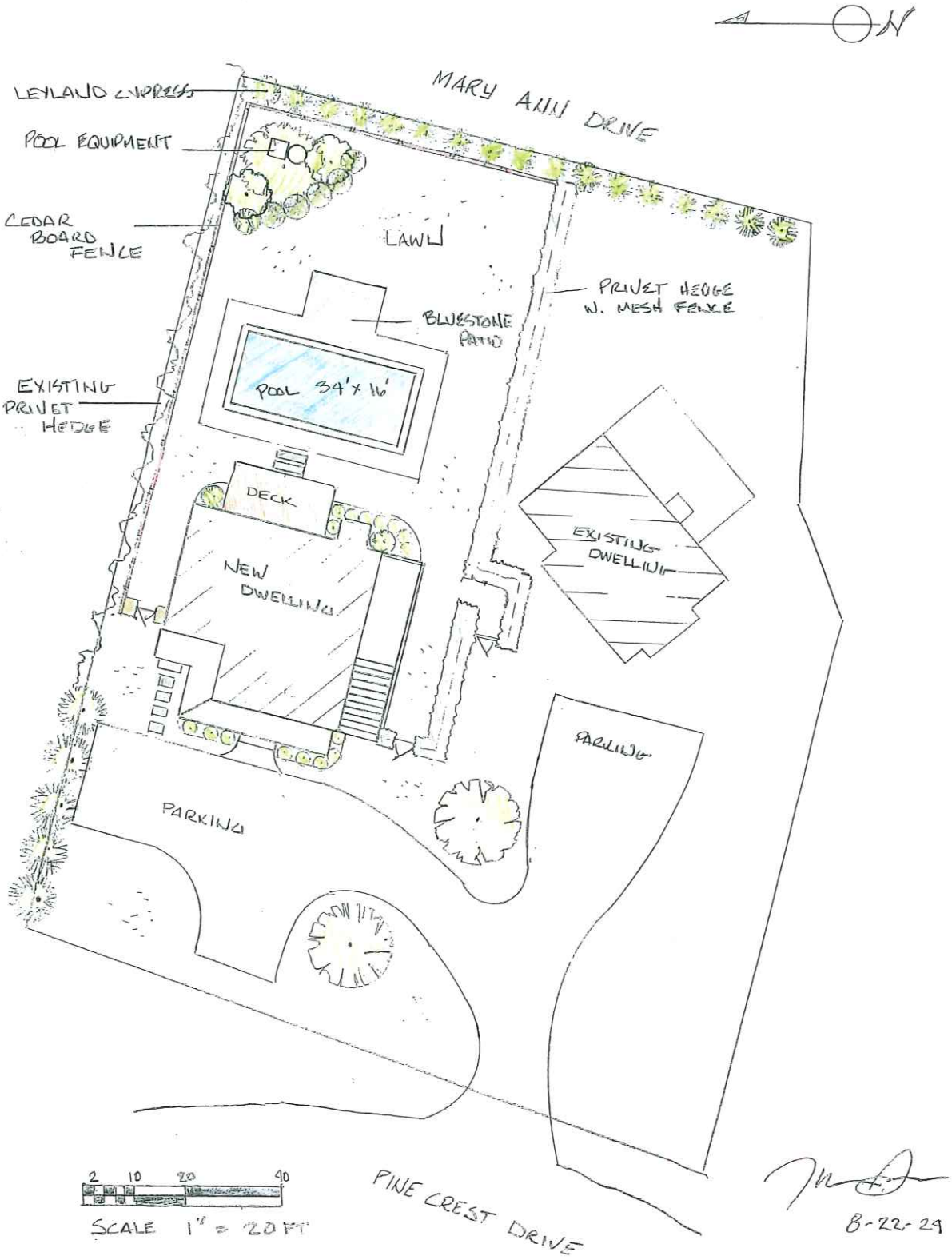
NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

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**

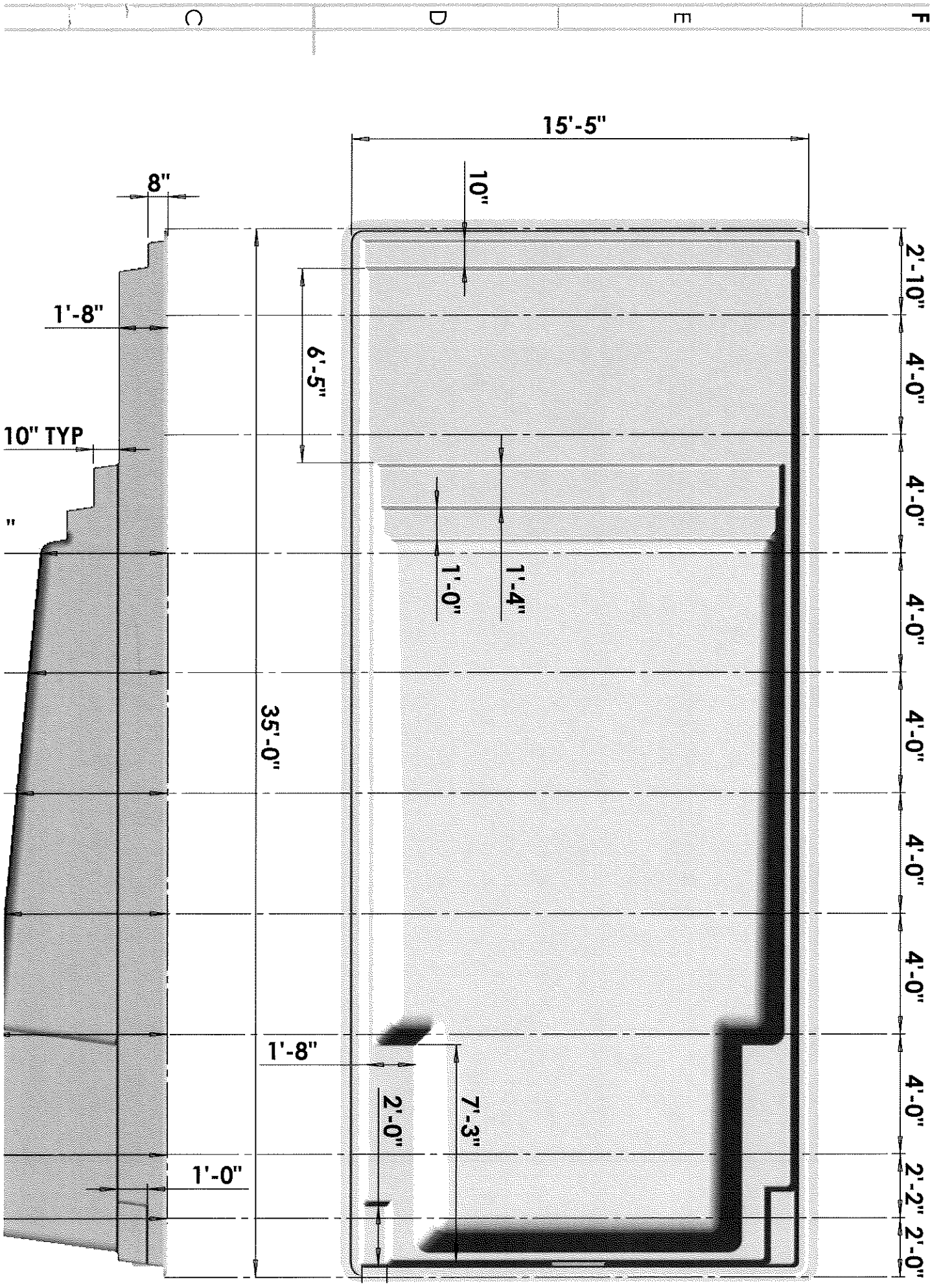
Clear access to pool area prior to construction by (date and person responsible) _____

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

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Billy Saad
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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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The certificate is valid for three years from 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°. 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.

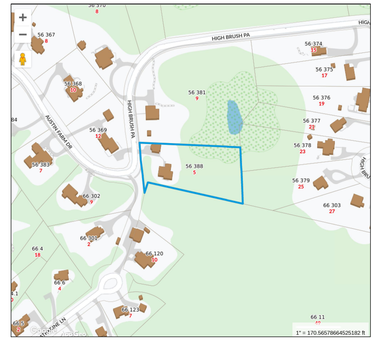
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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


COPYRIGHT NOTICE:
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NOTE:
THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY. ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

NOTE:
ALL SITE WORK SHOULD BE REVIEWED BY A CONTRACTOR AND/OR PROPERTY OWNER PRIOR TO CONSTRUCTION.

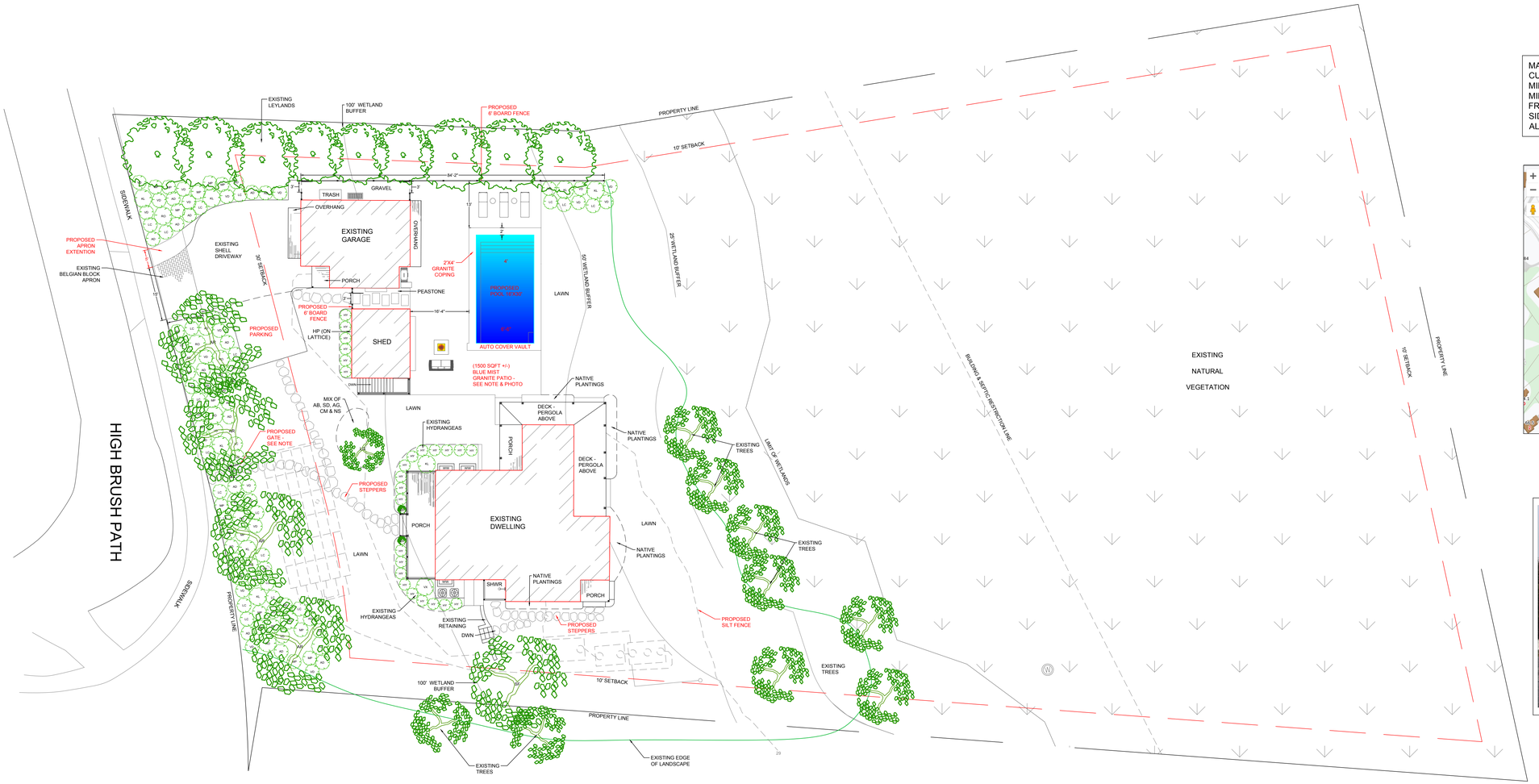

KM Landscape Designs, INC.
Landscape Design & Permitting
16B AMELIA DR.
NANTUCKET, MA.
02554
508.221.6672


# 5 High Brush Path
## PROPOSED LANDSCAPE DESIGN

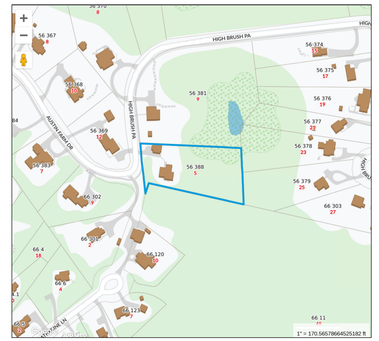
SCALE: 1/16" = 1'-0"
JOB: 5 High Brush Path
DATE: 6/18/24
REVISIONS: 9/18/24

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' |
| | 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



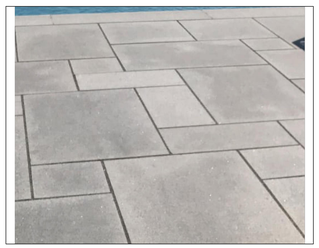
PROPOSED STREET GATE - NATURAL TO WEATHER



FLAGSTONE STEPPERS



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.

NOTE:
ALL PROPOSED PLANT MATERIAL WITHIN THE 100' BUFFER TO BE NATIVE, UNLESS EXISTING.

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NOTE:
THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY. ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

NOTE:
ALL 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

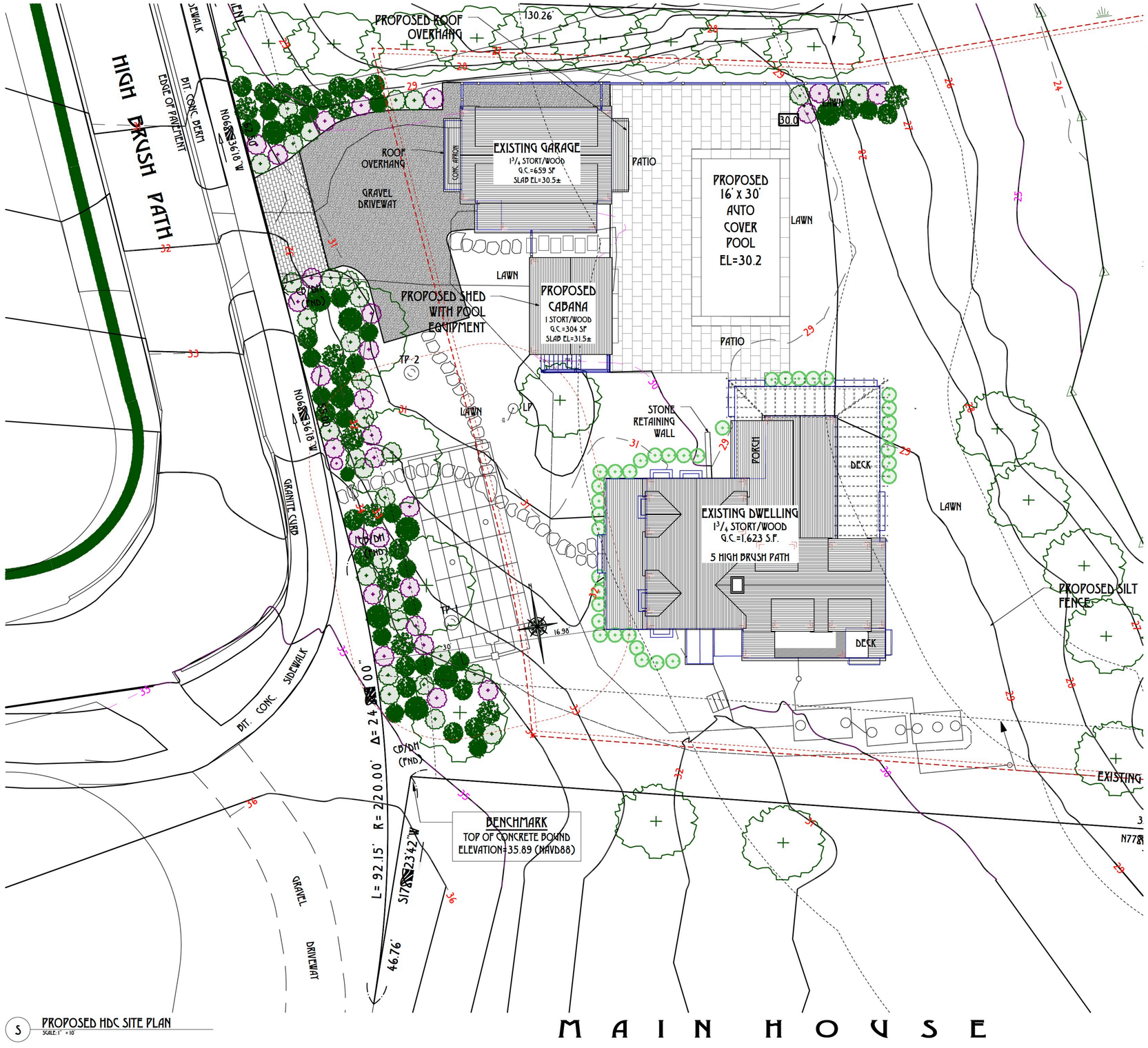
# 5 High Brush Path
PROPOSED LANDSCAPE DESIGN

SCALE: 1/16" = 1'-0"
JOB: 5 High Brush Path
DATE: 6/18/24

SHEET:
S.1

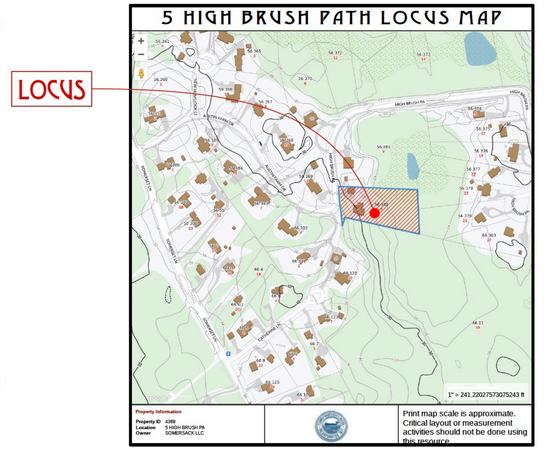
# ROGERS RESIDENCE

## 5 HIGH BRUSH PATH, NANTUCKET, MA, 02554

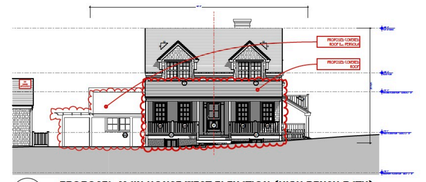



S PROPOSED HDC SITE PLAN
SCALE: 1" = 10'

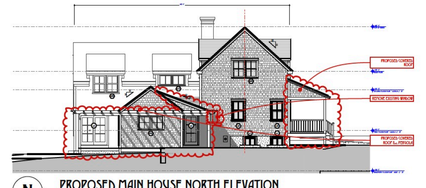
MAIN HOUSE




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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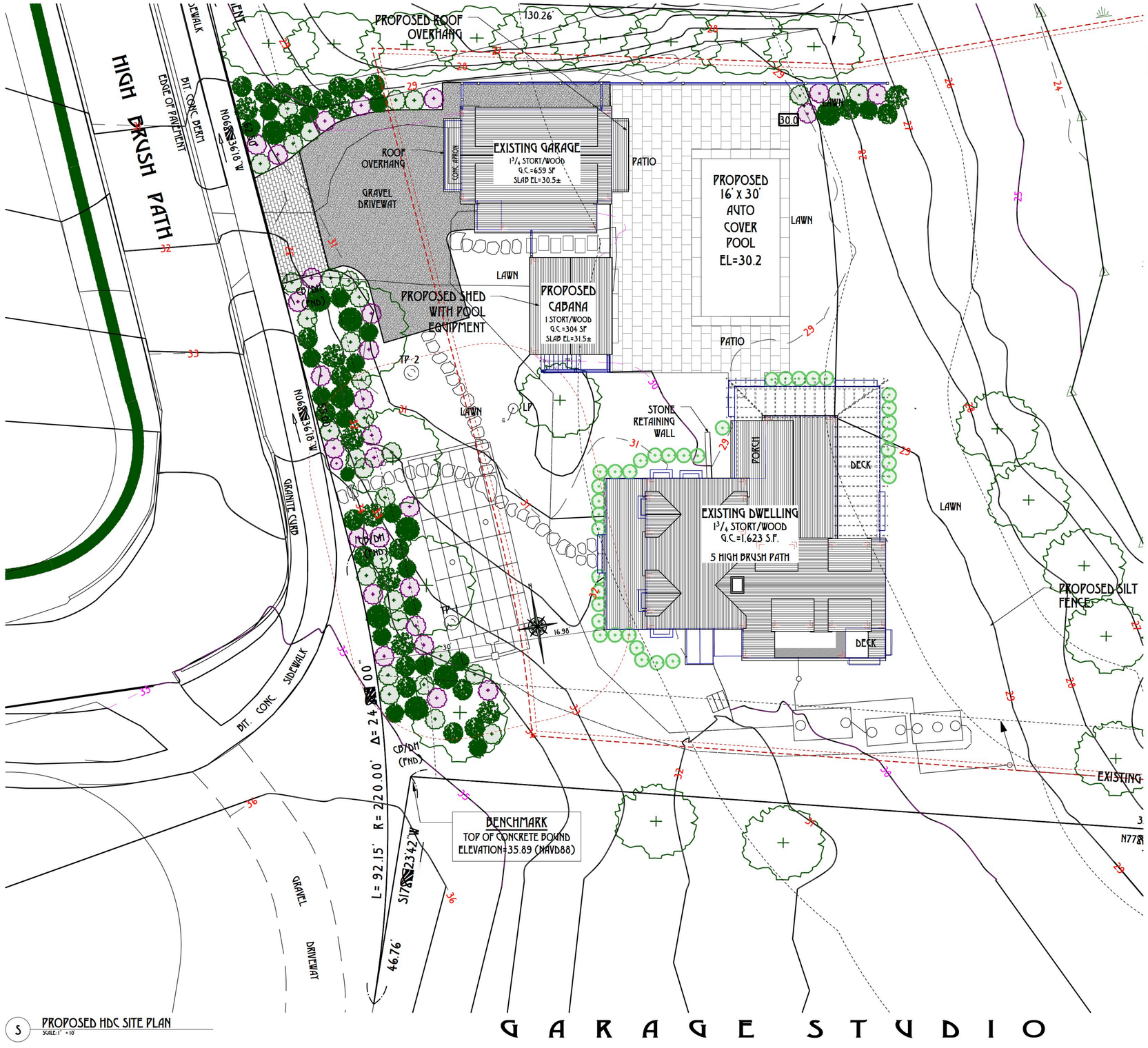
A-0.1


PLOTTED: TOPHAM'S IMac (INTERNAL) PLOTTED: Roger's Path drawings 24/ROGERS 5 High Brush Path/ROGERS 5 High Brush Path.dwg

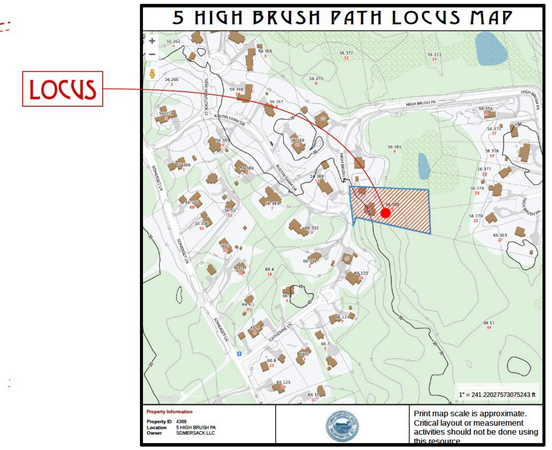
# ROGERS RESIDENCE

## 5 HIGH BRUSH PATH, NANTUCKET, MA, 02554

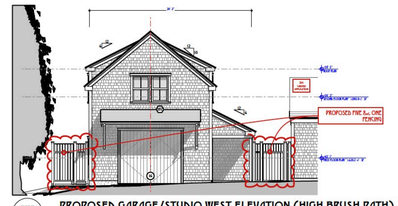



S PROPOSED HDC SITE PLAN
SCALE: 1" = 10'

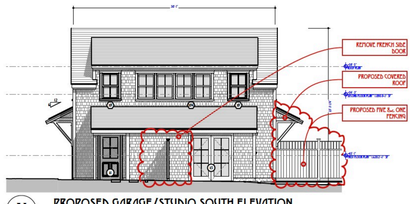
## 5 HIGH BRUSH PATH LOCUS MAP




L 5 HIGH BRUSH PATH LOCUS MAP
SCALE: 3/32" = 1'-0"



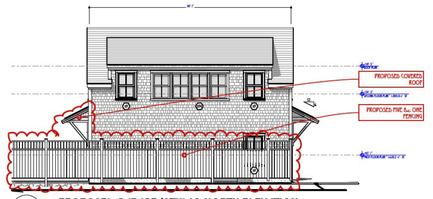

W PROPOSED GARAGE/STUDIO WEST ELEVATION (HIGH BRUSH PATH)
SCALE: 3/32" = 1'-0"




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


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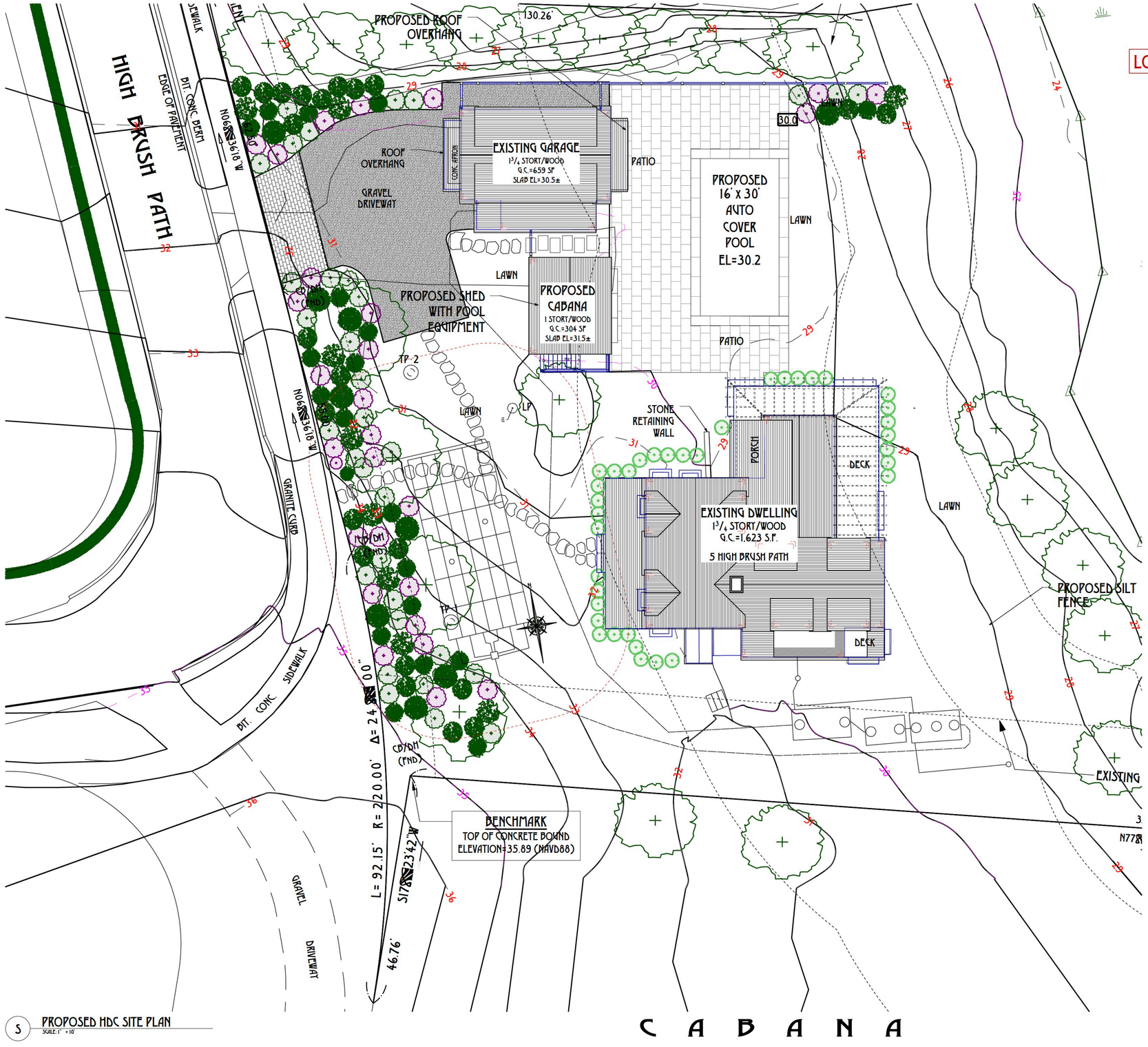
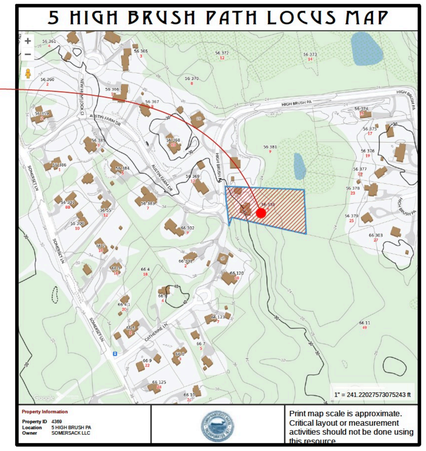
# ROGERS RESIDENCE

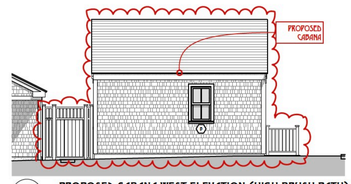
## 5 HIGH BRUSH PATH, NANTUCKET, MA, 02554



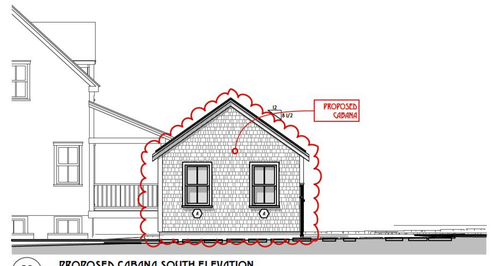

S PROPOSED HDC SITE PLAN
SCALE: 1" = 10'



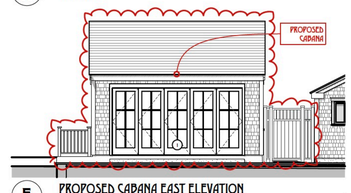

L 5 HIGH BRUSH PATH LOCUS MAP
SCALE: 3/32" = 1'-0"



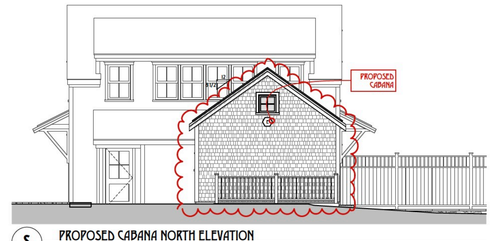

W PROPOSED CABANA WEST ELEVATION (HIGH BRUSH PATH)
SCALE: 1/8" = 1'-0"




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.

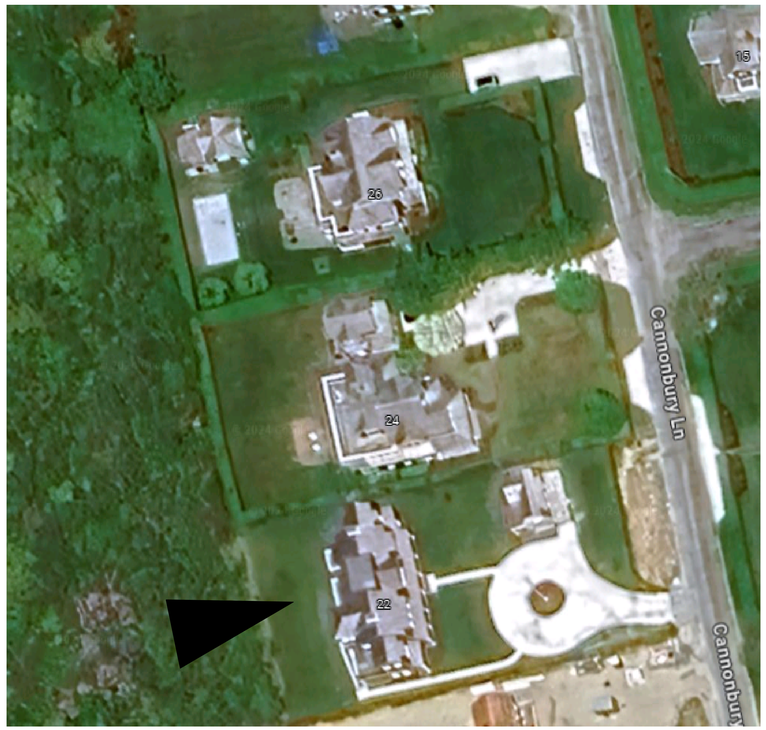
**COLORS** (TMB)

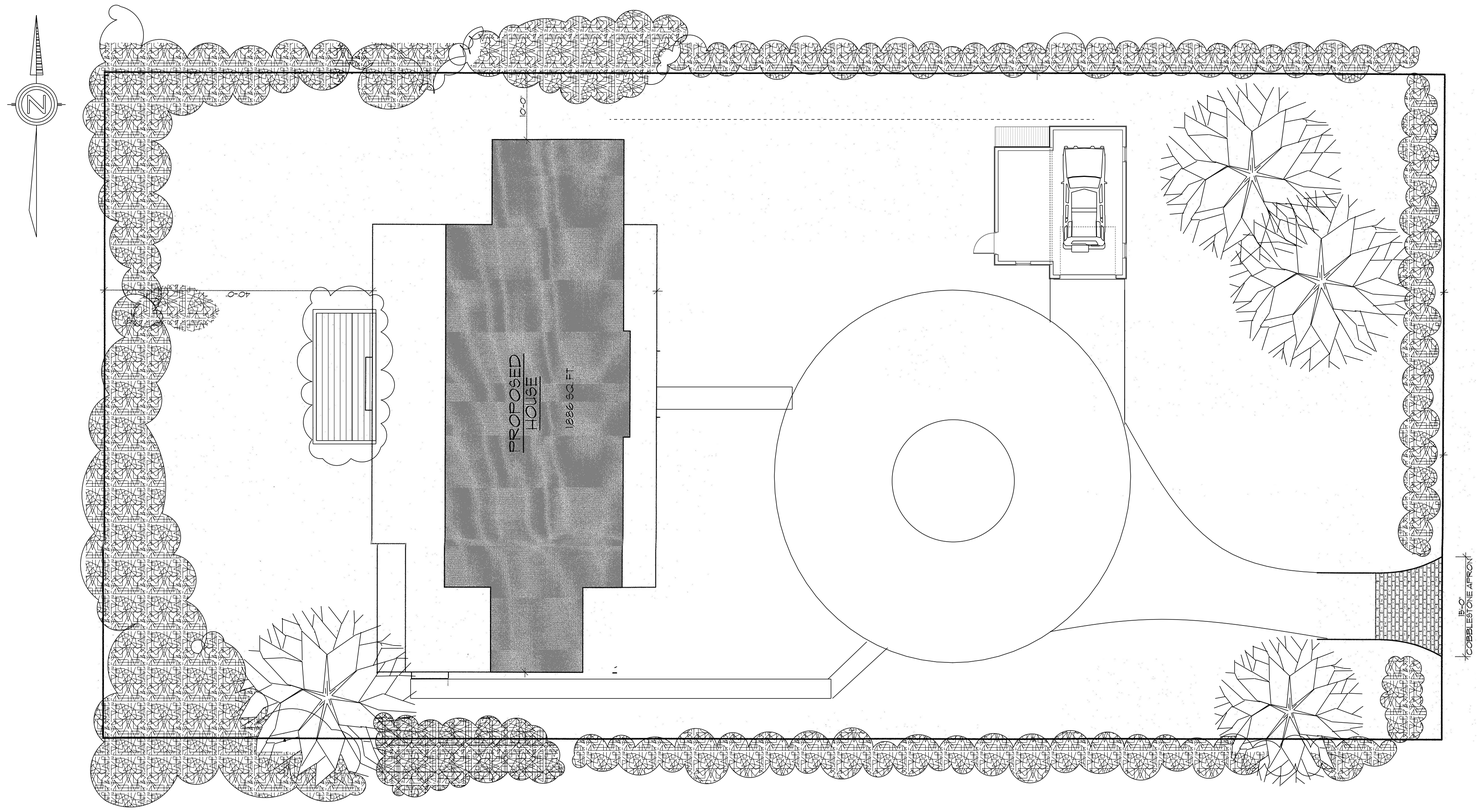
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck NTW / WHITE PAINT Foundation _____ Fence _____ Shutters _____

* 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**



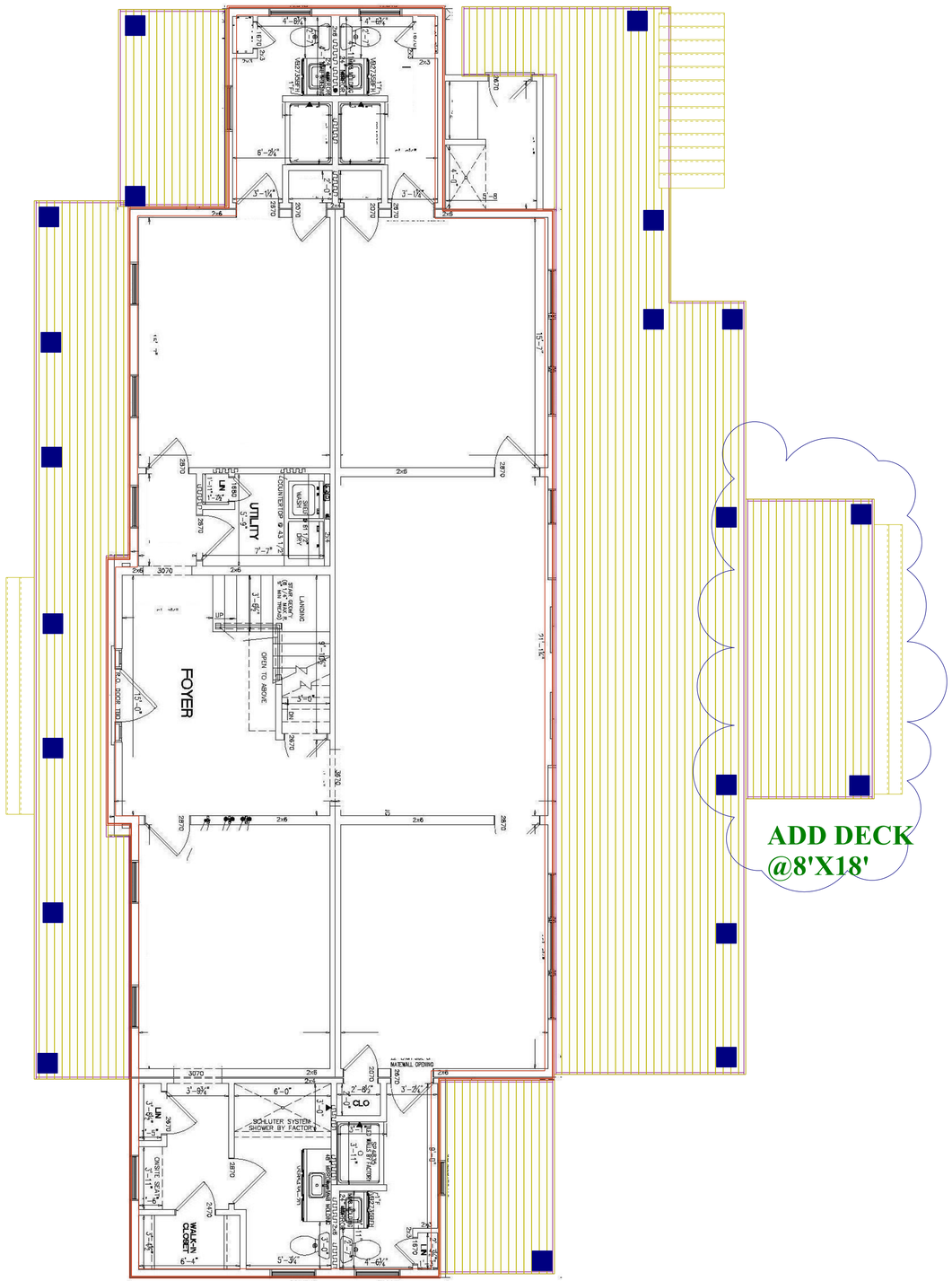




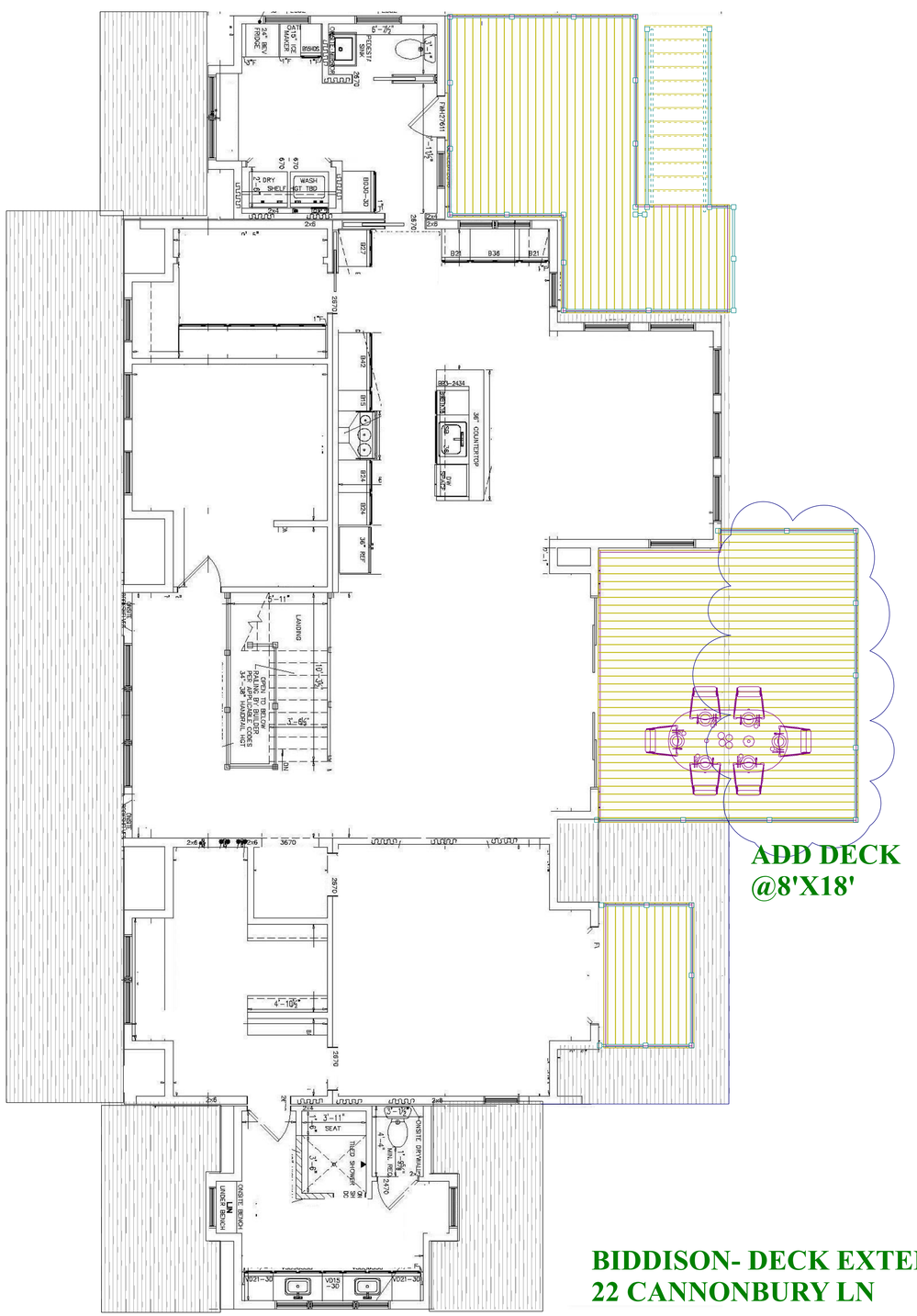


**BIDDISON- DECK EXTENTION**
**22 CANNONBURY LN**

## 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.

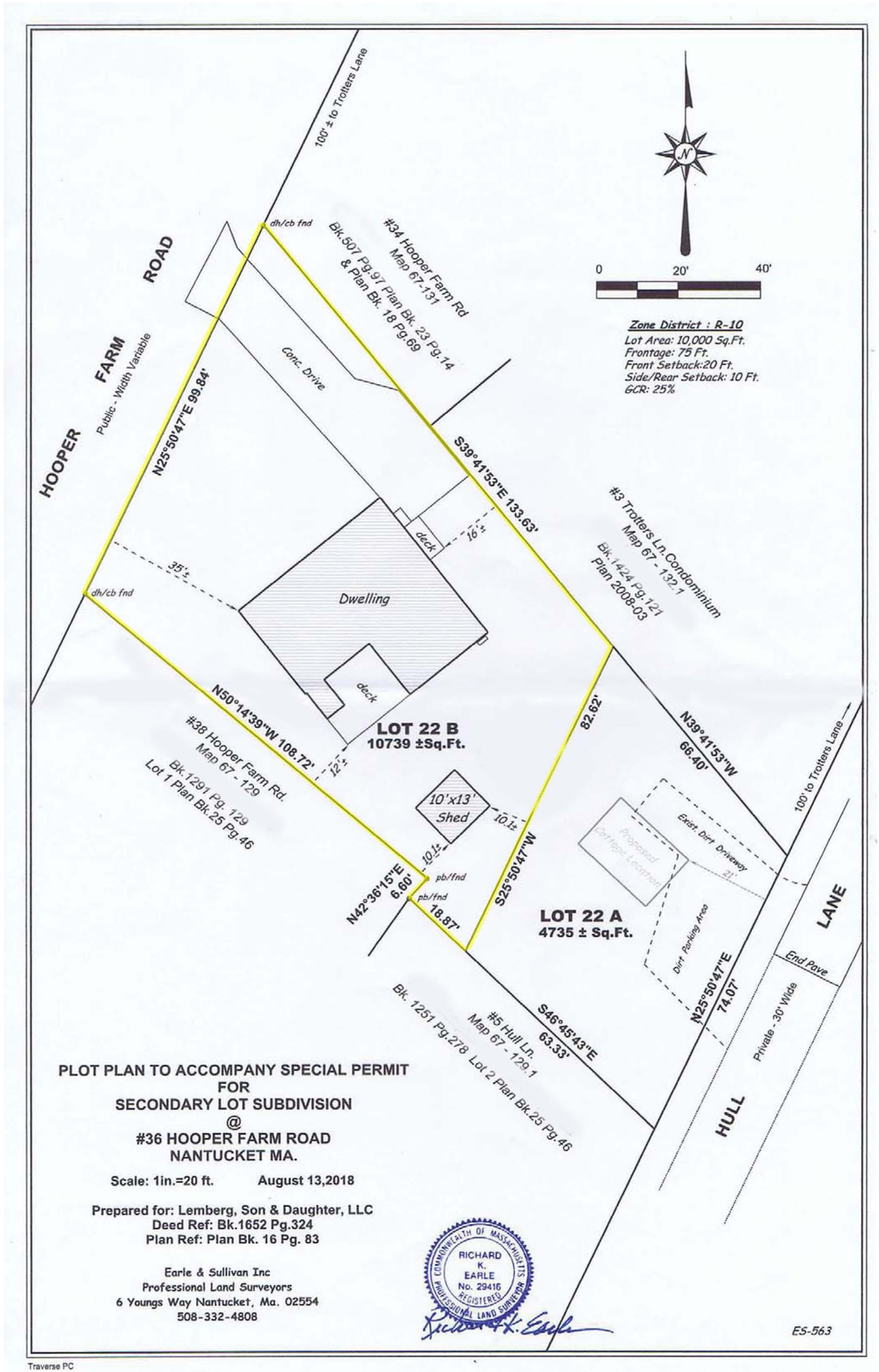
**COLORS**

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 _____

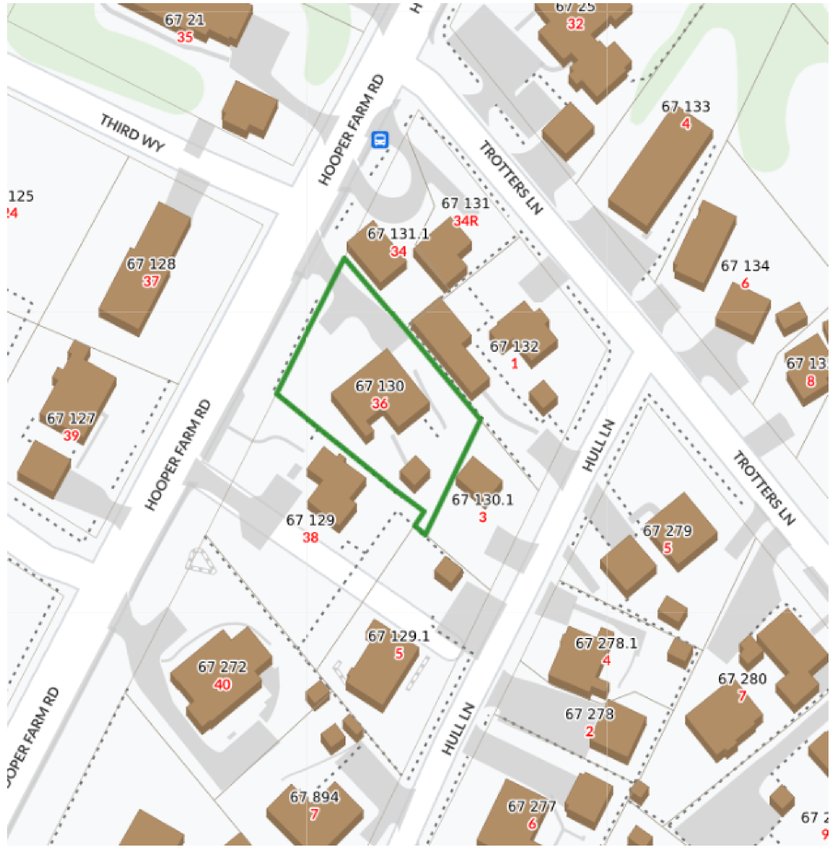
* Attach manufacturer's color samples if color is not from HDC approval list.

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



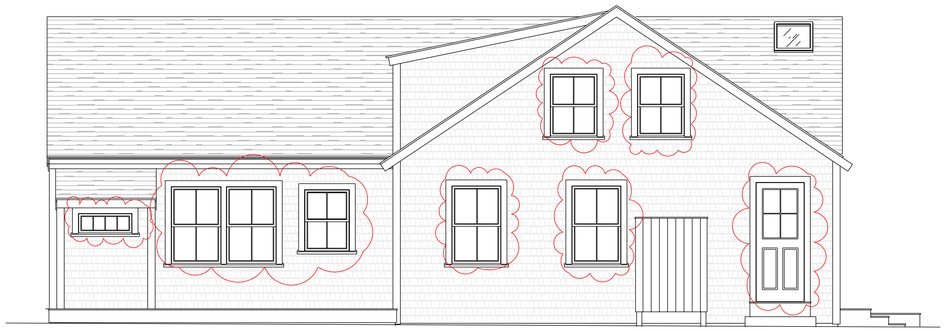



EXISTING HOUSE FROM HOOPER FARM RD

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"

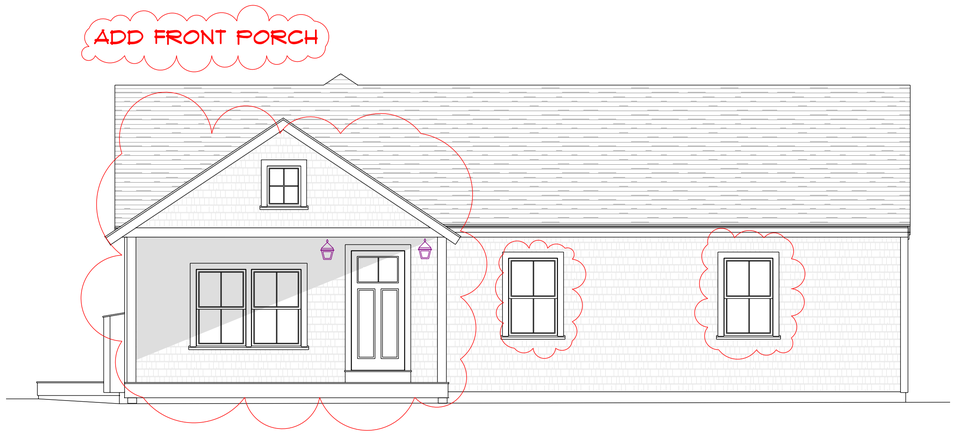


EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"

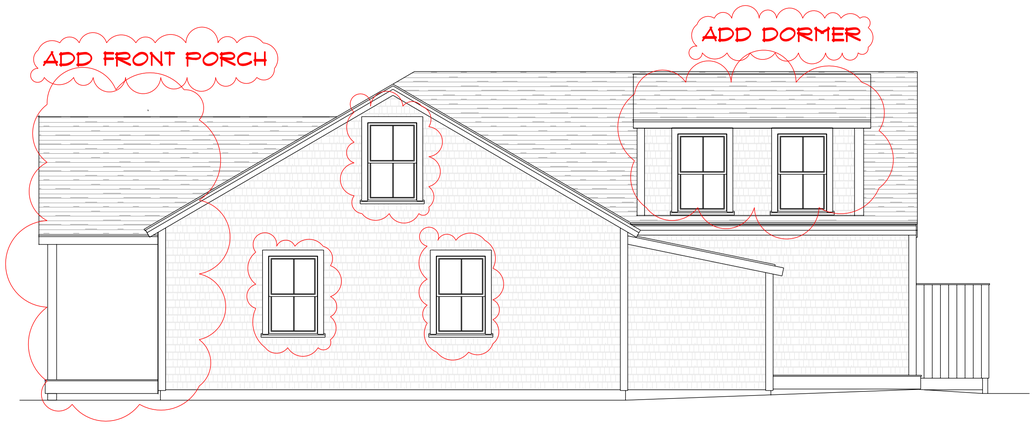
**CHANGE DOORS AND WINDOWS TO 2/2 (SDL) WINDOWS FROM 6/6 (TDL)**



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



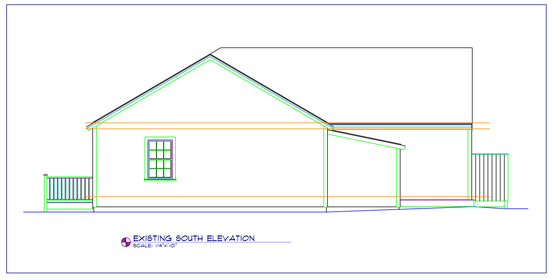

PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"




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



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

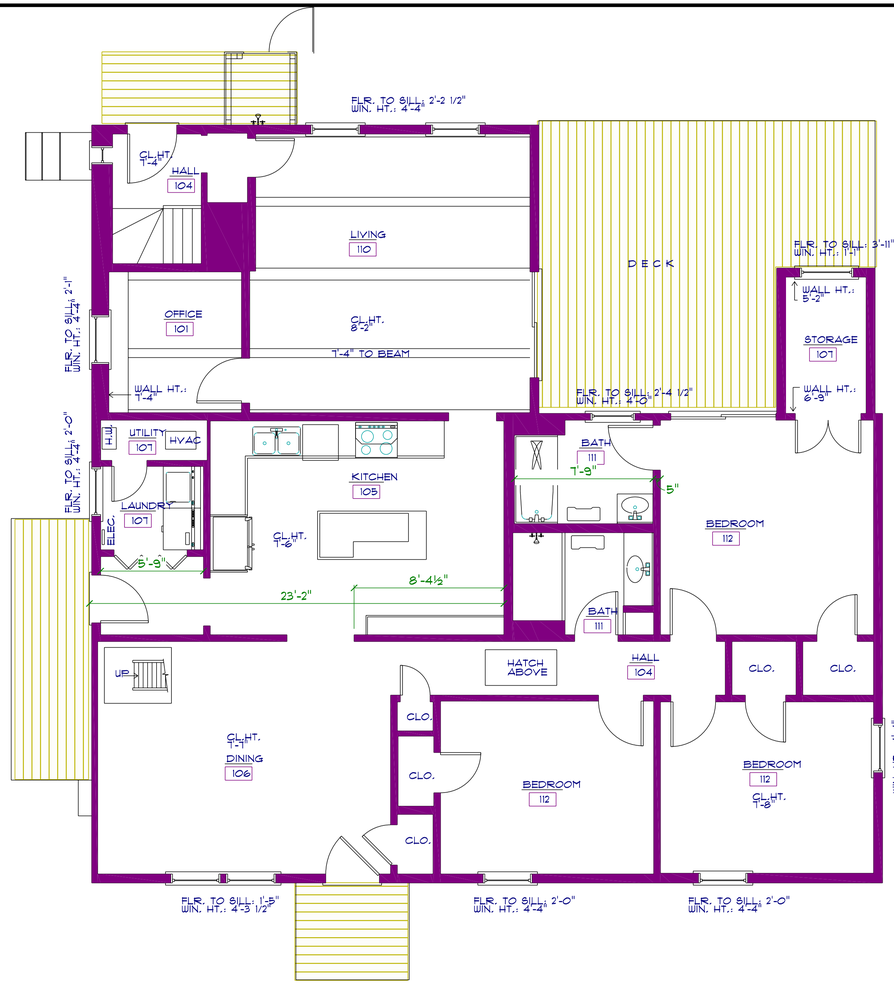


EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"

**LOVE- ALTERATIONS**
**36 HOOPER FARM RD**
**9/7/24**

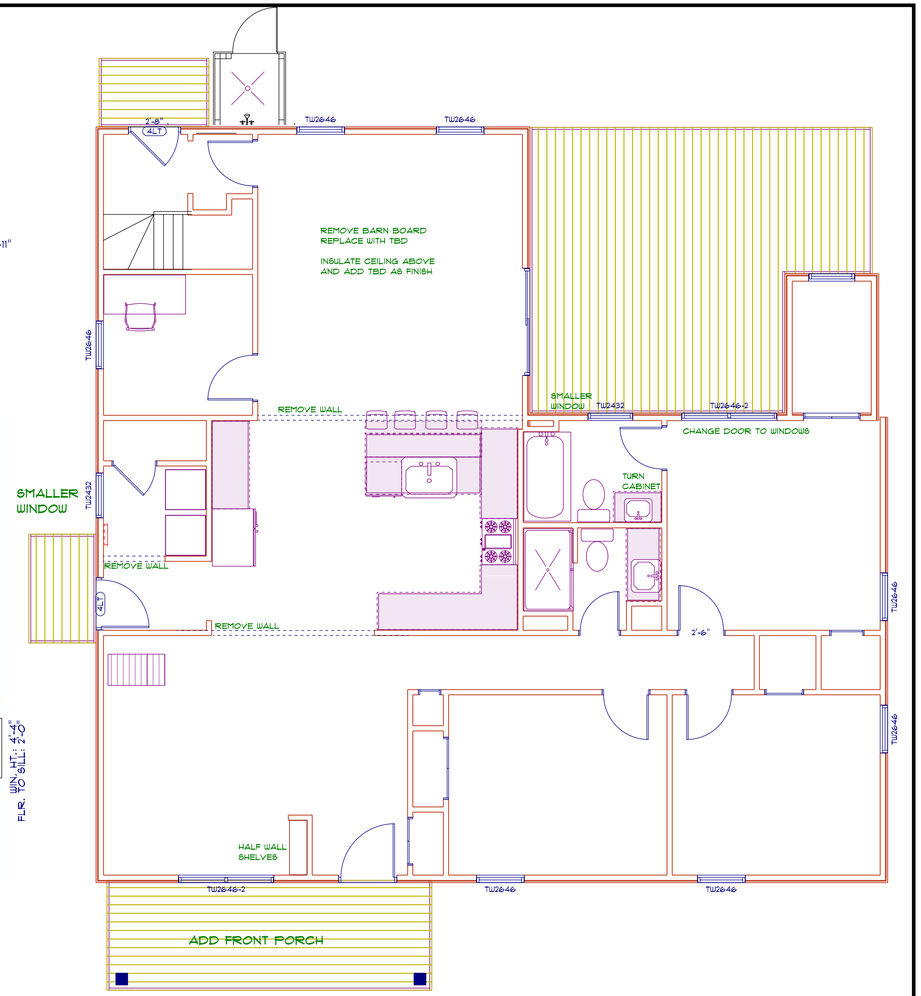
# REPLACE DOORS AND WINDOWS WITH ANDERSON SANDTONE 400 SERIES

| 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.

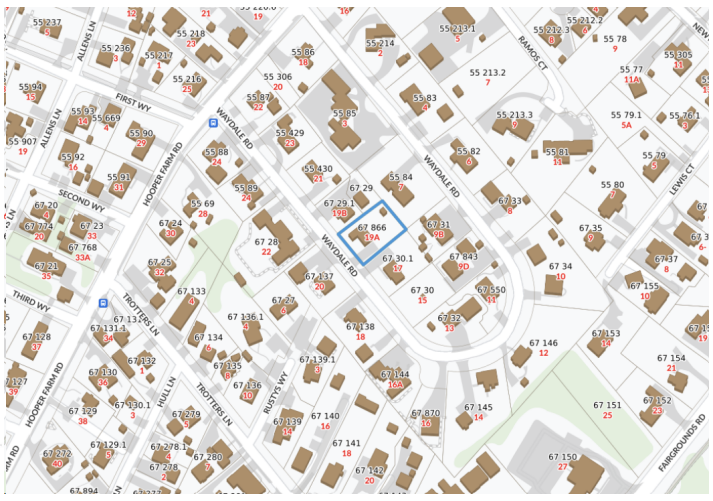
## COLORS

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

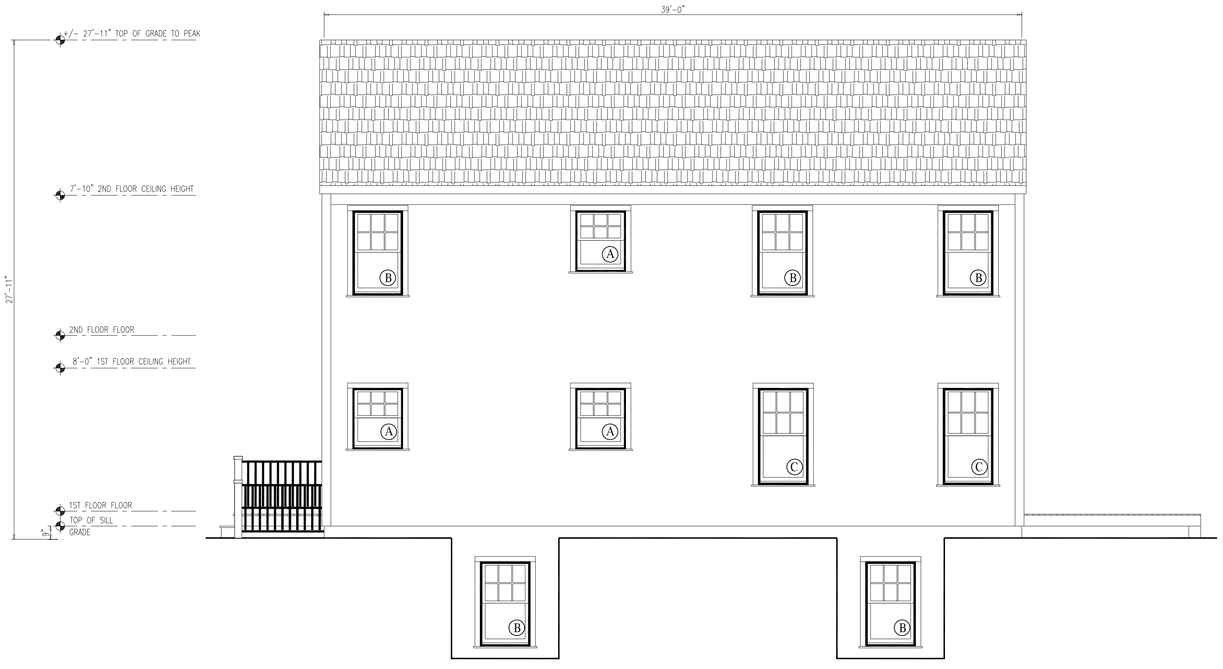
## SOUTHWEST



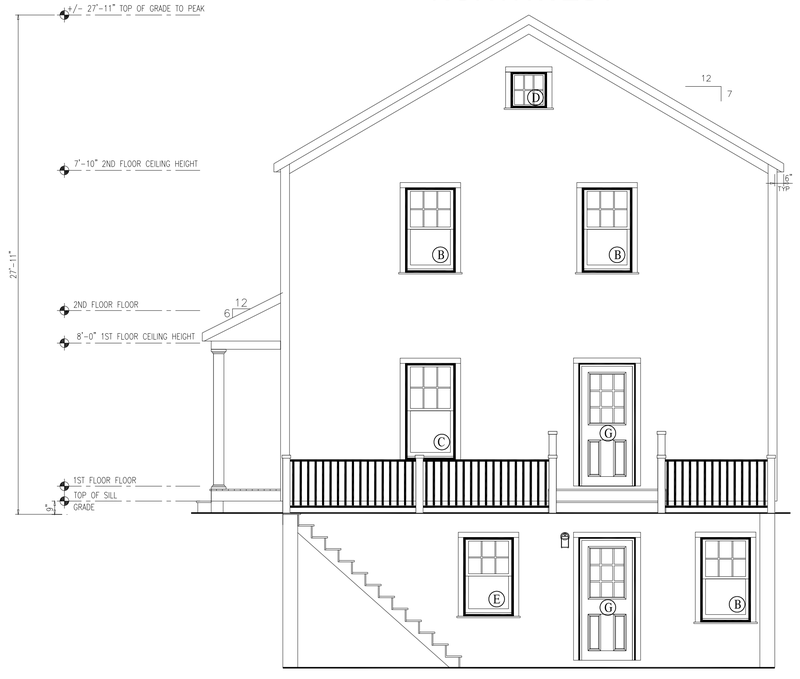

## SOUTHEAST




## 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

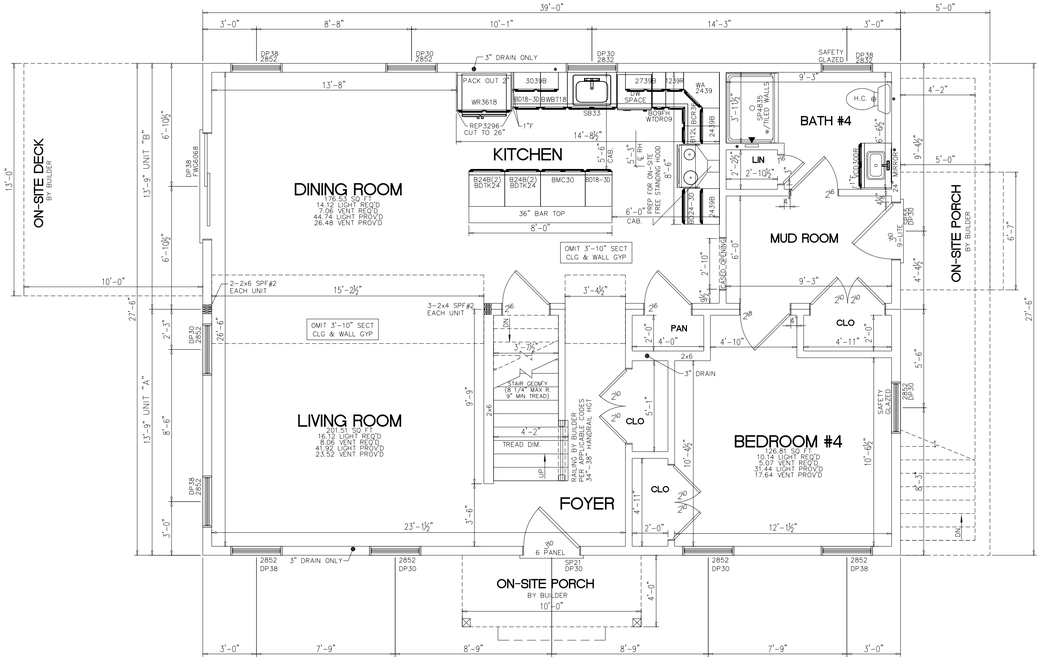
PROJECT:
45287
2-STORY

TITLE:
ELEVATIONS

DRAWN BY: DLN
DATE: 8/15/24
SCALE: 1/4"=1'-0"
FILENAME: 45287 PD2

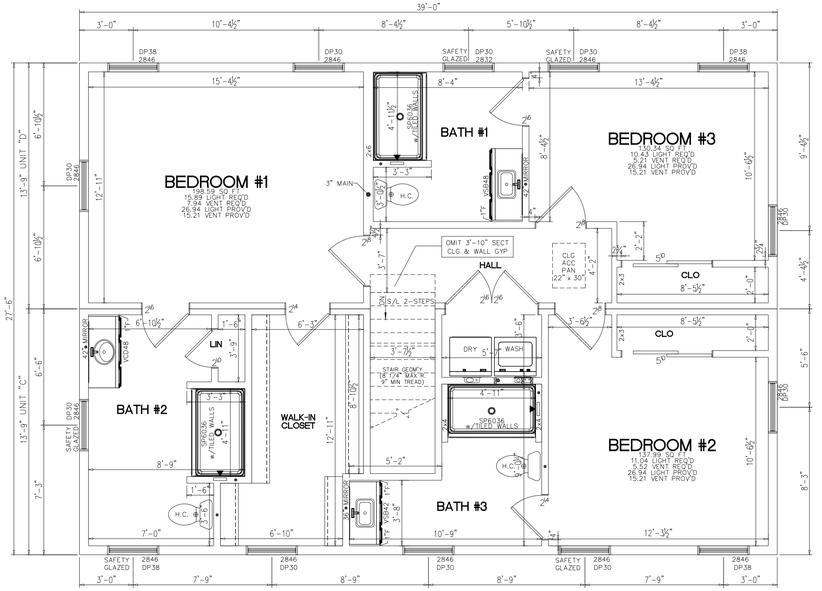
SHEET:
ELEV-

# 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)

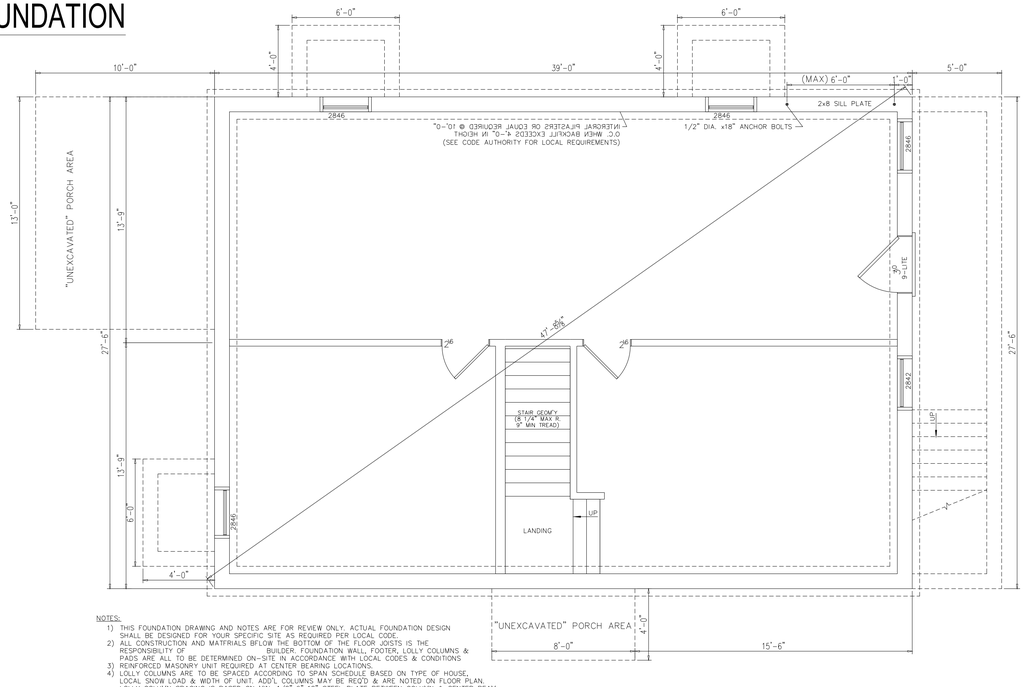
# SECOND FLOOR PLAN




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

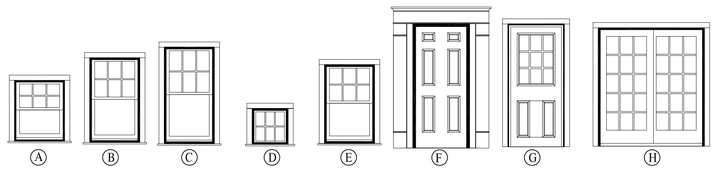
DOOR/WINDOW SCHEDULE

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 -

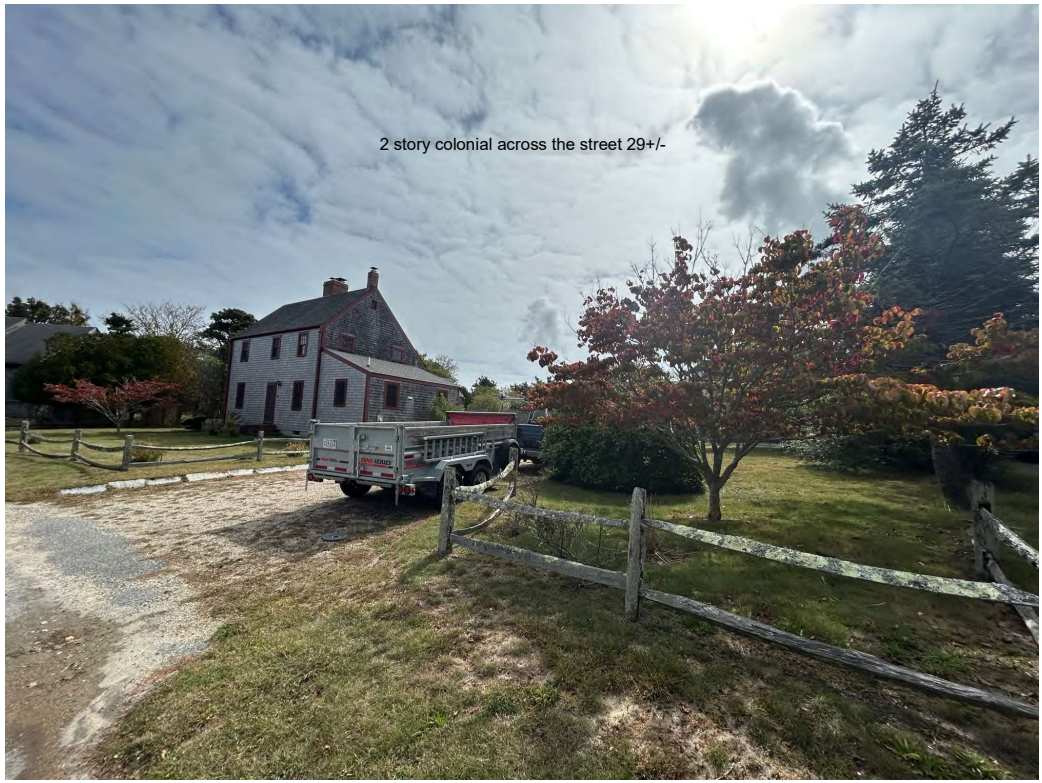

STREET VIEW OF EXISTING ON RIGHT AND NEIGHBORING HOME
ON LEFT


NEW HOME IN REAR


Neighboring comparable 2 story colonial 28'2"
198
190


Neighboring home 29+/- two/half story
16

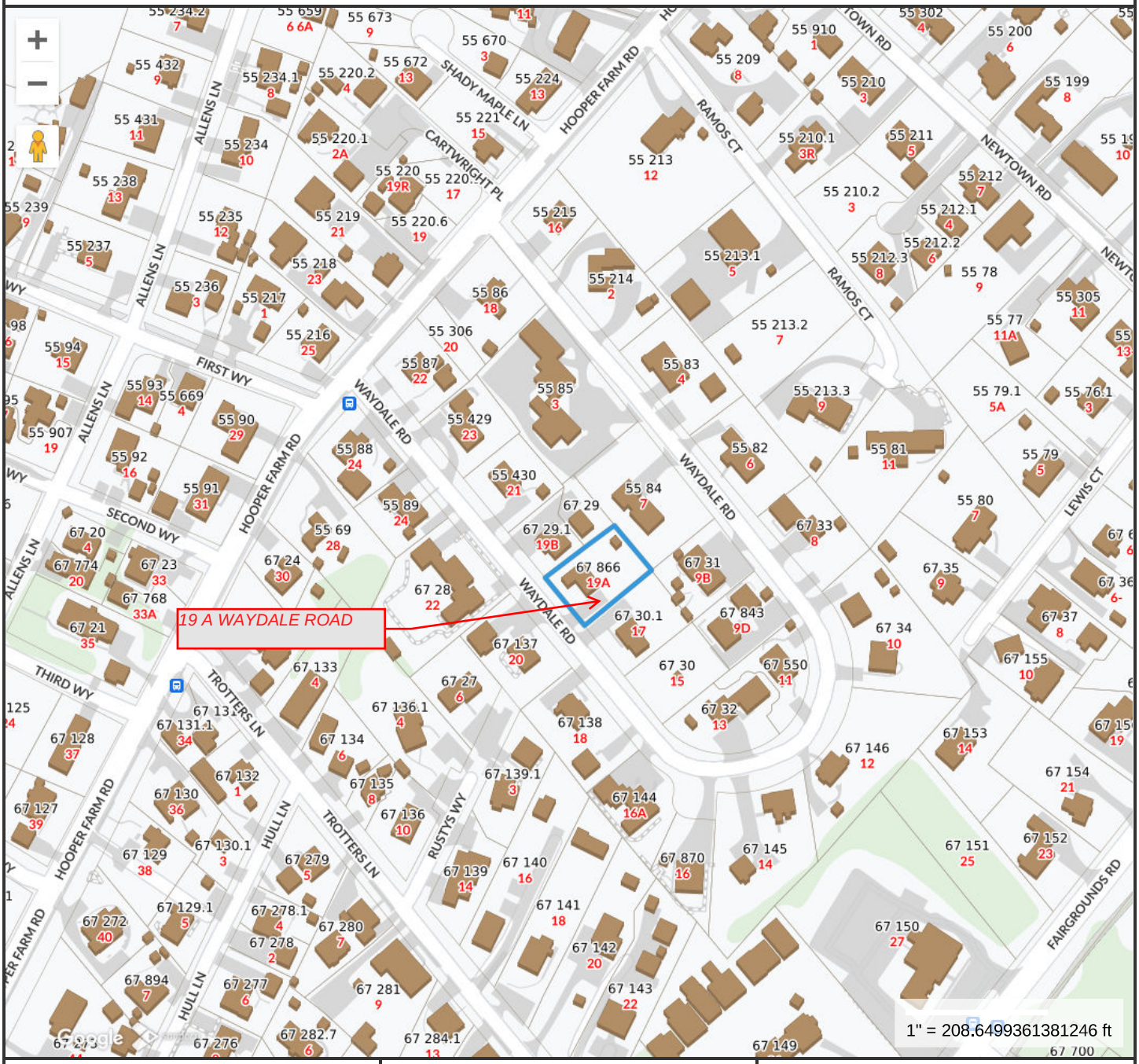

2 story colonial across the street


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

Nantucket, MA 02554

Certified Mail Fee $4.85

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

Postage $0.73

Total Postage and Fees $5.58

Sent To
VALERO GALE & RICHARD
1 GOOSE POND LANE
NANTUCKET, MA 02554

PS Form

9589 0710 5270 1061 3687 47

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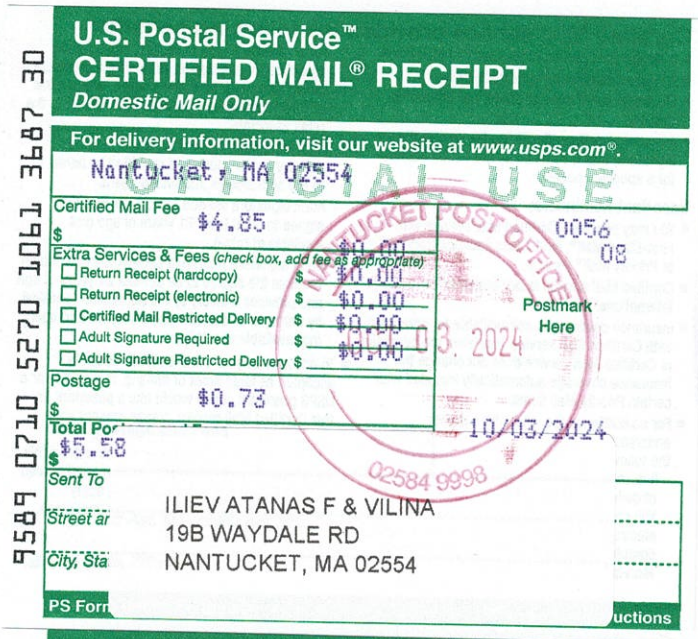
NANTUCKET POST OFFICE
OCT 03 2024
Postmark Here
10/03/2024
0056
08



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19B WAYDALE RD
NANTUCKET, MA 02554

PS Form

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10/03/2024
02584 9998
0056
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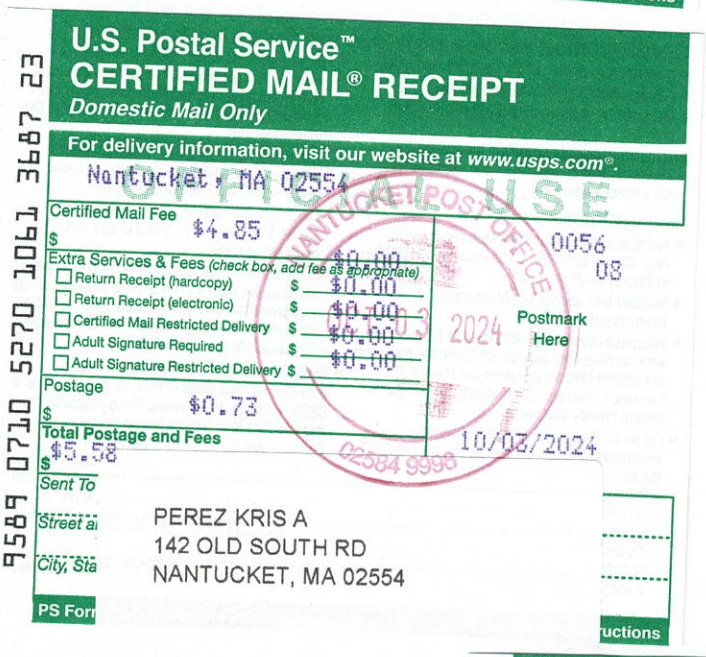

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PEREZ KRIS A
142 OLD SOUTH RD
NANTUCKET, MA 02554

PS Form

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NANTUCKET, MA 02554

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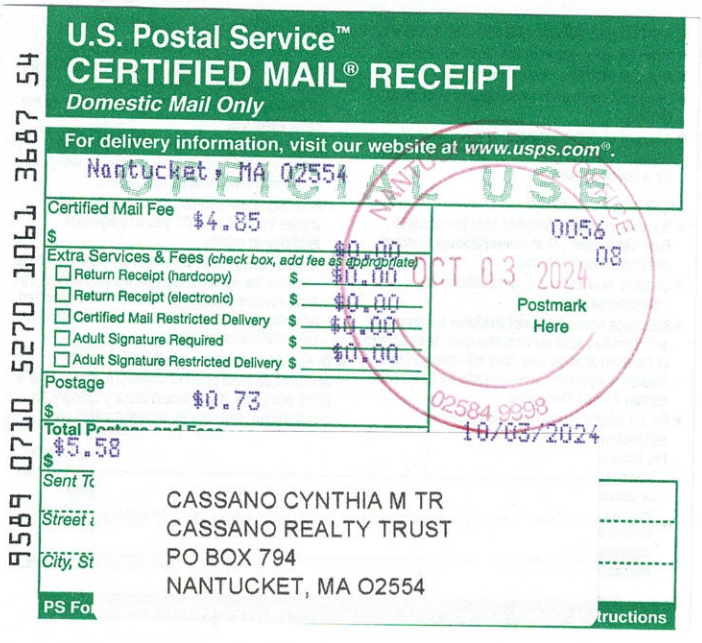

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CASSANO REALTY TRUST
PO BOX 794
NANTUCKET, MA 02554

PS Form

9589 0710 5270 1061 3687 54

OFFICIAL USE
NANTUCKET POST OFFICE
OCT 03 2024
Postmark Here
10/03/2024
02584 9998
0056
08

# 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

CERTIFICATE NO: _____ DATE ISSUED: _____

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

# CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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: _____

RECEIVED
OCT 03 2024
By

Notes - Comments - Restrictions - Conditions

_____

_____

_____

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

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

☑ 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: color change from Nantucket Gray to Quaker Gray clapboard on E. elevation only

Historic Name:

Original Date: c. 1840

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: 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.<br>• 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)<br>a. taken from the street are highly encouraged.<br>b. Pictures of other properties in the neighborhood are also suggested. |
| | Colors (4 copies):<br>a. HDC Approvable Colors: https://www.nantucket-ma.gov/DocumentCenter/View/4841/HDC-Approvable-Colors-PDF<br>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.<br>• 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

RECEIVED
OCT 03 2024
By _____

# HISTORIC DISTRICT COMMISSION

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

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OCT 03 2024
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emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

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

## Waiver of the HDC 10 Day Hearing Requirement

I 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

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By

**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 # KYNP26241 CHRISTOPHER MORGAN HAMPTON NOTARY PUBLIC STATE AT LARGE, KENTUCKY MY COMMISSION EXPIRES MAR. 24, 2025

On this 8th day of December, 2023, before me, the undersigned notary public, personally

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By

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

NOTARY ID # KYNP26241
CHRISTOPHER MORGAN HAMPTON
NOTARY PUBLIC
STATE AT LARGE, KENTUCKY
MY COMMISSION EXPIRES MAR. 24, 2025

CHRISTOPHER MORGAN HAMPTON
NOTARY PUBLIC
STATE AT LARGE, KENTUCKY

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By

178701








DOC No: 00178701

NANTUCKET COUNTY LAND COURT

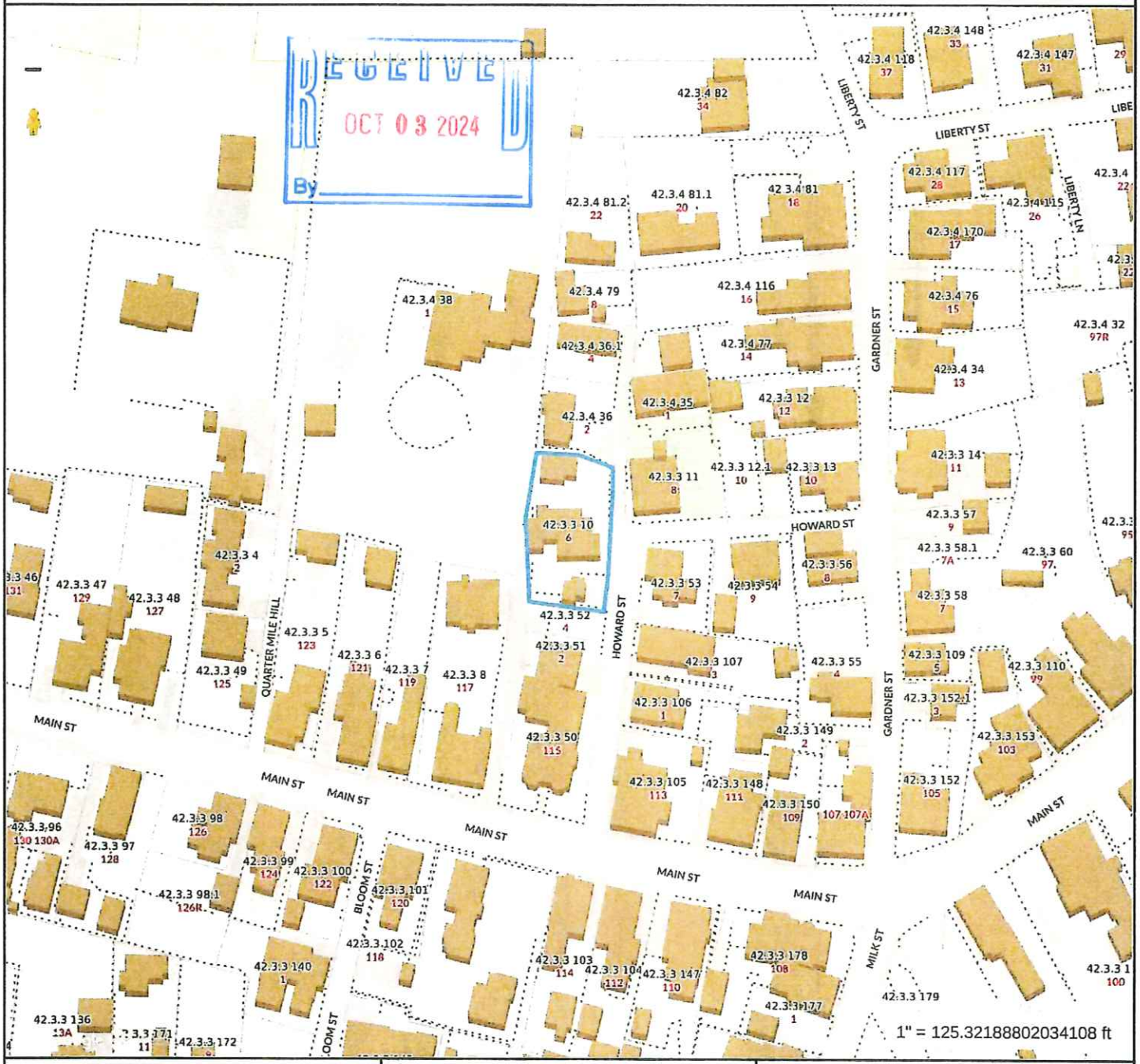
REGISTRY DISTRICT

** 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.

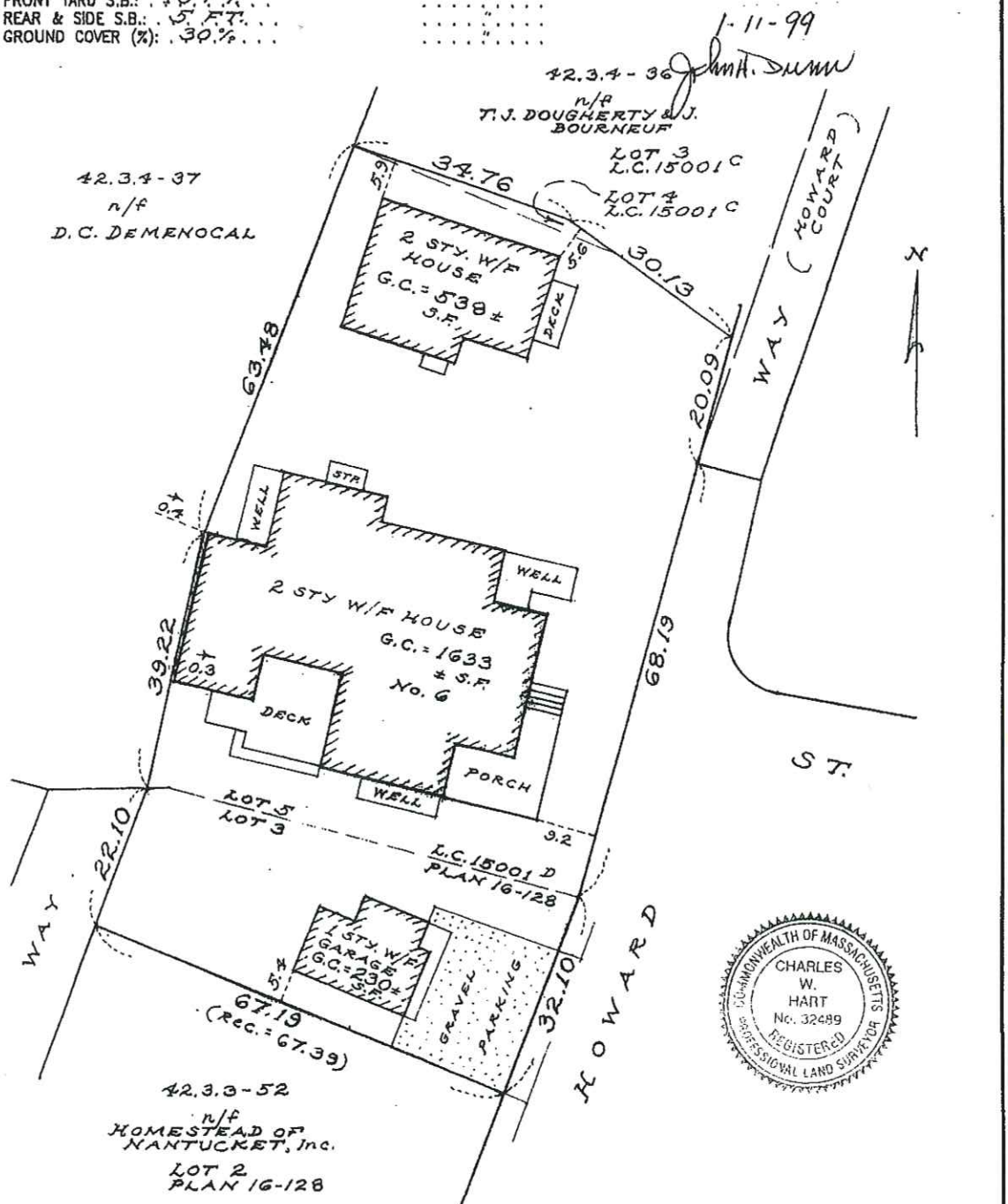
Geometry updated 06/04/2024
Data updated Jan. 2021

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.

ASSESSOR MAP: 42.3.3 , PARCEL: 9 & 10 .

NOT TO BE RECORDED.

# 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 CERT. NO. 18475 . Plan LOT 5 L.C. 15001 D LOT 3 : PLAN 16-128 LOT 4 : L.C. 15001 C

Locus 6 HOWARD ST.


CHARLES W. HART & ASSOCIATES, Inc.
SANFORD BOAT BUILDING
49 SPARKS AVENUE
NANTUCKET, MASS. 02554
(508) 228-8910


H-5323.1

C:\JOBS\CWH\BLP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6 Howard St.






East facing elevation

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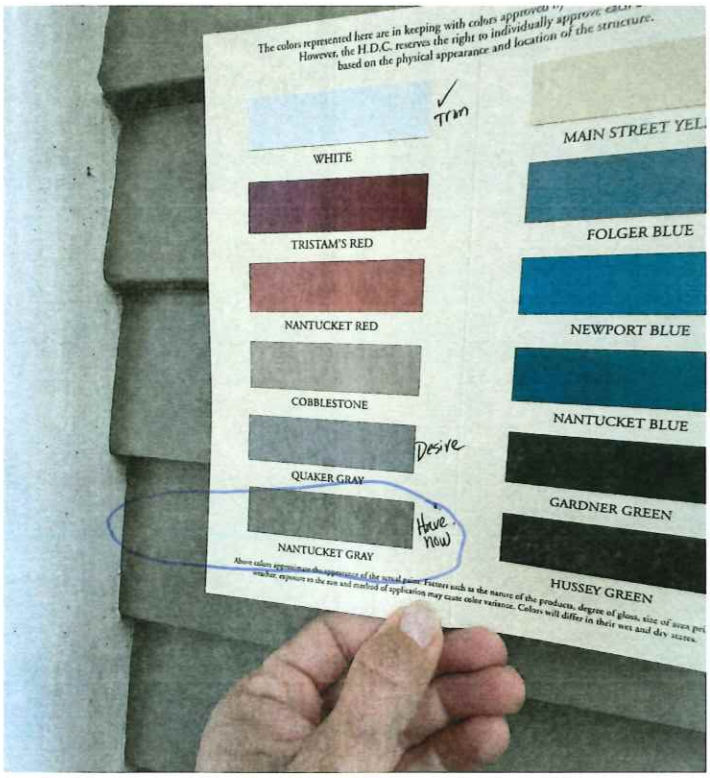




**From:** **Heather McHold** htmchold@gmail.com
**Subject:** Fwd: DRAFT 6 Howard to Quaker Gray and white
**Date:** September 27, 2024 at 10:01 AM
**To:**

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By

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.



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7 Howard with Newport Blue door.

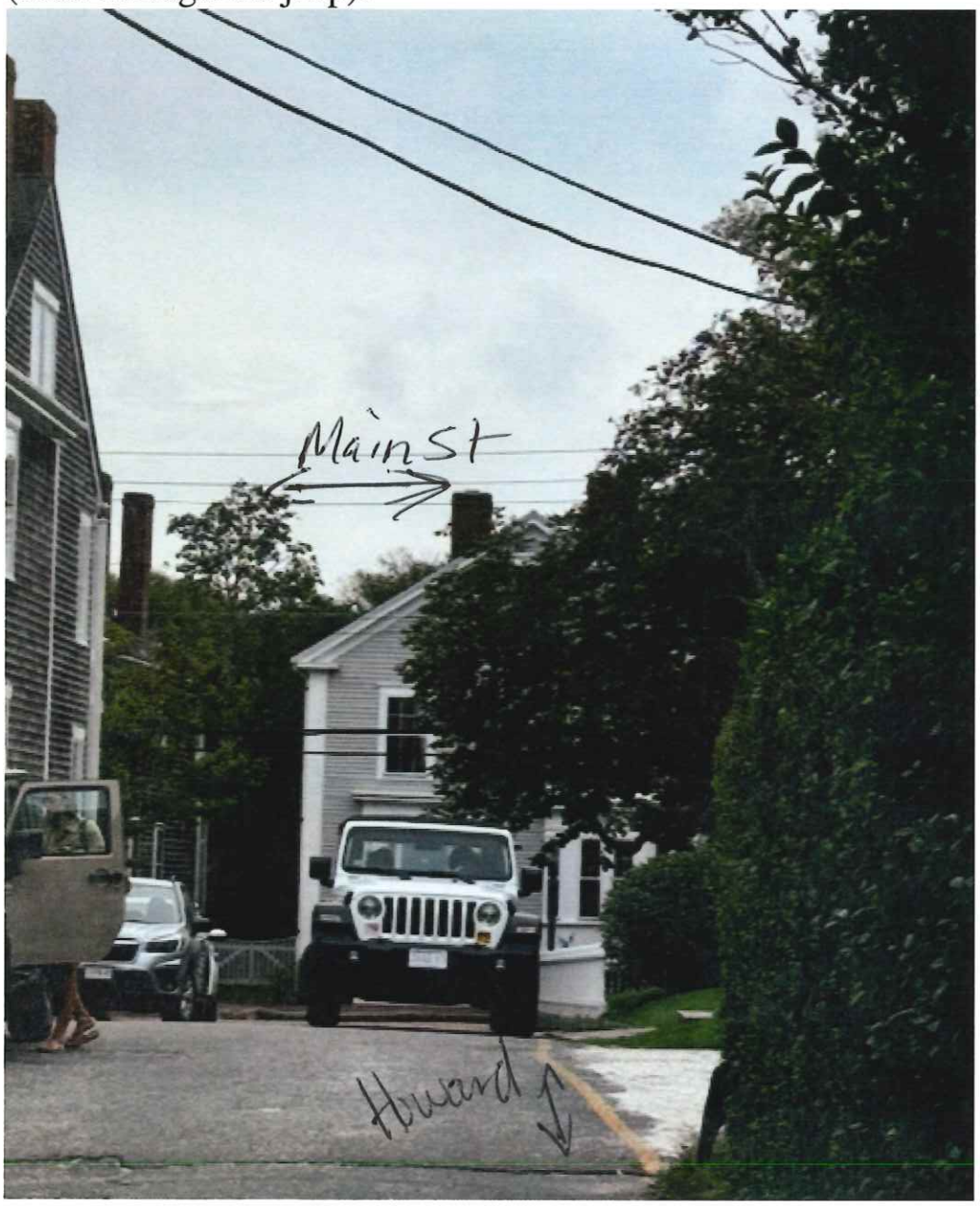


3 Howard



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).

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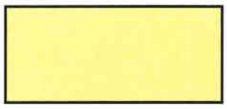
## *Nantucket Historic District Commission*
## *Approvable Colors*

Main Street Yellow.....PMS 120



Cottage Red.....PMS 492



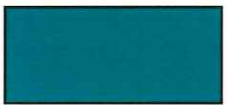
Hamilton Blue.....PMS 5415



Cobblestone.....PMS 403



Nantucket Blue.....PMS 5473



Quaker Gray.....PMS 423 Desired color for clapboard on front of House.



Chrome Green.....PMS 3302



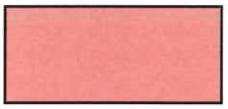
Nantucket Gray.....PMS 416 Current Color 6 Howard St.



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.

WHITE ✓ Trim

MAIN STREET YELLOW

TRISTAM'S RED

FOLGER BLUE

NANTUCKET RED

NEWPORT BLUE

COBBLESTONE

NANTUCKET BLUE

QUAKER GRAY Desire

GARDNER GREEN

NANTUCKET GRAY Have now

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.

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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.

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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.

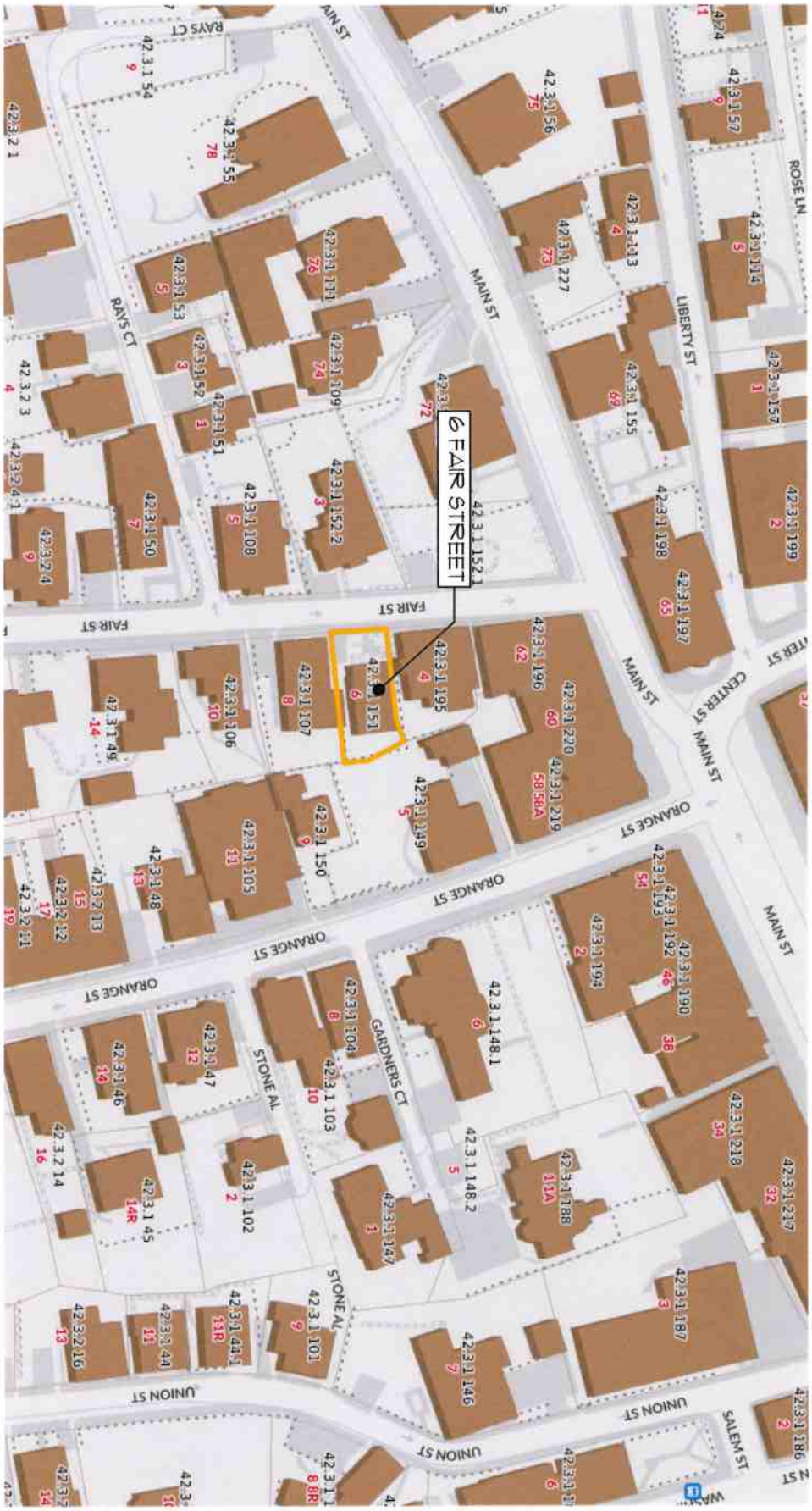
## COLORS

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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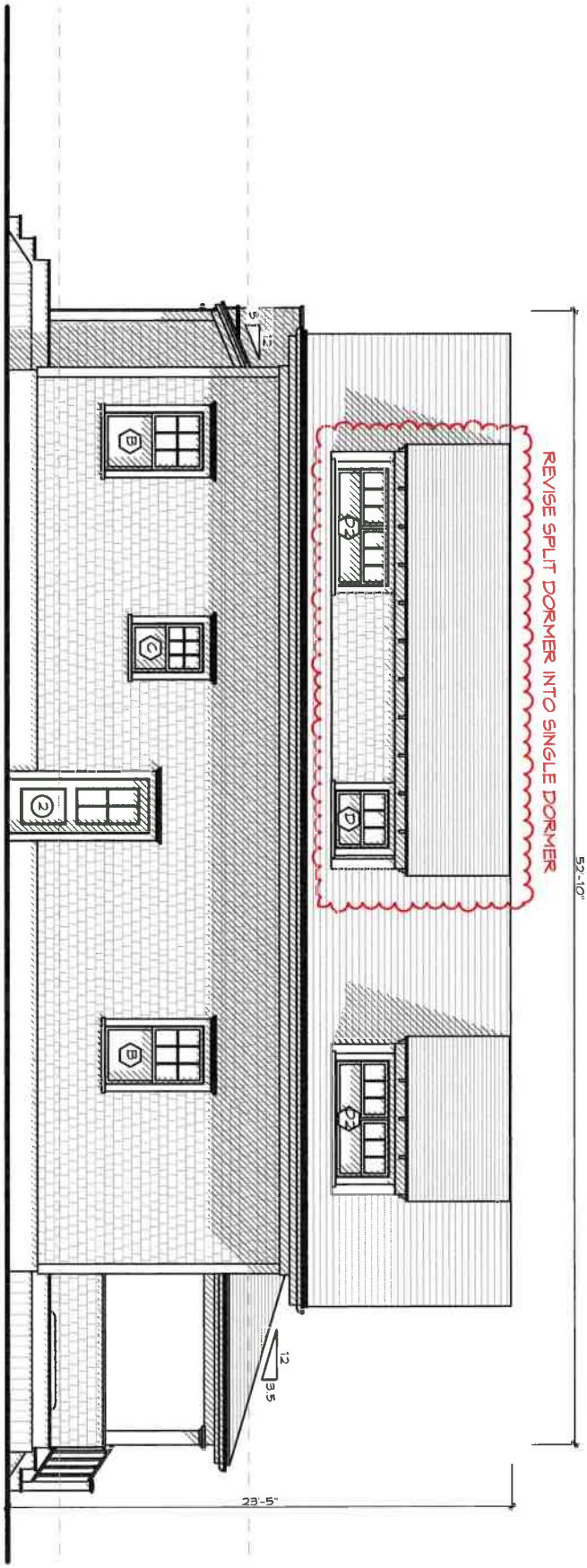
ID#
L-1.2




ID # A-2.1

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North Elevation

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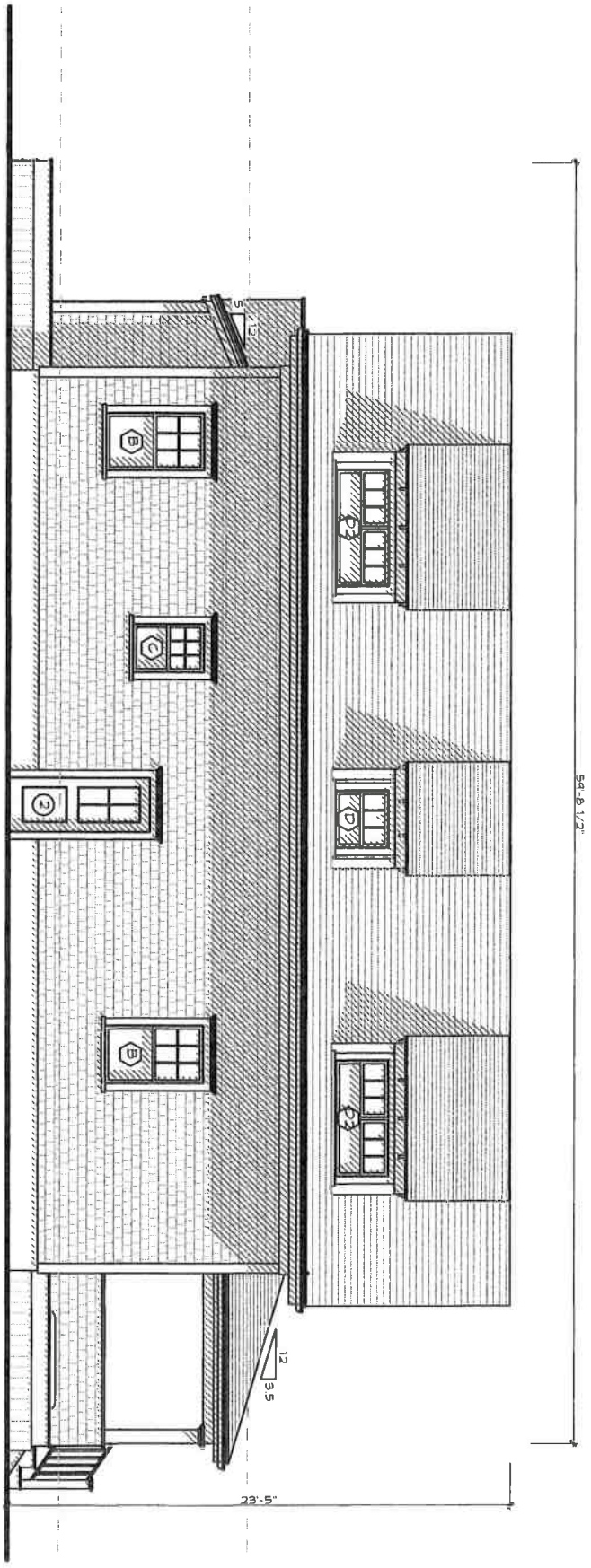
11 OLD SOUTH ROAD, NANTUCKET, MA 02554
P 508 228 5455

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

BOTTICELLIANDPOHL.COM

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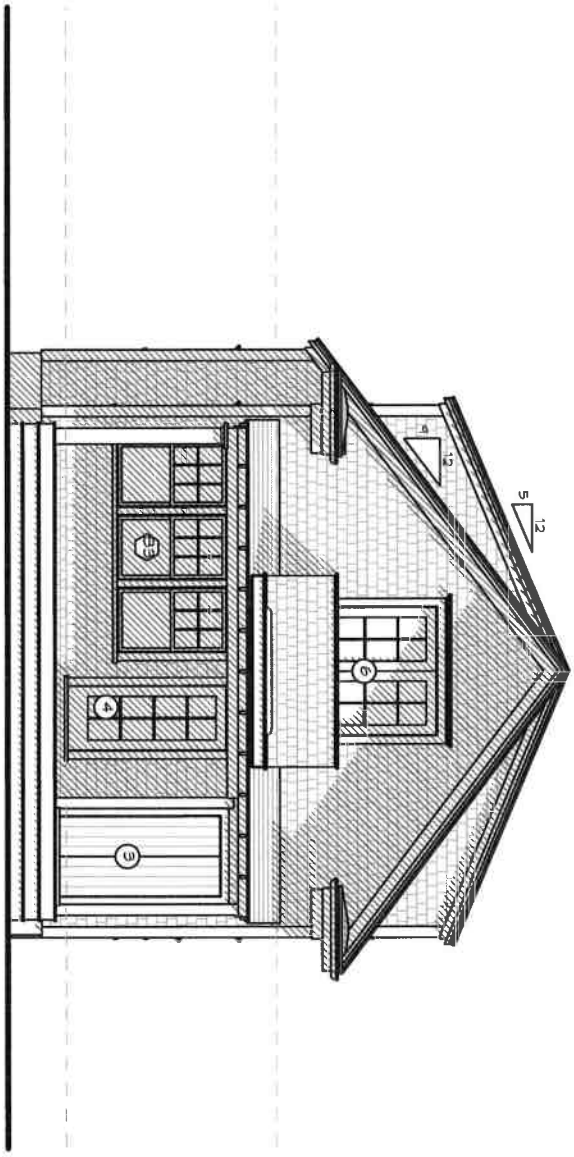


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**East Elevation**

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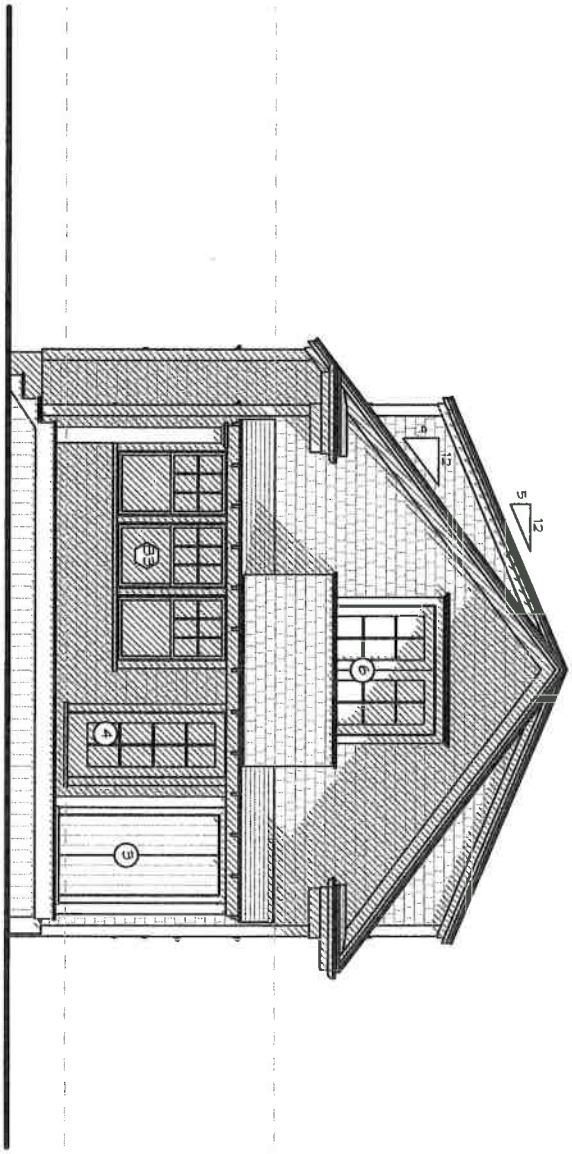


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A-2.2

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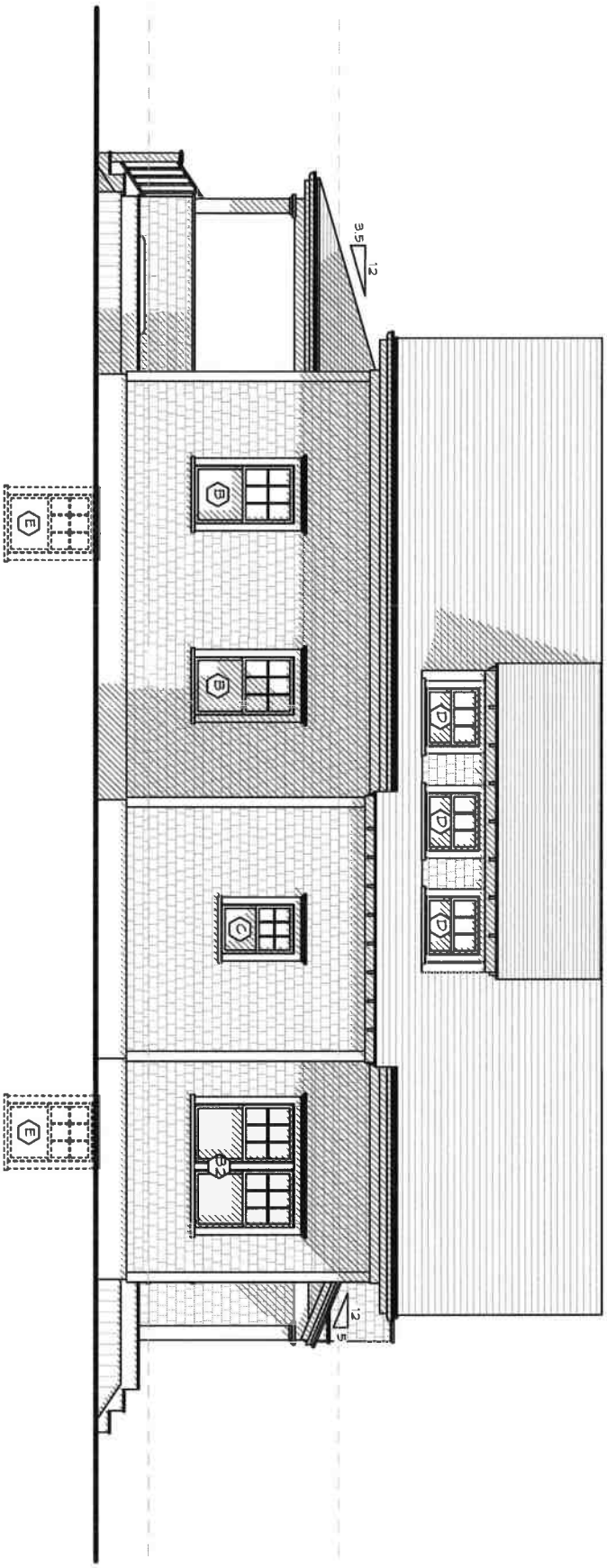


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**South Elevation**

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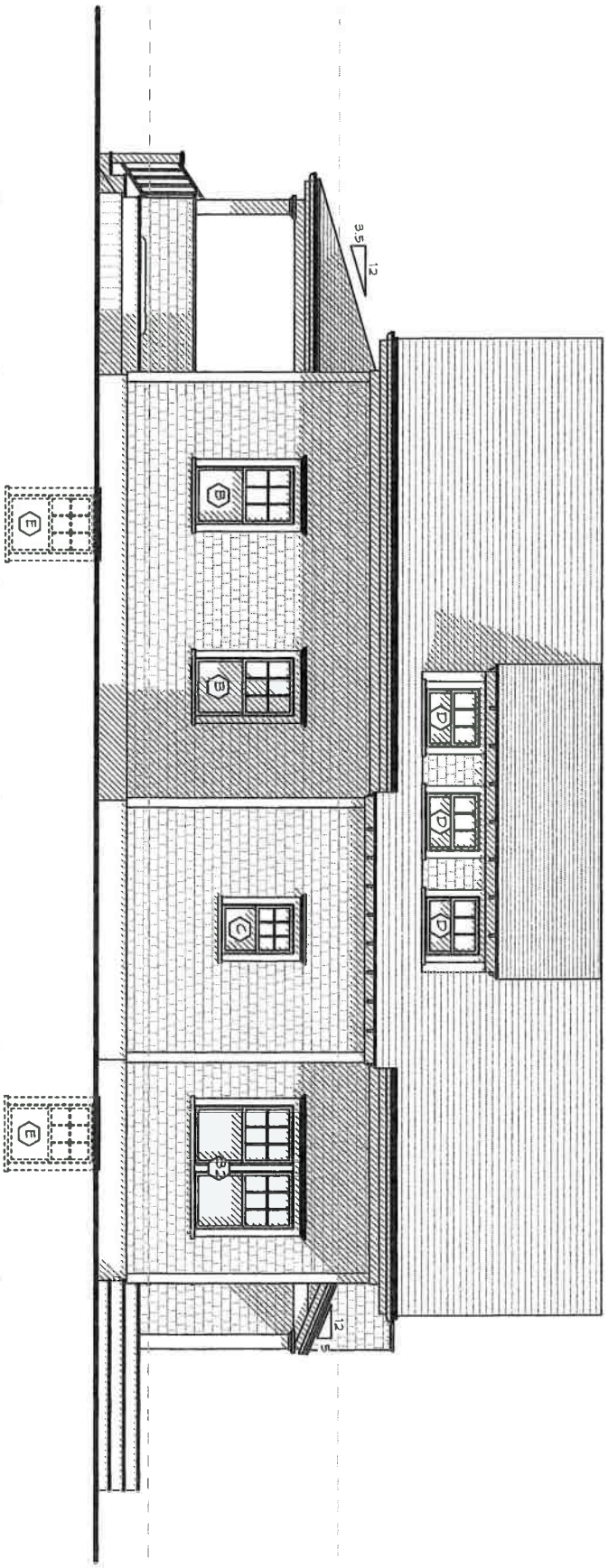
31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM




Previously Approved

ID# A-2.3

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**South Elevation**

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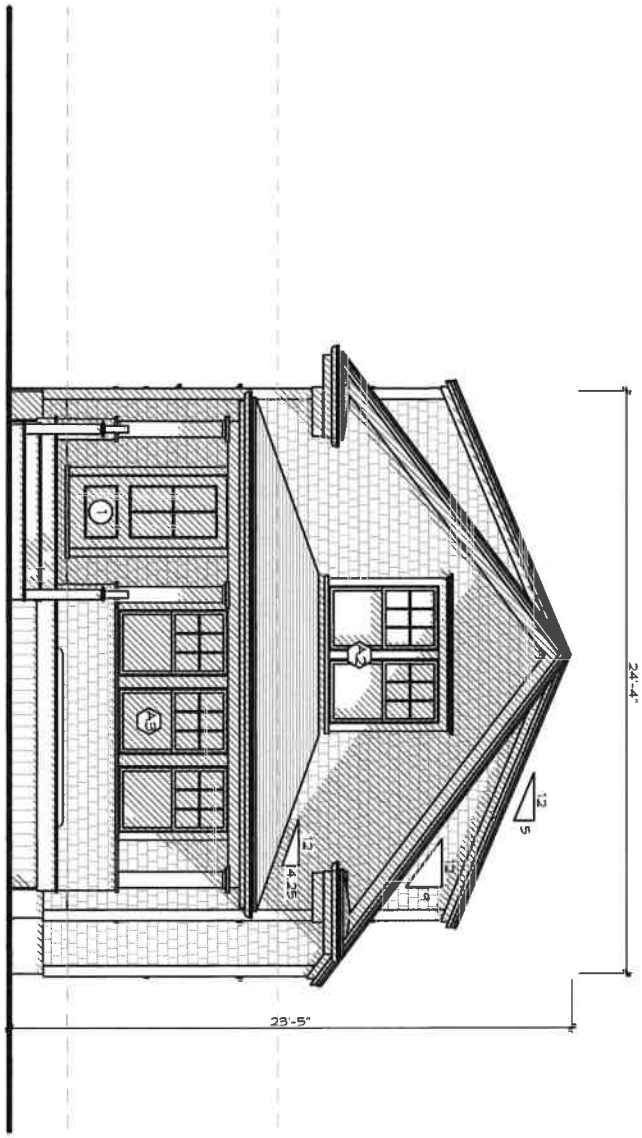
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM




A-2.4

ID #

Higgins
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West Elevation

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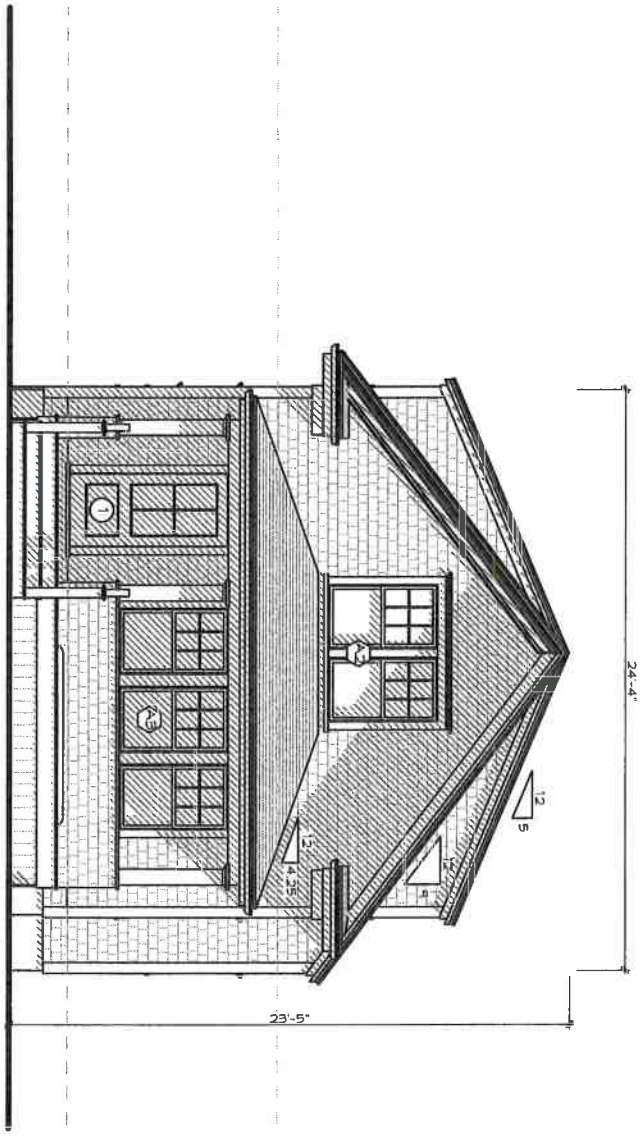
P 508 228 5455

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

BOTTICELLIANDPOHL.COM

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A-2.4 ID #

**Higgins**
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**West Elevation**

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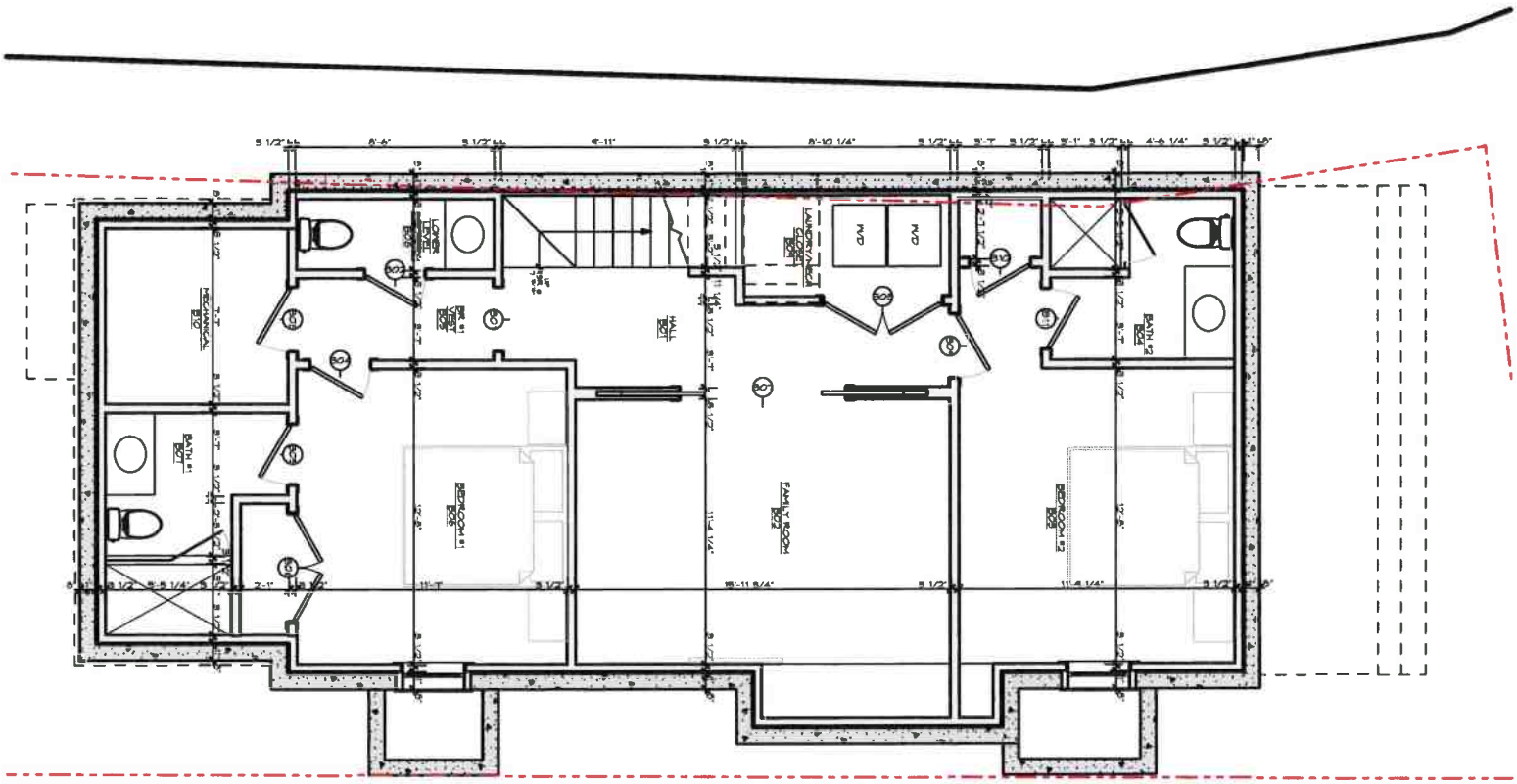
31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM

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## Basement Plan

BOTTICELLI & POHL

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P 508 228 5455

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

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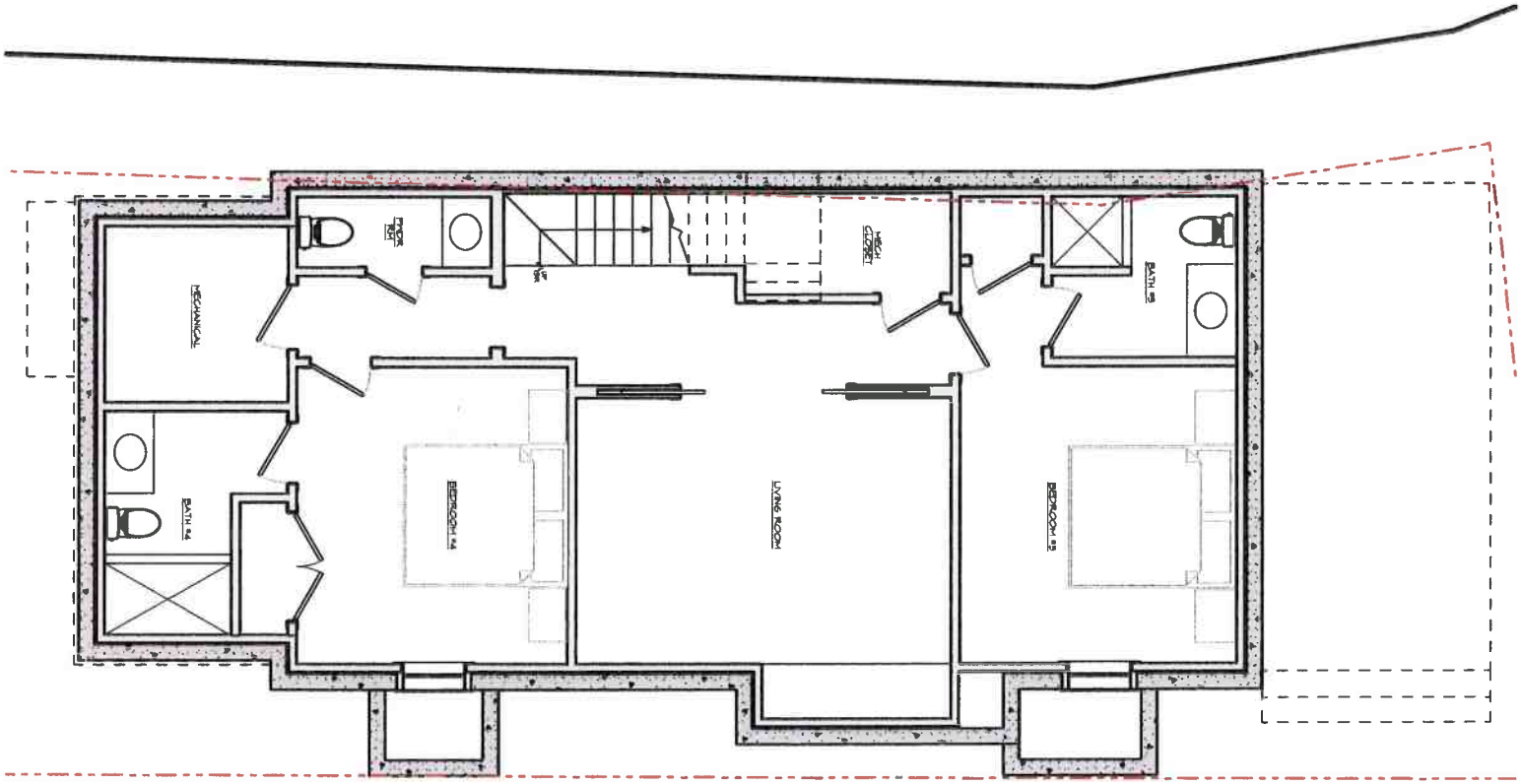


Previously Approved

ID# A-1.0

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## Basement Plan

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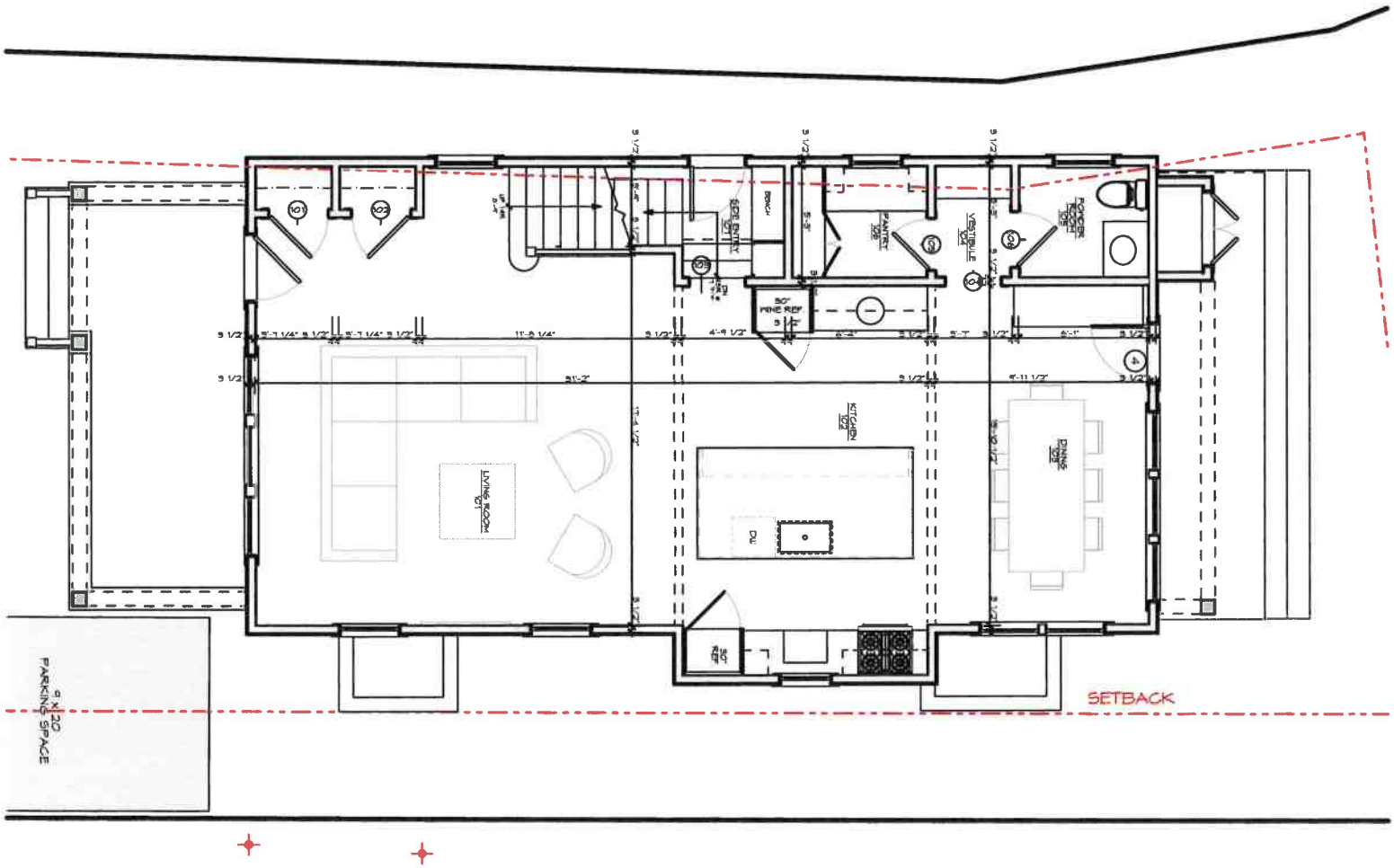


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## First Floor Plan

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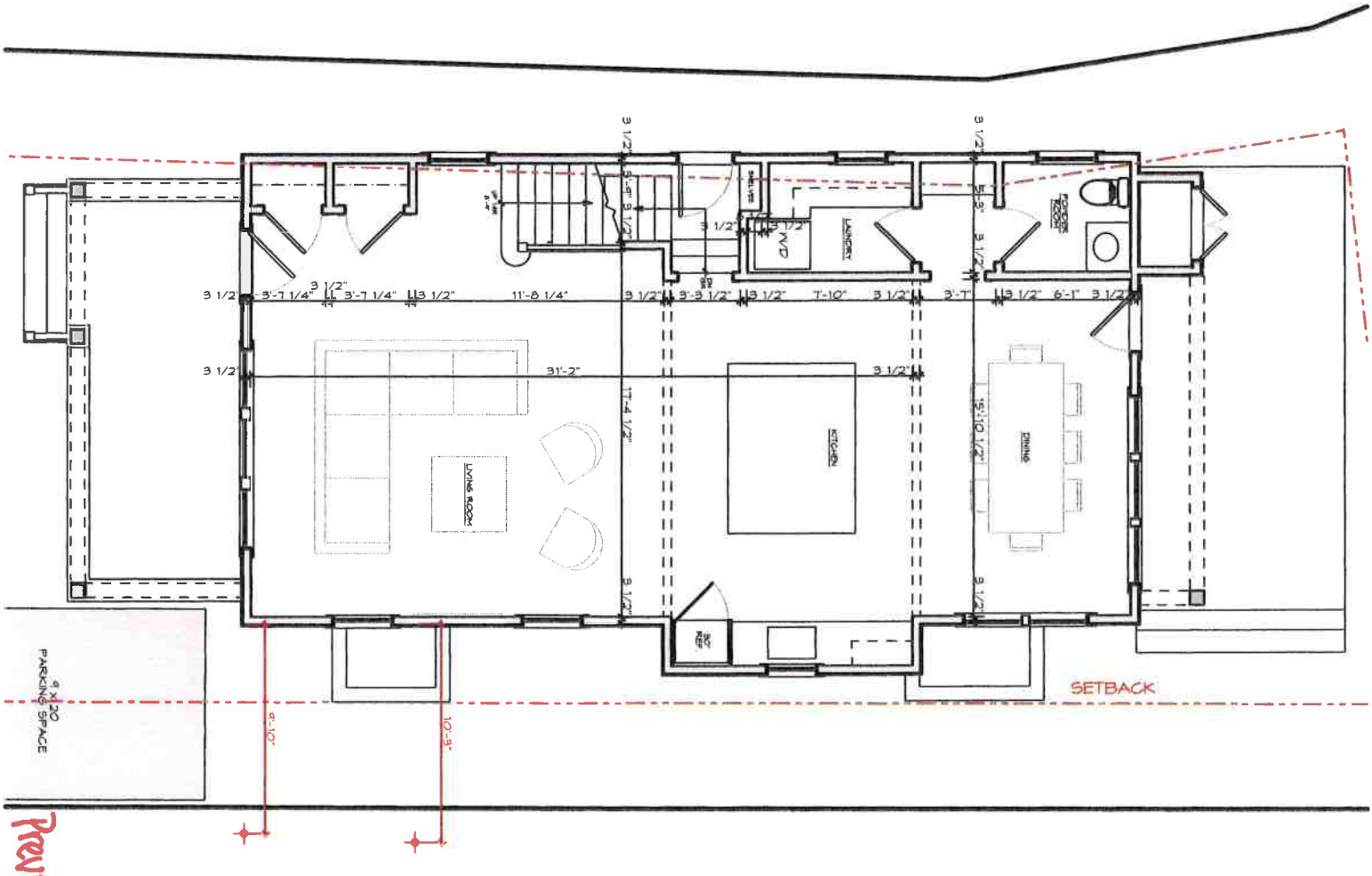


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**First Floor Plan**

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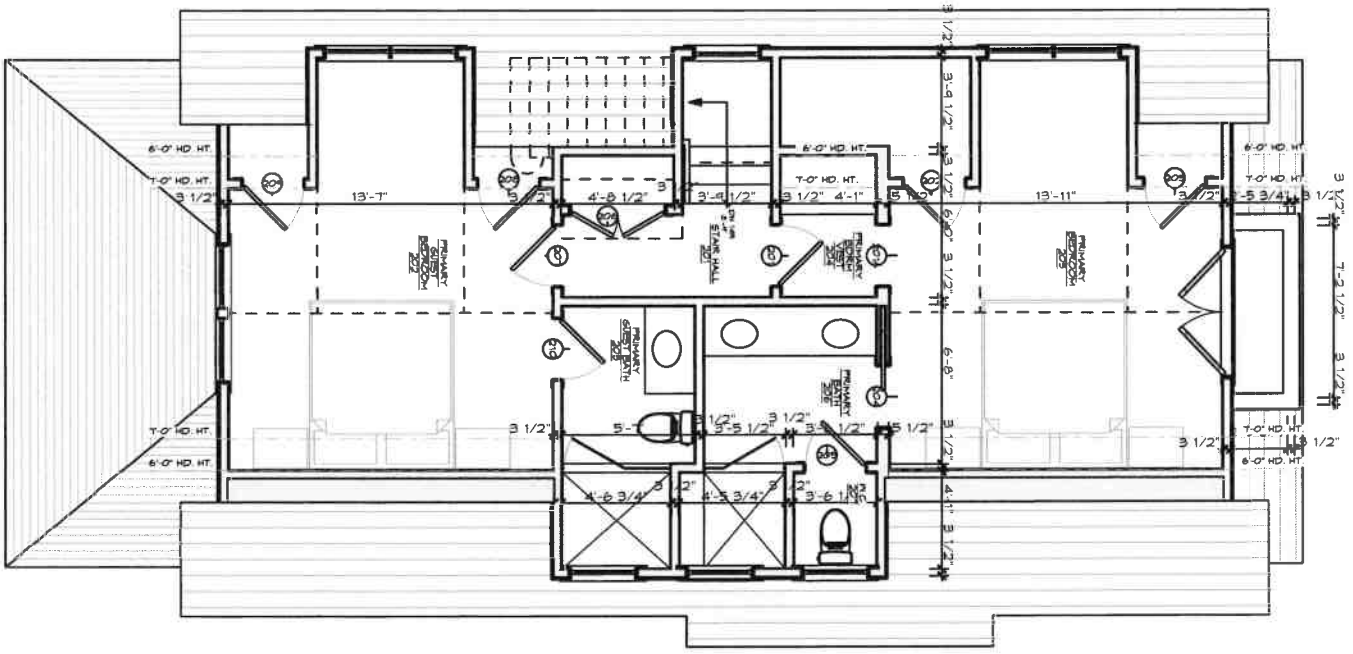


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ID#

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Nantucket, MA 02554

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## Second Floor Plan

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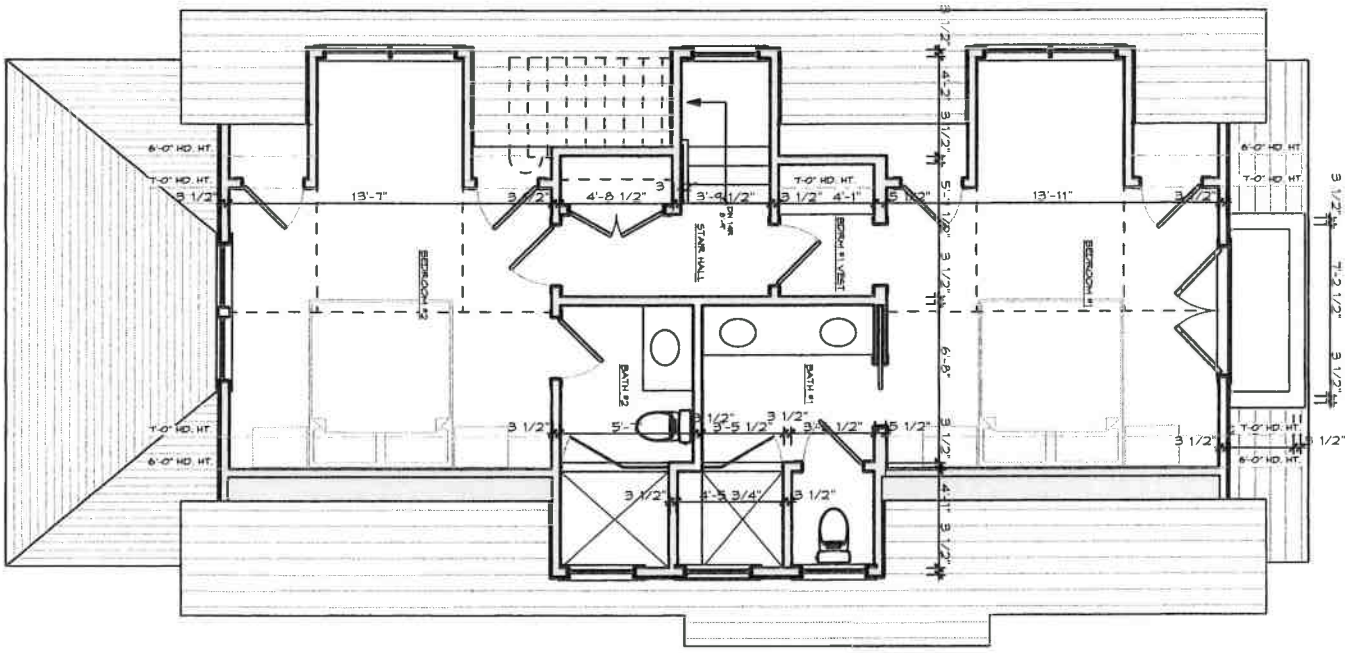
BOTTICELLIANDPOHL.COM

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## Second Floor Plan

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

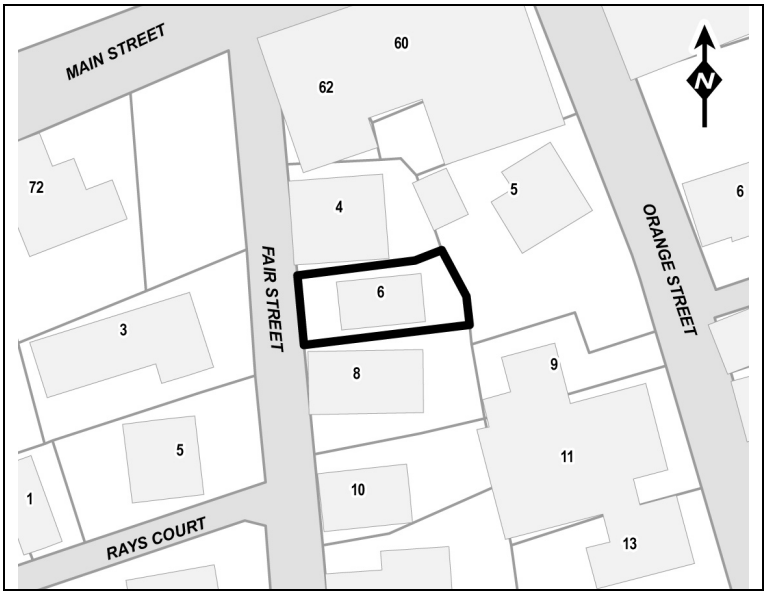
LHD 6/4/1970 NRDIS NHL 11/13/1966

**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.

## BIBLIOGRAPHY and/or REFERENCES

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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.

CERTIFICATE NO: _____ DATE ISSUED: _____

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

# CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

The certificate is valid for three years from 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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

**Leaders (material and size)**: _____

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

☐ Other _____

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

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

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

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

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

☐ True Divided Lights(muntins), single pane ☐ 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

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OCT 07 2024
By

# 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

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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

_____

**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

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

**THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS**

Rev Mar 2020

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***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

Separate App 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.**




**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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**Property Information**

| | |
|---|---|
| **Property ID** | 12399 |
| **Location** | 26 ARLINGTON ST |
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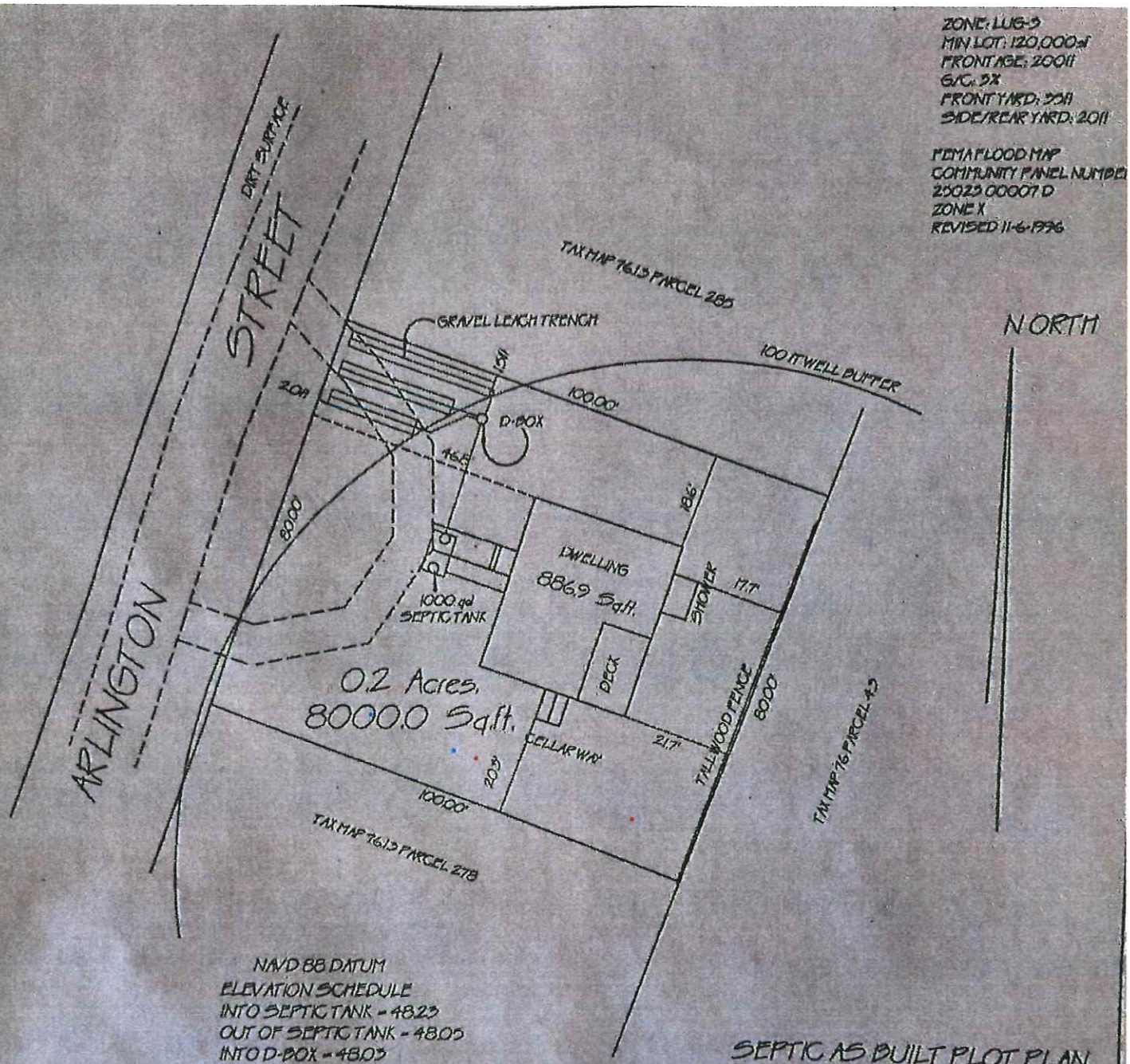


NAVD 88 DATUM
ELEVATION SCHEDULE
INTO SEPTIC TANK - 48.23
OUT OF SEPTIC TANK - 48.05
INTO D-BOX - 48.03
OUT OF D-BOX - 47.89
INTO LEACH TRENCH - 47.87
BOTTOM OF LEACH TRENCH - 45.72

# 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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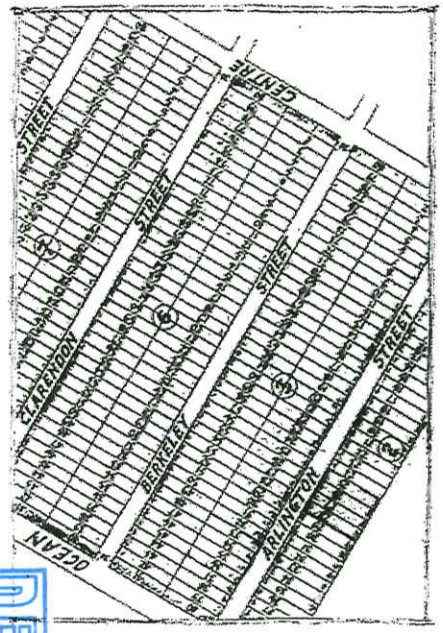
By

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

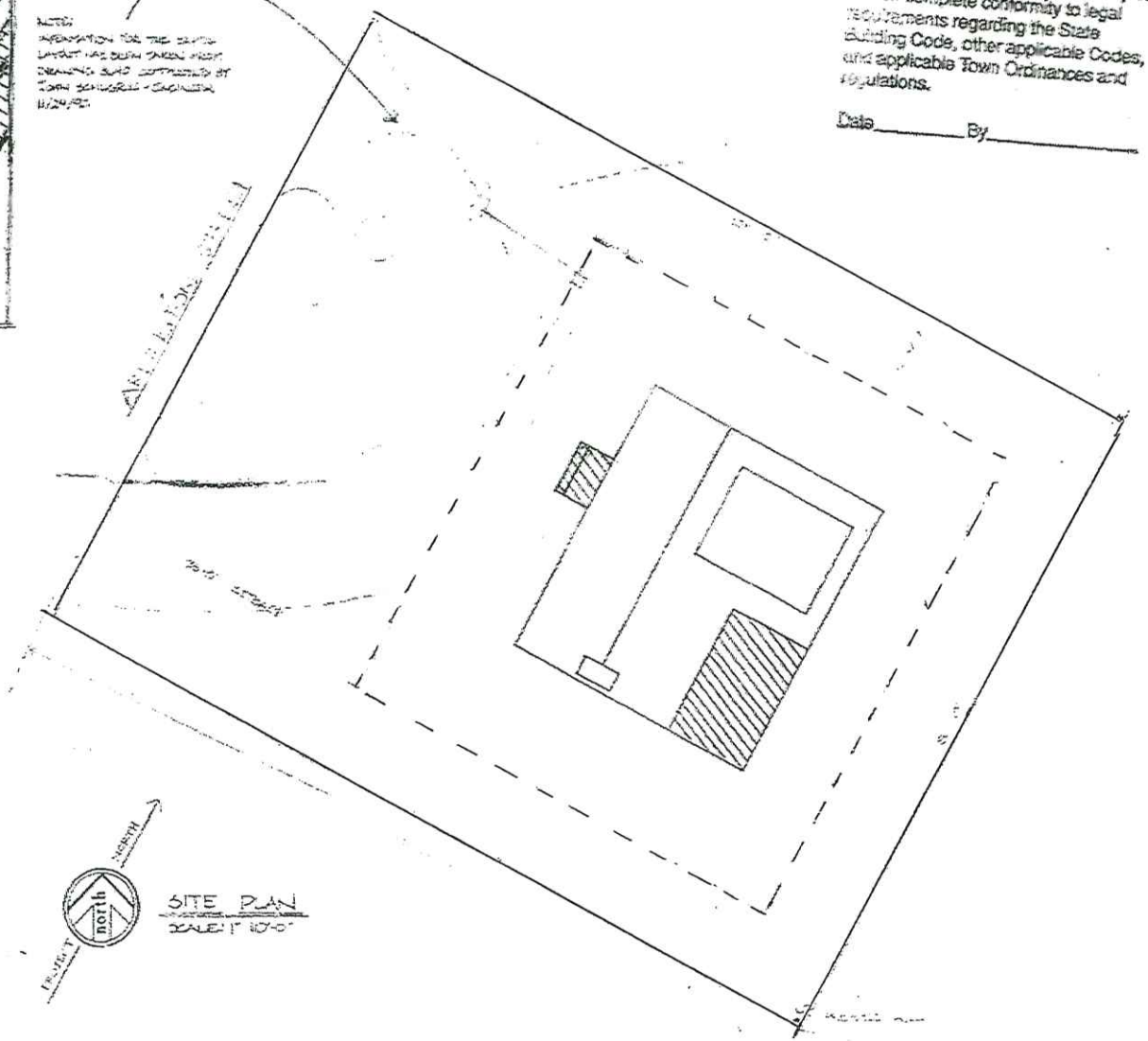
SITE INFORMATION

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_____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REVISION


AILEEN I. BARTH ASSOCIATES
16 MACOMBA ROAD
NANTUCKET, MASS. 02554
508 228 3080


JOB

Scale

Date

By

1


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By

[redacted]

# 26 Arlington Street
# Tom Nevers

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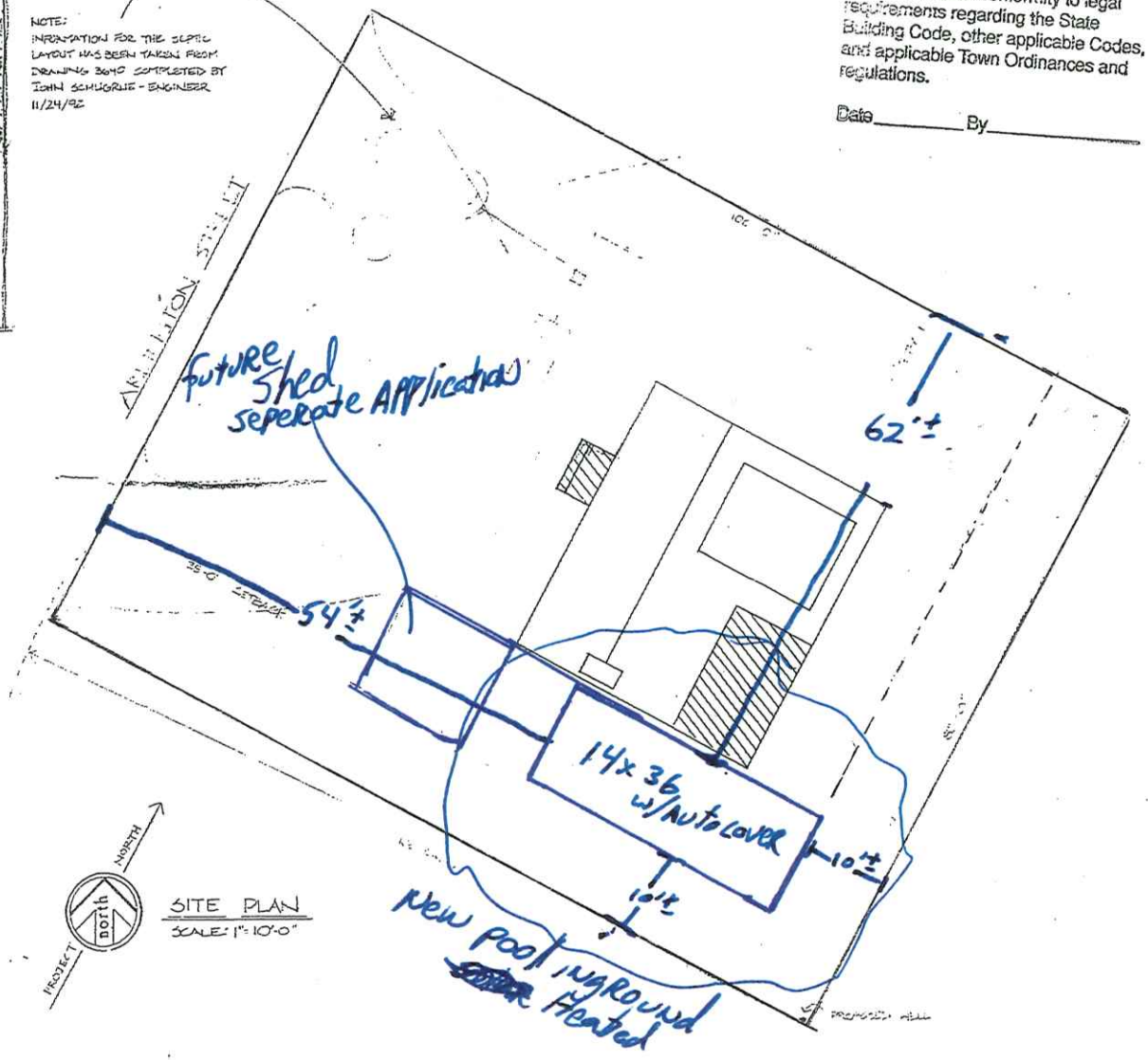
LOCUS PLAN
NO SCALE

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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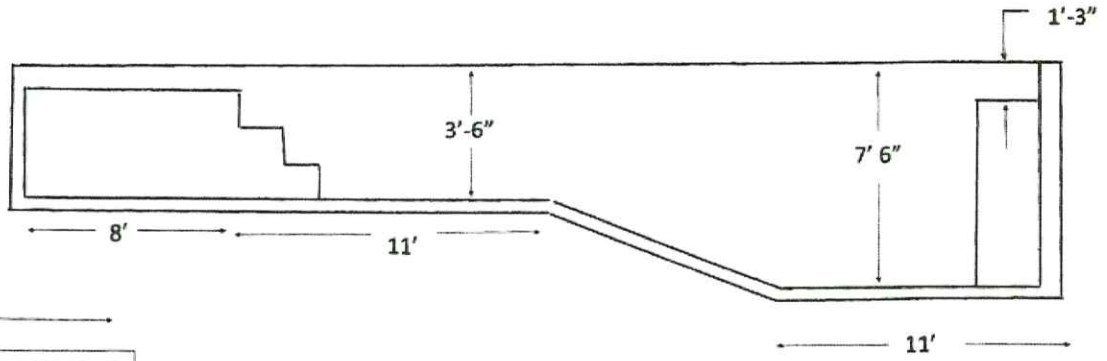
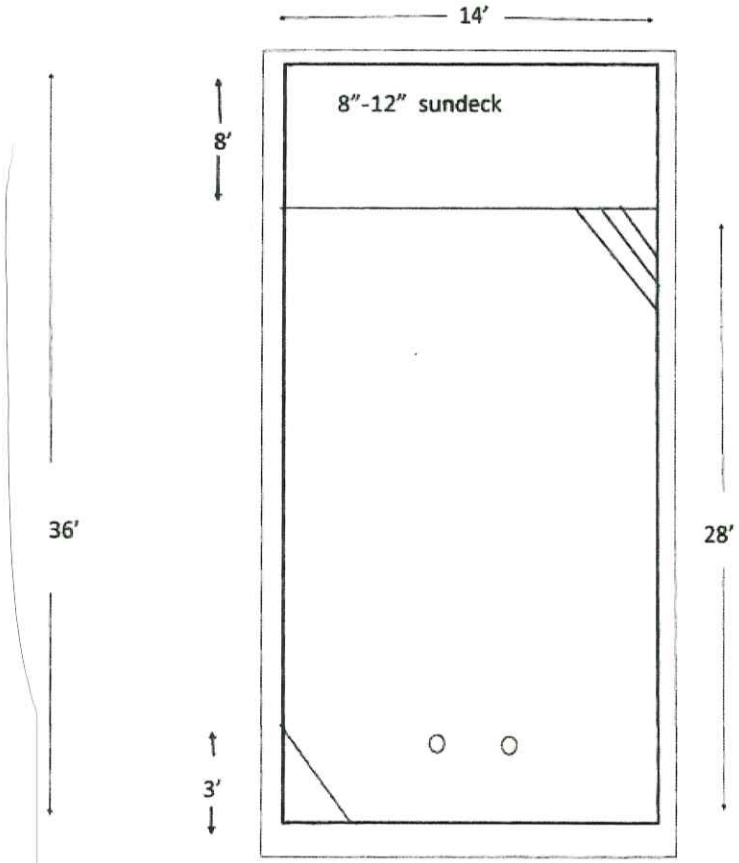
By

Clear Water Pools Nantucket Inc.




Brandon Eldridge

26 Arlington St

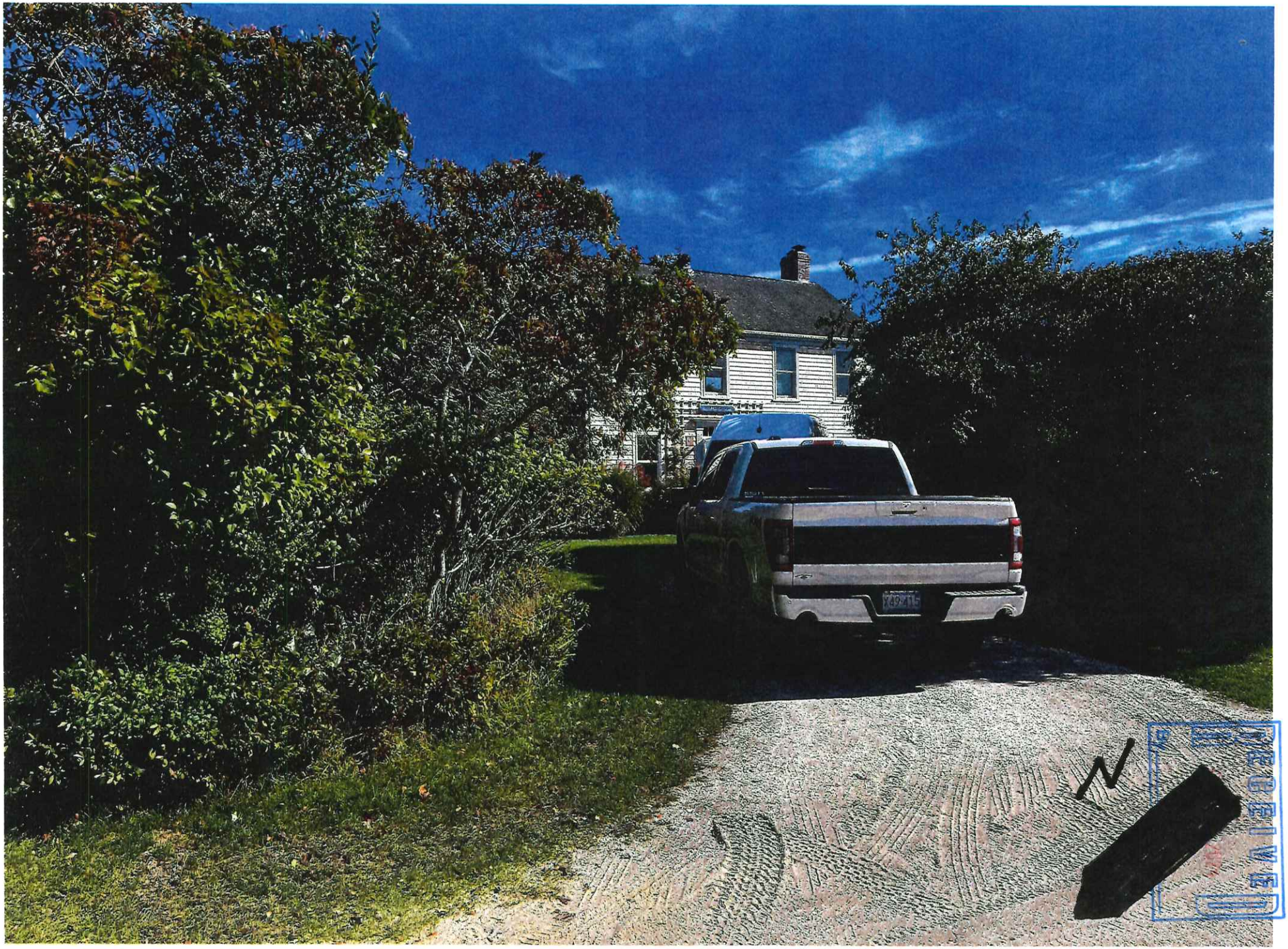
Nantucket, MA.

Conceptual Cross Section Inground Pool

W/ 8' Sundeck 14'x28' Swim Area

504 sq ft Total = 14'x36' Pool

Recessed Mount Autocover


N
RECEIVED


N

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for 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°: 55.4.1 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:<br>https://www.nantucket-ma.gov/DocumentCenter/View/4840/Abutter-Policy-PDF<br>https://www.nantucket-ma.gov/DocumentCenter/View/4830/Abutter-Notification-PDF |
| ✓ | Completed Application |
| ✓ | Application Fee- Refer to Fee Schedule:<br>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.<br>• 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:<br>a. Existing structures on the property.<br>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

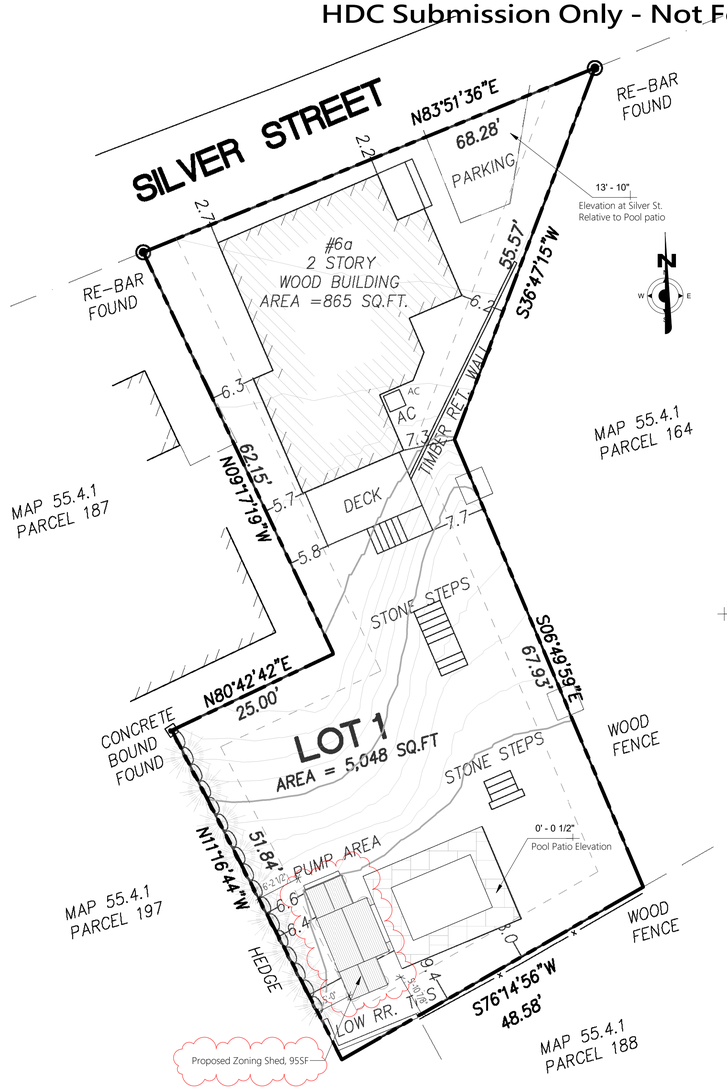
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO.
JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
THESE 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



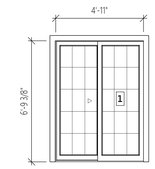
View From Silver St



View at exisitng pol and proposed shed location




2 Site Plan
1" = 10'-0"

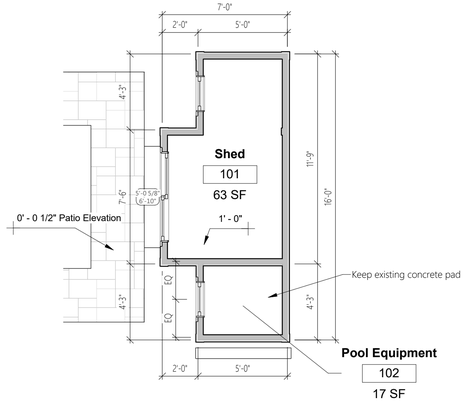



Inswing, 15 Lite
White Sash
White Trim

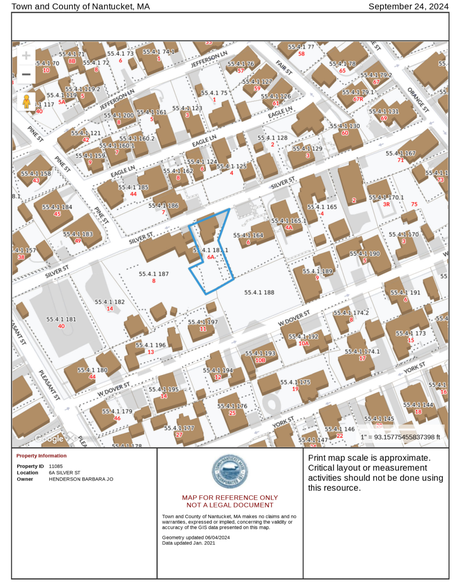



Round Window
White Trim

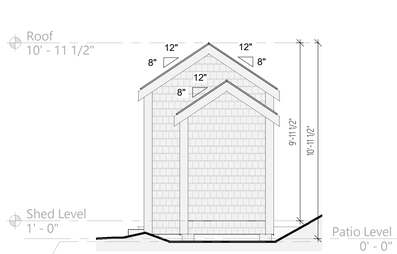
Window & Door Schedule
1/4" = 1'-0"



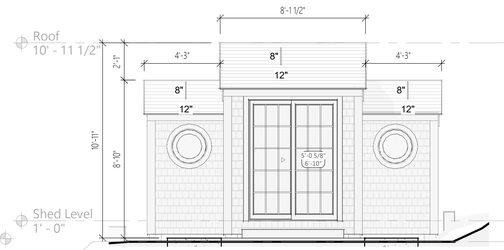

3 Shed Level
1/4" = 1'-0"



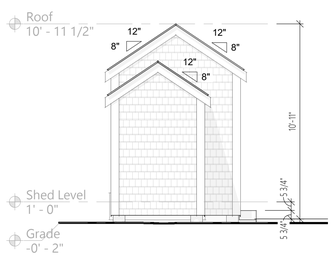

1 Locus Map
NTS



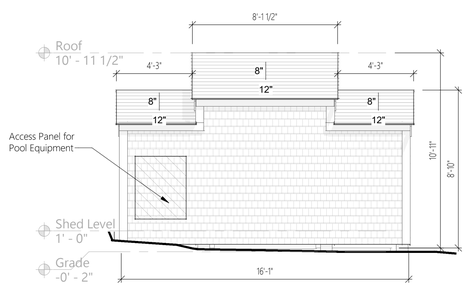

4 Proposed North Elevation
1/4" = 1'-0"



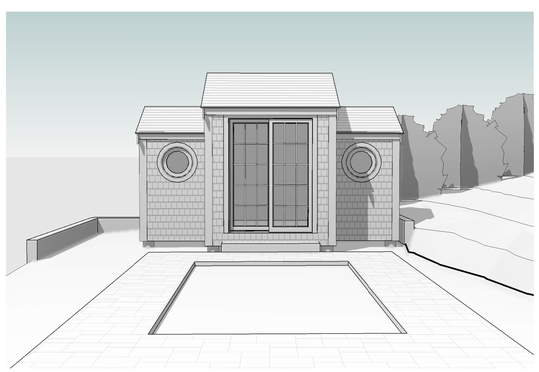

5 Proposed East Elevation
1/4" = 1'-0"



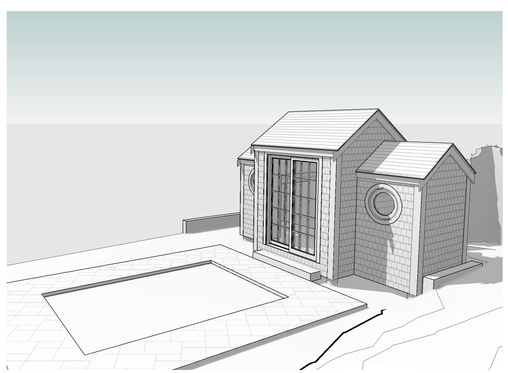

6 Proposed South Elevation
1/4" = 1'-0"




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

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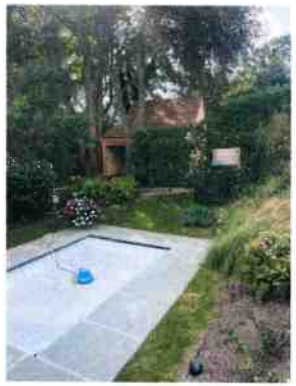
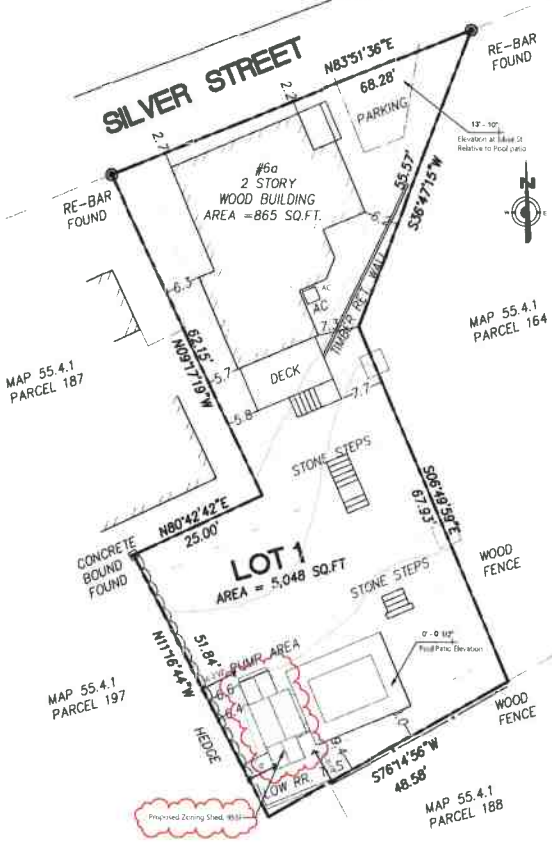
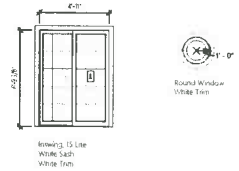


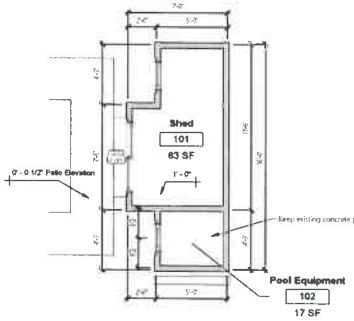
View at exisitng pol and proposed shed location




2 Site Plan
1" = 10'-0"




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

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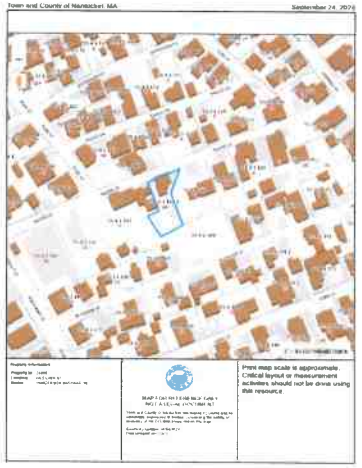


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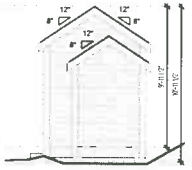
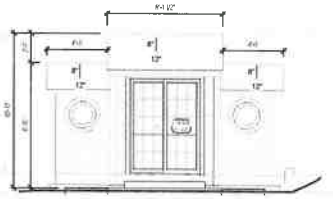
NTS



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



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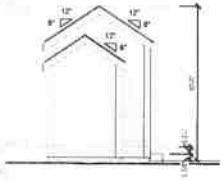
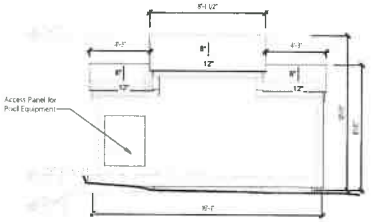


6 Proposed South Elevation
1/4" = 1'-0"




7 Proposed West Elevation
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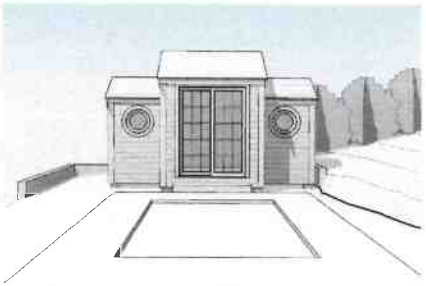

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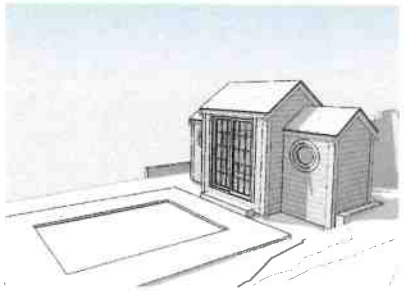

9 3D View - From steps

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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

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.

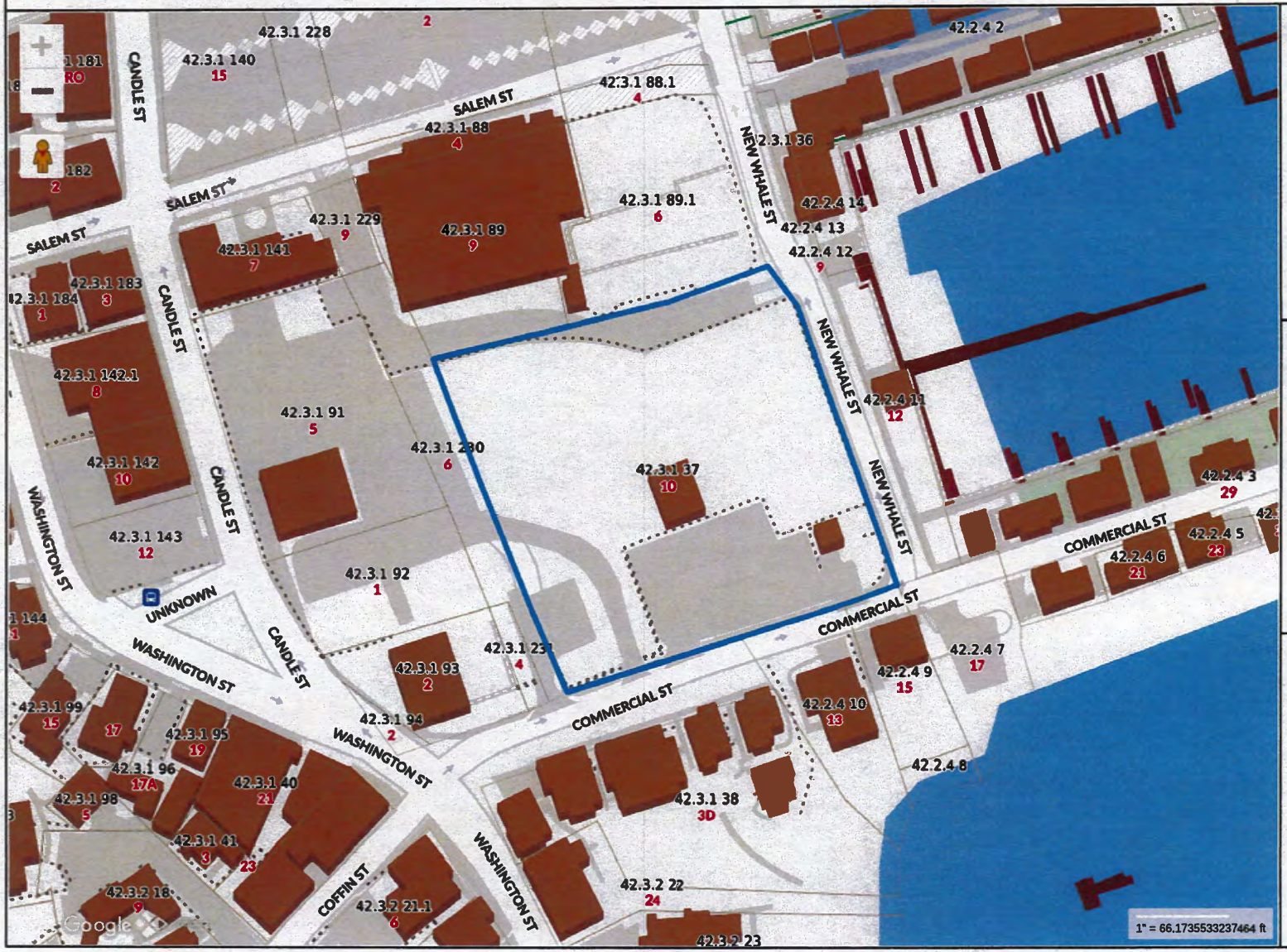
Marisa L. Pizzi 10/3/24

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
Date Saved: 9/25/2024 2:15:26 PM



Index Map




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, Geomapping, 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)



**Marisa L. Pizzi**
Senior Counsel II

October 21, 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 supplemental materials with historical information in connection with the above-referenced application that is currently pending with the Historic District Commission ("HDC"):

1. Statement in Support of Certificate of Appropriateness Application to Nantucket Historic District Commission for Building Removal at 10 New Whale Street, Nantucket, Massachusetts;

2. Certificate of Title;

3. 1923-1949 Sanborn Map of Property;

4. Property Record Card; and

5. List of building permits.

The Company's application was filed with the HDC on October 3, 2024 and is currently on the October 15, 2024 meeting agenda. Kindly add these materials to the Company's application.

170 Data Drive, Waltham, MA 02154
T: 1-781-907-2114 ■ Marisa. Pizzi@nationalgrid.com ■ www.nationalgrid.com

Please do not hesitate to reach out with any questions.

Thank you.

Sincerely,



Marisa L. Pizzi

Enclosures

cc: Collin Grimes, Jones Lang Lasalle, Project Manager for National Grid
William Ciocca, National Grid

**Nantucket Electric Company d/b/a National Grid Statement in Support of Certificate of Appropriateness Application to Nantucket Historic District Commission for Building Removal at 10 New Whale Street, Nantucket, Massachusetts**

Nantucket Electric Company d/b/a National Grid ("NEC" or "Company") submits this narrative in support of its application for a Certificate of Appropriateness from the Nantucket Historic District Commission ("HDC") in connection with the proposed building removal at 10 New Whale Street, Nantucket, Massachusetts. The building has reached the end of its useful life, is in serious disrepair, and poses a significant hazard and safety risk. Therefore, the Company seeks to demolish and remove the building from the site.

I. Background.

NEC owns an approximately 1.31-acre parcel of land known and numbered as 10 New Whale Street, Nantucket, Massachusetts, which parcel has a parcel identification of Map 42.3.1, Parcel 37 (the "Property"), and is shown on the plans provided. The Property is located within the Residential Commercial (RC) zoning district. Land uses within the vicinity of the Property primarily consist of commercial and/or industrial uses. Currently, a portion of the Property is leased to the Nantucket Boat Basin for parking, and a portion of the Property is used for parking by Company employees and contractors on an as needed basis.

II. History and Current Use of the Property and Building.

The Property on which the existing brick building is located was originally acquired by NEC in 1923, as successor to Citizens' Gas, Electric and Power Company of Nantucket. (See Certificate of Title dated March 5, 1923). Although Town records indicate that the building was built in 1875 (see Property Record Card), it is believed that the building was actually built in the early 1920's. Indeed, Sanborn Maps available through the Nantucket Historical Association first show the brick building and Nantucket Gas & Electric Co. operations on mapping dated 1923-1949. (See 1923-1949 Sanborn Map).[1] The building – labeled as "water gas plant" on the Sanborn Map – was originally used in connection with a manufactured gas plant ("MGP") to manufacture gas for private and town lighting. The old MGP was long ago decommissioned and the building was thereafter used to temporarily house site remediation equipment to treat below grade soils and groundwater, which has also since been decommissioned and removed. See also list of building permits associated with the Property.

The building has not served any operational purpose for the Company for several years with the exception of minor storage.

A portion of the Property is leased to the Nantucket Boat Basin for parking. The Nantucket Boat Basin also maintains a small storage shed on the Property. In addition, the Company uses a portion of the Property for parking by Company employees and contractors on an as needed basis.

[1] Sanborn Maps prior to 1923 do not show the building or Nantucket Gas & Electric Co. operations on the Property. It appears that the Property was previously associated with the J. Killen & Son Coal Yard.

III. Project Need and Scope.

The building has reached the end of its useful life, is in serious disrepair, and poses a significant hazard and safety risk. As is visible from the photographs submitted, the red bricks of the building are separating, and there are holes in the roof and several broken windows.

The Company has received concerns from the Fire Department and Building Department about the safety of the building, and the Fire Department has deemed the building unsafe for fire/rescue personnel to enter. Most recently, the Fire Department requested the installation of fencing around the perimeter of the building to keep members of the public a safe distance away due to the safety hazards presented by the deteriorating building. This temporary fencing was installed in March 2024.

To conduct the demolition and removal of the structure, utility services and ancillary equipment will be disconnected and/or removed from the site prior to work start. The electrical services will be disconnected, the water supply service will be shut off and disconnected from the building, and the sewer line will be capped and maintained in place for future dewatering needs. The building will then be demolished in place. The foundation will be chipped to level grade and debris will be removed from the site. No ground disturbance activities are proposed to complete the demolition and removal of the structure. The timeline of the proposed demolition and removal of the structure is proposed to be conducted in late 2024.

III. Reasons for Issuance of Requested Certificate of Appropriateness.

The building has reached the end of its useful life and it does not currently have any useful purpose. The building is in serious disrepair. Demolition and removal of the building from the Property is in the public interest as the building currently poses a significant hazard and safety risk. The demolition and removal of the building will not adversely affect the neighborhood and, indeed, will be a significant improvement as the building is an eye sore and its removal will enhance the aesthetic appearance of the Property and surrounding views in this waterfront area.

# Original Certificate of Title

No. 1143

Entered pursuant to a decree of the Land Court, dated at Boston, in the County of Suffolk and Commonwealth of Massachusetts, the fifth day of March in the year nineteen hundred and twenty-three, and numbered 8580 on the files of said Court.

## Copy of Decree.

COMMONWEALTH OF MASSACHUSETTS. LAND COURT.

In the matter of the Petition of the Citizens' Gas, Electric and Power Company of Nantucket,

numbered 8580 after consideration, the Court doth adjudge and decree that said Citizens' Gas, Electric and Power Company of Nantucket, a duly existing corporation having an usual place of business in Nantucket

in the County of Nantucket and Commonwealth of Massachusetts, ~~married~~

is

the owner in fee simple

of that certain parcel of land situate in Nantucket

in the County of Nantucket and Commonwealth of Massachusetts, bounded and described as follows:

Westerly by Whale Street two hundred sixty-eight and 25/100 (268.25) feet;
Northerly by land now or formerly of Henry Lang et al, measuring on the upland about two hundred fifteen (215) feet;
Easterly by Nantucket Harbor;
Northerly by said Harbor seventy-five (75) feet more or less;
Easterly by land and flats now or formerly of Grace D.Barnes sixty (60) feet; and
Southerly by the northerly line of Commercial Wharf, on land now or formerly of Grace D.Barnes et al two hundred seventy-two and 90/100 (272.90) feet.

Said parcel is shown as lot A on the plan hereinafter mentioned.

Also another parcel of land situate in said Nantucket bounded and described as follows;
Easterly by Whale Street two hundred twenty-six and 36/100 (226.36) feet;
Southerly by land now or formerly of Henry Lang et al one hundred twenty-seven and 60/100 (127.60) feet;
Westerly by Candle Street two hundred twenty-nine and 18/100 (229.18) feet; and
Northerly by Salem Street ninety-six and 82/100 (96.82) feet.

Said parcel is shown as lot B on said plan.

Also another parcel of land situate in said Nantucket bounded and described as follows:
Northerly by Salem Street fifty and 10/100 (50.10) feet;
Easterly by Candle Street forty-eight and 90/100 (48.90) feet;
Southerly by land now or formerly of Thomas Warren fifty-two (52) feet; and
Westerly by land now or formerly of H.Marshall Gardiner forty-eight and 95/100 (48.95) feet.

Said parcel is shown as lot C on said plan.

All of said boundaries except the first described easterly water line are determined by the Court to be located as shown on a plan drawn by William S.Swift, Surveyor, dated May 1921,

as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which will be filed with the original certificate of title issued on this decree.

The above described land is subject to the provisions in the form of a covenant set forth in a deed given by John Killen to Hawthorne P.Halverson dated July 31, 1917, duly recorded in Book 97, Page 109, so far as in force and applicable. Also to an agreement set forth in a deed given by said Halverson to the Citizens' Gas, Electric and Power Company of Nantucket, dated January 31, 1917, duly recorded in Book 97, Page 111.

There is appurtenant to the above described land a right of way for all purposes over so much of Commercial Wharf as lies south of lot A, as shown on said plan, but no further east than two hundred seventy-two and 9/10 (272.9) feet from the southwest corner of ~~lot~~ said lot A.

And the Court doth adjudge and decree that said land be brought under the operation and provisions of Chapter ~~126~~ 185 General Laws, and that the title of said Citizens' Gas, Electric and Power Company of Nantucket, to said land be confirmed and registered; subject, however, to any of the encumbrances mentioned in Section ~~thirty-eight~~ forty-six of said Chapter which may be subsisting, and subject also ~~to~~ as aforesaid; and to any and all public rights legally existing in and over the same below mean high water mark, as existing December 31, 1912; and it is also subject to the following mortgages: one given by the Citizens' Gas, Electric and Power Company of Nantucket to the United States Trust Company dated April 1, 1907; one given by John Killen to Henry B.Worth et al, trustees, dated August 27, 1907, and one given by Hawthorne P.Halverson to said trustees, dated January 31, 1917, all filed and registered herewith; and it is also subject to the terms of a lease given by the Citizens' Gas, Electric and Power Company of Nantucket, to the Nantucket Ship building Company of Nantucket, dated May 14, 1918, duly recorded in Book 97, Page 380.

Nantucket, Mass. Nantucket address.

WITNESS, CHARLES THORNTON DAVIS, Esquire, Judge of the Land Court, at Boston, in said County of Suffolk, the fifth day of March in the year nineteen hundred and twenty-three, at 10 o'clock and 30 minutes in the fore noon.

Attest, with the Seal of said Court, CLARENCE C. SMITH, *Recorder*. [SEAL.]

A true copy. Attest, with the Seal of said Court, CLARENCE C. SMITH, *Recorder*. [SEAL.]

Received for Transcription at Nantucket County Registry District, March 7, 1923, at nine o'clock and ---------- minutes A.M.

A true copy. Attest, with the Seal of said Court,

Lamiston Bunker

*Assistant Recorder.*

page 1 MEMORANDA OF ENCUMBRANCES ON THE LAND DESCRIBED IN THIS CERTIFICATE. 1143

| Document Number. | Kind. | Running in Favor of | Terms. | Date of Instrument. | Date of Registration. | Signature of Assistant Recorder. | Discharge. |
|---|---|---|---|---|---|---|---|
| 1393 | Mortgage | United States Trust Company Henry B. Worth et al. Trustees | $26.000.00 | 1907 April 1. 1907 | YEAR & MONTH. D. H. M. A.M. or P.M. 1923 March 7 9 1923 | A.M. Lamiston Bmstr | The condition of the mortgage hereon noted having been performed is this day discharged. See Doc. 3474 |
| 1394 | mortgage | Henry B. Worth et al, Trustees. | $3.000.00 | Aug. 27 1917 | March 7 9 1923 | A.M. Lamiston Bmstr | The condition of the mortgage hereon noted having been performed is this day discharged. See Doc. 5789 |
| 1395 | mortgage | Citizens Gas & Electric Power Company of Nantucket | $3,000.00 | Jany. 31 1929 | March 7 9 1938 | A.M. Lamiston Bmstr | The condition of the mortgage hereon noted having been performed is this day discharged. See Doc. 5789 |
| | Discharge of | now the Nantucket Gas & Electric Company | | | | | |
| 3474 | Mortgage | Gilbert C. Wyer, Pleff. | Full Discharge | January 17 1951 | May 7 9 - AM 1951 | Josiah S. Barrett | Full Discharge of Doc. 1393 |
| 5445 | Attachment. | Nantucket Gas & Electric Co. | | June 12 1938 | June 12 10 25 AM 1938 | Josiah S. Barrett | Discharged - See Doc. 5473 |
| | Order for | | | | | | |
| 3462 | New Def. Cert. | | | April 26 1951 | April 30 9 - AM 1951 | Josiah S. Barrett | |
| | Discharge of | Nantucket Gas & Electric Co. | Discharge of Doc. # | | | | |
| 5473 | Attachment | Citizens Gas & Electric Co. | Attachment noted as 5445 | July 12 1953 | July 12 10 - AM 1953 | Josiah S. Barrett | |
| 5789 | Discharge | The Second National | Full Discharge $400,000. | Jan 27 1953 | Jan 30 9 30 AM 1953 | Josiah S. Barrett | The mortgages noted as Doc. Nos. 1394-1395 having been performed is hereby discharged. See Doc. 42897 |
| 5813 | Mortgage | Bank of Boston, Trustee | Bond Issue | March 2 1957 | March 5 2 - PM 1957 | Josiah S. Barrett | |
| 7198 | Certificate | Second Bank - State Street Trust Company | Succession of Trustees | March 12 1957 | March 18 9 30 AM 1957 | Josiah S. Barrett | |
| 7199 | Mortgage | Second Bank - State Street Trust Company | $ 300,000. | March 12 1957 | March 18 9 30 AM 1957 | Josiah S. Barrett | See Doc. 42897 |

[SEE OVER]

page 2 MEMORANDA OF ENCUMBRANCES ON THE LAND DESCRIBED IN THIS CERTIFICATE. 1143

| Document Number. | Kind. | Running in Favor of | Terms. | Date of Instrument. | Date of Registration. Year & Month. D. H. M. A.M. or P.M. | Signature of Assistant Recorder. | Discharge. |
|---|---|---|---|---|---|---|---|
| | | | plan 8580 B 1s Approved | 1958 | 1958 | | |
| 7681 | Court Order | Island Service Co. | | Nov. 5 1958 | Dec. 30 3 31 PM. 1958 | Josiah S. Barrett | |
| 7682 | Partial Release of Mortgage | Nantucket Gas & Electric Co. | Release of Lot 2 on Plan 8580-B | Dec. 16 1958 | Dec. 30 3 32 PM. 1958 | Josiah S. Barrett | |
| 7683 | Deed | Island Service Co. | Land shown as Lot 2 on Plan No. 8580-B and this certificate cancelled as to such lot | Nov. 20 1963 | Dec. 30 3 33 PM. 1963 | Josiah S. Barrett | See Transfer Certificate No. 4327 Registration Book 21 Page 218 |
| 8834 | Mortgage | State Street Bank and Trust Co. | $300,000.00 | Feb. 27 1966 | Feb. 28 2 15 PM. 1966 | Josiah S. Barrett | See Doc. 42897 |
| 9970 | Mortgage | State Street Bank and Trust Co. | Due 1986 $300,000.00 | Mar. 1 1966 | Mar. 1 10 45 AM. 1966 | Josiah S. Barrett | See Doc. 42897 |
| 10072 | Partial Release | Nantucket Gas & Elec. Co. | Land shown on Plan 8580-B. | July 6 1966 | July 8 2 10 PM. 1966 | Josiah S. Barrett | |
| 10073 | Deed | Island Service Co., Inc. | Land shown on Plan 8580-B. | July 8 1965 | July 8 2 12 PM. 1966 | Josiah S. Barrett | |
| 10074 | Easement | Island Service & Fuel Company, Inc. | 20 years | Dec. 1 1966 | July 8 2 14 PM. 1966 | Josiah S. Barrett | |
| 10075 | Agreement | Agreement between Island Service Co., Inc. and Nantucket Gas and Electric Co. | Sherburne Associates, | July 8 1968 | July 8 2 16 PM. 1968 | Josiah S. Barrett | |
| 10957 | Partial Release of Mortgage | Nant. Gas & Electric Co. | Lot "C", Plan 8580A | June 26 1968 | July 18 11 10 AM 1968 | Josiah S. Barrett | |
| 10958 | Deed | Walter Beinecke, Jr. / Lawrence Miller } dba Sherburne Associates | Land shown at Lot "C" on plan No. 8580A and this certificate cancelled as to such lot | July 12 | July 18 11 15 AM. | Josiah S. Barrett | See Transfer Certificate No. 5582 Registration Book 28 Page 142 |

page 3 MEMORANDA OF ENCUMBRANCES ON THE LAND DESCRIBED IN THIS CERTIFICATE. 1143

| Document Number. | Kind. | Running in Favor of. | Terms. | Date of Instrument. | Date of Registration. | Signature of Assistant Recorder. | Discharge. |
|---|---|---|---|---|---|---|---|
| 11826 | Partial Release of Mortgage | Nantucket Gas + Electric Co | Release of Lot 3 on Plan 8580C Land shown at Lot 3 on plan No. 8580C and this certificate cancelled as to such lot | 1969 Dec 29 1970 | Year & Month 1970 D. Jan 5 H. 2 M. 10 A.M. or P.M. PM. | Josiah L. Bennett | See Transfer Certificate No. 5922 Registration Book 30 Page 122 |
| 11827 | Deed | Island Service Company, Inc. | | Jan. 5 1971 | Jan 5 1971 2 11 PM. | Josiah L. Bennett | |
| 12986 | Financing Statement Fourth Supplemental | First National Bank of Boston State Street Bank | 5600 KW Cooper-Bessemer Model LSV, 20 cylinder diesel engine w. GE generator $500,000.00 due 1992 | 1972 | Oct 4 1972 8 48 AM. | Josiah L. Bennett | The condition of the statement hereon noted having been performed is this day discharged. See Doc No. 13703 See Doc. 42897 |
| 13698 | Indenture Financing | Trust Company, Trustee State Street Bank + | | July 26 1972 | July 31 1972 3 - PM. | Josiah L. Bennett | |
| 13699 | Statement Termination | Trust Company, Trustee Nantucket Gas + | | dated as of Aug. 1. 1972 | July 31 1972 3 01 P.M. | | |
| 13703 | Statement | Electric Co. | | Aug. 1 1974 | Aug 4 1974 3 30 PM. | | The statement noted on Doc. No. 12986 having been performed is hereby discharged |
| 15823 | Deed | Sherburne Associates | as affects Doc. No. 10075 | Dec. 18 1976 | Dec 24 1977 1 - PM | Josiah L. Bennett | |
| 17880 | Easement | Sherburne Associates to County of Nantucket | New Whale Street (under Doc. 10075) perpetual right to [illegible] | Dec 31 1977 | Jan 19 1978 9 AM | Josiah L. Bennett | |
| 17914 | Easement Financing | Fourwinds Real Estate Trust Mary L Reith Dorothy M. Leichter State Street Bank + | [illegible] Lot 4, Plan 8580-C..." | Jan 7 | Feb. 1 1977 10 25 AM | Josiah L. Bennett | |
| 18454 | Statement Amendment to Financing Statement | Trust Company, Tr. State Street Bank + | re: Document No. 18454 | 1977 Dec. 19 | Aug. 19 1977 12 03 PM Dec 19 1977 2 55 PM | Josiah L. Bennett Josiah L. Bennett | See Doc. 42896 See Doc. 42896 |

[SEE OVER]

page 4 MEMORANDA OF ENCUMBRANCES ON THE LAND DESCRIBED IN THIS CERTIFICATE. 1143

| Document Number. | Kind. | Running in Favor of. | Terms. | Date of Instrument. | Date of Registration. (Year & Month / D. H. M. A.M. or P.M.) | Signature of Assistant Recorder. | Discharge. |
|---|---|---|---|---|---|---|---|
| 18940 | Fifth Supplemental Indenture | State Street Bank + Trust Co., Tr. | $1,500,000.00 due 1997 | 1977 Dec 15 | 1977 Dec 19 2 56 PM | Josie S. Barrett | See Doc. 42897 |
| 25812 | Continuation Statement | State Street Bank + Trust Co, Tr. | re: Doc's. 18454 and 18939 | | 1982 Aug. 17 10 30 AM | Josie S. Barrett | |
| 38814 | Agreement | Sherburne Associates etal | Re: Lot A Pl. 8580-A | 1986 Dec 19 | 1987 Jan 16 1 06 PM | Sandra M Chadwick | |
| 40227 | Special Permit | Nant Board of Appeals to Nant. Electric Co. | to alter + extend a pre-existing non-conforming electric power plant use by constructing two exhaust stacks. | 1987 May 13 | 1987 June 16 1 30 PM | Sandra M Chadwick | |
| 40926 | Continuation Statement | State Street Bank + Trust, Tr | re: Doc. 18454 | 1987 | 1987 Aug 19 10 35 AM | Sandra M Chadwick | |
| 42175 | Special Permit | Nantucket Electric Co. | extending from 12/31/87 to 12/31/88 the allowed period for operating two 45' high temporary exhaust stacks as stated. | 1987 Nov. 20 | 1987 Dec 22 3 40 PM | Sandra M Chadwick | |
| 42896 | Termination Statement | Nantucket Electric Co. | Termination of Doc. 18454 + 18939 | | 1988 Feb 16 11 37 AM | Sandra M Chadwick | |
| 42897 | Discharge | Nantucket Electric Co | discharge of Doc. 5813, 7199, 8834, 9970 13698 + 18980 | 1988 Feb 2 | 1988 Feb 16 11 37 AM | | |
| 49242 | Easement | County of Nantucket | | 1989 Sept 11 | 1990 Jan 8 11 20 PM | Sandra M Chadwick | |
| 49243 | Acceptance of Easement | By: County of Nantucket | accepts easement noted as Doc. 49242 | 1989 Oct 25 | 1990 Jan 8 11 20 AM | | |

noted thru March 14, 1996

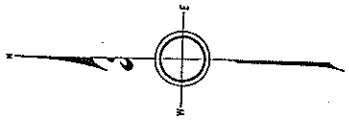
8580A

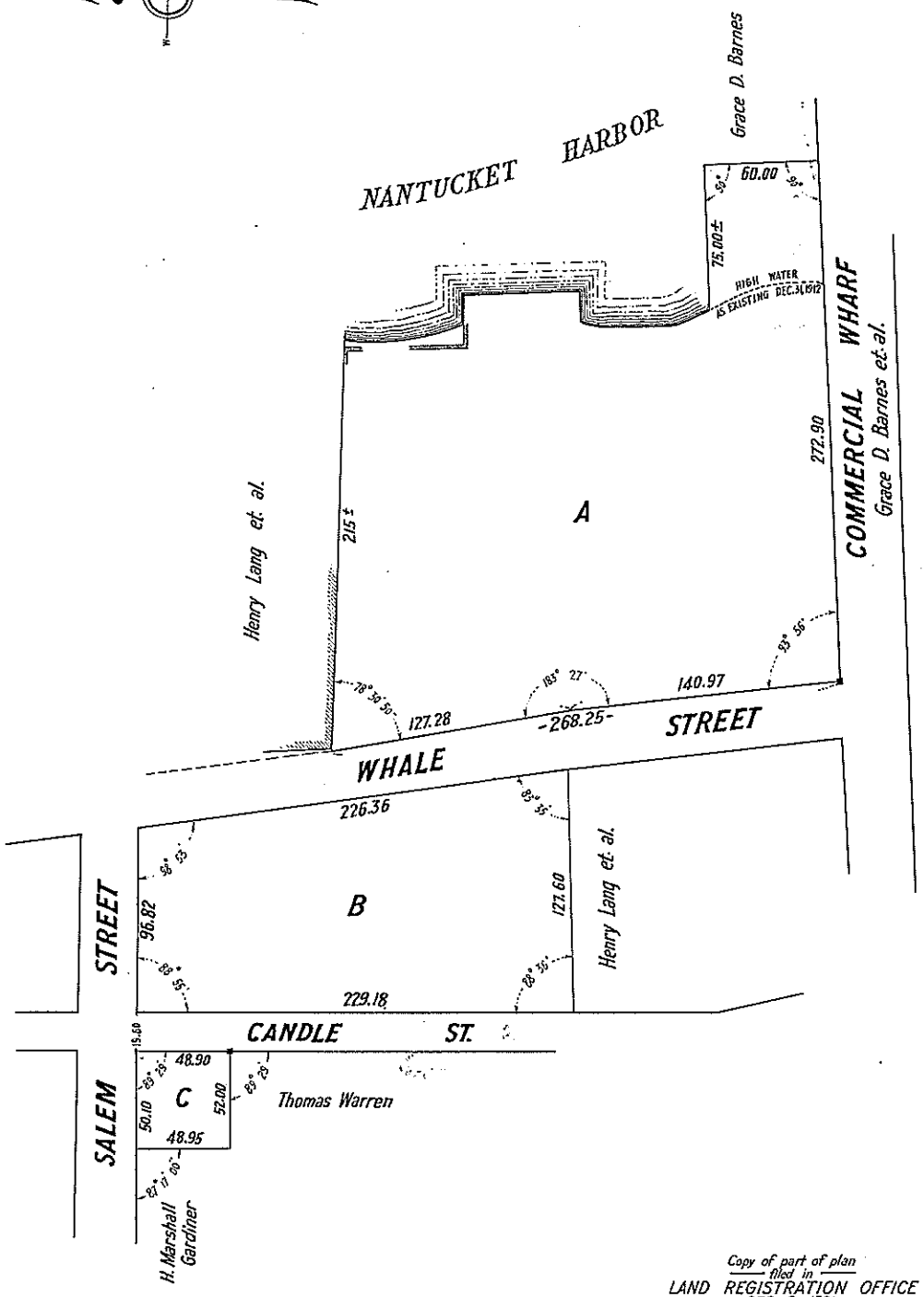
# Plan of Land in Nantucket

Scale 30 feet to an inch

MAY - 1921

William S. Swift- Surveyor.





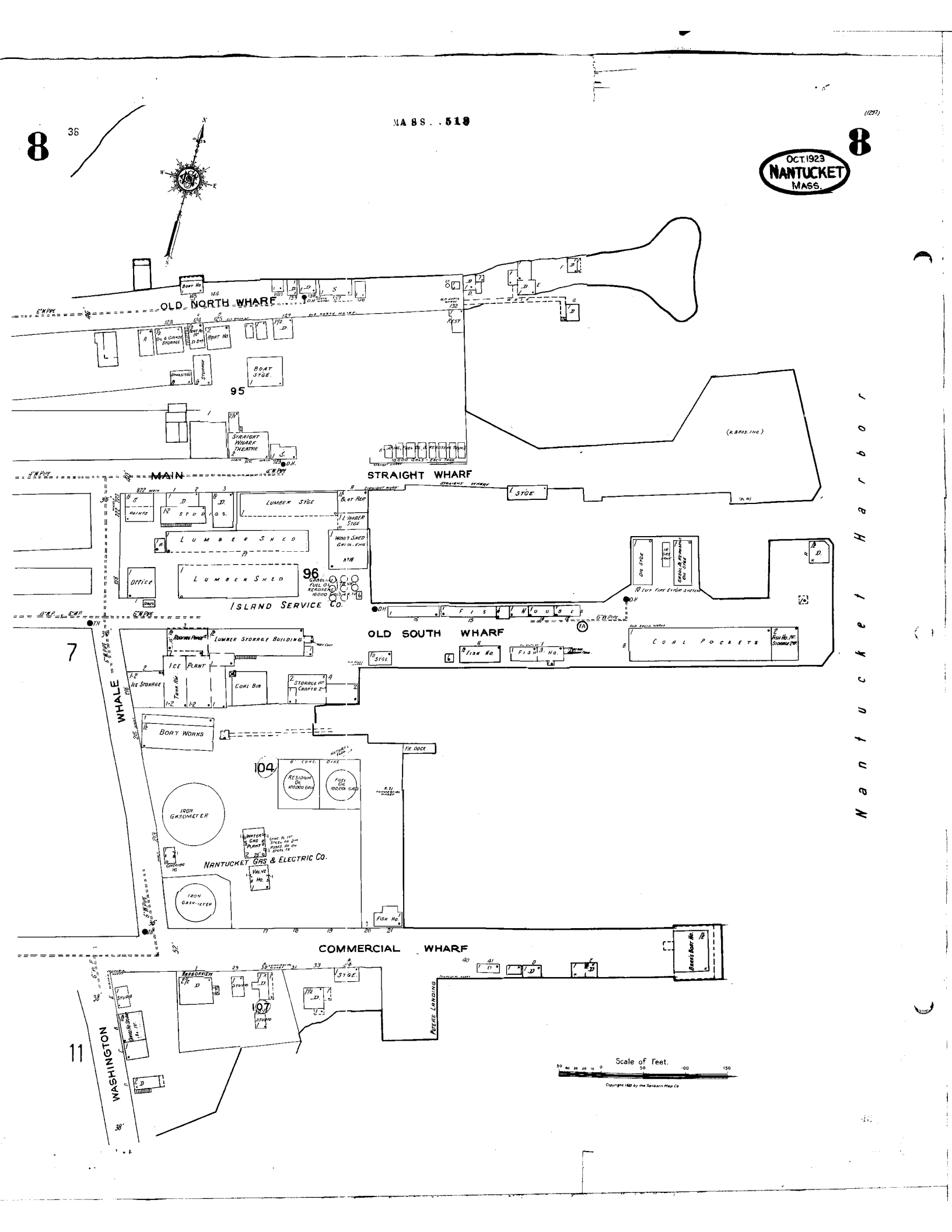

Copy of part of plan filed in LAND REGISTRATION OFFICE DEC. 9, 1921

Scale of this plan 60 feet to an inch

C.B. Humphrey, Engineer for Court ✓

This plan filed with Certificate No 11463

OCT. 1923
NANTUCKET
MASS.



# 10 NEW WHALE ST

| | | | |
|---|---|---|---|
| **Location** | 10 NEW WHALE ST | **Mblu** | 4231/ / 37/ / |
| **Acct#** | 00009480 | **Owner** | NANTUCKET ELECTRIC COMPANY |
| **Assessment** | $11,607,100 | **PID** | 9480 |
| **Building Count** | 1 | | |

### Current Value

| Assessment | | | |
|---|---|---|---|
| **Valuation Year** | **Improvements** | **Land** | **Total** |
| 2023 | $104,700 | $11,502,400 | $11,607,100 |

### Owner of Record

| | | | |
|---|---|---|---|
| **Owner** | NANTUCKET ELECTRIC COMPANY | **Sale Price** | $0 |
| **Co-Owner** | C/O PROPERTY TAX DEPT | **Certificate** | |
| **Address** | 40 SYLVAN RD<br>WALTHAM, MA 02451 | **Book & Page** | C0001/0143 |
| | | **Sale Date** | 01/01/1900 |

### Ownership History

| Ownership History | | | | |
|---|---|---|---|---|
| **Owner** | **Sale Price** | **Certificate** | **Book & Page** | **Sale Date** |
| NANTUCKET ELECTRIC COMPANY | $0 | | C0001/0143 | 01/01/1900 |

### Building Information

#### Building 1 : Section 1

| | |
|---|---|
| **Year Built:** | 1875 |
| **Living Area:** | 1,768 |
| **Replacement Cost:** | $293,965 |
| **Building Percent Good:** | 20 |
| **Replacement Cost Less Depreciation:** | $58,800 |

| Building Attributes | |
|---|---|
| **Field** | **Description** |
| Style: | Light Indust |
| Model | Comm/Ind |

| | |
|---|---|
| Grade | Average |
| Stories: | 2 |
| Occupancy | 1.00 |
| Exterior Wall 1 | Brick Veneer |
| Exterior Wall 2 | |
| Roof Structure | Gable/Hip |
| Roof Cover | Metal/Tin |
| Interior Wall 1 | Minim/Masonry |
| Interior Wall 2 | |
| Interior Floor 1 | Concr-Finished |
| Interior Floor 2 | |
| Heating Fuel | Coal or Wood |
| Heating Type | None |
| AC Type | None |
| Struct Class | |
| Use: | IND WHSES |
| Total Rooms | |
| Total Bedrms | 00 |
| Total Baths | 0 |
| 1st Floor Use: | 4220 |
| Heat/AC | NONE |
| Frame Type | MASONRY |
| Baths/Plumbing | NONE |
| Ceiling/Wall | NONE |
| Rooms/Prtns | LIGHT |
| Wall Height | 28.00 |
| % Comn Wall | 0.00 |

### Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\00\63\91.jpg)

### Building Layout




(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/9480_108

| Building Sub-Areas (sq ft) | | | Legend |
|---|---|---|---|
| Code | Description | Gross Area | Living Area |
| BAS | First Floor | 884 | 884 |
| FUS | Upper Story, Finished | 884 | 884 |
| | | 1,768 | 1,768 |

### Extra Features

| Extra Features | Legend |
|---|---|
| No Data for Extra Features | |

### Land

#### Land Use

| | |
|---|---|
| **Use Code** | 4010 |
| **Description** | IND WHSES |

#### Land Line Valuation

| | |
|---|---|
| **Size (Acres)** | 1.31 |
| **Frontage** | 0 |

| | | | |
|---|---|---|---|
| **Zone** | RC | **Depth** | 0 |
| **Neighborhood** | H50 | **Assessed Value** | $11,502,400 |
| **Alt Land Appr** | No | | |
| **Category** | | | |

## Outbuildings

| Outbuildings | | | | | | Legend |
|---|---|---|---|---|---|---|
| **Code** | **Description** | **Sub Code** | **Sub Description** | **Size** | **Value** | **Bldg #** |
| SHD1 | SHED FRAME | | | 225.00 S.F. | $3,600 | 1 |
| FN3 | FENCE-6' CHAIN | | | 500.00 L.F. | $16,200 | 1 |
| FN5 | FENCE-10'CHAIN | | | 500.00 L.F. | $22,800 | 1 |
| PAV2 | PAVING-CONC | | | 1090.00 S.F. | $3,300 | 1 |

## Valuation History

| Assessment | | | |
|---|---|---|---|
| **Valuation Year** | **Improvements** | **Land** | **Total** |
| 2024 | $104,700 | $11,502,400 | $11,607,100 |
| 2023 | $71,200 | $10,447,800 | $10,519,000 |
| 2022 | $68,600 | $9,817,300 | $9,885,900 |
| 2021 | $68,600 | $8,994,400 | $9,063,000 |
| 2020 | $64,100 | $8,994,400 | $9,058,500 |

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EC TRIC

608-77 — VOID
1892-81
4127-85 — VOID WORK NOT DONE
5508-85 " " "
6083-88 — VOID
6655-89 VOID
7624-90 VOID
8274-91 VOID
1195-99 SUPPORT INTERIOR
468-02 Fire System Modification

561-06 Demo 42' Oil Tank
498-16 Figawi Tent
667-15 FIGAWI TENT
558-17 FIGAWI TENT

# 10 NEW WHALE STREET





## 1998 AERIAL




## 2023 AERIAL



## NO BUILDING OR TANKS

Tower view from the Unitarian Church looking east over Old South Wharf, center, and Commercial Wharf, right, to a frozen harbor. Back of photo reads: Jan & Feb freeze up 1918 from town clock tower. **Date:** 1918

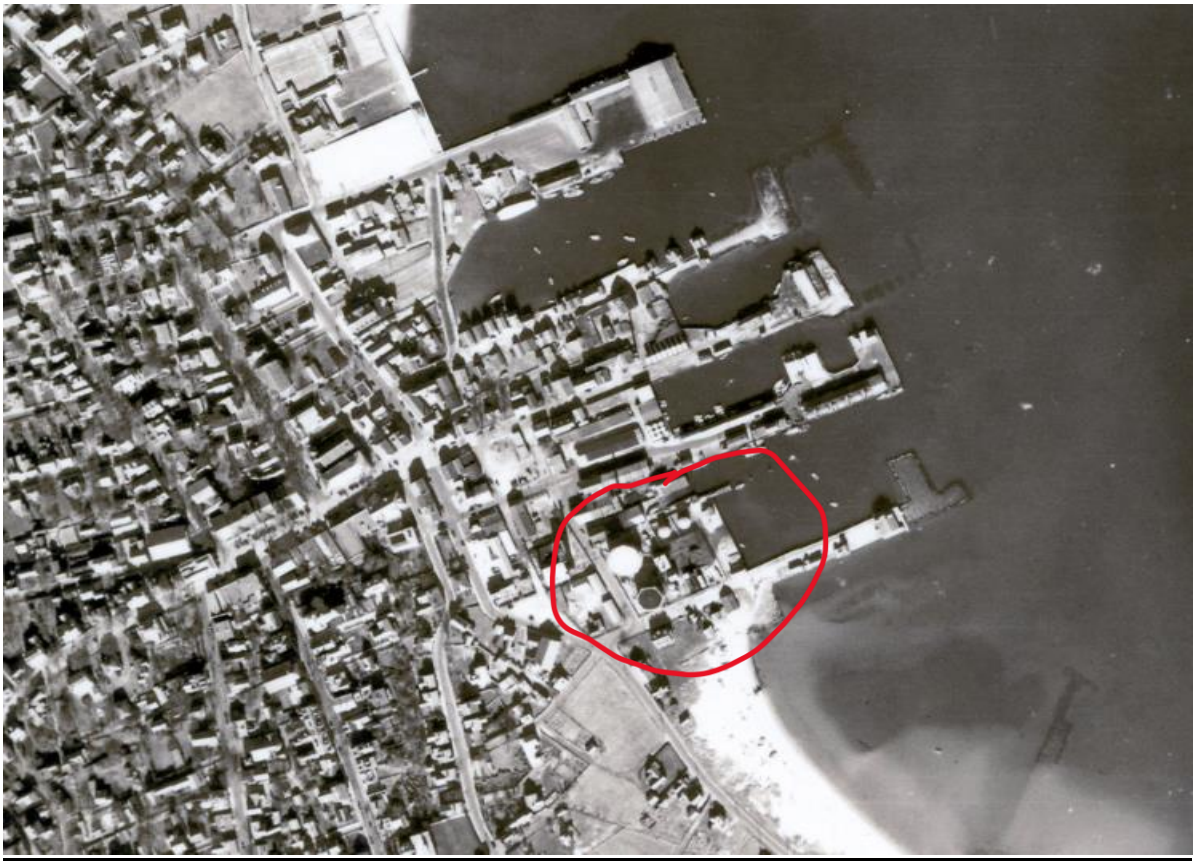


## NO BUILDING NEXT TO THE TANKS

Orange Street view of the wharves. Stone Alley is in the foreground, Old South Wharf on the left, and Commercial Wharf on the right. **Date:** 1930s



## 1935 AERIAL – BUILDING QUESTIONABLY PRESENT



## BUILDING AND TANKS PRESENT

Photocopy of an aerial view of Straight Wharf, Old South Wharf, and Commercial Wharf, as well as the downtown of Nantucket. Note the steamer docked at Old South Wharf. **Date:** 1950s



# 1957 AERIAL



Aerial view of Commercial Wharf, Old South Wharf and Straight Wharf, showing many warehouses and utility tanks. **Date:** 1962 Nov 27

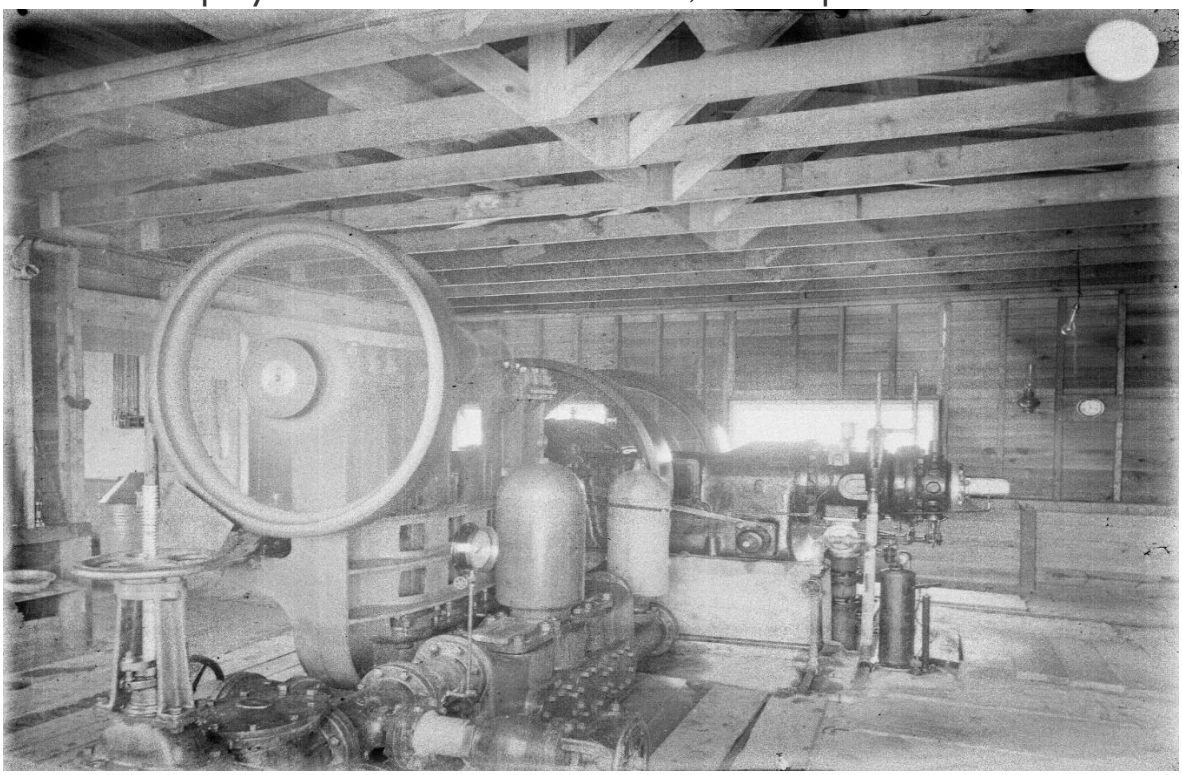


View from tower of Unitarian Church showing Straight Wharf, Old South Wharf, and Commercial Wharf under reconstruction, fuel tanks, the electric company plant, and part of Union Street. **Date:** 4/30/1968

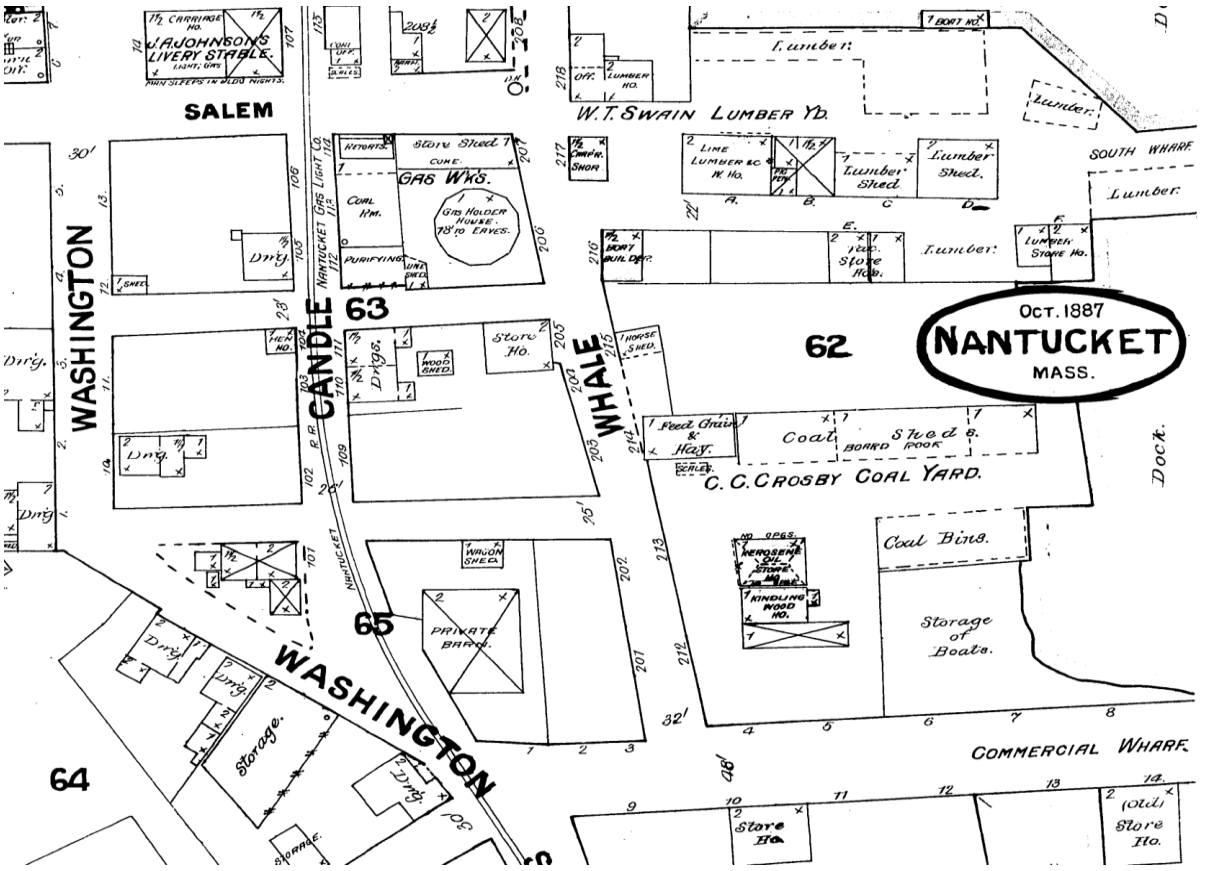


**THE ELECTRIC CO. WAS NOT ON SITE UNTIL AT EARLIEST 1903**

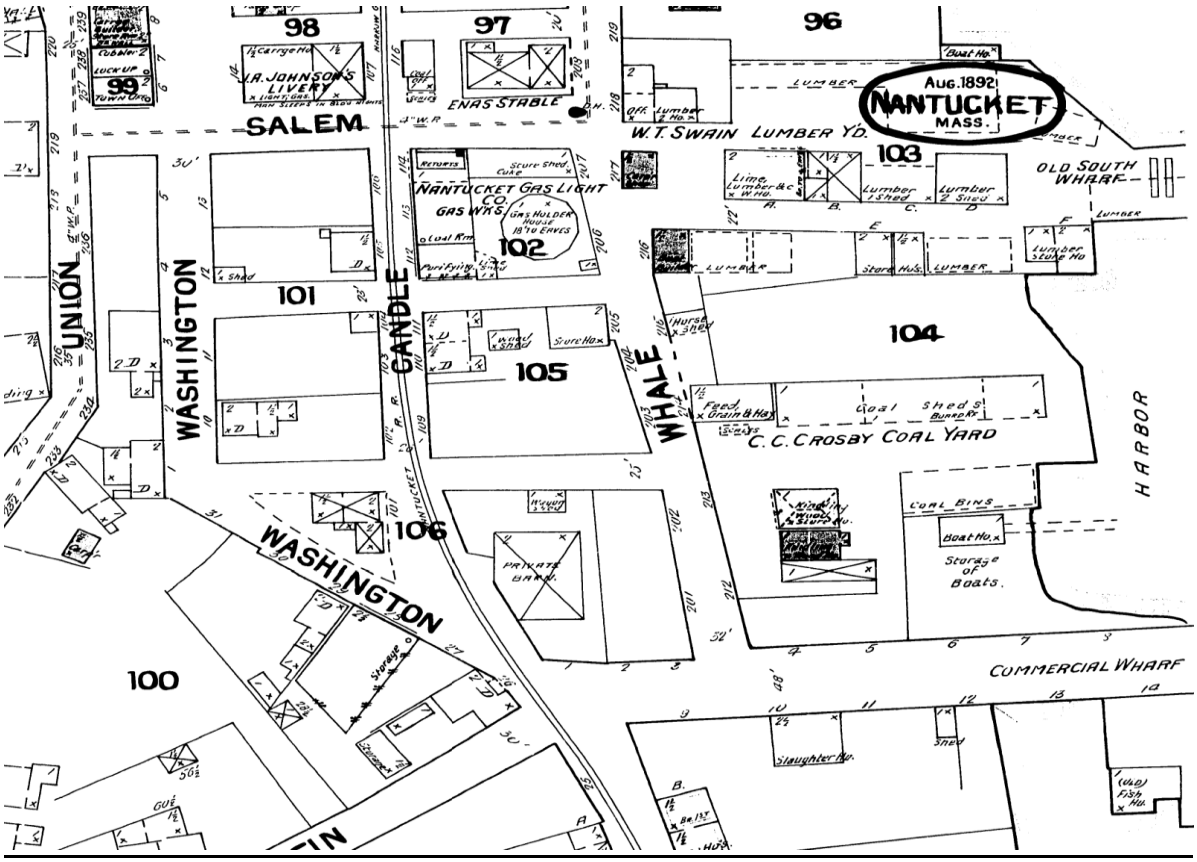
Machinery in the interior of the Electric Company. Bare wood walls, beams visible. This may be the Electric Company's first location on Sea Street, which operated from 1889 to 1903.



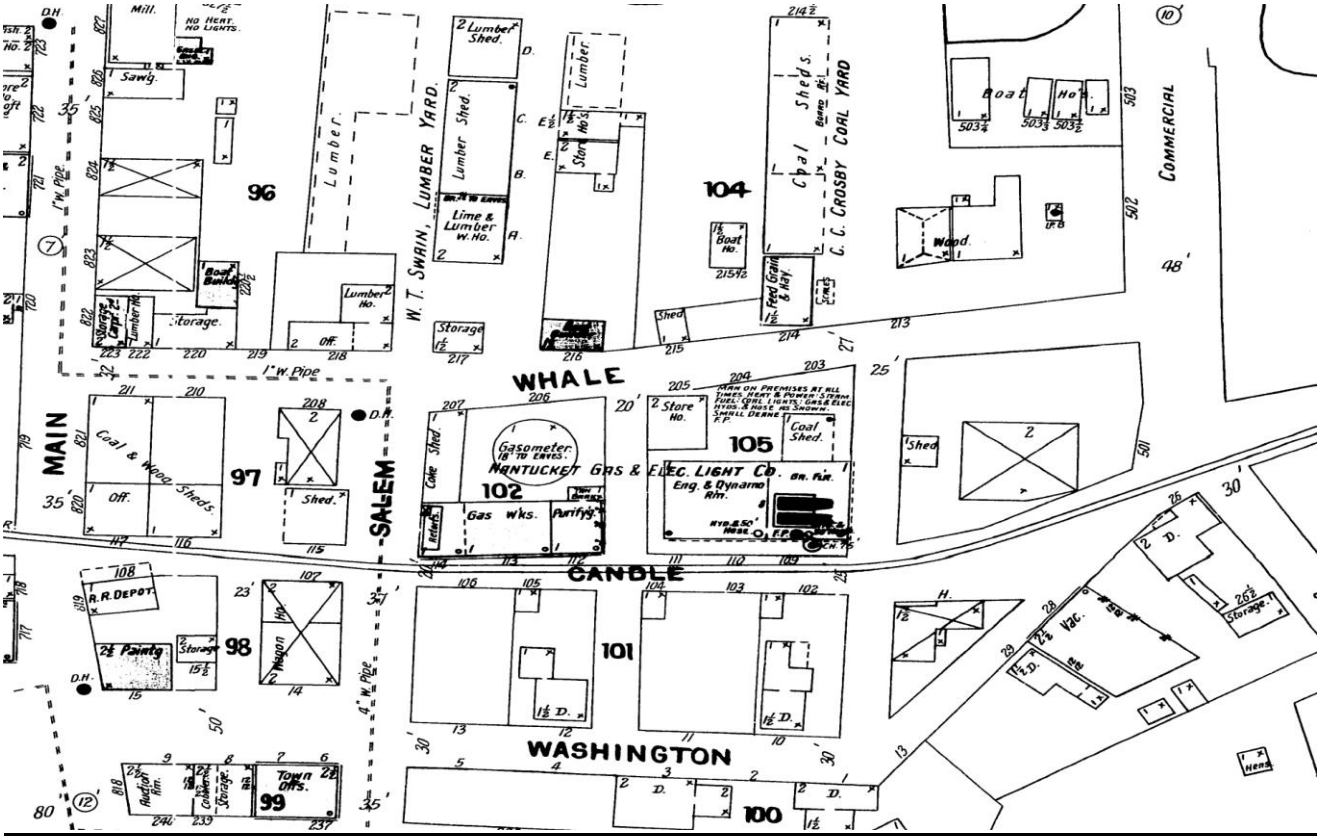
## 1887 SANBORN MAP – NO BUILDING



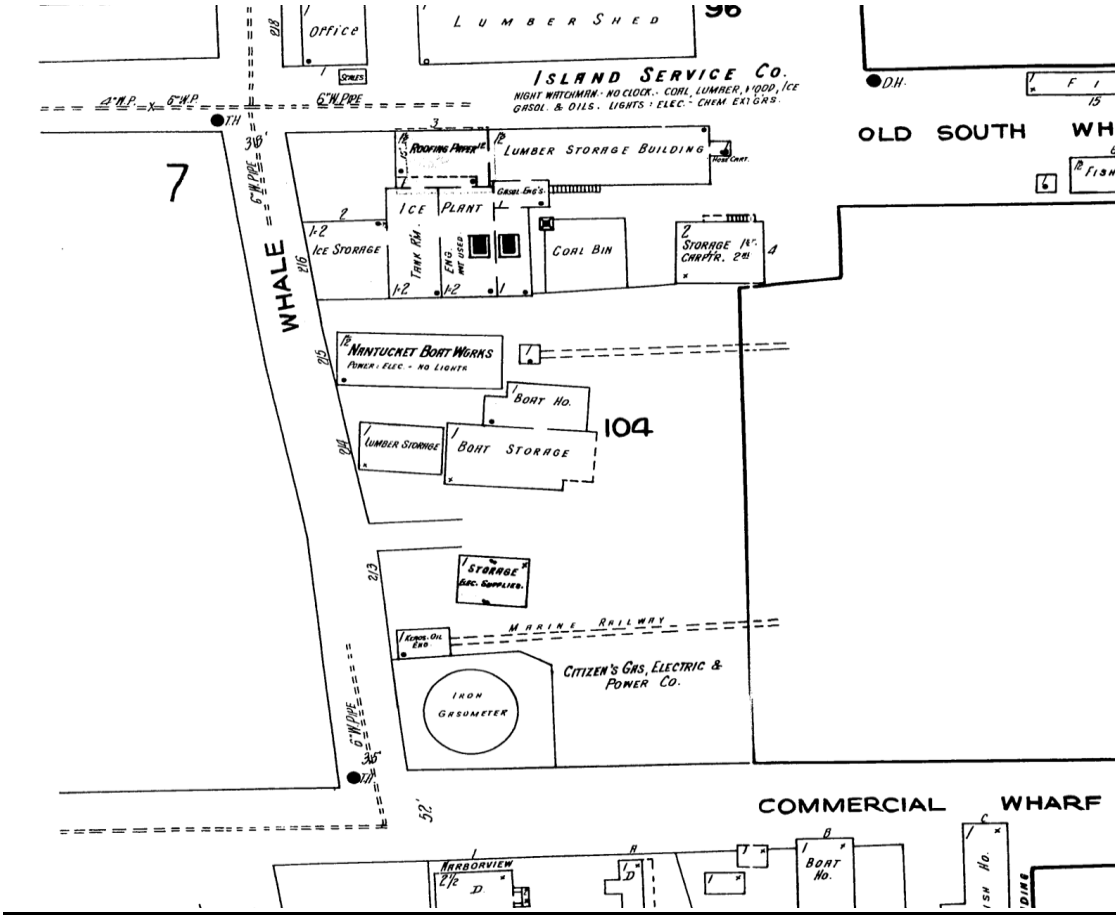

## 1892 SANBORN MAP – NO BUILDING



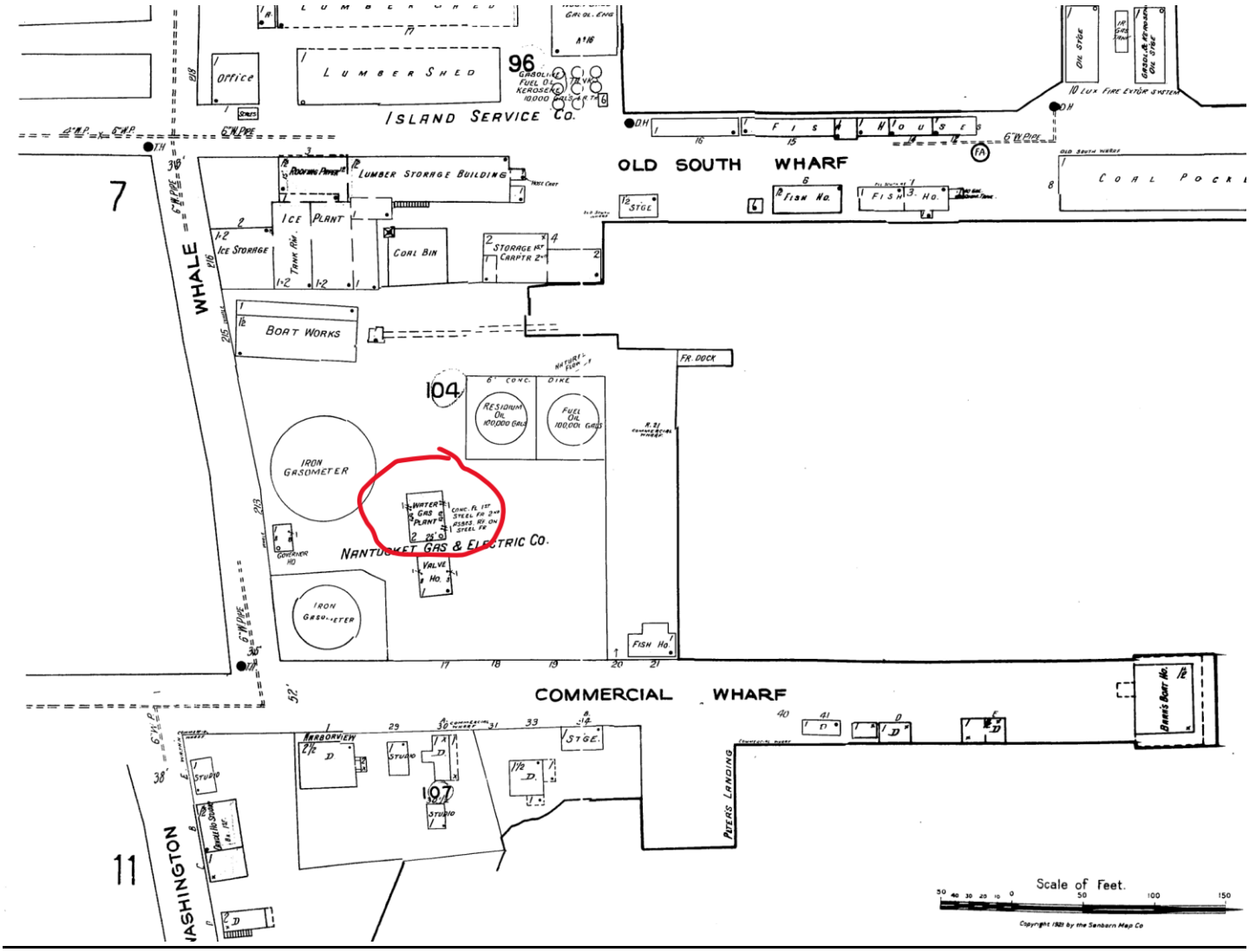
## 1904 SANBORN MAP – BUILDING NOT PRESENT




## 1923 SANBORN MAP – BUILDING NOT PRESENT



# 1949 SANBORN MAP – BUILDING PRESENT



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

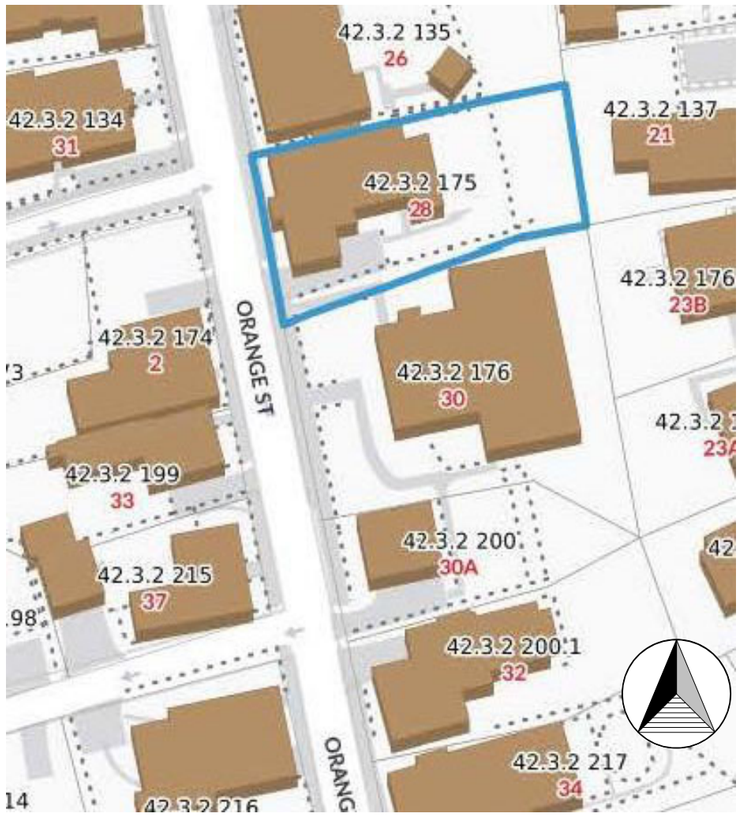
**Nantucket Historic District Commission**

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.

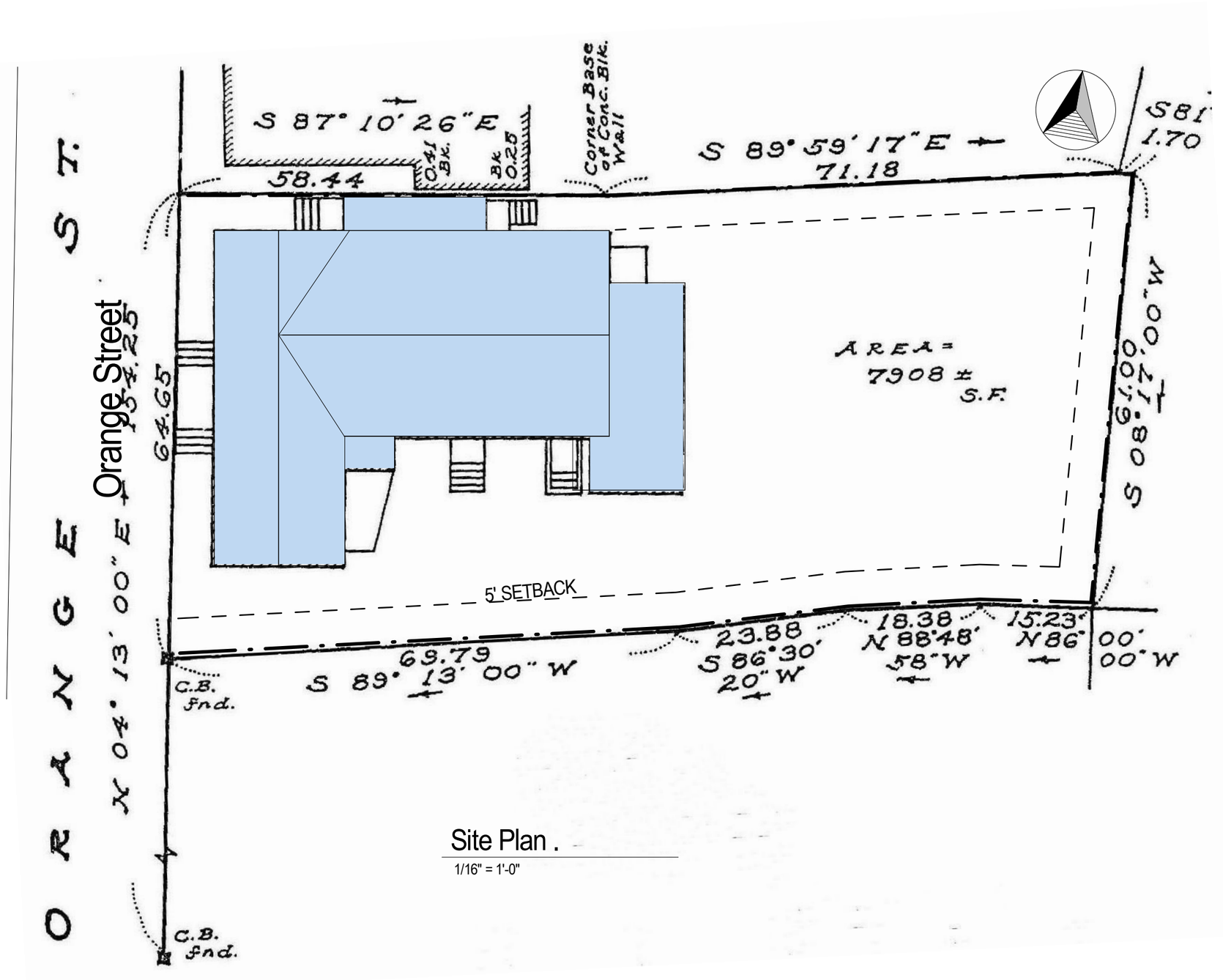
Client Signature Date

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

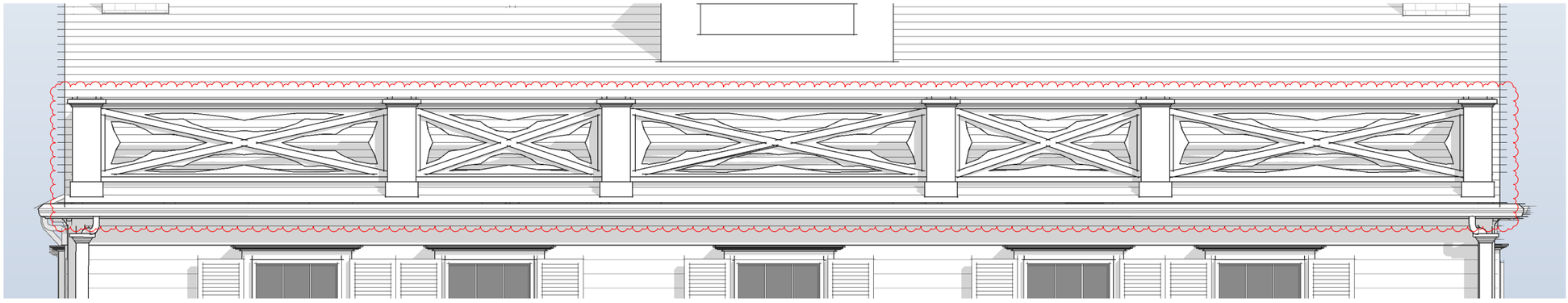
*Orange Swordfish LLC*
28 Orange Street
Nantucket, MA 02554

**Zoning Information**

| | |
|---|---|
| Map & Parcel: | 42.3.2 / 175 |
| Current Zoning: | ROH |
| Minimum Frontage: | 50 ft |
| Front Setback: | 0 ft |
| Side/Rear Setback: | 5 ft |

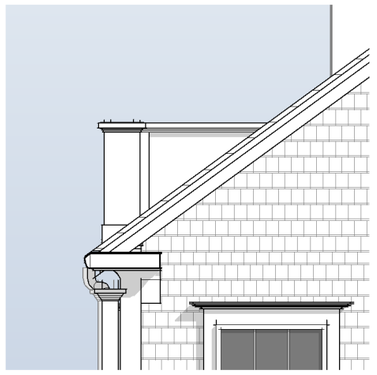
**Parapet Perspectives**
**Scale:**
**Date:** 10.07.24

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



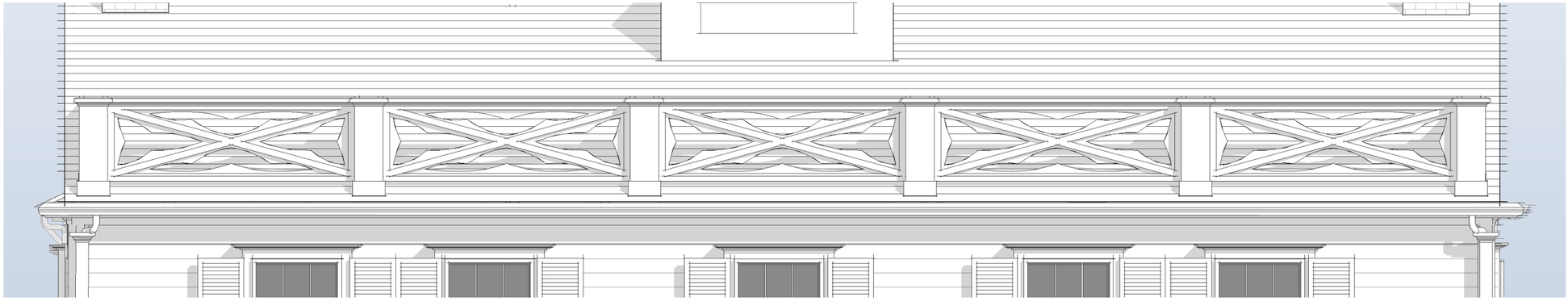
## Proposed Parapet

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

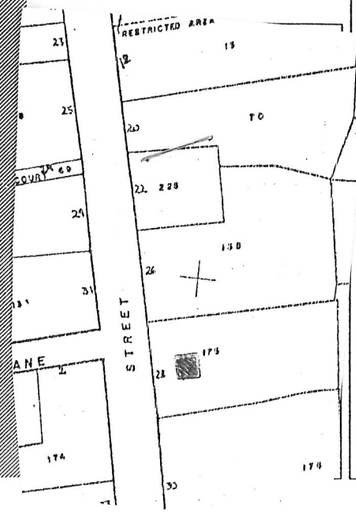
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
1755 - Benjamin Tupper bought land from Tristram Starbuck. 1755 - Tupper bought more land from George Hussey & built the original part of the house. 1793 - Obadiah Wood bagged from Tupper (father-in-law). 1798 -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

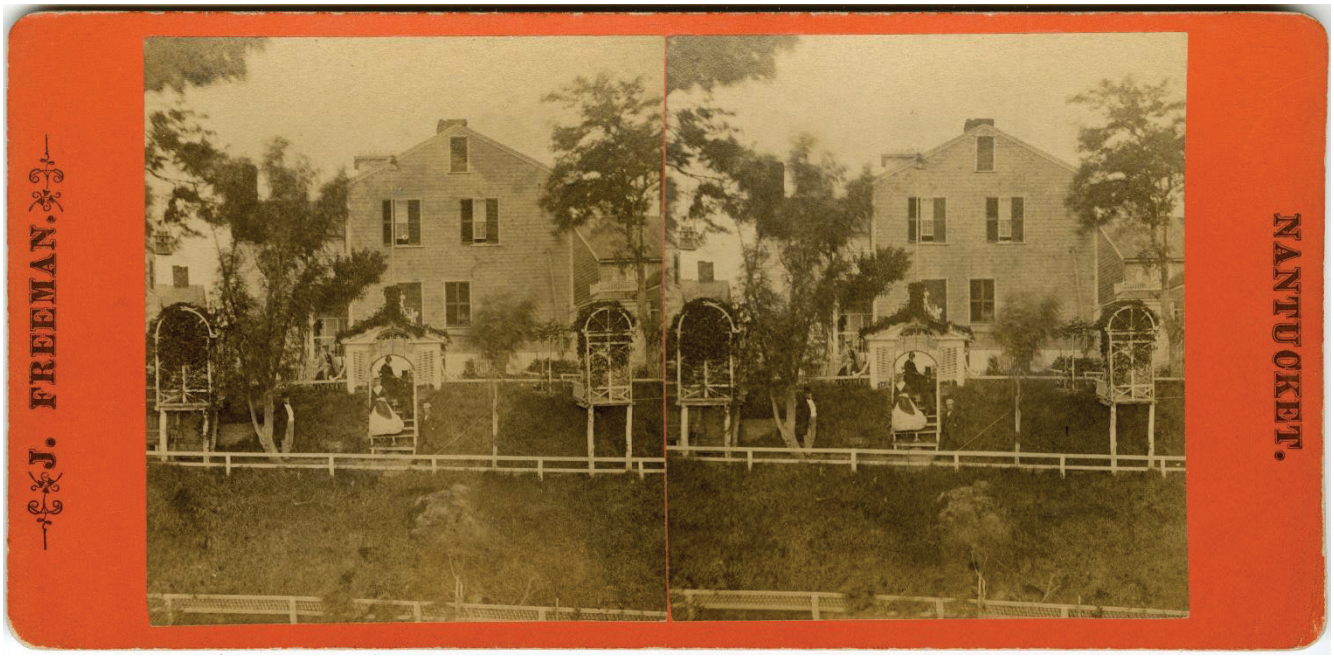
## Nantucket Historical Association: Historic Photographs



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.



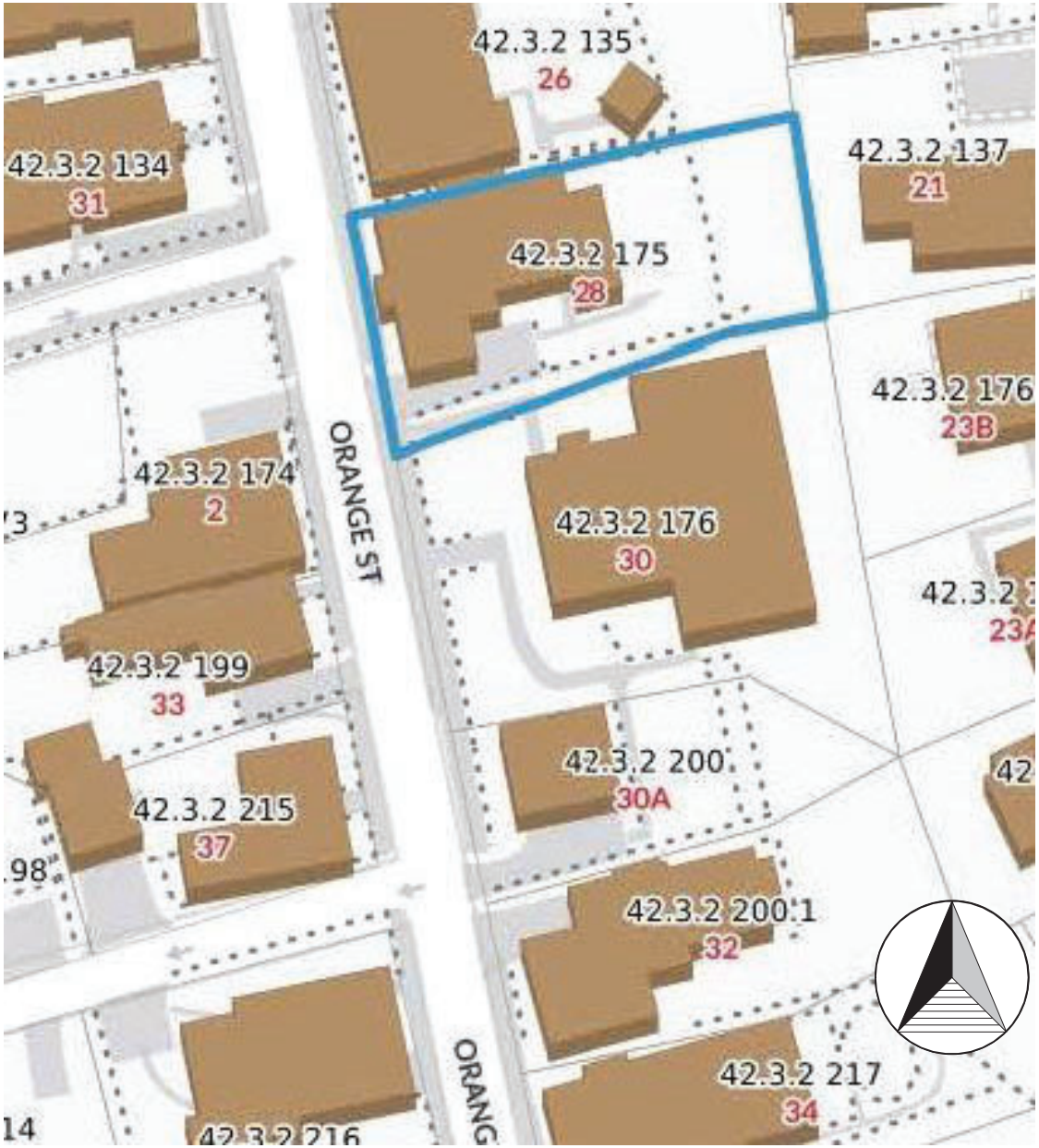

Freeman, Josiah. 1860s. “Rear of Colburn House, at 28 Orange Street. Studio: J. Freeman, Nantucket.” Nantucket Historical Association. SG6534.



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.

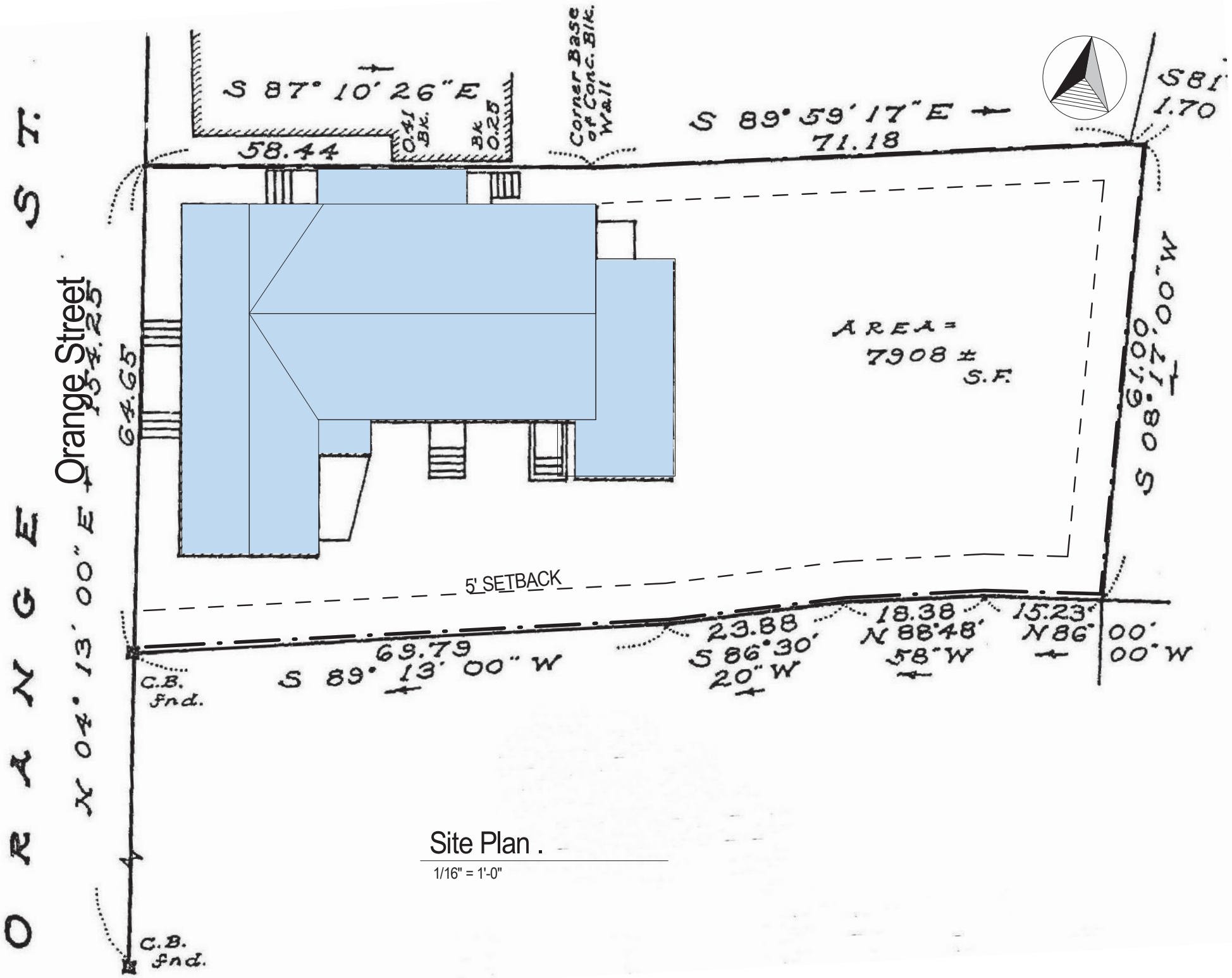


Unknown photographer. 1910s. “View of the back of homes on Orange Street, including numbers 28, 30 and 32, as seen from Union Street.” Nantucket Historical Association. F466.




# Locus Map .

Not to Scale

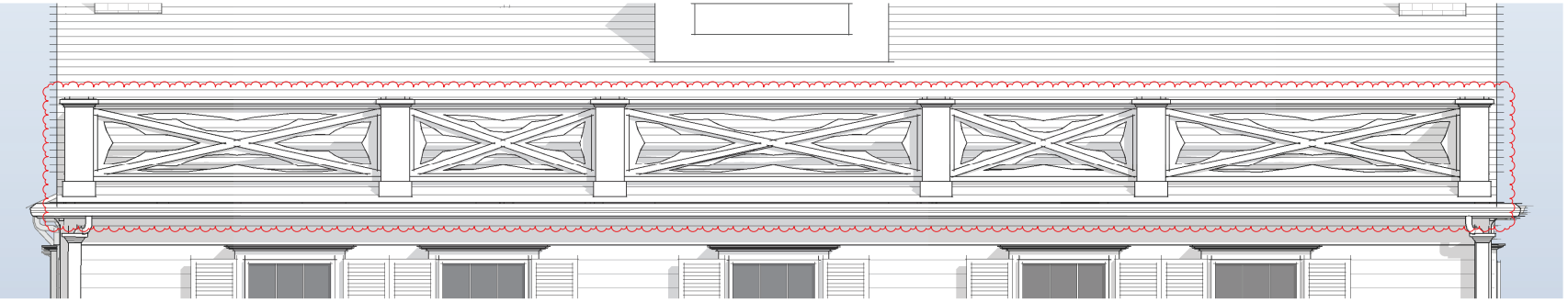



Site Plan .

1/16" = 1'-0"

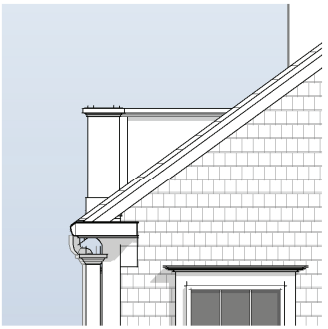


Proposed Parapet



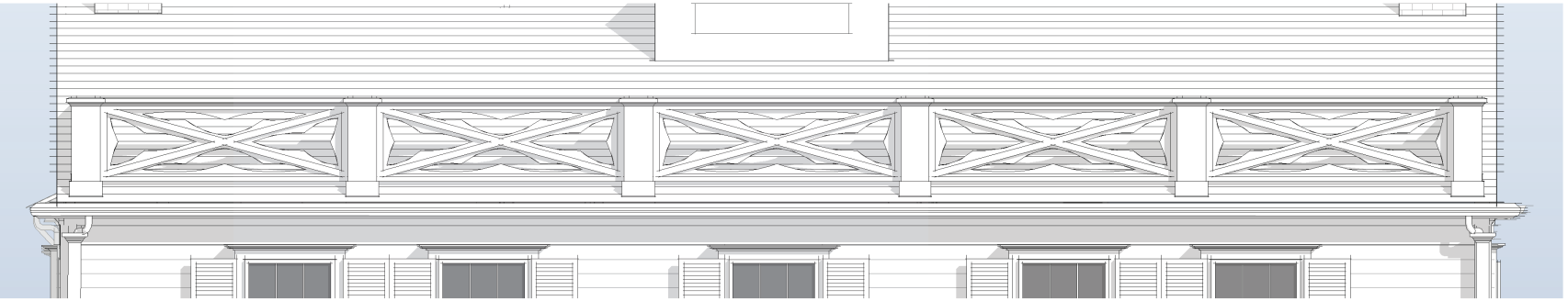
## Proposed Parapet

1/4" = 1'-0"



## Side Elevation (No Change)

1/4" = 1'-0"



## Previously Approved Parapet

1/4" = 1'-0"



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'

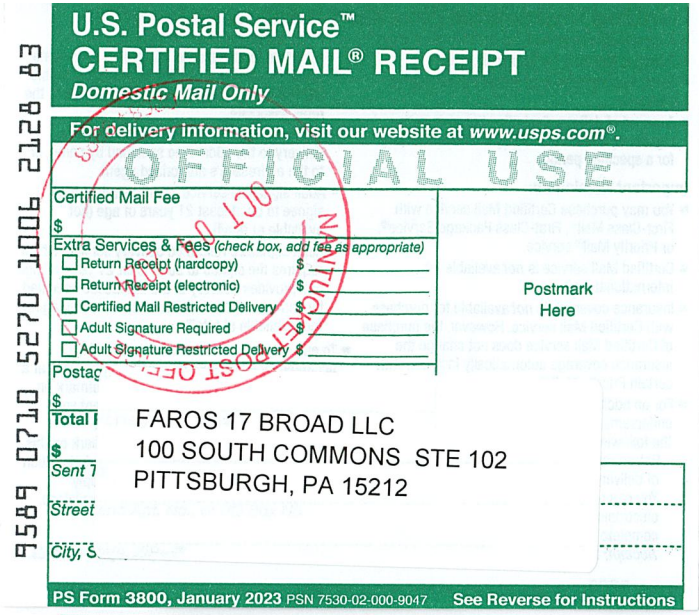
June 27, 2024

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

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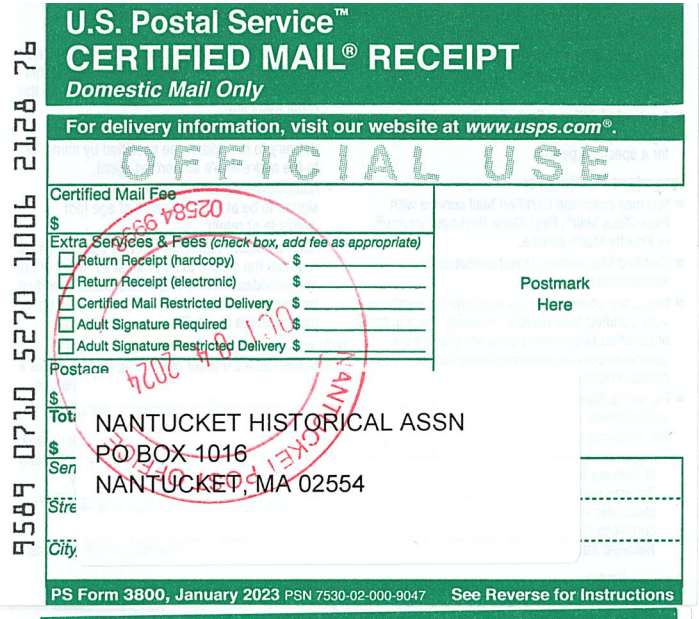
9589 0710 5270 1006 2128 83



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NANTUCKET HISTORICAL ASSN
PO BOX 1016
NANTUCKET, MA 02554

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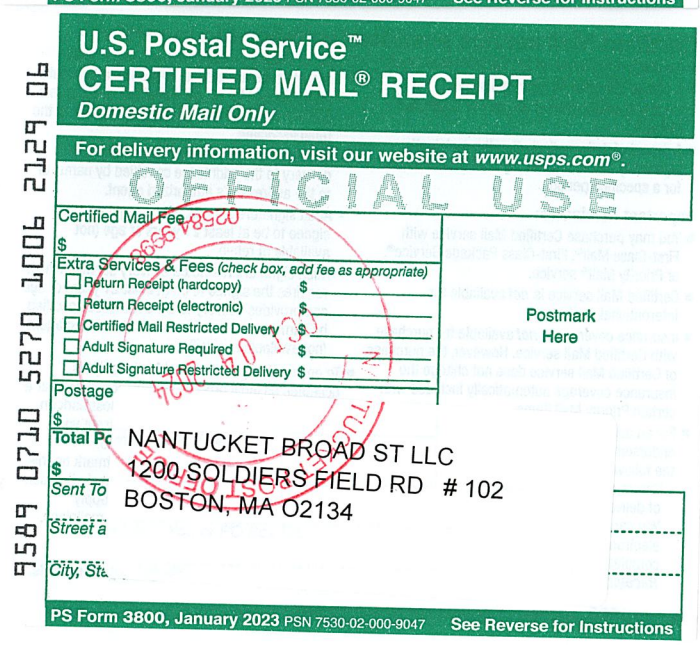

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NANTUCKET BROAD ST LLC
1200 SOLDIERS FIELD RD # 102
BOSTON, MA 02134

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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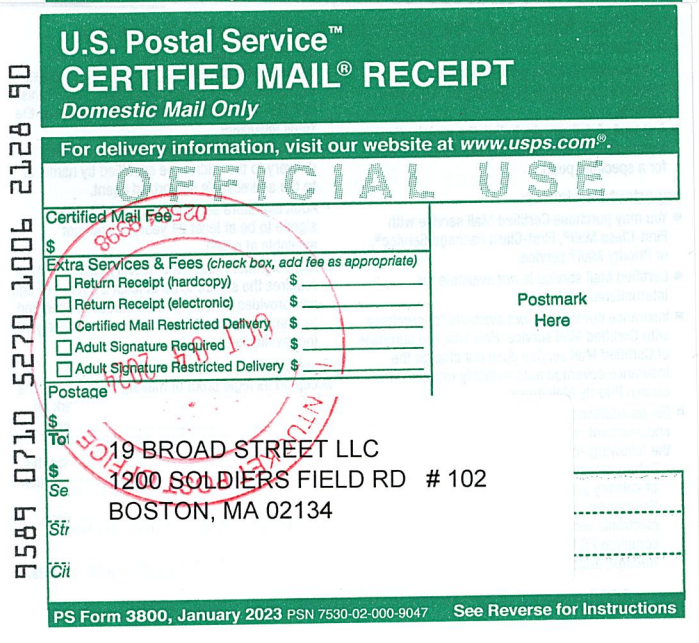

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19 BROAD STREET LLC
1200 SOLDIERS FIELD RD # 102
BOSTON, MA 02134

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COALE JOHN P & GRETA V
2901 FESSENDEN ST NW
WASHINGTON, DC 20007

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NANTUCKET THEATRE PROJECT LLC
5 N WATER ST
NANTUCKET, MA 02554

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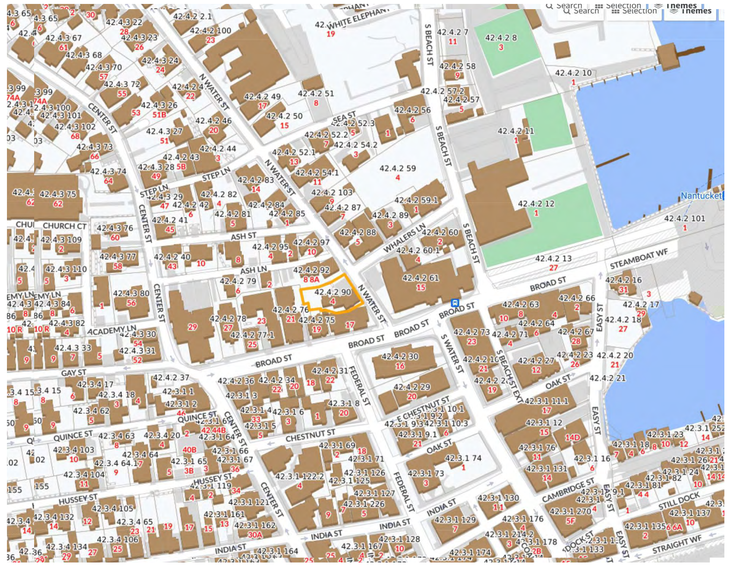
DAVISON JAMES
222 LOBLOLLY LANE
CHOUDRANT, LA 71227

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

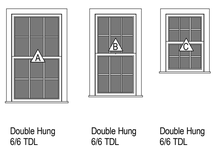
# 4 North Water Street

## Nantucket, MA

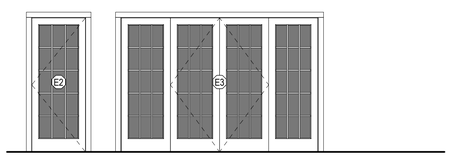
10.07.24



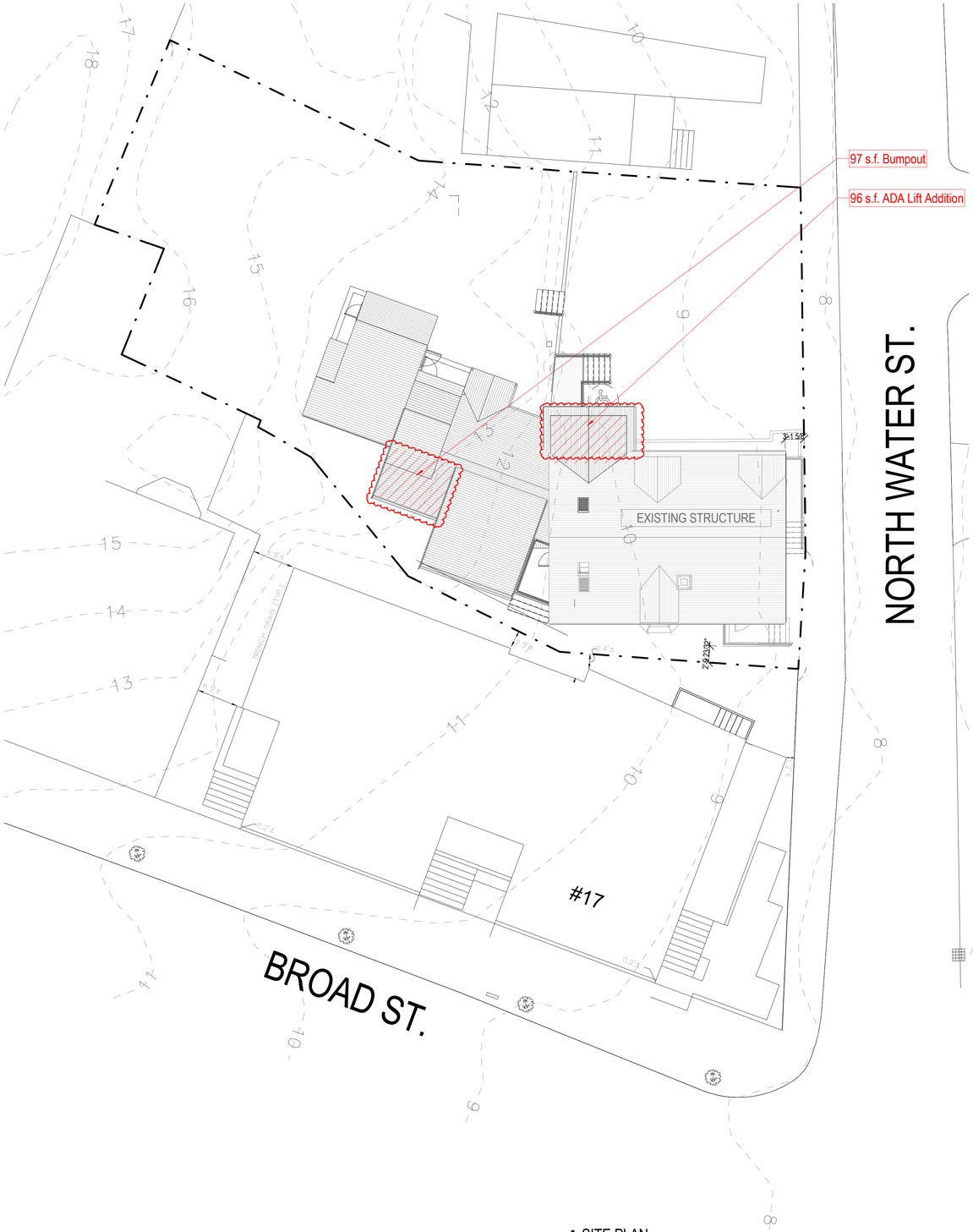
2 Locus Map
1/4" = 1'-0"




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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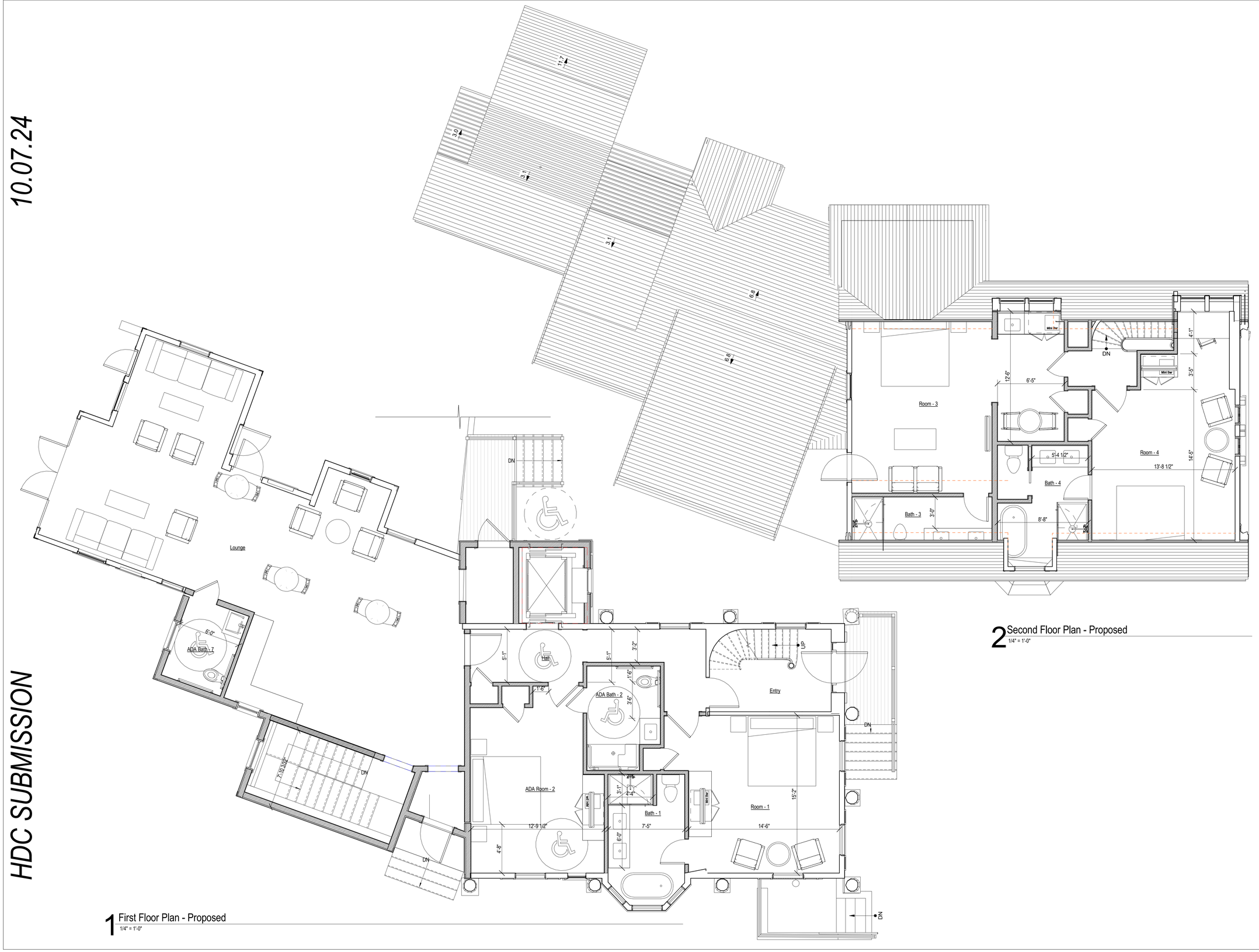
G.101
2313

10.07.24

HDC SUBMISSION




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

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

# 2313

*4 North Water Street*

Nantucket, MA


emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com


## 1ST & 2ND FLOOR PLANS

### Site Information

| | |
|---|---|
| Map & Parcel: | 42.4.2 / 90 |
| Current Zoning: | CDT |
| Minimum Frontage: | 35' |
| Front Setback: | 0' |
| Side/Rear Setback: | 0 / 5' |
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A.101

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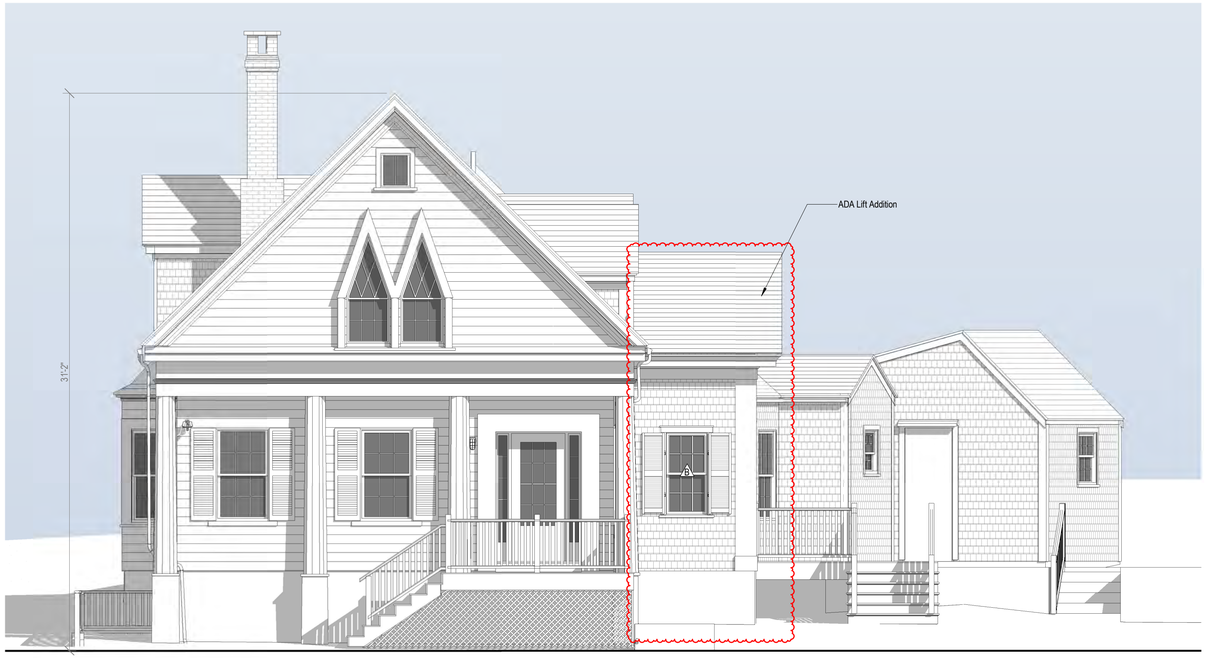


1 Proposed East Elevation
1/4" = 1'-0"



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


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 |
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| Minimum Frontage: | 35' |
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| 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


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A.201

2313

10.07.24

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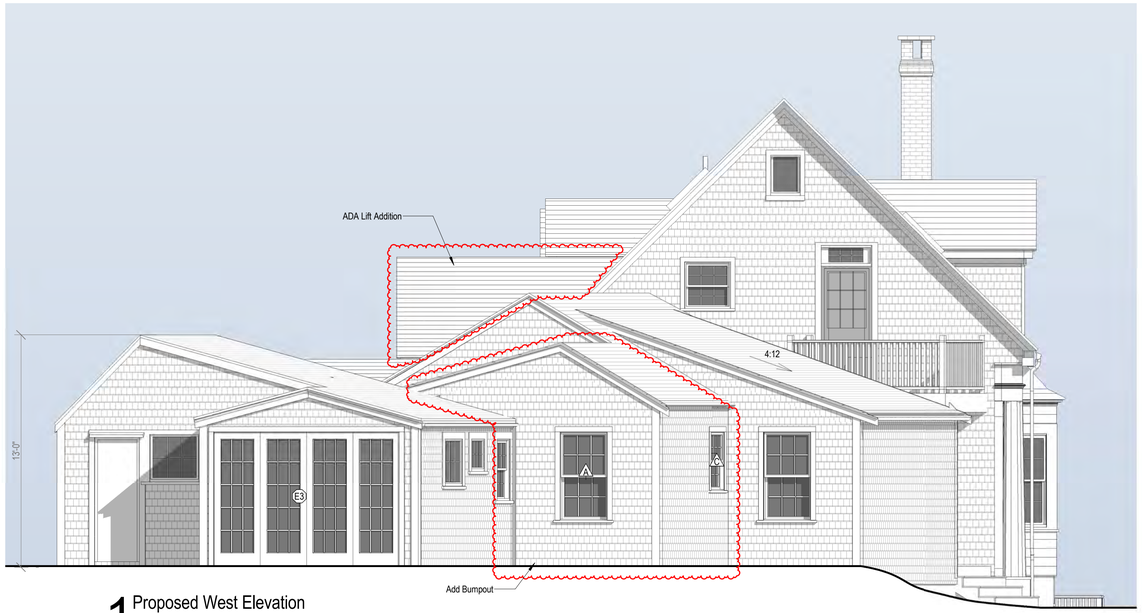


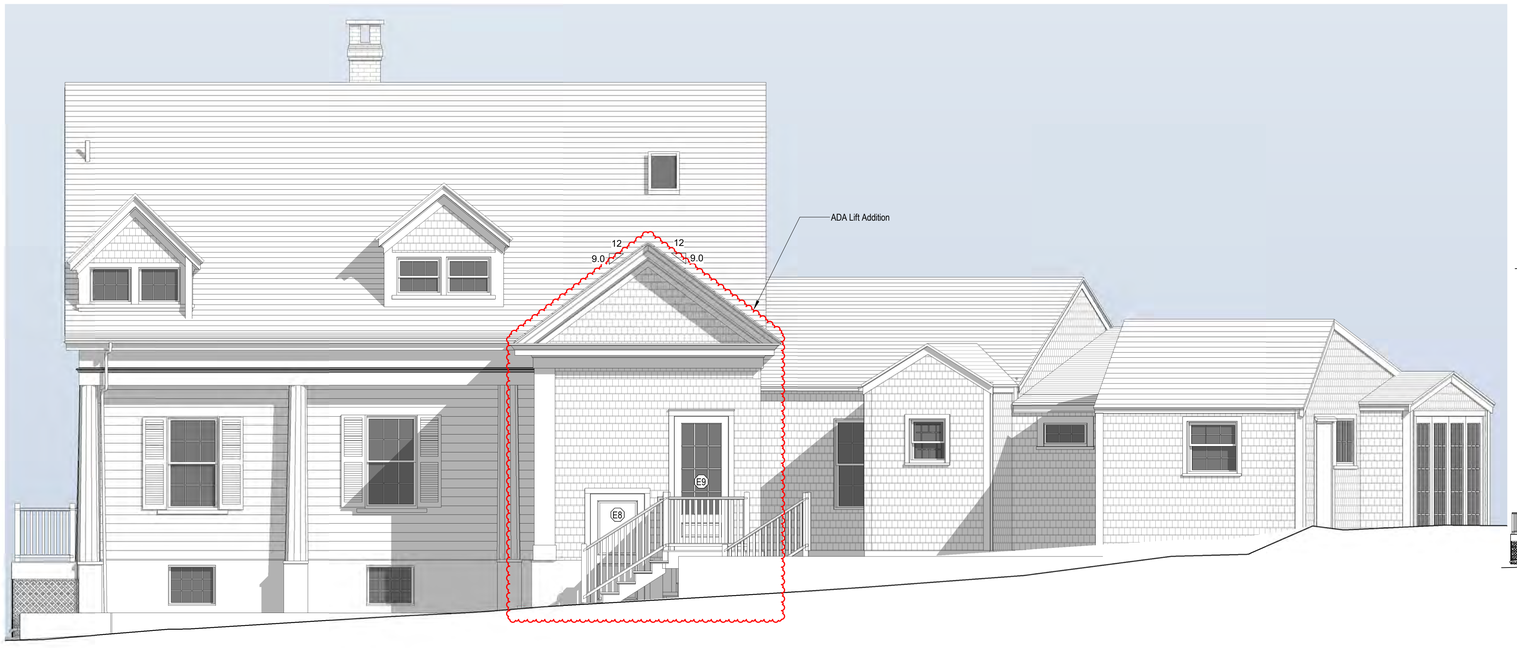

1 Proposed West Elevation
1/4" = 1'-0"



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*

Nantucket, MA


emeritus
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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

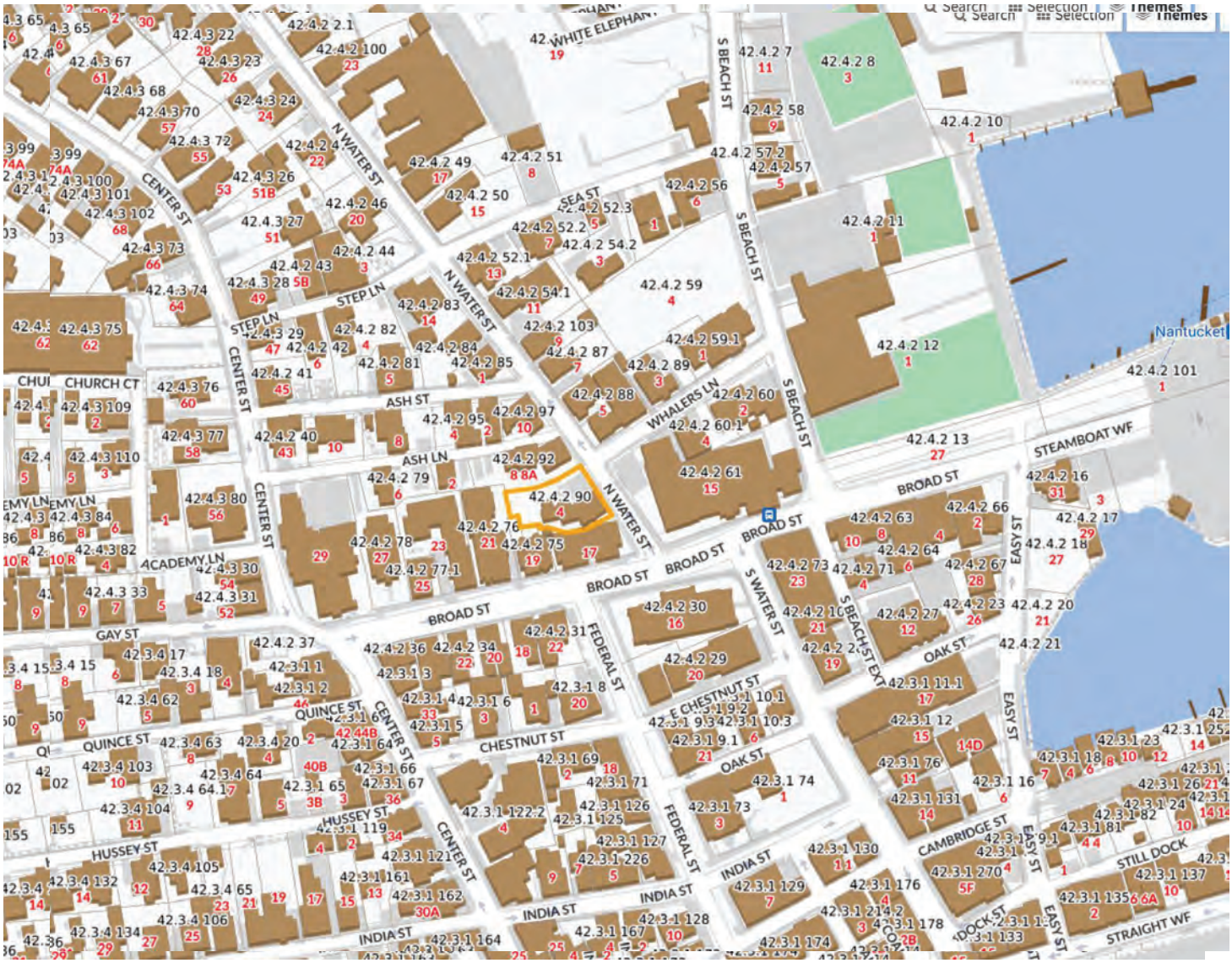

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ONLY AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.


A.202

2313

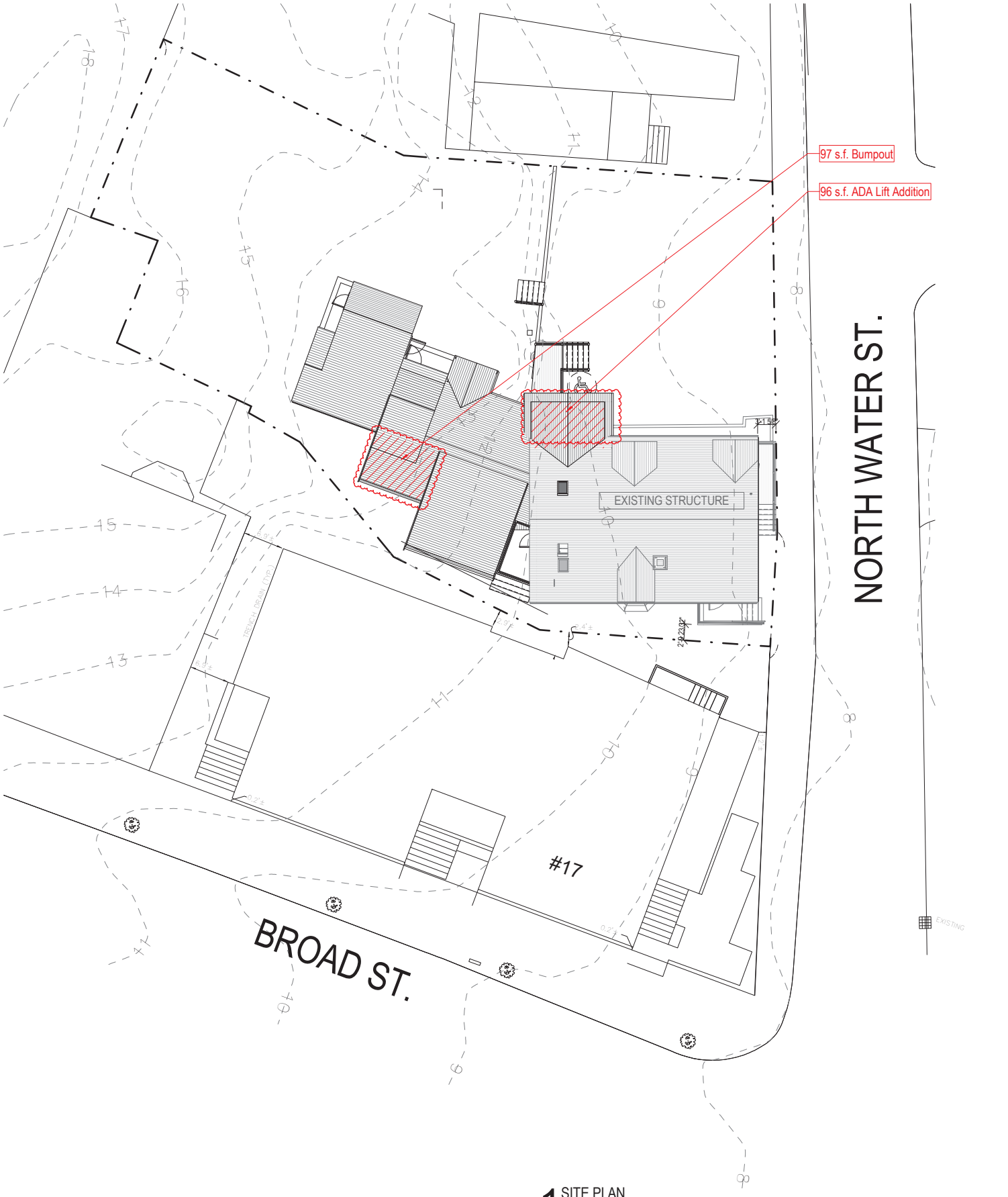
# 4 North Water Street

## Nantucket, MA

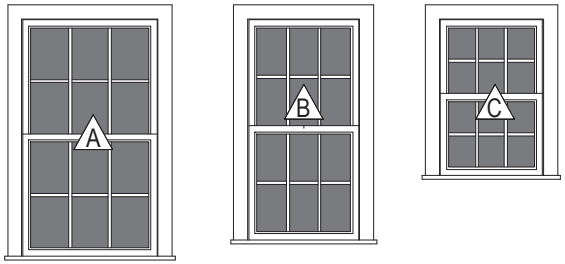



2 Locus Map

1/4" = 1'-0"




1 SITE PLAN
1" = 10'-0"



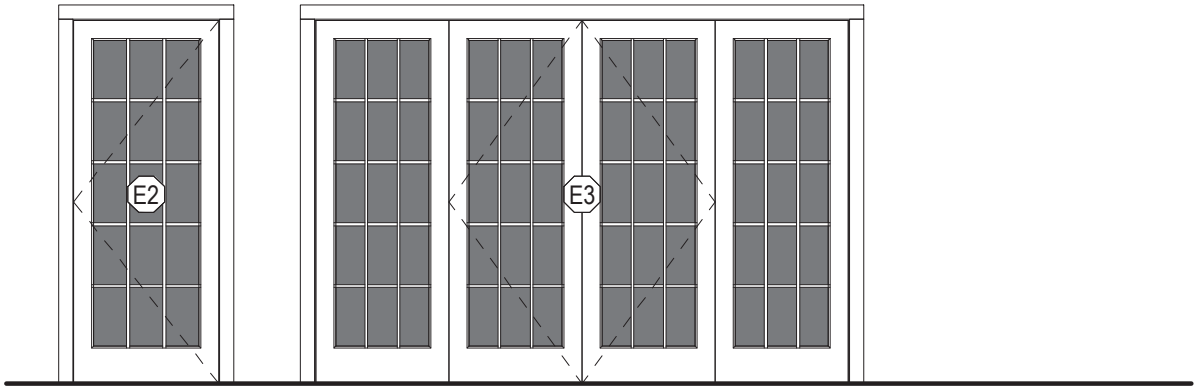

Double Hung
6/6 TDL

Double Hung
6/6 TDL

Double Hung
6/6 TDL

## 3 Window Legend

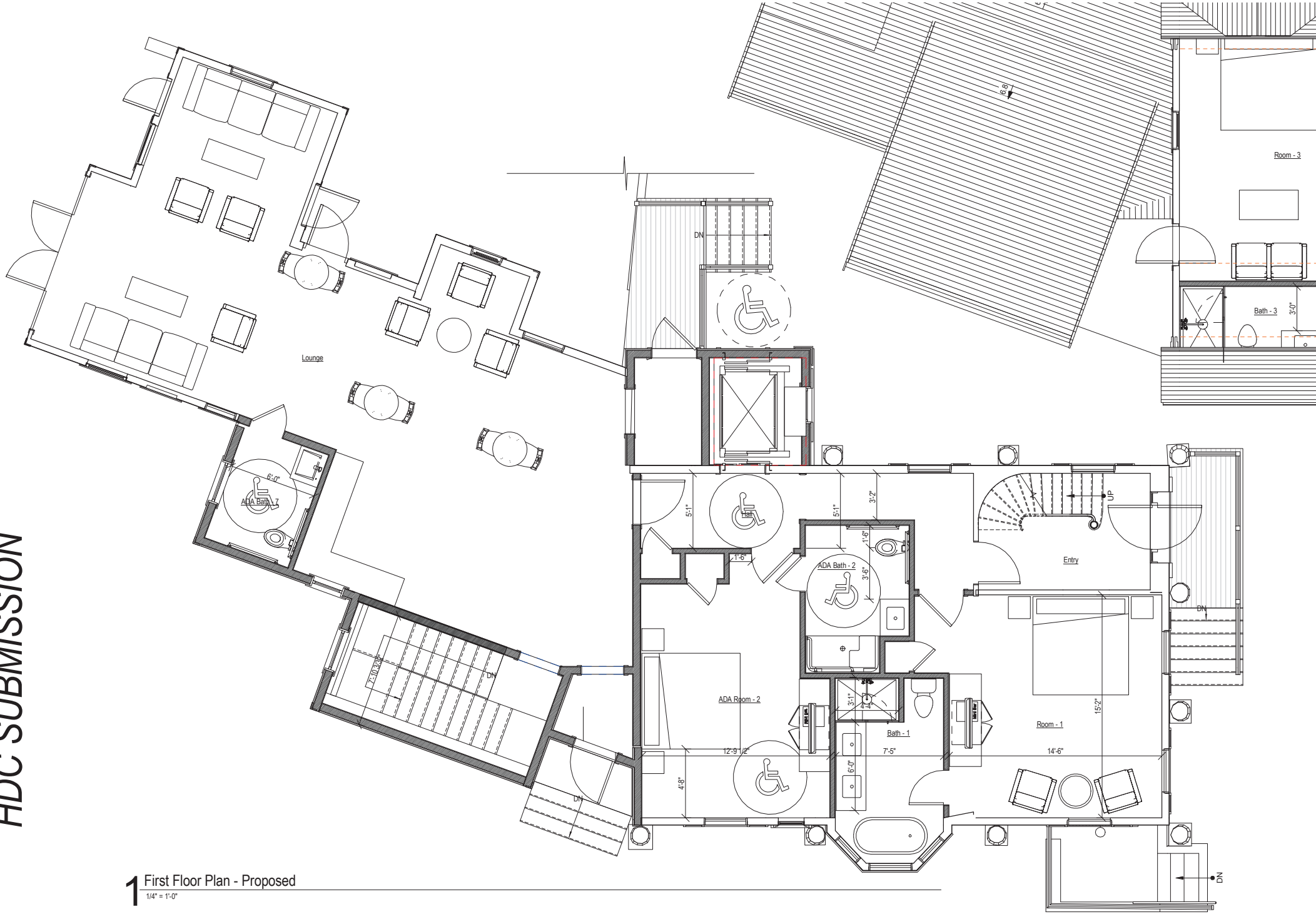
1/4" = 1'-0"




## 4 Exterior Door Legend

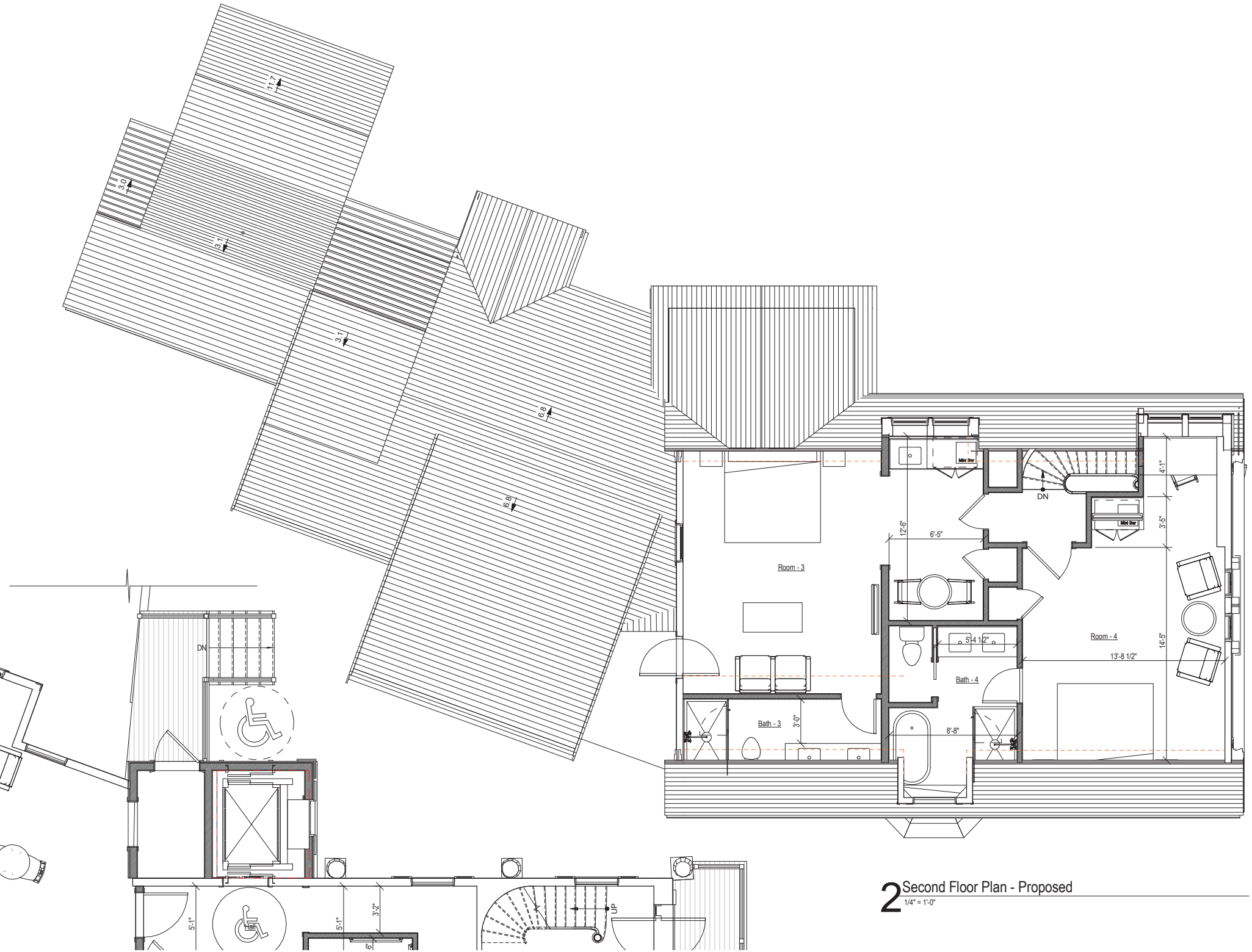
1/4" = 1'-0"

HDC SUBMISSION



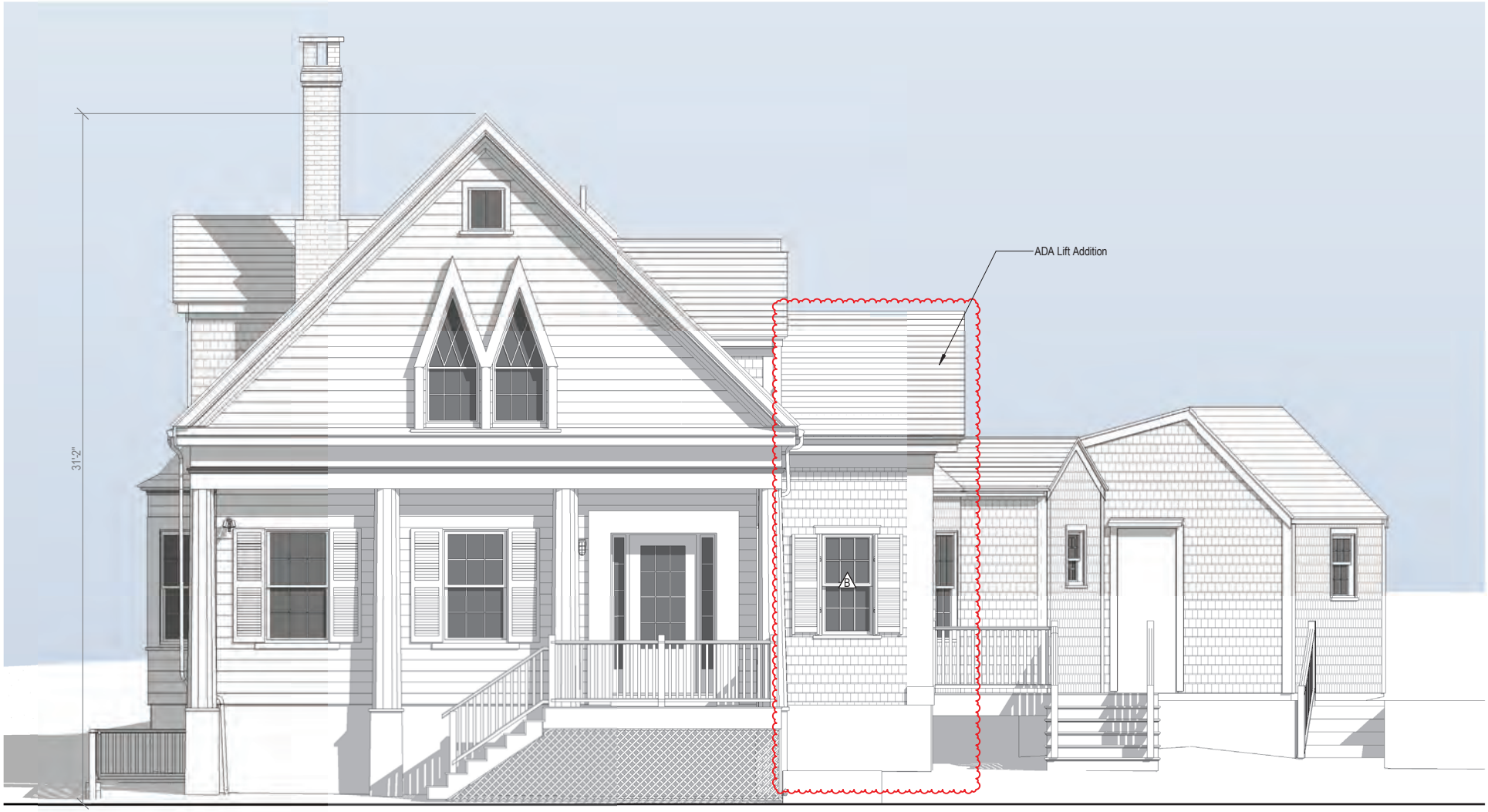

1 First Floor Plan - Proposed

1/4" = 1'-0"



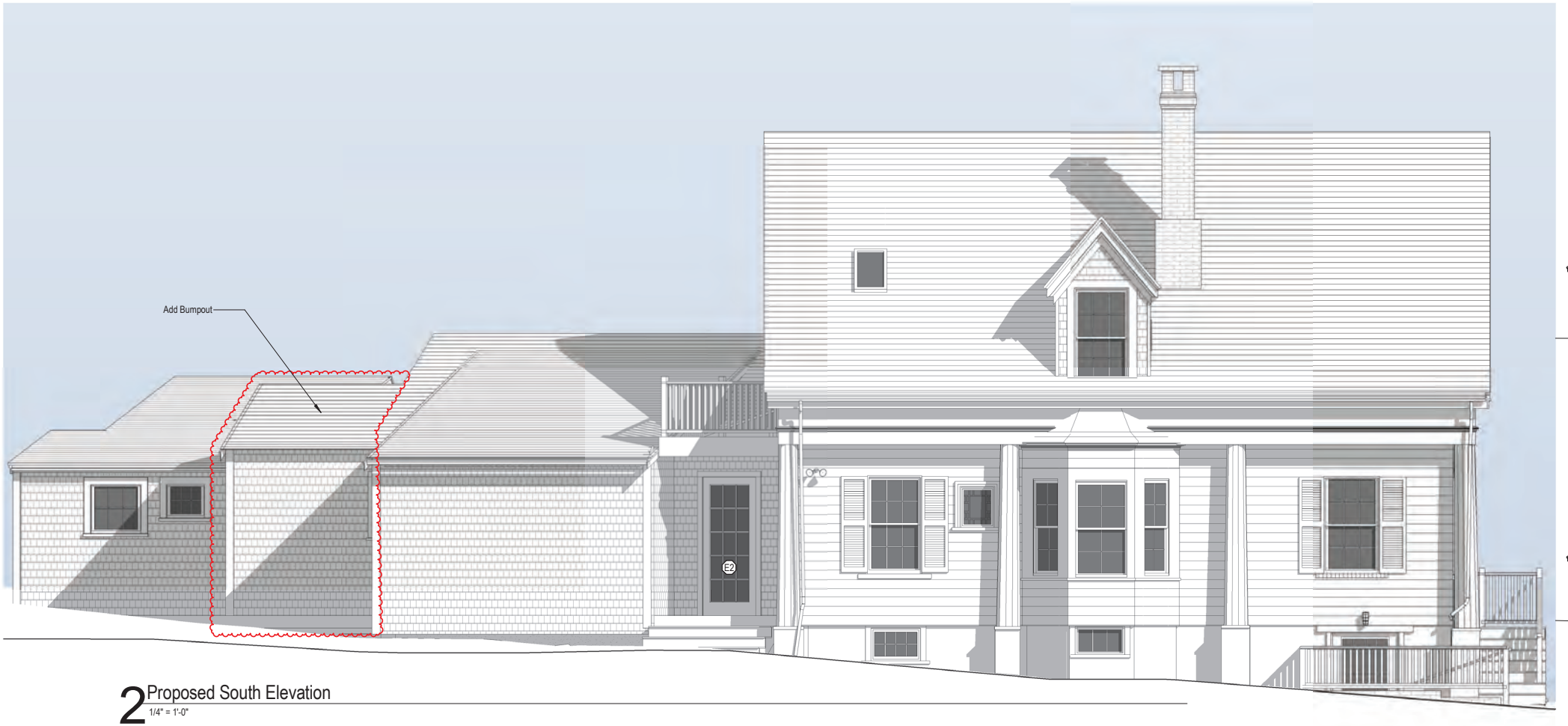

## 2 Second Floor Plan - Proposed

1/4" = 1'-0"

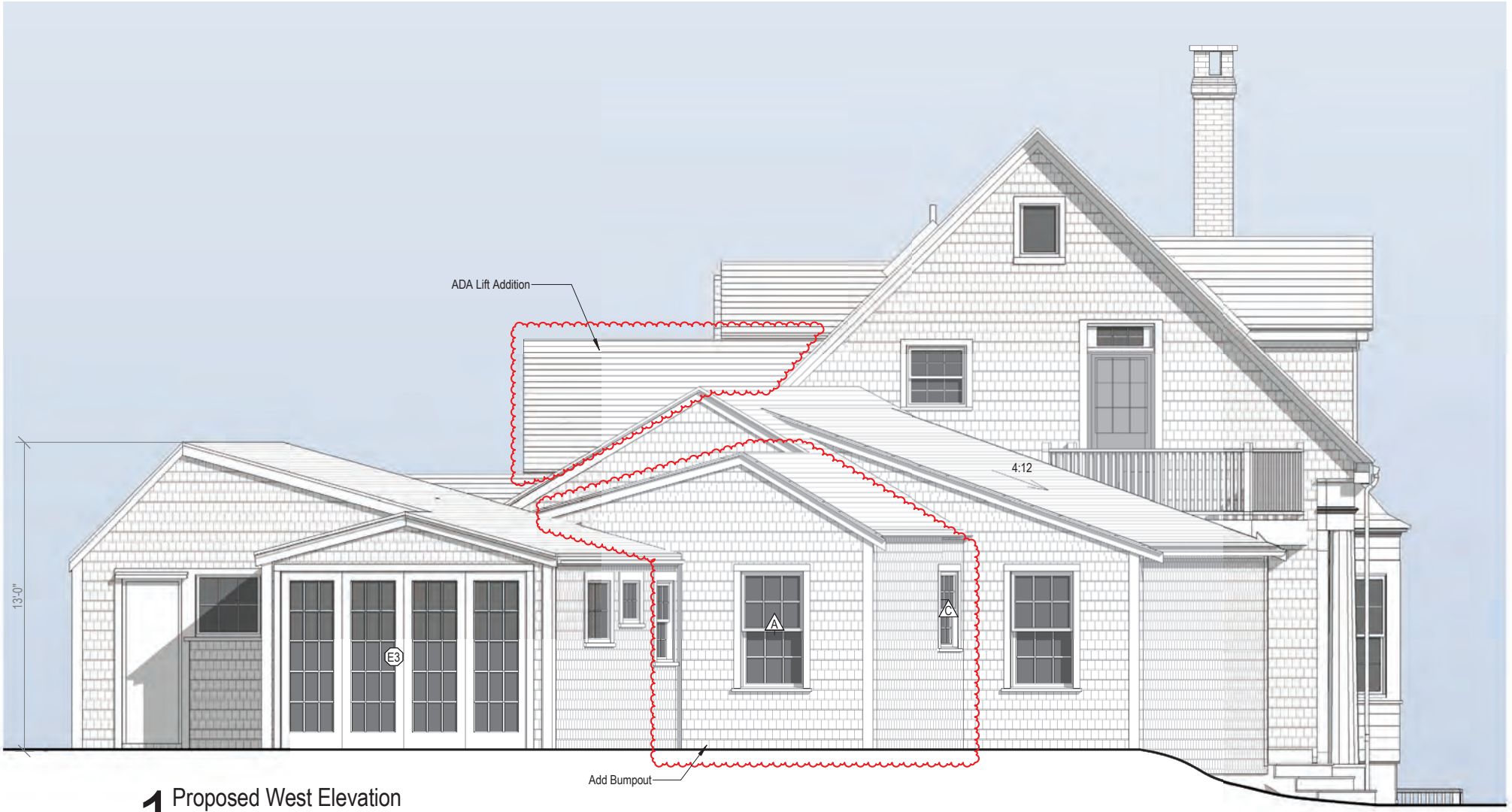



## 1 Proposed East Elevation

1/4" = 1'-0"

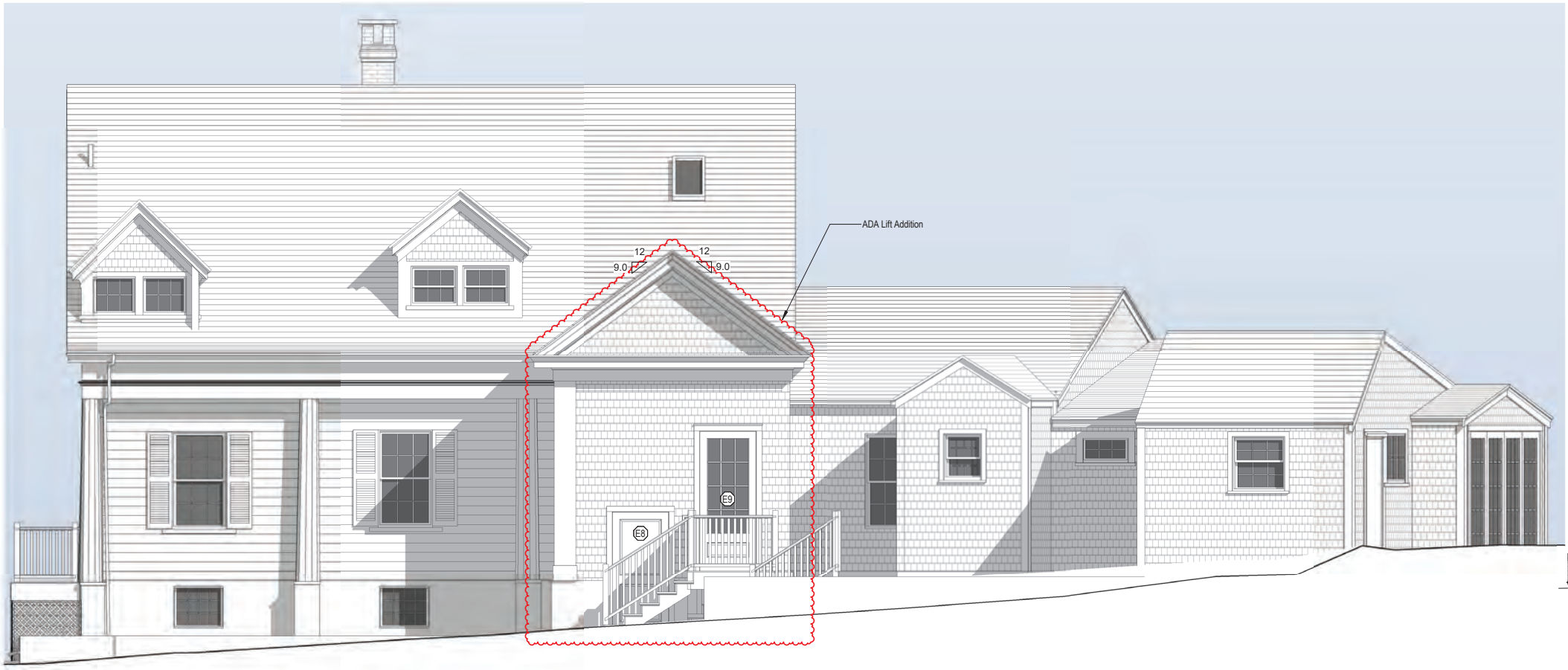



2 Proposed South Elevation
1/4" = 1'-0"




## 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]

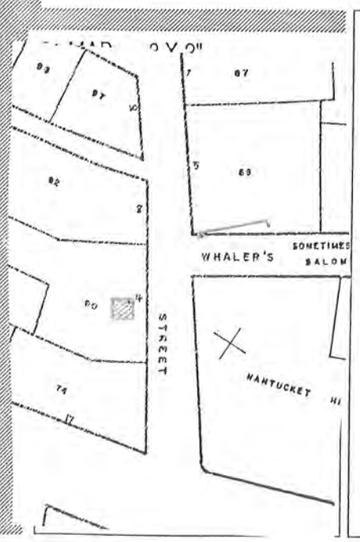
6. USE: Original: [illegible] Present: town offices

○ 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?: _____

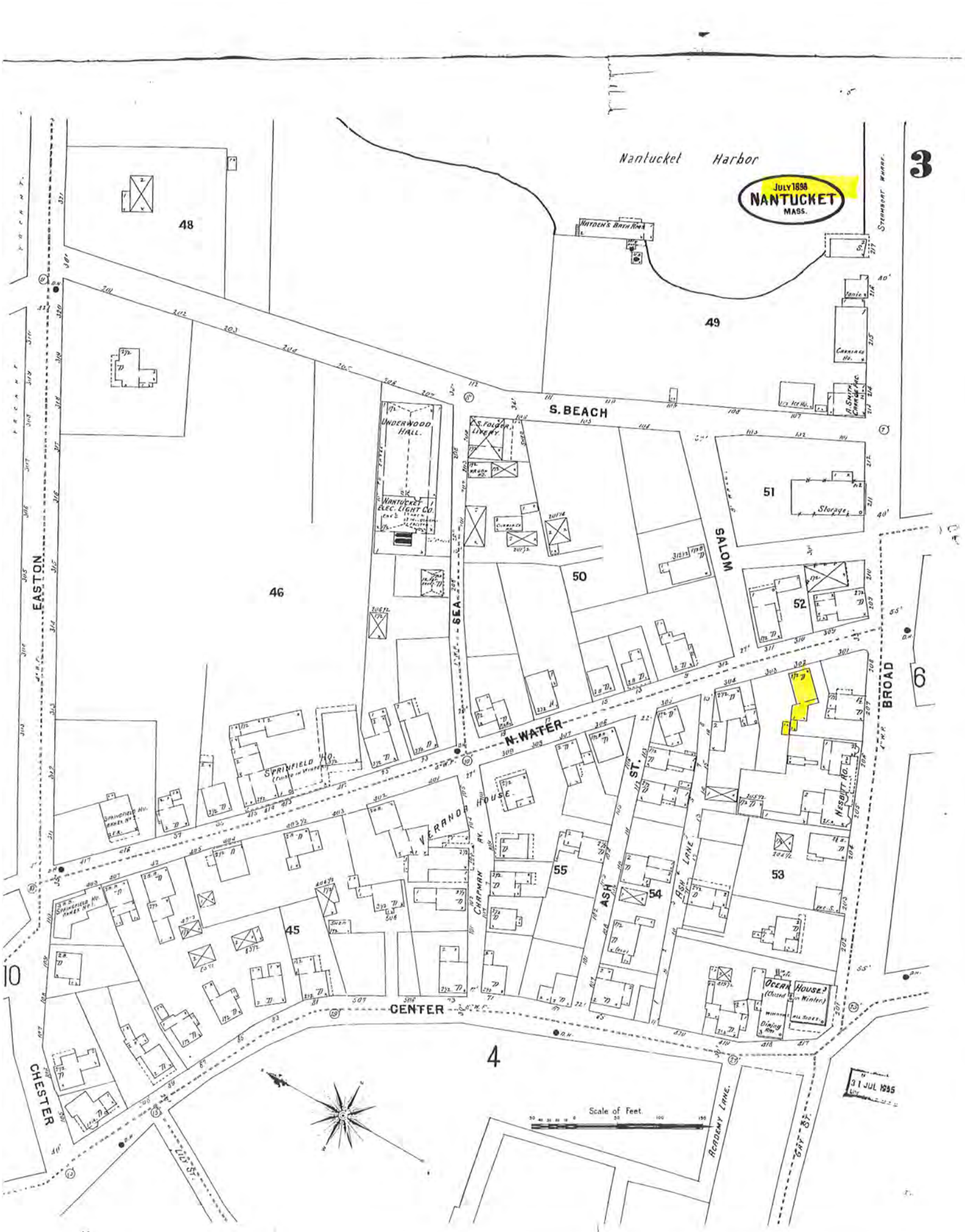
Major alterations or additions: Later dormers on sides, bay window south flank, (with dates if known) shed connected to house to add spider for 2 bedrooms & a bath. At some undetermined time a Masonic emblem window was placed in the south living room and a window in the dining room has colored panes. HABS

## SIGNIFICANCE:

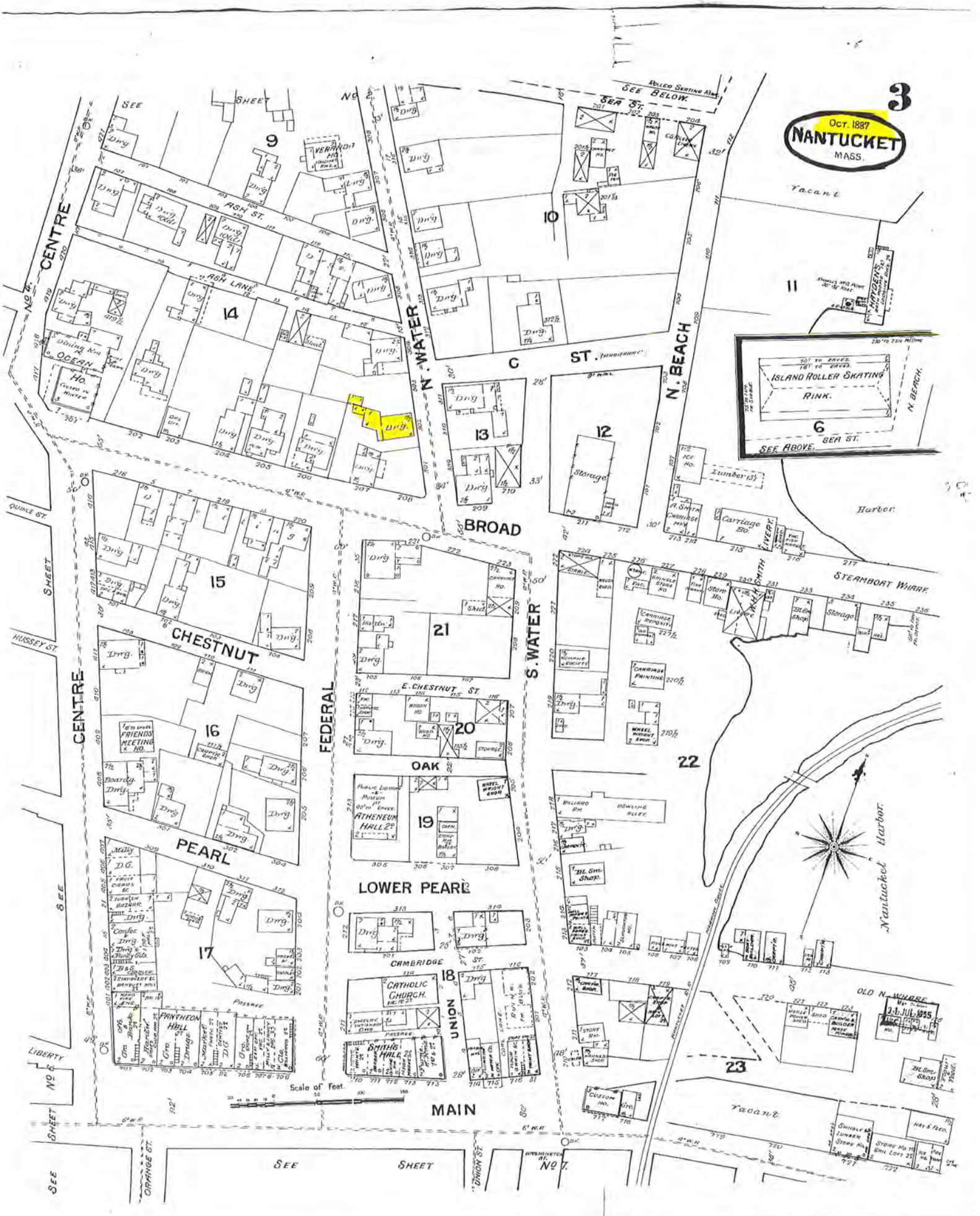
33. ROLE THE BUILDING PLAYS:
- ✓ a. individually significant
- ○ b. contributing
- ○ c. non-contributing

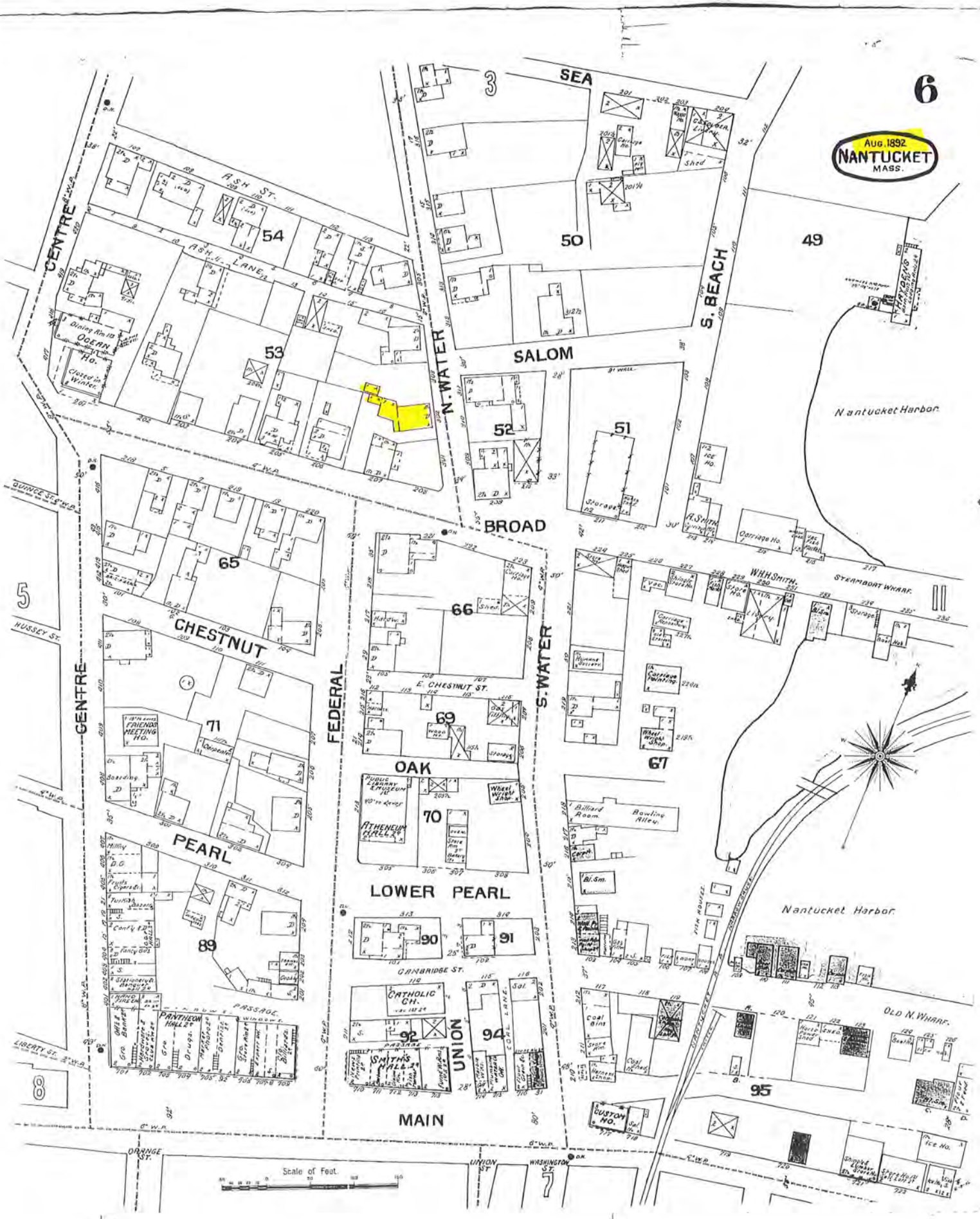
34. DATE OF INITIAL CONSTRUCTION: C 1846 SOURCE: [illegible]
ARCHITECT: _____
BUILDER: Edward F Eastern, housewright HABS

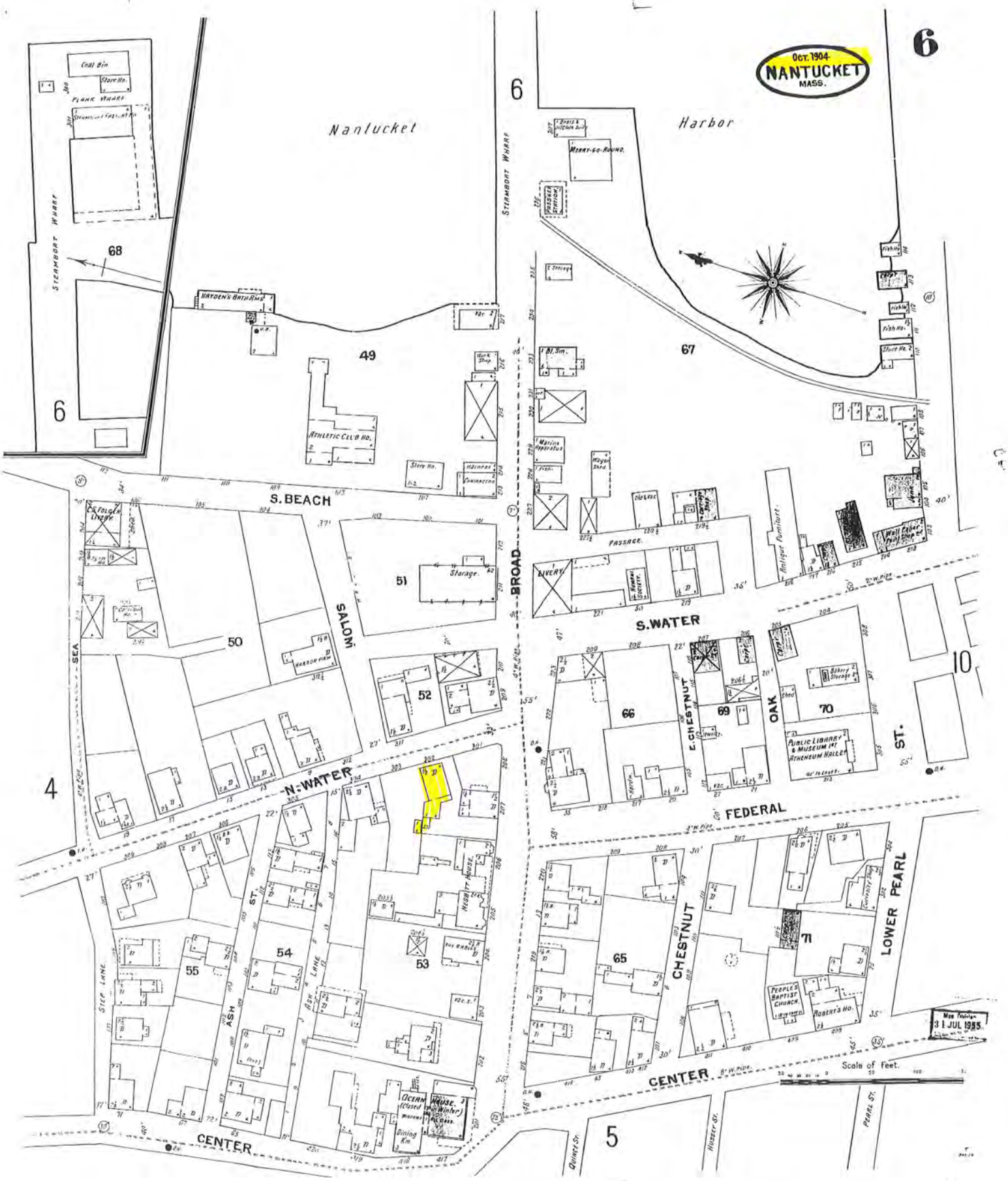
35. BUILDING TYPE:
- ○ a. box
- ✓ b. additive
- ✓ c. gable front
- ○ d. gable ell
- ○ e. side-gabled
- ○ f. other: _____



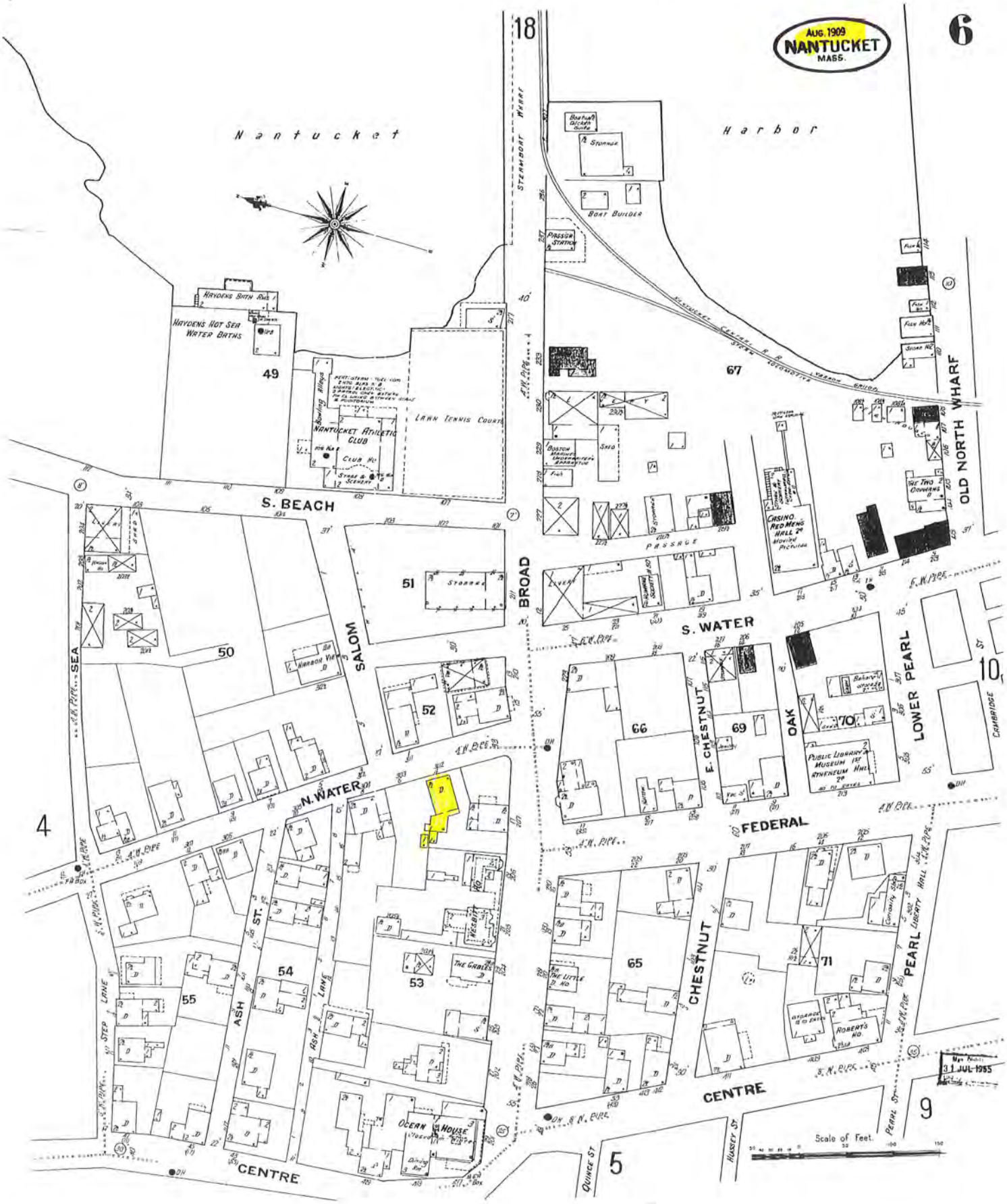
JULY 1898
NANTUCKET
MASS.
3
Nantucket Harbor
HAYDEN'S BATH RMS
STEAMBOAT WHARF
48
49
S. BEACH
UNDERWOOD HALL
NANTUCKET ELEC. LIGHT CO.
C. S. FOLGER LIVERY
51
Storage
SALOM
50
52
46
EASTON
SEA
N. WATER
BROAD
6
SPRINGFIELD HO.
VERANDA HOUSE
CHAPMAN AV.
ASH ST.
ASH LANE
NESBITT RD.
55
54
53
45
10
OCEAN 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
15
16
17
18
19
20
21
22
23

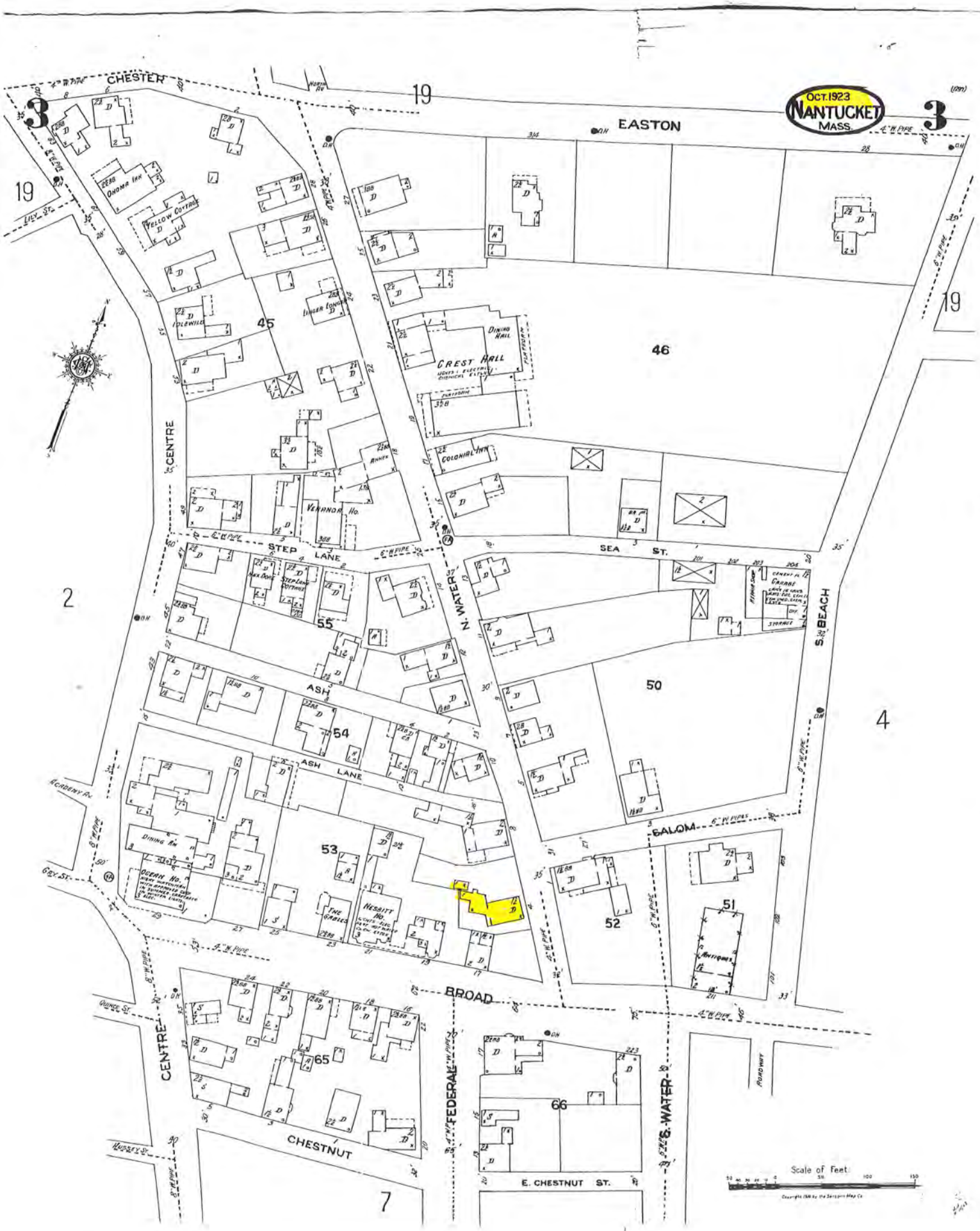

6
AUG. 1892
NANTUCKET
MASS.
SEA
ASH ST.
ASH LANE
CENTRE
OCEAN HO.
N. WATER
SALOM
S. BEACH
Nantucket Harbor
BROAD
CHESTNUT
FEDERAL
E. CHESTNUT ST.
S. WATER
OAK
PEARL
LOWER PEARL
CAMBRIDGE ST.
UNION
MAIN
HUSSEY ST.
QUINCE ST.
LIBERTY ST.
ORANGE ST.
UNION ST.
WASHINGTON ST.
STEAMBOAT WHARF
OLD N. WHARF
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
ACADEMY AV.
GRY ST.
QUINCE ST.
HUSSEY ST.
LILY 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.

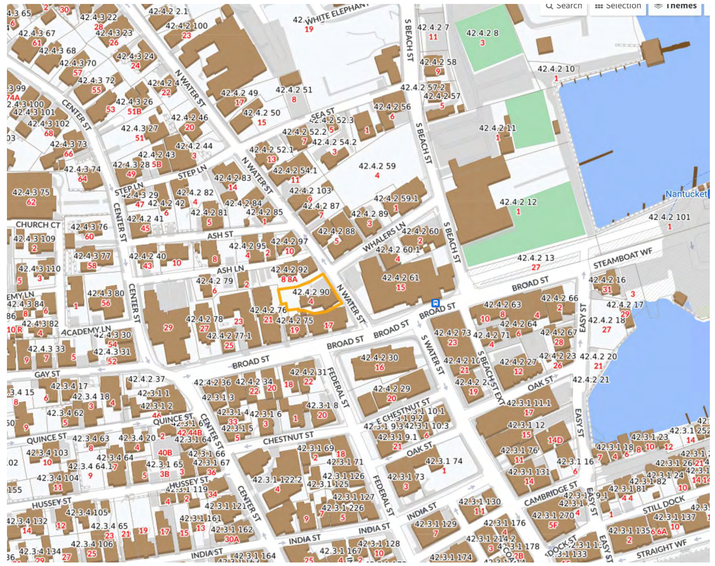
Date 7/1/24 Signature of owner of record _____ Signed under penalties of perjury

# 4 North Water Street

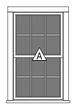
## Nantucket, MA

07.01.24

HDC SUBMISSION

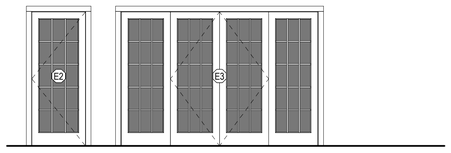


2 Locus Map
1/4" = 1'-0"

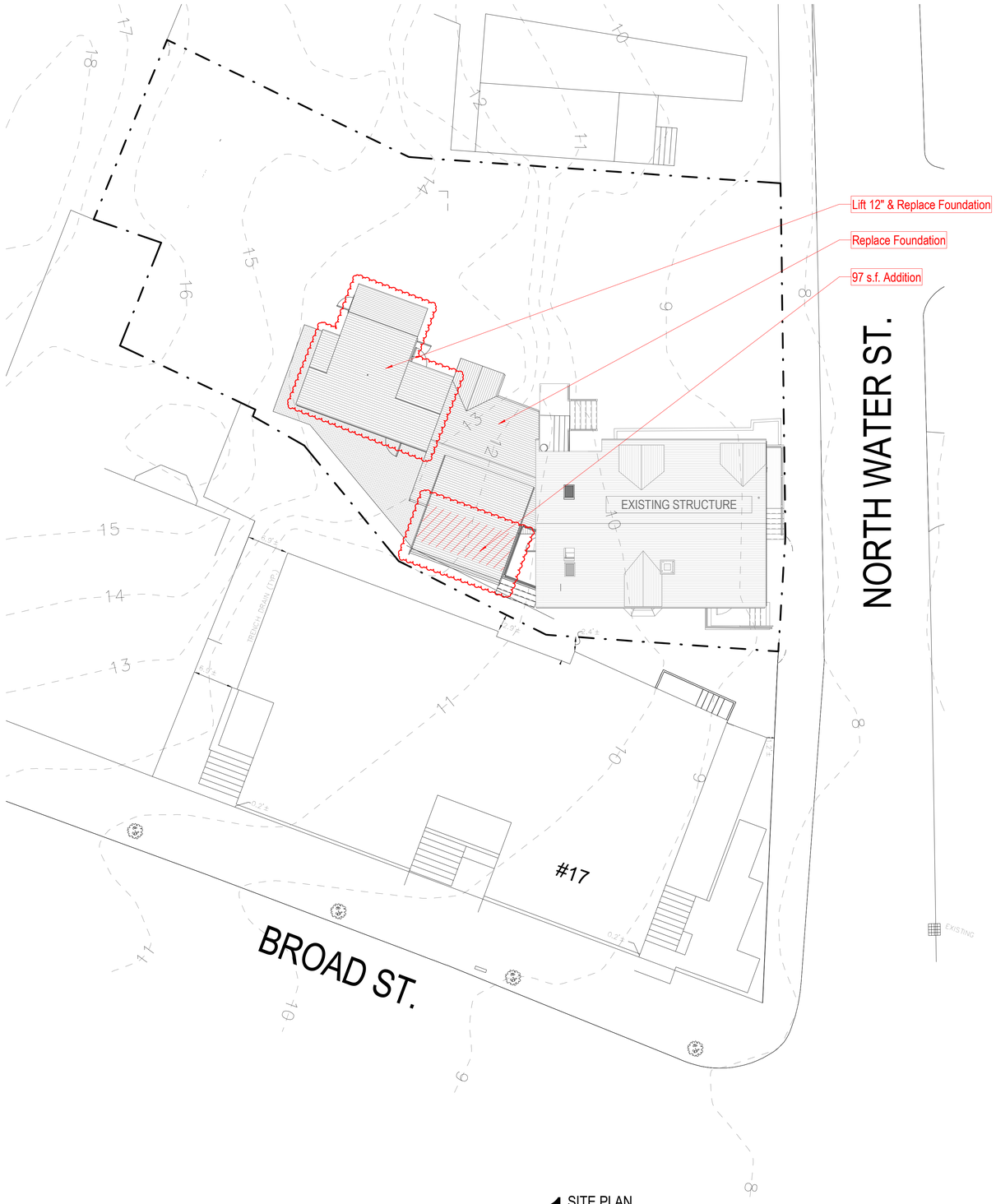


Double Hung
6/6 TDL

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**

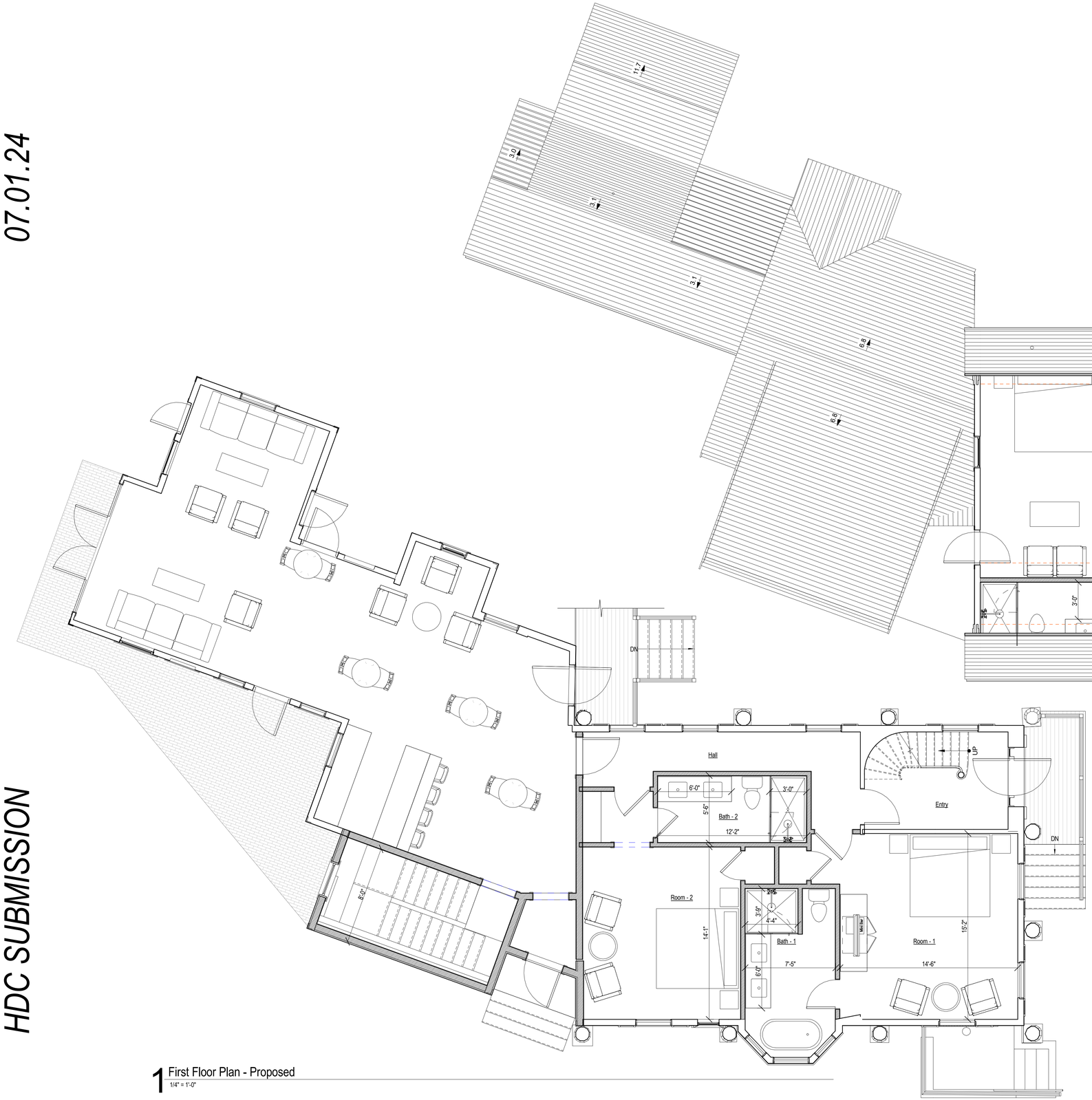
Revision 1 Date 1


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 OF EMERITUS DEVELOPMENT LTD. THESE DRAWINGS HAVE BEEN WORKED ON AS FAR AS NECESSARY TO OBTAIN A BUILDING PERMIT. FURTHER CONTRACT DRAWINGS WILL BE FURNISHED UPON REQUEST.

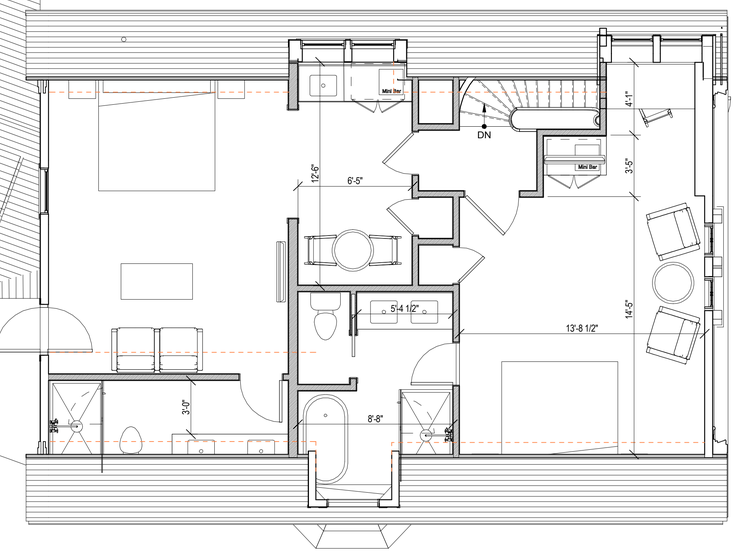

G.101
2313

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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8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
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## 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. |

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Revisions


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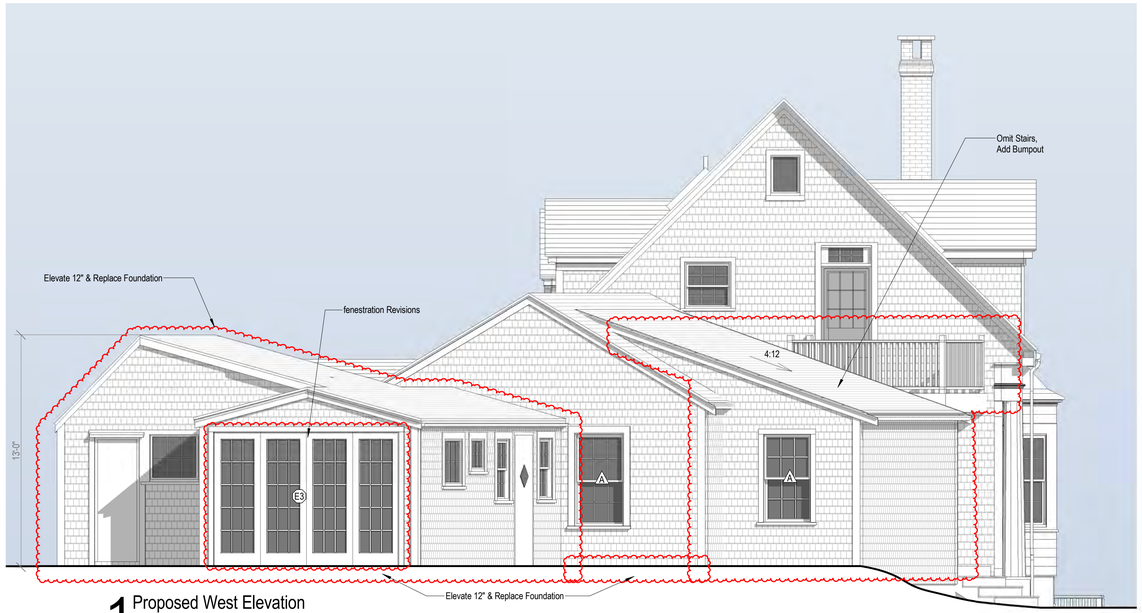
A.101

2313

07.01.24

HDC SUBMISSION



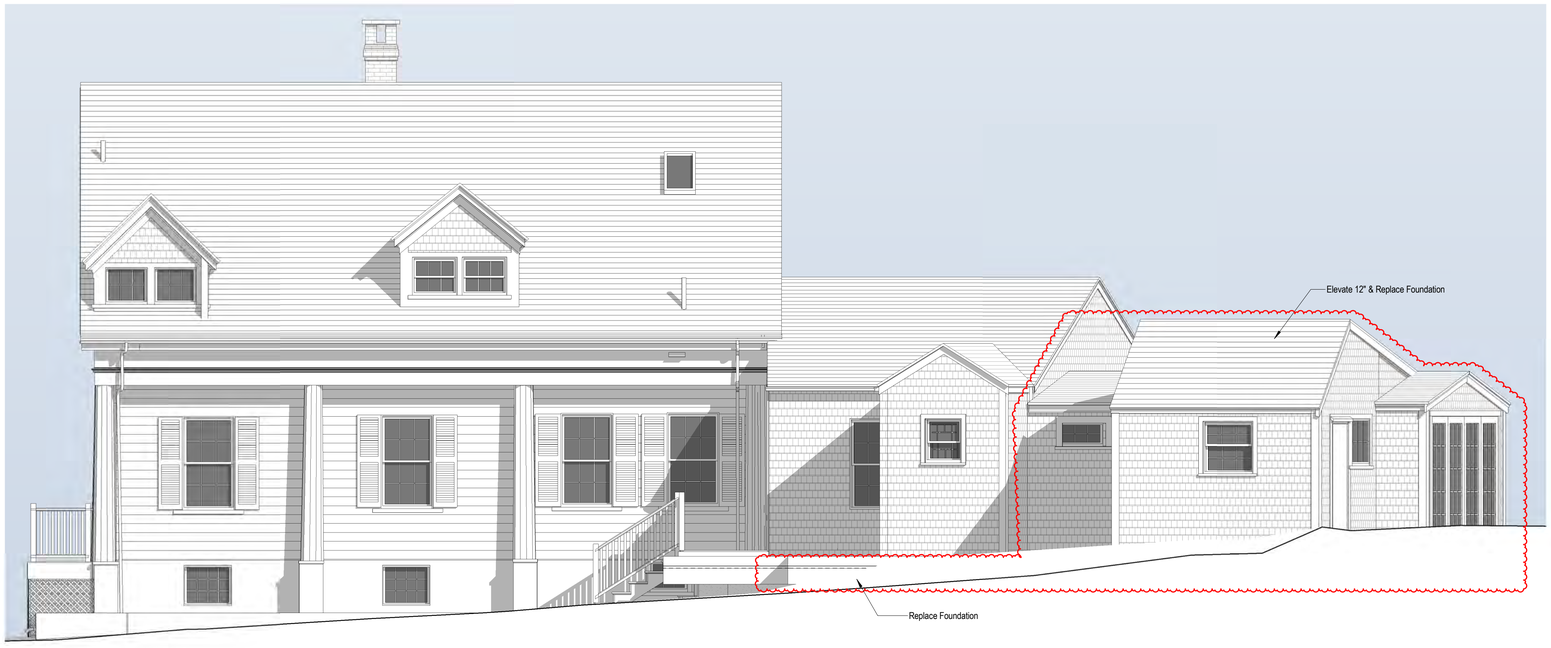

1 Proposed West Elevation
1/4" = 1'-0"




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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8 Williams Lane Nantucket, MA
02554
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## 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. |

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**Revisions**

Revision 1 Date 1


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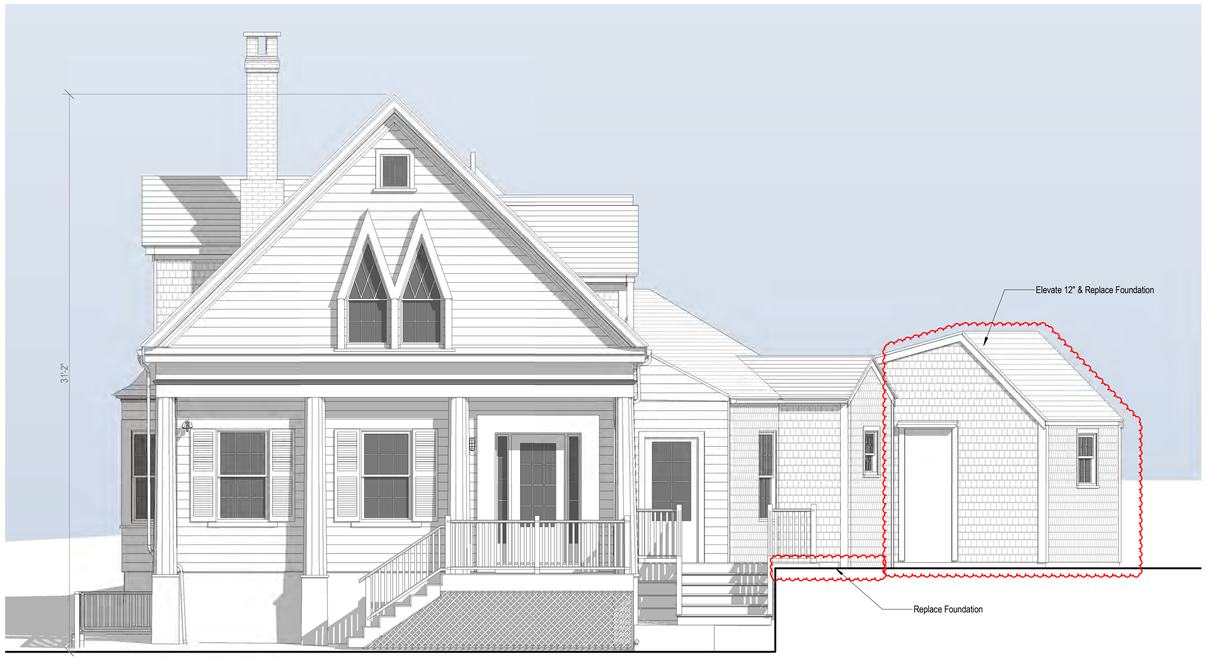
A.202

2313

07.01.24

HDC SUBMISSION



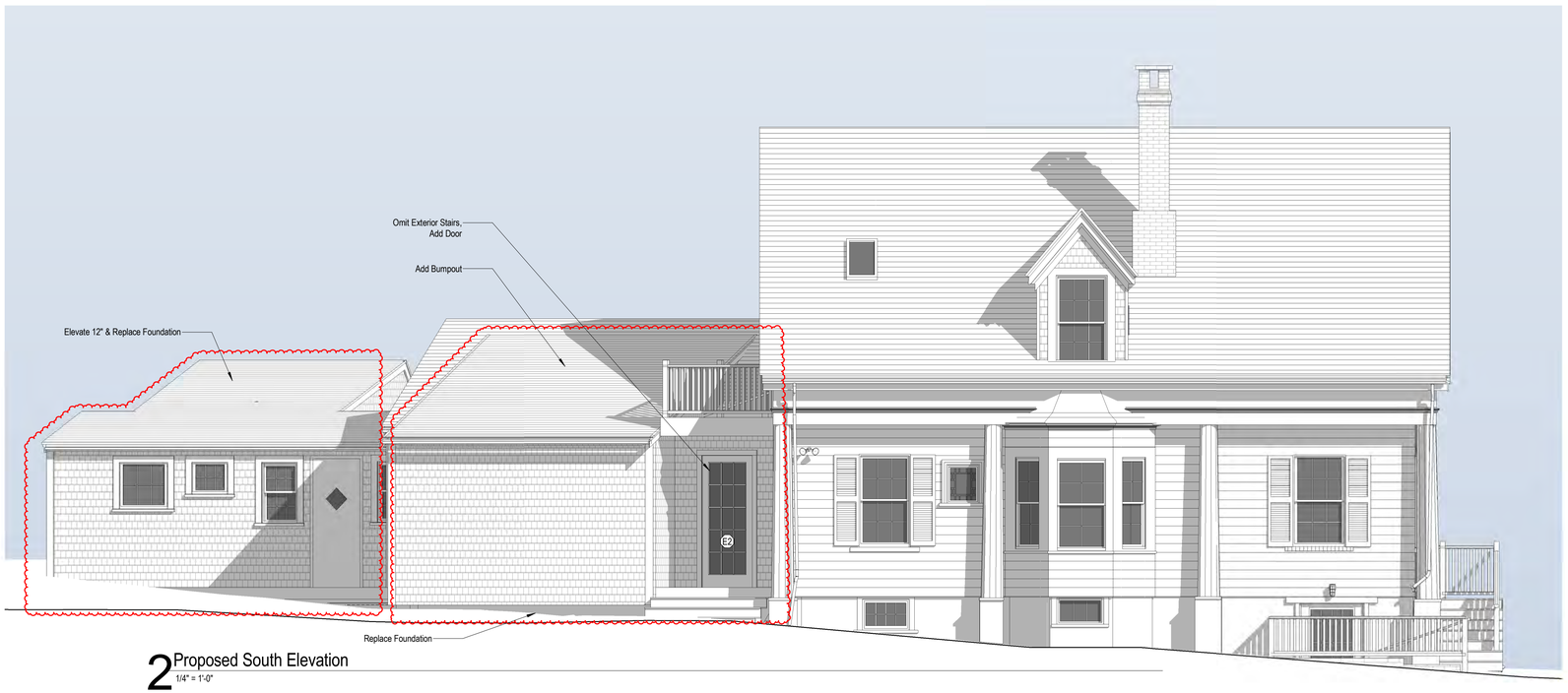

1 Proposed East Elevation
1/4" = 1'-0"



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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## EXTERIOR ELEVATIONS

### Site Information

| | |
|---|---|
| Map & Parcel: | 42.4.2 / 90 |
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| 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


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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.<br>• 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

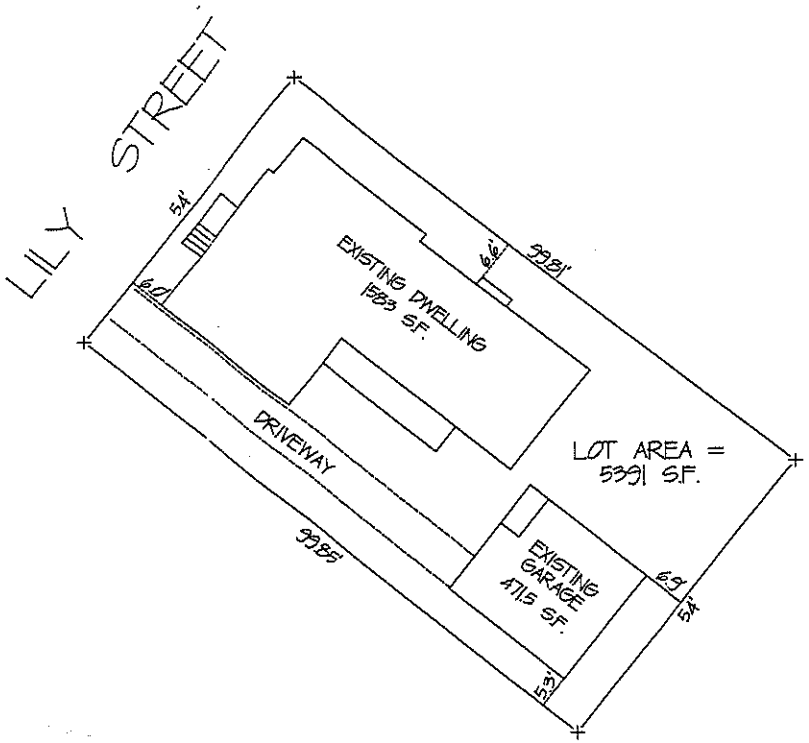
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

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.<br>• 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)<br>a. taken from the street are highly encouraged.<br>b. Pictures of other properties in the neighborhood are also suggested.<br>c. One (1) full set of pictures shall be scanned and submitted with complete application |
| | Colors (3 copies):<br>a. HDC Approvable Colors: https://www.nantucket-ma.gov/DocumentCenter/View/4841/HDC-Approvable-Colors-PDF<br>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

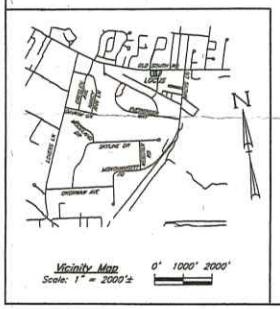
I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND AS SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY.

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"

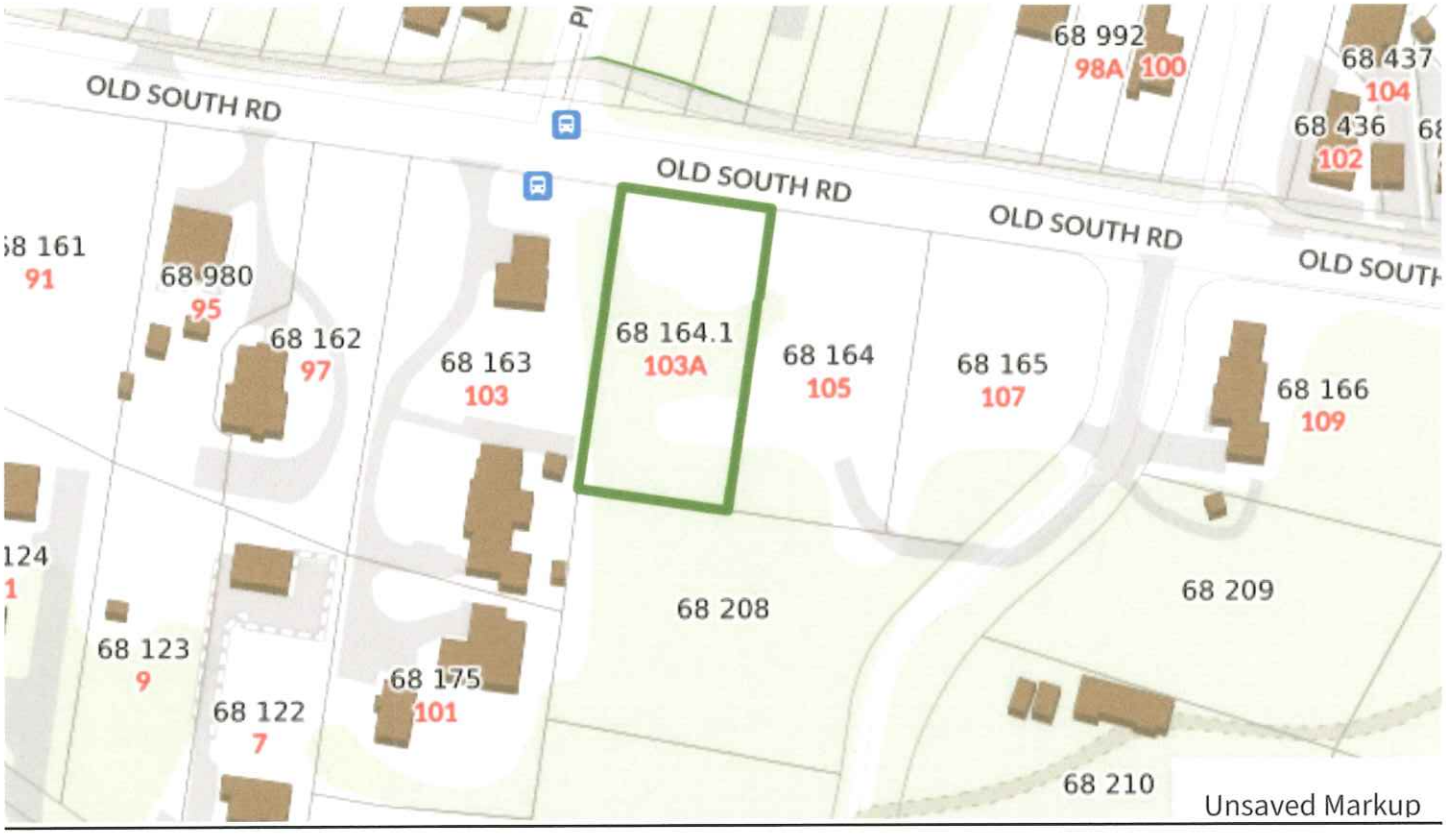
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
NANTUCKET PLANNING BOARD

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<br>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.**

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

The certificate is valid for three years from 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

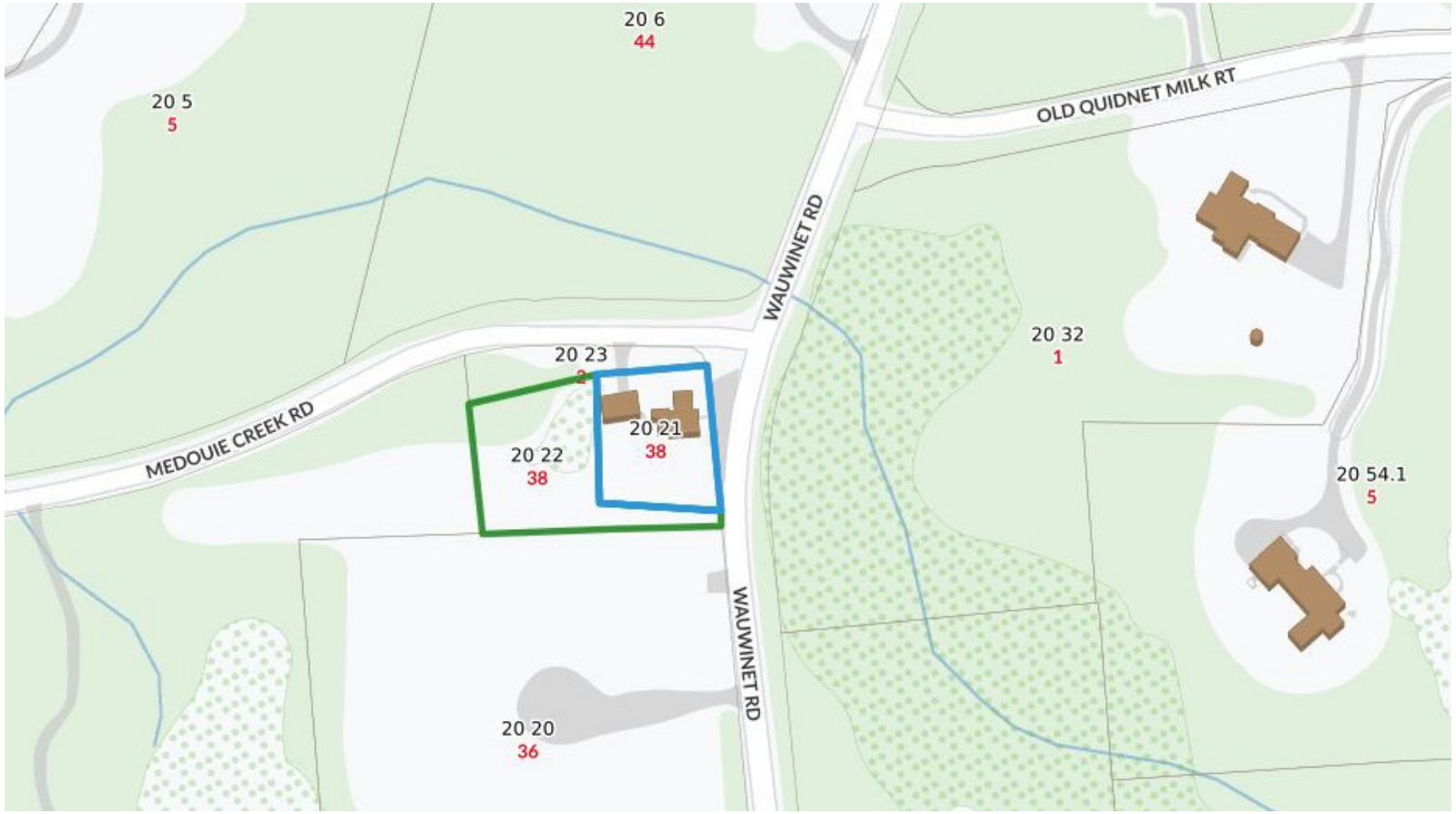
Trim WHITE Sash WHITE Doors N/A

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

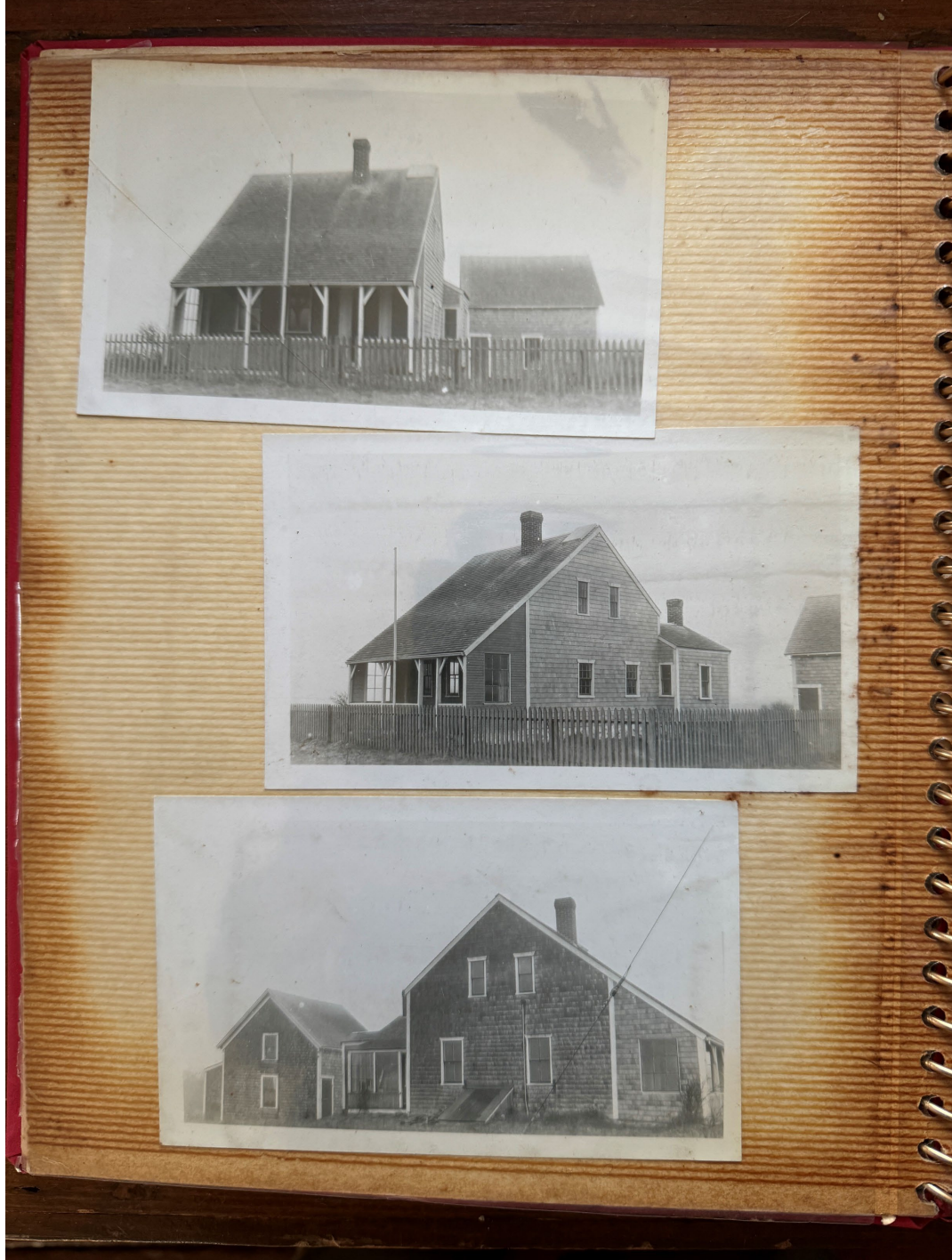
Since there is no sidewalk or bike path on the road, would also like the windows to be SDL instead of tru- divided light with storms to match the rest of house  which is already approved to change to 2/2 SDL

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 SV

Must be acted on by: 10/7/22

Extended to: _____

Approved: DC 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 CHANGED TO SDL
2. South Elevation
3. West Elevation (2.) PORCH "WIND BREAK" WINDOWS STAY AS IS BUT EVIDENCE OF TDL
4. North Elevation (3.) 2/2 PATTERN FROM 6/6 - 2/2 DOUBLE PICTURE

*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.

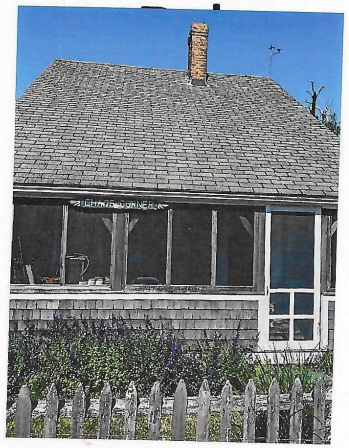
Date 9/16/22 Signature of owner of record _____ Signed under penalties of perjury

# 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.

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

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

The certificate is valid for three years from 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…**

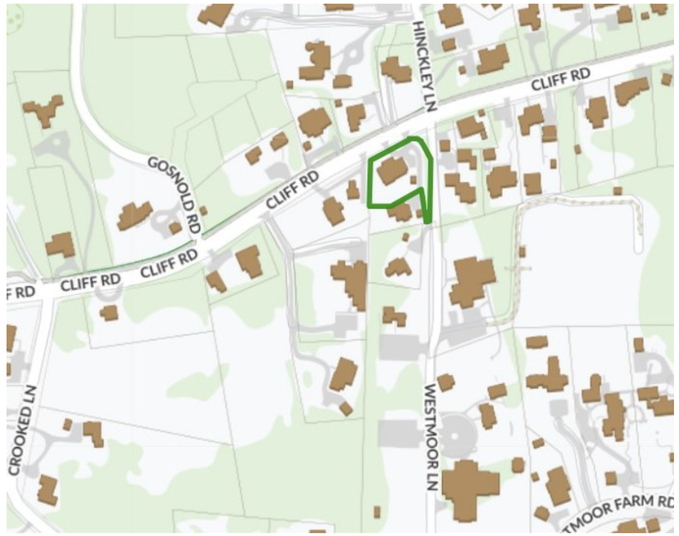
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.



Signature

10/7/2024

Date



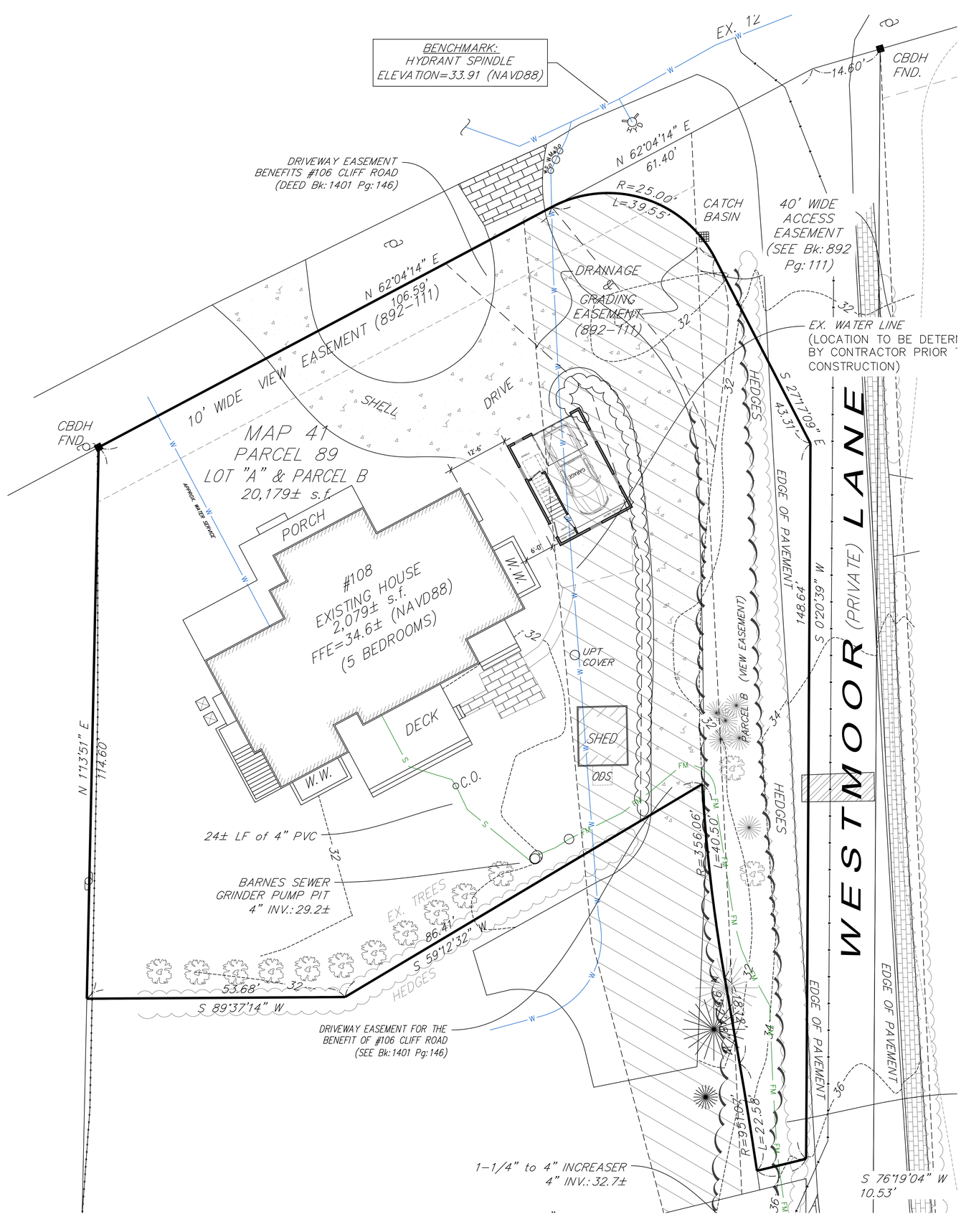

LOCUS



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

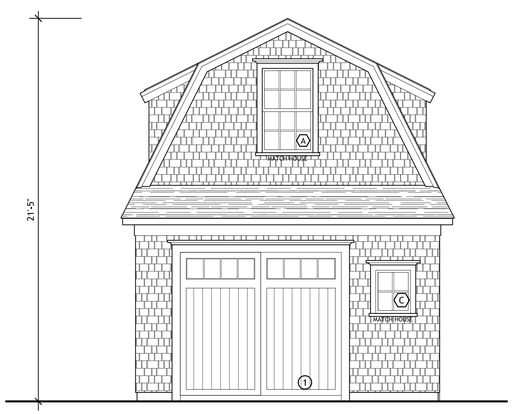



PROPOSED NORTH ELEVATION (TO FACE CLIFF ROAD)
SCALE: 1/4" = 1'-0"

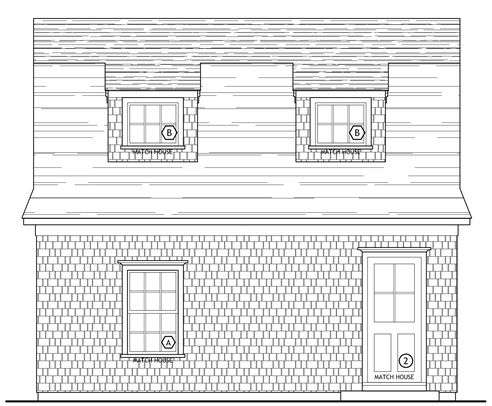
EXISTING HOUSE ELEVATION (TO FACE CLIFF ROAD)
SCALE: 1/4" = 1'-0"



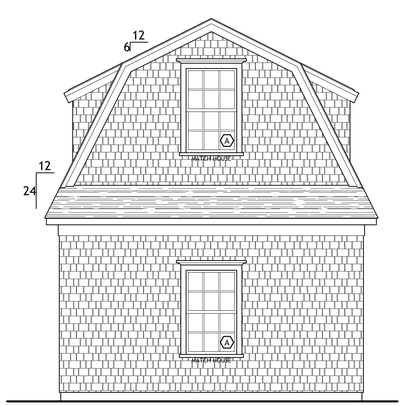


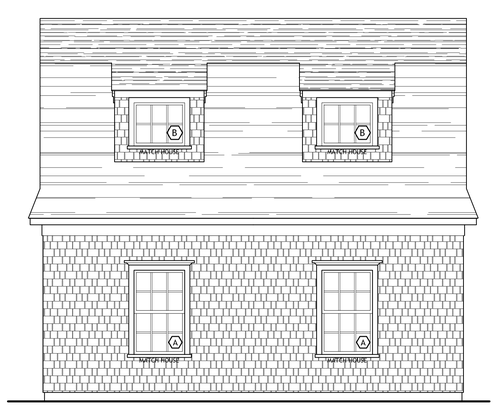

NORTH ELEVATION
1/4"=1'-0"




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

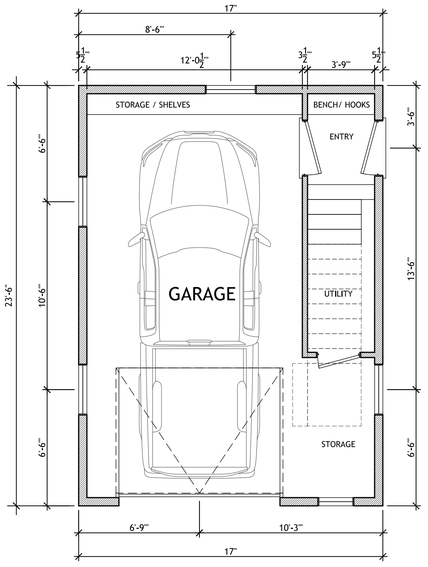
HDC — PROPOSED GARAGE

PROPOSED

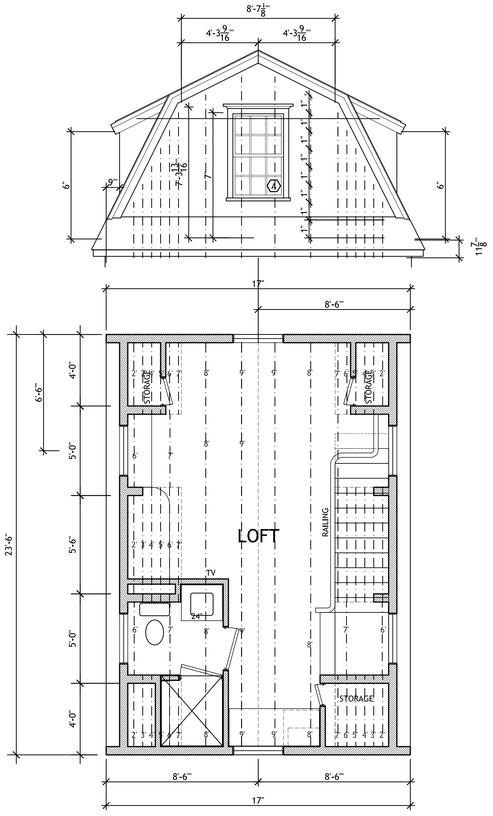
ELEVATIONS
SCALE:1/4"=1'-0"

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:***

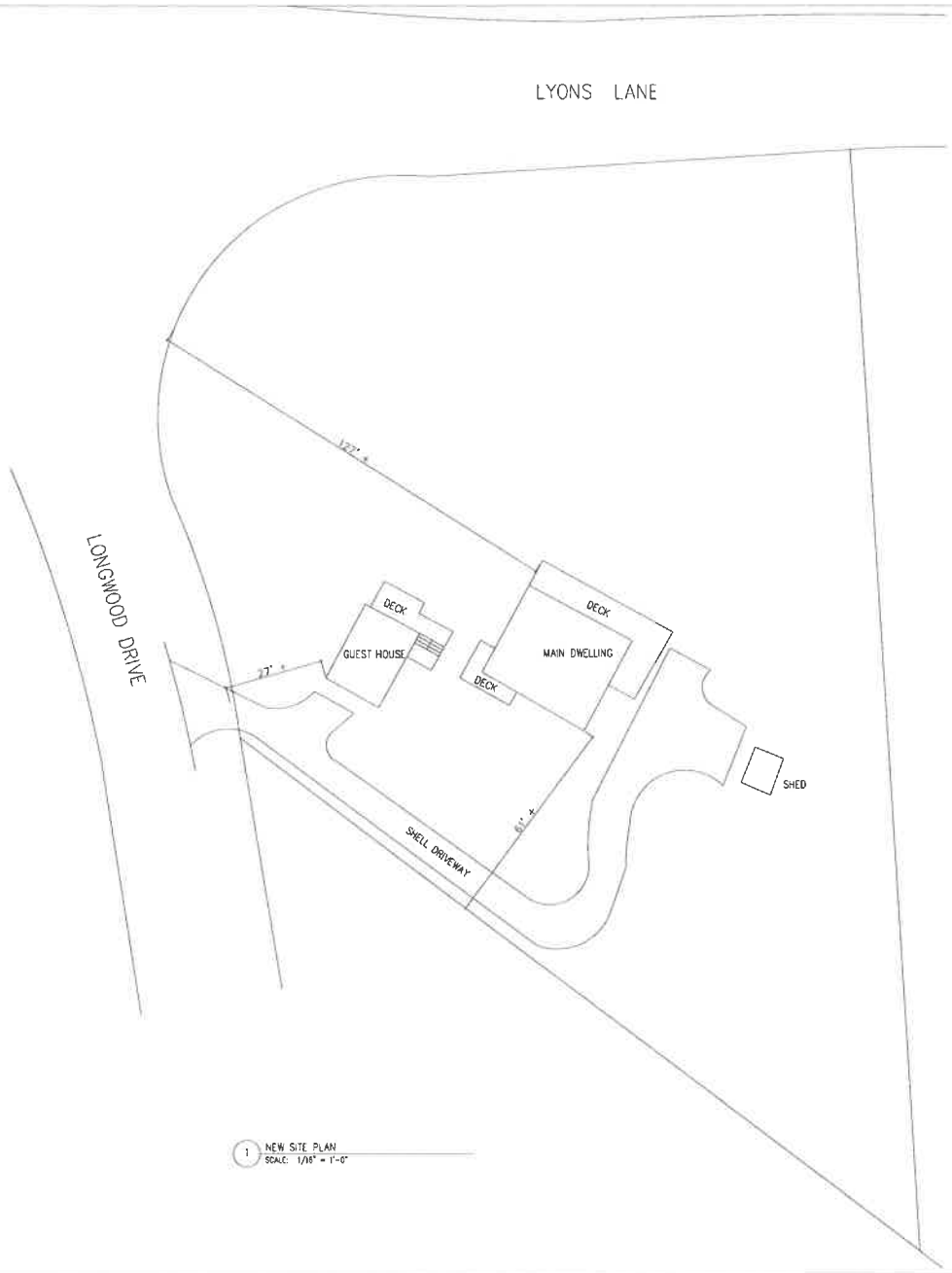
1. **Completed Application Form:** Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application 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" |

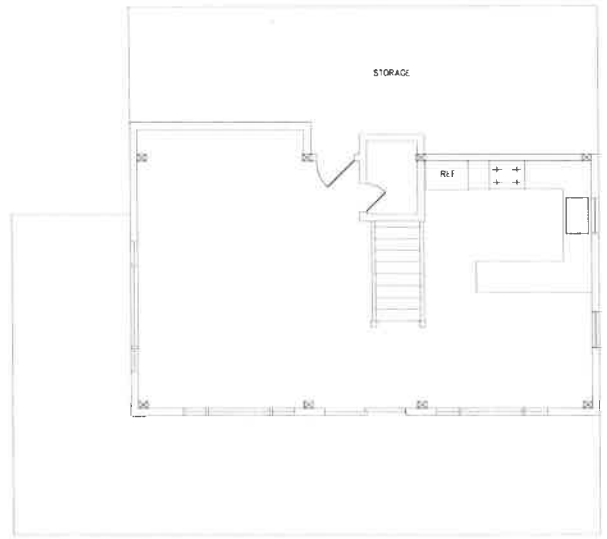
RYAN RESIDENCE
29 LONGWOOD DRIVE
NANTUCKET MA 02554

Date: 10.7.24 HDC SUBMITTAL
Revisions:

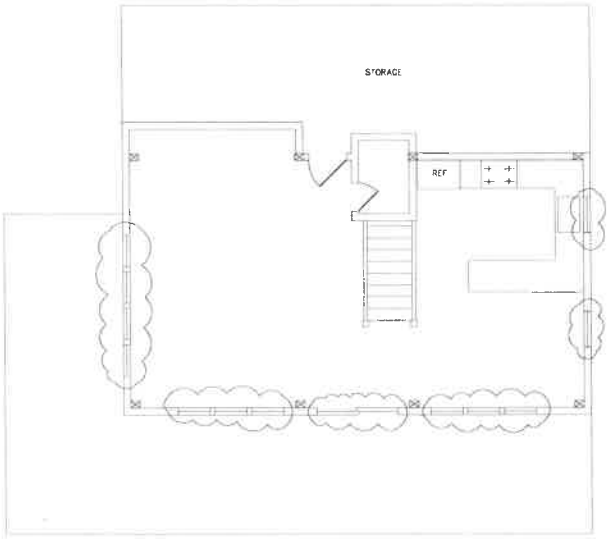
Drawn By: SP
Project No.: RYAN
Scale: NOTED

SITE

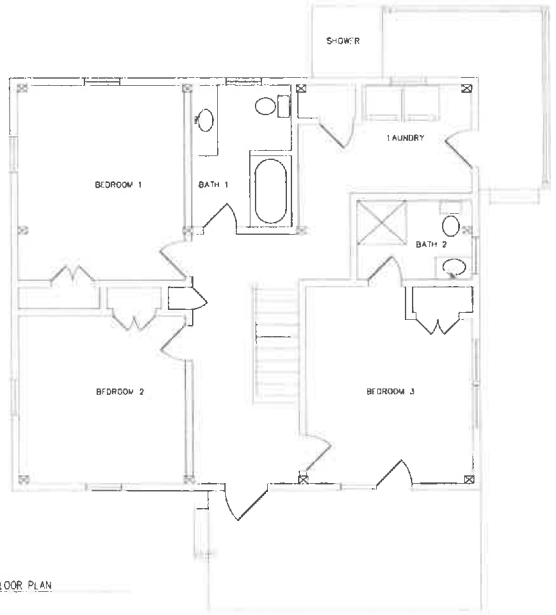
A1.1



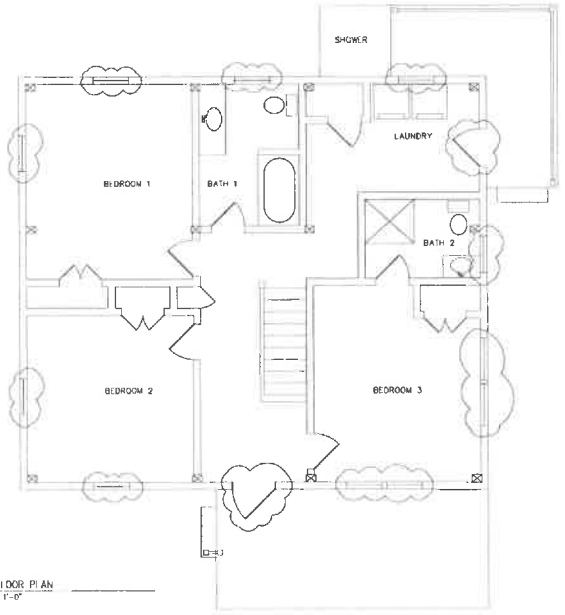

1 EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"




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"

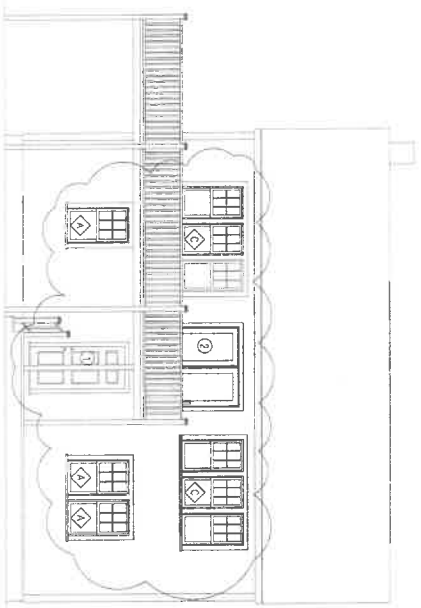
RYAN RESIDENCE
29 LONGWOOD DRIVE
NANTUCKET MA 02554

Date: 10.7.24 HDC SUBMITTAL
Revisions:

Drawn By: BF
Project No.: RYAN
Scale: NOTED

FLOOR PLAN

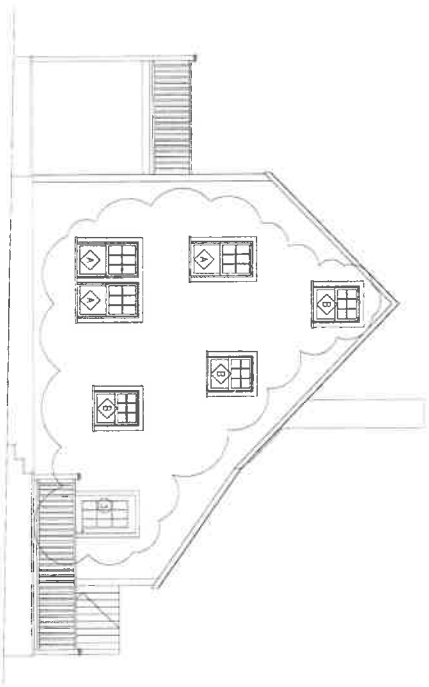
A2.1



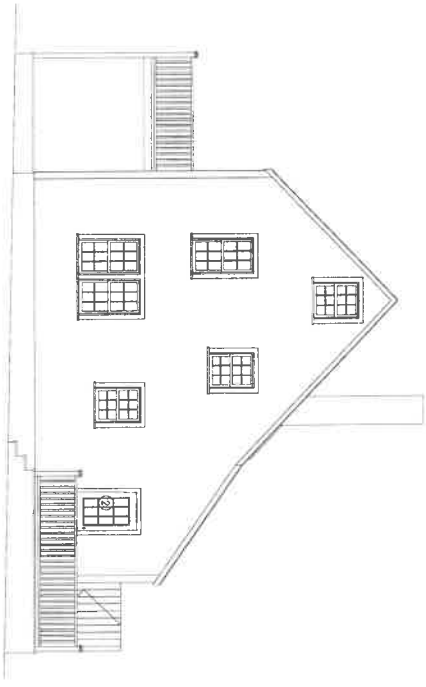
3 NEW SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

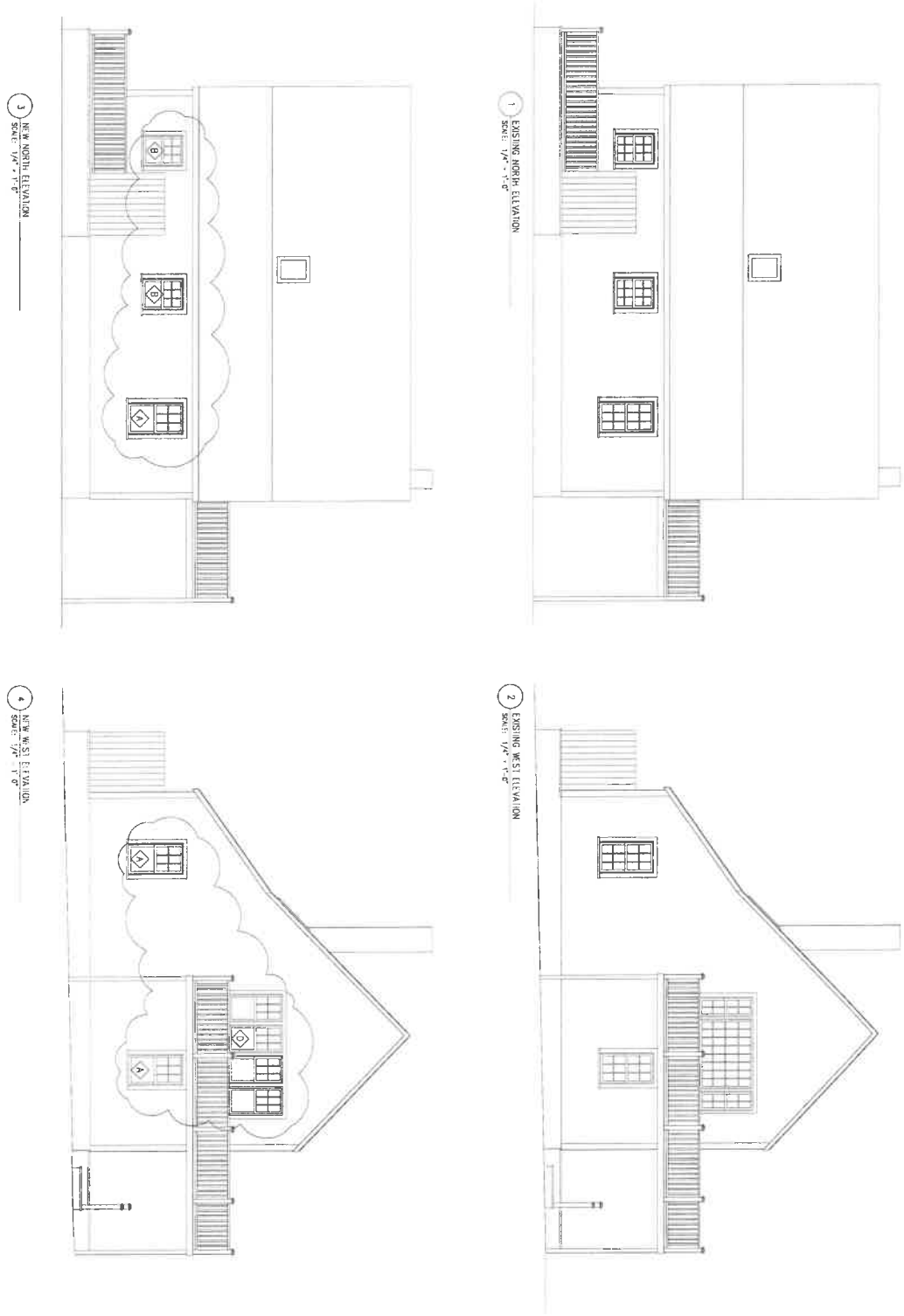


4 NEW EAST ELEVATION
SCALE: 1/4" = 1'-0"



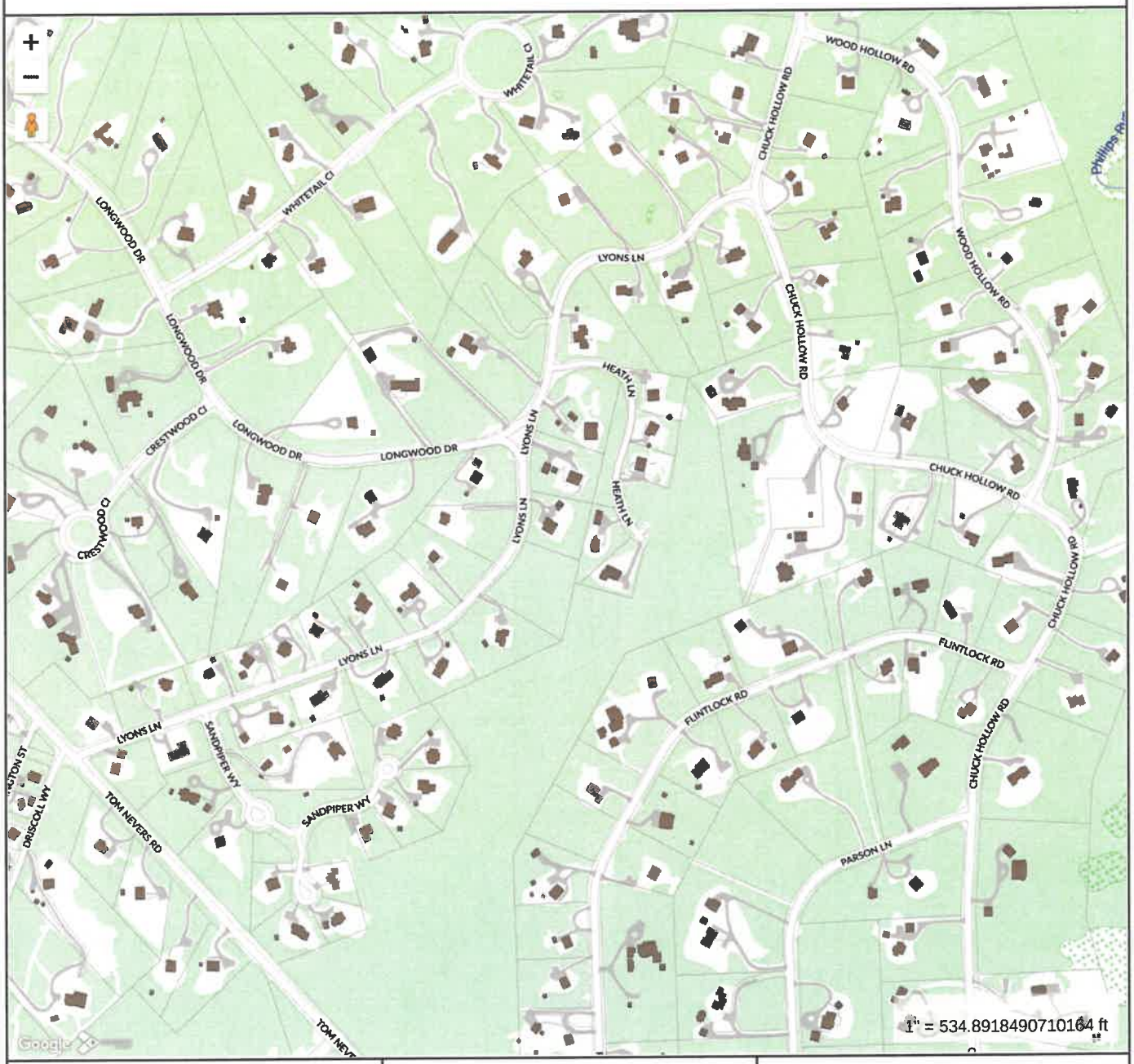
2 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

| | | | | |
|---|---|---|---|---|
| A3.1 | ELEVATIONS | Drawn By: SP<br>Project No.: RYAN<br>Scale: NOTED | Date: 10.7.24 HDC SUBMITTAL<br>Revisions: | RYAN RESIDENCE<br>29 LONGWOOD DRVE<br>NANTUCKET MA 02554 |




| A3.2 | ELEVATIONS | Drawn By: SJP<br>Project No.: RYAN<br>Scale: NOTED | Date: 10.7.24 HDC SUBMITTAL<br>Revisions: | RYAN RESIDENCE<br>29 LONGWOOD DRVE<br>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) |
|---|---|---|---|---|
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| 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'-6" x 4'-4" |
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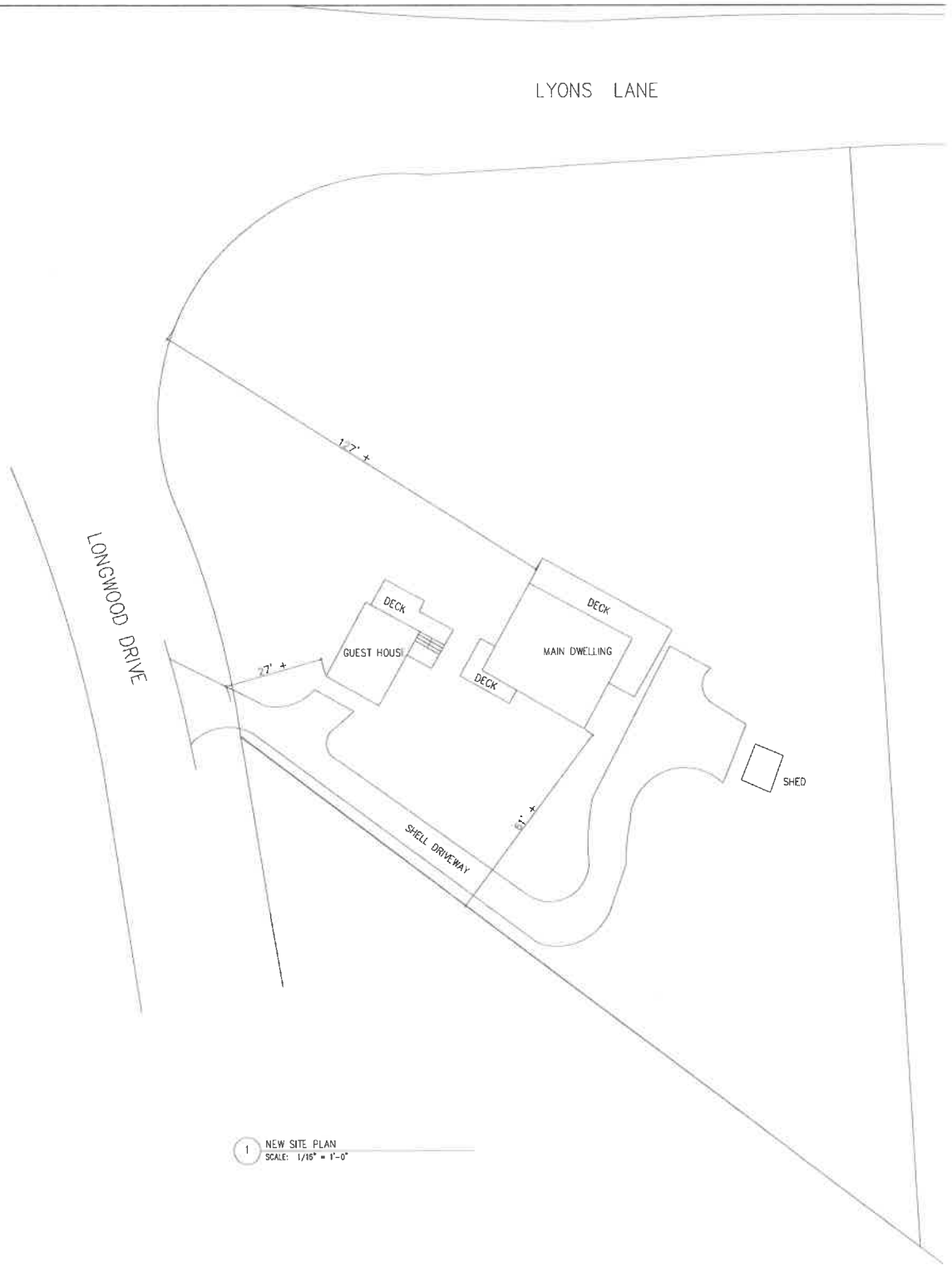
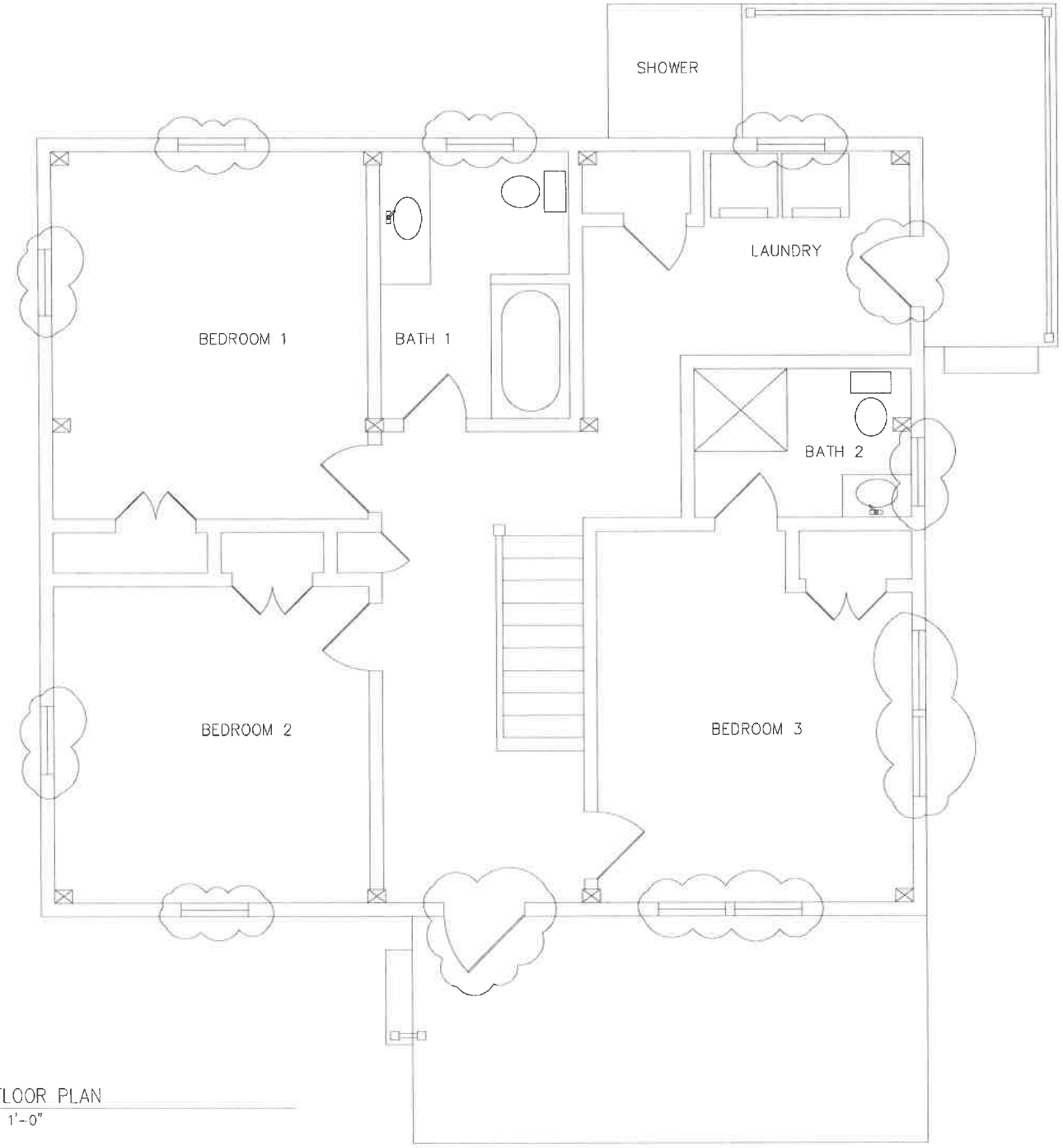
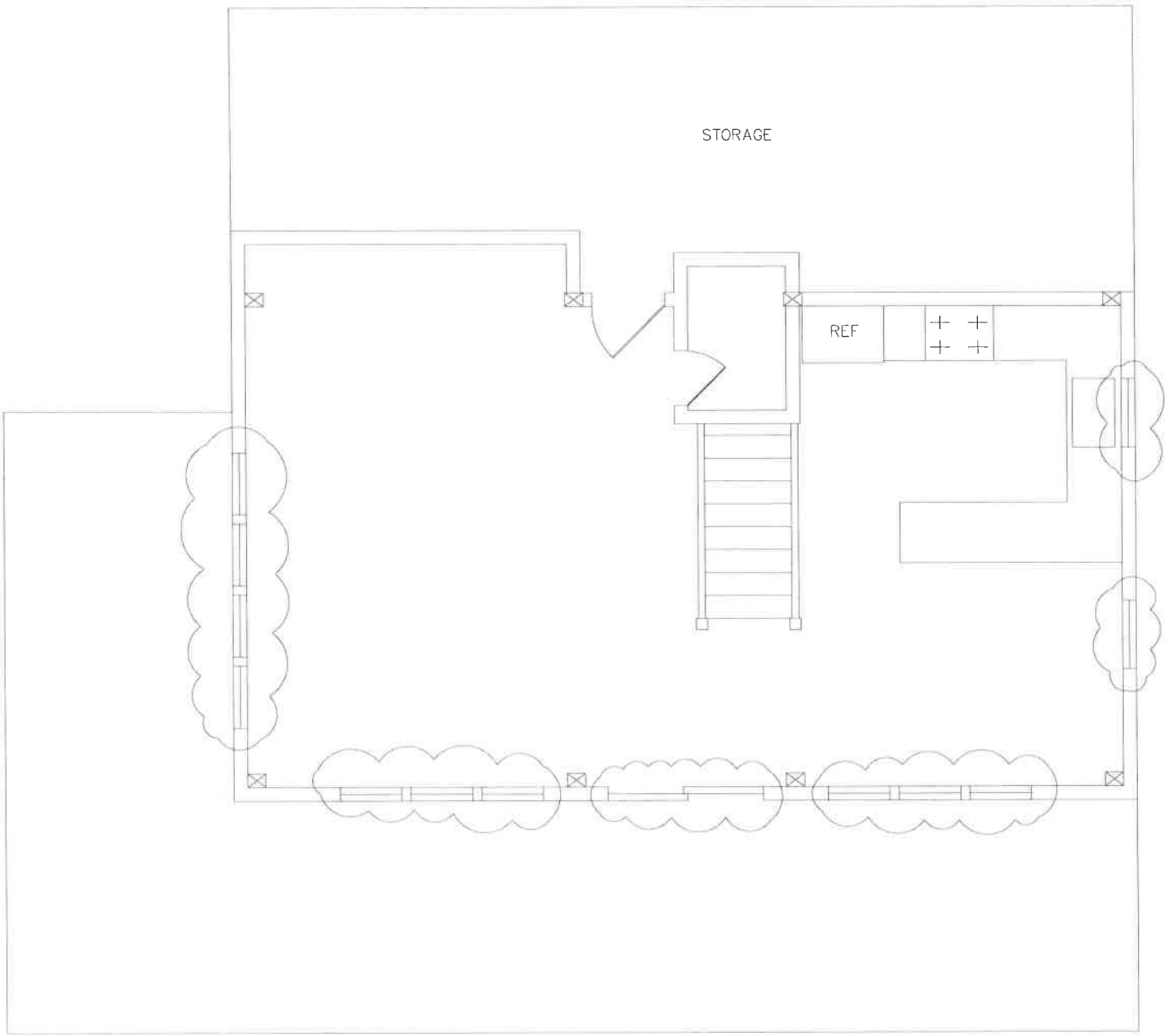
| C | 6/1 LIGHT DH | ANDERSON | --- | 7'-5" x 4'-4" |
| D | 6/1 LIGHT DH | ANDERSON | --- | 9'-9" x 4'-4" |
| | | | | |
| | | | | |




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"



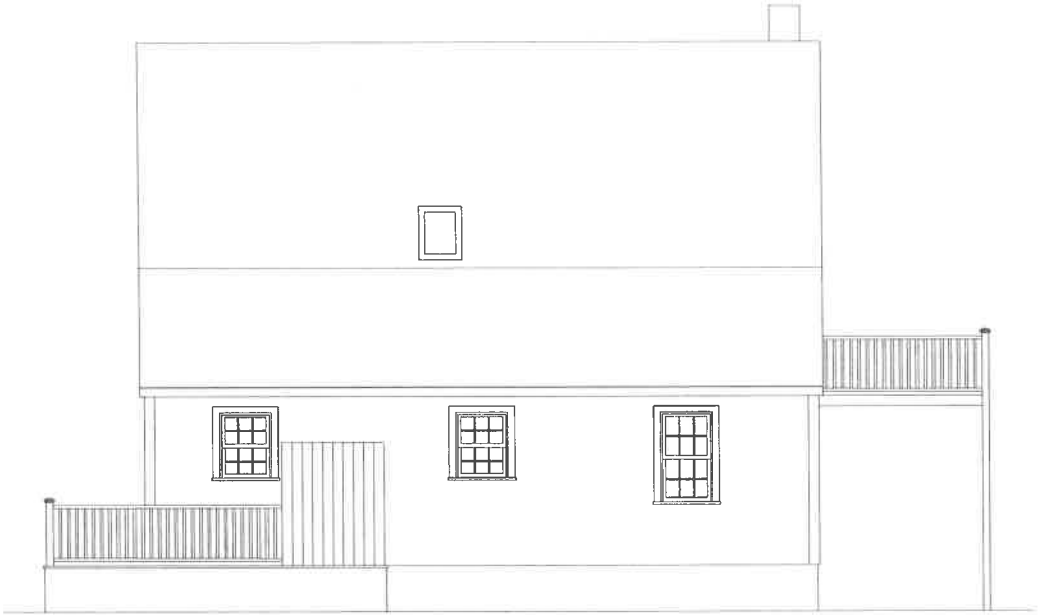

3 NEW SOUTH ELEVATION
SCALE: 1/4" = 1'-0"




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..* |
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| ☑ | 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 _____

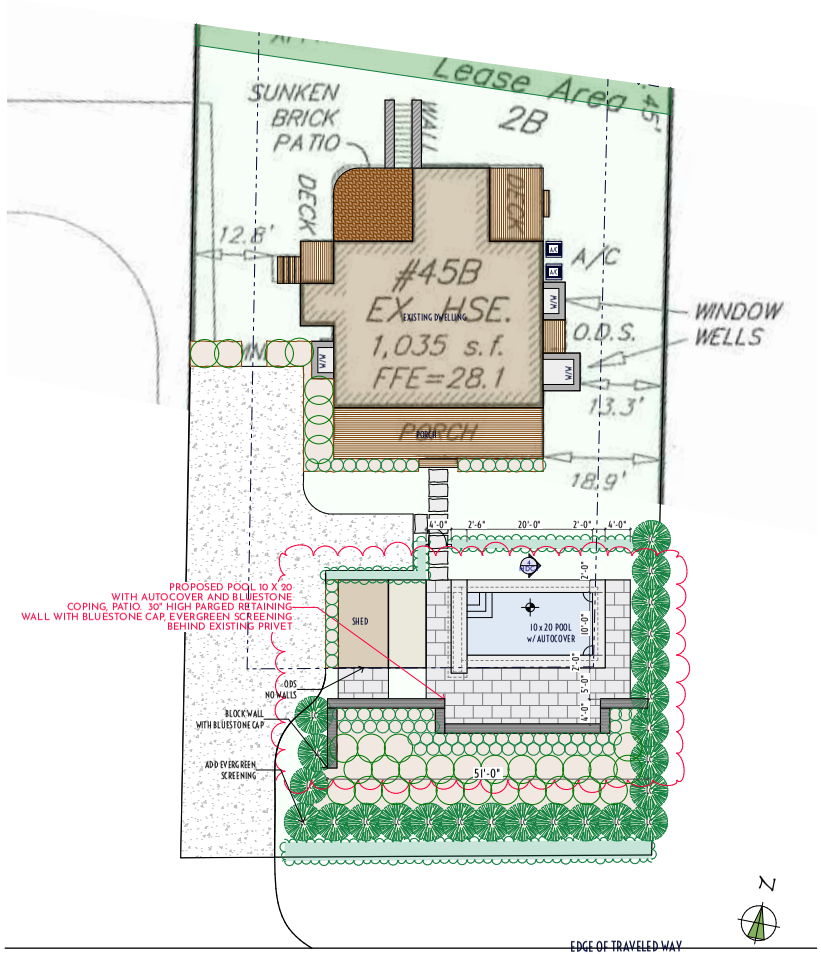
Trim _____ Sash _____ Doors _____

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

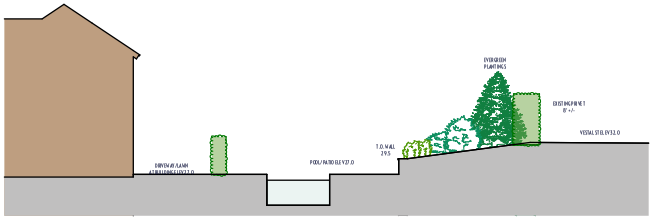
**Property Information**
**Property ID** 100330
**Location** 45 A&B VESTAL ST
**Owner** MITCHELL KEITH & H & HIDETIDE HOMES LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

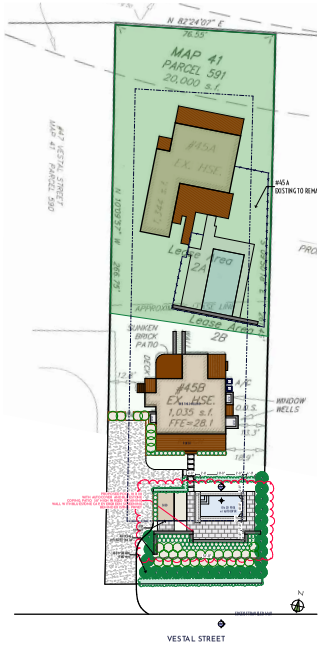
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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 |
|---|---|
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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 |

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-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.

atlantic LANDSCAPING, INC

| MARK | DATE |
|---|---|
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HDC Locus

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-A

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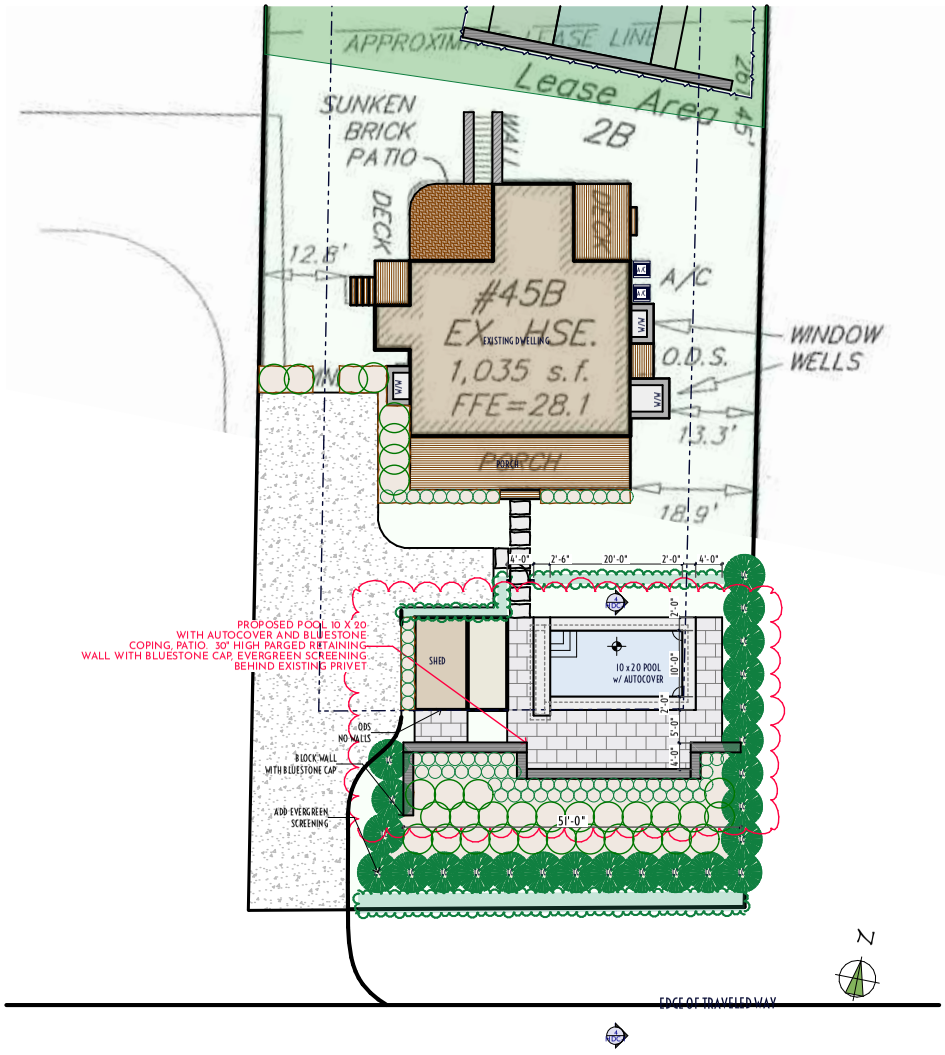


1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

| MARK | DATE |
|---|---|
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HDC Site 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-B

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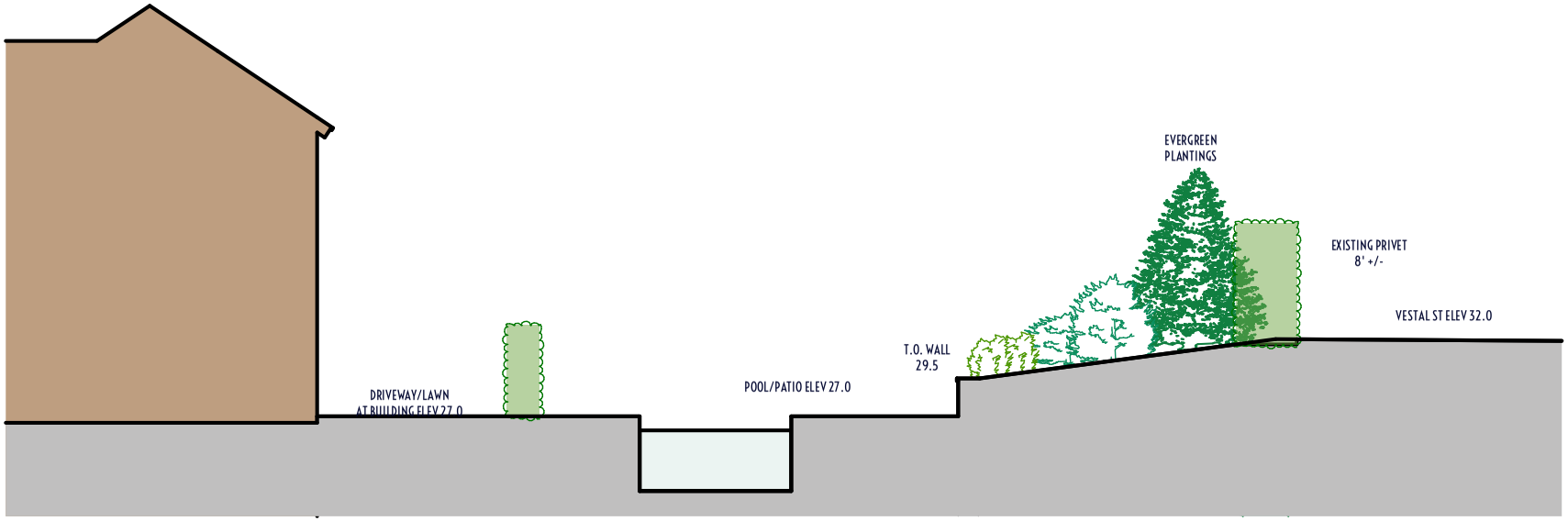


1 SITE SECTION thru POOL

atlantic LANDSCAPING, INC

| MARK | DATE |
|---|---|
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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

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 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 |
|---|---|
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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

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.

# 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 an Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

## PROPERTY DESCRIPTION

TAX MAP N°: 38 PARCEL N°. 91

Street & Number of Proposed Work: 1 Ridge Ln

Owner of record: LEE, John & Kelly

Mailing Address: 4 Harisson 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 ☐ She
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 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 to Existing 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 ~~AA~~ RED Cedar
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 Brosco

**Doors*** (type and material): ☐ TDL ☒ SDL Front _____ Rear 9 Lite Craftsman Side 9 Lite Craftsman
Garage Door(s): Type Overhead Horizontal groove Material fiberglass

**Hardscape materials**: Driveways Shell Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

## COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof _____
Trim NTW Sash NTW Doors Paint to Match
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 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 by GA under Consent of owner Signed under penalties of perju

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.

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).

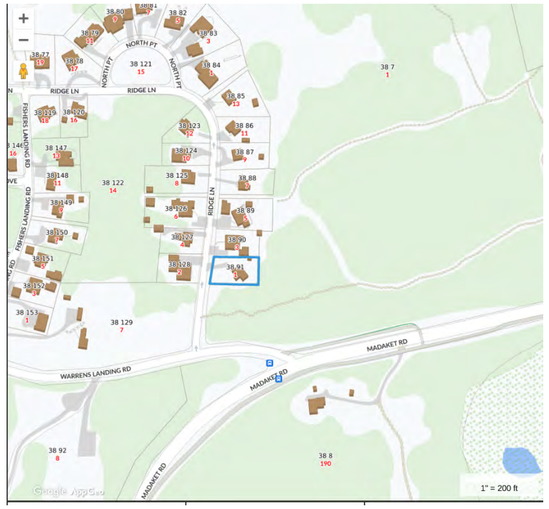
X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

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"







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

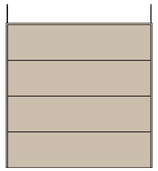
| # | Description | Date |
|---|---|---|
| 6 | HDC Submission | 2024.10.07 |

HDC Site

**HDC1.0**

**HDC Submission**

This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. The recipient agrees to protect the contents from distribution and dissemination except as required for the specific event named, without the written permission of the designer. The contents of this document are not to be reproduced or copied in whole or part without the written permission of Gryphon Architects Inc. Use of this design is granted to the client for the specified and named event only. Copyright © 10/11/2024 10:45:53 AM



03, 04



01, 02

### Specifications - Doors

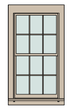
**Muntins**
- SDL

**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

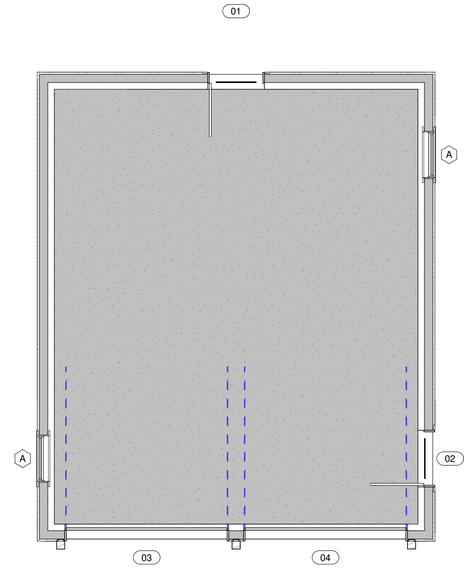
| Mark | Manufacturer | Model | Rough Width | Rough Height | Function | Comments |
|---|---|---|---|---|---|---|
| 01 | Simpson | Mahogany - Half Glass - 9 Lite Door | 3'-2" | 8'-1" | Exterior | NTW |
| 02 | Simpson | Mahogany - Half Glass - 9 Lite Door | 3'-2" | 8'-1" | Exterior | NTW |
| 03 | Overhead Door | Impression Fiberglass Collecetion - Model 7800 - Horizontal Groove | 9'-2" | 8'-1" | Exterior | Paint To Match Trim |
| 04 | Overhead Door | Impression Fiberglass Collecetion - Model 7800 - Horizontal Groove | 9'-2" | 8'-1" | Exterior | Paint To Match Trim |

## Window Schedule - HDC

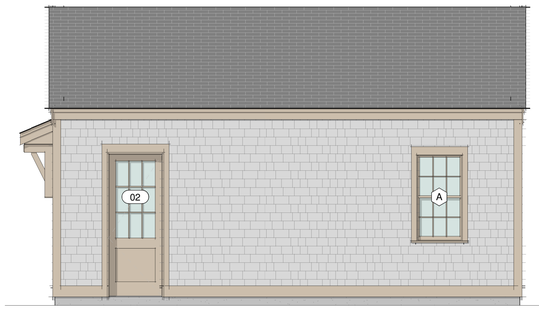
| Level | Type Mark | Manufacturer | Type | Model | Rough Width | Rough Height | Comments |
|---|---|---|---|---|---|---|---|
| Floor 1 | A | Brosco | 9" x 13" | 6/6 Double Hung | 2'-9" | 5'-1" | NTW |
| Floor 1 | A | Brosco | 9" x 13" | 6/6 Double Hung | 2'-9" | 5'-1" | NTW |
| Floor 1 | B | Brosco | 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

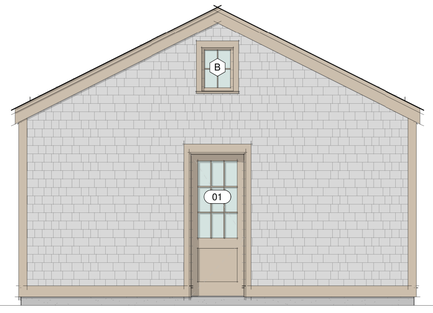
1. All exterior glazed openings to conform with the requirements of IRC2015 R308, Massachusetts amendments, and IBC2015 as applicable.
2. Place doors, then locate windows so that interior and exterior head casings will align between all units. Casings for interior doors to also align. Contact Architect 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.



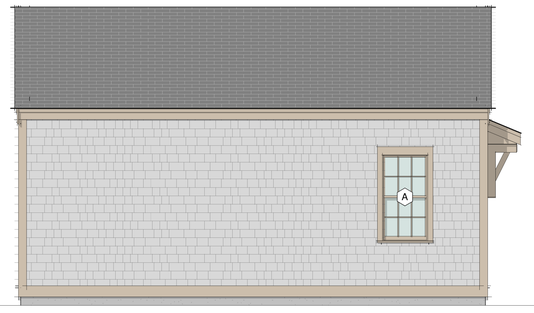

1 **Floor 1 - Proposed**
1/4" = 1'-0"



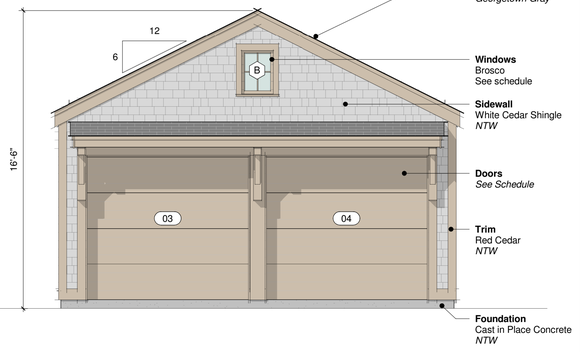

2 **South Elevation - Proposed**
1/4" = 1'-0"




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 |

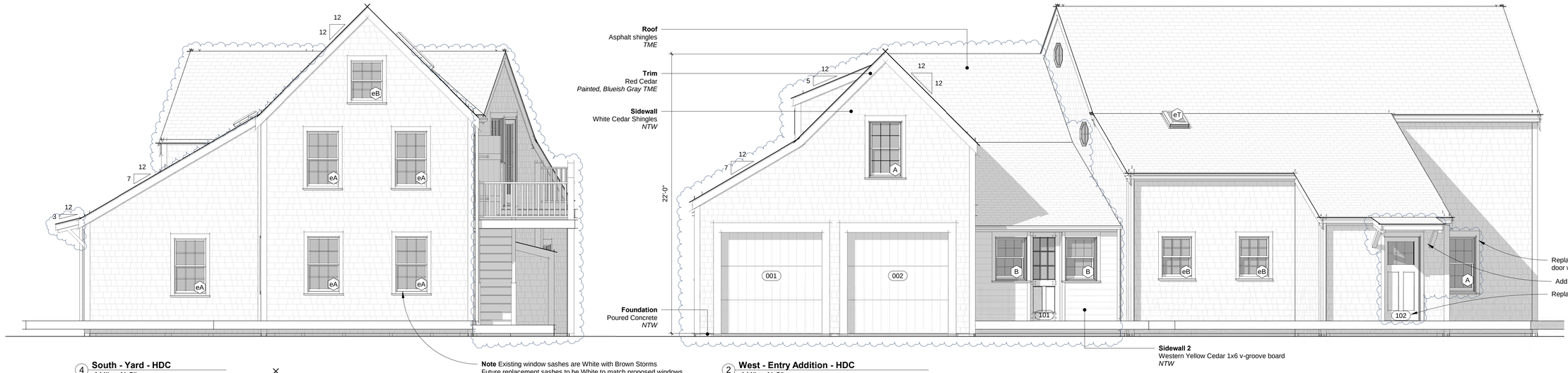
Plans, Elevations & Schedules

HDC1.1

HDC Submission

This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. The recipient agrees to protect the contents from distribution and dissemination except as required for the specific event named, without the written permission of the designer. The contents of this document are not to be reproduced or copied in whole or part without the written permission of Gryphon Architects Inc. Use of this design is granted to the client for the specified and named event only. Copyright © 2011-2024 11:52:52 AM

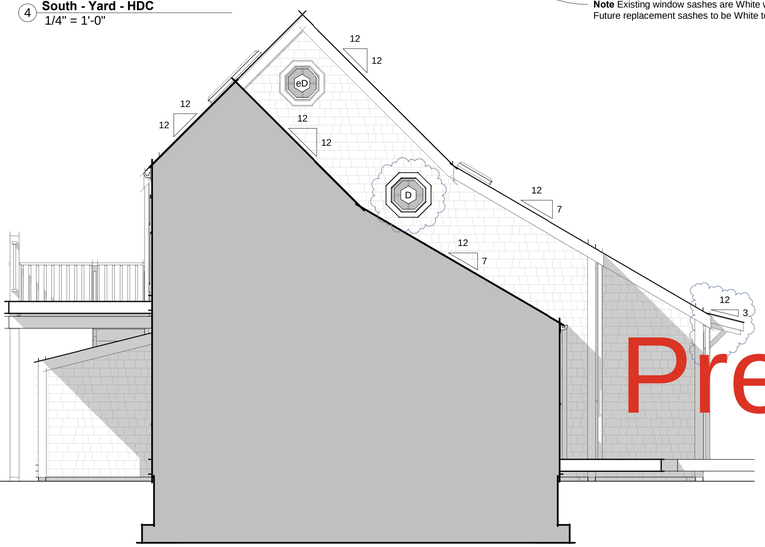
HDC Submission




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"

This drawing represents a design intent and concept only. This document and all associated documents are prepared for a specific site and event, and incorporate calculations and measurements available from the client at the time of drafting. The recipient agrees to protect the contents from distribution and dissemination except as required for the specific event named, without the written permission of the designer. The contents of this document are not to be reproduced or copied in whole or part without the written permission of Gryphon Architects Inc. Use of this design is granted to the client for the specified and named event only. Copyright © 12/12/2022 12:35:20 PM.

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**

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

**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:***

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.

✓ 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.

NA 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/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.

**NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.**

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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 _____

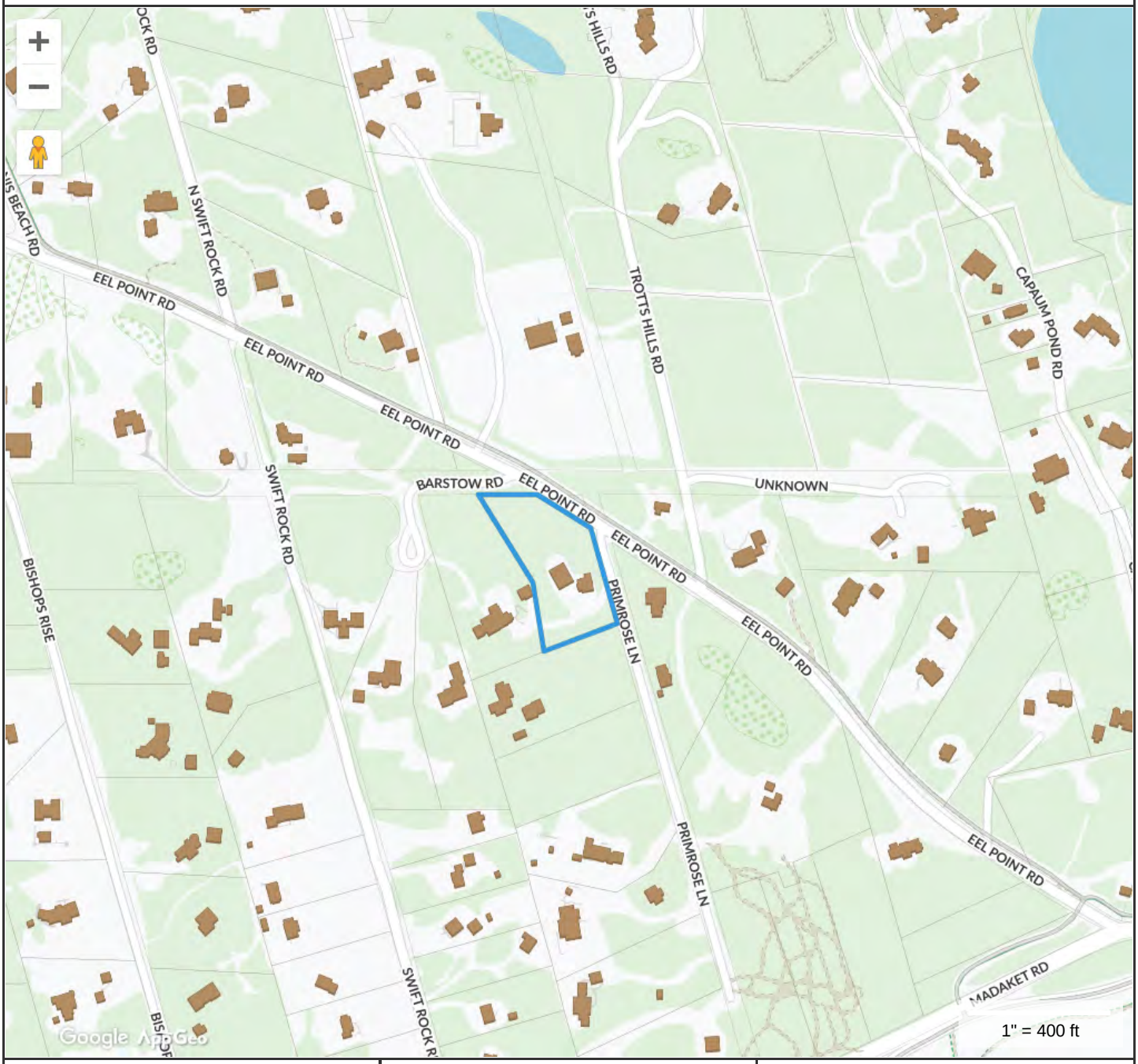
Trim _____ Sash _____ Doors _____

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 |

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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.

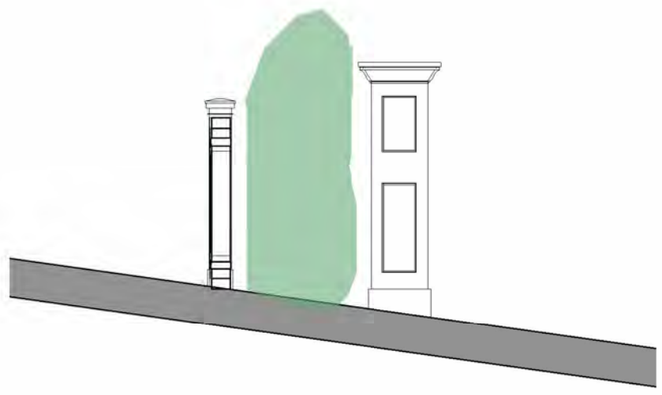





1 Site - Gates
1/4" = 1'-0"




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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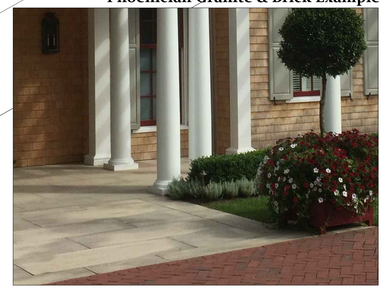
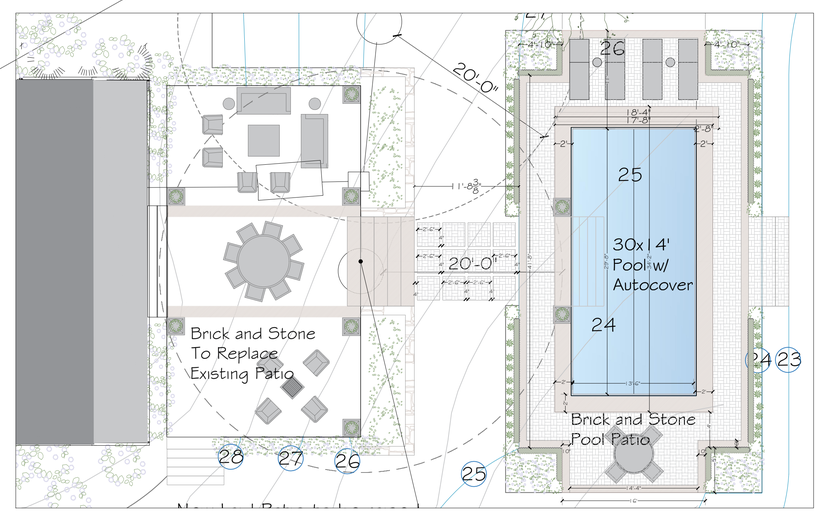
Existing Vegetation
Existing Vegetation
Existing Vegetation
Existing Vegetation
BARSTOW ROAD
Existing Driveway To Remain
Existing 2 Car Parking
Existing 2 Car Parking
Lawn
Existing Gate and Brick Walkway
Existing Ashon
Existing Vegetation
Existing Retaining Wall
Existing Garage
Existing Parking
Garage
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

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.

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✓ 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.

BTP 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications 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 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

## DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ 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

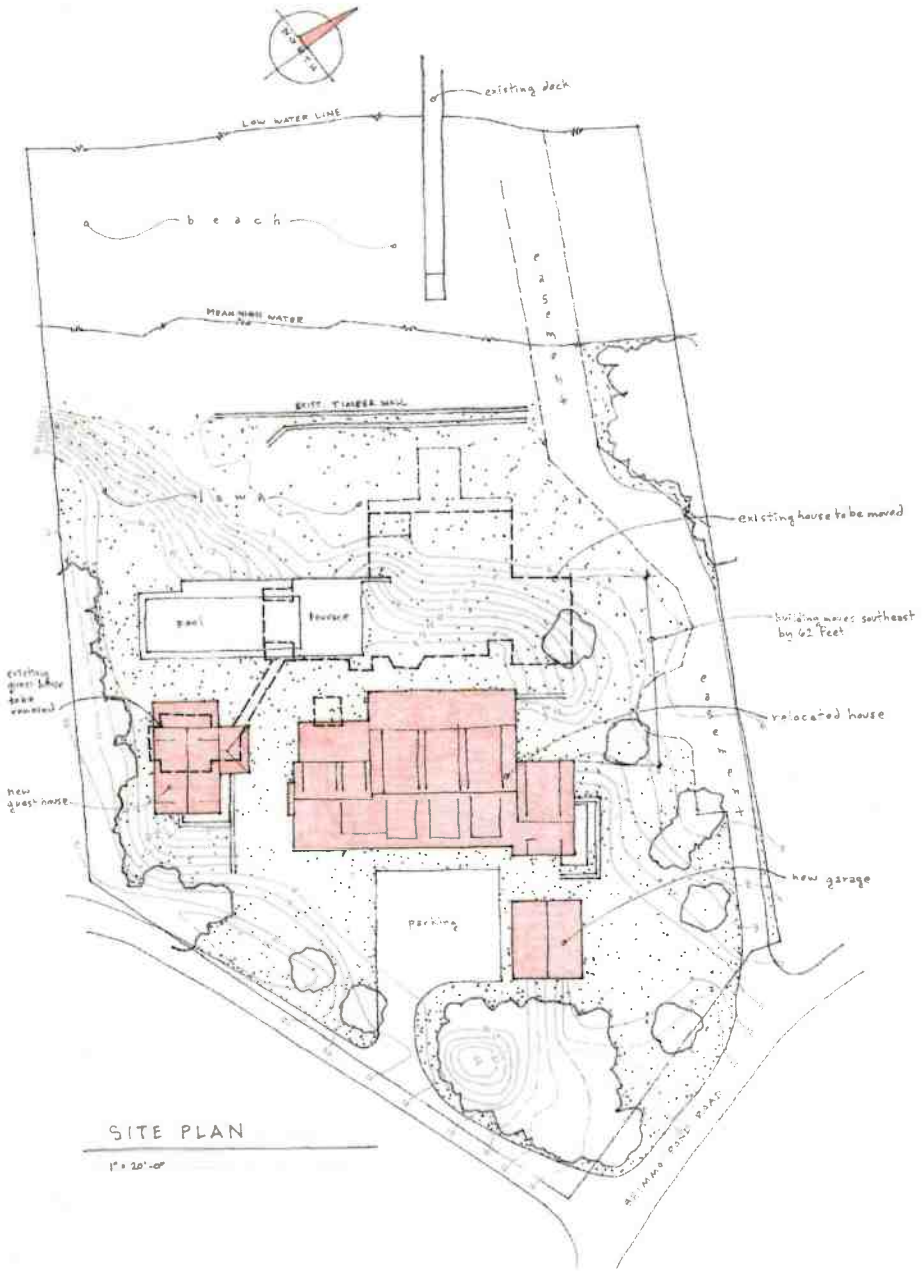
ALFIERI DOMINICK & EILEEN TRST
WINDSONG NOMINEE TRUST
399 THORNALL ST
EDISON, NJ 08837

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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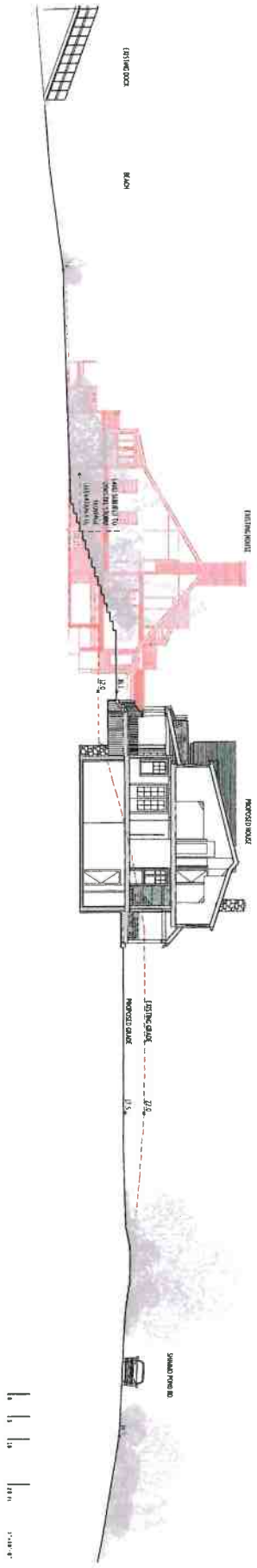
L-1.1

**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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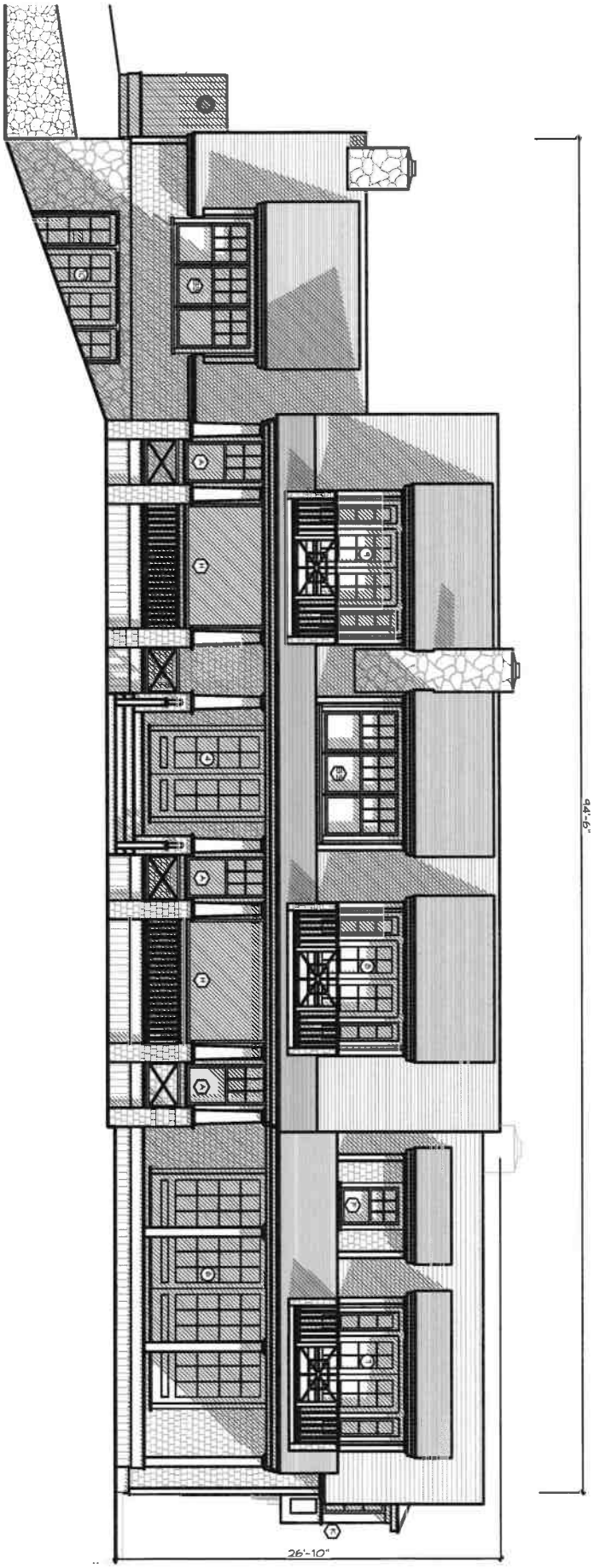


A-2.1

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Existing North Elevation

Existing Conditions
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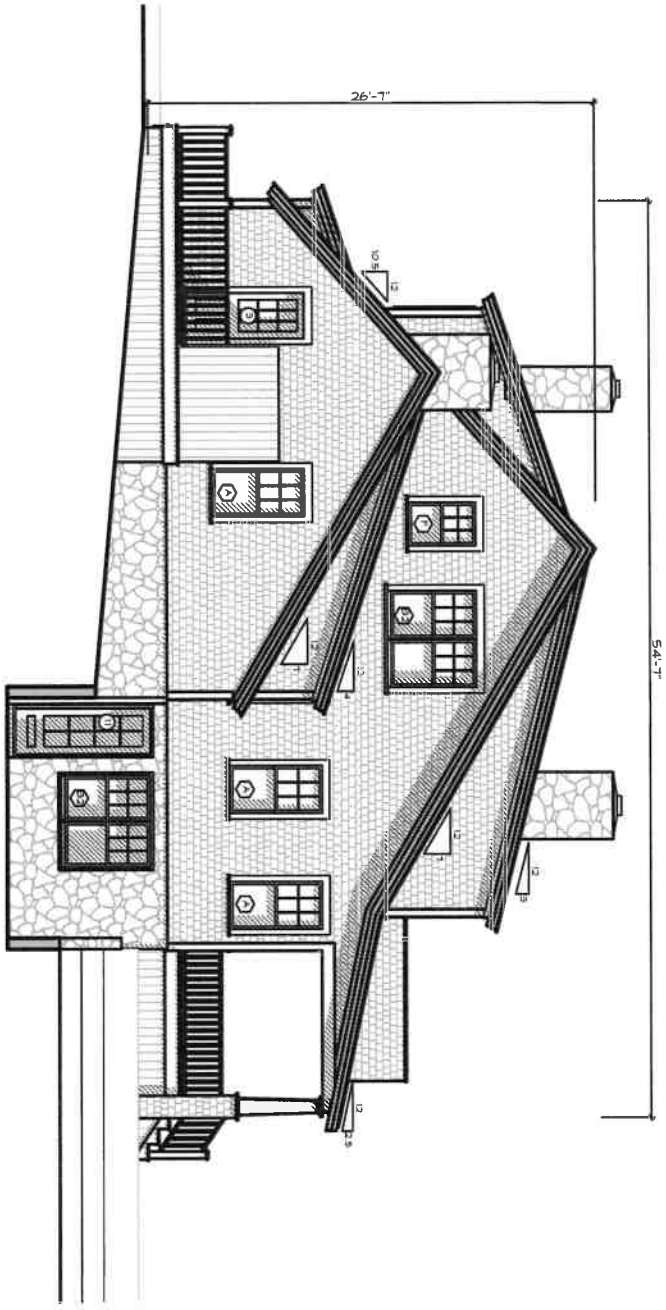


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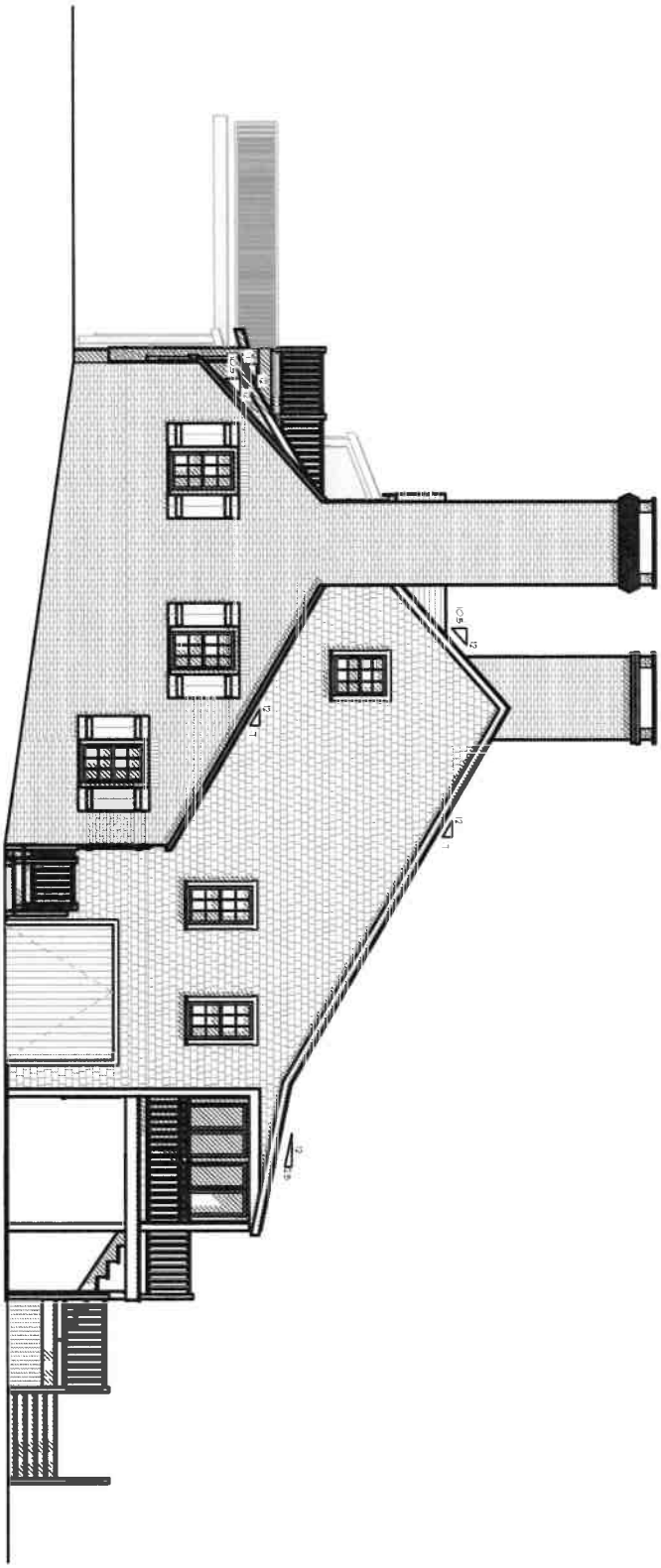

## Existing East Elevation

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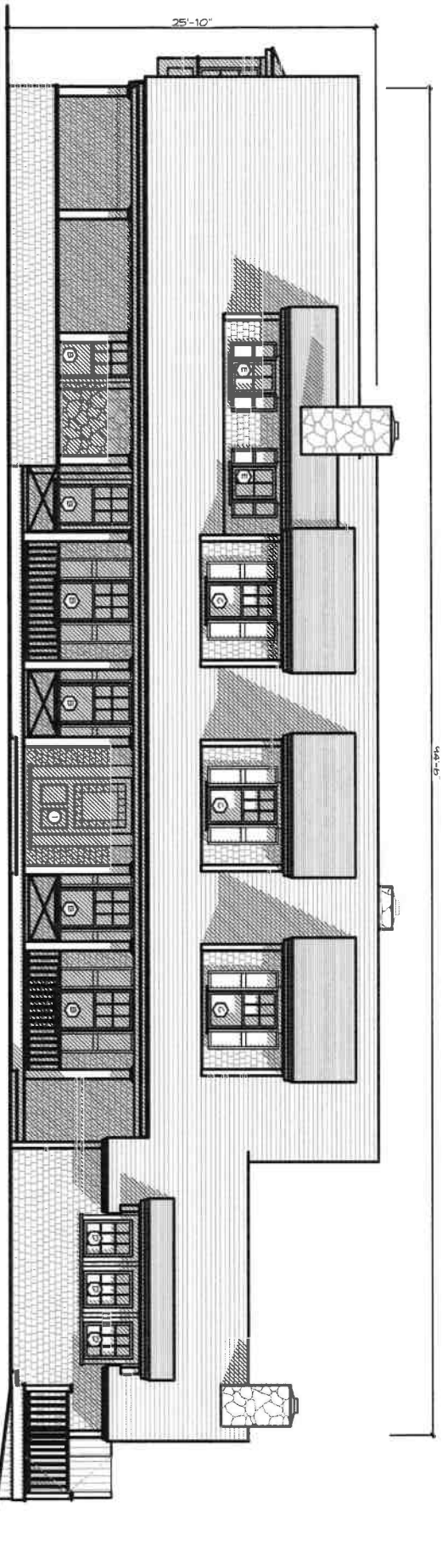


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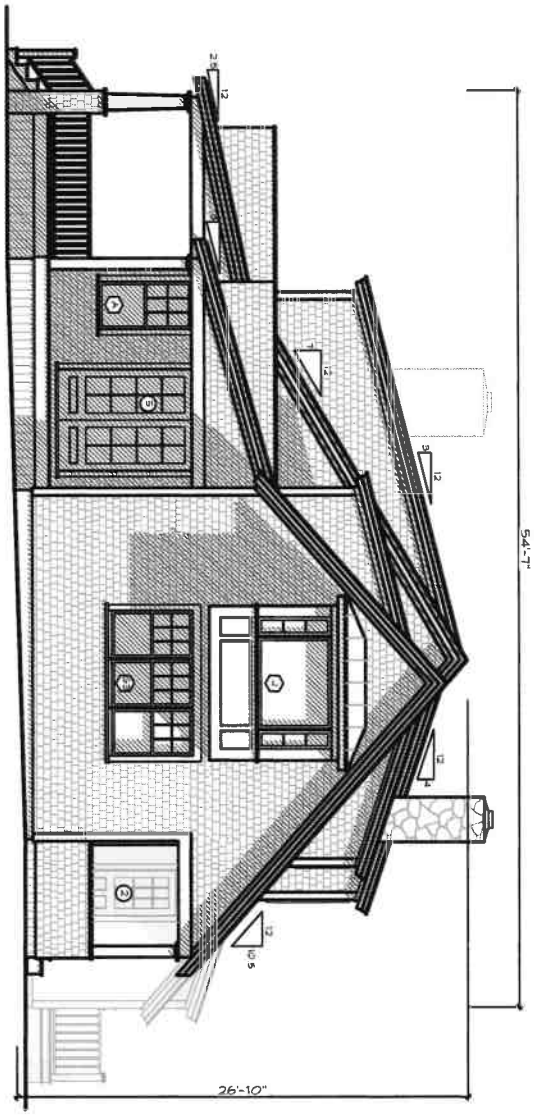


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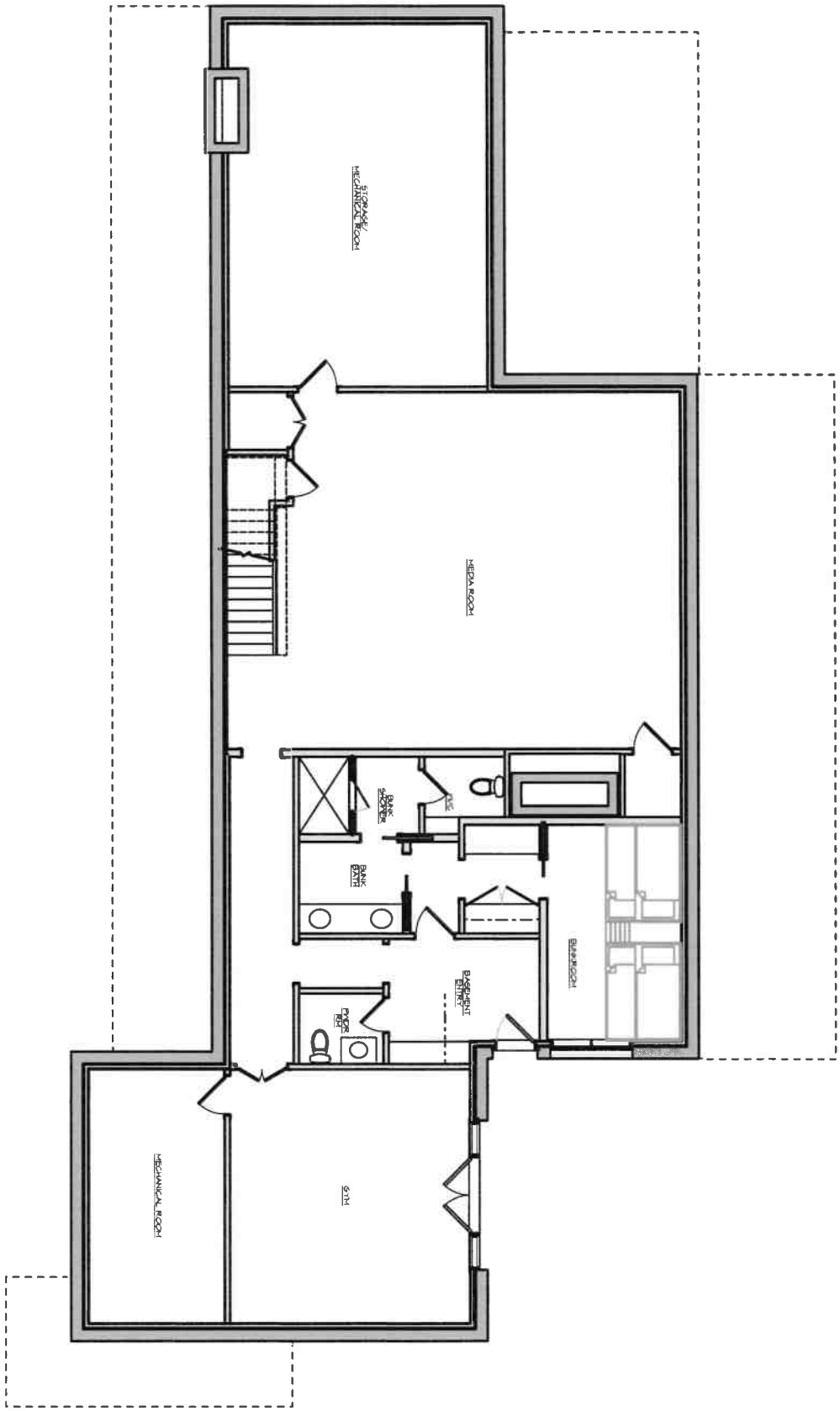


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## Lower Level Plan

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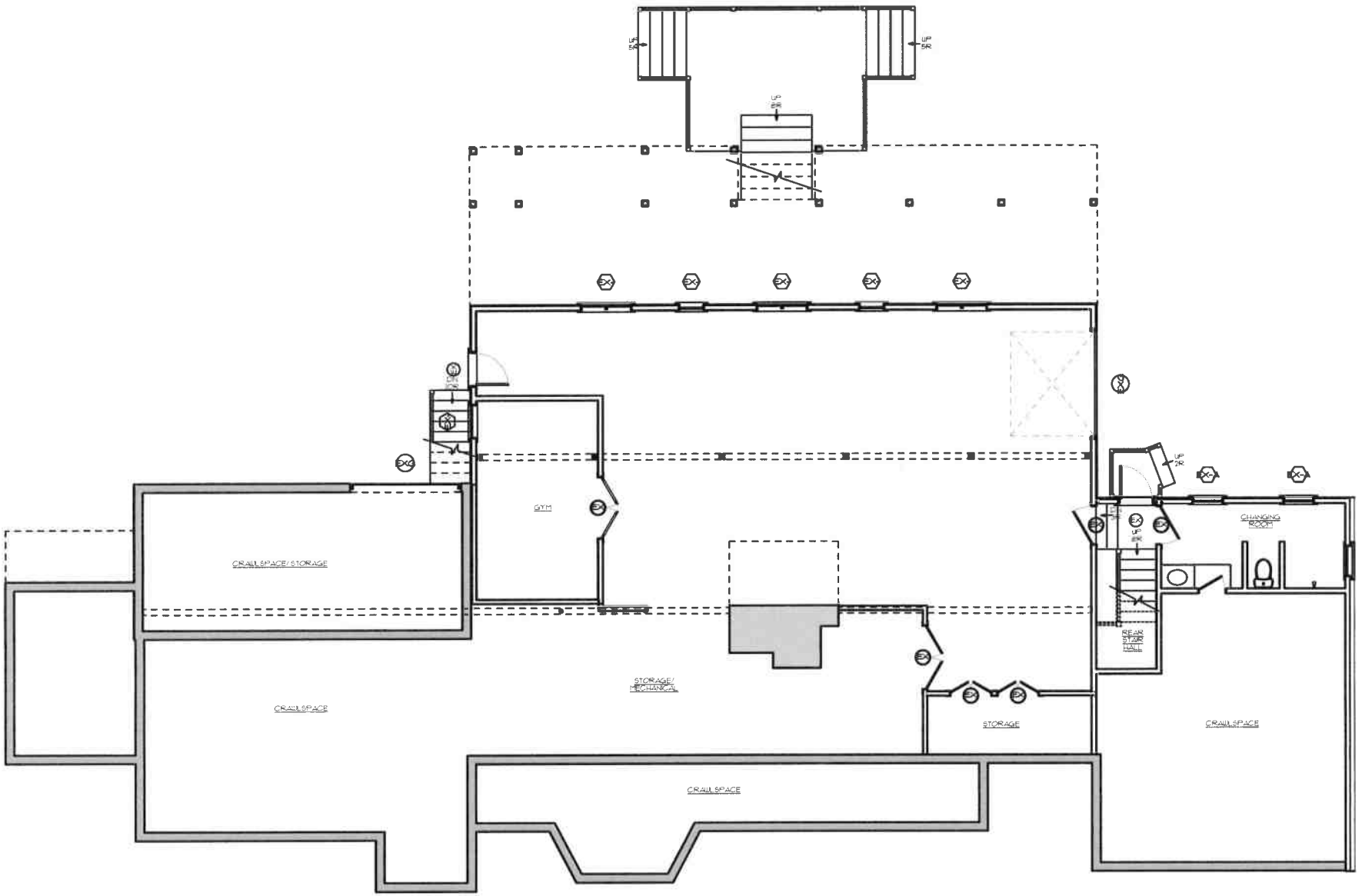


## Existing Lower Level Plan

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REVISIONS:

Existing Lower Level Plan

Existing Conditions
42 Shimmo Pond Rd
Nantucket, MA 02554

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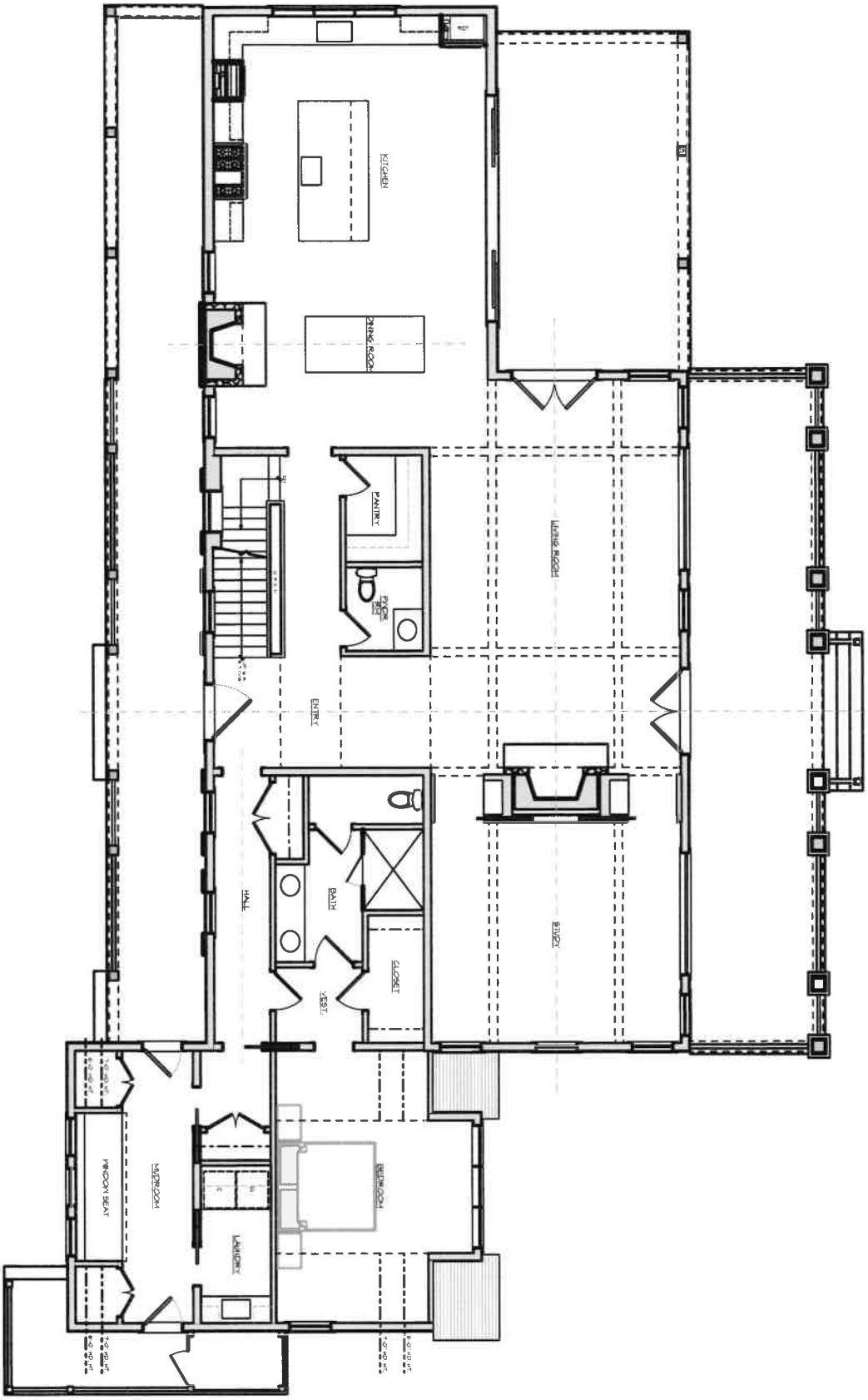


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**First Floor Plan**

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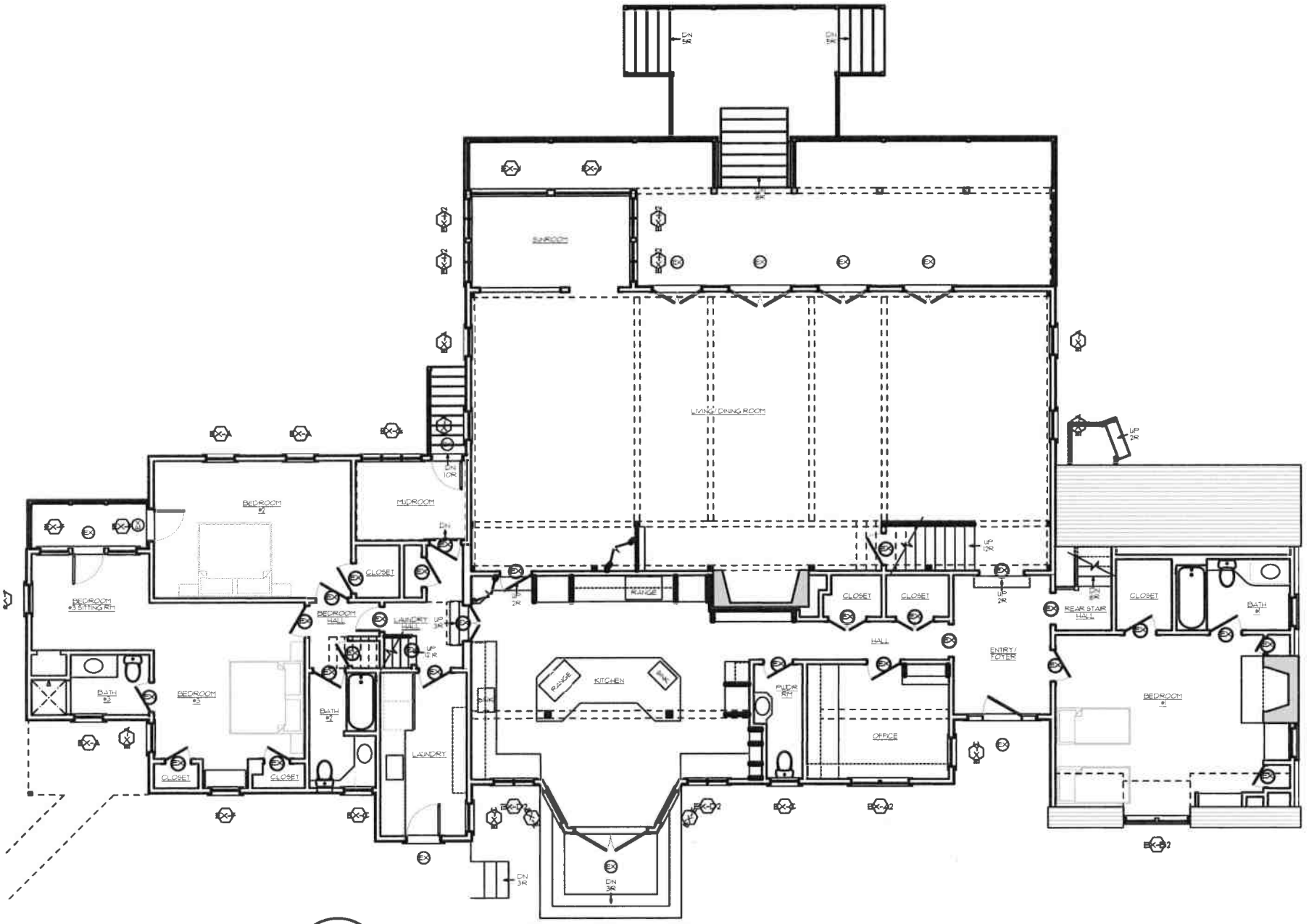


# Existing First Floor Plan

## NOT TO SCALE

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P 508 228 5455 | P 617 482 4543

REVISED DATE: | REVISIONS:

Existing First Floor Plan

Existing Conditions
42 Shimmo Pond Rd
Nantucket, MA 02554

MAP NO: 43 | ZONING INFO: LUG-1
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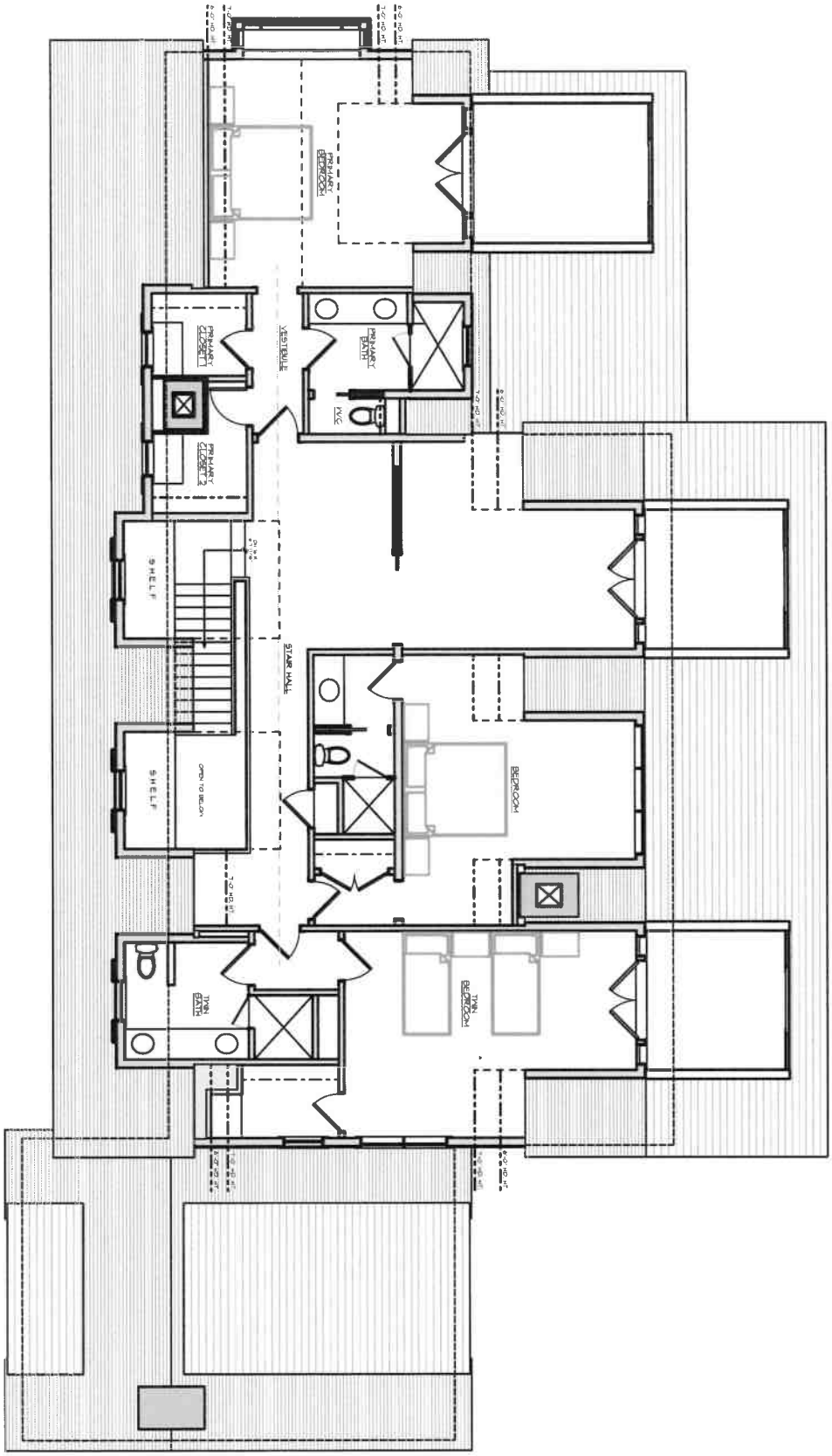


ID# A-1.2

**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

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31 STATE STREET, BOSTON, MA 02109 P: 617 482 4543
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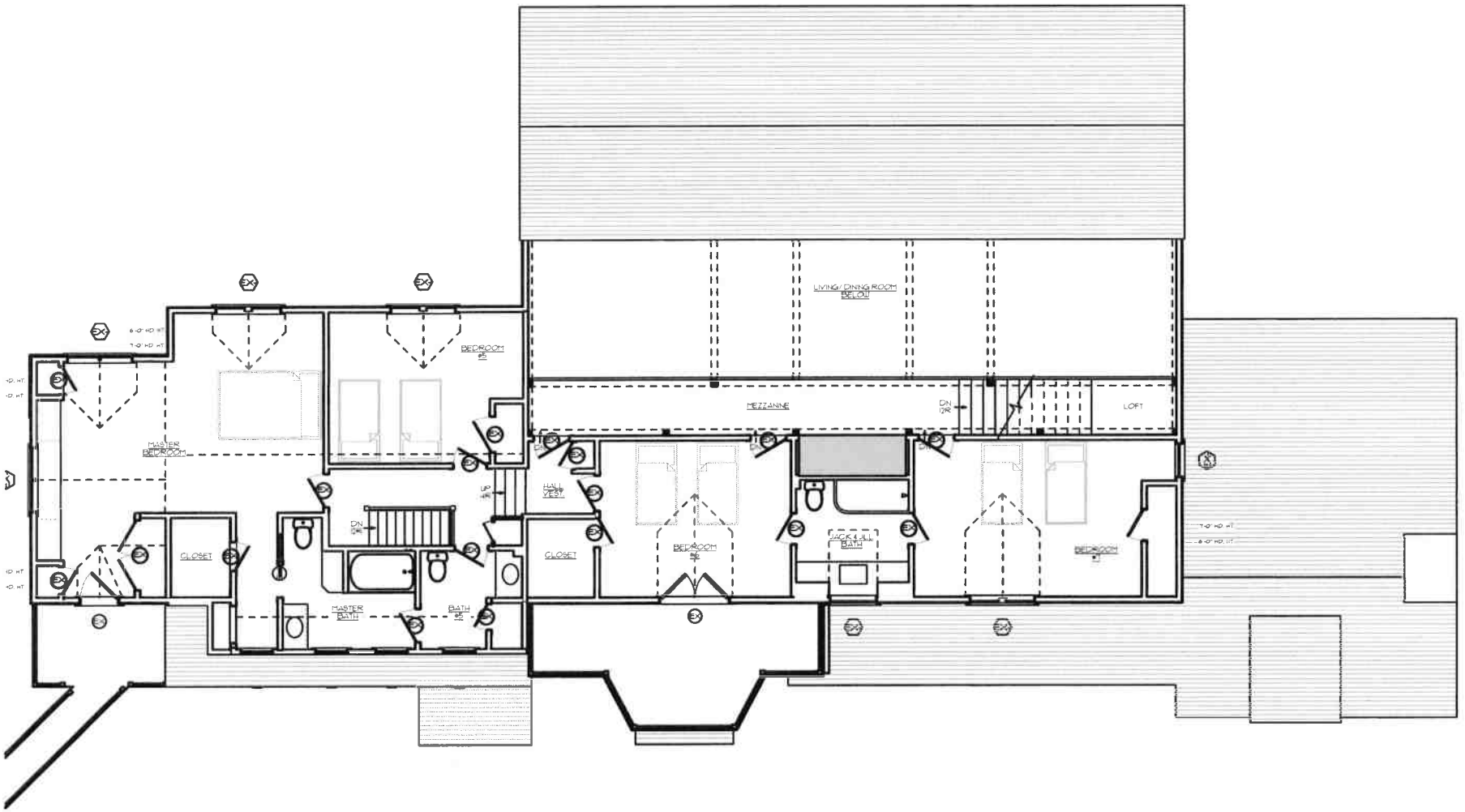


## Existing Second Floor Plan

## NOT TO SCALE

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

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

All drawings and designs contained on this site property of Botticelli & Pohl, P.C.
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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<br>- |
| **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<br>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



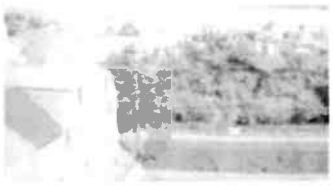
1930's, 1940's

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)



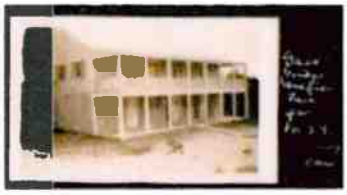
1933

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

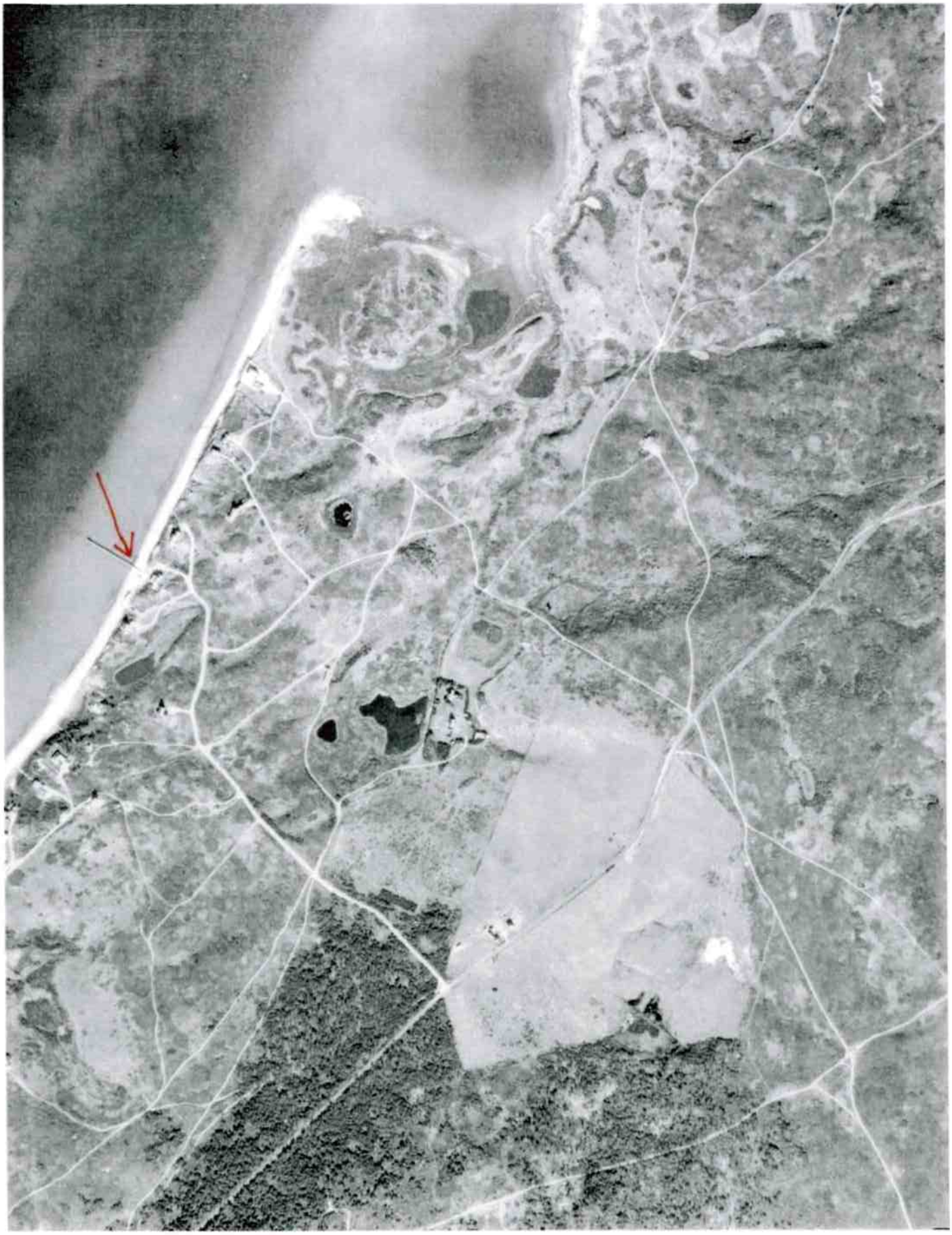
## Acquisitions information

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



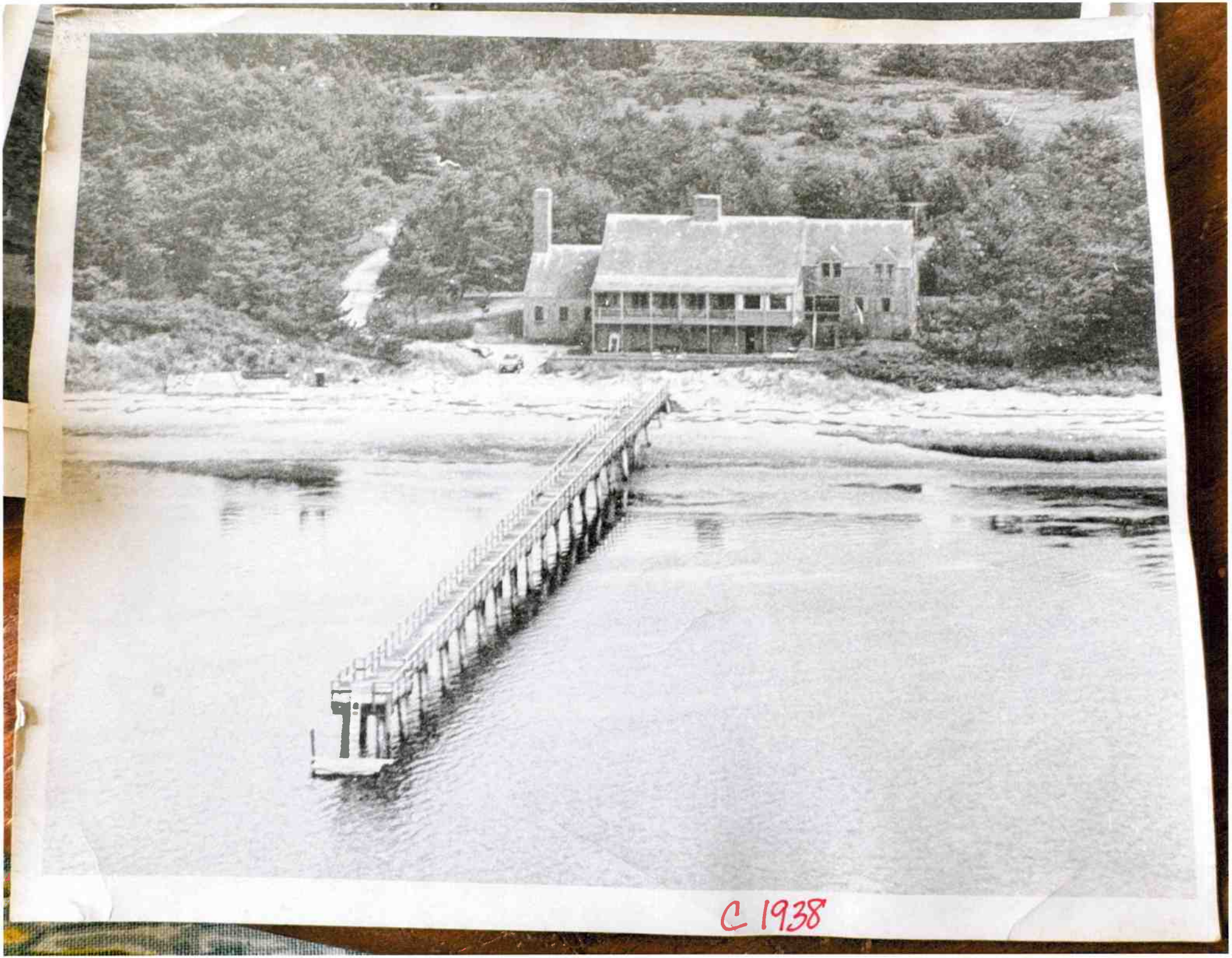
Nantucket Historical Association

AP75_43.jpg

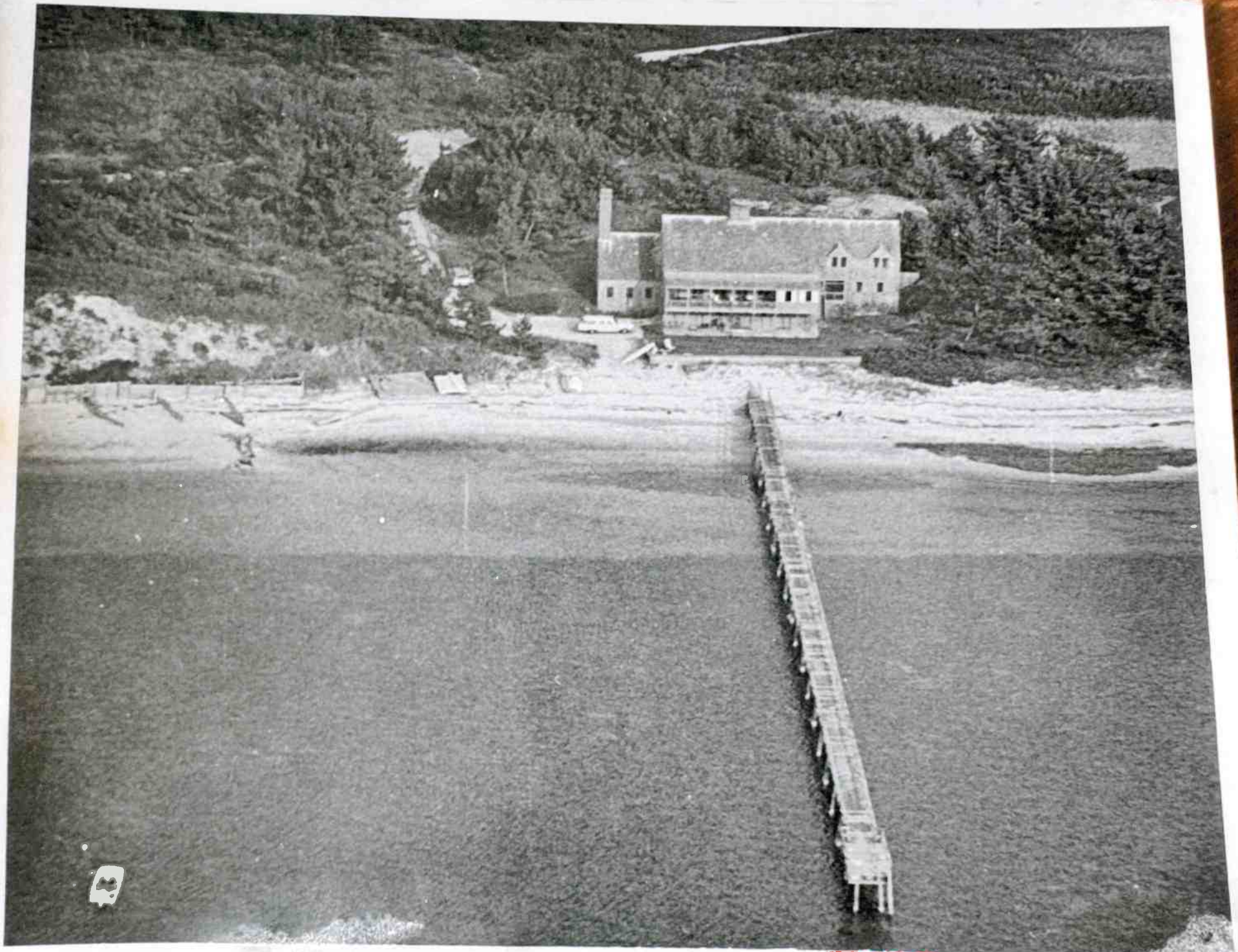
42 Shimmo Pond Road 1975



42 Shimmo Pond Road 1993



C 1938



C1938

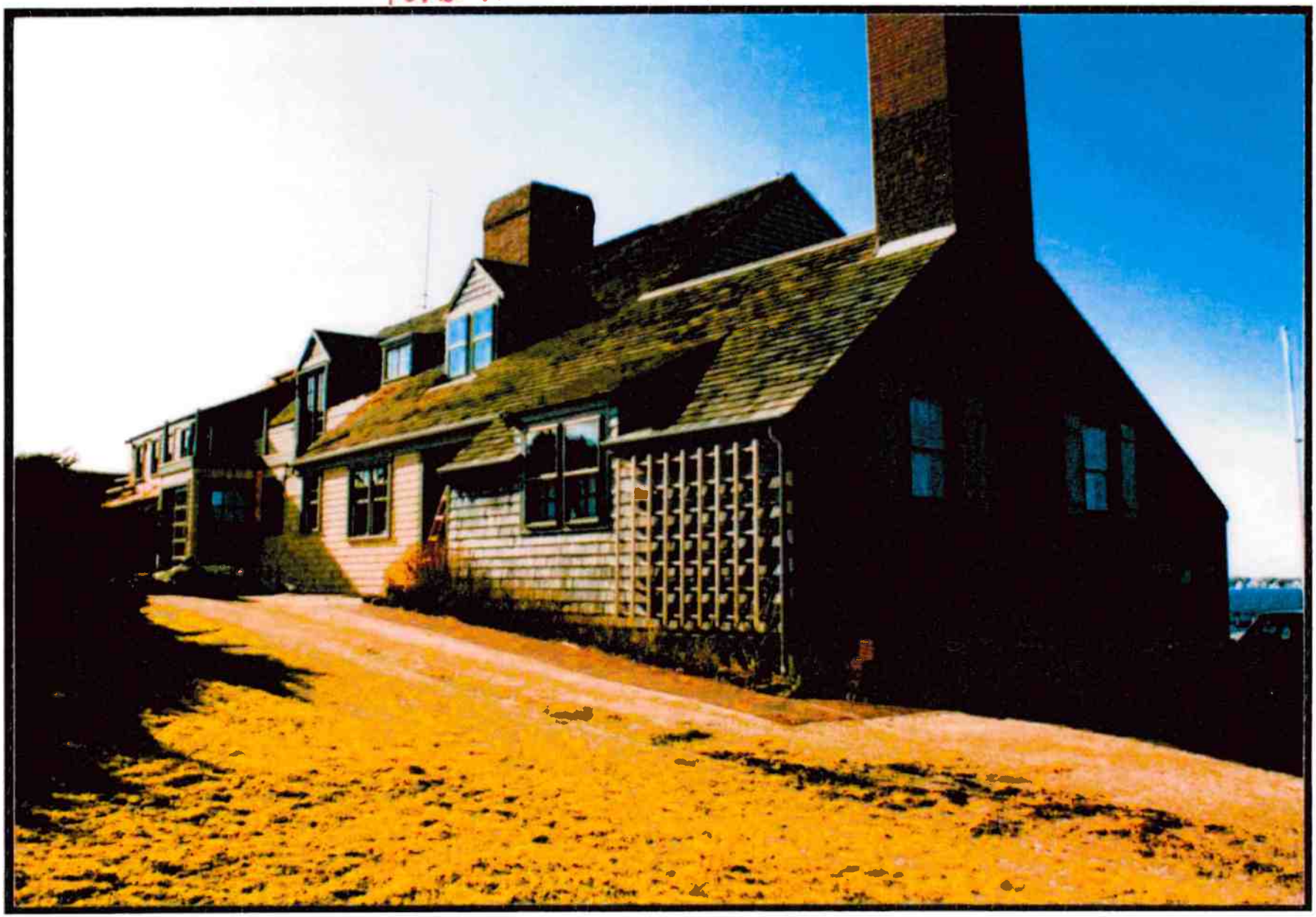
42 Shimmo Pond Road 1992



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

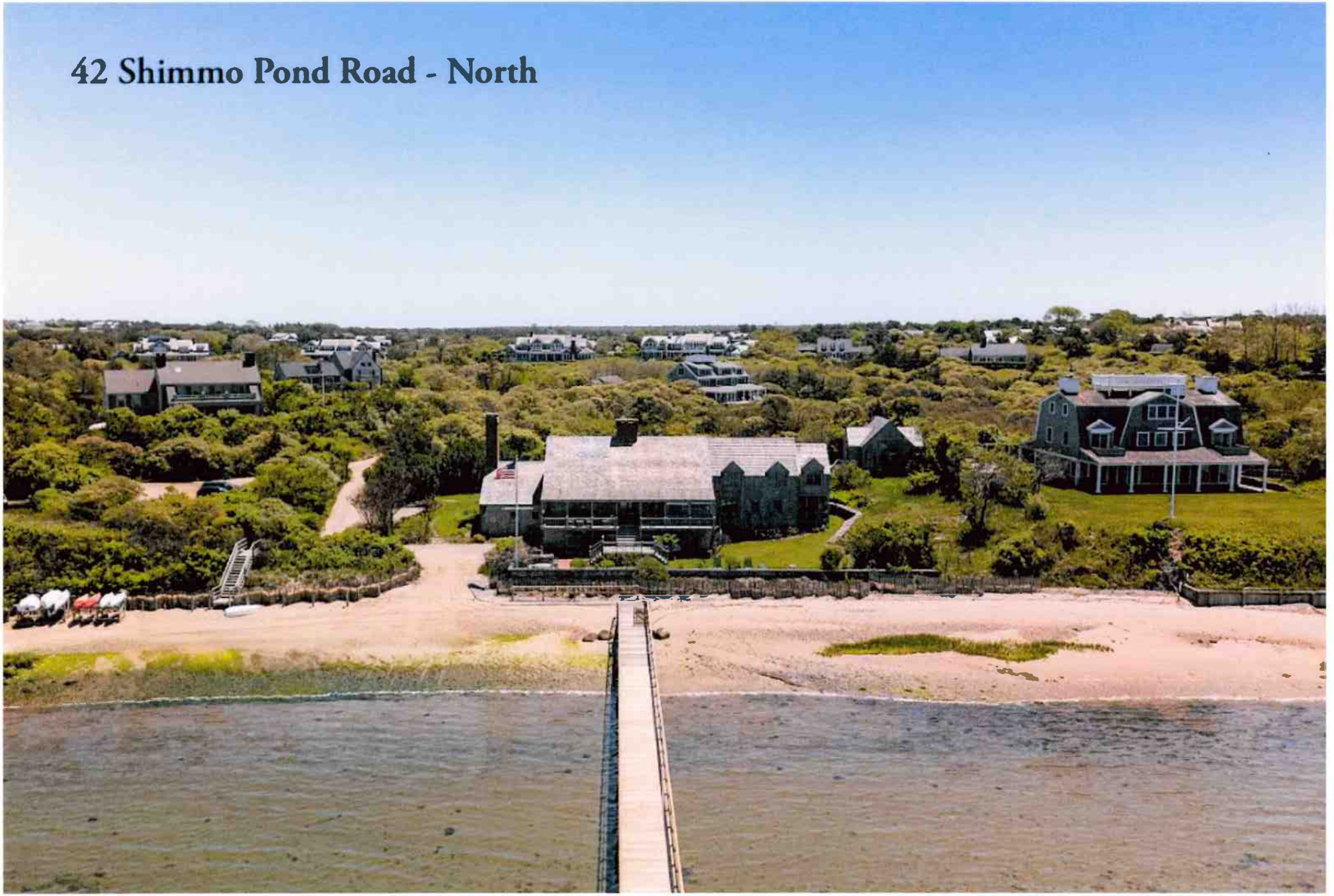
# 42 Shimmo Pond Road - South



# 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

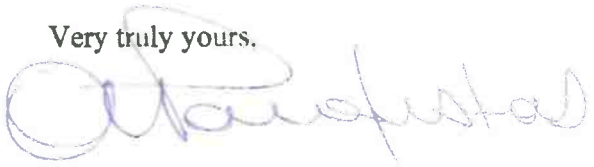
To the Commissioners,

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

9589 0710 5270 2168 5828 45

**U.S. Postal Service™**
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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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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

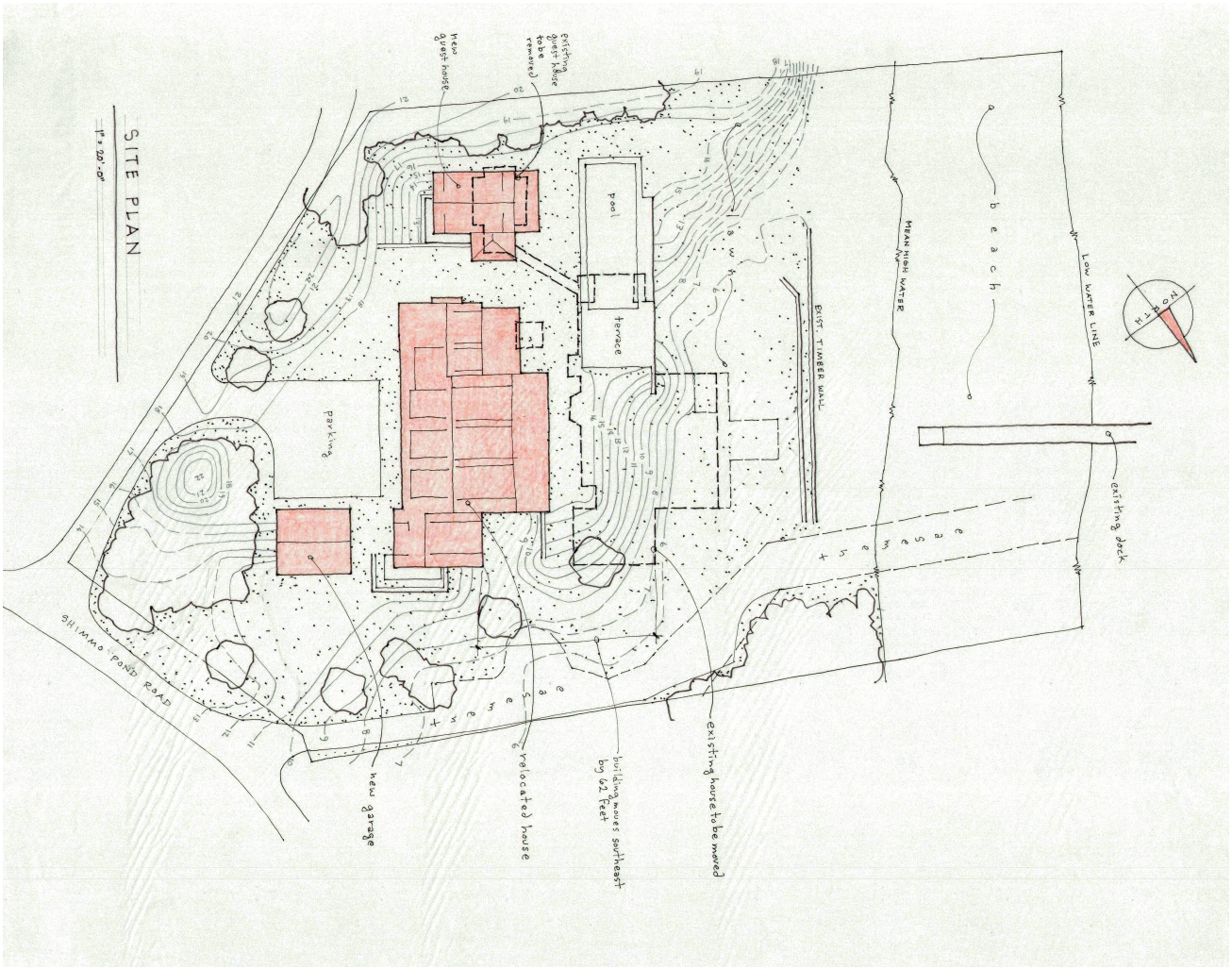
ALFIERI DOMINICK & EILEEN TRST
WINDSONG NOMINEE TRUST
399 THORNALL ST
EDISON, NJ 08837

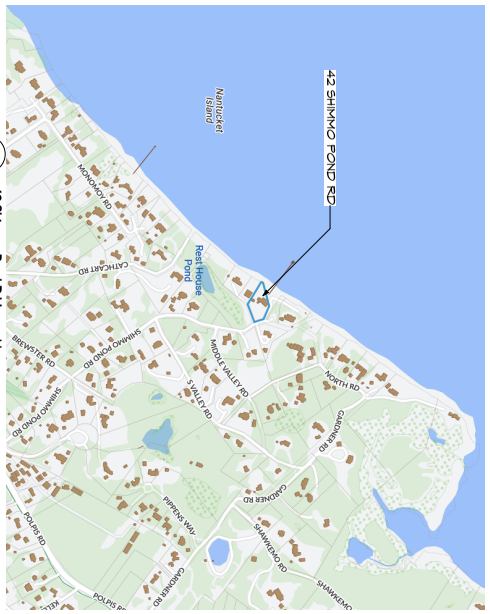
LEHMAN ELLEN E & ESKIND WILLIAM H
144 ENSWORTH AVE
NASHVILLE, TN 37205

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 | | | | | | | | |




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

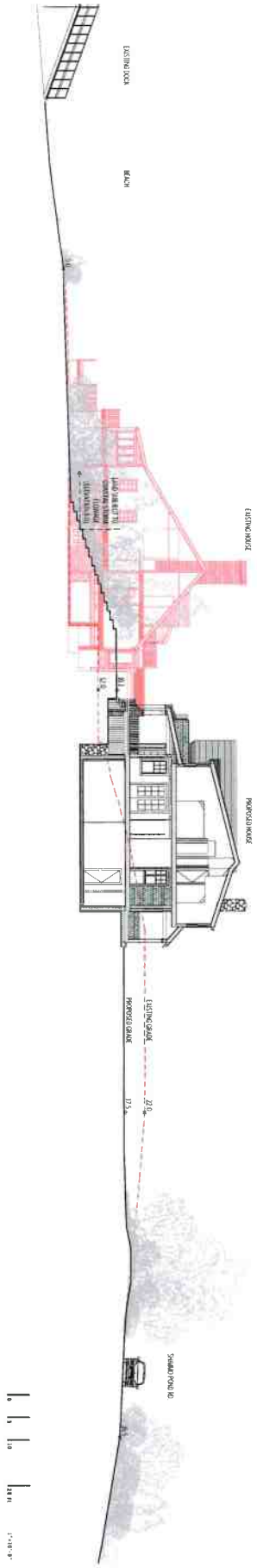
All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

**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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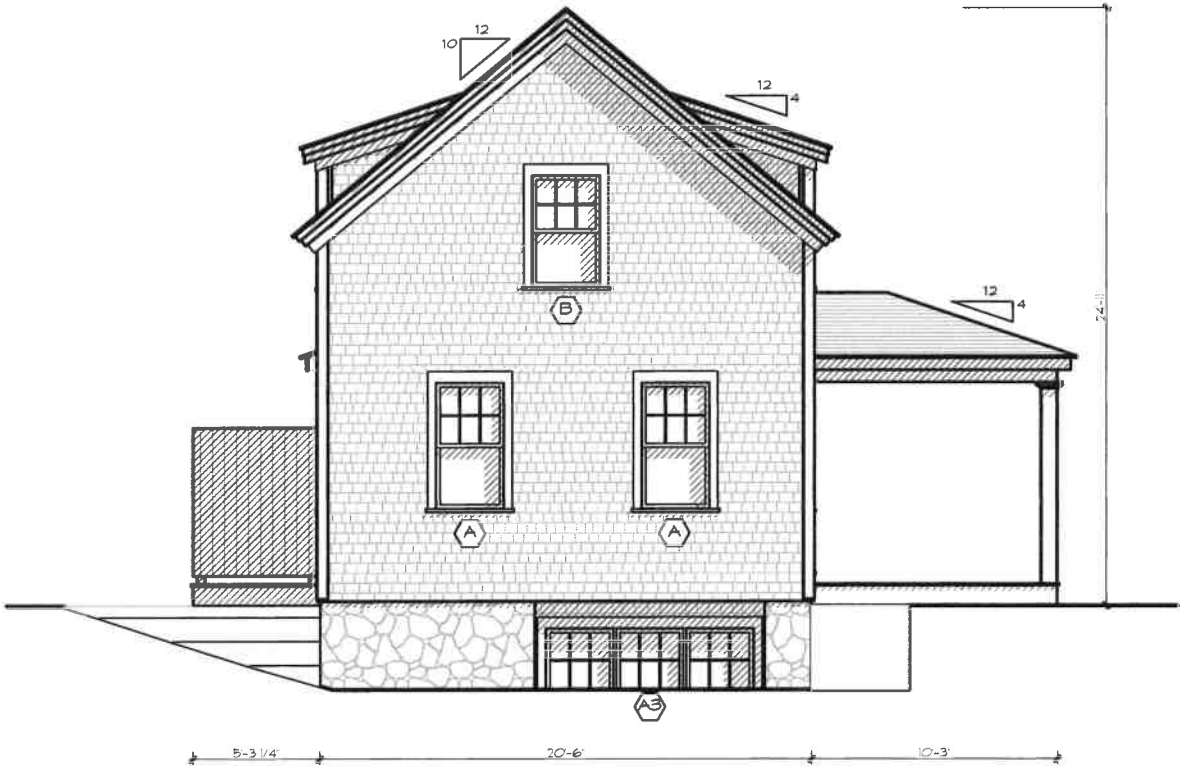
ID#
A-2.2




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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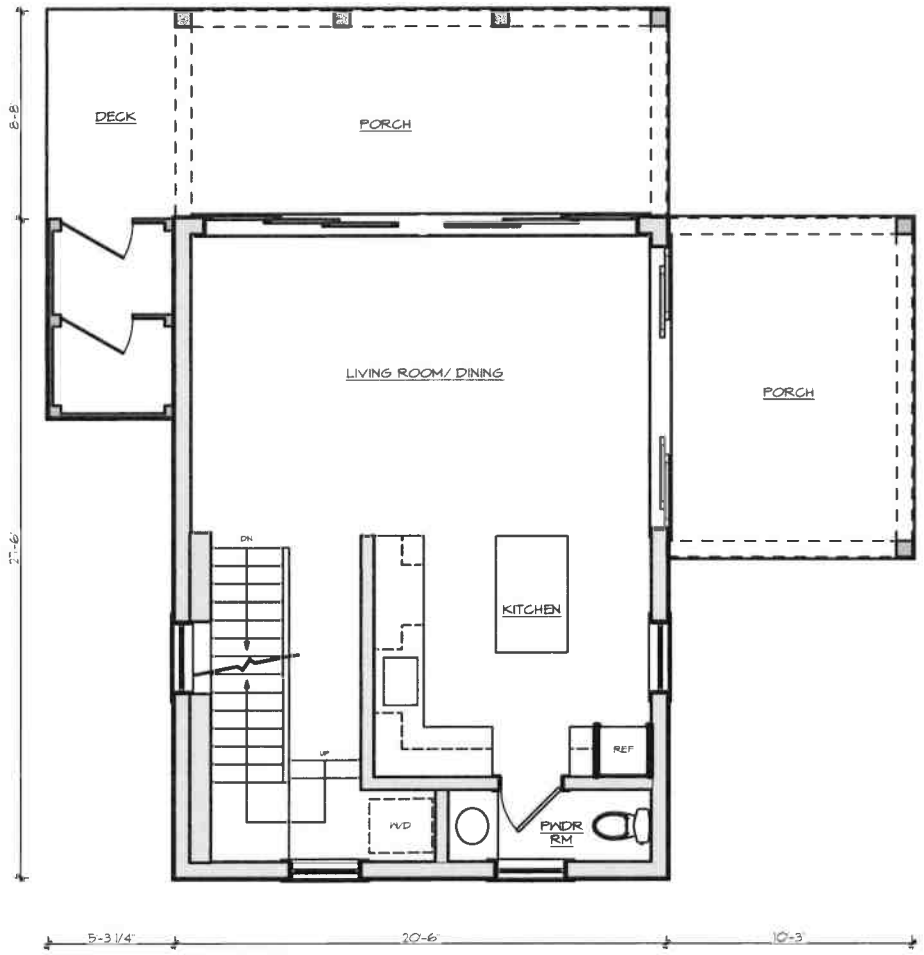
ID#
A-2.4




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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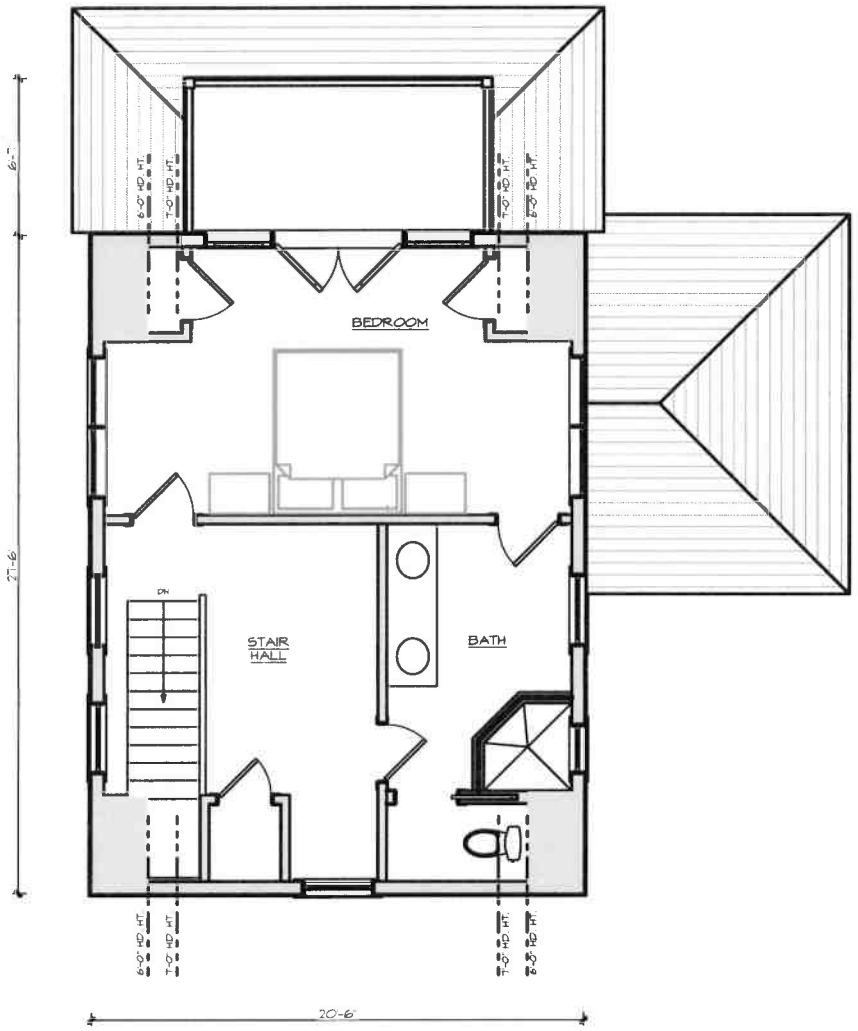
ID #
A-1.1




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

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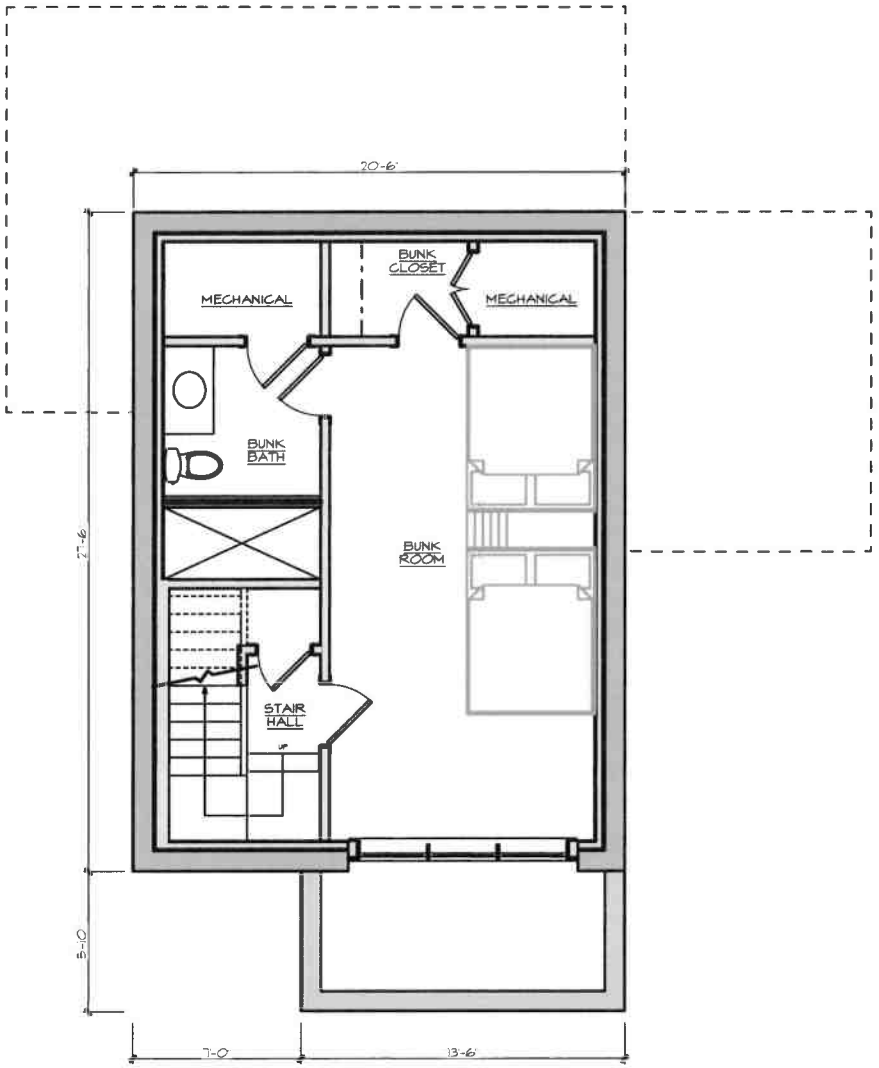


1

## 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

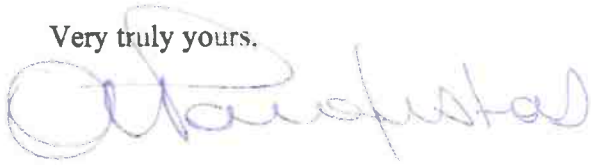
To the Commissioners,

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

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5 South Valley Road
City, State, ZIP+4®
Nantucket, MA 02554

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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

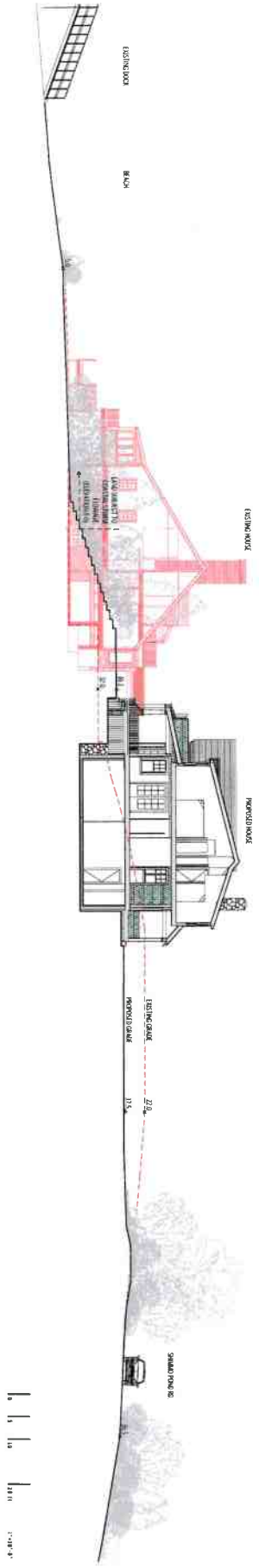
LEHMAN ELLEN E & ESKIND WILLIAM H
144 ENSWORTH AVE
NASHVILLE, TN 37205

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.
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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 | 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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1 **East Elevation**

**Scale: 1/8" = 1'-0"**

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31 STATE STREET, BOSTON, MA 02109 | P 617.482.2543
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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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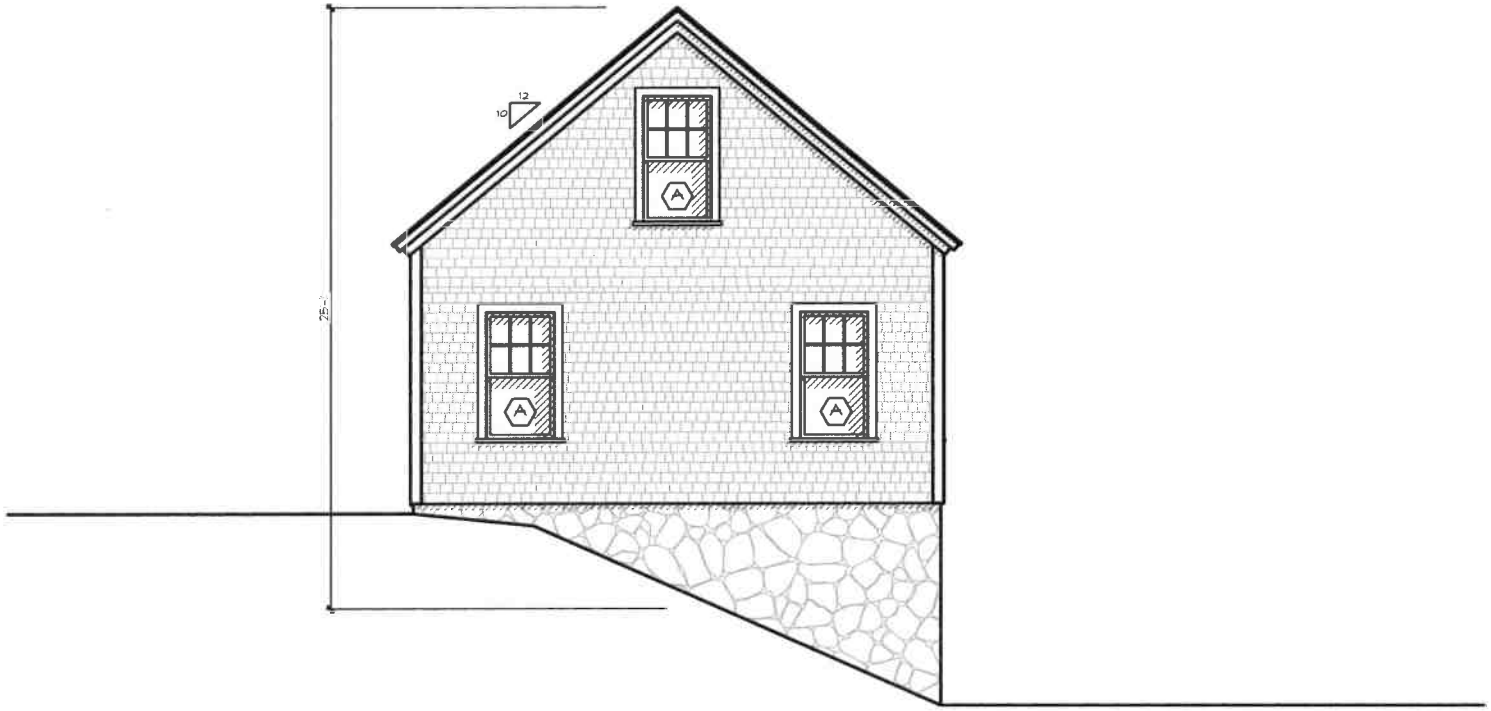


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## South Elevation

**Scale: 1/8" = 1'-0"**

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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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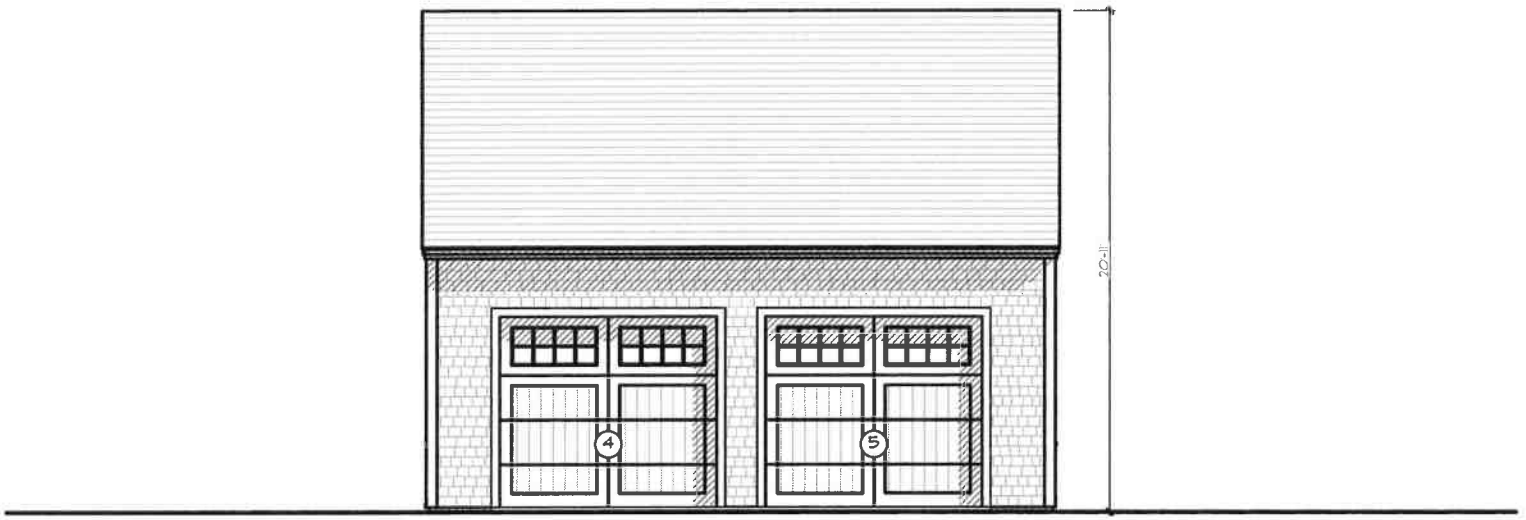


1 **West Elevation**

**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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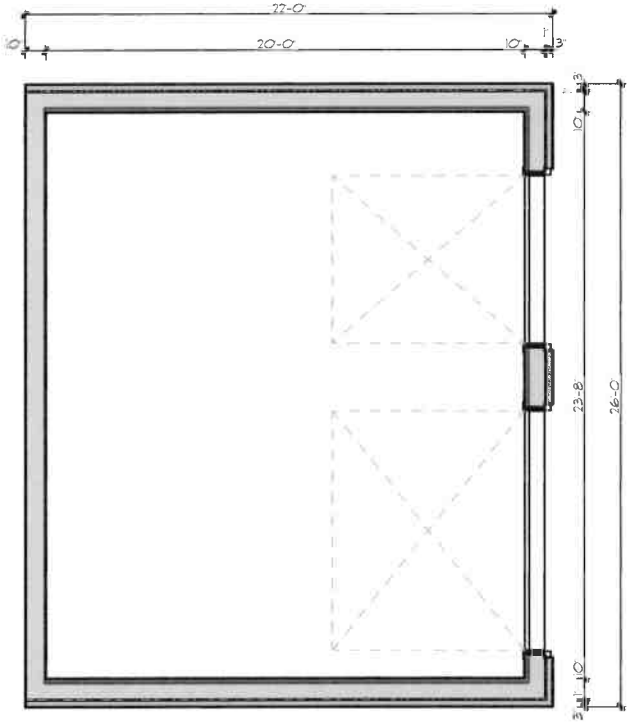


1

## Proposed Lower Level Plan

**Scale: 1/8" = 1'-0"**

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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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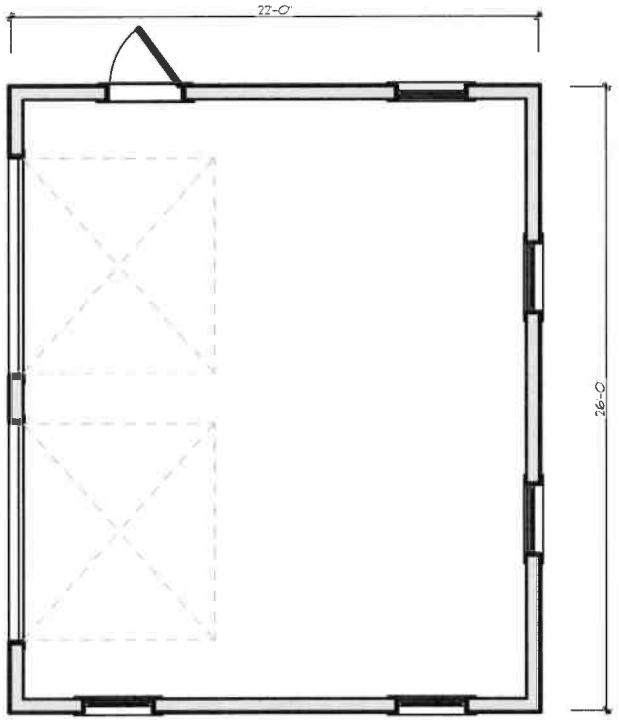


1

## Proposed First Floor Plan

**Scale: 1/8" = 1'-0"**

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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

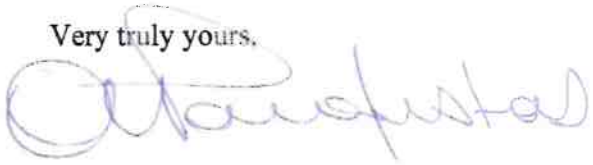
To the Commissioners,

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**

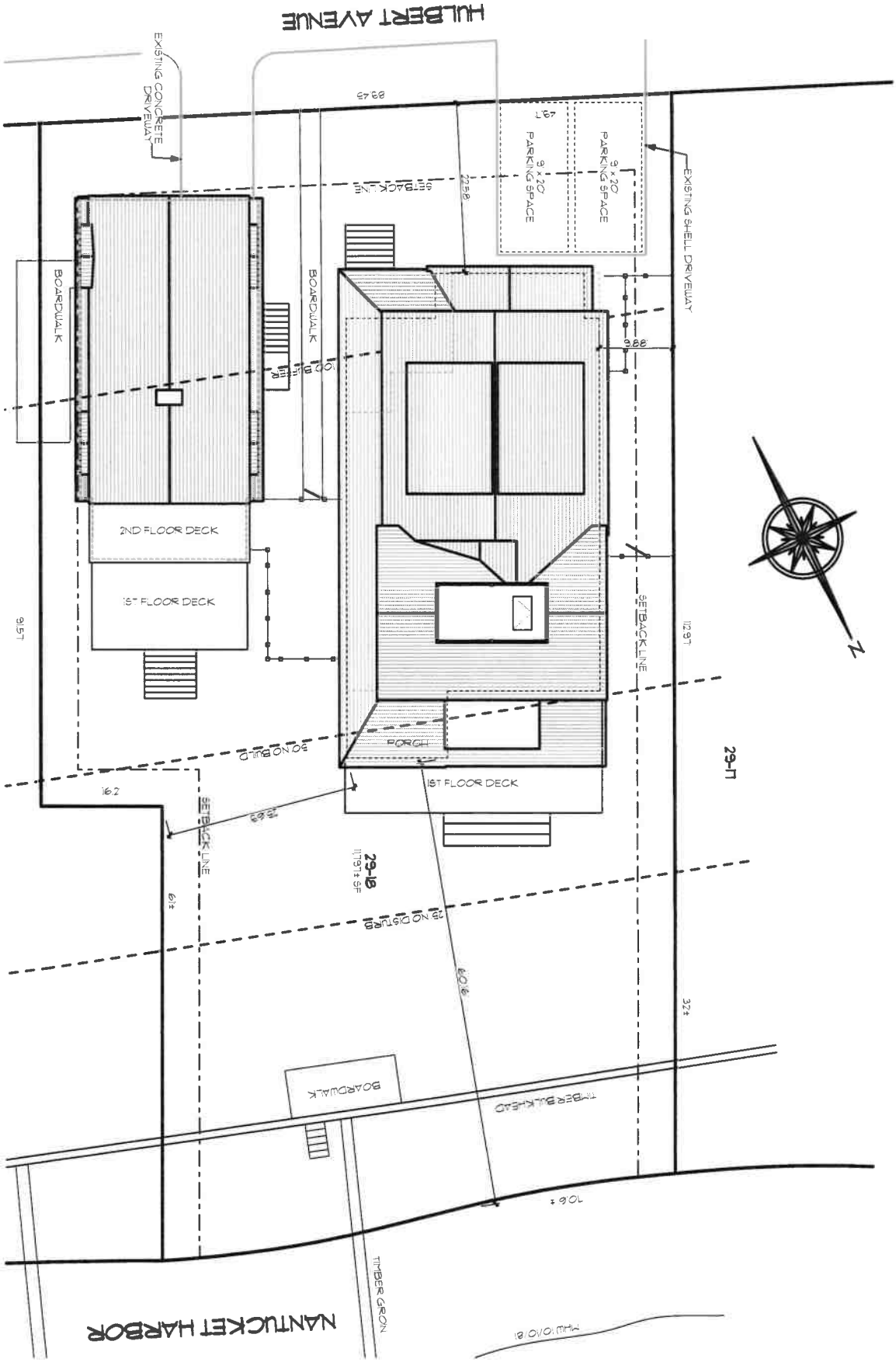
MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED: 10/7/24

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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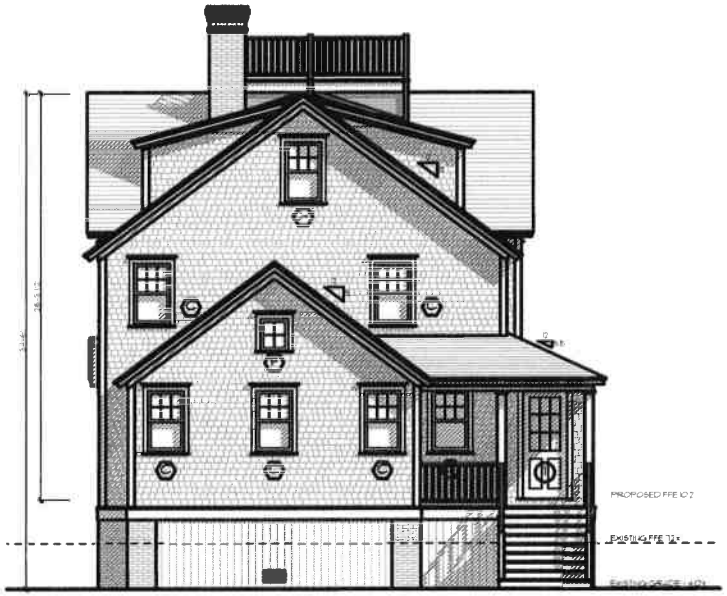
ID#
A-2.2




## 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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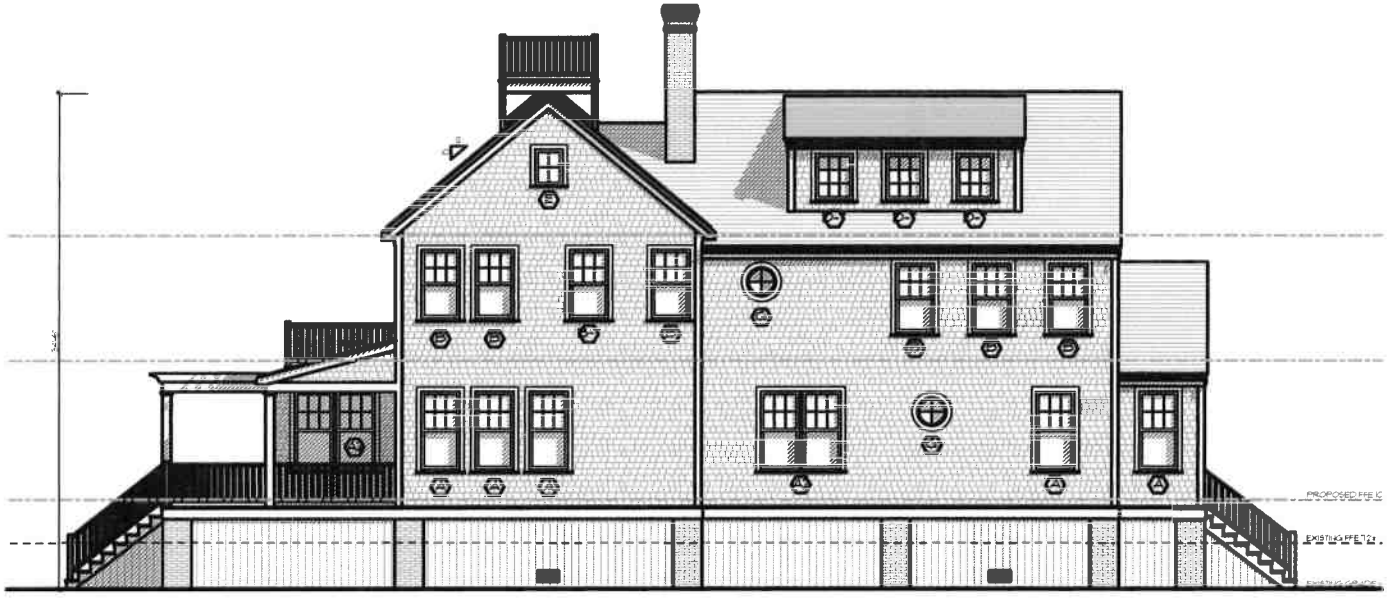
ID#
A-2.3




## 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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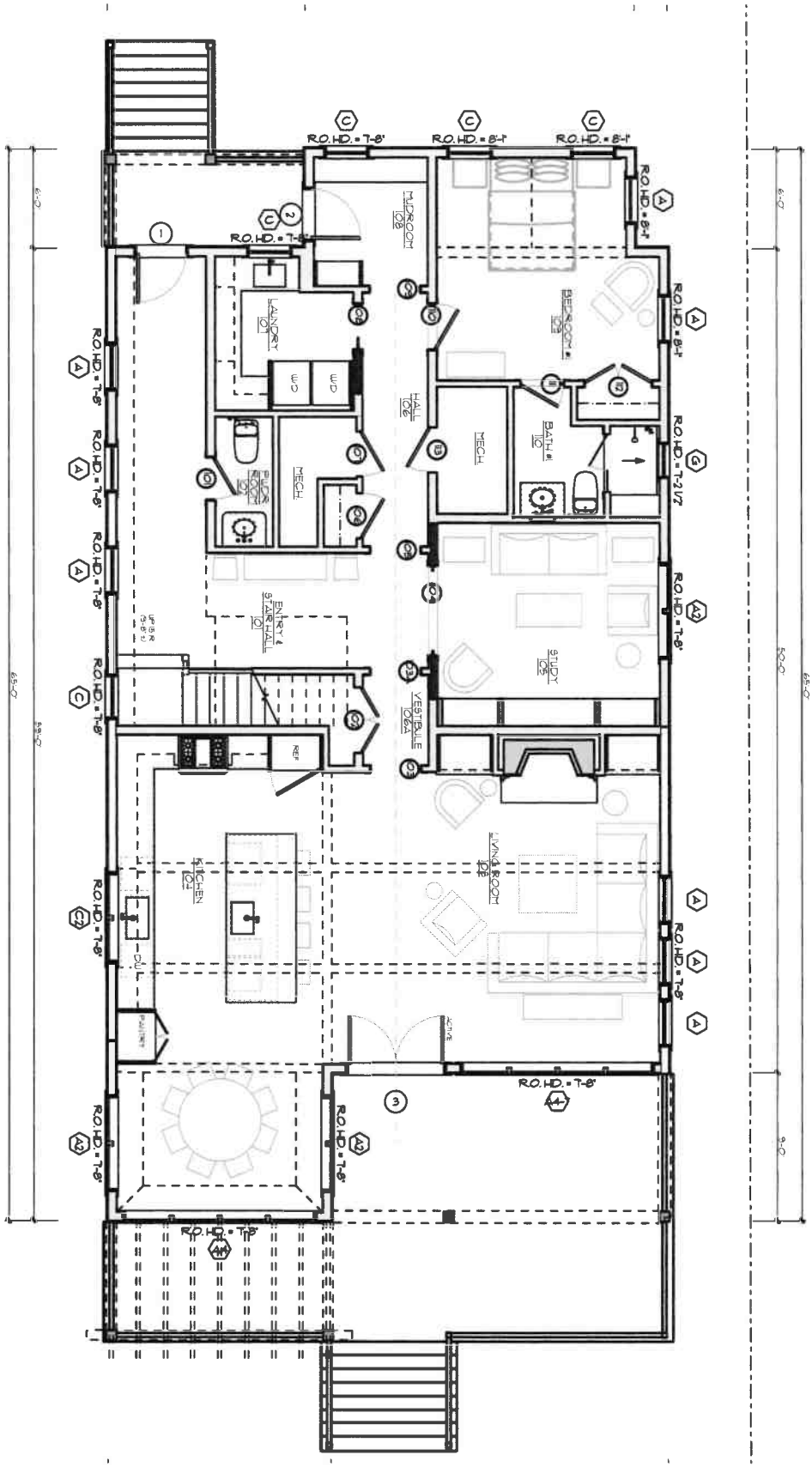
ID#
A-2.4




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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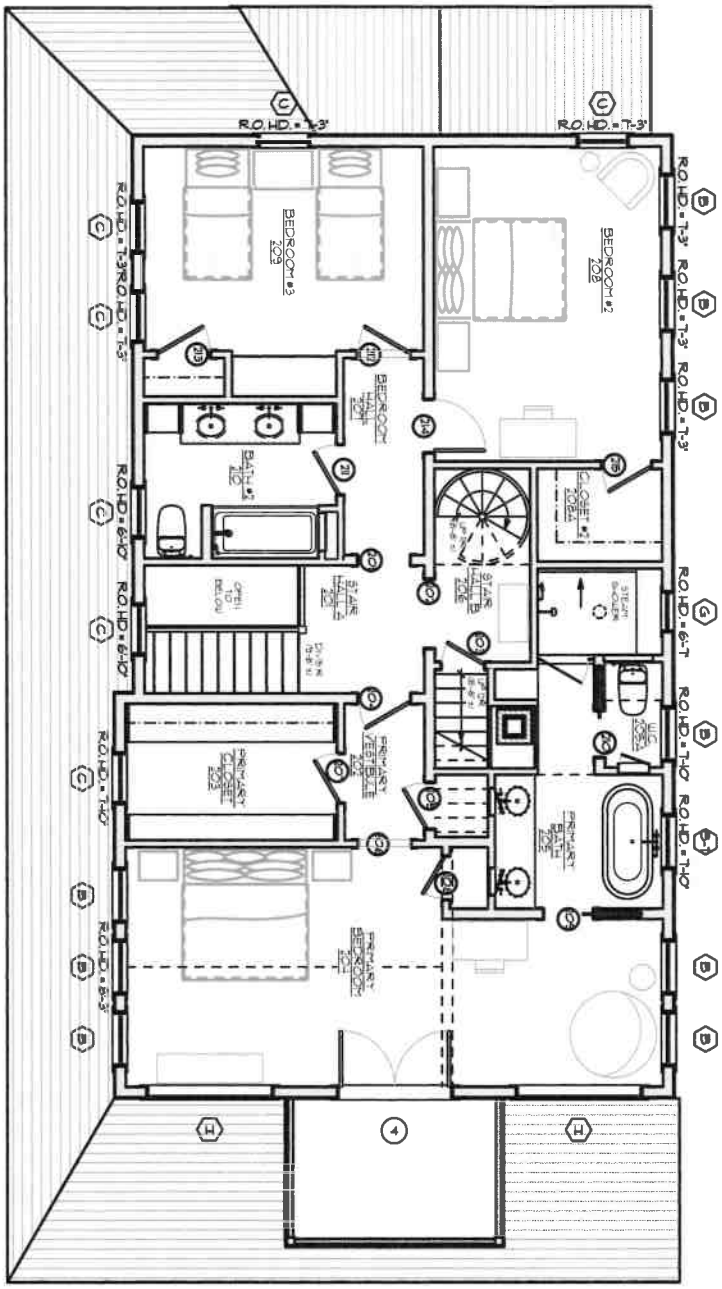
**First Floor Plan**

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM




ID # A-1.2

**Residence at**
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MAP NO: 29 ZONING INFO: R1
PARCEL NO: 18 PROJECT NO: 86 REVISED: 10/7/24

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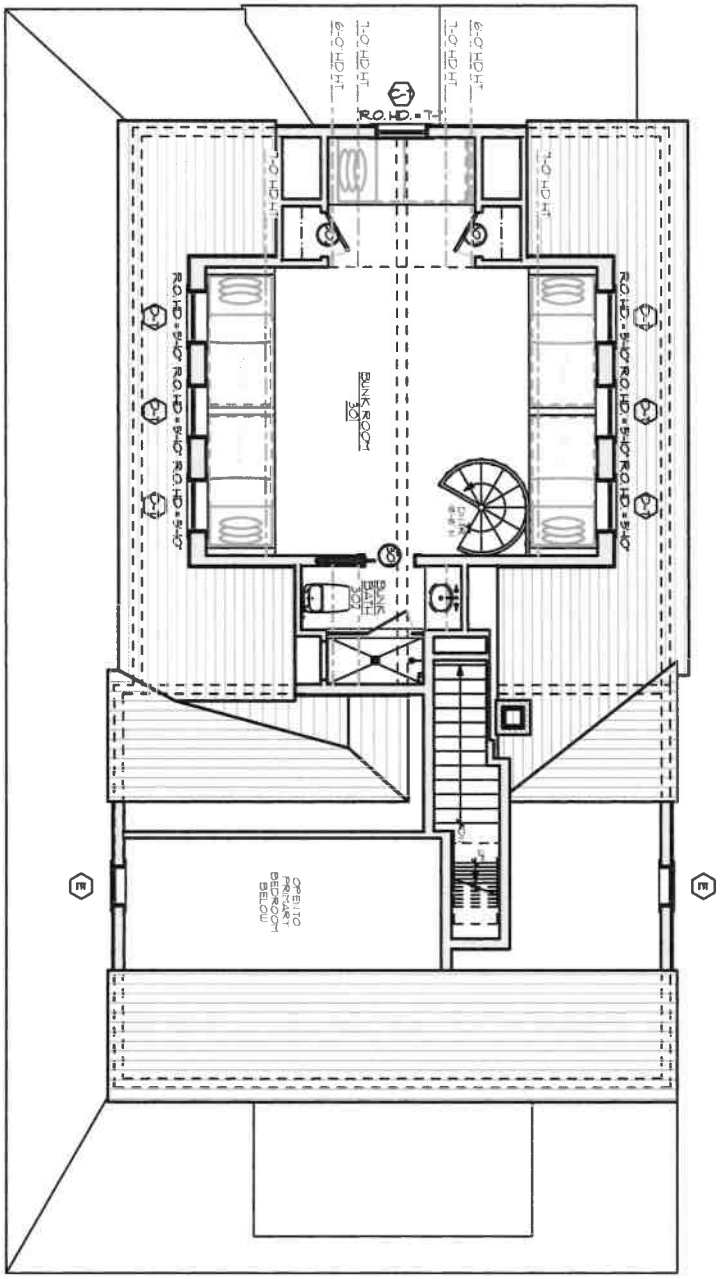
**Second Floor Plan**

BOTTICELLI & POHL

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-1.3

**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

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

✓ 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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✓ 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)**

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications 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°. 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

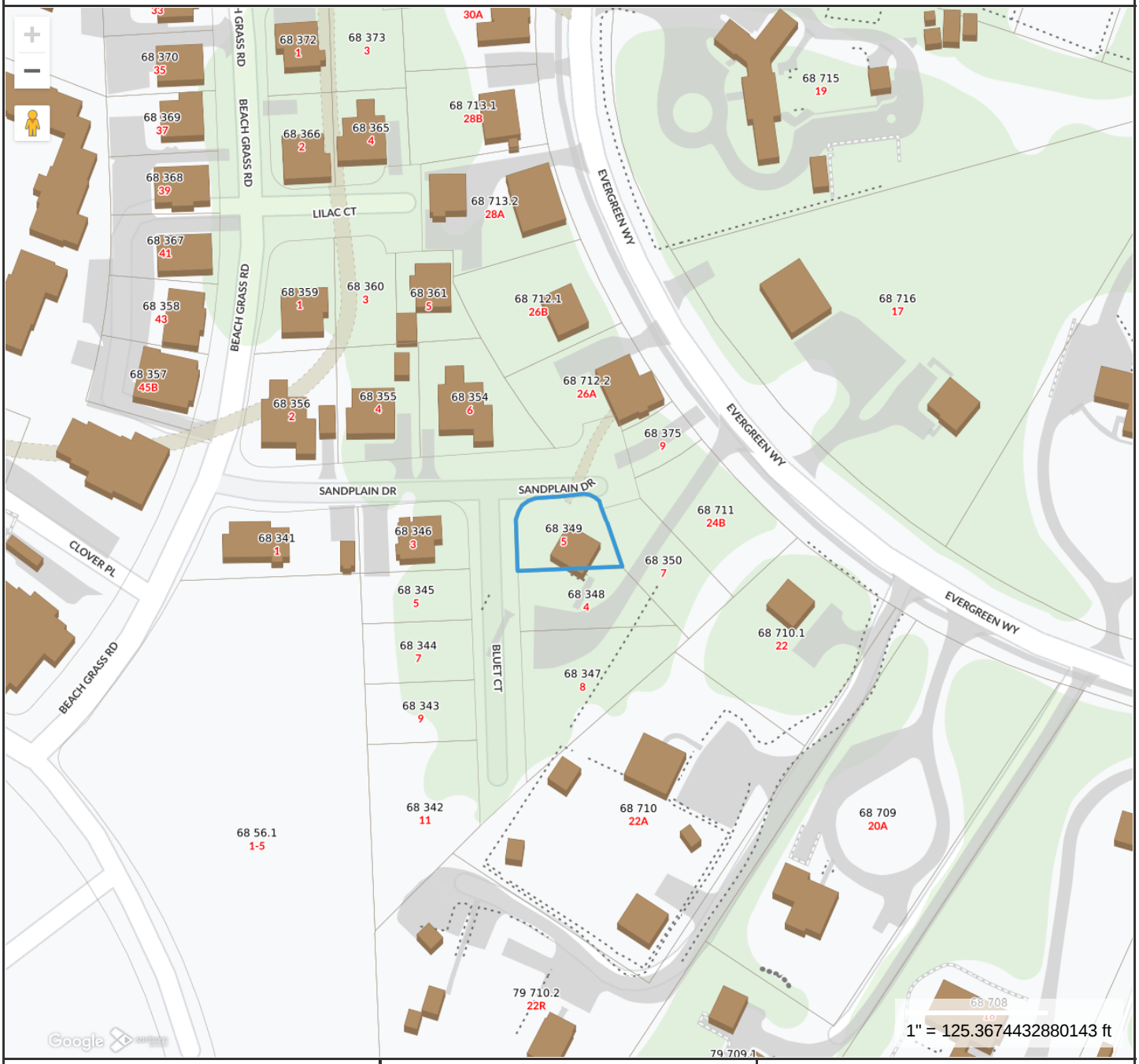
Sidewall Natural Clapboard (if applicable) _____ Roof Black
Trim White Sash White Doors Nantucket Red
Deck Cedar Natural Foundation Concrete Fence _____ Shutters _____

* 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**

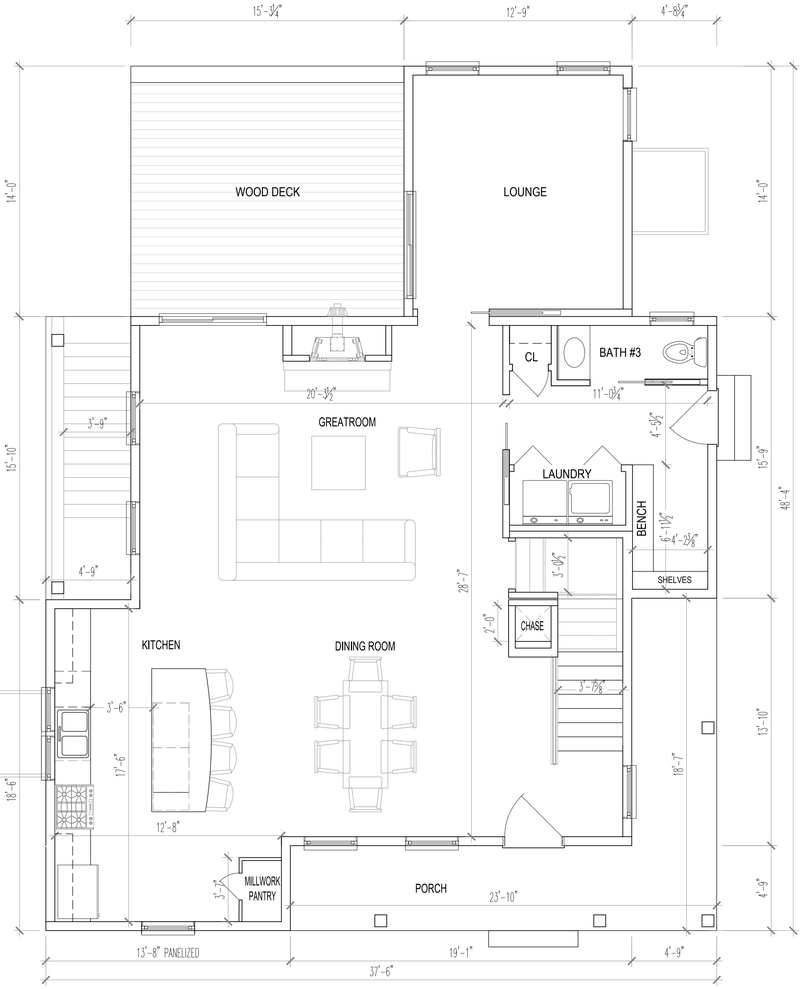
| | |
|---|---|
| **Property ID** | 191123 |
| **Location** | 5 SANDPLAIN DR |
| **Owner** | RICHMOND GREAT POINT DEVEL LLC |

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

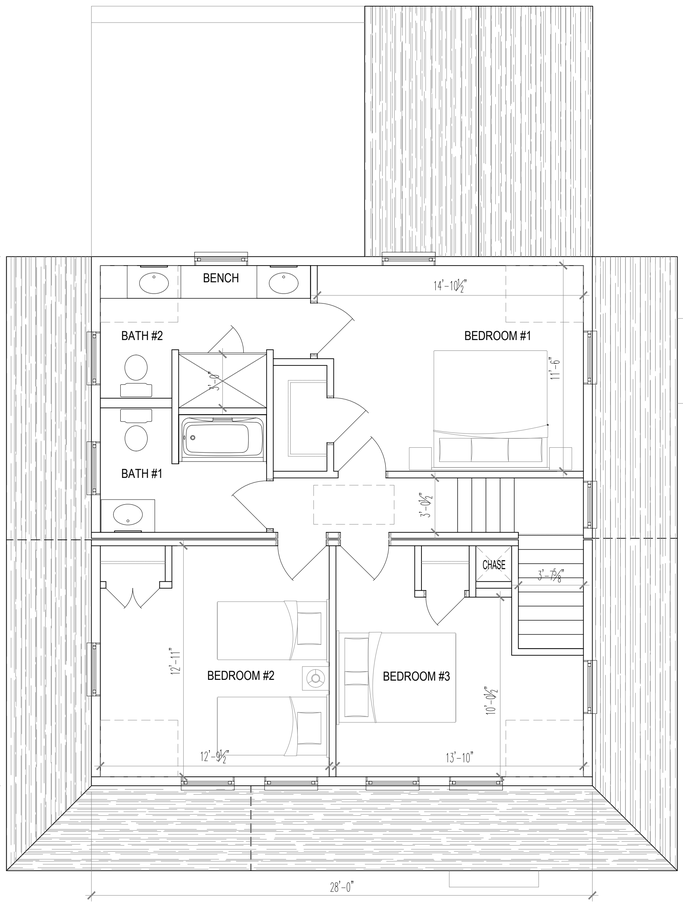
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

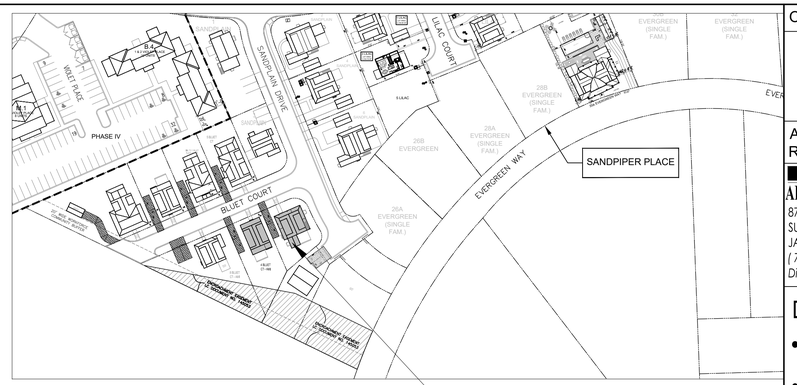
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



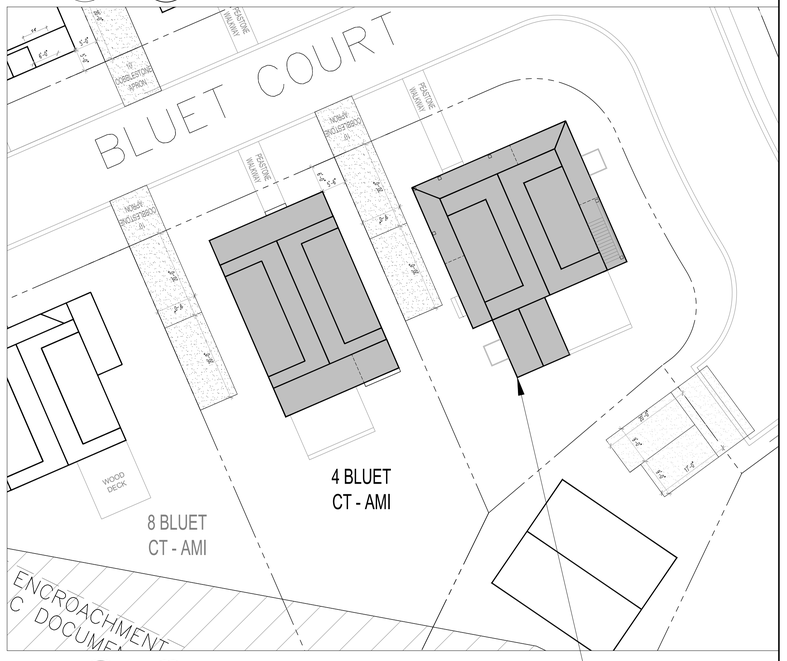

N 1 1ST FLOOR PLAN - 1,212 SF
SCALE: 1/4"=1'-0"



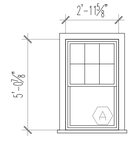

N 2 2ND FLOOR PLAN - 828 SF
SCALE: 1/4"=1'-0"



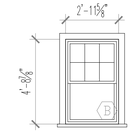

N 3 KEY PLAN
SCALE: NTS



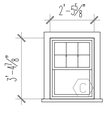

N 4 SITE PLAN
SCALE: 1/16" = 1'-0"




| TAG | LOCATION | W. | H. | DESCRIPTION |
|---|---|---|---|---|
| A | 1ST FLOOR | 2'-11⅞" | 5'-0⅛" | ANDERSEN 400 SERIES 6 OVER 1 DOUBLE-HUNG |

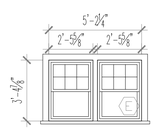



| TAG | LOCATION | W. | H. | DESCRIPTION |
|---|---|---|---|---|
| B | 2ND FLOOR | 2'-11⅞" | 4'-8⅛" | ANDERSEN 400 SERIES 6 OVER 1 DOUBLE-HUNG |

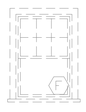



| TAG | LOCATION | W. | H. | DESCRIPTION |
|---|---|---|---|---|
| C | 1ST FLOOR 2ND FLOOR | 2'-5⅞" | 3'-4⅛" | ANDERSEN 400 SERIES 6 OVER 1 DOUBLE-HUNG |

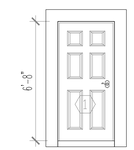
5 WINDOW SCHEDULE
SCALE: 1/4"=1'-0"



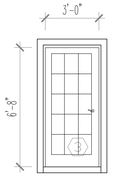

| TAG | LOCATION | W. | H. | DESCRIPTION |
|---|---|---|---|---|
| E | 1ST FLOOR | 5'-2¼" | 3'-4⅛" | ANDERSEN 400 SERIES 6 OVER 1 DOUBLE-HUNG |



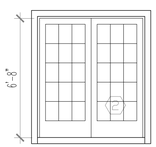

| TAG | LOCATION | W. | H. | DESCRIPTION |
|---|---|---|---|---|
| F | BASEMENT | 3'-1⅝" | 4'-8⅛" | ANDERSEN 400 SERIES 6 OVER 1 DOUBLE-HUNG |



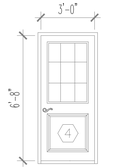

| TAG | LOCATION | W. | H. |
|---|---|---|---|
| 1 | FRONT ENTRY | 3'-0" | 6'-8" |




| 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"




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
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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.

**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: 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

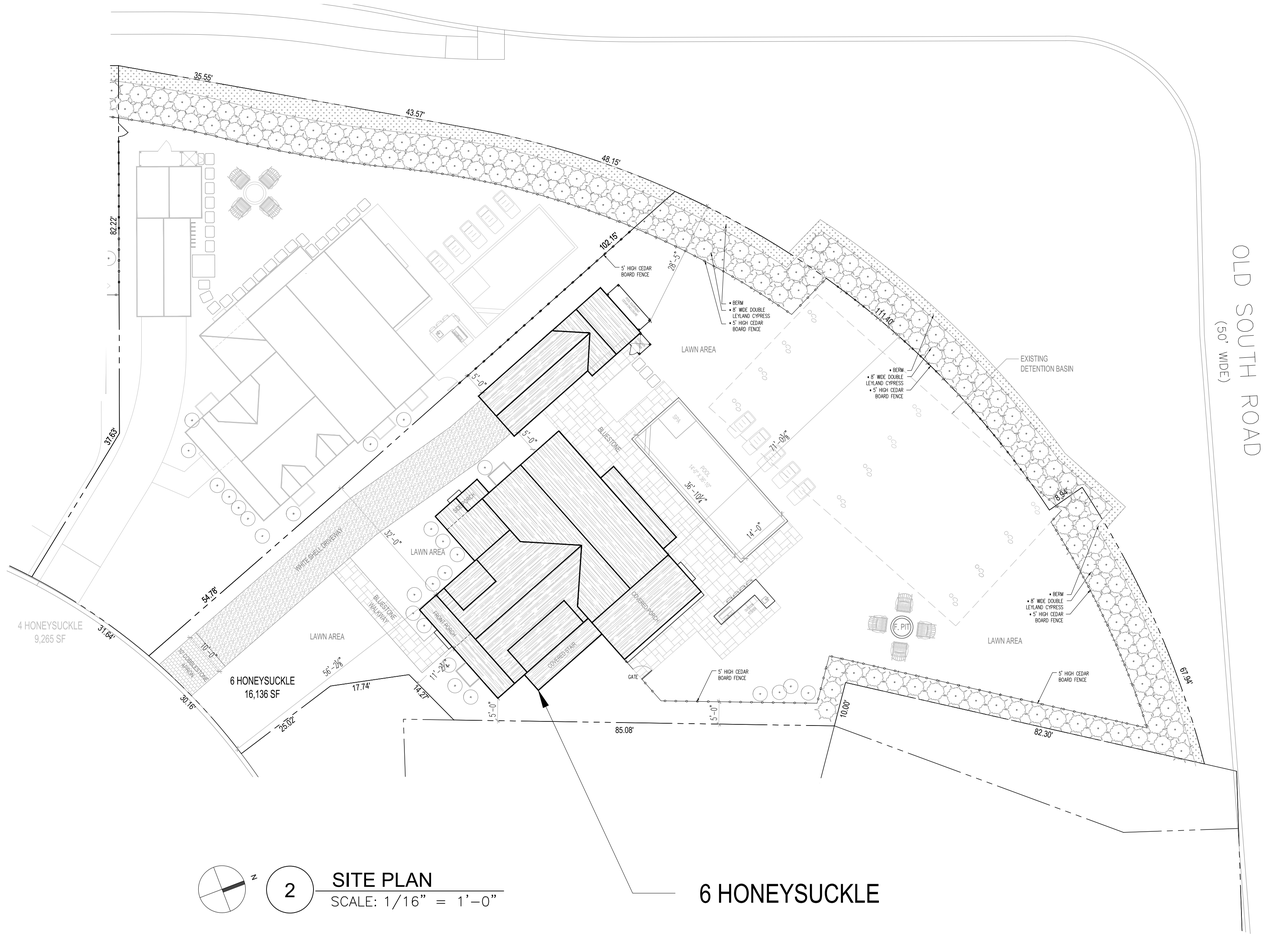
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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

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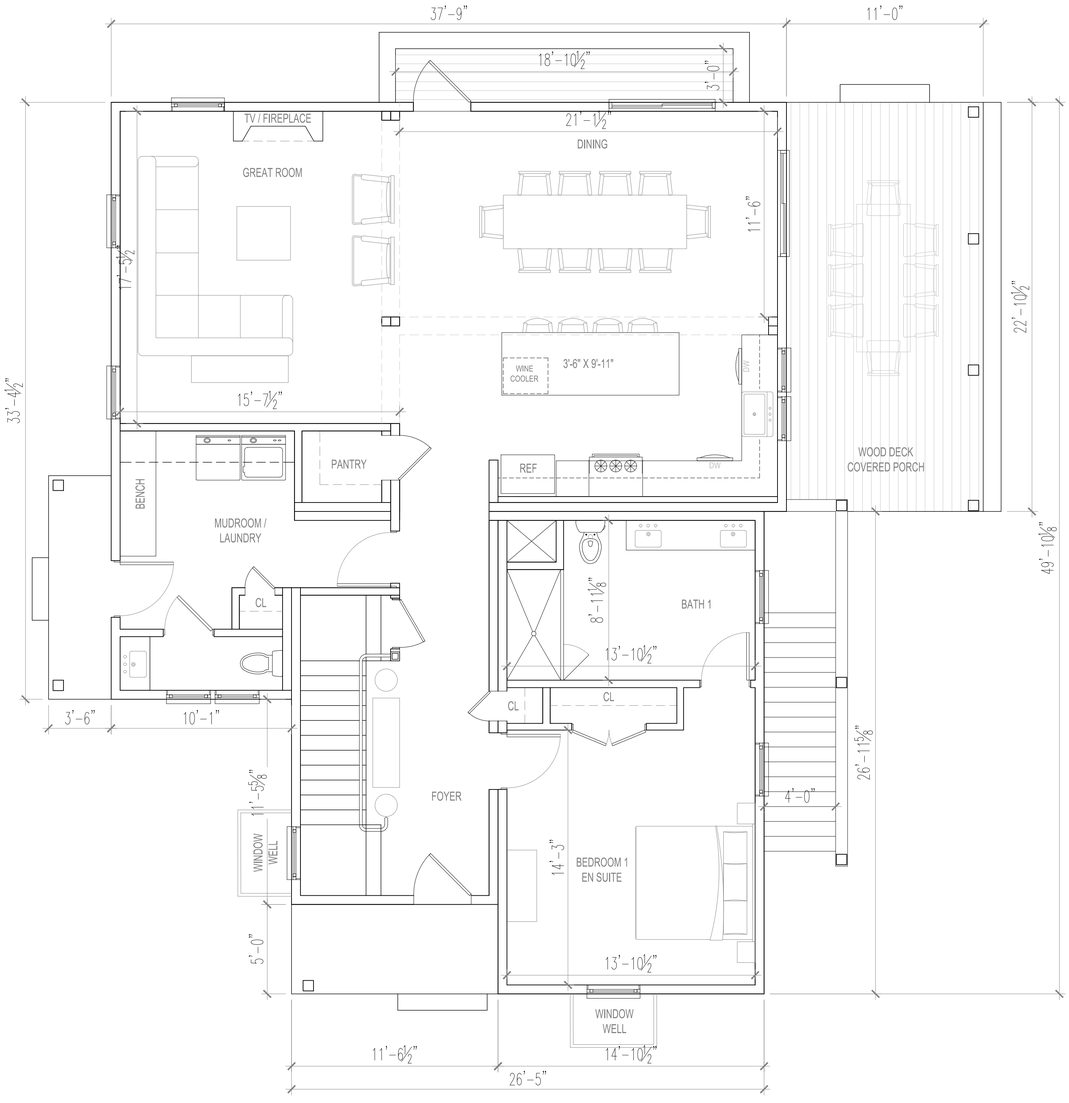
PROJECT NAME
SANDPIPER PLACE

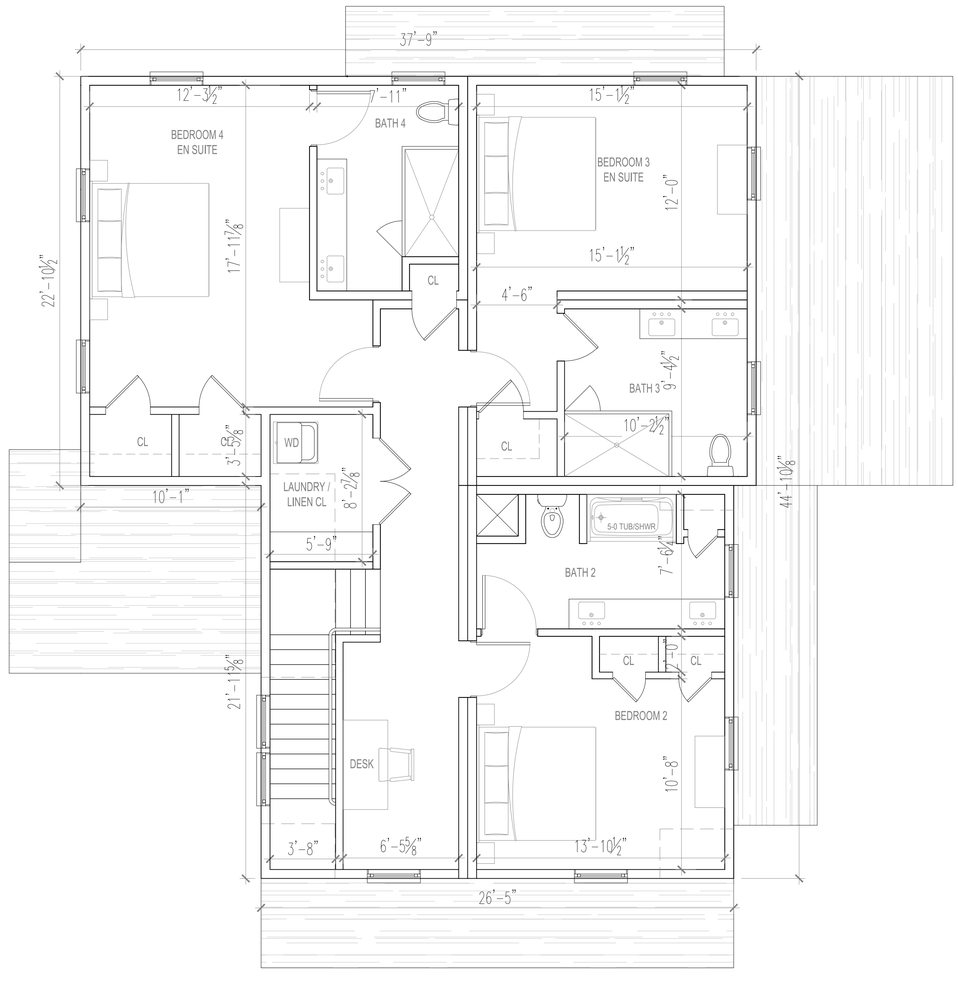
ADDRESS
MAP: 68
PARCEL: 888
6 HONEYSUCKLE DR.
NANTUCKET, MA

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

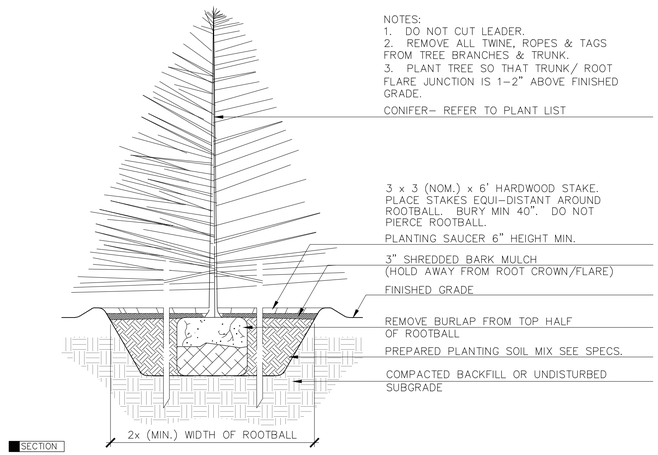
MAP: 68
PARCEL: 888
6 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

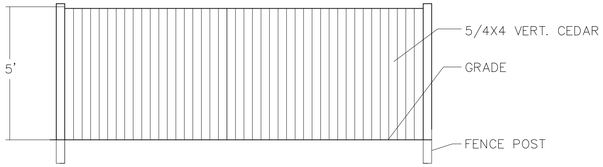
ELEVATIONS

DRAWING NO.

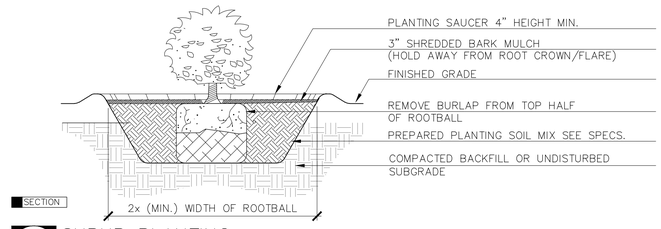
A-2




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<br>6 OVER 6 |
| • WINDOW TRIM: | WHITE |
| • DOOR COLOR: | HAMILTON BLUE |
| • ROOF: | MORIE BLACK |

| 4 HONEYSUCKLE DR. | |
|---|---|
| • WINDOW SASH: | BLACK<br>2 OVER 2 |
| • WINDOW TRIM: | PLATINUM GRAY |
| • DOOR COLOR: | NEWPORT BLUE |
| • ROOF: | MORIE BLACK |

| 6 HONEYSUCKLE DR. | |
|---|---|
| • WINDOW SASH: | WHITE<br>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

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- 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**

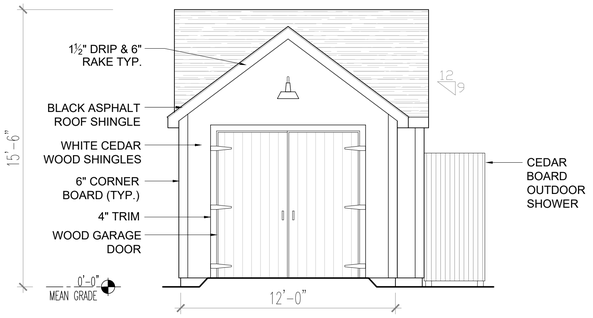
| | |
|---|---|
| **Property ID** | 190177 |
| **Location** | 6 HONEYSUCKLE DR |
| **Owner** | RICHMOND GREAT POINT DEVEL LLC |

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

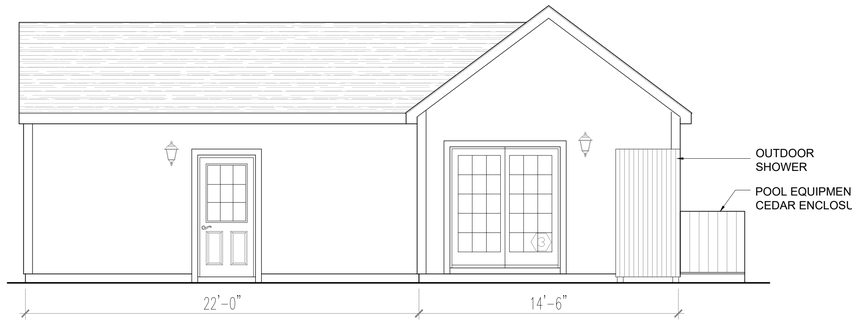
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

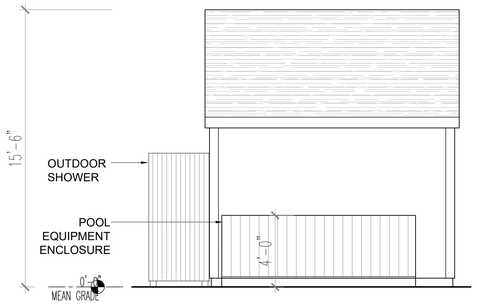
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



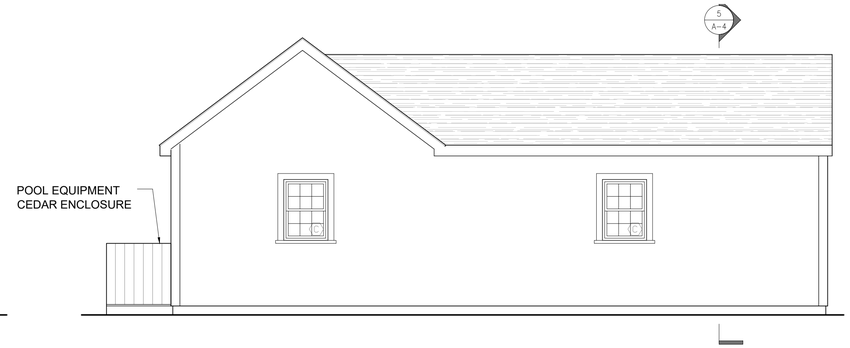

1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



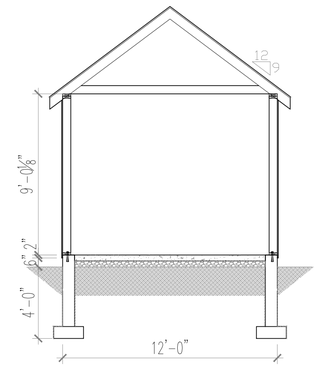

2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



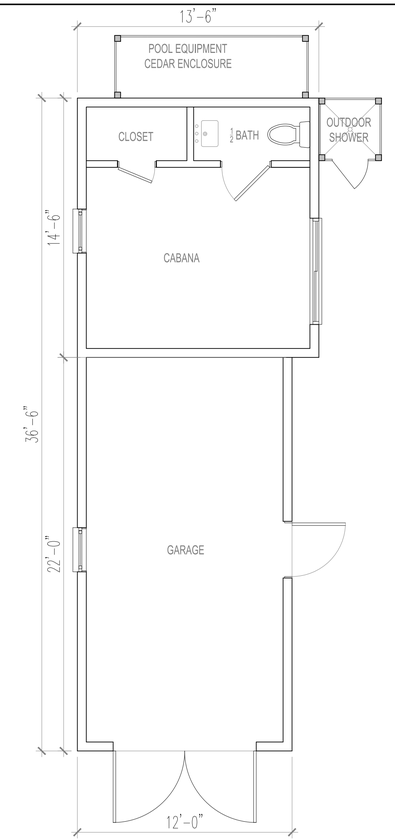

3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



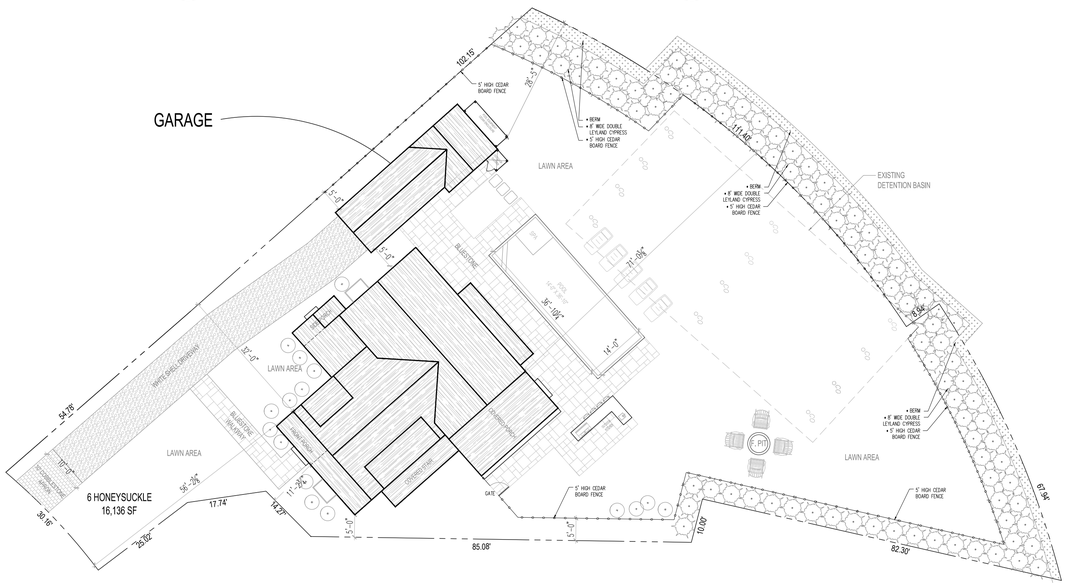

4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



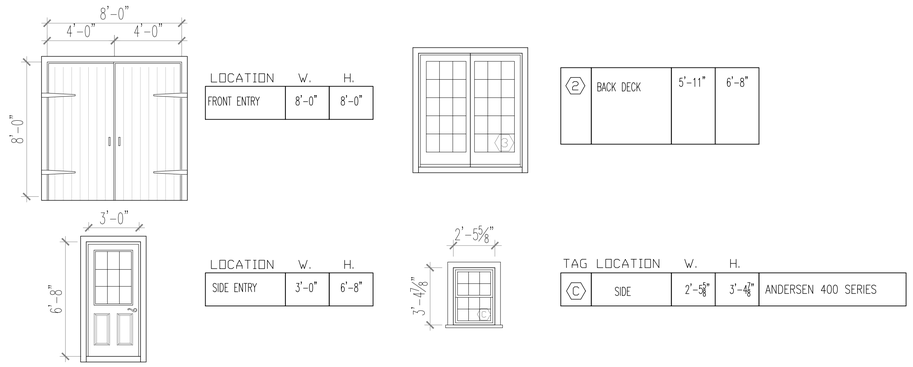

5 SECTION
SCALE: 1/4" = 1'-0"




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" |

| 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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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.

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✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

____ 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**

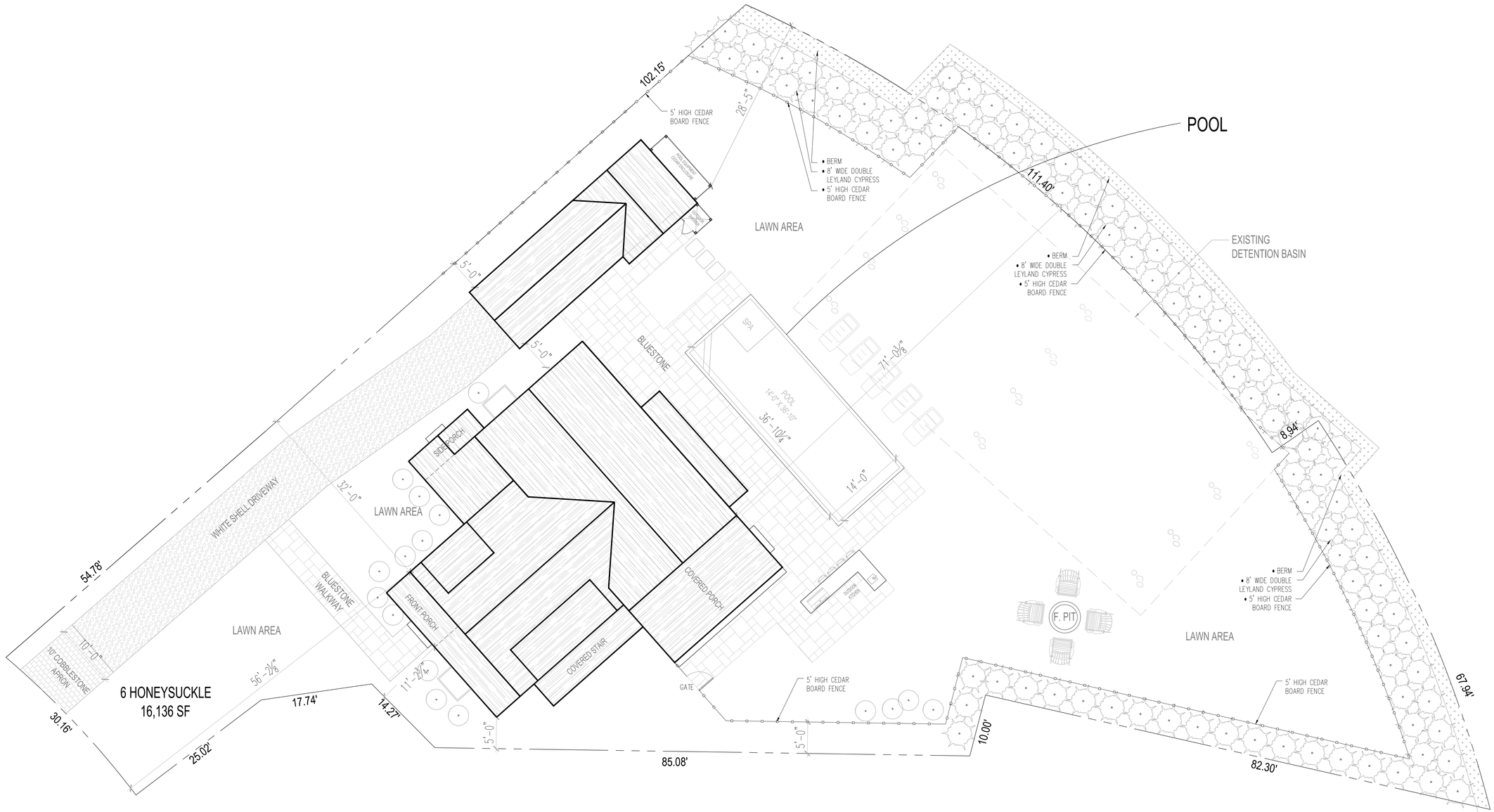
| | |
|---|---|
| **Property ID** | 190177 |
| **Location** | 6 HONEYSUCKLE DR |
| **Owner** | RICHMOND GREAT POINT DEVEL LLC |

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.

____ 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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____ 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 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

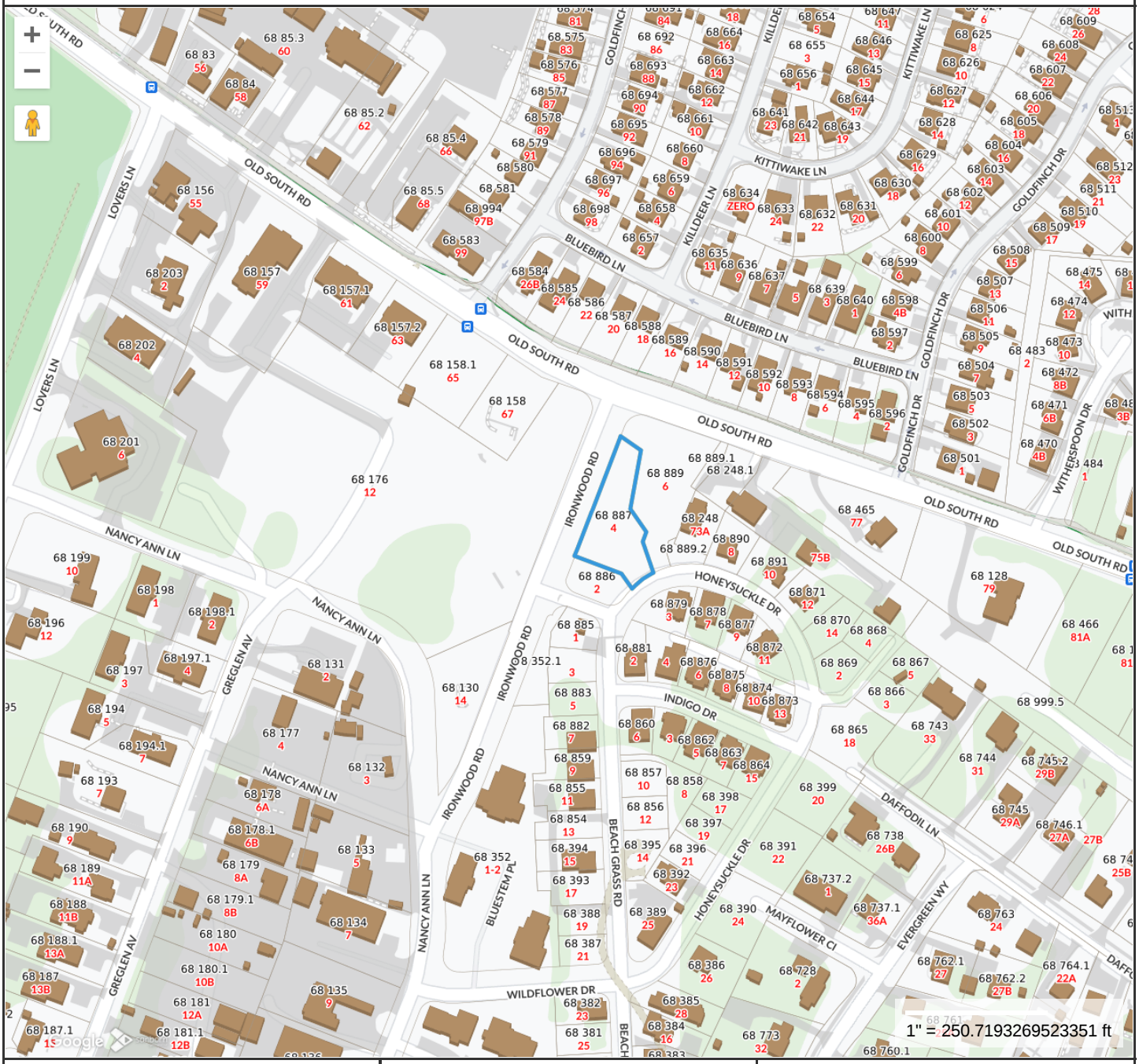
Sidewall Natural
Trim Platinum Gray
Deck Cedar Natural
Clapboard (if applicable) _____
Sash Black
Foundation Concrete
Roof Black
Doors Newport Blue
Fence _____ Shutters _____

* 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

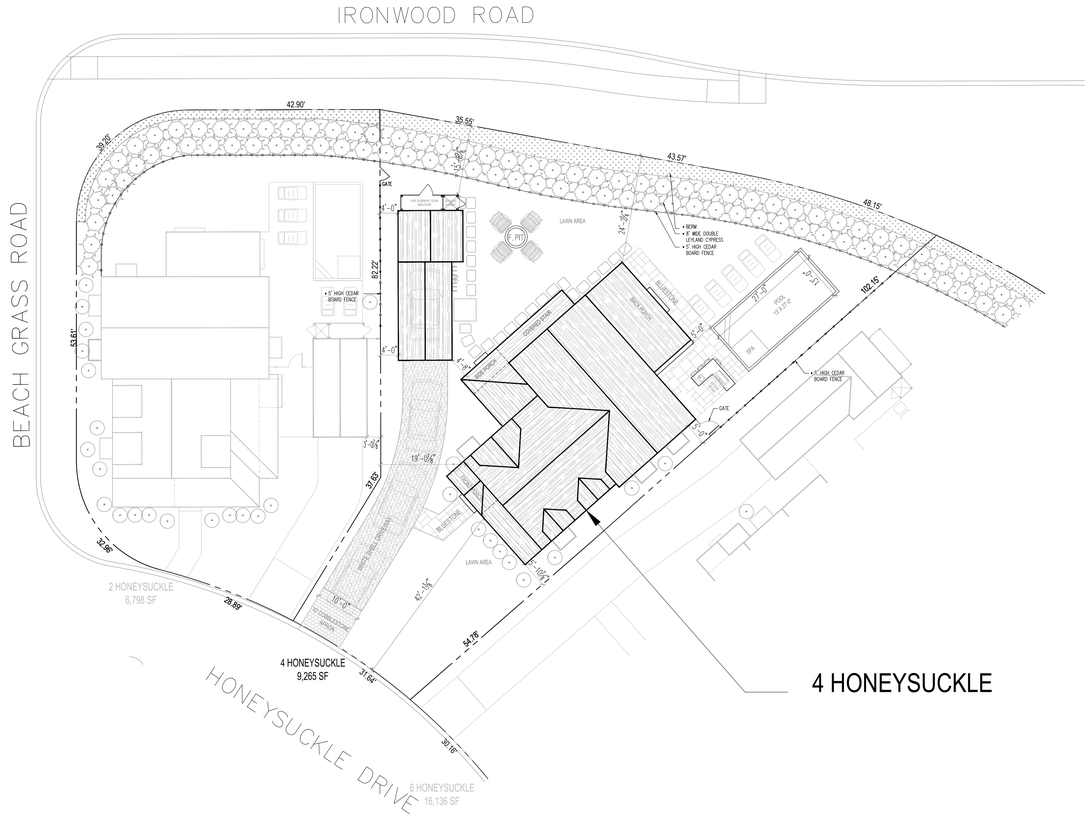
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

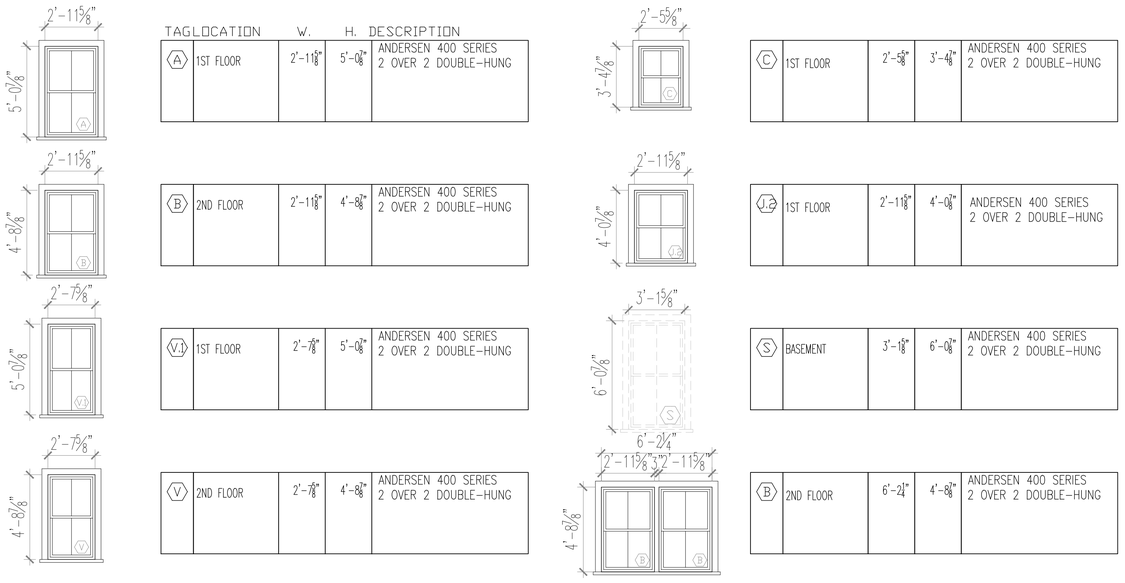
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.




1 KEY PLAN
SCALE: 1/64" = 1'-0"

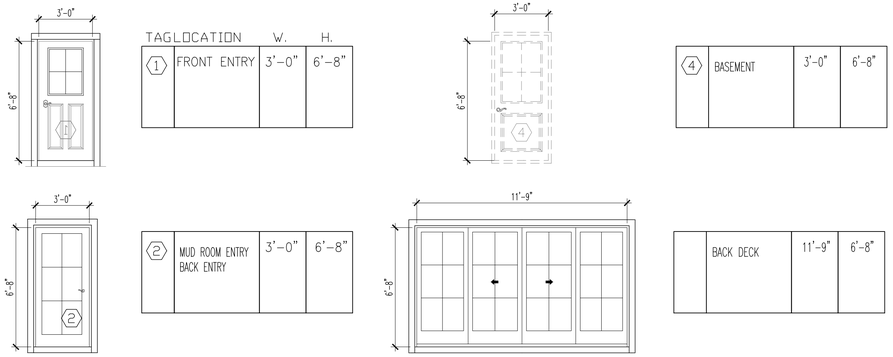



2 SITE PLAN
SCALE: 1/16" = 1'-0"



| 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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PROJECT NAME

SANDPIPER PLACE

ADDRESS

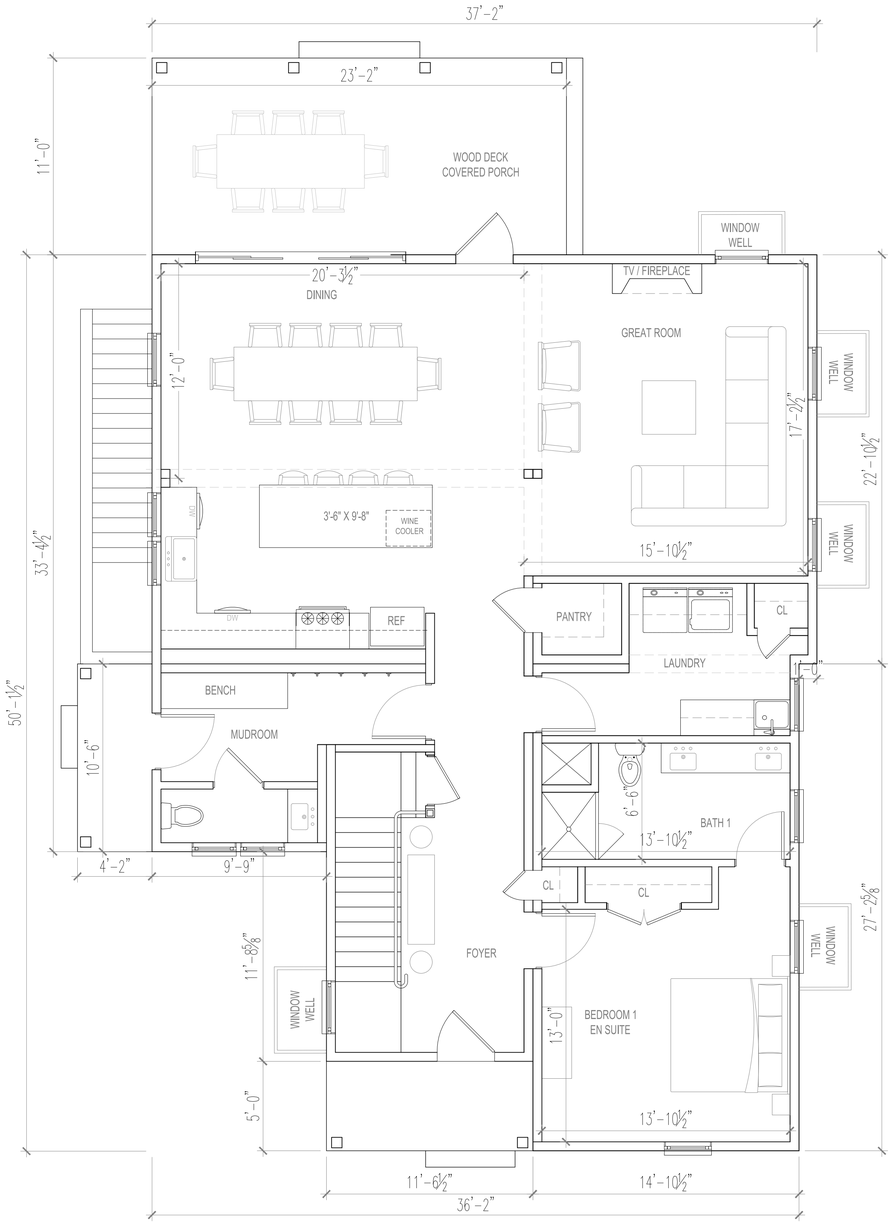
MAP: 68
PARCEL: 887
4 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

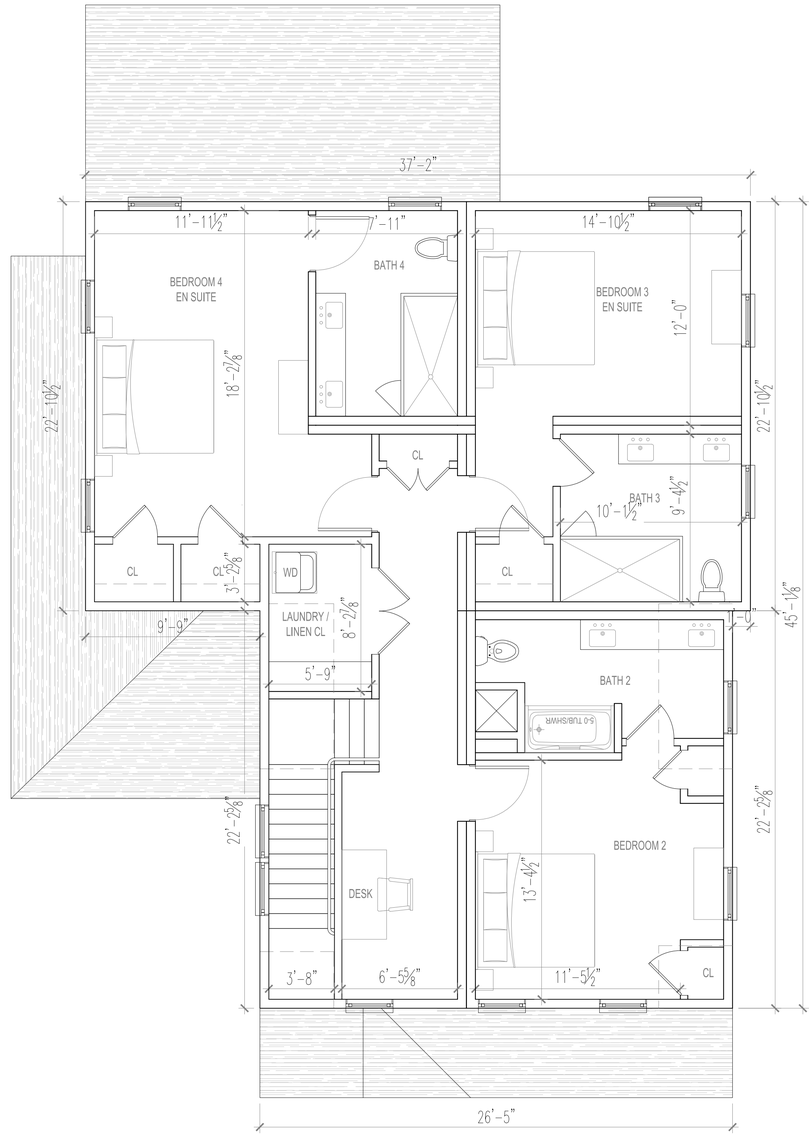
SITE PLAN AND SCHEDULES

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
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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

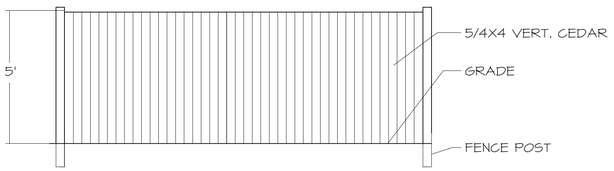
MAP: 68
PARCEL: 887
4 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

ELEVATIONS

DRAWING NO.

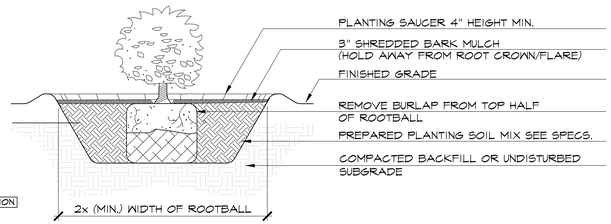
A-2




ELEVATION

2 L-1 **5' CEDAR FENCE**

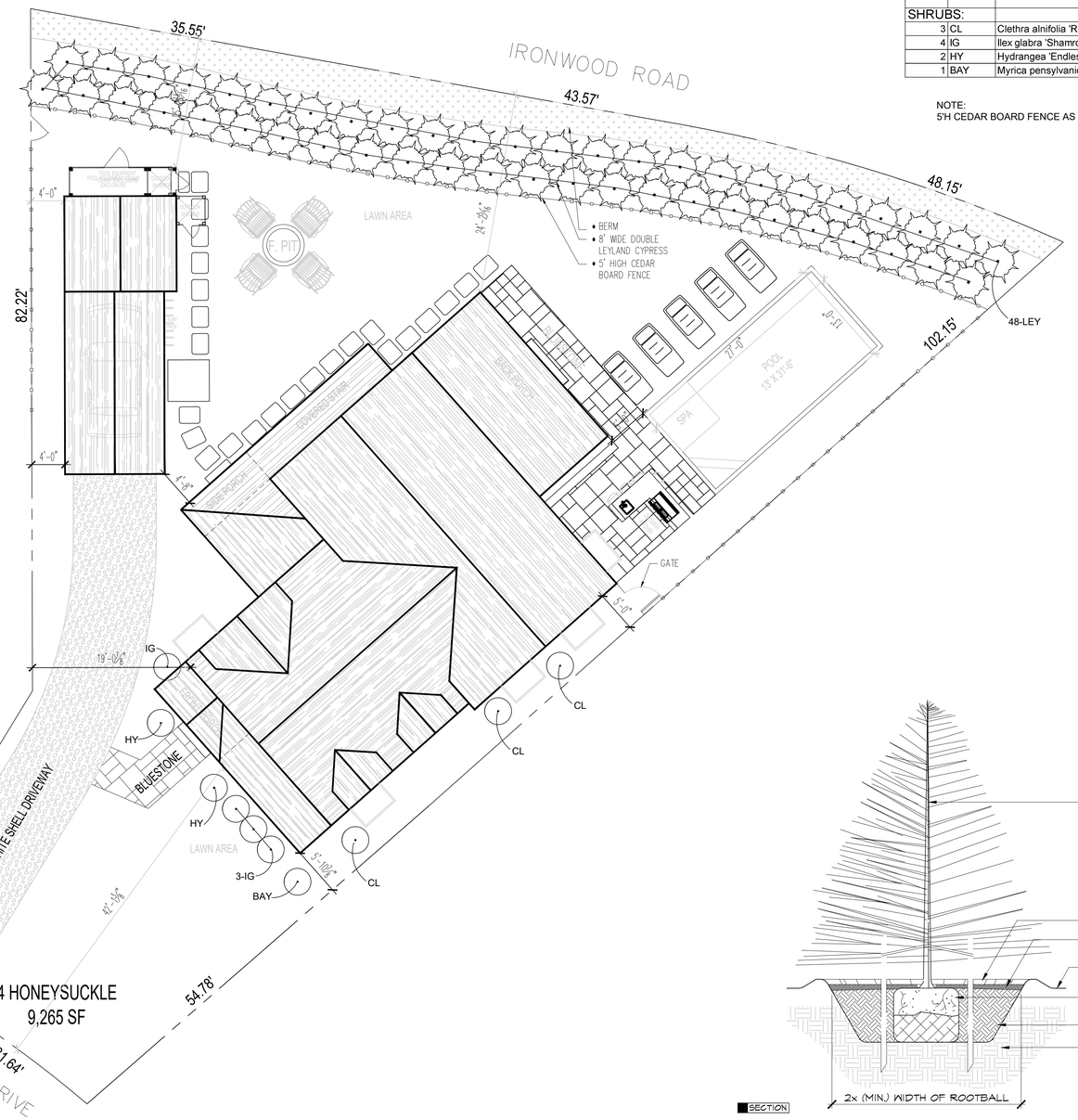
SCALE: N.T.S.




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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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<br>6 OVER 6 |
| • WINDOW TRIM: | WHITE |
| • DOOR COLOR: | HAMILTON BLUE |
| • ROOF: | MORIE BLACK |

| 4 HONEYSUCKLE DR. | |
|---|---|
| • WINDOW SASH: | BLACK<br>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 :

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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
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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.*.

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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)**

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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°. 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

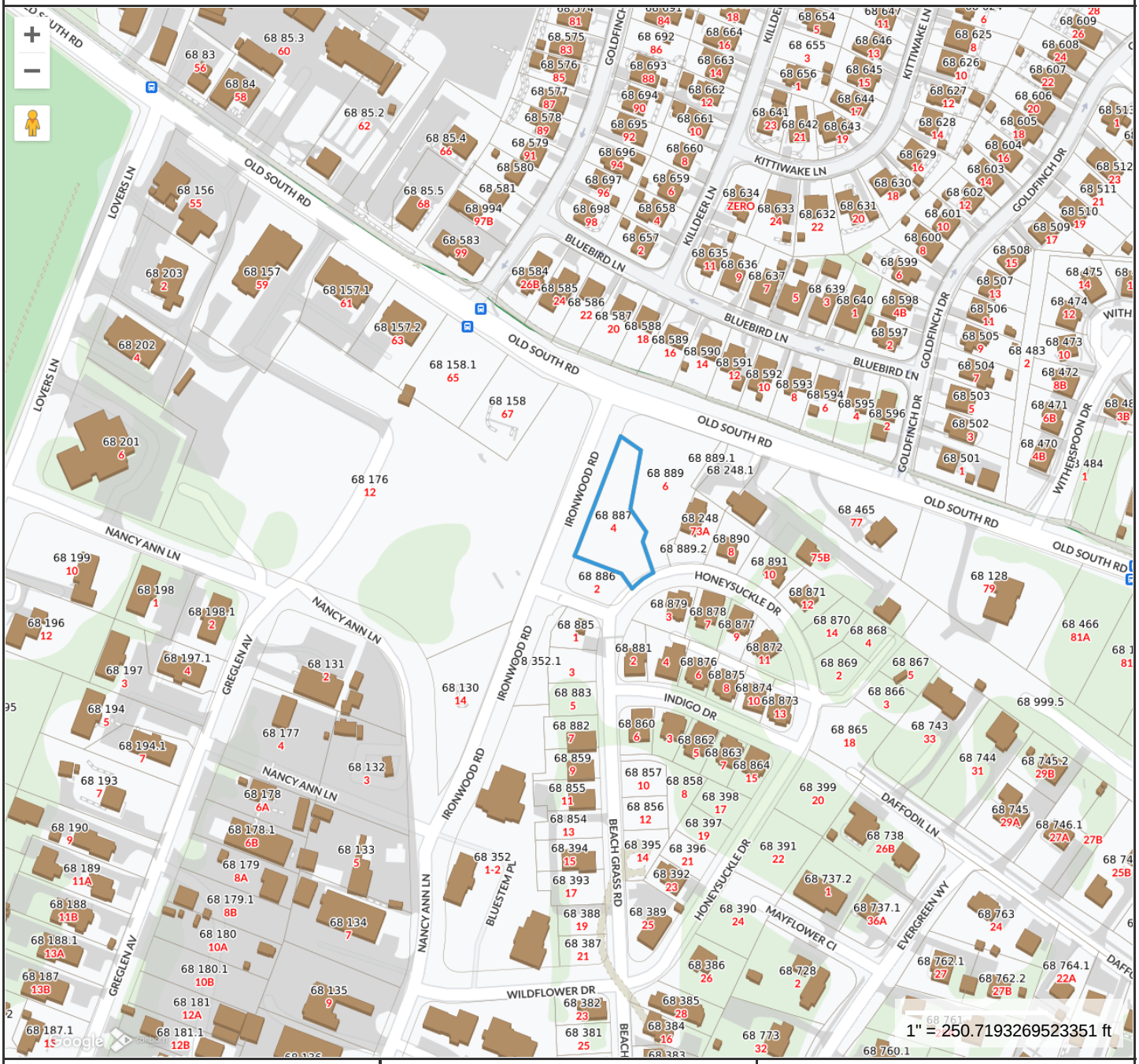
Sidewall Natural Clapboard (if applicable) _____ Roof Black
Trim Platinum Gray Sash Black Doors _____
Deck _____ Foundation Concrete Fence _____ Shutters _____

* 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**

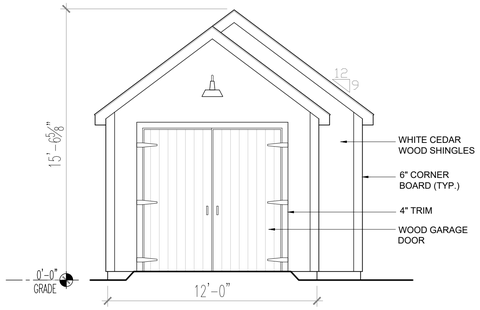
| | |
|---|---|
| **Property ID** | 190179 |
| **Location** | 4 HONEYSUCKLE DR |
| **Owner** | RICHMOND GREAT POINT DEVEL LLC |

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

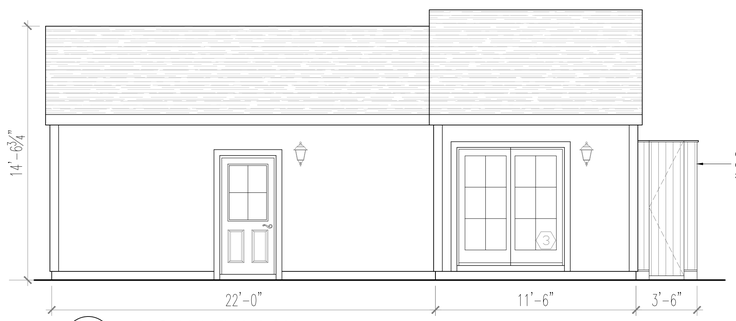
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

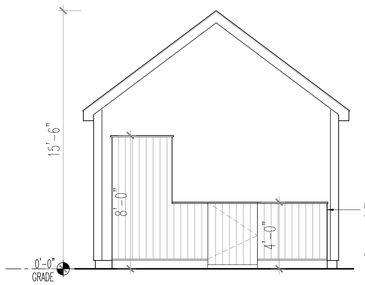
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



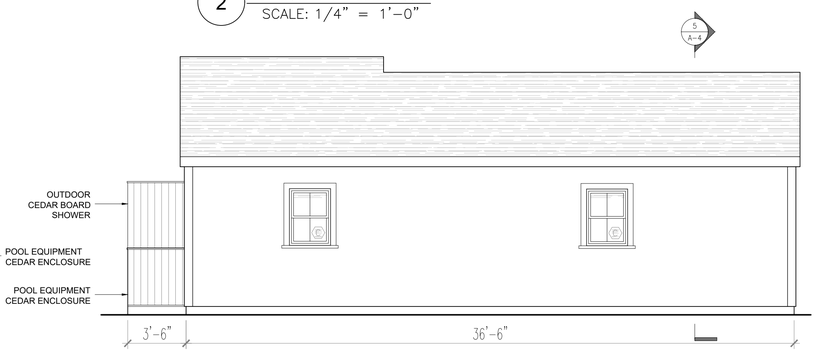

1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



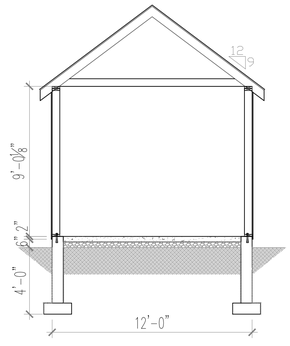

2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



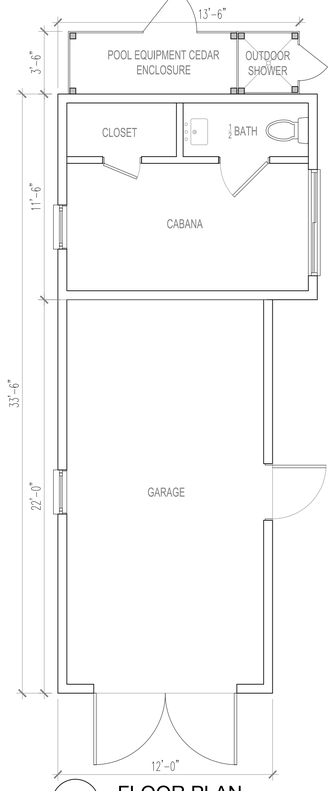

3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



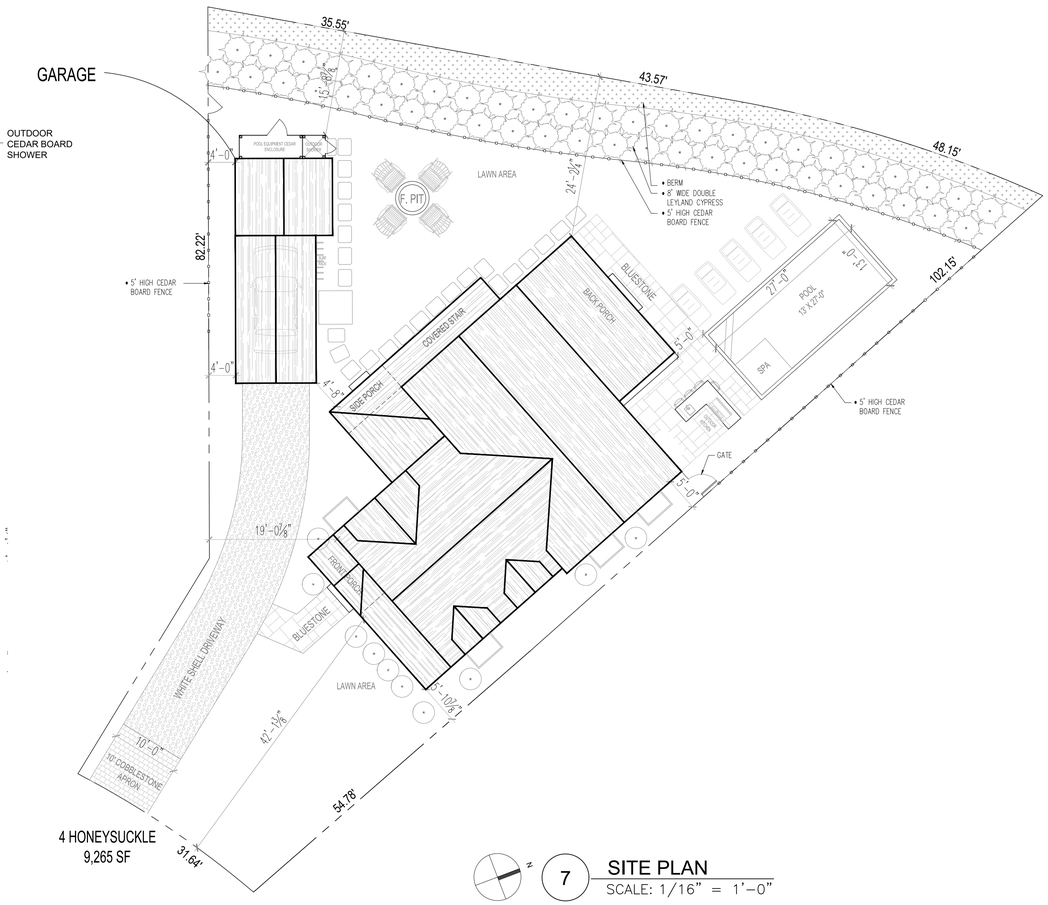

4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



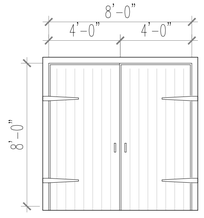

5 SECTION
SCALE: 1/4" = 1'-0"



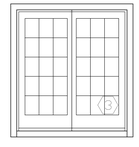

6 FLOOR PLAN
SCALE: 1/4" = 1'-0"



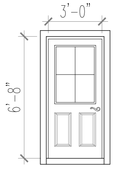

7 SITE PLAN
SCALE: 1/16" = 1'-0"



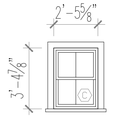

| LOCATION | W. | H. |
|---|---|---|
| FRONT ENTRY | 8'-0" | 8'-0" |




| | | | |
|---|---|---|---|
| 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: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SANDPIPER PLACE

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4 HONEYSUCKLE DR.
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DRAWING TITLE

GARAGE / CABANA

DRAWING NO.

A-1

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2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

# 4 HONEYSUCKLE DR. POOL & HARDSCAPE

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**Rev Jan 2024**

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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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This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from 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 _____

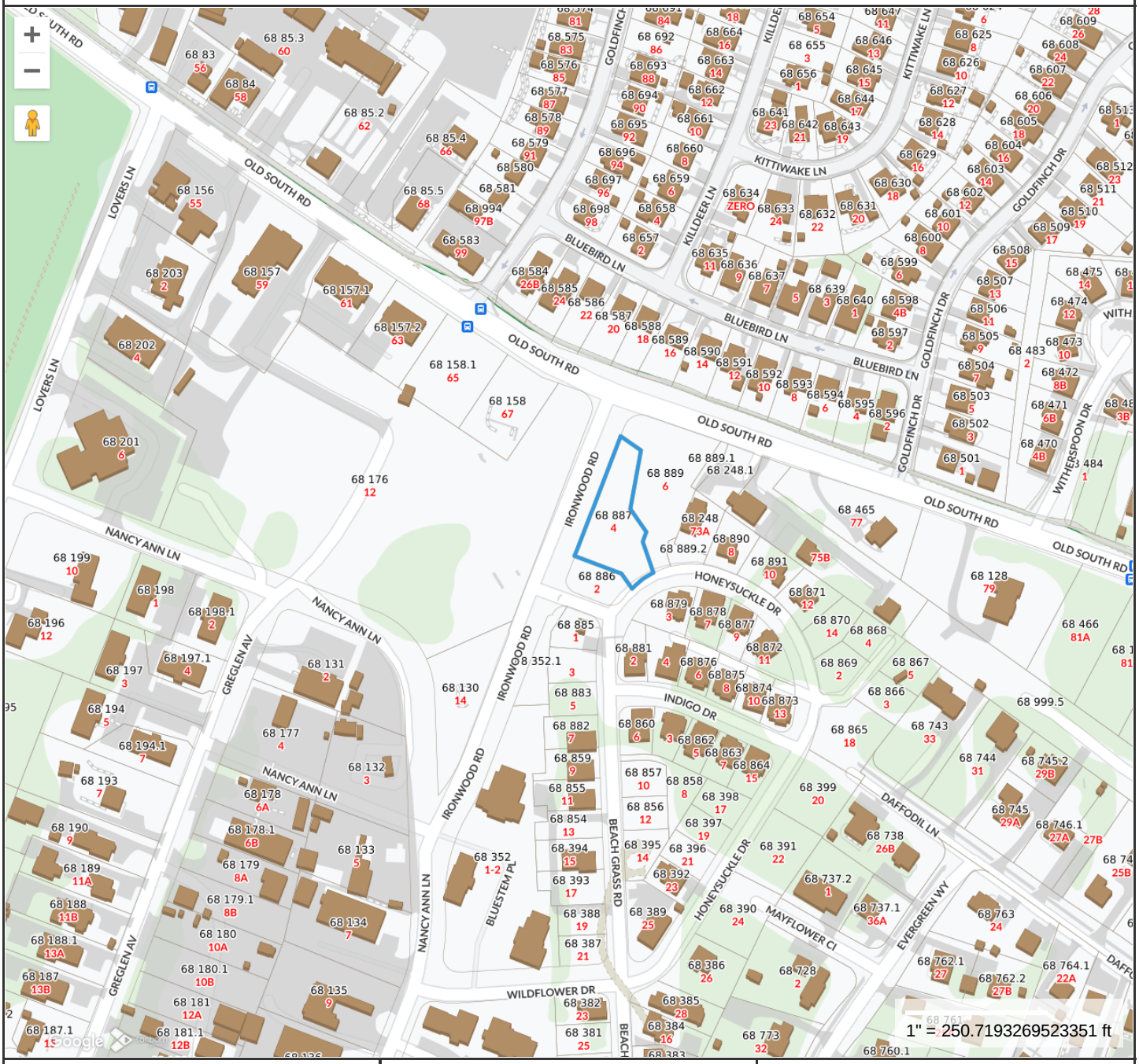
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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**

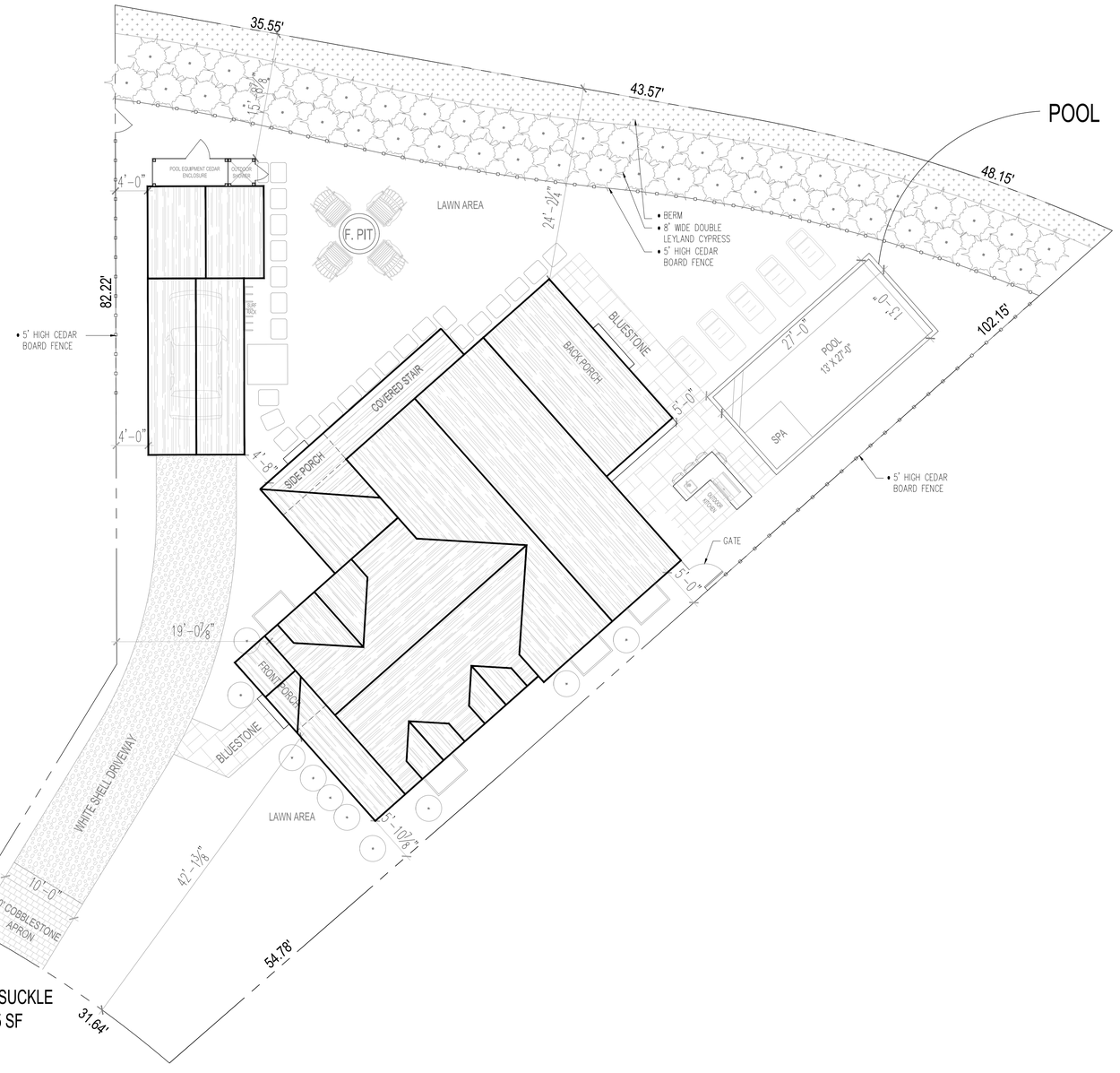
| | |
|---|---|
| **Property ID** | 190179 |
| **Location** | 4 HONEYSUCKLE DR |
| **Owner** | RICHMOND GREAT POINT DEVEL LLC |

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.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application 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.**

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## 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

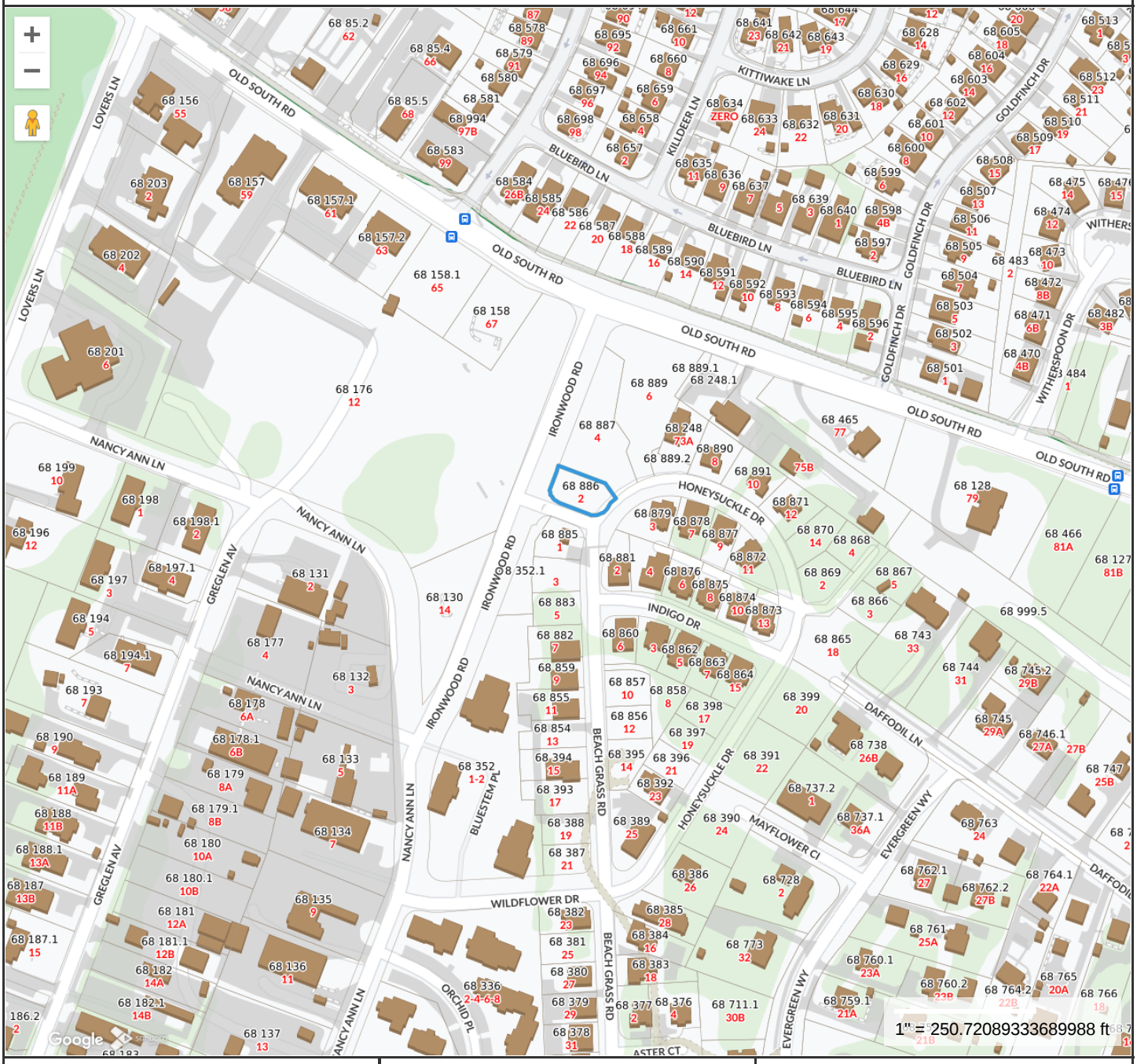
Sidewall Natural Clapboard (if applicable) _____ Roof Black
Trim White Sash White Doors Hamilton Blue
Deck Cedar Natural Foundation Concrete Fence _____ Shutters _____

* 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

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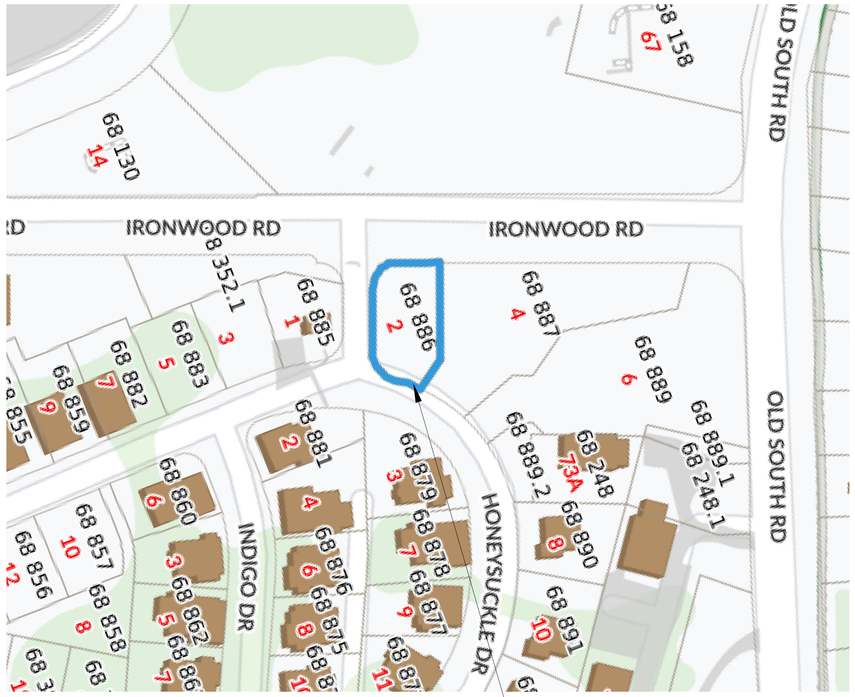
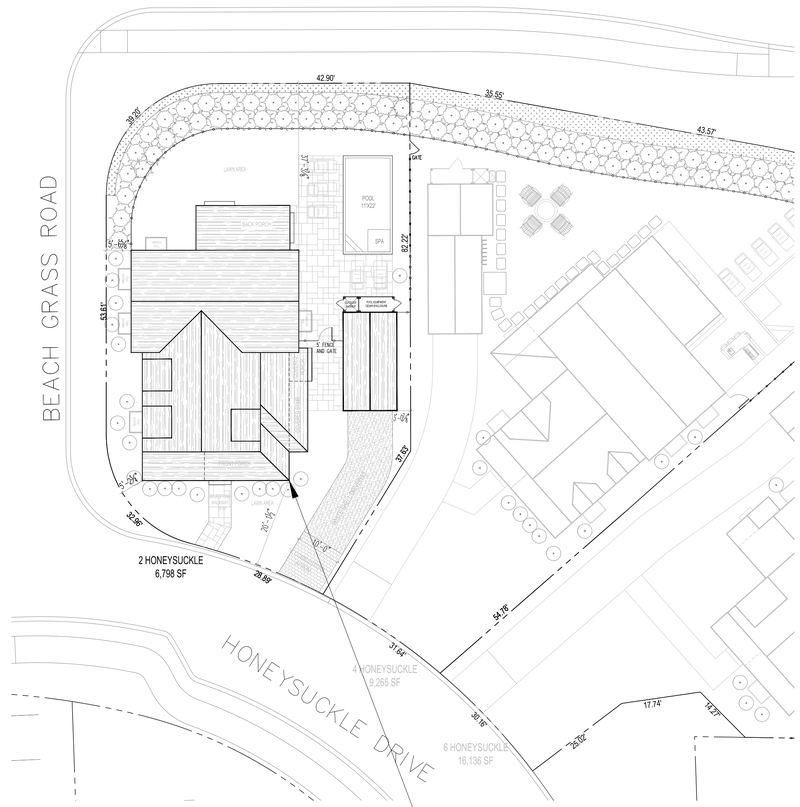
Geometry updated 06/04/2024
Data updated Jan. 2021

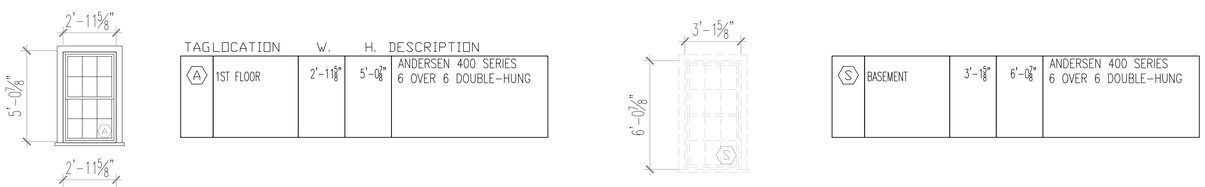
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.




1 KEY PLAN
SCALE: 1/64" = 1'-0"

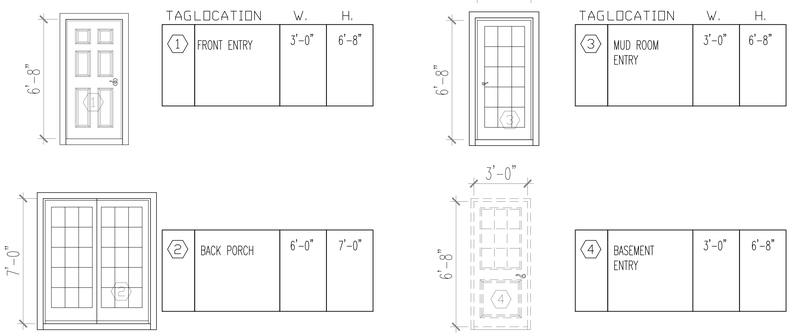



2 SITE PLAN
SCALE: 1/16" = 1'-0"




| 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

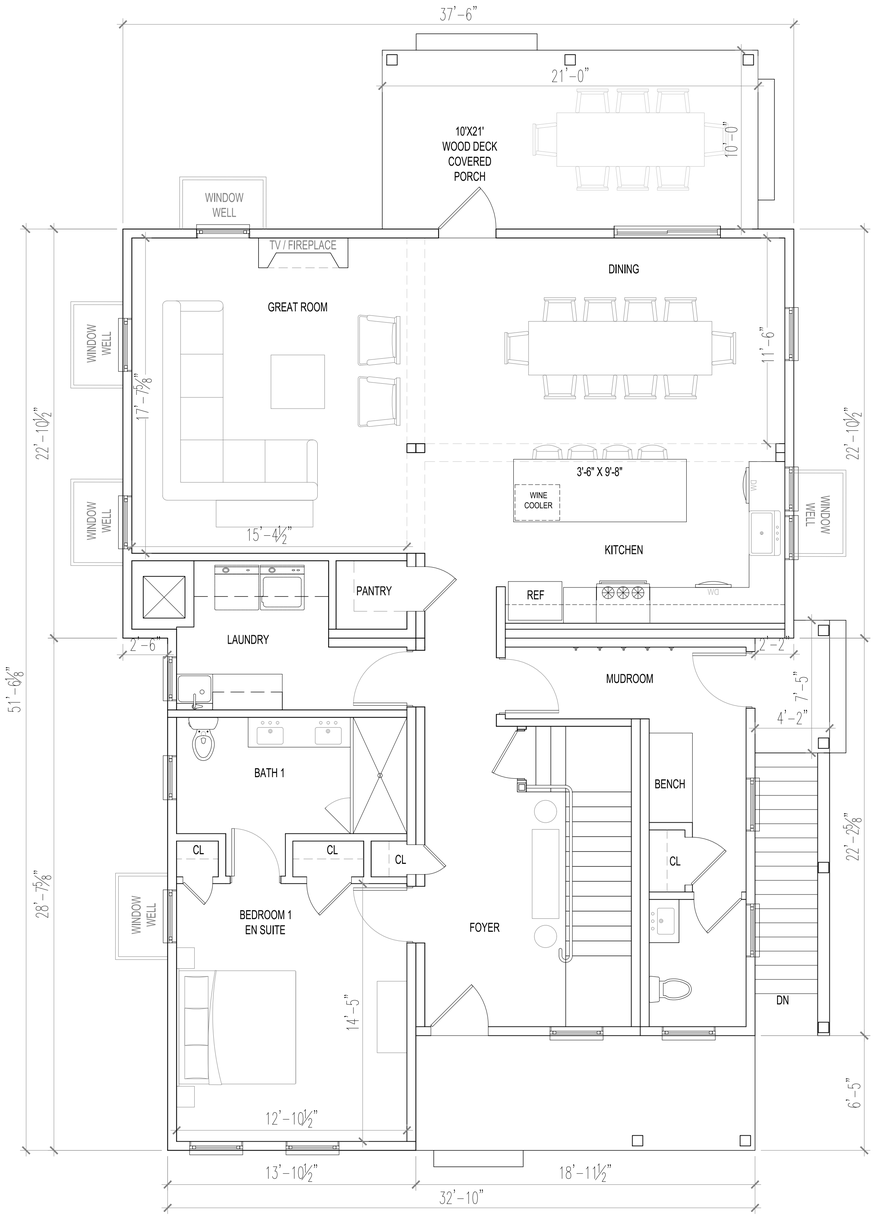
MAP: 68
PARCEL: 886
2 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

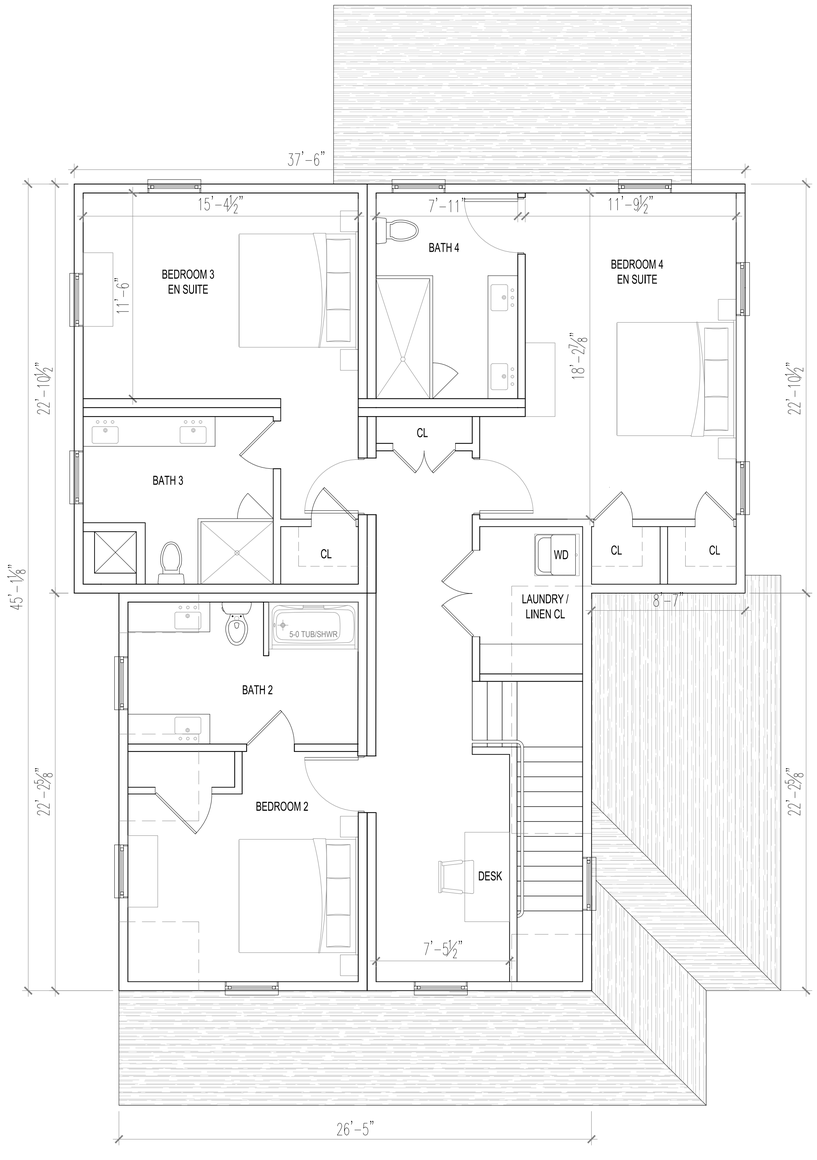
1ST AND 2ND FLOOR PLANS
2,040 SF

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



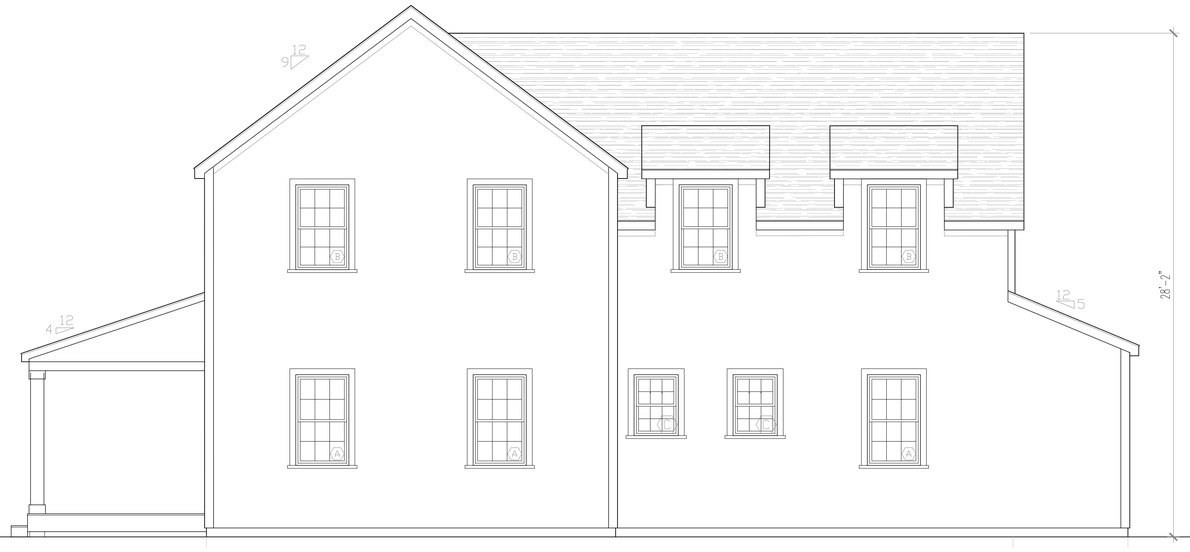

1 EAST ELEVATION
SCALE: 1/4"=1'-0"




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

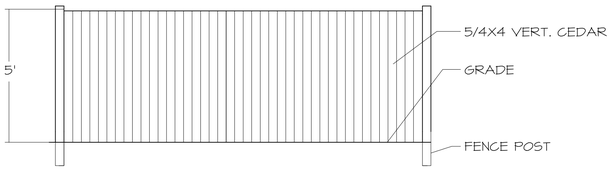
MAP: 68
PARCEL: 886
2 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

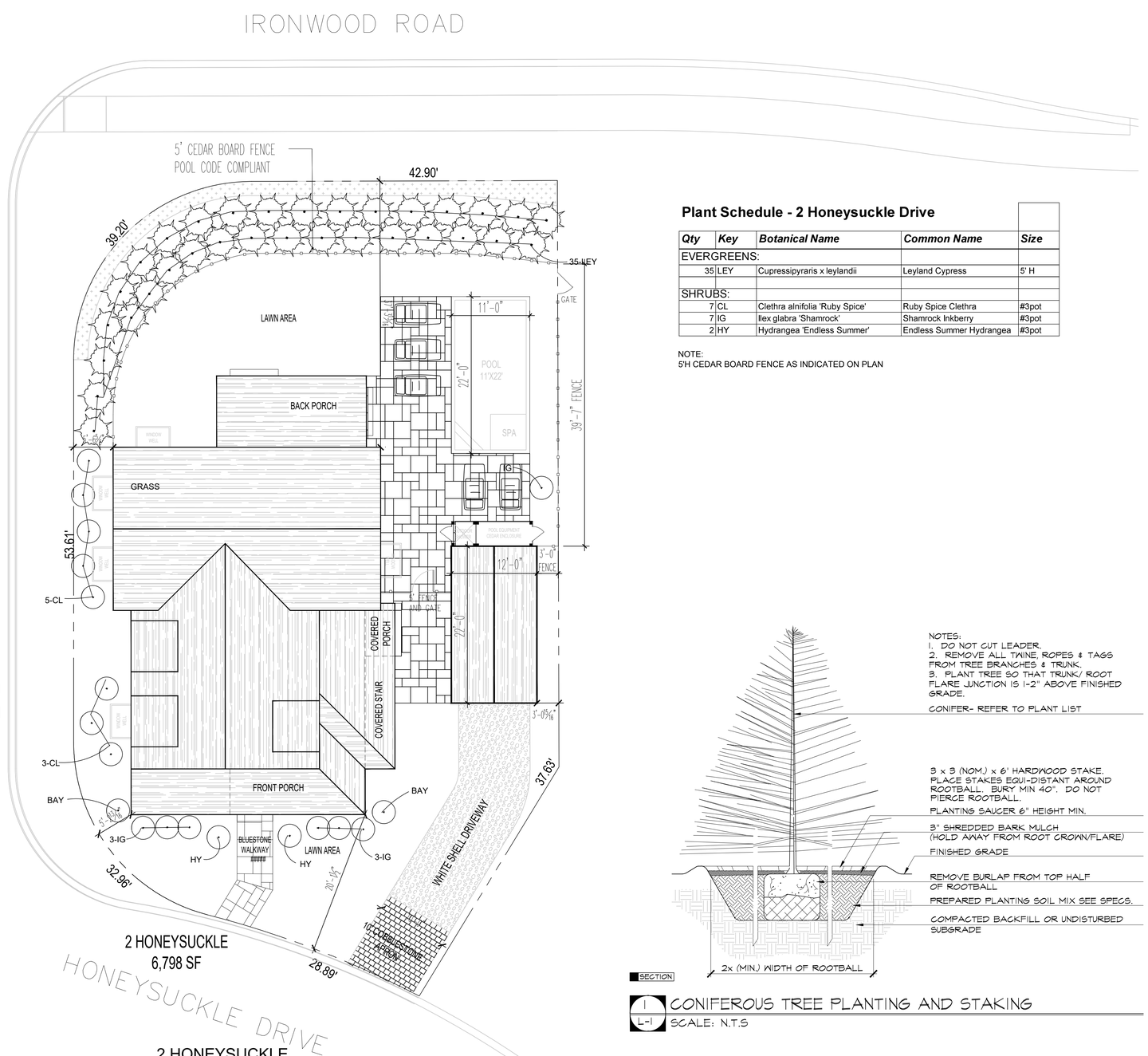
ELEVATIONS

DRAWING NO.

A-2




ELEVATION
2 L-1
## 5' CEDAR FENCE
SCALE: N.T.S.

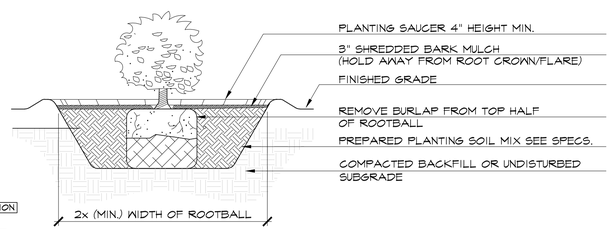



1 L-1
## 2 HONEYSUCKLE LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

### 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
( 718 ) 225-6400 phone
Dinah Klamert, RA


DATE: 10/2/24


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

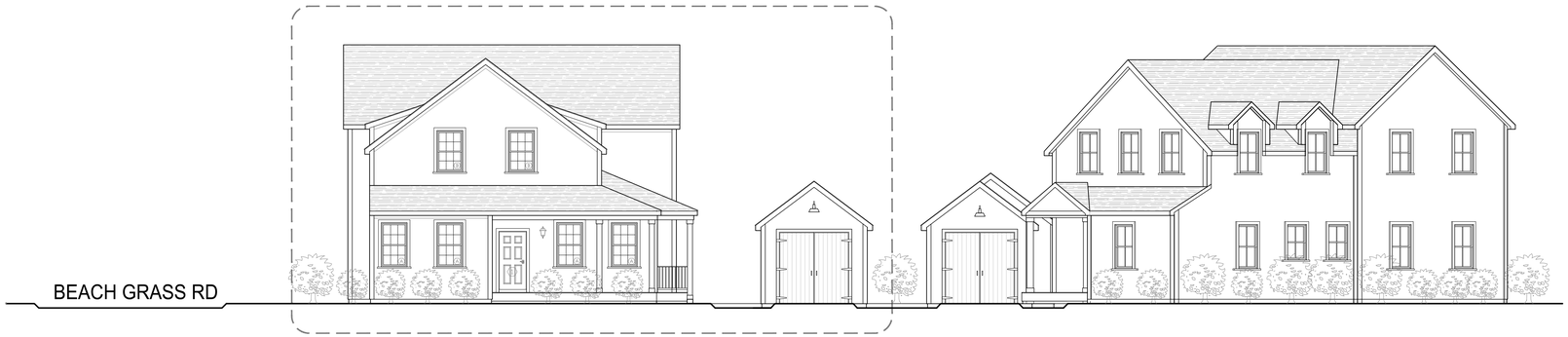
MAP: 68
PARCEL: 886
2 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

LANDSCAPE PLAN

DRAWING NO.

L-1




| 2 HONEYSUCKLE DR. | |
|---|---|
| • WINDOW SASH: | WHITE<br>6 OVER 6 |
| • WINDOW TRIM: | WHITE |
| • DOOR COLOR: | HAMILTON BLUE |
| • ROOF: | MORIE BLACK |

| 4 HONEYSUCKLE DR. | |
|---|---|
| • WINDOW SASH: | BLACK<br>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
( 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

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.

✓ 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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____ 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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***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°. 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

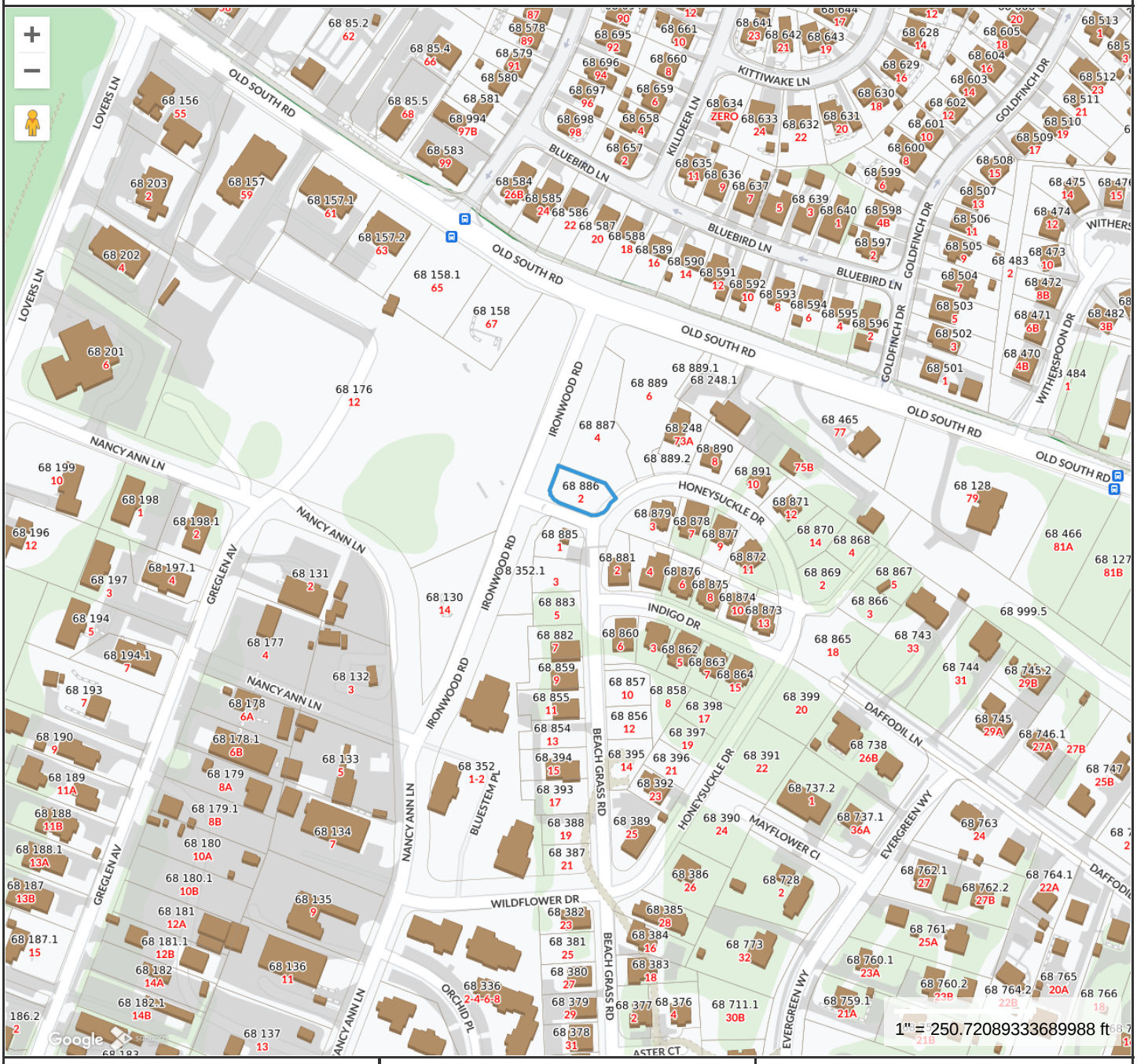
Sidewall Natural Clapboard (if applicable) _____ Roof Black
Trim White Sash White Doors _____
Deck _____ Foundation Concrete Fence _____ Shutters _____

* 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**

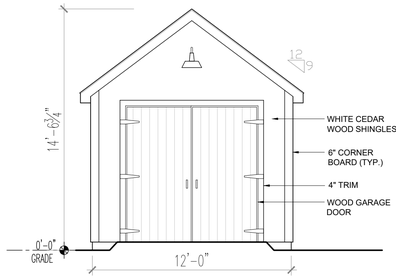
| | |
|---|---|
| **Property ID** | 190180 |
| **Location** | 2 HONEYSUCKLE DR |
| **Owner** | RICHMOND GREAT POINT DEVEL LLC |

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

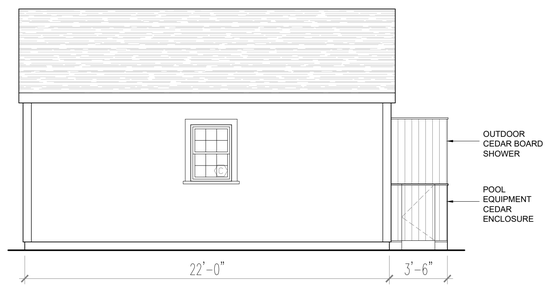
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

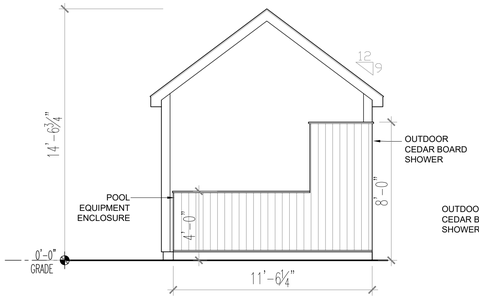
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



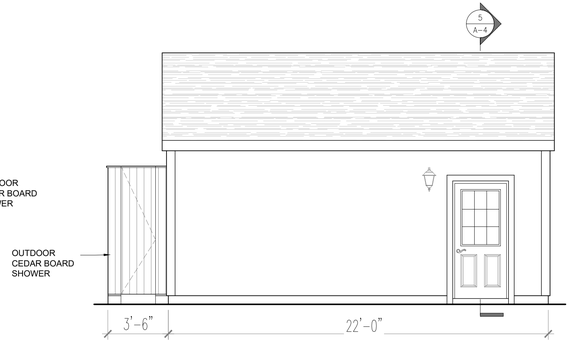

1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



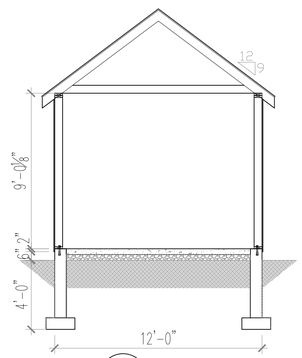

2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



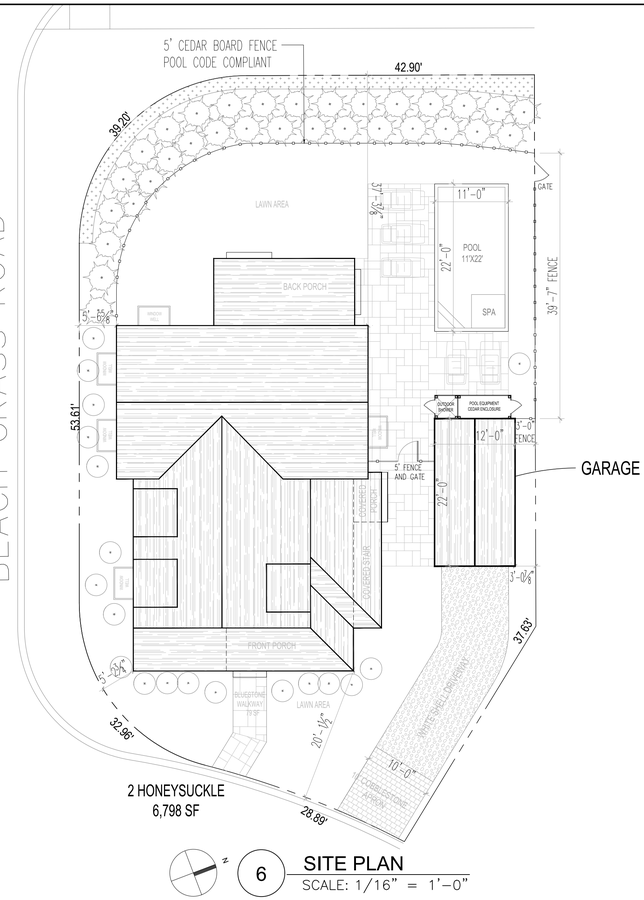

3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



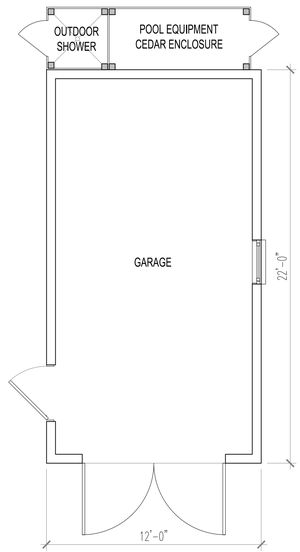

4 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



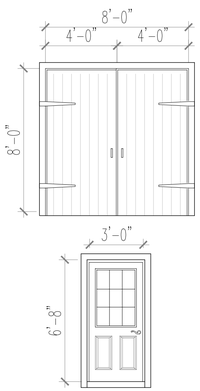

5 SECTION
SCALE: 1/4" = 1'-0"



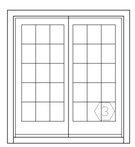

6 SITE PLAN
SCALE: 1/16" = 1'-0"




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
( 718 ) 225-6400 phone
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

**THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS**

**Rev Jan 2024**

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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.

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°. 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 _____

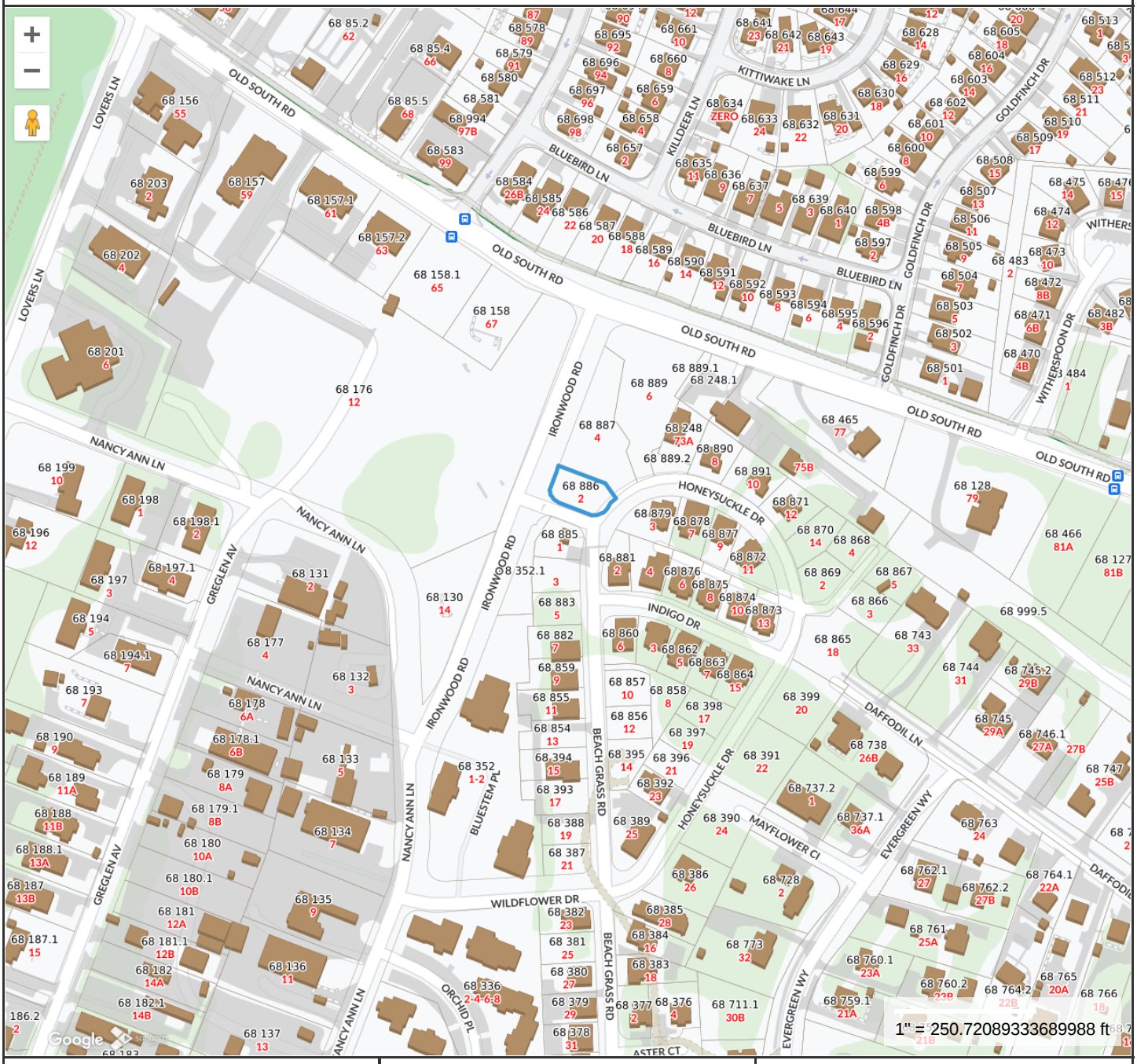
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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**

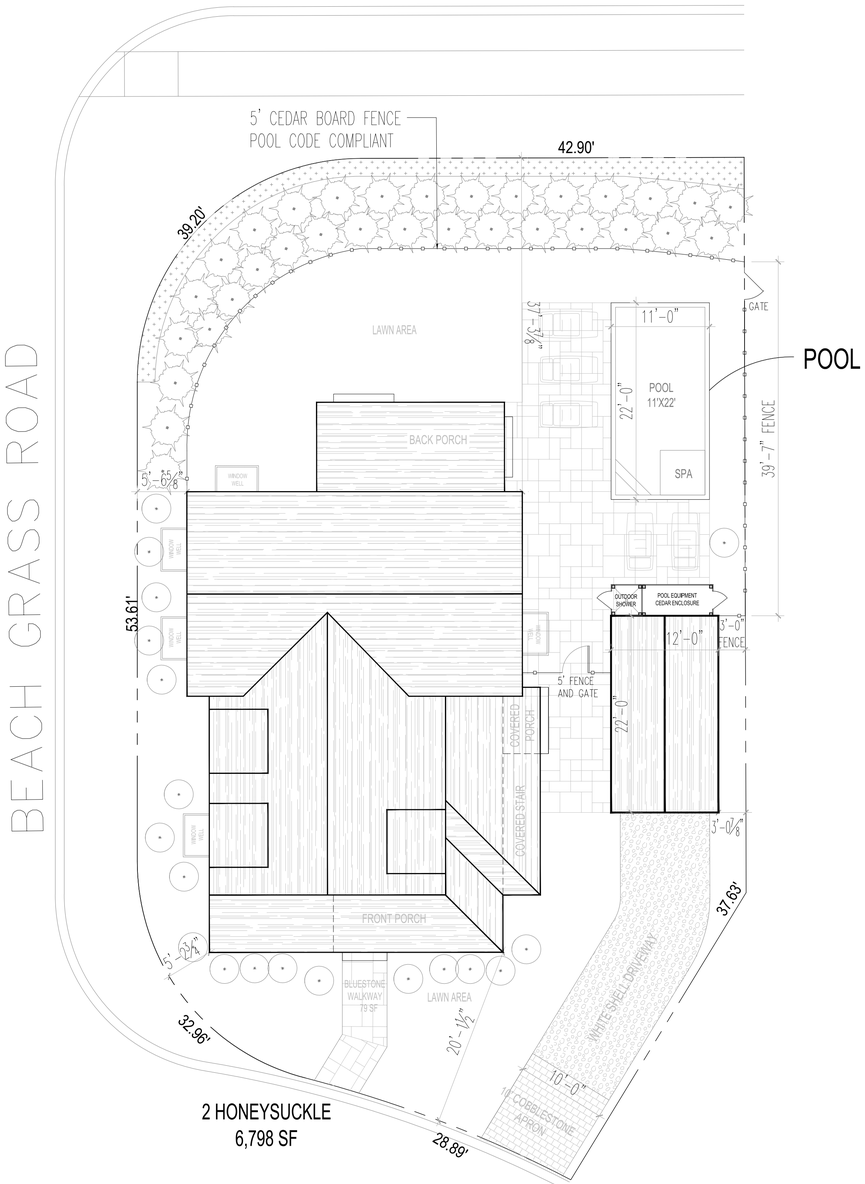
| | |
|---|---|
| **Property ID** | 190180 |
| **Location** | 2 HONEYSUCKLE DR |
| **Owner** | RICHMOND GREAT POINT DEVEL LLC |

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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PROJECT NAME

SANDPIPER PLACE

ADDRESS

MAP: 68
PARCEL: 886
2 HONEYSUCKLE DR.
NANTUCKET, MA

DRAWING TITLE

POOL AND HARDSCAPE

DRAWING NO.

A-1